

Sold Price Analysis Report (September 05, 2012 to September 28, 2012)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81227064	3675 La Calle Court	\$1,698,000	\$1,698,000	\$1,750,000	103%	103%	31
Barron Park	81227981	910 Matadero Avenue	\$2,600,000	\$2,600,000	\$2,500,000	96%	96%	27
Barron Park	81230352	567 Kendall Avenue	\$1,139,000	\$1,139,000	\$1,092,500	96%	96%	18
Barron Park	81231490	590 Military Way	\$2,495,000	\$2,495,000	\$2,515,000	101%	101%	5
Barron Park	81232733	4050 Amaranta Avenue	\$4,295,000	\$4,295,000	\$4,300,000	100%	100%	9
College	81149727	1820 Ash Street	\$1,149,500	\$1,149,500	\$1,000,000	87%	87%	20
Community Center	81230476	812 Boyce Avenue	\$1,598,000	\$1,598,000	\$1,750,000	110%	110%	10
Community Center	81233122	1170 Fife Avenue	\$2,293,000	\$2,293,000	\$2,560,000	112%	112%	4
Crescent Park	81216474	1290 University Avenue	\$2,995,000	\$2,995,000	\$2,750,000	92%	92%	152
Crescent Park	81231482	1474 Kings Lane	\$1,998,000	\$1,998,000	\$2,551,000	128%	128%	8
Green Gables	81223787	1840 Hamilton Avenue	\$1,875,000	\$1,875,000	\$1,925,000	103%	103%	21
Green Gables	81229669	851 Seale Avenue	\$1,475,000	\$1,475,000	\$1,750,000	119%	119%	8
Green Gables	81231489	1684 Channing Avenue	\$1,398,000	\$1,398,000	\$1,600,000	114%	114%	7
Midtown	81227433	3541 Emerson Street	\$1,195,000	\$1,195,000	\$1,260,000	105%	105%	12
Midtown	81228700	2924 Waverley Street	\$1,285,000	\$1,285,000	\$1,550,000	121%	121%	9
Midtown	81230584	2906 Cowper Street	\$1,495,000	\$1,495,000	\$1,778,000	119%	119%	7
Midtown	81231469	3444 Ashton Court	\$1,150,000	\$1,150,000	\$1,375,000	120%	120%	8
Midtown	81231486	3293 South Court	\$1,838,888	\$1,838,888	\$1,840,000	100%	100%	6
Midtown	81232971	3488 Cowper Court	\$1,298,000	\$1,298,000	\$1,620,000	125%	125%	6
Old Palo Alto	81218701	2150 Waverley Street	\$4,975,000	\$4,450,000	\$3,950,000	79%	89%	74
Old Palo Alto	81227043	564 Santa Rita Avenue	\$1,999,998	\$2,450,000	\$2,275,000	114%	93%	29
Palo Alto Hills	81206645	3111 Alexis Drive	\$3,650,000	\$3,650,000	\$3,195,000	88%	88%	177
Professorville	81225904	308 Lincoln Avenue	\$2,800,000	\$2,800,000	\$2,550,000	91%	91%	21
South Palo Alto	81226861	366 George Hood Lane	\$1,795,000	\$1,795,000	\$1,830,000	102%	102%	21
South Palo Alto	81229712	3377 Ross Road	\$998,000	\$998,000	\$1,420,000	142%	142%	13
South Palo Alto	81230579	865 East Meadow Drive	\$998,000	\$998,000	\$1,150,000	115%	115%	5
South Palo Alto	81230616	381 Edlee Avenue	\$998,000	\$998,000	\$1,218,750	122%	122%	8
Ventura	81224946	350 West Meadow Drive	\$2,198,888	\$2,198,888	\$2,120,000	96%	96%	112
			\$1,988,688	\$1,986,010	\$2,041,973	103%	103%	30

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81230172	584 Thain Way	\$898,000	\$898,000	\$898,000	100%	100%	8
College	81228882	434 Stanford Avenue	\$818,000	\$818,000	\$837,499	102%	102%	6
College	81230575	117 South California Avenue #D403	\$499,000	\$499,000	\$555,000	111%	111%	10
College	81230593	2579 Park Boulevard #X202	\$815,000	\$815,000	\$805,000	99%	99%	6
Downtown	81222361	905 Cowper Street	\$1,248,000	\$1,215,000	\$1,210,000	97%	100%	67
Downtown	81226002	425 Alma Street #410	\$599,000	\$599,000	\$661,000	110%	110%	7
Downtown	81230061	101 Alma Street #1105	\$749,950	\$799,950	\$770,000	103%	96%	8
Downtown	81230370	325 Channing Avenue #313	\$2,495,000	\$2,495,000	\$2,700,000	108%	108%	6
Green Acres	81224869	4250 El Camino Real #A 307	\$525,000	\$559,000	\$591,000	113%	106%	47
South Palo Alto	81227512	4245 Rickeys Way #K	\$1,198,000	\$1,198,000	\$1,250,000	104%	104%	16
South Palo Alto	81228281	2458 West Bayshore Road #6	\$375,000	\$375,000	\$438,000	117%	117%	13

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South Palo Alto	81228846	4229 Ponce Drive	\$908,000	\$908,000	\$950,000	105%	105%	13
South Palo Alto	81229426	765 San Antonio Road #11	\$499,000	\$499,000	\$535,000	107%	107%	12
South Palo Alto	81229725	3905 Middlefield Road #B	\$639,000	\$629,000	\$639,000	100%	102%	27
South Palo Alto	81231459	4211 Rickeys Way #G	\$1,049,000	\$1,049,000	\$1,150,000	110%	110%	6
			\$887,663	\$890,397	\$932,633	105%	105%	17