

Sold Price Analysis Report (November 01, 2012 to November 30, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81233765	580 Barron Avenue	\$1,759,000	\$1,759,000	\$1,700,000	97%	97%	68
Barron Park	81238130	3503 Emma Court	\$2,650,000	\$2,650,000	\$2,650,000	100%	100%	12
College	81238099	1623 Escobita Avenue	\$2,175,000	\$2,175,000	\$2,243,000	103%	103%	6
Community Center	81232957	842 Boyce Avenue	\$3,485,000	\$3,485,000	\$3,510,000	101%	101%	10
Community Center	81233006	750 Homer Avenue	\$1,215,000	\$1,099,000	\$1,090,000	90%	99%	40
Community Center	81235554	1131 Lincoln Avenue	\$2,550,000	\$2,550,000	\$3,057,000	120%	120%	8
Community Center	81239591	920 Addison Avenue	\$3,998,000	\$3,998,000	\$4,257,000	106%	106%	3
Crescent Park	81237314	1246 Pitman Avenue	\$2,200,000	\$2,200,000	\$2,330,000	106%	106%	7
Crescent Park	81240295	1380 Martin Avenue	\$2,650,000	\$2,650,000	\$3,205,000	121%	121%	14
Downtown	81232988	261 Ramona Street	\$1,495,000	\$1,495,000	\$1,480,000	99%	99%	23
Downtown	81233918	355 Channing Avenue	\$2,800,000	\$2,695,000	\$2,695,000	96%	100%	76
Downtown	81235553	324 Channing Avenue	\$1,698,000	\$1,698,000	\$1,698,000	100%	100%	8
Downtown	81239500	333 Byron Street	\$1,398,000	\$1,398,000	\$1,550,000	111%	111%	9
Downtown	81240592	643 Webster Street	\$2,000,000	\$2,000,000	\$2,000,000	100%	100%	0
Green Acres	81235551	4191 Willmar Drive	\$2,488,000	\$2,488,000	\$2,200,000	88%	88%	30
Green Acres	81237255	4198 King Arthur Court	\$1,498,000	\$1,498,000	\$1,550,000	103%	103%	11
Green Acres	81237297	674 Arastradero Road	\$1,548,000	\$1,548,000	\$1,701,000	110%	110%	7
Green Gables	81233901	749 De Soto Drive	\$1,898,000	\$1,898,000	\$2,100,000	111%	111%	18
Green Gables	81235532	528 Jackson Drive	\$1,695,000	\$1,695,000	\$1,670,000	99%	99%	16
Green Gables	81236225	1566 Hamilton Avenue	\$2,595,000	\$2,595,000	\$2,450,000	94%	94%	20
Green Gables	81236491	848 Southampton Drive	\$4,495,000	\$4,495,000	\$4,555,000	101%	101%	29
Green Gables	81238896	230 Iris Way	\$1,350,000	\$1,350,000	\$1,575,000	117%	117%	8
Midtown	81233713	3556 Middlefield Road	\$1,395,000	\$1,350,000	\$1,352,000	97%	100%	35
Midtown	81233934	772 Sutter Avenue	\$2,499,000	\$2,499,000	\$2,660,000	106%	106%	7
Midtown	81235451	750 San Carlos Court	\$1,048,000	\$1,048,000	\$1,200,000	115%	115%	13
Midtown	81235933	570 Ashton Avenue	\$1,895,000	\$1,895,000	\$1,850,000	98%	98%	13
Midtown	81236467	3510 Middlefield Road	\$1,000,000	\$1,000,000	\$1,050,000	105%	105%	21
Midtown	81238100	2461 Ramona Street	\$1,629,000	\$1,629,000	\$1,885,000	116%	116%	7
Old Palo Alto	81231323	1960 Webster Street	\$5,300,000	\$4,495,000	\$4,250,000	80%	95%	89
Old Palo Alto	81233816	2320 Byron Street	\$2,475,000	\$2,475,000	\$2,450,000	99%	99%	10
Old Palo Alto	81234057	1215 Alma Street	\$699,000	\$699,000	\$710,000	102%	102%	15
Old Palo Alto	81236360	1959 Emerson Street	\$2,895,000	\$2,895,000	\$2,750,000	95%	95%	36
Palo Alto Hills	81228869	4303 Miranda Avenue	\$1,250,000	\$1,250,000	\$1,250,000	100%	100%	28
Professorville	81236479	381 Lincoln Avenue	\$2,398,000	\$2,398,000	\$2,402,000	100%	100%	15
Professorville	81238464	558 Lincoln Avenue	\$3,195,000	\$3,195,000	\$3,555,000	111%	111%	13
South Palo Alto	81225981	4277 Park Boulevard	\$1,150,000	\$999,888	\$950,000	83%	95%	105
South Palo Alto	81231457	4214 Juniper Lane	\$1,585,000	\$1,585,000	\$1,540,000	97%	97%	56
South Palo Alto	81232255	4290 Briarwood Way	\$1,289,000	\$1,248,000	\$1,252,500	97%	100%	43
South Palo Alto	81232840	3751 Corina Way	\$1,349,000	\$1,349,000	\$1,380,000	102%	102%	55
South Palo Alto	81233884	3716 Redwood Circle	\$1,500,000	\$1,500,000	\$1,500,000	100%	100%	19
South Palo Alto	81233916	365 West Charleston Road	\$925,000	\$925,000	\$850,000	92%	92%	50
South Palo Alto	81234714	901 Van Auken Circle	\$1,549,000	\$1,398,000	\$1,280,000	83%	92%	29
South Palo Alto	81237184	4104 Park Boulevard	\$1,298,800	\$1,298,800	\$1,380,000	106%	106%	7

