

Spring 2013

Facebook Headquarters: Thumbs Up or Thumbs Down for Housing Prices in East Palo Alto?

Veronica A. Flores
San Jose State University

Follow this and additional works at: https://scholarworks.sjsu.edu/etd_projects

Part of the [Urban Studies and Planning Commons](#)

Recommended Citation

Flores, Veronica A., "Facebook Headquarters: Thumbs Up or Thumbs Down for Housing Prices in East Palo Alto?" (2013). *Master's Projects*. 300.

DOI: <https://doi.org/10.31979/etd.v63x-mnfe>

https://scholarworks.sjsu.edu/etd_projects/300

This Master's Project is brought to you for free and open access by the Master's Theses and Graduate Research at SJSU ScholarWorks. It has been accepted for inclusion in Master's Projects by an authorized administrator of SJSU ScholarWorks. For more information, please contact scholarworks@sjsu.edu.

Facebook Headquarters: Thumbs Up or Thumbs Down for Housing Prices in East Palo Alto?

By Veronica A. Flores



Photo source: Chris Taylor, "Exclusive Look Inside the New Facebook HG: You'll Like this [PICS]," *Mashable*, April 7, 2012, <http://mashable.com/2012/04/07/facebook-hq/> (accessed February 9, 2013)

Facebook Headquarters: Thumbs Up or Thumbs Down for Housing Prices in East Palo Alto?

A Planning Report
Presented to
The Faculty of the Department of
Urban and Regional Planning

San José State University

In Partial Fulfillment
of the Requirements for the Degree
Master of Urban Planning

By

Veronica A. Flores

May 2013

Acknowledgements

Both my advisors Hilary Nixon and Richard Kos who helped me think through the process of completing this report

Ralph McLaughlin for help with hedonic regression analysis

Melanie Aguas for help with proofreading my draft reports

Contents

Introduction

Background Information..... 2

- City of East Palo Alto 4
- City of Palo Alto 4
- City of Richmond 5
- Kensington 5

Research Question..... 6

Relevance of this Study to the Bay Area..... 6

- Historical Context of Major Companies in the Bay Area 6
- Jobs Drive the Local Economy and Affect Housing Prices 8
- Minimal Housing Options in the Bay Area 10

Value of Research Question 14

Hypothesis..... 14

- New Jobs and Employees in the Area 14
- Higher Salaries of Facebook Employees 16
- Constraints on Housing Strategies 18

Empirical Analysis

Limitations of Study 20

- Borders Between Richmond and Kensington Are Not Directly Connected 20
- Imperfect Data Set 20
- Account of Variety in Housing Stock 20
- Considerations Only for Recently Sold Houses 21
- Price Fluctuations Throughout the Year 21
- Not All Housing Characteristics Considered 21

Housing Value Analysis 21

- Methodology 21
- Findings of Study 23
- Summary of Findings 27

Hedonic Regression Analysis 28

- Methodology 28
- Findings 31
- Summary of Findings 35

Research on Demographic Factors..... 36

- Methodology 36
- Findings 36
- Summary of Findings 41

Policy Review

Housing Composition and Policy45
 Inclusionary Housing 45
 Density Bonuses 46
 Other Incentives for Building Affordable Housing 48
 Housing Constraints 49
Mismatch Between Types of Houses Available and Local Jobs50
Jobs-Housing Balance51
Summary of Findings52

Conclusion

Summary of Major Findings54
Policy Implications of Study55
Future Research55

Bibliography

Appendices

Appendix A: Raw Data of Housing Values A-3
Appendix B: Raw Data of Housing Characteristics.....A-35
Appendix C: Adjusted Housing Characteristics Used for SPSS Model.....A-65
Appendix D: Policy Review Rubric NotesA-95

List of Figures

Figure 1: Facebook Office Locations..... 3

Figure 2: Map of Bay Area 4

Figure 3: Median House Values 27

Figure 4: Percentage Changes in Median House Values..... 28

**Figure 5: East Palo Alto Educational Attainment by Percentage for Population
25-Years Old and Over 38**

**Figure 6: Richmond Educational Attainment by Percentage for Population
25-Years Old and Over 39**

Figure 7: East Palo Alto Industry Breakdown by Percent 40

Figure 8: Richmond Industry Breakdown by Percent 41

List of Tables

Table 1: Median Household Income and Median House Value..... 6

**Table 2: Summary Table for Housing Values of Houses Sold in East Palo Alto in
2012 24**

**Table 3: Summary Table for Housing Values of Houses Sold in Richmond in
2012 24**

Table 4: SPSS Output..... 32

Table 5: Abbreviated Table of Statistically Significant Variables 33

**Table 6: Abbreviated Table of Variables Not Found to be Statistically Significant
..... 35**

Table 7: Policy Review Rubric..... 44



Introduction

This first chapter provides background information on the Facebook company and its original headquarters. Additionally, general housing and demographic information about East Palo Alto, California and Richmond, California are discussed in order to better understand the impacts of Facebook headquarters on the housing market in these communities. While the focus of the report will be on East Palo Alto, information on Richmond is also included because it serves as the comparison community for the research. Past findings from previous literature are also integrated into this chapter to provide more information on the impacts of major employers on local housing prices. This chapter concludes with the research question under review and a supporting hypothesis.

Background Information

This report assesses the trend of housing prices in East Palo Alto before, during, and at the end of Facebook headquarters' presence in Palo Alto, California. Facebook is a social networking website founded by Mark Zuckerberg, Dustin Moskovitz, Chris Hughes, and Eduardo Saverin from their Harvard dorm room.¹ Zuckerberg and his friends wanted to create an online platform for Harvard students and alumni to connect. Since its inception, Facebook has grown to almost one billion users and nearly 4,000 employees.² The large Facebook workforce could influence the economic characteristics of the community even if the company represents just a small percentage of the workforce in the City of Palo Alto. In recent years, all new companies in Palo Alto have had about 2,000 employees or less.³ This is a significantly smaller number than the 4,000 Facebook employees. Therefore, this increase in well-paid employees could be greatly damaging to the less affluent community of East Palo Alto because the housing demand increases in the surrounding communities as well, not just in Palo Alto.

Facebook moved to downtown Palo Alto on University Avenue in 2004. The green marker in Figure 1 indicates this original office. In 2008, Facebook relocated again to

1 Nicholas Carlson, "At Last -- the Full Story of How Facebook Was Founded," *Business Insider*, March 5, 2010, <http://www.businessinsider.com/how-facebook-was-founded-2010-3#> (accessed September 4, 2012).

2 Facebook, "Key Facts," Facebook, <http://newsroom.fb.com/content/default.aspx?NewsAreaId=22> (accessed September 7, 2012).

3 Manta, "Companies in Palo Alto." Manta, http://www.manta.com/mb_51_ALL_1ZX/palo_alto_ca (accessed November 1, 2012).

the Stanford Research Park, located about three miles south of the original office as indicated by the red marker in Figure 1. Then in December 2012, Facebook moved into the former Sun Microsystems office space in Menlo Park, California.⁴ The blue marker in Figure 1 represents the new office in Menlo Park.

