

Sold Price Analysis Report (October 02, 2014 to October 31, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81434665	557 Thain Way	\$1,049,000	\$1,049,000	\$1,075,000	102%	102%	11
College	ML81434909	435 Sheridan Avenue #202	\$1,298,000	\$1,298,000	\$1,500,000	116%	116%	7
Crescent Park	ML81434091	540 Guinda Street	\$799,000	\$799,000	\$905,000	113%	113%	5
Downtown Palo Alto	ML81428532	669 Waverley Street	\$1,700,000	\$1,700,000	\$1,650,000	97%	97%	39
Downtown Palo Alto	ML81432035	320 Palo Alto Avenue #D3	\$1,088,000	\$1,088,000	\$1,200,000	110%	110%	12
Downtown Palo Alto	ML81434879	320 Palo Alto Avenue #B3	\$849,000	\$849,000	\$950,000	112%	112%	16
Downtown Palo Alto	ML81436591	707 Bryant Street #208	\$1,295,000	\$1,295,000	\$1,575,000	122%	122%	1
Downtown Palo Alto	ML81437179	101 Alma Street #1105	\$2,000,000	\$2,000,000	\$1,900,000	95%	95%	0
Downtown Palo Alto	ML81437253	631 Channing Avenue #3	\$1,095,000	\$1,095,000	\$1,150,000	105%	105%	8
Downtown Palo Alto	ML81437338	707 Bryant Street #205	\$1,498,000	\$1,498,000	\$1,662,500	111%	111%	8
			\$1,267,100	\$1,267,100	\$1,356,750	107%	107%	11

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81427618	3878 Magnolia Drive	\$2,950,000	\$2,950,000	\$3,450,000	117%	117%	21
Barron Park	ML81432977	3886 Magnolia Drive	\$1,998,000	\$1,998,000	\$1,900,000	95%	95%	18
Barron Park	ML81433020	778 Florales Drive	\$1,995,000	\$1,995,000	\$2,525,000	127%	127%	16
Barron Park	ML81433040	3718 Cass Way	\$1,699,000	\$1,699,000	\$1,830,000	108%	108%	6
Barron Park	ML81433869	812 Los Robles Avenue	\$1,988,000	\$1,988,000	\$2,550,000	128%	128%	8
Barron Park	ML81434402	787 Florales Drive	\$1,998,000	\$1,998,000	\$2,550,000	128%	128%	12
College	ML81434706	400 Miramonte Avenue	\$3,388,000	\$3,388,000	\$3,800,000	112%	112%	11
Community Center	ML81431654	1101 Fife Avenue	\$1,795,000	\$1,795,000	\$2,250,000	125%	125%	10
Crescent Park	ML81337248	771 Hamilton Avenue	\$3,298,000	\$3,298,000	\$3,648,000	111%	111%	7
Downtown Palo Alto	ML81432912	340 Kipling Street	\$1,898,000	\$1,898,000	\$2,500,000	132%	132%	8
Downtown Palo Alto	ML81433984	328 Byron Street	\$2,898,000	\$2,898,000	\$3,100,022	107%	107%	7
Green Gables	ML81433014	130 Walter Hays Drive	\$2,588,000	\$2,588,000	\$2,650,000	102%	102%	9
Green Gables	ML81433966	1836 Hamilton Avenue	\$2,150,000	\$2,150,000	\$2,550,000	119%	119%	9
Green Gables	ML81434022	2073 Edgewood Drive	\$1,698,000	\$1,698,000	\$1,650,000	97%	97%	23
Green Gables	ML81435709	1820 Channing Avenue	\$1,888,000	\$1,888,000	\$2,648,000	140%	140%	8
Midtown	ML81418731	3532 Ramona Street	\$3,988,000	\$3,688,000	\$3,600,000	90%	98%	100
Midtown	ML81433070	2530 Waverley Street	\$4,499,000	\$4,499,000	\$4,800,000	107%	107%	11
Midtown	ML81433854	780 Rosewood Drive	\$5,688,000	\$5,688,000				2
Midtown	ML81433996	3010 South Court	\$1,788,000	\$1,788,000	\$2,362,000	132%	132%	10
Midtown	ML81434036	2764 Randers Court	\$1,699,000	\$1,699,000	\$1,610,000	95%	95%	20
Midtown	ML81434780	595 E Meadow Drive	\$1,398,000	\$1,398,000	\$1,800,000	129%	129%	8
Midtown	ML81434871	359 Campesino Avenue	\$1,895,000	\$1,895,000	\$2,380,000	126%	126%	16
Midtown	ML81434938	555 Saint Claire Drive	\$1,995,000	\$1,995,000	\$2,510,000	126%	126%	7
Old Palo Alto	ML81433068	131 Washington Avenue	\$2,688,000	\$2,688,000	\$2,850,000	106%	106%	15
Old Palo Alto	ML81434829	1945 Byron Street	\$2,980,000	\$2,980,000	\$3,250,000	109%	109%	18
Old Palo Alto	ML81435777	635 Lowell Avenue	\$5,895,000	\$5,895,000				14
Old Palo Alto	ML81436794	661 Seale Avenue	\$6,998,000	\$6,998,000	\$8,250,000	118%	118%	0
Professorville	ML81429977	281 Embarcadero Road	\$5,999,888	\$4,499,888	\$4,410,000	74%	98%	68
Professorville	ML81436634	427 Lincoln Avenue	\$3,998,000	\$3,998,000	\$4,560,000	114%	114%	7

