

Sold Price Analysis Report (February 02, 2012 to February 29, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81201461	99 Princeton Road	\$2,490,000	\$2,490,000	\$2,550,000	102%	102%	6
Central Menlo	81139840	671 Live Oak Avenue	\$650,000	\$650,000	\$631,000	97%	97%	44
Central Menlo	81203099	740 Windsor Drive	\$1,899,000	\$1,899,000	\$1,850,000	97%	97%	7
County / Alameda Area	81143040	1885 Camino A Los Cerros	\$3,998,000	\$3,998,000	\$3,750,000	94%	94%	94
County / Alameda Area	81149977	2011 Monterey Avenue	\$1,649,000	\$1,649,000	\$1,475,000	89%	89%	49
County / Alameda Area	81201099	2070 Oakley Avenue	\$2,079,000	\$2,079,000	\$2,100,000	101%	101%	15
County / Alameda Area	81201475	2 Perry Avenue	\$1,589,000	\$1,589,000	\$1,550,000	98%	98%	31
County / Alameda Area	81204462	2135 Sterling Avenue	\$1,198,000	\$1,198,000	\$1,295,000	108%	108%	9
County Area / Fair Oaks Ave	81136693	440 6Th Avenue	\$499,000	\$299,000	\$330,000	66%	110%	110
County Area / Fair Oaks Ave	81142537	429 6Th Avenue	\$510,000	\$425,000	\$410,000	80%	96%	110
County Area / Fair Oaks Ave	81202417	721 14Th Avenue	\$679,000	\$679,000	\$680,000	100%	100%	11
County Area / Fair Oaks Ave	81203288	650 16Th Avenue	\$608,000	\$608,000	\$630,000	104%	104%	13
County Area / Fair Oaks Ave	81207624	16 Athlone Way	\$849,000	\$849,000	\$850,000	100%	100%	201
East of U.S. 101	81135096	1351 Sevier Avenue	\$325,000	\$325,000	\$246,000	76%	76%	40
East of U.S. 101	81148619	1251 Sevier Avenue	\$359,000	\$369,500	\$355,000	99%	96%	65
East of U.S. 101	81149415	192 Hamilton Avenue	\$325,000	\$325,000	\$320,000	98%	98%	5
East of U.S. 101	81200398	1219 Windermere Avenue	\$245,000	\$245,000	\$245,199	100%	100%	1
East of U.S. 101	81202075	1362 Hollyburne Avenue	\$429,000	\$429,000	\$430,000	100%	100%	8
East of U.S. 101	81202189	1127 Carlton Avenue	\$199,900	\$199,900	\$200,000	100%	100%	8
Menlo Oaks Area	81200755	766 Nash Avenue	\$1,049,000	\$1,049,000	\$1,157,500	110%	110%	10
Menlo Oaks Area	81201925	279 Willow Road	\$1,095,000	\$1,095,000	\$1,200,000	110%	110%	11
Willows / O'Conner Area	81150011	2162 Menalto Avenue	\$638,888	\$598,000	\$562,600	88%	94%	82
Willows / O'Conner Area	81201656	227 Elliott Drive	\$895,000	\$895,000	\$952,000	106%	106%	12
Willows / O'Conner Area	81202562	225 Lexington Drive	\$1,515,000	\$1,515,000	\$1,560,000	103%	103%	10
			\$1,073,866	\$1,060,725	\$1,055,387	98%	99%	40

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
County / Alameda Area	81141804	2147 Avy Avenue	\$810,000	\$775,000	\$750,000	93%	97%	82
Middlefield to El Camino	81146671	1155 Merrill Street #105	\$920,000	\$920,000	\$900,000	98%	98%	50
Sharon Heights / Stanford Hills	81115678	2449 Sharon Oaks Drive	\$1,125,000	\$998,000	\$980,000	87%	98%	277
			\$951,667	\$897,667	\$876,667	92%	98%	136