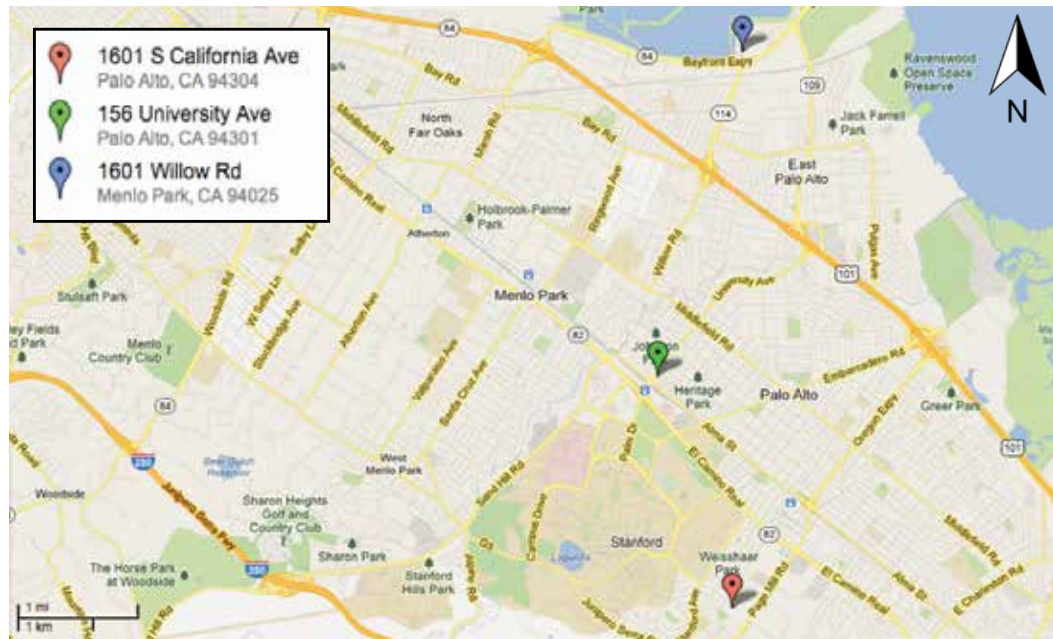


Figure 1: Facebook Office Locations
Source: Google Maps

This report focuses on how Facebook’s presence in Palo Alto affects East Palo Alto by comparing housing prices, housing characteristics, and policies between East Palo Alto and Richmond. Richmond will be used as the control city for this report because it has similar economic characteristics to East Palo Alto and is located next to the more affluent community of Kensington. Each of these regions will be briefly described in the following subsections.

The close proximity of Kensington to Richmond is important to consider because it is an affluent community that has not had a high-paying company enter its community recently, like how Facebook moved to Palo Alto. Therefore, changes in housing prices in East Palo Alto, if any, could potentially be attributed to the presence of Facebook. Figure 2 shows where these communities are in relation

⁴ Mashable, “Facebook Completes Move Into New Menlo Park Headquarters.” Mashable, <http://mashable.com/2011/12/19/facebook-completes-move-into-new-menlo-park-headquarters/> (accessed February 9, 2013).

to each other. The figure also highlights the close proximity of the more affluent communities to the low-income communities.

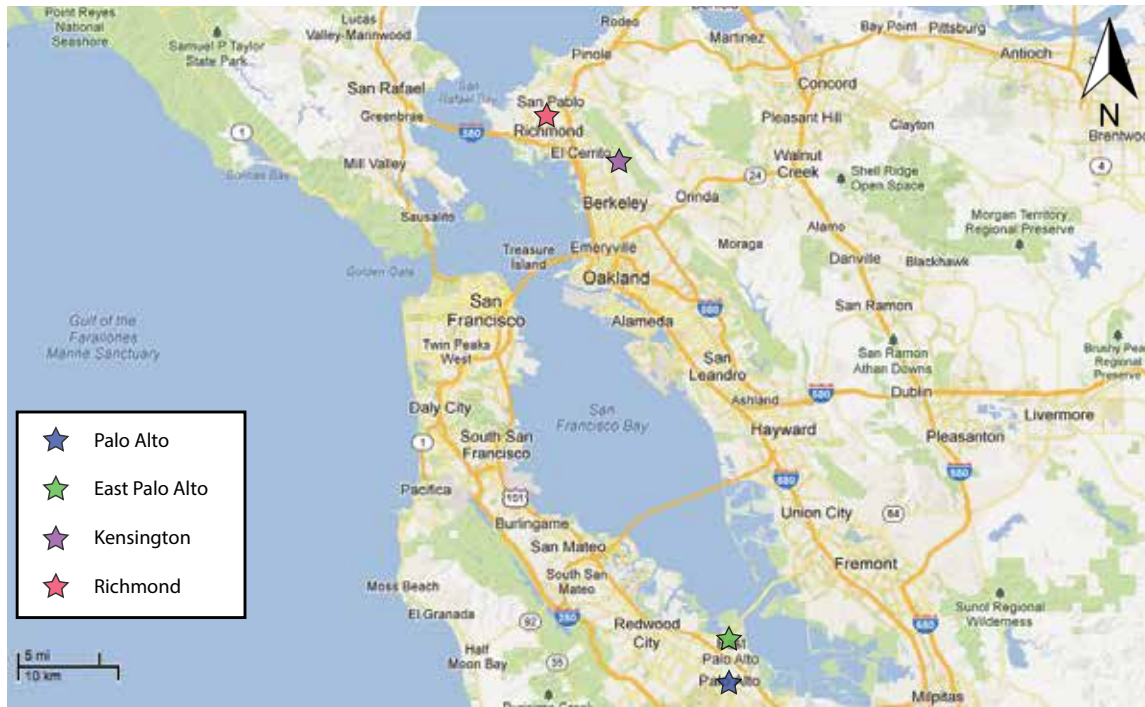


Figure 2: Map of Bay Area
Source: Google Maps

City of East Palo Alto

East Palo Alto is the focus city for this report. It is a low-income community located within close proximity to more affluent communities including Palo Alto and Menlo Park. According to the 2010 U.S. Census, East Palo Alto has a total population of 28,155,⁵ a median household income of \$50,137, and about 35 percent of the houses are valued between \$300,000 and \$500,000.⁶ About 16.8 percent of the individuals are living under the poverty level.⁷

City of Palo Alto

As mentioned earlier, Palo Alto was the home of the first two Facebook offices, which is the focus of this report. Palo Alto, which shares a border with East Palo Alto, is a

5 U.S. Census Bureau, 2010 Census, Table DP-1.

6 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04.

7 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

fairly affluent community with a median household income of \$122,532⁸ and more than 70 percent of houses are valued at \$1 million or more.⁹ Palo Alto has a total population of 64,403 people¹⁰ and only 5.4 percent of the individuals are living under the poverty level.¹¹

City of Richmond

Richmond is another low-income community in the Bay Area. It has a total population of 103,701¹² and a median household income of \$54,554.¹³ In Richmond, about 37 percent of the houses are valued between \$300,000 and \$500,000.¹⁴ About 17.5 percent of all individuals are living under the poverty level.¹⁵ These similar characteristics make Richmond an ideal comparison city to East Palo Alto in this report.