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South Palo Alto	ML81423512	759 E Meadow Drive	\$4,788,000	\$4,788,000	\$4,700,000	98%	98%	216
South Palo Alto	ML81429382	871 Fielding Drive	\$4,198,000	\$4,198,000	\$4,150,000	99%	99%	45
South Palo Alto	ML81432519	3665 South Court	\$1,988,000	\$1,988,000	\$2,200,000	111%	111%	11
South Palo Alto	ML81432954	520 E Charleston Road	\$1,599,000	\$1,599,000	\$1,790,000	112%	112%	10
South Palo Alto	ML81433059	235 Ferne Avenue	\$2,495,000	\$2,495,000	\$2,600,000	104%	104%	6
South Palo Alto	ML81433073	3880 Louis Road	\$1,795,000	\$1,795,000	\$2,170,000	121%	121%	6
South Palo Alto	ML81433849	3139 David Court	\$2,198,000	\$2,198,000	\$2,350,000	107%	107%	30
South Palo Alto	ML81433899	422 Deodar Street	\$1,888,888	\$1,888,888	\$2,200,000	116%	116%	8
South Palo Alto	ML81433925	2563 Greer Road	\$1,388,000	\$1,388,000	\$1,876,000	135%	135%	9
South Palo Alto	ML81433937	908 Colorado Avenue	\$1,758,000	\$1,758,000	\$2,200,000	125%	125%	13
South Palo Alto	ML81435622	4252 Newberry Court	\$1,488,000	\$1,488,000	\$1,700,000	114%	114%	8
Ventura	ML81409314	3561 Park Boulevard	\$1,498,000	\$1,100,000	\$980,000	65%	89%	147
Ventura	ML81432680	424 Margarita Avenue	\$1,495,888	\$1,500,000	\$1,500,000	100%	100%	15
Ventura	ML81434800	421 Pepper Avenue	\$1,399,000	\$1,399,000	\$1,610,000	115%	115%	10
			\$2,691,039	\$2,640,018	\$2,780,708	99%	100%	23

Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
South Palo Alto	ML81429606	823 Altaire Walk	\$1,450,000	\$1,450,000	\$1,508,888	104%	104%	70
South Palo Alto	ML81432078	3286 Berryessa Street	\$1,438,000	\$1,438,000	\$1,350,000	94%	94%	14
South Palo Alto	ML81433985	869 Altaire Walk	\$1,498,000	\$1,498,000	\$1,500,000	100%	100%	18
			\$1,462,000	\$1,462,000	\$1,452,963	99%	99%	34