

Sold Price Analysis Report (December 04, 2012 to December 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81240978	2140 Columbia Street	\$1,695,000	\$1,695,000	\$2,230,000	132%	132%	13
Community Center	81239537	928 Addison Avenue	\$4,398,000	\$4,398,000				1
Community Center	81240436	1181 Greenwood Avenue	\$2,999,000	\$2,999,000	\$2,888,888	96%	96%	33
Crescent Park	81235559	1466 Dana Avenue	\$2,998,000	\$2,998,000	\$2,900,000	97%	97%	17
Crescent Park	81239574	877 Sharon Court	\$2,395,000	\$2,395,000	\$2,450,000	102%	102%	14
Crescent Park	81240336	1148 Hamilton Avenue	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	16
Crescent Park	81240982	1235 Lincoln Avenue	\$1,380,000	\$1,380,000	\$1,750,000	127%	127%	6
Crescent Park	81243498	1457 Hamilton Avenue	\$4,495,000	\$4,495,000	\$4,800,000	107%	107%	1
Downtown	81217474	253 Addison Avenue	\$985,000	\$889,000	\$880,000	89%	99%	162
Green Acres	81240321	4155 Frandon Court	\$1,448,000	\$1,448,000	\$1,710,000	118%	118%	8
Green Acres	81240329	4183 King Arthur Court	\$1,439,000	\$1,439,000	\$1,550,000	108%	108%	11
Green Gables	81231435	821 Garland Drive	\$1,350,000	\$1,350,000	\$1,710,000	127%	127%	23
Green Gables	81233766	999 Embarcadero Road	\$1,598,000	\$1,448,000	\$1,400,000	88%	97%	70
Green Gables	81234750	939 Oregon Avenue	\$1,195,000	\$1,195,000	\$1,505,000	126%	126%	8
Green Gables	81235552	1160 Stanley Way	\$2,549,000	\$2,549,000	\$2,549,000	100%	100%	13
Green Gables	81238895	260 Iris Way	\$1,698,000	\$1,698,000	\$1,900,000	112%	112%	7
Green Gables	81239648	184 Primrose Way	\$2,495,000	\$2,495,000	\$2,495,000	100%	100%	8
Green Gables	81240354	2022 Edgewood Drive	\$1,448,000	\$1,448,000	\$1,410,000	97%	97%	28
Green Gables	81241752	108 Primrose Way	\$1,598,000	\$1,598,000	\$1,835,000	115%	115%	9
Green Gables	81241977	1950 Newell Road	\$2,098,000	\$2,098,000	\$2,720,000	130%	130%	9
Midtown	81233897	3545 Ramona Street	\$1,298,000	\$1,298,000	\$1,300,000	100%	100%	18
Midtown	81234769	3045 South Court	\$2,850,000	\$2,698,000	\$2,565,000	90%	95%	57
Midtown	81239480	3324 Saint Michael Drive	\$1,925,000	\$1,925,000	\$2,057,500	107%	107%	11
Midtown	81240129	3264 Kipling Street	\$1,799,000	\$1,799,000	\$2,100,000	117%	117%	22
Midtown	81241610	340 El Verano Avenue	\$1,050,000	\$1,050,000	\$1,200,000	114%	114%	2
Midtown	81241855	796 Clara Drive	\$1,795,000	\$1,795,000	\$1,900,000	106%	106%	10
Midtown	81241967	735 Coastland Drive	\$1,299,000	\$1,299,000	\$1,455,000	112%	112%	2
Midtown	81242522	2425 Tasso Street	\$999,000	\$999,000	\$1,445,000	145%	145%	6
Old Palo Alto	81233360	455 Coleridge Avenue	\$6,900,000	\$6,488,000	\$5,900,000	86%	91%	88
Old Palo Alto	81237730	1820 Bryant Street	\$3,850,000	\$3,850,000	\$3,650,000	95%	95%	217
Old Palo Alto	81239652	1505 Cowper Street	\$3,988,000	\$3,988,000	\$3,800,000	95%	95%	8
Old Palo Alto	81240345	138 Coleridge Avenue	\$1,195,000	\$1,195,000	\$1,310,000	110%	110%	7
Old Palo Alto	81243646	235 Seale Avenue	\$5,998,000	\$5,998,000	\$6,750,000	113%	113%	2
Palo Alto Hills	81239578	5065 Skyline Boulevard	\$1,375,000	\$1,375,000	\$1,300,500	95%	95%	180
Professorville	81235565	1040 Emerson Street	\$2,195,000	\$1,998,000	\$1,866,000	85%	93%	74
Professorville	81238102	660 Kingsley Avenue	\$2,995,000	\$2,795,000	\$2,720,000	91%	97%	55
South Palo Alto	81232060	240 Whitclem Drive	\$699,000	\$1,089,000	\$1,089,000	156%	100%	79
South Palo Alto	81237309	3831 Louis Road	\$1,488,000	\$1,488,000	\$1,470,000	99%	99%	26
South Palo Alto	81238117	4134 Sutherland Drive	\$1,228,000	\$1,228,000	\$1,345,000	110%	110%	11
South Palo Alto	81240333	718 Maplewood Avenue	\$1,100,000	\$1,100,000	\$1,415,000	129%	129%	8
South Palo Alto	81241981	351 San Antonio Avenue	\$1,788,000	\$1,788,000	\$1,800,000	101%	101%	7
South Palo Alto	81242498	3881 Duncan Place	\$1,198,000	\$1,198,000	\$1,616,000	135%	135%	9
Ventura	81240951	3261 Ash Street	\$1,795,000	\$1,795,000	\$1,700,000	95%	95%	20

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			\$2,168,907	\$2,149,907	\$2,205,521	99%	100%	32
Townhouse/Condo (Comm Int Dev)								
Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81226032	685 High Street #5E	\$985,000	\$945,000	\$928,000	94%	98%	69
Downtown	81231471	325 Channing Avenue #106	\$2,150,000	\$2,150,000	\$1,960,000	91%	91%	95
Downtown	81237226	315 Homer Avenue #303	\$1,695,000	\$1,695,000	\$1,705,000	101%	101%	31
Downtown	81240914	315 Homer Avenue #204	\$1,488,000	\$1,488,000	\$1,588,000	107%	107%	12
Downtown	81240992	430 Webster Street	\$1,150,000	\$1,150,000	\$1,275,000	111%	111%	6
Downtown	81243848	365 Forest Avenue #4A	\$1,075,000	\$1,075,000	\$1,200,000	112%	112%	0
Midtown	81237484	749 Loma Verde #A	\$949,000	\$949,000	\$991,000	104%	104%	20
Ventura	81238919	412 Pepper Avenue	\$649,000	\$649,000	\$615,000	95%	95%	43
			\$1,267,625	\$1,262,625	\$1,282,750	101%	102%	35