Kensington

Kensington is a small, unincorporated area in the East Bay. The Kensington Municipal Advisory Board (KMAC), appointed by the Contra Costa County Board of Supervisors, is tasked with land-use and development review. Kensington has a total population of 5,077,¹⁶ a median household income of \$124,010,¹⁷ and more than 75 percent of houses are valued between \$500,000 and \$999,999.¹⁸ Additionally, only 4.2 percent of individuals living in Kensington are under the poverty level.¹⁹ Although Kensington does not share a border with Richmond, these statistics are similar in nature to those of Palo Alto. Therefore, any comparisons made between Richmond and East Palo Alto are still valid because Richmond is still influenced by the nearby Kensington just as East Palo Alto is influenced by Palo Alto.

8 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

9 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04.

10 U.S. Census Bureau, 2010 Census, Table DP-1.

11 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

12 U.S. Census Bureau, 2010 Census, Table DP-1.

13 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

14 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04.

15 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

16 U.S. Census Bureau, 2010 Census, Table DP-1.

17 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

18 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04.

19 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

Table 1 summarizes the household income and median house values for the four communities, highlighting the range of each of the categories despite all of the communities being in the Bay Area. East Palo Alto and Richmond will be the focus for the remainder of this report; however, Palo Alto and Kensington are still included in the discussion to explain how the pairs of communities are relatable.

Table 1: Median Household Income and Median House Value

	Median Household Income	Median House Value
Palo Alto	\$122,532	\$1,000,000+
East Palo Alto	\$50,137	\$447,600
Kensington	\$124,010	\$765,600
Richmond	\$54,554	\$352,600

Sources: U.S. Census Bureau, 2007-2011 American Community Survey, Tables DP03 and DP04

Research Question

How have housing prices changed in East Palo Alto from 2002-2012, and could a large, high-paying employer such as Facebook have had an effect? How can this information be used to provide better recommendations to meet the housing needs of low-income community members?

Relevance of this Study to the Bay Area

Historical Context of Major Companies in the Bay Area

The greater San Francisco Bay Area attracts many major employers into the region, especially technology-based companies. In addition to Facebook, other companies that have recently sprouted in the area include Google, Twitter, and Salesforce. Two studies provide perspectives on where companies prefer to locate.²⁰ In his 2000 study, Giloth does not specify whether companies prefer to locate in cities versus suburbs. Instead, he explains that companies prefer to be in regions where there

20 Robert P. Giloth, "Learning From the Field: Economic Growth and Workforce Development in the 1990s," *Economic Development Quarterly* 14, no. 4 (2000): 340-359; Edward L. Glaeser and Jesse M. Shapiro, "Urban Growth in the 1990s: Is City Living Back?" *Journal of Regional Science* 43, no. 1 (2003): 139-165.

are larger amounts of people because there is a higher chance that people in the area already have the skills needed for the company.²¹ Depending on the region and population, Giloth's study could be used to argue both ways – that companies prefer to locate in cities or that companies prefer to locate in the suburbs. Since Giloth simply summarizes previous literature on low-income populations, the findings might not be applicable to other studies and regions. However, based on this logic alone, it is very likely that major companies are interested in locating in the Bay Area since there is a large potential workforce to utilize.

Glaeser and Shapiro follow the same argument as Giloth in their 2003 study reviewing urban growth in the 1990s; however, they interpret the findings differently.²² Similar to Giloth, Glaeser and Shapiro believe companies choose strategic locations to recruit knowledgeable employees.²³ These findings are based on a regression analysis for population changes in the 1980s and 1990s.²⁴ This study argues that cities with more highly skilled workers grow faster than cities with low skilled workers.²⁵ While Glaeser and Shapiro provide a clearly explained argument, the study looks at variables such as density, public transportation, and car use.²⁶ However, these and other variables are reviewed in isolation and may not provide the most accurate picture because the study does not account for population growth differences once these variables are combined. Company needs may not make East Palo Alto the most desirable city to locate, but the surrounding region and the close proximity to Silicon Valley should still make it a viable option to draw in more companies and jobs. Many local governments want major headquarters to settle in their community for the positive economic effects they provide.²⁷ However, it is important to consider how this growth of companies creates additional demand for housing.

21 Giloth, 343.

22 Glaeser and Shapiro.

23 Ibid., 139.

24 Ibid.

25 Ibid., 139.

26 Ibid.

27 Jim Hopkins, "San Francisco: Stem Cell's Silicon Valley?; City Takes the Lead in Race for Research Headquarters," *USA TODAY*, May 3, 2005, <http://search.proquest.com/docview/409001802?accountid=10361> (accessed August 28, 2012).

Jobs Drive the Local Economy and Affect Housing Prices

Jobs, including those created by Facebook, drive the local economy. Calavita and Caves write that it is not housing opportunities, but the jobs that drive the housing market and population growth.²⁸ This is based on 478 phone surveys Calavita and Caves conducted in San Diego in 1989 to better understand how planners and members of the public felt about growth.²⁹ It should be noted, however, that Calavita and Caves conducted their study during a period of high population growth in Southern California. Therefore, the survey responses may have been easily swayed one way or another depending on the respondents' recent experiences. As companies including Facebook start to appear in the area, there is an increased need in housing to accommodate the people filling in the new positions. While there are likely to be some Bay Area natives working for Facebook, the lure of the company and positions within the forefront of social media likely attracted people from out of this region. These new jobs strain the existing housing supply, resulting in higher housing prices in the area, and affect the affordability of housing.³⁰

This notion of job growth is explored further in the literature.³¹ Shapiro builds on the idea that jobs create growth and explains that growth fosters more opportunities for additional growth.³² He bases his findings on a growth model based called Roback's (1982) formula.³³ Shapiro writes that areas with ample professional businesses have the propensity to attract additional people to provide service sector roles.³⁴ This can be seen through additional restaurants, dry cleaners, barbershops, and other support services. However, these support services are still needed in communities even if they do not have a high concentration of professionals. Therefore, the finding

28 Nico Calavita and Roger Caves, "Planners' Attitudes Toward Growth: A Comparative Case Study," *Journal of the American Planning Association* 60, no. 4 (1994): 489.

29 Calavita and Caves.

30 Robert Cervero, "Jobs-Housing Balance Revisited," *Journal of the American Planning Association* 62, no. 4 (1996): 499.

31 Jesse M. Shapiro, "Smart Cities: Quality of Life, Productivity, and the Growth Effects of Human Capital," *Review of Economics and Statistics* 88, no. 2 (2006): 324-335; Richard Voith, "The Suburban Housing Market: The Effects of City and Suburban Job Growth." *Business Review - Federal Reserve Bank of Philadelphia* (1996): 13, <http://search.proquest.com.libaccess.sjlibrary.org/docview/231390835/fulltextPDF/138EAF0EC1F305A7888/1?accountid=10361> (accessed September 1, 2012).

32 Ibid.

33 Ibid.

34 Ibid., 333.

seems sound, but the reasoning does not since high-paid professionals do not exclusively need these services. However, Shapiro still argues that there is more job growth to accommodate basic needs of existing employees.

Voith supports Shapiro's findings and believes that this additional job growth affects housing prices because of the influx of new employees, which increases housing demand overall.³⁵ Voith performed a regression analysis on more than 88,000 house sales in Philadelphia from 1972 to 1975.³⁶ Voith finds that more jobs in a city have a positive effect on suburban housing because of the increased housing demand.³⁷ However, there is a negative effect on housing prices if the jobs are located in the suburbs. If Philadelphia has a unique job and housing market, then this might not be applicable to other regions including East Palo Alto and the Bay Area.

