

Sold Price Analysis Report (February 01, 2013 to February 28, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81237943	4151 Amaranta Avenue	\$2,295,000	\$2,195,000	\$2,100,000	92%	96%	99
Barron Park	81301933	868 Ilima Court	\$1,575,000	\$1,575,000	\$1,670,000	106%	106%	10
Barron Park	81302763	1090 Los Robles Avenue	\$2,795,000	\$2,795,000	\$3,100,000	111%	111%	9
Barron Park	81303677	709 La Para Avenue	\$2,550,000	\$2,550,000	\$2,680,000	105%	105%	8
Downtown	81300749	244 Byron Street	\$1,998,000	\$1,998,000	\$2,330,000	117%	117%	10
Downtown	81302200	862 Waverley Street	\$2,490,000	\$2,490,000	\$2,900,000	116%	116%	21
Green Gables	81300746	2368 Saint Francis Drive	\$1,499,000	\$1,499,000	\$1,675,000	112%	112%	7
Green Gables	81301982	1033 North California Avenue	\$1,450,000	\$1,450,000	\$1,760,000	121%	121%	9
Midtown	81300544	3392 Saint Michael Drive	\$1,998,000	\$1,998,000	\$1,950,000	98%	98%	10
Old Palo Alto	81301156	661 Seale Avenue	\$2,495,000	\$2,495,000	\$3,210,000	129%	129%	17
Old Palo Alto	81302338	559 Tennyson Avenue	\$2,088,000	\$2,088,888	\$2,820,000	135%	135%	18
Palo Alto Hills	81304453	850 Mesa Avenue	\$1,998,000	\$1,998,000	\$2,400,000	120%	120%	6
South Palo Alto	81242526	3373 Cork Oak Way	\$1,795,000	\$1,795,000	\$1,855,000	103%	103%	46
South Palo Alto	81302425	4243 Cashel Street	\$1,450,000	\$1,450,000	\$1,710,000	118%	118%	13
South Palo Alto	81302783	805 Colorado Avenue	\$2,498,000	\$2,498,000	\$2,720,000	109%	109%	8
			\$2,064,933	\$2,058,326	\$2,325,333	113%	113%	19

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81301468	537 Thain Way	\$869,000	\$869,000	\$900,000	104%	104%	13
Downtown	81241957	187 Bryant Street	\$1,795,000	\$1,795,000	\$1,706,000	95%	95%	79
Downtown	81300648	360 Everett Avenue #5B	\$1,445,000	\$1,445,000	\$1,500,000	104%	104%	7
Downtown	81303953	315 Homer Avenue #101	\$1,375,000	\$1,375,000	\$1,473,000	107%	107%	13
			\$1,371,000	\$1,371,000	\$1,394,750	102%	102%	28