

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
Barron Park	81212537	3745 La Selva Drive	\$998,000	\$998,000	\$1,100,000	110%	110%	13
Barron Park	81213127	795 Encina Grande Drive	\$1,595,000	\$1,595,000	\$1,827,000	115%	115%	9
Barron Park	81215475	4075 Campana Drive	\$1,200,000	\$1,200,000	\$1,476,000	123%	123%	7
Barron Park	81216481	3895 La Donna Avenue	\$1,150,000	\$1,150,000	\$1,350,000	117%	117%	7
Barron Park	81218382	729 La Para Avenue	\$1,595,000	\$1,595,000	\$1,756,789	110%	110%	7
College	81213311	2170 Princeton Street	\$759,000	\$759,000	\$850,000	112%	112%	9
College	81213390	345 Sequoia Avenue	\$2,495,000	\$2,495,000	\$2,350,000	94%	94%	7
College	81214446	1550 Mariposa Avenue	\$1,195,000	\$1,195,000	\$1,408,000	118%	118%	7
Community Center	81210554	831 Homer Avenue	\$3,395,000	\$3,395,000	\$3,250,000	96%	96%	28
Community Center	81215424	731 Lincoln Avenue	\$1,329,000	\$1,329,000	\$1,525,000	115%	115%	7
Crescent Park	81210673	1159 Lincoln Avenue	\$3,250,000	\$3,250,000	\$3,325,000	102%	102%	8
Crescent Park	81211608	515 West Crescent Drive	\$1,920,000	\$1,920,000	\$2,200,000	115%	115%	12
Crescent Park	81215437	483 Fulton Street	\$1,999,000	\$1,999,000	\$2,300,000	115%	115%	8
Crescent Park	81215438	920 Hamilton Avenue	\$2,995,000	\$2,995,000	\$2,990,000	100%	100%	8
Downtown	81213266	642 Webster Street	\$1,998,000	\$1,998,000	\$2,345,000	117%	117%	9
Green Gables	81211496	1924 Edgewood Drive	\$1,495,000	\$1,495,000	\$1,702,000	114%	114%	10
Green Gables	81213190	179 Primrose Way	\$1,298,000	\$1,298,000	\$1,685,000	130%	130%	10
Green Gables	81213896	1629 Channing Avenue	\$1,999,000	\$1,999,000	\$2,400,000	120%	120%	10
Green Gables	81214200	175 Heather Lane	\$2,230,000	\$2,230,000	\$2,425,000	109%	109%	10
Green Gables	81215271	1856 Mark Twain Street	\$2,695,000	\$2,695,000	\$2,775,000	103%	103%	8
Green Gables	81215449	770 Garland Drive	\$1,495,000	\$1,495,000	\$1,550,000	104%	104%	9
Green Gables	81215461	1514 Walnut Drive	\$1,395,000	\$1,395,000	\$1,650,000	118%	118%	8
Midtown	81209642	220 El Verano Avenue	\$1,090,000	\$1,090,000	\$1,320,000	121%	121%	11
Midtown	81210806	641 East Meadow Drive	\$1,150,000	\$1,150,000	\$1,200,000	104%	104%	5
Midtown	81213377	747 Rosewood Drive	\$2,998,000	\$2,998,000	\$3,300,000	110%	110%	7
Midtown	81213772	699 Ashton Avenue	\$988,000	\$988,000	\$988,000	100%	100%	8
Midtown	81214320	3519 South Court	\$1,375,000	\$1,375,000	\$1,602,000	117%	117%	8
Midtown	81215420	3196 Kipling Street	\$1,498,000	\$1,498,000	\$1,600,000	107%	107%	8
Midtown	81218659	2898 South Court	\$16,900,000	\$1,690,000	\$1,690,000	10%	100%	0
Old Palo Alto	81208806	2360 Emerson Street	\$2,350,000	\$2,198,000	\$2,125,000	90%	97%	21
Old Palo Alto	81213338	415 Lowell Avenue	\$3,195,000	\$3,195,000	\$3,195,000	100%	100%	14
Old Palo Alto	81213356	251 Washington Avenue	\$2,695,000	\$2,695,000	\$2,600,000	96%	96%	18
Old Palo Alto	81215223	2140 Byron Street	\$2,395,000	\$2,395,000				9
Old Palo Alto	81216463	1920 Byron Street	\$5,098,000	\$5,098,000	\$5,098,000	100%	100%	3
Professorville	81214275	1500 Middlefield Road	\$1,698,000	\$1,698,000	\$1,725,000	102%	102%	10
South Palo Alto	81210616	833 Richardson Court	\$1,395,000	\$1,395,000	\$1,600,000	115%	115%	8
South Palo Alto	81212538	3366 Vernon Terrace	\$2,248,000	\$2,248,000	\$2,255,000	100%	100%	13
South Palo Alto	81213404	3280 Ross Road	\$1,547,000	\$1,547,000	\$1,659,000	107%	107%	8
South Palo Alto	81214215	2669 Greer Road	\$1,395,000	\$1,395,000	\$1,560,000	112%	112%	9
South Palo Alto	81214228	3309 Kenneth Drive	\$1,598,000	\$1,598,000	\$1,600,000	100%	100%	8
South Palo Alto	81214373	365 Parkside Drive	\$1,595,000	\$1,595,000	\$1,750,000	110%	110%	11
South Palo Alto	81214397	3831 May Court	\$1,498,000	\$1,498,000	\$1,928,000	129%	129%	8
South Palo Alto	81214401	711 Maplewood Avenue	\$1,285,000	\$1,285,000	\$1,379,000	107%	107%	7