Facebook's presence brings wealthier individuals to the region. This may potentially shift the types of housing in demand since there will be more well-paid employees in the area. According to the 2012 report by Glass Door, the average salary for software engineers at Facebook is \$113,363.³⁸ As seen in Table 1, this is relatively close to the median household income of Palo Alto, bringing in additional wealth to Palo Alto and surrounding communities. Because a majority of Facebook employees have more wealth than the low-income community members of East Palo Alto, the influx of new households could potentially result in higher bids on housing prices in East Palo Alto. This may drive out the low-income households that are unable to afford the higher housing costs. An example of this is seen in London, England where many high-paid professionals started seeking houses in the more affordable neighborhoods on the outskirts of town, unintentionally pushing out lower-income households.³⁹ While this example is geographically distant from the Bay Area, the same process applies – highly paid individuals have more freedom in choosing where they reside and will still search for affordable housing options. As a result, the new employees could potentially drive out the existing community members who are unable to keep up with the rising cost of housing in the area.

35 Voith.

36 Voith.

37 Voith, 13.

38 Glass Door, "Facebook Overview," Glass Door, http://www.glassdoor.com/Overview/Working-at-Facebook-EI_IE40772.11,19.htm (accessed September 18, 2012).

39 Chris Hamnett, "Spatially Displaced Demand and the Changing Geography of House Prices in London, 1995-2006," *Housing Studies* 24, no. 3 (2009): 301-320.

In their articles, Jayadev, and Newman and Wyly are also concerned about potential displacement of low-income households as a result of economic development associated with better paying jobs in the area.⁴⁰ Jayadev summarizes East Palo Alto's sentiment towards Facebook's presence in the area, and believes that housing impacts could be very large if many Facebook employees choose to live in East Palo Alto.⁴¹ While the actual number of Facebook employees moving into East Palo Alto is unknown, it is important to keep this in mind, especially when dealing with a low-income community. Newman and Wyly take a more methodical approach than Jayadev to review a similar issue in a different city.⁴² They review maps showcasing displacement rates, and supplement this analysis with interviews of community organizers.⁴³ However, Newman and Wyly focus on New York City, which already has high rates of change. This could potentially exaggerate the data, and may not accurately depict housing preferences in non-major urban cities such as East Palo Alto. While the two articles by Jayadev, and Newman and Wyly reviewed very different regions, both sources highlight how economic development negatively affects low-income households.

Minimal Housing Options in the Bay Area

People are attracted to the Bay Area for reasons similar to those of the companies moving into the area. Testa writes that many professionals prefer to live in large cities to help keep their options open in terms of both housing and job opportunities.⁴⁴ Professionals are drawn to culturally rich communities and thriving environments. The Bay Area offers this type of atmosphere to many professionals. Both Beer and Ovide believe that many talented workers gravitate towards the Bay Area, even when housing opportunities are currently limited.⁴⁵ People willingly pay a

40 Raj Jayadev, "Facebook Fallout -- East Palo Alto Worries It Will Disappear," *New America Media*, February 7, 2012, <http://newamericamedia.org/2012/02/facebooks-new-campus-causes-concern-for-east-palo-alto.php> (accessed September 18, 2012); Kathie Newman and Elvin K. Wyly, "The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City," *Urban Studies* 43, no. 1 (2006): 23-57.

41 Jayadev.

42 Newman and Wyly.

43 Ibid.

44 William A. Testa, "Headquarters Research and Implications for Local Development," *Economic Development Quarterly* 20, no. 2 (2006): 111.

45 Matt Beer, "Housing Crisis Grows Acute Job Growth Brings More People Here, But There's Nowhere for Them to Live," *San Francisco Examiner*, May 21, 1999, <http://search.proquest.com/libaccess.sjlibrary.org/docview/270502426/138EAF0EC1F305A7888/2?accountid=10361> (accessed

premium price to live in this area, even if it means having smaller accommodations.

Gober et al. support these findings through their review of Sedona, Arizona in their 1993 study.⁴⁶ Gober et al. distributed more than 800 surveys to employees in 64 businesses, but received less than 300 surveys in return.⁴⁷ This low distribution rate and a low return rate may have affected the findings, which may not depict an accurate picture of housing affordability in Sedona.

As a whole, the Bay Area has a high need for more affordable housing opportunities. In his 1994 study, Peddle further explores the housing need by suggesting that the most affordable houses are not always within close proximity to the jobs.⁴⁸ This adds a different layer to the housing issue because it focuses on both the amount of and type of houses located in the Bay Area. The mismatch between jobs and housing makes it rather difficult to find an affordable place to live in a region that has limited housing opportunities.

Two additional studies attribute the mismatch between housing and jobs to the nature of housing, which, if built properly, normally last 50 to 100 years.⁴⁹ Goodman utilized a supply and demand model for 351 U.S. cities in 1970, 1980, 1990, and 2000.⁵⁰ He explains that the housing market is generally a kinked supply.⁵¹ This means that increases in housing demand could generally be addressed by building more housing options if permitted, but that decreases in housing demand would not affect the actual housing stock since the houses are already built.⁵² A strongly related factor is the durability of houses, which typically last 50 to 100 years.⁵³

September 2, 2012); Shira Ovide, "Tech Boom Hits San Francisco Rental Prices," *Business Week*, June 26, 2012, <http://online.wsj.com/article/SB10001424052702303296604577450760765114108.html> (accessed September 7, 2012).

46 Patricia Gober, Kevin E. McHugh, and Denis Leclerc, "Job-Rich But Housing Poor: The Dilemma of a Western Amenity Town," *Professional Geographer* 45, no. 1 (1993): 12-20.

47 Gober et al.

48 Michael T. Peddle, "Balanced Growth: A Planning Guide for Local Government," *Public Administration Review* 54, no. 2 (1994): 217.

49 Allen C. Goodman, "Central Cities and Housing Supply: Growth and Decline in U.S. Cities," *Journal of Housing Economics* 14, (2005): 315-335.

50 Ibid.

51 Ibid., 316.

52 Ibid.

53 Ibid.

Goodman, however, only reviews long-term solutions⁵⁴ and does not add potential short-term solutions. Additionally, Goodman's findings may be skewed since he is looking primarily at central cities. This may have created a selection effect since the sample only included households in central cities, thus yielding a potentially biased sample. Similar to Goodman, Gober et al. find that little can be done to the physical stock of houses because it is very unlikely that the land use will change once houses are built.⁵⁵ These findings may be attributed to the survey sample since surveys were only distributed to business owners who likely stayed in the same residences if they were doing well. Goodman and Gober et al. share the similar finding that the employees who cannot afford to live in the community are forced to seek housing alternatives elsewhere.⁵⁶

Gyourko and Saiz look at the mismatch between housing and jobs from a different perspective.⁵⁷ They compared housing prices to construction ratios for a sample of houses in 1984 to 1994.⁵⁸ One of their main findings not discussed by Goodman or Gober et al. is that homeowners will typically renovate their houses to make their house match their needs if the cost of construction is below the value of the house.⁵⁹ However, this study does not factor in the cost of land,⁶⁰ which is often the most expensive item. Since the cost of land could vary greatly between the homeowners' current house and the potential new house, these findings should be taken with some discretion. Gyourko and Saiz suggest that more construction savings policies should be set in place for areas in decline to encourage homeowners to renovate rather than move out.⁶¹ Generally speaking, the literature suggests homeowners consider housing costs the most, even if the house does not best meet their needs.⁶² This is unfortunate for low-income residents of East Palo Alto who face limited options to meet their needs if they need to move.

