

Sold Price Analysis Report (September 01, 2007 to September 30, 2007)

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

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown Palo Alto	ML80738935	640 Forest Avenue #E	\$725,000	\$725,000	\$700,000	97%	97%	43
South Palo Alto	ML80745809	765 San Antonio Road #00003	\$525,000	\$525,000	\$510,000	97%	97%	23
			\$625,000	\$625,000	\$605,000	97%	97%	33

Res. Single Family

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	ML80744438	749 Matadero Avenue	\$1,595,000	\$1,595,000	\$1,755,000	110%	110%	8
College	ML80738363	271 Stanford Avenue	\$2,195,000	\$1,995,000	\$2,100,000	96%	105%	24
College	ML80746028	1626 Madrono Avenue	\$1,365,000	\$1,365,000	\$1,365,000	100%	100%	9
Community Center	ML80743110	920 Guinda Street	\$3,300,000	\$3,300,000	\$3,510,000	106%	106%	7
Crescent Park	ML80704961	1068 University Avenue	\$3,495,000	\$3,395,000	\$3,100,000	89%	91%	169
Crescent Park	ML80739908	1245 Hamilton Avenue	\$3,200,000	\$3,200,000	\$3,200,000	100%	100%	16
Crescent Park	ML80741611	1 Crescent Drive	\$3,699,000	\$3,699,000	\$3,525,000	95%	95%	15
Crescent Park	ML80746036	1276 Dana Avenue	\$3,235,000	\$3,235,000	\$3,400,000	105%	105%	9
Crescent Park	ML80747402	855 Hamilton Avenue	\$9,750,000	\$9,750,000	\$9,750,000	100%	100%	2
Crescent Park	ML80747551	1448 Hamilton Avenue	\$1,695,000	\$1,695,000	\$1,856,000	109%	109%	6
Crescent Park	ML80750074	1730 University Avenue	\$1,995,000	\$1,995,000	\$2,275,000	114%	114%	156
Downtown Palo Alto	ML80747068	120 Waverley Street	\$3,150,000	\$3,150,000	\$3,325,000	106%	106%	7
Downtown Palo Alto	ML80750070	836 Kipling Street	\$995,000	\$995,000	\$975,000	98%	98%	0
East of U.S. 101 East Palo Alto	ML80737114	928 Baines Street	\$849,888	\$839,900	\$810,000	95%	96%	71
East of U.S. 101 East Palo Alto	ML80741679	920 Oconnor Street	\$690,000	\$690,000	\$690,000	100%	100%	25
East of U.S. 101 East Palo Alto	ML80741739	2266 Euclid Avenue	\$584,900	\$584,900	\$584,900	100%	100%	12
Green Acres	ML80746054	529 Driscoll Place	\$899,000	\$899,000	\$950,000	106%	106%	7
Green Gables	ML80737796	1842 Edgewood Drive	\$1,449,000	\$1,449,000	\$1,380,000	95%	95%	25
Green Gables	ML80747540	1118 Stanley Way	\$1,200,000	\$1,200,000	\$1,726,000	144%	144%	9
Green Gables	ML80748415	2261 Saint Francis Drive	\$1,995,000	\$2,195,000	\$1,100,000	55%	50%	12
Green Gables	ML80749439	874 Garland Drive	\$1,567,000	\$1,567,000	\$1,821,000	116%	116%	10
Midtown	ML80739552	3436 South Court	\$2,149,000	\$2,149,000	\$2,075,000	97%	97%	27
Midtown	ML80742245	3556 Ramona Street	\$1,200,000	\$1,200,000	\$1,275,000	106%	106%	15
Midtown	ML80745588	3314 Saint Michael Drive	\$1,350,000	\$1,350,000	\$1,657,000	123%	123%	9
Midtown	ML80749985	727 Coastland Drive	\$1,650,000	\$1,650,000	\$1,850,000	112%	112%	9
Midtown	ML80750041	2770 Cowper Street	\$1,295,000	\$1,295,000	\$1,615,000	125%	125%	6
Old Palo Alto	ML80741637	2120 Cowper Street	\$5,000,000	\$5,000,000	\$5,200,000	104%	104%	15
Old Palo Alto	ML80743100	102 Kingsley Avenue	\$649,000	\$649,000	\$810,000	125%	125%	12
Professorville	ML80725652	482 Fulton Street	\$2,850,000	\$2,750,000	\$1,625,000	57%	59%	73
South Palo Alto	ML80736474	778 Gailen Court	\$1,298,000	\$1,298,000	\$1,298,000	100%	100%	25
South Palo Alto	ML80742440	721 Seminole Way	\$1,595,000	\$1,595,000	\$1,720,000	108%	108%	8
South Palo Alto	ML80742561	1050 Amarillo Avenue	\$1,195,000	\$1,195,000	\$1,175,000	98%	98%	21
South Palo Alto	ML80743856	3958 Sutherland Drive	\$1,349,000	\$1,349,000	\$1,380,000	102%	102%	11
South Palo Alto	ML80744451	994 Loma Verde Avenue	\$1,150,000	\$1,150,000	\$1,300,000	113%	113%	89
South Palo Alto	ML80746007	37 Roosevelt Circle	\$1,199,000	\$1,199,000	\$1,190,000	99%	99%	11
South Palo Alto	ML80747562	3845 Carlson Court	\$1,275,000	\$1,275,000	\$1,380,000	108%	108%	7
			\$2,058,550	\$2,052,717	\$2,076,331	101%	101%	26

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Res. Townhouse

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	ML80743883	2075 Yale Street	\$849,000	\$849,000	\$841,500	99%	99%	10
South Palo Alto	ML80749664	4173 El Camino Real #2	\$849,000	\$849,000	\$902,000	106%	106%	10
			\$849,000	\$849,000	\$871,750	103%	103%	10