

## Sold Price Analysis Report (September 02, 2014 to September 30, 2014)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML81429467	215 High Street	\$1,235,000	\$1,235,000	\$1,350,000	109%	109%	10
Midtown	ML81411785	3069 Middlefield Road #102	\$695,000	\$669,000	\$638,000	92%	95%	146
South Palo Alto	ML81426736	2460 W Bayshore Road #9	\$579,000	\$579,000	\$670,000	116%	116%	14
South Palo Alto	ML81428189	2456 W Bayshore Road #9	\$569,888	\$569,888	\$650,000	114%	114%	4
South Palo Alto	ML81428995	2466 W Bayshore Road #9	\$625,000	\$625,000	\$675,000	108%	108%	93
South Palo Alto	ML81430173	777 San Antonio Road #131	\$788,000	\$788,000	\$838,000	106%	106%	9
South Palo Alto	ML81430492	857 Altaire Walk	\$1,295,000	\$1,295,000	\$1,400,000	108%	108%	5
			<b>\$826,698</b>	<b>\$822,984</b>	<b>\$888,714</b>	<b>108%</b>	<b>108%</b>	<b>40</b>

### Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML81427186	946 Shauna Lane	\$2,300,000	\$2,300,000	\$2,451,637	107%	107%	17
Barron Park	ML81431188	740 Florales Drive	\$2,560,000	\$2,560,000	\$3,000,000	117%	117%	12
College	ML81426391	2342 Yale Street	\$1,799,888	\$1,799,888	\$1,950,000	108%	108%	16
College	ML81427464	138 Park Avenue	\$3,298,000	\$3,298,000	\$3,700,000	112%	112%	8
College	ML81431847	2120 Princeton Street	\$1,899,000	\$1,899,000	\$2,800,000	147%	147%	8
Community Center	ML81426738	820 Hamilton Avenue	\$2,950,000	\$2,950,000	\$2,900,000	98%	98%	7
Crescent Park	ML81429459	1473 Dana Avenue	\$2,988,000	\$2,988,000	\$3,600,000	120%	120%	15
Crescent Park	ML81430374	536 W Crescent Drive	\$7,988,000	\$7,988,000	\$7,988,000	100%	100%	2
Crescent Park	ML81431987	1468 Hamilton Avenue	\$3,699,000	\$3,699,000	\$3,700,000	100%	100%	7
Crescent Park	ML81433036	1484 Hamilton Avenue	\$3,598,000	\$3,598,000	\$3,857,000	107%	107%	7
Downtown Palo Alto	ML81420831	565 Everett Avenue	\$3,850,000	\$3,178,900	\$3,139,000	82%	99%	50
Green Gables	ML81419655	818 Seale Avenue	\$4,998,000	\$4,750,000	\$4,600,000	92%	97%	85
Green Gables	ML81431808	736 Garland Drive	\$2,595,000	\$2,595,000	\$3,211,000	124%	124%	16
Green Gables	ML81431868	715 Wildwood Lane	\$1,998,000	\$1,998,000	\$2,100,000	105%	105%	8
Midtown	ML81429646	2575 Webster Street	\$1,788,000	\$1,788,000	\$2,350,000	131%	131%	7
Midtown	ML81430197	2898 Bryant Street	\$1,385,000	\$1,385,000	\$1,600,000	116%	116%	10
Midtown	ML81430530	547 Bryson Avenue	\$1,598,000	\$1,598,000	\$2,117,000	132%	132%	9
Midtown	ML81433030	3417 South Court	\$2,098,000	\$2,098,000	\$2,500,000	119%	119%	6
Old Palo Alto	ML81426702	2115 Cowper Street	\$3,650,000	\$3,650,000	\$3,375,000	92%	92%	27
Old Palo Alto	ML81432898	151 Kellogg Avenue	\$2,295,000	\$2,295,000	\$3,000,000	131%	131%	6
Palo Alto Hills	ML81425829	4217 Manuela Avenue	\$3,798,000	\$3,798,000	\$3,625,000	95%	95%	20
Palo Alto Hills	ML81430399	2979 Alexis Drive	\$4,988,000	\$4,988,000	\$5,556,789	111%	111%	8
South Palo Alto	ML81420648	3778 Redwood Circle	\$1,499,000	\$1,499,000	\$1,910,000	127%	127%	70
South Palo Alto	ML81425666	865 E Meadow Drive	\$3,199,000	\$2,999,995	\$2,999,888	94%	100%	52
South Palo Alto	ML81429622	418 E Charleston Road	\$1,550,000	\$1,550,000	\$1,525,000	98%	98%	7
South Palo Alto	ML81430354	3817 Corina Way	\$1,898,000	\$1,898,000	\$2,170,000	114%	114%	9
South Palo Alto	ML81430542	461 Ferne Avenue	\$1,888,000	\$1,888,000	\$2,050,000	109%	109%	6
South Palo Alto	ML81432123	1083 Cardinal Way	\$1,500,000	\$1,500,000	\$1,650,000	110%	110%	0
Ventura	ML81428579	3931 Park Boulevard	\$938,000	\$938,000	\$1,125,000	120%	120%	8
			<b>\$2,779,065</b>	<b>\$2,740,510</b>	<b>\$2,984,494</b>	<b>107%</b>	<b>109%</b>	<b>17</b>

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### Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Old Palo Alto	ML81429553	1747 Alma Street #3	\$1,395,000	\$1,395,000	\$1,350,000	97%	97%	20
South Palo Alto	ML81427567	138 Hemlock Court	\$1,500,000	\$1,500,000	\$1,768,000	118%	118%	16
South Palo Alto	ML81429898	670 San Antonio Road #34	\$1,059,000	\$1,059,000	\$1,150,000	109%	109%	12
			<b>\$1,318,000</b>	<b>\$1,318,000</b>	<b>\$1,422,667</b>	<b>108%</b>	<b>108%</b>	<b>16</b>