Three articles find these construction constraints have a direct effect on housing

54 Ibid.

55 Gober et al.

56 Goodman; Gober et al.

57 Joseph Gyourko and Albert Saiz, "Reinvestment in the Housing Stock: The Role of Construction Costs and the Supply Side," *Journal of Urban Economics* 55, no. 2 (2004): 238-256.

58 Ibid.

59 Ibid., 239.

60 Ibid.

61 Ibid., 252.

62 Goodman; Gober et al.; Gyourko and Saiz.

prices.⁶³ In their study, Glaeser et al. explain that if housing supply is inelastic, and there is no new housing construction, housing prices will continue to increase.⁶⁴ Therefore, more housing construction leads to lower prices. Glaeser et al. performed regressions of decadal changes for 1980 to 1990 and 1990 to 2000 to arrive to these conclusions.⁶⁵ While Meen and Nygaard support these findings, they also argue that if the cost of land prohibits developers from constructing houses in one area, the developers will very likely look for land elsewhere and develop houses there.⁶⁶ While this strategy does increase overall housing supply and profits for the developer, it does not necessarily respond to the existing housing needs, and therefore does not help alleviate the rise in housing prices.

The construction of new housing is approached differently in Palo Alto, East Palo Alto, Kensington, and Richmond. The four communities use different strategies to accommodate the population growth in the community. In Palo Alto, there is very limited vacant land and most housing construction is pursued through infill development.⁶⁷ In East Palo Alto, there are a limited number of sites to construct new housing as well.⁶⁸ Unlike other unincorporated communities, Kensington controls the local jurisdiction through KMAC, which reviews each newly proposed development individually to assess its impact on surrounding neighbors, maintains the community's property values, and promotes the general welfare, public health, and safety.⁶⁹ Richmond has identified a few target neighborhoods that will focus on new housing construction, stabilize neighborhoods, and improve the housing stock.⁷⁰ The four communities approach their housing needs differently, which may add to the varying affordability levels.

63 Edward L. Glaeser, Joseph Gyourko, and Raven E. Saks, "Urban Growth and Housing Supply," *Journal of Economic Geography* 6, no. 1 (2006): 71-89.

64 Glaeser et al., "Urban Growth and Housing Supply."

65 Glaeser et al., "Urban Growth and Housing Supply."

66 Geoffrey Meen and Christian Nygaard, "Local Housing Supply and the Impact of History and Geography," *Urban Studies* 48, no. 14 (2011): 3113.

67 City of Palo Alto, "Comprehensive Plan," *City of Palo Alto*: 4, <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp> (accessed September 7, 2012).

68 City of East Palo Alto, "General Plan," *City of East Palo Alto*: X, <http://www.ci.east-palo-alto.ca.us/planningdiv/index.html> (accessed September 7, 2012).

69 Kensington, "Kensington Combining District," *Kensington*: 1, http://www.aboutkensington.com/documents/pdf/kmac/84-74_KensingtonPlanningOrdinance.pdf (accessed November 4, 2012).

70 City of Richmond, "Master Plan," *City of Richmond*: 107, <http://www.richmondgov.com/PlanningAndDevelopmentReview/PlansMaster.aspx> (accessed October 13, 2012).

Value of Research Question

This research question is unique because it looks at how the relatively young company of Facebook has affected housing prices in East Palo Alto, if there is an effect at all. Comparing the changes to housing prices in East Palo Alto and Richmond provides this information. Additionally, this research question is important because it will reveal how major employers, such as Facebook, affect the value of houses in the area. This is especially interesting in light of the many new companies relocating to the Bay Area in recent years.

Once the research is complete, this report will provide planners with important information on what happens when a major employer moves next door to a low-income community. Planners can use this information to account for shifts in housing demand. Furthermore, planners can use this information to brainstorm ways to ensure that affordable houses are available to people of all income levels. Housing is particularly expensive in the Bay Area, so Facebook's presence is just one of the factors affecting housing demand. However, the same principle of increased housing prices resulting from a growing population could occur elsewhere too. While Facebook is just one example, it could still be used as a reference when dealing with the potential gentrification occurring as a result of better-paid employees moving into the area.

Hypothesis

It is hypothesized that the housing prices will increase in East Palo Alto as a result of Facebook moving into the area. Reasons for this hypothesis include: new jobs and workers in the area, higher salaries of Facebook employees, and constraints on housing strategies such as limited vacant land.

New Jobs and Employees in the Area

Ovide describes how the introduction of well-paid workers into Silicon Valley, a high-technology hub located in the southern region of the Bay Area, and the surrounding communities drives up housing costs and strains public resources.⁷¹ These findings can be directly applied to this research question because of East Palo

71 Ovide.

Alto's close proximity to the Silicon Valley. Additionally, the 1996 study by Voith supports Ovide's findings through his description of how job growth also benefits housing prices. Voith finds that more jobs in a city have a positive effect on suburban housing.⁷² Using this logic, the new Facebook jobs will likely result in increases in housing prices in East Palo Alto, the local low-income community. This reason aligns with the basic laws of supply and demand.

Because job opportunities generally relate to an individual's training and educational background, it is also important to connect formal education to jobs and growth. In his 2006 study, Shapiro argues that companies seek areas where the people are already highly skilled. More important, Shapiro explains that companies cluster where there are more college graduates.⁷³ This means that companies might be prone to locate in or around college towns, in this case, around Stanford University. However, it is important to note that Shapiro only studied white males, arguing that most white males are in the workforce. He explains that limiting the sample to such a strict population minimizes concerns resulting from differences in different metropolitan areas.⁷⁴ While Shapiro provides his reasoning for this strict sample, this may have an effect on the participants' location preferences since the study still reviews a homogeneous population. An expanded sample may yield results more reflective of diverse populations of today. Furthermore, Simon builds on this educational theme through his review of data on U.S. metropolitan areas from 1940 to 1986.⁷⁵ Simon finds that cities with more educated individuals tend to have higher rates of spillover,⁷⁶ which means that more people move into the area translating into continued growth in the surrounding communities. This could be beneficial for the region since it is likely there will be a strong job economy in the area. Both Shapiro and Simon believe companies gravitate towards areas with high levels of education,⁷⁷ but neither study specifies how these economic benefits affect low-income households. The research on demographic factors section reviews educational levels in both East Palo Alto and Richmond more specifically to fill this gap.

72 Voith, 13.

73 Shapiro, 324.

74 Shapiro, 327.

75 Curtis J. Simon, "Human Capital and Metropolitan Employment Growth," *Journal of Urban Economics* 43, no. 2 (1998): 223-243.

