

Sold Price Analysis Report (March 01, 2013 to March 29, 2013)

Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Allied Arts / Downtown	81302273	642 Harvard Avenue	\$1,495,000	\$1,495,000	\$1,725,000	115%	115%	10
Allied Arts / Downtown	81303917	620 Fremont Street	\$1,375,000	\$1,375,000	\$1,667,000	121%	121%	7
Allied Arts / Downtown	81305102	940 College Avenue	\$2,795,000	\$2,795,000	\$3,190,000	114%	114%	7
Alpine Road Area	81300056	42 Bishop Oak Court	\$2,698,000	\$2,698,000	\$2,695,000	100%	100%	69
Central Menlo	81301602	800 Wallea Drive	\$2,998,000	\$2,998,000	\$2,925,000	98%	98%	41
Central Menlo	81305261	555 Oakfield Lane	\$4,198,000	\$4,198,000	\$4,315,000	103%	103%	8
Central Menlo	81307225	1890 Oakdell Drive	\$1,985,000	\$1,985,000	\$2,400,000	121%	121%	7
County / Alameda Area	81301608	1441 Franks Lane	\$1,445,000	\$1,445,000	\$1,451,000	100%	100%	14
County / Alameda Area	81303252	1998 Valparaiso Avenue	\$1,589,000	\$1,589,000	\$1,600,000	101%	101%	9
County / Alameda Area	81304569	2270 Camino A Los Cerros	\$1,350,000	\$1,350,000	\$1,500,000	111%	111%	11
County / Alameda Area	81304708	351 Leland Avenue	\$1,649,000	\$1,649,000	\$1,830,000	111%	111%	13
County / Alameda Area	81304930	451 Vine Street	\$1,099,000	\$1,099,000	\$1,200,000	109%	109%	14
County / Alameda Area	81304997	1460 Franks Lane	\$1,195,000	\$1,195,000	\$1,320,000	110%	110%	7
County / Alameda Area	81305616	2140 Camino De Los Robles	\$2,259,000	\$2,259,000				9
County / Alameda Area	81306558	2123 Sterling Avenue	\$1,250,000	\$1,250,000	\$1,378,000	110%	110%	7
County Area / Fair Oaks Ave	81300650	372 6Th Avenue	\$299,000	\$299,000	\$305,000	102%	102%	26
County Area / Fair Oaks Ave	81301088	770 15Th Avenue	\$1,125,000	\$1,125,000	\$1,125,000	100%	100%	36
County Area / Fair Oaks Ave	81303193	855 15Th Avenue	\$849,000	\$849,000	\$925,000	109%	109%	10
County Area / Fair Oaks Ave	81303240	3637 Fair Oaks Avenue	\$865,000	\$865,000	\$894,000	103%	103%	17
County Area / Fair Oaks Ave	81304492	415 8Th Avenue	\$650,000	\$650,000	\$623,000	96%	96%	25
County Area / Fair Oaks Ave	81304752	843 14Th Avenue	\$879,000	\$879,000	\$885,000	101%	101%	12
East of U.S. 101	81243676	1157 Sevier Avenue	\$450,000	\$450,000	\$435,000	97%	97%	56
East of U.S. 101	81304260	1358 Sevier Avenue	\$529,000	\$529,000	\$515,000	97%	97%	17
East of U.S. 101	81306420	1252 Sevier Avenue	\$460,000	\$460,000	\$485,000	105%	105%	3
Felton Gables	81307437	448 Felton Drive	\$1,255,000	\$1,255,000	\$1,385,000	110%	110%	3
Flood Park Area	81234064	1045 Windermere Avenue	\$1,675,000	\$1,549,000	\$1,430,000	85%	92%	128
Flood Park Area	81300224	395 Hedge Road	\$699,000	\$699,000	\$850,000	122%	122%	15
Flood Park Area	81304268	1031 Berkeley Avenue	\$1,350,000	\$1,350,000	\$1,350,000	100%	100%	274
Flood Park Area	81305490	327 Bay Road	\$1,289,000	\$1,289,000	\$1,410,000	109%	109%	10
Menlo Oaks Area	81301894	770 Berkeley Avenue	\$2,590,000	\$2,590,000	\$2,590,000	100%	100%	7
Menlo Oaks Area	81303035	181 Santa Margarita Avenue	\$1,199,000	\$1,199,000	\$1,440,000	120%	120%	5
Middlefield to El Camino	81304083	565 Barron Street	\$1,749,950	\$1,749,950	\$1,700,000	97%	97%	11
Sharon Heights / Stanford Hills	81304638	13 Campbell Lane	\$2,295,000	\$2,295,000	\$2,200,000	96%	96%	15
Willows / O'Conner Area	81239856	145 Oak Court	\$895,000	\$895,000	\$865,000	97%	97%	112
Willows / O'Conner Area	81306510	313 Laurel Avenue	\$1,495,000	\$1,495,000	\$1,495,000	100%	100%	7
			\$1,485,084	\$1,481,484	\$1,532,441	100%	100%	29

Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Central Menlo	81304519	20 Willow Road #2	\$578,000	\$578,000	\$578,000	100%	100%	17
Middlefield to El Camino	81301992	1235 Mills Street	\$639,000	\$639,000	\$630,000	99%	99%	27
Middlefield to El Camino	81305600	1155 Merrill Street #102	\$950,000	\$950,000	\$925,000	97%	97%	18
Middlefield to El Camino	81307302	135 Stone Pine Lane	\$1,350,000	\$1,350,000	\$1,635,000	121%	121%	3

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Sharon Heights / Stanford Hills	81243168	1100 Sharon Park Drive #32	\$889,000	\$849,000	\$851,500	96%	100%	62
Sharon Heights / Stanford Hills	81301595	2140 Santa Cruz Avenue #B306	\$425,000	\$425,000	\$400,000	94%	94%	14
Sharon Heights / Stanford Hills	81303209	122 Sand Hill Circle	\$1,195,000	\$1,195,000	\$1,088,000	91%	91%	21
Sharon Heights / Stanford Hills	81304691	1 Carriage Court	\$1,495,000	\$1,425,000	\$1,410,000	94%	99%	36
Sharon Heights / Stanford Hills	81305098	2160 Santa Cruz Avenue #24	\$659,000	\$659,000	\$755,000	115%	115%	15
			\$908,889	\$896,667	\$919,167	101%	103%	24