

Sold Price Analysis Report (June 01, 2012 to June 29, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81206897	3502 Emma Court	\$2,295,000	\$2,295,000	\$2,150,000	94%	94%	98
Barron Park	81207596	3855 Magnolia Drive	\$2,248,000	\$2,299,000	\$2,250,000	100%	98%	84
Barron Park	81215819	785 Barron Avenue	\$1,299,000	\$1,195,000	\$1,248,000	96%	104%	31
Barron Park	81216767	886 Chimalus Drive	\$2,600,000	\$2,600,000	\$2,751,000	106%	106%	13
Barron Park	81217500	711 Paul Avenue	\$1,250,000	\$1,250,000	\$1,290,000	103%	103%	7
College	81213373	1591 Mariposa Avenue	\$1,149,000	\$1,149,000	\$1,400,800	122%	122%	10
College	81216008	2040 Amherst Street	\$1,199,000	\$1,199,000	\$1,365,000	114%	114%	16
College	81218162	1563 Mariposa Avenue	\$1,195,000	\$1,195,000	\$1,100,000	92%	92%	19
College	81219955	2090 Columbia Street	\$1,250,000	\$1,250,000	\$1,380,000	110%	110%	12
Community Center	81212550	764 Channing Avenue	\$2,325,000	\$2,325,000	\$2,100,000	90%	90%	48
Community Center	81214055	1007 Forest Court	\$2,495,000	\$2,325,000	\$2,300,000	92%	99%	37
Community Center	81214425	744 Guinda Street	\$3,195,000	\$3,195,000	\$3,200,000	100%	100%	7
Community Center	81215282	746 Homer Avenue	\$838,000	\$838,000	\$838,000	100%	100%	19
Community Center	81218462	770 Homer Avenue	\$1,599,000	\$1,599,000	\$1,825,000	114%	114%	7
Downtown	81214350	305 Emerson Street	\$1,875,000	\$1,875,000	\$1,875,000	100%	100%	24
Green Acres	81217842	624 Georgia Avenue	\$1,895,000	\$1,895,000	\$1,950,000	103%	103%	14
Green Gables	81213282	2361 Santa Ana Street	\$1,375,000	\$1,375,000	\$1,400,000	102%	102%	13
Green Gables	81215176	1533 Walnut Drive	\$1,649,000	\$1,649,000	\$1,721,000	104%	104%	9
Green Gables	81215446	2108 Bellview Drive	\$1,850,000	\$1,850,000	\$1,775,000	96%	96%	15
Green Gables	81216371	539 Jefferson Drive	\$2,195,000	\$2,195,000	\$2,360,000	108%	108%	7
Green Gables	81217257	745 Oregon Avenue	\$899,000	\$899,000	\$1,100,000	122%	122%	6
Green Gables	81217511	2361 Louis Road	\$1,488,000	\$1,488,000	\$1,625,000	109%	109%	6
Green Gables	81218585	1734 Fulton Street	\$4,450,000	\$4,450,000	\$4,450,000	100%	100%	28
Green Gables	81218594	1856 Channing Avenue	\$1,398,000	\$1,398,000	\$1,450,000	104%	104%	8
Green Gables	81219840	2371 Greer Road	\$995,000	\$995,000	\$1,210,000	122%	122%	14
Midtown	81213374	3220 South Court	\$1,598,000	\$1,598,000	\$1,830,000	115%	115%	9
Midtown	81213380	2422 South Court	\$1,898,000	\$1,898,000	\$2,175,000	115%	115%	9
Midtown	81214211	3182 Bryant Street	\$1,198,000	\$1,198,000	\$1,430,000	119%	119%	8
Midtown	81217445	878 Moreno Avenue	\$2,498,000	\$2,498,000	\$2,400,000	96%	96%	47
Midtown	81218538	2665 Ramona Street	\$2,680,000	\$2,680,000	\$2,820,000	105%	105%	5
Old Palo Alto	81217436	1451 Cowper Street	\$1,195,000	\$1,195,000	\$1,240,000	104%	104%	15
Old Palo Alto	81220238	502 Lowell Avenue	\$2,799,000	\$2,799,000	\$2,820,000	101%	101%	8
Old Palo Alto	81222477	259 Santa Rita Avenue	\$2,545,000	\$2,545,000	\$2,595,000	102%	102%	3
Palo Alto Hills	81202672	4217 Manuela Avenue	\$3,195,000	\$3,195,000	\$3,000,000	94%	94%	27
Palo Alto Hills	81216472	4174 Oak Hill Avenue	\$2,698,000	\$2,698,000	\$2,910,000	108%	108%	7
Palo Alto Hills	81218532	4270 Manuela Way	\$1,995,000	\$1,995,000	\$2,325,000	117%	117%	16
South Palo Alto	81215037	4160 Mackay Drive	\$1,499,000	\$1,499,000	\$1,402,000	94%	94%	10
South Palo Alto	81215113	863 Bruce Drive	\$1,598,000	\$1,598,000	\$1,680,000	105%	105%	9
South Palo Alto	81215454	3263 Murray Way	\$1,798,000	\$1,798,000	\$1,960,000	109%	109%	9
South Palo Alto	81216489	863 Warren Way	\$1,495,000	\$1,495,000	\$1,495,000	100%	100%	27
South Palo Alto	81218570	474 Ferne Avenue	\$1,599,000	\$1,599,000	\$1,600,000	100%	100%	5
South Palo Alto	81220384	3645 Ramona Circle	\$1,350,000	\$1,350,000	\$1,545,000	114%	114%	7
Stanford	81212285	735 Dolores Street	\$3,795,000	\$3,795,000	\$3,700,000	97%	97%	32

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Ventura	81215470	4040 Park Boulevard	\$1,215,000	\$1,215,000	\$1,100,000	91%	91%	20
Ventura	81217481	380 Wilton Avenue	\$1,195,000	\$1,195,000	\$1,380,000	115%	115%	12
Ventura	81221104	4084 Wilkie Way	\$900,000	\$900,000	\$976,000	108%	108%	9
			\$1,864,109	\$1,859,261	\$1,923,843	103%	103%	18

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81215418	4128 Thain Way	\$929,000	\$929,000	\$1,050,000	113%	113%	8
College	81208979	420 Cambridge Avenue #1	\$1,395,000	\$1,395,000	\$1,375,000	99%	99%	100
College	81215677	2585 Park Boulevard #Z206	\$825,000	\$825,000	\$815,000	99%	99%	34
College	81217360	435 Sheridan Avenue #105	\$898,000	\$898,000	\$898,000	100%	100%	12
College	81217588	455 Grant Avenue #12	\$600,000	\$600,000	\$612,000	102%	102%	9
Downtown	81214400	365 Forest Avenue #4C	\$1,000,000	\$1,000,000	\$1,070,000	107%	107%	15
Downtown	81219006	365 Forest Avenue #3A	\$1,098,000	\$1,098,000	\$1,140,000	104%	104%	11
Downtown	81220385	225 High Street	\$848,000	\$848,000	\$878,500	104%	104%	9
South Palo Alto	81215347	777 San Antonio Road #19	\$485,000	\$485,000	\$520,000	107%	107%	8
South Palo Alto	81215390	1001 Plover Lane	\$1,050,000	\$1,050,000	\$1,206,000	115%	115%	6
South Palo Alto	81218391	407 Alder Lane	\$1,595,000	\$1,595,000	\$1,521,000	95%	95%	28
Ventura	81211764	322 Curtner Avenue #A	\$525,000	\$525,000	\$528,000	101%	101%	10
			\$937,333	\$937,333	\$967,792	103%	103%	21