76 Ibid., 224.

77 Shapiro; Simon.

Higher Salaries of Facebook Employees

The potentially higher housing prices will result from Facebook employees driving up bids because they have the wealth and luxury to do so. The new employees present additional demand for existing houses in the area, thus driving up the housing costs.⁷⁸ This is supported by Hausrath's explanation in her 1988 study that higher income households are able to live in their preferred housing.⁷⁹ She writes that more affordable housing opportunities should be created for low-income households to combat the competition for housing.⁸⁰ However, this proposed solution might not be appropriate or applicable to non-major urban cities.

Similar to Hausrath, three other studies compare housing choices between the rich and the poor. These studies find that high-income households choose to relocate into areas because they can afford to do so, whereas low-income households relocate out of necessity.⁸¹ In the first study, Sumka surveys various studies, highlighting the difficulty to track where households actually move.⁸² He acknowledges there is limited literature that discusses where people move to,⁸³ which may draw some concerns regarding the findings. This is important to note for the low-income households that potentially relocate out of East Palo Alto. Lyons and Hamnett both focus on London, England, with the former study analyzing percentages of each job type in four different boroughs between 1971 to 1981, and the latter study tracking property values in boroughs from 1995 to 2006.⁸⁴ It is important to note that Hamnett's study looks at a region that was experiencing high levels of gentrification which may have influenced the data differently than an area that was not experiencing the same levels of gentrification. Since two of these four studies analyze London,⁸⁵ the location could influence and yield similar results.

78 Raven E. Saks, "Job Creation and Housing Construction: Constraints on Metropolitan Area Employment Growth," *Journal of Urban Economics* 64, no. 1 (2008): 184; Voith.

79 Linda L. Hausrath, "Economic Basis for Linking Jobs and Housing in San Francisco," *Journal of the American Planning Association* 54, no. 2 (1988): 211.

80 Ibid.

81 Howard J. Sumka, "Neighborhood Revitalization and Displacement A Review of the Evidence." *Journal of the American Planning Association* 45, no. 4 (1979): 480-487; Hausrath; Michal Lyons, "Gentrification, Socioeconomic Change, and the Geography of Displacement," *Journal of Urban Affairs* 18, no. 1 (1996): 39-62; Hamnett.

82 Sumka.

83 Ibid.

84 Lyons; Hamnett.

85 Ibid.

However, the methodologies and time periods differ across the four studies,⁸⁶ highlighting the prevalence of these housing choice patterns. While all four studies used different methodologies and reviewed various regions, the same findings still emerge,⁸⁷ making them applicable to East Palo Alto and the presence of Facebook headquarters in the area.

Two studies highlight where and how households choose to reside.⁸⁸ Testa writes that professionals want to work in big cities to keep their job options open.⁸⁹ His finding is based on a review of Fortune 500 companies during the year 1995,⁹⁰ which ranks the top 500 U.S. companies according to their gross revenue. Because this study is only looking at Fortune 500 companies, there may be a bias in the findings because the companies on this list are likely already located in major cities. While neither East Palo Alto nor Richmond are considered to be major urban cities, this is still striking because these two cities are located in the same region as San Francisco and Oakland, both of which are considered major urban cities. Saks supports Testa's findings, but provides further explanation.⁹¹ These findings are based on a survey conducted with planners and elected officials on development regulations in the 1980s.⁹² Saks finds that people want to move to where there are better paying jobs,⁹³ thereby creating a more competitive job market. The cycle continues with even more highly paid positions, like the jobs offered by Facebook, attracting more people. In this case, people may choose to locate closer to Facebook headquarters, or the surrounding Silicon Valley where there are more technology-based jobs. Because Saks has a more representative sample covering different types of regions,⁹⁴ his findings may be more valuable than Testa's. However, Saks focuses on housing regulations⁹⁵ and may have overlooked changes in jobs and housing structure, which may have influenced housing preferences.

86 Sumka; Hausrath; Lyons; Hamnett.

87 Ibid.

88 Testa; Saks.

89 Testa, 111.

90 Ibid.

91 Saks.

92 Ibid.

93 Ibid., 184.

94 Ibid.

95 Ibid.

Tuccillo finds contradictory evidence on how people choose where to live.⁹⁶ Unlike Saks and Testa, Tuccillo argues that the quality of life is more important than jobs when considering where to live.⁹⁷ This means that community amenities, proximity to good school systems, and other factors may hold a bigger weight for people when deciding where to live. Based on this finding, it seems that people may not want to live in East Palo Alto as there are minimal community amenities and resources within this city. It is important to note that none of these factors are incorporated in the hedonic regression model because they are more subjective characteristics. However, Tuccillo's study does not directly seek responses from community members,⁹⁸ which may explain part of the discrepancy here. Tuccillo presents key information, but could have crafted a stronger argument if more evidence was provided.

Constraints on Housing Strategies

The combined supply of new and old housing may not be able to keep up with this increased demand as quickly as it appeared. This will drive up housing costs. Most of the land in the two low-income communities of East Palo Alto and Richmond is already developed, making it difficult to construct new housing. As larger employers enter cities, the amount of available land for other housing or other companies decreases which then drives land prices up.⁹⁹ Additionally, with limited vacant land in East Palo Alto, it may be difficult to develop enough housing. This further supports the hypothesis because more expensive land results in more steeply priced housing.

Many reasons suggest that the housing prices in East Palo Alto will increase as a result of more highly skilled Facebook employees moving into the area. This report performs new data analysis to test if the hypothesis is correct.

96 John A. Tuccillo, "Housing in the Long Term: Trends and Prospects," *Business Economics* 30, no. 2 (1995): 51-54.

97 *Ibid.*, 53.

98 *Ibid.*

99 Barton A. Smith, "The Supply of Urban Housing," *The Quarterly Journal of Economics* 90, no. 3 (1976): 396.

Empirical Analysis

The crux of the report lies in this Empirical Analysis chapter. The data was gathered through three different methodologies including a housing value analysis, hedonic regression analysis, and research on demographic factors. The unique combination of methodologies provided a distinct outlook on what happened to housing values when a major employer enters the community. This chapter serves as the foundation for answering the research question.

Limitations of Study

Before the methodologies are described in full detail, a few limitations of the study are presented first in order to explain the constraints of the study. While these limitations exist, the described methodologies still provide valid information and findings.

Borders Between Richmond and Kensington Are Not Directly Connected

The study focuses on the how the Facebook headquarters, originally located in Palo Alto, has affected housing values in East Palo Alto. Palo Alto and East Palo Alto share a border; however, the counterpart comparison communities of Richmond and Kensington do not. They are, however, located within very close proximity of each other, validating the use of Richmond and Kensington as the control regions for this study.

Imperfect Data Set

Housing information can only be gathered after the house has been built. Therefore, there are a few houses that do not have a complete data entry if they were built after 2002. Additionally, Zillow.com, a public website cataloging information on housing and real estate, only presents detailed information for the most recent 460 houses sold at a time. Therefore, not all of the recently sold houses in Richmond are accounted for in this analysis because the information is not available since more than 460 homes were sold in Richmond in 2012. However, the gathered data still provides ample information to compare and dissect.

Account of Variety in Housing Stock

The compiled data presents information on different types of housing including

single family, townhouse, multi-family, and multi-occupancy houses. However, the vast majority of the sample represents single-family houses yielding valid findings. Furthermore, the additional hedonic regression analysis helps combat potential discrepancies derived from the other methodologies.

