

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
Barron Park	81226427	4029 Arbol Drive	\$1,300,000	\$1,300,000	\$1,390,000	107%	107%	2
Barron Park	81231481	781 Encina Grande Drive	\$1,488,000	\$1,488,000	\$1,643,000	110%	110%	7
Barron Park	81233898	1070 Cerrito Way	\$1,888,000	\$1,888,000	\$2,200,000	117%	117%	7
Barron Park	81235421	3856 Magnolia Drive	\$2,759,000	\$2,759,000	\$2,710,000	98%	98%	46
Barron Park	81235583	769 Paul Avenue	\$1,395,000	\$1,395,000	\$1,726,000	124%	124%	7
College	81226037	2131 Amherst Street	\$1,999,000	\$1,749,000	\$1,605,000	80%	92%	81
College	81232969	1539 Mariposa Avenue	\$1,195,000	\$1,195,000	\$1,195,000	100%	100%	10
College	81235530	2050 Dartmouth Street	\$2,350,000	\$2,350,000	\$2,705,000	115%	115%	8
Community Center	81219953	725 Lincoln Avenue	\$1,395,000	\$1,395,000	\$1,430,000	103%	103%	12
Community Center	81231494	1405 Hopkins Avenue	\$3,788,000	\$3,788,000	\$3,825,000	101%	101%	22
Community Center	81234739	727 Addison Avenue	\$2,995,000	\$2,995,000	\$3,350,000	112%	112%	11
Community Center	81236486	1118 Harker Avenue	\$2,195,000	\$2,195,000	\$2,415,000	110%	110%	8
Crescent Park	81232234	405 Marlowe Street	\$2,595,000	\$2,595,000	\$2,500,000	96%	96%	36
Crescent Park	81235542	744 Palo Alto Avenue	\$799,000	\$799,000	\$840,000	105%	105%	6
Crescent Park	81236305	1600 University Avenue	\$1,295,000	\$1,295,000	\$1,820,000	141%	141%	9
Downtown	81217504	524 Everett Court	\$4,295,000	\$3,350,000	\$3,225,000	75%	96%	137
Downtown	81227000	171 Cowper Street	\$2,850,000	\$2,850,000	\$2,600,000	91%	91%	80
Green Acres	81222464	674 Georgia Avenue	\$1,795,000	\$1,795,000	\$1,795,000	100%	100%	99
Green Gables	81226017	25 Erstwild Court	\$2,495,000	\$2,349,000	\$2,300,000	92%	98%	71
Green Gables	81231349	1893 Edgewood Drive	\$1,529,000	\$1,489,000	\$1,500,000	98%	101%	34
Green Gables	81231443	1125 Newell Road	\$1,395,000	\$1,395,000	\$1,570,000	113%	113%	17
Green Gables	81232722	740 Seale Avenue	\$5,995,000	\$5,995,000	\$6,000,000	100%	100%	9
Green Gables	81234688	723 Garland Drive	\$1,598,000	\$1,598,000	\$1,838,000	115%	115%	10
Green Gables	81237306	869 Seale Avenue	\$2,998,000	\$2,998,000	\$3,298,000	110%	110%	7
Midtown	81229706	3424 Cowper Court	\$2,498,000	\$2,498,000	\$2,400,000	96%	96%	131
Midtown	81232970	773 Allen Court	\$1,235,500	\$1,235,500	\$1,528,600	124%	124%	10
Midtown	81233870	3436 Rambow Drive	\$1,799,000	\$1,799,000	\$2,195,000	122%	122%	8
Midtown	81234546	3227 Bryant Street	\$1,649,000	\$1,649,000	\$1,649,000	100%	100%	13
Midtown	81234720	3179 Bryant Street	\$1,698,000	\$1,698,000	\$2,050,000	121%	121%	6
Old Palo Alto	81216663	2051 Waverley Street	\$11,495,000	\$10,250,000	\$9,000,000	78%	88%	145
Old Palo Alto	81233910	2125 High Street	\$1,098,000	\$1,098,000	\$1,385,000	126%	126%	7
Old Palo Alto	81237325	220 Rinconada Avenue	\$1,995,000	\$1,995,000	\$2,457,000	123%	123%	7
Palo Alto Hills	81233891	816 Mesa Court	\$2,595,000	\$2,595,000	\$2,535,000	98%	98%	15
Professorville	81235183	1010 Bryant Street	\$1,350,000	\$1,350,000				4
South Palo Alto	81227012	936 Colonial Lane	\$2,550,888	\$1,999,000	\$2,025,000	79%	101%	62
South Palo Alto	81227407	3239 Maddux Drive	\$899,000	\$899,000	\$870,000	97%	97%	21
South Palo Alto	81230553	4037 Sutherland Drive	\$1,412,600	\$1,412,600	\$1,428,888	101%	101%	15
South Palo Alto	81232940	2672 Marshall Drive	\$2,195,000	\$2,195,000	\$2,416,000	110%	110%	9
South Palo Alto	81232947	738 Torreya Court	\$1,598,000	\$1,598,000	\$1,620,000	101%	101%	9
South Palo Alto	81232956	884 Colorado Avenue	\$1,699,000	\$1,699,000	\$1,981,000	117%	117%	9
South Palo Alto	81233647	3660 Ramona Circle	\$898,000	\$898,000	\$1,125,000	125%	125%	8
South Palo Alto	81234841	3796 Redwood Circle	\$1,198,000	\$1,198,000	\$1,300,000	109%	109%	0
South Palo Alto	81236490	3330 Thomas Drive	\$1,498,000	\$1,498,000	\$1,625,000	108%	108%	7

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Stanford	81231706	922 Lathrop Place	\$1,855,000	\$1,855,000	\$1,845,000	99%	99%	21
Ventura	81235547	281 Chestnut Avenue	\$998,000	\$998,000	\$1,099,000	110%	110%	8
			\$2,191,111	\$2,120,491	\$2,227,602	99%	103%	28

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81230600	664 Hamilton Avenue #G	\$988,888	\$988,888	\$988,000	100%	100%	30
Downtown	81234770	101 Alma Street #803	\$1,099,000	\$1,099,000	\$1,099,000	100%	100%	7
Green Acres	81231202	4250 El Camino Real #C125	\$509,900	\$509,900	\$480,000	94%	94%	24
South Palo Alto	81226019	765 San Antonio Road #40	\$520,000	\$510,000	\$531,000	102%	104%	49
South Palo Alto	81228297	1155 Donner Lane	\$895,000	\$895,000	\$888,000	99%	99%	7
South Palo Alto	81230778	800 East Charleston Road #3	\$799,900	\$799,900	\$770,000	96%	96%	68
South Palo Alto	81231331	3720 Feather Lane	\$786,000	\$786,000	\$820,000	104%	104%	8
South Palo Alto	81231431	4161 El Camino Way #C	\$589,000	\$620,000	\$615,000	104%	99%	37
South Palo Alto	81233817	2456 West Bayshore Road #2	\$432,000	\$432,000	\$520,000	120%	120%	13
South Palo Alto	81235550	3732 Egret Lane	\$1,078,000	\$1,078,000	\$1,216,000	113%	113%	16
			\$769,769	\$771,869	\$792,700	103%	103%	26