

## Sold Price Analysis Report (March 01, 2012 to March 30, 2012)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81201492	830 Cambridge Avenue	\$2,595,000	\$2,395,000	\$2,300,000	89%	96%	46
Allied Arts / Downtown	81206078	878 Partridge Avenue	\$980,000	\$980,000	\$1,000,000	102%	102%	15
Allied Arts / Downtown	81208295	847 Valparaiso Avenue	\$1,175,000	\$1,175,000	\$1,125,000	96%	96%	16
Central Menlo	81203861	1124 Werth Avenue	\$1,995,000	\$1,995,000	\$2,050,000	103%	103%	13
Central Menlo	81204190	8 Pulitzer Drive	\$1,525,000	\$1,525,000	\$1,703,000	112%	112%	6
Central Menlo	81206139	325 Cotton Street	\$2,295,000	\$2,295,000	\$2,331,000	102%	102%	13
Central Menlo	81209465	1725 Oakdell Drive	\$1,795,000	\$1,795,000	\$1,800,000	100%	100%	0
Central Menlo	81210177	2 Robert S Drive	\$7,950,000	\$7,950,000	\$7,625,000	96%	96%	4
County / Alameda Area	81144021	2111 Manzanita Avenue	\$2,325,000	\$2,325,000	\$2,325,000	100%	100%	0
County / Alameda Area	81201384	2054 Santa Cruz Avenue	\$1,799,000	\$1,799,000	\$1,775,000	99%	99%	21
County / Alameda Area	81204463	336 Stanford Avenue	\$1,389,000	\$1,389,000	\$1,400,000	101%	101%	4
County / Alameda Area	81205103	241 Leland Avenue	\$1,050,000	\$1,050,000	\$1,265,000	120%	120%	15
County Area / Fair Oaks Ave	81201478	552 Marsh Road	\$419,950	\$419,950	\$425,000	101%	101%	17
County Area / Fair Oaks Ave	81205185	743 17Th Avenue	\$649,000	\$649,000	\$645,000	99%	99%	12
County Area / Fair Oaks Ave	81207114	408 8Th Avenue	\$412,000	\$412,000	\$415,000	101%	101%	15
East of U.S. 101	81145246	1280 Carlton Avenue	\$499,000	\$499,000	\$470,000	94%	94%	64
East of U.S. 101	81148924	1340 Henderson Avenue	\$360,500	\$330,000	\$325,000	90%	98%	33
East of U.S. 101	81149737	190 Terminal Avenue	\$284,900	\$284,900	\$327,000	115%	115%	12
East of U.S. 101	81202043	720 Ivy Drive	\$499,000	\$499,000	\$494,500	99%	99%	14
East of U.S. 101	81205123	1348 Sevier Avenue	\$379,500	\$379,500	\$382,000	101%	101%	8
East of U.S. 101	81205203	1396 Carlton Avenue	\$409,500	\$409,500	\$420,000	103%	103%	11
East of U.S. 101	81205942	612 Ivy Drive	\$349,500	\$349,500	\$345,750	99%	99%	8
East of U.S. 101	81206691	1243 Madera Avenue	\$475,000	\$475,000	\$458,000	96%	96%	0
Flood Park Area	81147447	1052 Sonoma Avenue	\$749,000	\$749,500	\$718,000	96%	96%	51
Flood Park Area	81151363	64 Callie Lane	\$1,168,000	\$1,168,000	\$1,088,000	93%	93%	26
Flood Park Area	81202302	12 Heritage Place	\$959,000	\$959,000	\$953,000	99%	99%	13
Flood Park Area	81204451	14 Greenwood Place	\$1,249,000	\$1,249,000	\$1,451,000	116%	116%	8
Flood Park Area	81207027	1024 Windermere Avenue	\$700,000	\$700,000	\$680,000	97%	97%	20
Flood Park Area	81208208	539 Bay Road	\$1,059,000	\$1,059,000	\$1,100,000	104%	104%	10
Menlo Oaks Area	81207059	865 Menlo Oaks Drive	\$3,695,000	\$3,695,000	\$3,660,000	99%	99%	8
Middlefield to El Camino	81200125	837 Paulson Circle	\$1,750,000	\$1,750,000	\$1,700,000	97%	97%	45
Middlefield to El Camino	81204469	147 East Creek Drive	\$1,395,000	\$1,395,000	\$1,565,000	112%	112%	10
Sharon Heights / Stanford Hills	81205529	1061 Sierra Drive	\$1,975,000	\$1,975,000	\$2,081,000	105%	105%	10
Willows / O'Conner Area	81206124	2110 Menalto Avenue	\$799,000	\$799,000	\$825,000	103%	103%	10
Willows / O'Conner Area	81206433	668 Laurel Avenue	\$949,000	\$949,000	\$1,003,000	106%	106%	4
Willows / O'Conner Area	81208279	202 Mckendry Drive	\$1,585,000	\$1,585,000	\$1,725,000	109%	109%	11
			<b>\$1,378,968</b>	<b>\$1,372,579</b>	<b>\$1,387,646</b>	<b>101%</b>	<b>101%</b>	<b>16</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81207731	905 Crane Street	\$1,549,000	\$1,549,000	\$1,549,000	100%	100%	-1
Central Menlo	81143363	735 Fremont Street	\$1,845,000	\$1,745,000	\$1,688,000	91%	97%	128
Middlefield to El Camino	81206221	21 Willow Road #21	\$429,000	\$410,000	\$398,000	93%	97%	21

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Sharon Heights / Stanford Hills	81138657	2140 Santa Cruz Avenue #B204	\$336,966	\$288,905	\$270,000	80%	93%	159
Sharon Heights / Stanford Hills	81147466	1280 Sharon Park Drive #40	\$929,000	\$929,000	\$895,000	96%	96%	84
Sharon Heights / Stanford Hills	81200770	34 Mansion Court	\$1,495,000	\$1,395,000	\$1,385,000	93%	99%	22
Sharon Heights / Stanford Hills	81204505	675 Monte Rosa Drive #822	\$425,000	\$425,000	\$430,000	101%	101%	20
			<b>\$1,001,281</b>	<b>\$963,129</b>	<b>\$945,000</b>	<b>94%</b>	<b>98%</b>	<b>62</b>