

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 |
|------------------|----------|-----------------------------|--------------------|--------------------|--------------------|--------------|---------------|-----------|
| Barron Park | 81135381 | 602 Chimalus Drive | \$1,750,000 | \$1,689,000 | \$1,640,000 | 94% | 97% | 159 |
| Barron Park | 81138558 | 4060 Manzana Lane | \$4,250,000 | \$4,250,000 | \$4,015,000 | 94% | 94% | 371 |
| Barron Park | 81202133 | 3858 Magnolia Drive | \$1,849,000 | \$1,849,000 | \$1,940,000 | 105% | 105% | 6 |
| Barron Park | 81202167 | 3500 Emma Court | \$2,250,000 | \$2,250,000 | \$2,250,000 | 100% | 100% | 4 |
| Barron Park | 81203024 | 529 Maybell Avenue | \$1,650,000 | \$1,650,000 | \$1,580,000 | 96% | 96% | 25 |
| College | 81201283 | 1236 College Avenue | \$2,795,000 | \$2,795,000 | \$2,795,000 | 100% | 100% | 7 |
| College | 81202134 | 2340 Dartmouth Street | \$2,795,000 | \$2,795,000 | \$2,850,000 | 102% | 102% | 7 |
| Community Center | 81201964 | 812 Lincoln Avenue | \$1,599,000 | \$1,599,000 | \$2,086,000 | 130% | 130% | 10 |
| Crescent Park | 81138702 | 518 Fulton Street | \$1,250,000 | \$1,250,000 | \$1,200,000 | 96% | 96% | 83 |
| Crescent Park | 81204943 | 1382 Forest Avenue | \$4,395,000 | \$4,395,000 | \$4,400,000 | 100% | 100% | 9 |
| Green Gables | 81201262 | 861 Newell Place | \$1,999,000 | \$1,999,000 | \$2,150,000 | 108% | 108% | 6 |
| Green Gables | 81203709 | 900 North California Avenue | \$3,595,000 | \$3,595,000 | \$4,200,000 | 117% | 117% | 9 |
| Midtown | 81200040 | 3258 Emerson Street | \$1,795,000 | \$1,795,000 | \$2,000,000 | 111% | 111% | 11 |
| Midtown | 81200883 | 581 Marion Avenue | \$1,050,000 | \$1,050,000 | \$1,200,000 | 114% | 114% | 8 |
| Midtown | 81203965 | 2587 Emerson Street | \$1,800,000 | \$1,800,000 | \$2,000,000 | 111% | 111% | 8 |
| Professorville | 81200081 | 1112 High Street | \$2,450,000 | \$2,295,000 | \$2,250,000 | 92% | 98% | 43 |
| Professorville | 81204185 | 1136 Webster Street | \$1,599,000 | \$1,599,000 | \$1,950,000 | 122% | 122% | 0 |
| South Palo Alto | 81148672 | 3395 Louis Road | \$1,199,000 | \$1,199,000 | \$1,199,000 | 100% | 100% | 44 |
| South Palo Alto | 81149709 | 3665 Ramona Circle | \$1,489,000 | \$1,489,000 | \$1,489,000 | 100% | 100% | 41 |
| South Palo Alto | 81201272 | 3743 Redwood Circle | \$1,149,000 | \$1,149,000 | \$1,110,000 | 97% | 97% | 11 |
| South Palo Alto | 81201768 | 4054 Ben Lomond Drive | \$1,399,000 | \$1,399,000 | \$1,435,000 | 103% | 103% | 17 |
| South Palo Alto | 81202066 | 715 Seminole Way | \$1,085,000 | \$1,085,000 | \$1,320,000 | 122% | 122% | 7 |
| South Palo Alto | 81202985 | 3188 Stelling Drive | \$1,175,000 | \$1,175,000 | \$1,195,000 | 102% | 102% | 9 |
| Stanford | 81143546 | 927 Mears Court | \$1,748,000 | \$1,748,000 | \$1,700,000 | 97% | 97% | 52 |
| | | | \$2,004,792 | \$1,995,792 | \$2,081,417 | 104% | 104% | 39 |

Townhouse/Condo (Comm Int Dev)

| Area | MLS # | Address | Org Price | List Price | Sold Price | Sold\$/Org\$ | Sold\$/List\$ | DOM |
|-----------------|----------|-----------------------------------|------------------|------------------|------------------|--------------|---------------|-----------|
| College | 81131906 | 455 Grant Avenue #11 | \$795,000 | \$659,000 | \$647,000 | 81% | 98% | 182 |
| College | 81150079 | 420 Cambridge Avenue #3 | \$1,450,000 | \$1,450,000 | \$1,450,000 | 100% | 100% | 75 |
| College | 81200268 | 153 South California Avenue #F203 | \$598,000 | \$598,000 | \$598,000 | 100% | 100% | 9 |
| Downtown | 81142559 | 330 Bryant Street | \$1,288,000 | \$1,245,000 | \$1,220,000 | 95% | 98% | 110 |
| Downtown | 81146057 | 555 Byron Street #207 | \$625,000 | \$625,000 | \$550,000 | 88% | 88% | 103 |
| Downtown | 81202999 | 135 Bryant Street | \$995,000 | \$995,000 | \$1,100,000 | 111% | 111% | 15 |
| Downtown | 81203932 | 101 Alma Street #308 | \$499,950 | \$499,950 | \$550,000 | 110% | 110% | 5 |
| Downtown | 81204976 | 674 Hamilton Avenue #A | \$899,000 | \$899,000 | \$910,000 | 101% | 101% | 7 |
| South Palo Alto | 81145314 | 440 Cesano Court #306 | \$624,900 | \$624,900 | \$615,000 | 98% | 98% | 35 |
| Stanford | 81124773 | 55 Peter Coutts Circle | \$699,000 | \$665,000 | \$653,000 | 93% | 98% | 215 |
| | | | \$847,385 | \$826,085 | \$829,300 | 98% | 100% | 76 |