

## Sold Price Analysis Report (April 02, 2012 to April 30, 2012)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81209555	4141 Campana Drive	\$1,895,000	\$1,895,000	\$2,061,000	109%	109%	9
Barron Park	81212293	4045 Orme Street	\$2,200,000	\$2,200,000	\$2,575,000	117%	117%	10
College	81136093	800 South California Avenue	\$2,698,000	\$2,598,000	\$2,598,000	96%	100%	198
College	81206771	350 Oxford Avenue	\$2,600,000	\$2,600,000	\$2,850,000	110%	110%	8
College	81207643	1511 Mariposa Avenue	\$995,000	\$995,000	\$1,175,000	118%	118%	8
College	81211442	2316 Amherst Street	\$1,498,000	\$1,498,000	\$1,650,000	110%	110%	9
Community Center	81208009	627 Fulton Street	\$1,750,000	\$1,750,000	\$1,930,000	110%	110%	11
Community Center	81210435	1242 Greenwood Avenue	\$1,890,000	\$1,890,000	\$2,080,000	110%	110%	9
Community Center	81210472	1321 Harker Avenue	\$5,398,000	\$5,398,000	\$5,550,000	103%	103%	8
Community Center	81210573	1131 Parkinson Avenue	\$1,990,000	\$1,990,000	\$2,403,000	121%	121%	8
Crescent Park	81146204	1285 Forest Avenue	\$2,395,000	\$2,395,000	\$2,400,000	100%	100%	8
Crescent Park	81210549	470 Hale Street	\$3,899,000	\$3,899,000	\$3,850,000	99%	99%	6
Downtown	81209618	838 Cowper Street	\$1,250,000	\$1,250,000	\$1,450,000	116%	116%	9
Green Gables	81207656	546 Hilbar Lane	\$2,249,000	\$2,249,000	\$2,330,000	104%	104%	9
Green Gables	81208671	868 Southampton Drive	\$2,495,000	\$2,495,000	\$2,801,000	112%	112%	9
Green Gables	81208777	2328 Greer Road	\$1,548,000	\$1,548,000	\$1,675,000	108%	108%	8
Green Gables	81211409	50 Jordan Place	\$1,798,000	\$1,798,000	\$1,998,000	111%	111%	11
Green Gables	81211506	855 Newell Place	\$1,695,000	\$1,695,000	\$1,900,000	112%	112%	7
Green Gables	81213205	830 Garland Drive	\$1,495,000	\$1,495,000	\$1,692,000	113%	113%	8
Midtown	81208416	2440 Cowper Street	\$1,350,000	\$1,350,000	\$1,520,000	113%	113%	10
Midtown	81208779	1087 Moreno Avenue	\$1,198,000	\$1,198,000	\$1,260,000	105%	105%	8
Midtown	81210303	3180 Cowper Street	\$2,998,000	\$2,998,000	\$3,150,000	105%	105%	8
Midtown	81211661	2710 Ramona Street	\$1,150,000	\$1,150,000	\$1,330,000	116%	116%	7
Old Palo Alto	81204592	118 Churchill Avenue	\$2,250,000	\$2,250,000	\$2,150,000	96%	96%	12
Old Palo Alto	81208797	195 Santa Rita Avenue	\$2,295,000	\$2,295,000	\$2,170,000	95%	95%	9
Professorville	81207742	1440 Tasso Street	\$1,295,000	\$1,295,000	\$1,440,000	111%	111%	7
Professorville	81208781	1420 Byron Street	\$2,998,000	\$2,998,000	\$3,175,000	106%	106%	6
Professorville	81210244	315 Melville Avenue	\$2,398,000	\$2,398,000	\$2,200,000	92%	92%	18
South Palo Alto	81206775	4105 Park Boulevard	\$950,000	\$950,000	\$950,000	100%	100%	10
South Palo Alto	81207535	3181 Louis Road	\$1,298,000	\$1,298,000	\$1,400,000	108%	108%	10
South Palo Alto	81208022	4107 Park Boulevard	\$929,000	\$929,000	\$990,000	107%	107%	13
South Palo Alto	81208617	3195 Ross Road	\$1,999,950	\$1,999,950	\$2,222,000	111%	111%	7
South Palo Alto	81209550	3409 Kenneth Drive	\$1,100,000	\$1,100,000	\$1,202,000	109%	109%	9
South Palo Alto	81209565	370 Duluth Circle	\$2,399,000	\$2,399,000	\$2,500,000	104%	104%	8
South Palo Alto	81210200	4240 Wilkie Way	\$1,798,000	\$1,798,000	\$1,990,000	111%	111%	8
South Palo Alto	81210605	3633 South Court	\$1,375,000	\$1,375,000	\$1,501,000	109%	109%	8
South Palo Alto	81211320	836 Sycamore Drive	\$948,000	\$948,000	\$1,350,000	142%	142%	9
			<b>\$1,958,566</b>	<b>\$1,955,864</b>	<b>\$2,093,730</b>	<b>107%</b>	<b>107%</b>	<b>14</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81203066	566 Vista Avenue	\$378,000	\$378,000	\$368,000	97%	97%	23
College	81202371	157 South California Avenue #H100	\$849,000	\$849,000	\$800,000	94%	94%	39

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College	81210640	435 Sheridan Avenue #304	\$895,000	\$895,000	\$978,000	109%	109%	14
Downtown	81143548	105 Emerson Street	\$1,100,000	\$1,100,000	\$1,028,000	93%	93%	155
Downtown	81207538	532 Channing Avenue #301	\$1,395,000	\$1,395,000	\$1,395,000	100%	100%	18
Downtown	81207740	436 High Street #105	\$725,000	\$725,000	\$725,000	100%	100%	11
Downtown	81211311	325 Channing Avenue #303	\$2,499,000	\$2,499,000	\$2,505,000	100%	100%	11
Downtown	81211833	800 High Street #205	\$1,050,000	\$1,050,000	\$1,010,000	96%	96%	11
Green Acres	81211195	4250 El Camino Real #A109	\$403,000	\$398,000	\$425,000	105%	107%	11
South Palo Alto	81200511	2460 West Bayshore Road #2	\$369,500	\$369,500	\$364,000	99%	99%	33
South Palo Alto	81206493	4248 Rickeys Way #M	\$840,000	\$825,000	\$825,000	98%	100%	34
South Palo Alto	81206821	777 San Antonio Road #139	\$599,000	\$599,000	\$625,000	104%	104%	11
South Palo Alto	81208563	3700 Heron Way	\$925,000	\$925,000	\$971,000	105%	105%	7
South Palo Alto	81209462	800 East Charleston Road #15	\$988,000	\$988,000	\$1,125,000	114%	114%	9
			<b>\$929,679</b>	<b>\$928,250</b>	<b>\$938,857</b>	<b>101%</b>	<b>101%</b>	<b>28</b>