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South Palo Alto	81215463	3395 Louis Road	\$1,495,000	\$1,495,000	\$1,495,000	100%	100%	8
South Palo Alto	81216499	802 Bruce Drive	\$1,695,000	\$1,695,000	\$1,925,000	114%	114%	8
South Palo Alto	81218523	740 Mayview Avenue	\$2,398,000	\$2,398,000	\$2,750,000	115%	115%	8
Stanford	81209409	733 Alvarado Court	\$1,749,000	\$1,659,000	\$1,659,000	95%	100%	36
Stanford	81211622	827 Lathrop Drive	\$1,295,000	\$1,295,000	\$1,612,000	124%	124%	14
Ventura	81203012	3370 Park Boulevard	\$508,888	\$508,888	\$760,000	149%	149%	100
			\$2,155,345	\$1,839,998	\$1,971,141	90%	105%	12

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81208926	455 Grant Avenue #3	\$634,950	\$634,950	\$620,000	98%	98%	28
College	81215315	410 Sheridan Avenue #444	\$499,000	\$499,000	\$580,000	116%	116%	8
Downtown	81202131	240 Forest Avenue	\$899,000	\$899,000	\$890,000	99%	99%	48
Downtown	81211630	251 Bryant Street	\$825,000	\$825,000	\$960,000	116%	116%	8
Downtown	81213369	325 Channing Avenue #104	\$1,750,000	\$1,750,000	\$1,950,000	111%	111%	18
Downtown	81214100	315 Homer Avenue #109	\$1,388,000	\$1,388,000	\$1,400,000	101%	101%	2
Downtown	81215464	800 High Street #115	\$998,000	\$998,000	\$1,038,000	104%	104%	7
Old Palo Alto	81210204	1433 Alma Street	\$795,000	\$795,000	\$725,000	91%	91%	15
South Palo Alto	81201309	100 Ferne Avenue	\$499,000	\$499,000	\$510,000	102%	102%	8
South Palo Alto	81211639	126 Ferne Avenue	\$639,000	\$639,000	\$710,000	111%	111%	7
South Palo Alto	81220460	3751 Klamath Lane	\$750,000	\$750,000	\$750,000	100%	100%	0
			\$879,723	\$879,723	\$921,182	105%	105%	14