

Sold Price Analysis Report (July 01, 2012 to July 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81216128	524 Chimalus Drive	\$2,798,000	\$2,598,000	\$2,600,000	93%	100%	56
Barron Park	81217487	760 Matadero Avenue	\$1,880,000	\$1,880,000	\$1,820,000	97%	97%	46
Barron Park	81219420	520 Barron Avenue	\$1,050,000	\$1,050,000	\$1,050,000	100%	100%	13
Barron Park	81220289	806 Los Robles Avenue	\$1,098,000	\$1,098,000	\$1,200,000	109%	109%	1
Barron Park	81222773	4090 El Cerrito Road	\$2,388,000	\$2,388,000	\$2,790,000	117%	117%	11
College	81215309	2275 Amherst Street	\$3,295,000	\$2,995,000				56
College	81222143	2075 Bowdoin Street	\$799,000	\$799,000	\$915,000	115%	115%	12
College	81222611	1330 South California Avenue	\$1,680,000	\$1,680,000	\$1,665,000	99%	99%	17
College	81226041	1669 Mariposa Avenue	\$1,325,000	\$1,325,000	\$1,325,000	100%	100%	7
Community Center	81218410	868 Lincoln Avenue	\$2,495,000	\$2,495,000	\$2,495,000	100%	100%	36
Community Center	81222422	1302 Greenwood Avenue	\$2,198,000	\$2,198,000	\$2,750,000	125%	125%	11
Crescent Park	81220272	830 Lytton Avenue	\$2,299,000	\$2,455,000	\$2,400,000	104%	98%	21
Crescent Park	81221421	655 Hale Street	\$2,290,000	\$2,290,000	\$2,400,000	105%	105%	12
Crescent Park	81224285	1353 Martin Avenue	\$2,995,000	\$2,995,000	\$3,400,000	114%	114%	9
Downtown	81218174	446 Ruthven Avenue	\$2,688,000	\$2,488,000	\$2,488,000	93%	100%	26
Downtown	81225951	193 Waverley Street	\$1,388,000	\$1,388,000	\$1,703,437	123%	123%	9
Green Gables	81218231	568 Rhodes Drive	\$1,695,000	\$1,695,000	\$1,900,000	112%	112%	10
Green Gables	81223360	1780 Newell Road	\$2,880,000	\$2,880,000	\$2,850,000	99%	99%	9
Green Gables	81223394	1578 Channing Avenue	\$1,425,000	\$1,425,000	\$1,480,000	104%	104%	11
Green Gables	81226922	1981 Middlefield Road	\$1,295,000	\$1,295,000	\$1,457,500	113%	113%	3
Midtown	81217506	3544 Emerson Street	\$1,395,000	\$1,365,000	\$1,348,000	97%	99%	31
Midtown	81218619	467 Gary Court	\$2,398,000	\$2,348,000	\$2,305,000	96%	98%	40
Midtown	81219799	3195 Kipling Street	\$2,100,000	\$1,995,000	\$1,939,255	92%	97%	13
Midtown	81223388	2570 Webster Street	\$1,498,000	\$1,498,000	\$1,690,000	113%	113%	8
Midtown	81225383	3466 Rambow Drive	\$2,388,000	\$2,388,000	\$2,690,000	113%	113%	10
Old Palo Alto	81216360	249 Lowell Avenue	\$5,100,000	\$4,900,000	\$4,800,000	94%	98%	56
Old Palo Alto	81220650	2255 Ramona Street	\$2,080,000	\$2,080,000	\$2,200,000	106%	106%	11
Old Palo Alto	81221285	1650 Bryant Street	\$3,295,000	\$3,295,000	\$3,100,000	94%	94%	16
Old Palo Alto	81224255	2291 South Court	\$2,695,000	\$2,695,000	\$2,723,000	101%	101%	12
Old Palo Alto	81225840	221 Nevada Avenue	\$1,195,000	\$1,195,000	\$1,350,000	113%	113%	8
Palo Alto Hills	81214657	3187 Alexis Drive	\$4,695,000	\$4,395,000	\$4,200,000	89%	96%	161
South Palo Alto	81218335	867 East Meadow Drive	\$1,200,000	\$1,200,000	\$1,210,000	101%	101%	15
South Palo Alto	81218536	387 Ely Place	\$2,498,000	\$2,498,000	\$2,452,000	98%	98%	55
South Palo Alto	81218557	737 East Charleston Road	\$1,098,000	\$1,098,000	\$1,215,000	111%	111%	6
South Palo Alto	81218584	3760 Wright Place	\$1,525,000	\$1,525,000	\$1,450,000	95%	95%	28
South Palo Alto	81219194	2480 Agnes Way	\$1,299,000	\$1,299,000	\$1,300,000	100%	100%	11
South Palo Alto	81221077	3834 Corina Way	\$1,100,000	\$1,100,000	\$1,326,000	121%	121%	11
South Palo Alto	81221329	2768 Greer Road	\$1,398,000	\$1,398,000	\$1,545,000	111%	111%	9
South Palo Alto	81222355	863 Moreno Avenue	\$1,449,000	\$1,449,000	\$1,576,000	109%	109%	8
South Palo Alto	81223192	1090 Moreno Avenue	\$1,699,000	\$1,699,000	\$1,928,000	113%	113%	14
South Palo Alto	81223305	1038 Loma Verde Avenue	\$1,449,950	\$1,449,950	\$1,455,000	100%	100%	9
South Palo Alto	81223369	3449 Kenneth Drive	\$1,298,000	\$1,298,000	\$1,425,000	110%	110%	6
South Palo Alto	81223377	727 Seminole Way	\$1,095,000	\$1,095,000	\$1,150,000	105%	105%	6

