

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

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81210859	325 Princeton Road	\$1,950,000	\$1,950,000	\$1,900,000	97%	97%	20
Allied Arts / Downtown	81210999	701 Middle Avenue	\$1,149,000	\$1,149,000	\$1,250,000	109%	109%	11
Allied Arts / Downtown	81214653	1330 Hoover Street	\$949,000	\$949,000	\$1,261,000	133%	133%	20
Allied Arts / Downtown	81214877	459 University Drive	\$1,000,000	\$1,000,000	\$1,125,000	113%	113%	11
Allied Arts / Downtown	81216891	455 Yale Road	\$859,000	\$859,000	\$976,000	114%	114%	12
Allied Arts / Downtown	81216920	324 Princeton Road	\$2,710,000	\$2,710,000	\$2,725,000	101%	101%	0
Central Menlo	81210855	1395 Corinne Lane	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	18
Central Menlo	81211139	1222 North Lemon Avenue	\$3,850,000	\$3,850,000	\$3,875,000	101%	101%	8
Central Menlo	81213538	1140 Middle Avenue	\$1,195,000	\$1,195,000	\$1,400,000	117%	117%	15
Central Menlo	81213790	841 Stanford Avenue	\$1,849,000	\$1,849,000	\$1,835,000	99%	99%	7
Central Menlo	81213819	725 Evergreen Street	\$1,689,000	\$1,689,000	\$1,815,000	107%	107%	11
Central Menlo	81213876	1760 Santa Cruz Avenue	\$2,350,000	\$2,350,000	\$2,495,000	106%	106%	9
Central Menlo	81213888	575 Oak Knoll Lane	\$4,295,000	\$4,295,000	\$4,295,000	100%	100%	20
Central Menlo	81214597	950 Cloud Avenue	\$1,499,000	\$1,499,000	\$1,555,000	104%	104%	9
Central Menlo	81214890	16 Nancy Way	\$1,749,000	\$1,749,000	\$1,735,000	99%	99%	6
Central Menlo	81215632	1798 Oakdell Drive	\$1,695,000	\$1,695,000	\$1,776,000	105%	105%	0
Central Menlo	81216958	1325 Garden Lane	\$1,800,000	\$1,800,000	\$2,071,000	115%	115%	9
Central Menlo	81217555	1255 Santa Cruz Avenue	\$1,199,000	\$1,199,000	\$1,270,000	106%	106%	7
County / Alameda Area	81200519	1339 Orange Avenue	\$2,180,000	\$2,180,000	\$2,200,000	101%	101%	97
County / Alameda Area	81210436	1312 American Way	\$1,550,000	\$1,550,000	\$1,525,000	98%	98%	28
County / Alameda Area	81210577	50 Vasilakos Way	\$1,300,000	\$1,300,000	\$1,751,000	135%	135%	15
County / Alameda Area	81214888	1525 Altschul Avenue	\$1,398,000	\$1,398,000	\$1,400,000	100%	100%	12
County / Alameda Area	81215521	2070 Sterling Avenue	\$2,195,000	\$2,195,000	\$2,195,000	100%	100%	6
County / Alameda Area	81215955	10 Trudy Lane	\$1,250,000	\$1,250,000	\$1,333,300	107%	107%	4
County / Alameda Area	81216141	3027 Barney Avenue	\$4,800,000	\$4,800,000	\$4,800,000	100%	100%	0
County / Alameda Area	81216240	1990 Camino A Los Cerros	\$2,095,000	\$2,095,000	\$2,080,000	99%	99%	0
County Area / Fair Oaks Ave	81210696	435 Encina Avenue	\$1,995,000	\$1,995,000	\$2,225,000	112%	112%	7
County Area / Fair Oaks Ave	81215924	60 Amherst Avenue	\$699,000	\$699,000	\$710,000	102%	102%	1
East of U.S. 101	81202719	505 Ivy Drive	\$410,000	\$399,000	\$363,000	89%	91%	63
East of U.S. 101	81207376	1421 Almanor Avenue	\$265,000	\$265,000	\$260,000	98%	98%	3
East of U.S. 101	81210497	1312 Hill Avenue	\$379,500	\$359,500	\$350,000	92%	97%	40
Felton Gables	81214929	304 Encinal Avenue	\$1,499,000	\$1,499,000	\$1,400,000	93%	93%	7
Flood Park Area	81207667	1042 Windermere Avenue	\$599,900	\$599,900	\$588,000	98%	98%	16
Flood Park Area	81211892	1062 Del Norte Avenue	\$1,159,000	\$1,159,000	\$1,175,000	101%	101%	7
Flood Park Area	81212632	1029 Tehama Avenue	\$1,295,000	\$1,195,000	\$1,175,000	91%	98%	21
Flood Park Area	81216620	936 Peggy Lane	\$1,148,000	\$1,148,000	\$1,160,000	101%	101%	8
Menlo Oaks Area	81207259	300 Ringwood Avenue	\$1,849,000	\$1,849,000	\$1,910,000	103%	103%	14
Menlo Oaks Area	81208200	925 Peninsula Way	\$3,950,000	\$3,950,000	\$3,680,750	93%	93%	48
Menlo Oaks Area	81209249	1051 Colby Avenue	\$1,995,000	\$1,995,000	\$1,910,000	96%	96%	55
Menlo Oaks Area	81212694	295 Gloria Circle	\$2,895,000	\$2,895,000	\$2,830,000	98%	98%	11
Menlo Oaks Area	81212734	701 Coleman Avenue	\$939,000	\$939,000	\$939,000	100%	100%	11
Menlo Oaks Area	81212867	115 Gloria Circle	\$3,250,000	\$3,250,000	\$3,450,000	106%	106%	8
Menlo Oaks Area	81214582	658 Nash Avenue	\$1,789,000	\$1,789,000	\$1,875,000	105%	105%	11

