

Sold Price Analysis Report (September 03, 2013 to September 30, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81327488	973 Ilima Way	\$1,785,000	\$1,785,000	\$1,888,000	106%	106%	29
Barron Park	81328883	678 Los Robles Avenue	\$988,000	\$988,000	\$1,070,000	108%	108%	18
College	81327970	1560 Mariposa Avenue	\$2,180,000	\$2,180,000	\$2,205,000	101%	101%	8
College	81329926	2076 Cornell Street	\$1,695,000	\$1,695,000	\$1,825,000	108%	108%	9
Crescent Park	81308923	722 Ashby Drive	\$4,995,000	\$4,500,000	\$4,325,000	87%	96%	133
Crescent Park	81324811	737 Center Drive	\$3,500,000	\$3,500,000	\$3,350,000	96%	96%	20
Crescent Park	81333749	425 Hale Street	\$1,695,000	\$1,695,000	\$2,220,000	131%	131%	8
Downtown	81327787	125 Hawthorne Avenue	\$2,000,000	\$1,850,000	\$1,750,000	88%	95%	23
Green Gables	81329835	98 Erstwild Court	\$2,898,000	\$2,898,000	\$3,461,888	119%	119%	9
Green Gables	81332514	968 Embarcadero Road	\$1,295,000	\$1,295,000	\$1,465,000	113%	113%	7
Green Gables	81332774	933 Oregon Avenue	\$1,550,000	\$1,550,000	\$1,535,000	99%	99%	1
Green Gables	81333052	1079 Embarcadero Road	\$995,000	\$995,000	\$1,230,000	124%	124%	16
Green Gables	81333758	582 Patricia Lane	\$2,865,000	\$2,865,000	\$3,307,000	115%	115%	7
Midtown	81322098	3206 Waverley Street	\$2,498,000	\$2,498,000	\$2,650,000	106%	106%	13
Midtown	81327093	3557 Alma Village Circle	\$1,589,880	\$1,589,880	\$1,568,000	99%	99%	4
Midtown	81327955	3238 Waverley Street	\$3,198,000	\$3,198,000	\$3,450,000	108%	108%	6
Old Palo Alto	81329852	1347 Alma Street	\$625,000	\$625,000	\$595,000	95%	95%	8
Old Palo Alto	81331029	1501 Cowper Street	\$3,995,000	\$3,995,000	\$4,275,000	107%	107%	7
Professorville	81324814	1127 High Street	\$2,648,000	\$2,648,000	\$2,600,000	98%	98%	25
South Palo Alto	81326981	298 East Charleston Road	\$1,399,000	\$1,399,000	\$1,510,000	108%	108%	14
South Palo Alto	81327141	715 Charleston Court	\$2,198,000	\$2,198,000	\$2,270,000	103%	103%	10
South Palo Alto	81327862	2577 Louis Road	\$1,798,000	\$1,798,000	\$2,270,000	126%	126%	8
South Palo Alto	81327905	850 Loma Verde Avenue	\$1,425,000	\$1,425,000	\$1,725,000	121%	121%	8
South Palo Alto	81329985	957 Amarillo Avenue	\$1,498,000	\$1,498,000	\$1,462,500	98%	98%	8
South Palo Alto	81330755	978 Moreno Avenue	\$1,450,000	\$1,450,000	\$1,780,000	123%	123%	8
South Palo Alto	81330834	374 Tioga Court	\$1,688,888	\$1,688,888	\$1,815,000	107%	107%	8
South Palo Alto	81330951	470 El Capitan Place	\$1,795,000	\$1,795,000	\$2,080,000	116%	116%	8
South Palo Alto	81332199	3475 Middlefield Road	\$1,495,000	\$1,495,000	\$1,720,000	115%	115%	14
Stanford	81324844	765 Frenchmans Road	\$2,725,000	\$2,550,000	\$2,350,000	86%	92%	23
			\$2,085,061	\$2,056,785	\$2,198,358	105%	107%	16

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81319752	800 High Street #116	\$2,047,000	\$1,897,000	\$1,650,000	81%	87%	105
Downtown	81329838	459 Homer Avenue #2	\$998,000	\$998,000	\$1,335,000	134%	134%	12
Downtown	81330696	360 Everett Avenue #4C	\$1,395,000	\$1,395,000	\$1,400,000	100%	100%	9
Downtown	81331879	101 Alma Street #207	\$1,199,000	\$1,199,000	\$1,200,000	100%	100%	1
South Palo Alto	81327827	4211 Rickeys Way #A	\$1,548,000	\$1,548,000	\$1,585,000	102%	102%	6
South Palo Alto	81329877	879 Altaire Walk	\$899,000	\$899,000	\$990,000	110%	110%	5
South Palo Alto	81329996	670 San Antonio Road #20	\$898,000	\$898,000	\$900,000	100%	100%	14
Ventura	81332645	483 Jacobs Court	\$968,000	\$968,000	\$1,150,000	119%	119%	8
			\$1,244,000	\$1,225,250	\$1,276,250	103%	104%	20