

Sold Price Analysis Report (October 02, 2012 to October 31, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81234171	84 Princeton Road	\$1,900,000	\$1,900,000	\$1,911,000	101%	101%	8
Allied Arts / Downtown	81235066	204 University Drive	\$999,000	\$999,000	\$1,169,000	117%	117%	7
Allied Arts / Downtown	81236729	759 Middle Avenue	\$949,000	\$949,000	\$1,100,000	116%	116%	11
Alpine Road Area	81228180	2631 Alpine Road	\$2,250,000	\$2,250,000	\$1,825,000	81%	81%	59
Central Menlo	81224597	1395 Delfino Way	\$1,575,000	\$1,425,000	\$1,375,000	87%	96%	89
Central Menlo	81228072	530 Saint Francis Place	\$3,595,000	\$3,300,000	\$3,100,000	86%	94%	48
Central Menlo	81230857	1144 Werth Avenue	\$1,995,000	\$1,995,000	\$1,975,000	99%	99%	34
Central Menlo	81232418	1130 Hillview Drive	\$2,395,000	\$2,395,000	\$2,375,000	99%	99%	13
Central Menlo	81233083	840 Wallea Drive	\$1,688,000	\$1,688,000	\$1,900,000	113%	113%	7
Central Menlo	81233239	1915 Oak Avenue	\$1,545,000	\$1,495,000	\$1,530,000	99%	102%	35
Central Menlo	81233435	1650 Oak Avenue	\$2,695,000	\$2,695,000	\$2,800,000	104%	104%	9
Central Menlo	81234290	900 Hobart Street	\$3,295,000	\$3,295,000	\$3,295,000	100%	100%	2
Central Menlo	81234346	1211 Elder Avenue	\$1,849,000	\$1,849,000	\$2,100,000	114%	114%	4
Central Menlo	81234867	645 Hermosa Way	\$1,645,000	\$1,645,000	\$1,730,000	105%	105%	36
County / Alameda Area	81143915	2040 Cedar Avenue	\$1,299,000	\$1,299,000	\$1,230,000	95%	95%	113
County / Alameda Area	81220938	2051 Gordon Avenue	\$1,849,000	\$1,798,000	\$1,700,000	92%	95%	102
County / Alameda Area	81226325	1314 Sherman Avenue	\$2,495,000	\$2,395,000	\$2,300,000	92%	96%	53
County / Alameda Area	81232363	1991 Camino A Los Cerros	\$2,195,000	\$2,195,000	\$2,150,000	98%	98%	32
County / Alameda Area	81234038	1380 Cloud Avenue	\$1,595,000	\$1,595,000	\$1,716,000	108%	108%	13
County / Alameda Area	81235139	1319 American Way	\$1,849,000	\$1,849,000	\$2,000,000	108%	108%	6
County / Alameda Area	81236182	2160 Manzanita Avenue	\$1,449,000	\$1,449,000	\$1,590,000	110%	110%	12
County Area / Fair Oaks Ave	81224138	513 8Th Avenue	\$799,000	\$780,000	\$775,000	97%	99%	58
County Area / Fair Oaks Ave	81233923	410 8Th Avenue	\$699,000	\$699,000	\$750,000	107%	107%	72
County Area / Fair Oaks Ave	81235108	848 14Th Avenue	\$445,000	\$445,000	\$485,000	109%	109%	0
East of U.S. 101	81216966	1312 Carlton Avenue	\$289,000	\$289,000	\$285,000	99%	99%	4
Flood Park Area	81226233	11 Heritage Place	\$849,900	\$849,900	\$830,000	98%	98%	79
Flood Park Area	81228223	1053 Sonoma Avenue	\$1,200,000	\$1,200,000	\$1,140,000	95%	95%	41
Flood Park Area	81229216	227 Hedge Road	\$879,000	\$879,000	\$870,000	99%	99%	38
Flood Park Area	81231400	904 Theresa Court	\$1,168,000	\$1,168,000	\$1,170,000	100%	100%	17
Flood Park Area	81233441	1034 Menlo Oaks Drive	\$895,000	\$895,000	\$925,000	103%	103%	4
Flood Park Area	81233462	132 Hedge Road	\$1,095,000	\$1,095,000	\$1,172,000	107%	107%	9
Menlo Oaks Area	81220914	199 Arlington Way	\$1,750,000	\$1,750,000	\$1,792,750	102%	102%	101
Menlo Oaks Area	81231874	470 Santa Monica Avenue	\$1,599,000	\$1,599,000	\$1,550,000	97%	97%	33
Middlefield to El Camino	81233159	201 Ballard Lane	\$1,249,000	\$1,249,000	\$1,249,000	100%	100%	24
Middlefield to El Camino	81233429	1030 Pine Street	\$1,595,000	\$1,595,000	\$1,590,000	100%	100%	14
Sharon Heights / Stanford Hills	81230617	1072 Cascade Drive	\$2,380,000	\$2,380,000	\$2,355,000	99%	99%	17
Willows / O'Conner Area	81224162	143 Oak Court	\$995,000	\$995,000	\$940,000	94%	94%	70
Willows / O'Conner Area	81231895	1097 Woodland Avenue	\$799,000	\$799,000	\$940,000	118%	118%	9
Willows / O'Conner Area	81232356	311 Chester Street	\$825,000	\$825,000	\$888,000	108%	108%	12
Willows / O'Conner Area	81233271	228 Haight Street	\$695,000	\$695,000	\$720,000	104%	104%	6
Willows / O'Conner Area	81233413	101 Laurel Avenue	\$1,095,000	\$1,095,000	\$1,150,000	105%	105%	9
Willows / O'Conner Area	81233425	440 Gilbert Avenue	\$1,879,000	\$1,879,000	\$1,940,000	103%	103%	11
Willows / O'Conner Area	81234240	530 Gilbert Avenue	\$899,000	\$899,000	\$950,000	106%	106%	12

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Willows / O'Conner Area	81234338	101 Green Street	\$695,000	\$695,000	\$749,000	108%	108%	26
Willows / O'Conner Area	81237012	1477 Woodland Avenue	\$750,000	\$750,000	\$750,000	100%	100%	1
			\$1,480,664	\$1,465,887	\$1,485,261	100%	101%	30

Townhouse/Condo (Comm Int Dev)

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Middlefield to El Camino	81221828	150 Alma Street #215	\$898,000	\$868,000	\$845,000	94%	97%	90
Middlefield to El Camino	81229651	1530 San Antonio Avenue	\$629,000	\$629,000	\$600,000	95%	95%	15
Sharon Heights / Stanford Hills	81202566	10 Mansion Court	\$1,325,000	\$1,295,000	\$1,265,000	95%	98%	190
Sharon Heights / Stanford Hills	81230165	1280 Sharon Park Drive #28	\$859,000	\$859,000	\$860,000	100%	100%	9
			\$927,750	\$912,750	\$892,500	96%	98%	76