

Sold Price Analysis Report (January 02, 2012 to January 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81144511	3798 Laguna Avenue	\$2,498,000	\$2,498,000	\$2,420,000	97%	97%	14
College	81125508	2030 Park Boulevard	\$1,790,000	\$1,250,000	\$1,400,000	78%	112%	160
Community Center	81129716	1137 Forest Avenue	\$1,398,000	\$1,325,000	\$1,299,700	93%	98%	160
Crescent Park	81139678	1220 Hamilton Avenue	\$2,195,000	\$2,195,000	\$2,035,000	93%	93%	79
Crescent Park	81147593	434 Fulton Street	\$995,000	\$995,000	\$950,000	95%	95%	15
Downtown	81147512	154 Bryant Street	\$2,750,000	\$2,750,000	\$2,700,000	98%	98%	37
Downtown	81149018	169 Tasso Street	\$1,599,000	\$1,599,000	\$1,727,500	108%	108%	12
Green Gables	81147077	959 Oregon Avenue	\$1,298,000	\$1,199,000	\$1,199,000	92%	100%	30
Green Gables	81149035	976 Elsinore Drive	\$1,298,000	\$1,298,000	\$1,498,000	115%	115%	8
Green Gables	81201255	185 Walter Hays Drive	\$1,398,000	\$1,398,000	\$1,655,000	118%	118%	7
Midtown	81146240	3170 Ross Road	\$1,600,000	\$1,600,000	\$1,515,000	95%	95%	26
Midtown	81150030	746 San Carlos Court	\$820,000	\$820,000	\$931,000	114%	114%	13
Midtown	81200004	2928 Bryant Street	\$1,098,000	\$1,098,000	\$1,523,000	139%	139%	13
Midtown	81200828	769 Rosewood Drive	\$1,050,000	\$1,050,000	\$1,515,000	144%	144%	4
Old Palo Alto	81147054	2220 Bryant Street	\$1,795,000	\$1,795,000	\$1,740,125	97%	97%	9
Palo Alto Hills	81133690	3905 Page Mill Road	\$1,498,000	\$1,498,000	\$1,450,000	97%	97%	190
Professorville	81147867	554 Kingsley Avenue	\$4,000,000	\$4,000,000	\$3,800,000	95%	95%	12
South Palo Alto	81147000	3726 Carlson Circle	\$1,288,000	\$1,275,000	\$1,226,000	95%	96%	31
South Palo Alto	81148984	2505 Greer Road	\$1,198,000	\$1,198,000	\$1,200,000	100%	100%	7
South Palo Alto	81150096	971 Maddux Drive	\$1,195,000	\$1,195,000	\$1,361,000	114%	114%	14
			\$1,638,050	\$1,601,800	\$1,657,266	101%	103%	42

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81145944	4054 Villa Vista	\$775,000	\$775,000	\$746,600	96%	96%	20
Downtown	81138930	800 High Street #203	\$1,050,000	\$1,050,000	\$980,000	93%	93%	110
Downtown	81141490	637 Lytton Avenue	\$698,000	\$599,000	\$630,000	90%	105%	77
South Palo Alto	81139401	444 San Antonio Road #3D	\$899,000	\$849,000	\$825,000	92%	97%	86
			\$855,500	\$818,250	\$795,400	93%	97%	73