

Sold Price Analysis Report (January 03, 2013 to January 31, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Crescent Park	81231442	939 University Avenue	\$3,995,000	\$3,695,000				118
Crescent Park	81232913	434 Fulton Street	\$1,998,000	\$1,998,000	\$2,157,000	108%	108%	8
Crescent Park	81239610	525 Guinda Street	\$2,595,000	\$2,495,000	\$2,445,000	94%	98%	41
Crescent Park	81241213	1234 Pitman Avenue	\$2,695,000	\$2,695,000	\$2,850,000	106%	106%	11
Crescent Park	81243043	530 East Crescent Drive	\$6,600,000	\$6,600,000	\$6,500,000	98%	98%	10
Crescent Park	81300165	424 Seneca Street	\$2,995,000	\$2,995,000	\$2,875,000	96%	96%	71
Downtown	81241592	167 Hawthorne Avenue	\$1,795,000	\$1,795,000	\$2,150,000	120%	120%	11
Green Gables	81236464	2302 Santa Ana Street	\$2,395,000	\$2,295,000	\$2,250,000	94%	98%	90
Old Palo Alto	81234545	2342 Middlefield Road	\$1,980,000	\$1,899,900	\$1,885,000	95%	99%	107
Palo Alto Hills	81226852	3173 Alexis Drive	\$3,590,000	\$3,199,000	\$2,850,000	79%	89%	141
Palo Alto Hills	81236374	4216 Manuela Avenue	\$2,350,000	\$2,350,000	\$2,350,000	100%	100%	36
South Palo Alto	81238419	355 San Antonio Avenue	\$1,788,000	\$1,788,000	\$1,775,000	99%	99%	50
South Palo Alto	81242486	3489 Kenneth Drive	\$1,499,000	\$1,499,000	\$1,450,000	97%	97%	16
South Palo Alto	81242893	3582 Arbutus Avenue	\$1,898,000	\$1,898,000	\$2,037,000	107%	107%	10
Ventura	81234812	3455 Park Boulevard	\$1,199,000	\$1,199,000	\$1,199,000	100%	100%	13
			\$2,624,800	\$2,560,060	\$2,483,786	88%	91%	49

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81236706	131 Hawthorne Avenue #E	\$479,000	\$479,000	\$479,000	100%	100%	237
Downtown	81241854	715 Webster Street	\$949,888	\$948,888	\$938,000	99%	99%	25
Green Acres	81241777	4250 El Camino Real #102	\$515,000	\$515,000	\$499,000	97%	97%	17
Green Acres	81300052	4250 El Camino Real #119	\$509,885	\$509,885	\$510,000	100%	100%	5
South Palo Alto	81236475	3282 Berryessa Street	\$998,000	\$899,000	\$890,000	89%	99%	99
South Palo Alto	81240351	1104 Trinity Lane	\$805,000	\$805,000	\$825,000	102%	102%	8
South Palo Alto	81242553	2456 West Bayshore Road #4	\$439,000	\$439,000	\$500,000	114%	114%	11
			\$670,825	\$656,539	\$663,000	99%	101%	57