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South Palo Alto	81223407	1054 Arrowhead Way	\$1,279,000	\$1,279,000	\$1,280,000	100%	100%	8
Stanford	81215686	833 Sonoma Terrace	\$1,448,000	\$1,395,000	\$1,325,000	92%	95%	35
Stanford	81217479	450 El Escarpado	\$3,350,000	\$3,350,000	\$3,250,000	97%	97%	44
Stanford	81218561	821 San Francisco Court	\$1,650,000	\$1,650,000	\$1,520,000	92%	92%	29
Ventura	81221782	399 Margarita Avenue	\$1,098,000	\$1,098,000	\$1,135,000	103%	103%	48
			\$1,973,624	\$1,946,916	\$1,990,983	99%	100%	23

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81222450	4014 Villa Vera	\$965,000	\$965,000	\$1,010,000	105%	105%	8
College	81215517	425 Grant Avenue #29	\$699,000	\$699,000	\$699,000	100%	100%	8
College	81223247	2579 Park Boulevard #X204	\$799,000	\$799,000	\$805,000	101%	101%	9
Downtown	81213566	325 Channing Avenue #309	\$1,800,000	\$1,800,000	\$1,815,000	101%	101%	39
Downtown	81221467	674 Webster Street	\$995,000	\$995,000	\$1,105,000	111%	111%	14
Downtown	81223379	325 Channing Avenue #117	\$1,950,000	\$1,950,000	\$1,950,000	100%	100%	12
Downtown	81226071	360 Everett Avenue #2B	\$999,000	\$999,000	\$1,201,000	120%	120%	12
South Palo Alto	81216233	4153 El Camino Way #F	\$350,000	\$350,000	\$600,000	171%	171%	6
South Palo Alto	81218209	896 Altaire Walk	\$819,000	\$819,000	\$865,000	106%	106%	15
South Palo Alto	81219495	777 San Antonio Road #50	\$550,000	\$550,000	\$570,000	104%	104%	10
South Palo Alto	81220357	765 San Antonio Road #21	\$550,000	\$550,000	\$588,000	107%	107%	9
South Palo Alto	81220392	4206 Rickey'S Way #C	\$995,000	\$995,000	\$1,083,000	109%	109%	7
South Palo Alto	81221408	440 Cesano Court #301	\$749,000	\$749,000	\$749,000	100%	100%	28
			\$940,000	\$940,000	\$1,003,077	107%	107%	14