

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
Barron Park	81226919	4148 Baker Avenue	\$2,295,000	\$2,295,000	\$2,420,000	105%	105%	12
Barron Park	81227176	3817 Magnolia Drive	\$1,600,000	\$1,600,000	\$1,616,000	101%	101%	26
Community Center	81220379	738 Homer Avenue	\$858,000	\$799,000	\$800,000	93%	100%	44
Community Center	81226008	1061 Fife Avenue	\$4,295,000	\$4,295,000	\$4,200,000	98%	98%	8
Community Center	81228951	940 Harriet Street	\$1,300,000	\$1,300,000	\$1,300,000	100%	100%	0
Crescent Park	81220404	811 Hamilton Avenue	\$3,495,000	\$2,995,000	\$2,806,000	80%	94%	61
Green Acres	81218548	4250 Pomona Avenue	\$1,998,000	\$1,998,000	\$2,037,500	102%	102%	43
Green Acres	81225979	4271 Suzanne Drive	\$1,799,500	\$1,799,500	\$1,870,000	104%	104%	8
Green Acres	81226320	652 Glenbrook Drive	\$1,595,000	\$1,595,000	\$1,810,000	113%	113%	12
Green Acres	81229142	4242 Pomona Avenue	\$1,299,000	\$1,299,000	\$1,760,000	135%	135%	12
Green Gables	81223190	2273 Saint Francis Drive	\$1,198,000	\$1,198,000	\$1,198,000	100%	100%	13
Green Gables	81225804	819 Oregon Avenue	\$1,395,000	\$1,395,000	\$1,510,000	108%	108%	8
Green Gables	81225905	326 Iris Way	\$1,698,000	\$1,698,000	\$1,861,000	110%	110%	8
Green Gables	81225955	517 Greer Road	\$1,299,000	\$1,299,000	\$1,451,000	112%	112%	8
Green Gables	81225978	750 Seale Avenue	\$4,999,000	\$4,999,000				9
Green Gables	81225980	985 Elsinore Drive	\$1,499,000	\$1,499,000	\$1,700,000	113%	113%	8
Green Gables	81227950	849 Northampton Drive	\$4,798,000	\$4,798,000	\$4,700,000	98%	98%	6
Midtown	81222472	531 Saint Claire Drive	\$1,575,000	\$1,575,000	\$1,575,000	100%	100%	20
Midtown	81223008	765 Moreno Avenue	\$2,698,000	\$2,575,000	\$2,549,000	94%	99%	38
Midtown	81225375	2795 Waverley Street	\$1,300,000	\$1,300,000	\$1,330,000	102%	102%	11
Midtown	81225379	2660 Ramona Street	\$1,375,000	\$1,375,000	\$1,710,000	124%	124%	10
Midtown	81226049	2471 Ramona Street	\$1,995,000	\$1,995,000	\$2,300,000	115%	115%	4
Midtown	81228889	604 Oregon Avenue	\$1,200,000	\$1,200,000	\$1,330,000	111%	111%	6
Old Palo Alto	81221385	633 Coleridge Avenue	\$1,888,000	\$1,888,000	\$1,720,000	91%	91%	98
Old Palo Alto	81223316	521 Lowell Avenue	\$4,498,000	\$4,269,000	\$3,925,000	87%	92%	44
Old Palo Alto	81225986	228 Rinconada Avenue	\$2,795,000	\$2,795,000	\$2,660,000	95%	95%	19
Old Palo Alto	81226039	129 Lowell Avenue	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	7
Old Palo Alto	81227463	2330 Emerson Street	\$1,695,000	\$1,695,000	\$1,920,000	113%	113%	8
Palo Alto Hills	81215428	3895 Page Mill Road	\$1,425,000	\$1,425,000	\$1,350,000	95%	95%	35
South Palo Alto	81220641	317 Monroe Drive	\$1,288,000	\$1,288,000	\$1,350,000	105%	105%	11
South Palo Alto	81224305	3863 Ross Road	\$1,421,000	\$1,421,000	\$1,400,000	99%	99%	26
South Palo Alto	81224998	4338 Silva Avenue	\$1,125,000	\$1,125,000	\$1,251,000	111%	111%	8
South Palo Alto	81225764	3805 Carlson Court	\$1,275,000	\$1,275,000	\$1,380,000	108%	108%	10
South Palo Alto	81225914	3493 Greer Road	\$1,998,000	\$1,998,000	\$1,910,000	96%	96%	15
South Palo Alto	81225915	755 Stone Lane	\$2,135,000	\$2,135,000	\$1,945,000	91%	91%	16
South Palo Alto	81226053	3890 Louis Road	\$1,298,000	\$1,298,000	\$1,470,000	113%	113%	8
South Palo Alto	81226064	4237 Mackay Drive	\$1,295,000	\$1,295,000	\$1,285,000	99%	99%	13
South Palo Alto	81226435	746 Torreya Court	\$1,998,000	\$1,998,000	\$2,125,000	106%	106%	12
South Palo Alto	81227040	235 Ferne Avenue	\$1,698,000	\$1,698,000	\$1,815,000	107%	107%	6
South Palo Alto	81227076	999 Loma Verde Avenue	\$1,488,000	\$1,488,000	\$1,600,000	108%	108%	9
South Palo Alto	81228519	3973 Bibbits Drive	\$1,328,800	\$1,328,800	\$1,450,000	109%	109%	6
Ventura	81220125	219 Matadero Avenue	\$1,595,000	\$1,595,000	\$1,625,000	102%	102%	78
Ventura	81226025	460 Pepper Avenue	\$1,549,000	\$1,549,000	\$1,574,100	102%	102%	14

