

## 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
Barron Park	81301529	3501 Emma Court	\$2,495,000	\$2,495,000	\$2,350,000	94%	94%	38
Barron Park	81306091	770 Chimalus Drive	\$1,998,000	\$1,998,000	\$2,190,000	110%	110%	8
College	81301453	1565 Stanford Avenue	\$2,395,000	\$2,395,000	\$2,200,000	92%	92%	36
College	81305902	2290 Cornell Street	\$1,048,000	\$1,048,000	\$1,425,000	136%	136%	7
College	81306826	1550 Castilleja Avenue	\$2,495,000	\$2,495,000	\$3,000,000	120%	120%	10
Community Center	81304239	1046 Harker Avenue	\$2,795,000	\$2,795,000				9
Community Center	81304476	906 Addison Avenue	\$2,095,000	\$2,095,000	\$2,350,000	112%	112%	15
Community Center	81304928	736 Homer Avenue	\$859,000	\$859,000	\$859,000	100%	100%	12
Community Center	81305151	1350 Harker Avenue	\$3,095,000	\$3,095,000	\$3,500,000	113%	113%	7
Crescent Park	81305179	1530 University Avenue	\$2,750,000	\$2,750,000	\$2,900,000	105%	105%	19
Green Acres	81305361	4262 Los Palos Place	\$1,995,000	\$1,995,000	\$2,250,000	113%	113%	13
Green Gables	81304071	1806 Mark Twain Street	\$1,988,000	\$1,988,000	\$1,920,000	97%	97%	15
Green Gables	81305453	1535 Edgewood Drive	\$7,650,000	\$7,650,000	\$7,650,000	100%	100%	3
Midtown	81306123	2750 Bryant Street	\$1,249,000	\$1,249,000	\$1,730,000	139%	139%	7
Midtown	81307938	3449 Ramona Street	\$1,298,000	\$1,298,000	\$1,600,000	123%	123%	7
Old Palo Alto	81303656	150 Churchill Avenue	\$2,095,000	\$2,095,000	\$2,500,000	119%	119%	7
Old Palo Alto	81303657	1861 Waverley Street	\$5,300,000	\$5,300,000	\$5,775,000	109%	109%	6
Old Palo Alto	81304030	224 Churchill Avenue	\$4,395,000	\$4,395,000	\$4,175,000	95%	95%	17
Old Palo Alto	81304107	131 Washington Avenue	\$949,950	\$949,950	\$1,470,000	155%	155%	11
Old Palo Alto	81305329	121 Lowell Avenue	\$1,999,999	\$1,999,999	\$2,500,000	125%	125%	11
Old Palo Alto	81307858	142 Tennyson Avenue	\$1,998,000	\$1,998,000	\$2,225,000	111%	111%	1
Professorville	81233917	552 Kellogg Avenue	\$3,990,000	\$3,850,000	\$3,850,000	96%	100%	154
South Palo Alto	81302861	3845 Mumford Place	\$1,495,000	\$1,495,000	\$1,775,000	119%	119%	6
South Palo Alto	81304160	331 Creekside Drive	\$1,535,000	\$1,535,000	\$1,660,000	108%	108%	12
South Palo Alto	81304478	837 Clara Drive	\$2,798,000	\$2,798,000	\$2,975,000	106%	106%	6
South Palo Alto	81304593	3985 Bibbits Drive	\$1,388,000	\$1,388,000	\$1,838,000	132%	132%	13
South Palo Alto	81305057	3851 Corina Way	\$1,398,000	\$1,398,000	\$1,720,000	123%	123%	8
Ventura	81300120	411 Pepper Avenue	\$868,000	\$868,000	\$1,107,000	128%	128%	11
Ventura	81302986	4030 Wilkie Way	\$1,499,000	\$1,499,000	\$1,550,000	103%	103%	11
Ventura	81303710	345 Olive Avenue	\$899,000	\$899,000	\$1,109,000	123%	123%	14
			<b>\$2,293,765</b>	<b>\$2,289,098</b>	<b>\$2,488,034</b>	<b>105%</b>	<b>105%</b>	<b>16</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
College	81300833	155 South California Avenue #G-102	\$799,000	\$799,000	\$800,000	100%	100%	22
College	81305196	420 Cambridge Avenue #3	\$1,498,000	\$1,498,000	\$1,600,000	107%	107%	8
Crescent Park	81240245	750 University Avenue	\$799,000	\$799,000	\$800,000	100%	100%	84
Downtown	81300119	101 Alma Street #202	\$729,000	\$699,000	\$670,000	92%	96%	53
Downtown	81302151	555 Byron Street #402	\$1,200,000	\$1,200,000	\$1,200,000	100%	100%	1
Downtown	81306065	101 Alma Street #101	\$799,000	\$799,000	\$895,000	112%	112%	7
Downtown	81306071	386 Everett Avenue	\$899,000	\$899,000	\$920,000	102%	102%	19
Downtown	81307961	360 Everett Avenue #4B	\$1,295,000	\$1,295,000	\$1,400,000	108%	108%	4
Midtown	81303718	725 Loma Verde Avenue #A	\$848,000	\$848,000	\$961,000	113%	113%	8

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South Palo Alto	81302082	3901 Middlefield Road #I	\$399,950	\$399,950	\$430,000	108%	108%	9
South Palo Alto	81302615	444 San Antonio Road #11C	\$848,000	\$848,000	\$935,000	110%	110%	10
South Palo Alto	81302854	110 Ferne Avenue	\$689,000	\$689,000	\$712,000	103%	103%	7
South Palo Alto	81304396	2468 West Bayshore Road #5	\$510,000	\$510,000	\$510,000	100%	100%	-2
			<b>\$870,227</b>	<b>\$867,919</b>	<b>\$910,231</b>	<b>105%</b>	<b>105%</b>	<b>18</b>