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Menlo Oaks Area	81216950	125 Gloria Circle	\$2,395,000	\$2,395,000	\$2,450,000	102%	102%	18
Menlo Oaks Area	81216968	75 Riordan Place	\$2,495,000	\$2,495,000	\$2,655,000	106%	106%	3
Middlefield to El Camino	81215704	211 Laurel Street	\$1,550,000	\$1,550,000	\$1,540,000	99%	99%	17
Sharon Heights / Stanford Hills	81213869	968 Monte Rosa Drive	\$1,895,000	\$1,895,000	\$1,888,000	100%	100%	8
Willows / O'Conner Area	81121148	374 Oconnor Street	\$1,495,000	\$1,150,000	\$1,100,000	74%	96%	343
Willows / O'Conner Area	81211154	2027 Menalto Avenue	\$1,680,000	\$1,680,000	\$1,705,000	101%	101%	11
Willows / O'Conner Area	81213174	414 Oconnor Street	\$1,299,900	\$1,299,900	\$1,349,000	104%	104%	16
Willows / O'Conner Area	81213602	124 Blackburn Avenue	\$1,149,000	\$1,149,000	\$1,150,000	100%	100%	10
Willows / O'Conner Area	81213856	224 Willow Road	\$899,000	\$899,000	\$990,000	110%	110%	8
Willows / O'Conner Area	81213875	2058 Menalto Avenue	\$625,000	\$625,000	\$650,000	104%	104%	7
Willows / O'Conner Area	81215926	415 Laurel Avenue	\$2,100,000	\$2,100,000	\$2,175,000	104%	104%	9
Willows / O'Conner Area	81217904	210 Pope Street	\$2,195,000	\$2,195,000	\$2,200,000	100%	100%	13
			\$1,757,169	\$1,748,515	\$1,794,383	102%	103%	21

Townhouse/Condo (Comm Int Dev)

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Allied Arts / Downtown	81215916	800 Live Oak Avenue	\$1,549,000	\$1,549,000	\$1,512,000	98%	98%	16
Central Menlo	81143052	731 Fremont Street	\$1,845,000	\$1,695,000	\$1,628,000	88%	96%	179
County / Alameda Area	81210199	2133 Avy Avenue	\$998,000	\$998,000	\$994,000	100%	100%	8
Sharon Heights / Stanford Hills	81149196	1100 Sharon Park Drive #11	\$675,000	\$649,000	\$630,000	93%	97%	143
Sharon Heights / Stanford Hills	81204474	1230 Sharon Park Drive #54	\$998,000	\$998,000	\$975,000	98%	98%	72
Sharon Heights / Stanford Hills	81208394	2140 Santa Cruz Avenue #B109	\$399,000	\$399,000	\$370,000	93%	93%	85
Sharon Heights / Stanford Hills	81209255	2140 Santa Cruz Avenue #E106	\$419,000	\$389,000	\$380,000	91%	98%	43
Sharon Heights / Stanford Hills	81210156	1280 Sharon Park Drive #36	\$1,050,000	\$1,050,000	\$1,040,000	99%	99%	27
Sharon Heights / Stanford Hills	81213344	2303 Sharon Road	\$729,950	\$729,950	\$700,000	96%	96%	34
Sharon Heights / Stanford Hills	81215934	1266 Sharon Park Drive	\$1,290,000	\$1,290,000	\$1,250,000	97%	97%	5
			\$995,295	\$974,695	\$947,900	95%	97%	61