

## Homestead Valley

ADDRESS	BR/BA	LIST PRICE	SOLD PRICE	LIST DATE	SALE DATE	SQ FT.*	PRICE/SQ FT
35 Castle Rock Dr	1/1	595,000	575,000	7/09	11/09	910	632
<i>Short sale. On a wooded lot with a seasonal creek near the Dipsea Trail, this cottage has bay views.</i>							
304 Todd Way	3/1	799,000	689,000	8/09	12/09	1092	631
<i>Reduced to \$709,000. South-facing lot w/sun &amp; level yards, home with new furnace-water heater-roof.</i>							
118 Reed St	2/1	750,000	720,000	9/09	10/09	1125	640
<i>Location &amp; potential: this 50's cottage has beamed cathedral ceiling, 9324 sf lot with level front &amp; back yards.</i>							
73 Montford Ave	4/2	849,000	855,000*	9/09	10/09	1715	499
<i>On a sunny, level ¼+ acre lot, this diamond-in-the-rough has an eat-in kitchen, family room &amp; teak hot tub.</i>							
509 Pixie Trail	3/3.5	1,299,000	1,250,000	10/09	11/09	1970	635
<i>Modern, multi-level, south-facing home features valley views, master suite, cook's kitchen &amp; bonus room.</i>							
206 Evergreen Ave	3/3	1,445,000	1,320,000	7/09	11/09	1865	708
<i>Reduced to \$1,335,000. Newer Craftsman on sunny, level lot with chef's kitchen, 9 ft ceilings, two fireplaces.</i>							
57 Montford Ave	3/2.5	1,499,000	1,390,000	8/09	12/09	2300	604
<i>Reduced to \$1,425,000. Charming Craftsman set back on almost ¼ acre level lot with mature fruit trees.</i>							
155 Linden Ln	4/3	2,395,000	1,685,000	4/09	12/09	2522	668
<i>Reduced to \$1,750,000. Remodeled in 2009, Craftsman with large lot — English gardens, spa, playhouse.</i>							
11 Echo Ln	4/2.5	2,599,000	2,500,000	8/09	10/09	2981	839
<i>Rebuilt in 2007, this home offers sweeping views, 10 ft ceilings, master suite and a large flat yard.</i>							
353 Montford Ave	5/4.5	3,500,000	3,000,000	10/07	11/09	4000	750
<i>First listed in 10/07. Reduced to \$2,975,000. New home with all the bells &amp; whistles.</i>							

## E. Blithedale Avenue

ADDRESS	BR/BA	LIST PRICE	SOLD PRICE	LIST DATE	SALE DATE	SQ FT.*	PRICE/SQ FT
493 E Blithedale Ave	2/1	560,900	575,000*	8/09	10/09	1150	500
<i>Bank owned. Centrally located single level home w/wood burning fireplace &amp; refinished wood floor.</i>							

## Downtown

ADDRESS	BR/BA	LIST PRICE	SOLD PRICE	LIST DATE	SALE DATE	SQ FT.*	PRICE/SQ FT
45 Buena Vista	5/2.5	2,395,000	2,055,000	9/09	12/09	2785	738
<i>Reduced to \$2,295,000. Built in 2005 shingled, 3-story home close to shopping, restaurants &amp; schools.</i>							

\* Square footage is taken from the tax records or the seller of the property so it may not always be accurate.

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