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South Palo Alto	81237326	3140 Morris Drive	\$1,395,000	\$1,395,000	\$1,525,000	109%	109%	8
South Palo Alto	81238120	3340 Ross Road	\$1,399,000	\$1,399,000	\$1,620,000	116%	116%	9
South Palo Alto	81238870	3874 Mumford Place	\$1,250,000	\$1,250,000	\$1,626,000	130%	130%	8
South Palo Alto	81238902	454 Ferne Avenue	\$1,850,000	\$1,850,000	\$1,855,000	100%	100%	6
Ventura	81235536	430 Pepper Avenue	\$899,000	\$899,000	\$1,080,000	120%	120%	8
Ventura	81236458	220 Chestnut Avenue	\$998,000	\$998,000	\$1,000,000	100%	100%	14
Ventura	81237170	310 Maclane Street	\$998,000	\$998,000	\$1,205,000	121%	121%	12
Ventura	81239444	440 Olive Avenue	\$1,988,000	\$1,988,000	\$2,300,000	116%	116%	17
			\$1,936,094	\$1,908,386	\$1,979,873	102%	104%	23

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81234747	4022 Villa Vera	\$950,000	\$950,000	\$935,000	98%	98%	39
Barron Park	81237256	4025 Villa Vista	\$870,000	\$870,000	\$915,000	105%	105%	7
College	81235557	455 Grant Avenue #14	\$699,000	\$699,000	\$720,000	103%	103%	8
Crescent Park	81233715	545 Fulton Street	\$589,000	\$589,000	\$580,000	98%	98%	21
Downtown	81235522	115 Emerson Street	\$1,198,000	\$1,198,000	\$1,288,000	108%	108%	8
Downtown	81237296	800 High Street #408	\$1,988,000	\$1,988,000	\$1,890,000	95%	95%	9
Downtown	81238071	434 Webster Street	\$998,000	\$998,000	\$1,000,000	100%	100%	14
Downtown	81238960	165 Forest Avenue #2C	\$995,000	\$995,000	\$980,000	98%	98%	6
Green Acres	81238936	4250 El Camino Real #D232	\$529,950	\$499,000	\$495,000	93%	99%	21
Midtown	81233880	727 Loma Verde Avenue #G	\$895,000	\$895,000	\$900,000	101%	101%	19
South Palo Alto	81231246	440 Cesano Court #111	\$470,000	\$470,000	\$460,000	98%	98%	49
South Palo Alto	81231493	440 Cesano Court #208	\$555,000	\$555,000	\$612,533	110%	110%	68
South Palo Alto	81234626	931 Curlew Lane	\$890,000	\$890,000	\$900,000	101%	101%	42
South Palo Alto	81235526	670 San Antonio Road #40	\$835,000	\$835,000	\$875,000	105%	105%	8
South Palo Alto	81235586	1126 Tuolumne Lane #48	\$925,000	\$925,000	\$980,000	106%	106%	8
South Palo Alto	81236759	777 San Antonio Road #95	\$588,000	\$588,000	\$610,000	104%	104%	15
South Palo Alto	81238799	886 Altaire Walk	\$939,000	\$939,000	\$990,000	105%	105%	7
South Palo Alto	81238840	3901 Middlefield Road #G	\$380,000	\$380,000	\$409,500	108%	108%	7
South Palo Alto	81238897	1103 Trinity Lane	\$800,000	\$800,000	\$850,000	106%	106%	17
			\$847,050	\$845,421	\$862,633	102%	102%	20