

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
Barron Park	81204081	3901 Laguna Avenue	\$2,199,000	\$2,199,000	\$2,200,000	100%	100%	14
Barron Park	81206115	1028 Paradise Way	\$1,595,000	\$1,595,000	\$1,700,000	107%	107%	12
Barron Park	81206484	530 Irvn Court	\$1,598,000	\$1,598,000	\$1,680,000	105%	105%	11
Community Center	81202535	1030 Greenwood Avenue	\$1,999,000	\$1,999,000	\$2,350,000	118%	118%	11
Community Center	81204467	742 Melville Avenue	\$4,295,000	\$4,295,000	\$4,000,000	93%	93%	26
Community Center	81204541	1270 Cedar Street	\$2,100,000	\$2,100,000	\$2,435,000	116%	116%	12
Crescent Park	81202958	445 Guinda Street	\$1,195,000	\$1,195,000	\$1,375,000	115%	115%	7
Crescent Park	81206811	890 Newell Road	\$1,395,000	\$1,395,000	\$1,900,000	136%	136%	6
Crescent Park	81207693	405 Middlefield Road	\$1,195,000	\$1,195,000	\$1,355,000	113%	113%	17
Downtown	81147012	264 Channing Avenue	\$1,899,000	\$1,699,000	\$1,550,000	82%	91%	65
Downtown	81147076	363 Hawthorne Avenue	\$1,378,000	\$1,299,000	\$1,100,000	80%	85%	112
Downtown	81207055	458 Channing Avenue	\$2,395,000	\$2,395,000	\$2,500,000	104%	104%	19
Green Acres	81204779	663 Georgia Avenue	\$1,195,000	\$1,195,000	\$1,650,000	138%	138%	9
Green Gables	81205536	702 Garland Drive	\$1,495,000	\$1,495,000	\$1,625,000	109%	109%	8
Green Gables	81205755	2350 Carmel Drive	\$1,299,000	\$1,299,000	\$1,600,000	123%	123%	10
Green Gables	81206779	2021 Newell Road	\$2,698,000	\$2,698,000	\$3,080,000	114%	114%	7
Midtown	81200978	651 East Meadow Drive	\$1,267,000	\$1,267,000	\$1,320,000	104%	104%	16
Midtown	81202105	2615 Cowper Street	\$2,295,000	\$2,295,000	\$2,200,000	96%	96%	110
Midtown	81203002	3245 Bryant Street	\$1,798,000	\$1,798,000	\$1,728,000	96%	96%	14
Midtown	81205145	622 Loma Verde Avenue	\$1,499,000	\$1,499,000	\$1,633,130	109%	109%	15
Midtown	81205815	3453 Ashton Court	\$1,828,000	\$1,828,000	\$1,900,000	104%	104%	8
Midtown	81205910	825 Sutter Avenue	\$2,495,000	\$2,495,000	\$2,495,000	100%	100%	10
Midtown	81205917	3490 Bryant Street	\$1,895,000	\$1,895,000	\$2,050,000	108%	108%	7
Midtown	81207669	2975 Ramona Street	\$1,399,000	\$1,399,000	\$1,579,500	113%	113%	8
Midtown	81207979	2791 Cowper Street	\$1,099,000	\$1,099,000	\$1,179,750	107%	107%	5
Old Palo Alto	81147787	2105 Emerson Street	\$1,845,000	\$1,845,000	\$1,765,079	96%	96%	79
Old Palo Alto	81203038	510 Washington Avenue	\$3,850,000	\$3,850,000	\$3,750,000	97%	97%	21
Old Palo Alto	81203839	2365 Emerson Street	\$1,199,000	\$1,199,000	\$1,370,000	114%	114%	7
Old Palo Alto	81206827	1326 Emerson Street	\$3,495,000	\$3,495,000	\$3,860,000	110%	110%	6
Old Palo Alto	81207026	2365 South Court	\$2,399,000	\$2,399,000	\$2,500,000	104%	104%	22
Old Palo Alto	81209523	463 North California Avenue	\$1,895,000	\$1,895,000	\$2,558,000	135%	135%	8
Professorville	81202214	1135 Webster Street	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	0
South Palo Alto	81203032	3180 Morris Drive	\$1,098,000	\$1,098,000	\$1,310,000	119%	119%	8
South Palo Alto	81203560	947 Van Auken Circle	\$949,000	\$949,000	\$1,175,000	124%	124%	12
South Palo Alto	81204995	3610 Ramona Circle	\$1,295,000	\$1,295,000	\$1,457,000	113%	113%	8
South Palo Alto	81205952	742 Loma Verde Avenue	\$1,495,000	\$1,495,000	\$1,705,000	114%	114%	8
South Palo Alto	81206824	717 Maplewood Avenue	\$1,060,000	\$1,060,000	\$1,317,071	124%	124%	4
South Palo Alto	81207510	731 Christine Drive	\$1,595,000	\$1,595,000	\$1,850,000	116%	116%	10
South Palo Alto	81207611	3730 Ortega Court	\$1,998,000	\$1,998,000	\$2,280,000	114%	114%	2
South Palo Alto	81210103	784 Gailen Avenue	\$1,400,000	\$1,400,000	\$1,400,000	100%	100%	0
Stanford	81203391	1003 Cathcart Way	\$1,395,000	\$1,395,000	\$1,375,000	99%	99%	17
Stanford	81204017	895 Allardice Way	\$1,538,000	\$1,538,000	\$1,495,000	97%	97%	27
			\$1,794,310	\$1,787,667	\$1,921,489	107%	107%	19

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Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81202944	2075 Yale Street	\$799,000	\$799,000	\$830,000	104%	104%	9
College	81208444	435 Sheridan Avenue #310	\$849,000	\$849,000	\$950,000	112%	112%	9
Downtown	81143786	555 Byron Street #106	\$885,000	\$885,000	\$885,000	100%	100%	150
Green Acres	81203897	4250 El Camino Real #B120	\$448,000	\$448,000	\$499,000	111%	111%	14
Midtown	81205225	730 Layne Court	\$1,099,000	\$1,099,000	\$1,111,000	101%	101%	11
Midtown	81205863	771 Loma Verde Avenue #B	\$939,000	\$939,000	\$970,000	103%	103%	7
Old Palo Alto	81206747	1237 Alma Street	\$799,000	\$799,000	\$830,000	104%	104%	8
South Palo Alto	81200690	2466 West Bayshore Road #3	\$368,900	\$354,900	\$355,000	96%	100%	52
South Palo Alto	81202170	1112 Trinity Lane #66	\$900,000	\$925,000	\$981,524	109%	106%	35
South Palo Alto	81203386	4228 Rickeys Way #C	\$850,000	\$850,000	\$955,000	112%	112%	12
South Palo Alto	81204864	4238 Rickeys Way #T	\$950,000	\$950,000	\$986,000	104%	104%	9
South Palo Alto	81207589	4238 Rickeys Way #H	\$950,000	\$950,000	\$1,080,000	114%	114%	9
			\$819,742	\$820,658	\$869,377	106%	106%	27