Considerations Only for Recently Sold Houses

The data collected is based on houses sold in 2012. This sample provides the study with a set portion of recently sold houses to analyze. Additionally, reviewing the houses sold in 2012 provides the most accurate information for housing values before 2012 because the selling price is an exact amount, while the housing values are only estimates. However, this precludes some houses from having a chance to be in the selected sample if they have not been sold recently.

Price Fluctuations Throughout the Year

The prescribed methodology only captures the house value during one point of time during the year. Therefore, the collected data does not fully reflect all of the house value fluctuations during the course of each year. There is potential to miss or exaggerate house value changes from year to year through this process. However, this strategy was chosen to gain a high-level comparison between house values in East Palo Alto and Richmond.

Not All Housing Characteristics Considered

The hedonic regression model only considers a handful of housing characteristics. However, these are the main housing characteristics considered when analyzing housing prices. Therefore, the model used in this report will still yield valuable results.

Housing Value Analysis

Methodology

This report focused on a sample of houses that were recently sold in 2012 in both East Palo Alto and Richmond. Using Zillow, each of the selected houses' selling

prices in 2012 and their estimated values from 2002 to 2011 were found. Zillow uses the Zillow Home Value Index, which is the median value of a house in an area, to compare the typical value of a house in region to another.¹⁰⁰ Additionally, this index factors in the rate of appreciation, which makes it possible to accurately compare house values from year to year because inflation is accounted for.¹⁰¹ All of this information was tracked in separate Excel spreadsheets yielding information for 178 houses in East Palo Alto and 356 houses in Richmond. A copy of both spreadsheets can be reviewed in Appendix A: Raw Data of Housing Values.

The time period between 2002 and 2012 was chosen because it captured housing data during different stages of Facebook's presence in Palo Alto. The data from 2002-2003 described housing prices before Facebook opened its doors in Palo Alto. The housing data then followed Facebook's growth in the number of employees. The most recent data highlighted the housing trends once Facebook relocated from Palo Alto to Menlo Park during 2012. The value of the houses gives light to the housing prices of the area during this time period.

After all of the information was gathered from Zillow, the data for each year for each city was categorized according to what range the housing price falls into. These housing prices ranges, listed below, were modeled from the U.S. Census Bureau's American Community Survey (ACS) Selected Housing Characteristics Table DP04.¹⁰²

- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999
- \$1,000,000 or more

Additionally, the annual median housing value for each city was analyzed. During this step, trends were noted for each city, and then compared against each other. This step was important in answering the research question because it helped determine if there were in fact any major differences in house sales between the two

100 Zillow.com, "How Are Forecasts Calculated?" Zillow. <http://www.zillow.com/help/how-are-forecasts-calculated/> (accessed April 26, 2013).

101 Ibid.

102 U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04.

cities. It also highlighted if there are trends affecting particular price brackets.

In order to more clearly compare the fluctuations of median house values, the percentage changes for median house values from the previous year were also calculated for each city. These steps provided insight into how housing prices have changed or not changed in East Palo Alto and Richmond from 2002 to 2012.

Findings of Study

This section presents the themes that emerged during the Housing Value Analysis. These themes are described in the following categories:

1. Similar General Trends in House Values for Both East Palo Alto and Richmond
2. Highest Peaks for House Values
3. Lowest Points for House Values
4. Median House Value in East Palo Alto More Volatile than that of Richmond

Summary tables and graphics are featured in this section to help illustrate the findings. The raw data is featured in Appendix A: Raw Data of Housing Values.

Similar General Trends in House Values for Both East Palo Alto and Richmond

A few similarities emerged between East Palo Alto and Richmond. Table 2 provides a breakdown of house values in the former, while Table 3 provides a breakdown of house values in the latter. The highlighted yellow boxes represent the category of house values with the majority of houses for each city for each year. The East Palo Alto housing value pattern, represented by the yellow highlights, follows the same general pattern as that of Richmond housing values, but of different magnitudes.

The house values for both East Palo Alto and Richmond declined from 2007 to 2008.¹⁰³ This is logical because of the recent housing bust, which resulted in house values dropping below the selling price. From 2008 to 2012, a larger portion of houses in both cities were valued \$199,999 or less.¹⁰⁴ The percentage of houses in East Palo Alto valued at \$199,999 or less remained lower than 10 percent from 2008

103 Zillow.com, "East Palo Alto Recently Sold Homes," Zillow. http://www.zillow.com/homes/East-Palo-Alto-CA_rb/ (accessed November 6, 2012); Zillow.com, "Richmond Recently Sold Homes," Zillow. http://www.zillow.com/homes/richmond-CA_rb/ (accessed November 18, 2012).

104 Ibid.

Table 2: Summary Table for Housing Values of Houses Sold in East Palo Alto in 2012

House Value:	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
\$1,000,000 or more	0.0%	0.6%	0.0%	0.6%	0.6%	0.6%	1.1%	0.0%	0.0%	0.0%	0.0%
\$500,000 to \$999,999	6.4%	9.1%	32.7%	92.2%	90.6%	90.1%	12.4%	6.8%	4.5%	1.7%	3.9%
\$300,000 to \$499,999	92.3%	88.5%	66.1%	6.6%	8.8%	8.8%	80.8%	36.2%	30.3%	25.8%	40.4%
\$200,000 to \$299,999	1.3%	1.8%	0.6%	0.6%	0.0%	0.6%	5.1%	56.5%	63.5%	70.8%	47.3%
\$150,000 to \$199,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	1.7%	0.0%	4.4%
\$100,000 to \$149,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	3.0%
\$50,000 to \$99,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	1.0%
Less than \$50,000	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Zillow.com

Table 3: Summary Table for Housing Values of Houses Sold in Richmond in 2012

House Value:	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
\$1,000,000 or more	0.0%	0.0%	0.3%	0.9%	1.2%	0.3%	0.3%	0.3%	0.3%	0.0%	0.8%
\$500,000 to \$999,999	3.2%	5.1%	13.8%	34.8%	31.1%	16.8%	6.5%	4.1%	3.2%	2.3%	3.1%
\$300,000 to \$499,999	41.2%	55.4%	70.6%	62.4%	66.2%	79.6%	39.2%	15.0%	15.0%	10.1%	12.6%
\$200,000 to \$299,999	44.7%	39.6%	15.3%	1.9%	1.5%	3.2%	45.1%	29.8%	22.8%	23.3%	21.6%
\$150,000 to \$199,999	9.9%	0.0%	0.0%	0.0%	0.0%	0.0%	8.8%	22.4%	27.1%	27.0%	13.8%
\$100,000 to \$149,999	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	26.3%	23.9%	26.1%	33.1%
\$50,000 to \$99,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	7.8%	11.2%	12.9%
Less than \$50,000	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%

Source: Zillow.com

to 2012.¹⁰⁵ However, the percentage of houses in Richmond valued at \$199,999 or less jumped from almost 9 percent in 2008 to more than 50 percent in 2009.¹⁰⁶ In the succeeding years from 2009 to 2012, about 60 percent of houses in the Richmond sample were valued \$199,999 or less.¹⁰⁷

Highest Peaks for House Values

Review of Table 2 indicated that house values for the East Palo Alto sample remained steady until the year 2008. This is evident because the majority of houses in East Palo Alto were valued between \$300,000 and \$999,999 between the years 2002 and 2008. The highest peak for house values spanned across three years and occurred from 2005 to 2007.¹⁰⁸ During this time, over 90 percent of houses in the sample were valued between \$500,000 and \$999,999.¹⁰⁹

Review of Table 3 revealed that the majority of houses for Richmond sample had a greater tendency to decrease in value compared to East Palo Alto. This is emphasized through the yellow highlighted cells in Table 2 and Table 3, where the majority of houses in Richmond were in lower house-value categories than the majority of houses in East Palo Alto. The highest peak for house values spanned across five years and occurred from 2003 to 2007 when the majority of houses were valued between \$300,000 and \$499,999.¹¹⁰ It is important to note that while this peak lasted a longer time than the peak for East Palo Alto, it highlights how the majority of house values remained between \$300,000 and \$499,999 instead of rising up to the next category.

