

Sold Price Analysis Report (November 01, 2014 to November 26, 2014)

Res. Apt/Condo/Loft/Co-Op/TIC

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML81438109	455 Grant Avenue #5	\$898,000	\$898,000	\$1,075,000	120%	120%	5
Downtown Palo Alto	ML81438479	101 Alma Street #1201	\$2,100,000	\$2,100,000	\$2,100,000	100%	100%	20
South Palo Alto	ML81432066	1044 Colorado Place	\$1,150,000	\$995,000	\$1,000,000	87%	101%	40
South Palo Alto	ML81436562	108 Ferne Avenue	\$738,800	\$738,800	\$785,000	106%	106%	14
South Palo Alto	ML81438137	765 San Antonio Road #44	\$798,000	\$798,000	\$830,000	104%	104%	12
			\$1,136,960	\$1,105,960	\$1,158,000	102%	105%	18

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81436643	687 Florales Drive	\$2,198,000	\$2,198,000	\$2,280,000	104%	104%	29
Barron Park	ML81439165	4011 El Cerrito Road	\$2,750,000	\$2,598,000	\$2,650,000	96%	102%	18
College	ML81435810	2282 Columbia Street	\$3,599,000	\$3,599,000	\$3,250,000	90%	90%	26
Community Center	ML81438417	1038 Guinda Street	\$2,650,000	\$2,650,000	\$3,600,000	136%	136%	5
Crescent Park	ML81437316	776 Palo Alto Avenue	\$2,095,000	\$2,095,000	\$2,025,000	97%	97%	13
Crescent Park	ML81437998	433 Guinda Street	\$2,388,000	\$2,388,000	\$2,920,000	122%	122%	9
Crescent Park	ML81438128	1496 Dana Avenue	\$2,498,000	\$2,498,000	\$3,800,000	152%	152%	8
Crescent Park	ML81438148	306 Fulton Street	\$2,188,000	\$2,188,000	\$2,650,000	121%	121%	13
Downtown Palo Alto	ML81435150	227 Webster Street	\$3,580,000	\$3,260,000	\$3,300,000	92%	101%	30
Green Gables	ML81435151	1079 Embarcadero Road	\$2,338,000	\$2,248,000	\$2,146,200	92%	95%	34
Green Gables	ML81435690	623 Greer Road	\$1,998,000	\$1,998,000	\$2,100,000	105%	105%	7
Green Gables	ML81436626	2331 Ross Road	\$2,398,000	\$2,398,000	\$2,700,000	113%	113%	14
Green Gables	ML81436633	795 Greer Road	\$1,398,000	\$1,398,000	\$1,550,000	111%	111%	6
Green Gables	ML81436636	1115 Oregon Avenue	\$1,498,000	\$1,498,000	\$1,830,000	122%	122%	6
Midtown	ML81437226	3556 Middlefield Road	\$1,488,000	\$1,488,000	\$2,030,000	136%	136%	8
Midtown	ML81438113	3190 Waverley Street	\$4,198,000	\$4,198,000				15
South Palo Alto	ML81434356	455 Ferne Avenue	\$2,050,000	\$2,050,000	\$2,200,000	107%	107%	13
South Palo Alto	ML81434931	3423 Cork Oak Way	\$2,495,000	\$2,495,000	\$2,500,000	100%	100%	16
South Palo Alto	ML81435244	2468 Chabot Terrace	\$2,590,000	\$2,550,000	\$2,508,888	97%	98%	249
South Palo Alto	ML81438007	3611 Lupine Avenue	\$1,988,000	\$1,988,000	\$2,500,000	126%	126%	8
South Palo Alto	ML81439787	809 Richardson Court	\$1,949,000	\$1,949,000	\$2,110,000	108%	108%	4
Ventura	ML81434924	420 Pepper Avenue	\$2,499,000	\$2,499,000	\$2,688,000	108%	108%	56
Ventura	ML81438143	390 Margarita Avenue	\$1,098,000	\$1,098,000	\$1,300,000	118%	118%	7
			\$2,344,826	\$2,318,652	\$2,483,549	101%	102%	26

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Midtown	ML81437363	737 Loma Verde Avenue #5	\$1,375,000	\$1,375,000	\$1,565,000	114%	114%	10
South Palo Alto	ML81435551	4173 El Camino Real #46	\$1,250,000	\$1,250,000	\$1,425,000	114%	114%	14
Ventura	ML81433775	260 Ventura Avenue	\$998,000	\$998,000	\$1,100,000	110%	110%	8
			\$1,207,667	\$1,207,667	\$1,363,333	113%	113%	11