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
Ventura	81228301	450 Pepper Avenue	\$1,495,000	\$1,495,000	\$1,530,000	102%	102%	12
			\$1,932,870	\$1,912,166	\$1,891,014	96%	97%	19

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81222474	4112 Thain Way	\$995,000	\$899,000	\$900,000	90%	100%	44
Barron Park	81224277	4121 Wisteria Lane	\$1,085,000	\$1,085,000	\$1,120,000	103%	103%	8
College	81225940	435 College Avenue	\$875,000	\$875,000	\$885,000	101%	101%	8
Downtown	81215838	555 Byron Street #101	\$1,050,000	\$1,050,000	\$970,000	92%	92%	61
Downtown	81222476	655 Waverley Street	\$1,095,000	\$1,095,000	\$1,070,000	98%	98%	19
Downtown	81223193	101 Alma Street #506	\$515,000	\$515,000	\$575,000	112%	112%	8
Downtown	81224479	365 Forest Avenue #3C	\$999,000	\$999,000	\$1,100,000	110%	110%	11
Downtown	81225874	360 Everett Avenue #4A	\$1,349,000	\$1,349,000	\$1,400,000	104%	104%	12
Downtown	81226018	640 Forest Avenue #F	\$895,000	\$895,000	\$992,000	111%	111%	8
Downtown	81229224	101 Alma Street #1003	\$818,000	\$818,000	\$848,000	104%	104%	0
Green Acres	81217392	4250 El Camino Real #D129	\$465,000	\$465,000	\$461,000	99%	99%	61
South Palo Alto	81222466	416 Hettinger Lane	\$1,498,000	\$1,498,000	\$1,440,000	96%	96%	24
South Palo Alto	81225378	1062 Colorado Avenue	\$695,000	\$695,000	\$715,000	103%	103%	9
South Palo Alto	81226050	932 Mallard Lane	\$888,000	\$888,000	\$910,000	102%	102%	11
South Palo Alto	81226278	765 San Antonio Road #20	\$580,000	\$580,000	\$580,000	100%	100%	21
South Palo Alto	81226855	3731 Egret Lane	\$868,000	\$868,000	\$890,000	103%	103%	16
South Palo Alto	81227047	777 San Antonio Road #25	\$510,000	\$510,000	\$535,000	105%	105%	9
South Palo Alto	81227079	3720 Heron Way	\$888,000	\$888,000	\$908,888	102%	102%	8
South Palo Alto	81227178	3728 Feather Lane #12	\$1,050,000	\$925,000	\$975,000	93%	105%	10
			\$900,947	\$889,316	\$909,205	101%	102%	18