

Sold Price Analysis Report (August 02, 2012 to August 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81222616	823 Middle Avenue	\$1,199,000	\$1,199,000	\$1,170,000	98%	98%	25
Allied Arts / Downtown	81222819	745 Partridge Avenue	\$1,250,000	\$1,250,000	\$1,200,000	96%	96%	22
Allied Arts / Downtown	81222854	712 Partridge Avenue	\$1,768,000	\$1,598,000	\$1,550,000	88%	97%	39
Alpine Road Area	81222897	40 Bishop Oak Court	\$2,298,000	\$2,298,000	\$2,405,000	105%	105%	33
Alpine Road Area	81225453	2641 Alpine Road	\$1,449,000	\$1,449,000	\$1,430,000	99%	99%	17
Central Menlo	81204179	1158 Windsor Way	\$2,998,000	\$2,650,000	\$2,610,000	87%	98%	165
Central Menlo	81226503	1485 Santa Cruz Avenue	\$1,495,000	\$1,495,000	\$1,600,000	107%	107%	10
Central Menlo	81227132	916 Hermosa Way	\$3,565,000	\$3,565,000				8
Central Menlo	81227518	1151 Hobart Street	\$2,695,000	\$2,695,000	\$2,750,000	102%	102%	15
County / Alameda Area	81212530	1735 Croner Avenue	\$2,849,000	\$2,339,000	\$2,285,000	80%	98%	115
County / Alameda Area	81221898	1332 American Way	\$1,249,000	\$1,249,000	\$1,200,000	96%	96%	38
County / Alameda Area	81225440	1199 Orange Avenue	\$1,325,000	\$1,325,000	\$1,350,000	102%	102%	10
County Area / Fair Oaks Ave	81218965	429 6Th Avenue	\$599,000	\$579,000	\$555,000	93%	96%	68
County Area / Fair Oaks Ave	81219127	3751 Bay Road	\$749,500	\$719,000	\$704,500	94%	98%	72
County Area / Fair Oaks Ave	81224407	3422 Oak Drive	\$849,000	\$849,000	\$890,000	105%	105%	10
County Area / Fair Oaks Ave	81225403	675 10Th Avenue	\$699,000	\$699,000	\$650,000	93%	93%	26
East of U.S. 101	81150897	208 Ivy Drive	\$325,000	\$325,000	\$325,000	100%	100%	8
Flood Park Area	81226027	1081 Tehama Avenue	\$729,000	\$729,000	\$719,000	99%	99%	11
Flood Park Area	81226061	1046 Oakland Avenue	\$839,000	\$839,000	\$861,000	103%	103%	15
Menlo Oaks Area	81223796	1 Brady Place	\$2,749,000	\$2,595,000	\$2,575,000	94%	99%	26
Menlo Oaks Area	81223813	445 Santa Margarita Avenue	\$1,695,000	\$1,695,000	\$1,695,000	100%	100%	9
Middlefield to El Camino	81217949	234 Morgan Lane	\$1,395,000	\$1,395,000	\$1,335,000	96%	96%	50
Middlefield to El Camino	81229265	1771 Stone Pine Lane	\$1,129,000	\$1,129,000	\$1,150,000	102%	102%	2
Sharon Heights / Stanford Hills	81222877	855 Sharon Park Drive	\$3,749,500	\$3,749,500	\$3,500,000	93%	93%	24
Sharon Heights / Stanford Hills	81223809	996 Altschul Avenue	\$1,985,000	\$1,985,000	\$1,985,000	100%	100%	8
Sharon Heights / Stanford Hills	81225404	1120 Cascade Drive	\$2,675,000	\$2,675,000	\$2,615,000	98%	98%	30
Sharon Heights / Stanford Hills	81225455	24 Anderson Way	\$1,849,000	\$1,849,000	\$1,841,000	100%	100%	23
Sharon Heights / Stanford Hills	81226492	2316 Eastridge Avenue	\$1,075,000	\$1,075,000	\$1,105,000	103%	103%	12
Willows / O'Conner Area	81226560	108 Clover Lane	\$1,198,000	\$1,198,000	\$1,380,000	115%	115%	10
Willows / O'Conner Area	81231221	327 Haight Street	\$685,000	\$685,000	\$685,000	100%	100%	0
			\$1,637,133	\$1,596,050	\$1,521,397	90%	92%	30

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Middlefield to El Camino	81211844	1534 San Antonio Avenue	\$489,000	\$499,000	\$505,000	103%	101%	113
Sharon Heights / Stanford Hills	81131840	2140 Santa Cruz Avenue #B203	\$355,000	\$310,000	\$300,000	85%	97%	362
Sharon Heights / Stanford Hills	81218450	1290 Sharon Park Drive #42	\$975,000	\$975,000	\$950,000	97%	97%	70
Sharon Heights / Stanford Hills	81221358	675 Sharon Park Drive #113	\$530,000	\$530,000	\$525,000	99%	99%	54
Sharon Heights / Stanford Hills	81221902	186 Sand Hill Circle	\$1,250,000	\$1,250,000	\$1,225,000	98%	98%	39
Sharon Heights / Stanford Hills	81227226	662 Sand Hill Circle	\$1,349,000	\$1,349,000	\$1,325,000	98%	98%	7
			\$824,667	\$818,833	\$805,000	98%	98%	108