Lowest Points for House Values

The lowest house values in East Palo Alto occurred from 2009 to 2012 when the majority of houses were valued between \$200,000 and \$299,999.¹¹¹ It is important to note that while about 47 percent of the houses in the East Palo Alto sample were valued between \$200,000 and \$299,999 in 2012, the next biggest portion of houses

105 Zillow.com, "East Palo Alto Recently Sold Homes."

106 Zillow.com, "Richmond Recently Sold Homes."

107 Ibid.

108 Zillow.com, "East Palo Alto Recently Sold Homes."

109 Ibid.

110 Zillow.com, "Richmond Recently Sold Homes."

111 Zillow.com, "East Palo Alto Recently Sold Homes."

were valued between \$300,000 and \$499,999 representing about 40 percent of houses in the sample.¹¹² More houses fell into both of these categories in the year 2011, however, the surge in houses valued between \$300,000 to \$499,999 highlights the increase of the value of houses in 2012. This correlates to the general rise of house values, which began again in 2012.

The time period with the lowest Richmond house values occurred between 2010 and 2011 when about 28 percent of the houses in the sample were valued between \$100,000 and \$149,999.¹¹³ This overlaps with the time period of lowest house values for East Palo Alto. However, the data reveals that between the years 2010 and 2011, the largest majority of houses in Richmond were likely valued about half as much as the largest majority of houses in East Palo Alto. Additionally, unlike East Palo Alto, Richmond actually had more houses shift to the category of \$100,000 to \$149,999 in 2012 moving in a negative direction.¹¹⁴

Median House Value in East Palo Alto More Volatile than that of Richmond

The median house values for the houses in both East Palo Alto and Richmond samples fluctuated from 2002 to 2012. The median house values are depicted in Figure 3. While the median house values for the houses in East Palo Alto sample were higher than the houses in the Richmond sample, both the curves followed the same general pattern.¹¹⁵ The highest median house value occurred in 2006 for both East Palo Alto and Richmond with median house values of \$636,500 and \$461,500 respectively.¹¹⁶ The lowest median house value occurred in 2011 for both cities with a median house value of \$263,500 in East Palo Alto and \$170,000 in Richmond.¹¹⁷ Additionally, there was a slight rise in median house values during the year 2012.¹¹⁸ This finding is sound because the housing market has slowly been improving since 2012.

These median house values were inspected further in Figure 4, which highlights the percentage changes in median house values for the houses in both East Palo Alto

112 Ibid.

113 Zillow.com, "Richmond Recently Sold Homes."

114 Ibid.

115 Zillow.com, "East Palo Alto Recently Sold Homes"; Zillow.com, "Richmond Recently Sold Homes."

116 Ibid.

117 Ibid.

118 Zillow.com, "East Palo Alto Recently Sold Homes."

and Richmond samples. The x-axis in Figure 4 indicates which years the percentage change of median house values represents. The biggest increase for median house values for both East Palo Alto and Richmond occurred in 2005 with an increase of 22.8 percent and 20.5 percent respectively.¹¹⁹ The biggest decrease for the median house value in East Palo Alto occurred in 2008 with a decrease of almost 40 percent,¹²⁰ while the biggest decrease for the median house value in Richmond occurred in 2009 with a decrease of about 31 percent.¹²¹

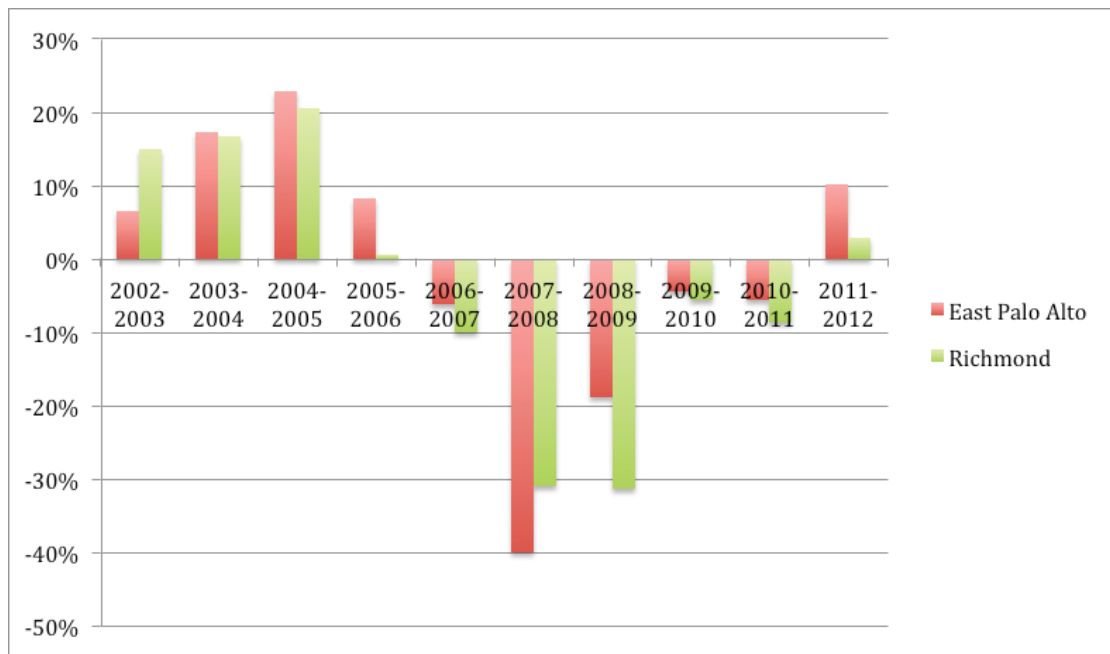


Figure 3: Median House Values
 Source: Zillow.com

Figure 4 shows that the median house values for East Palo Alto have been more volatile. This is evident through the largest increase in median house values in 2005, and the largest decrease in 2008. Similarly, East Palo Alto had a greater increase in median house values for houses in 2012 as compared to Richmond.

Summary of Findings

- The house values for both East Palo Alto and Richmond followed the same

119 Zillow.com, “East Palo Alto Recently Sold Homes”; Zillow.com, “Richmond Recently Sold Homes.”

120 Zillow.com, “East Palo Alto Recently Sold Homes.”

121 Zillow.com, “Richmond Recently Sold Homes.”

general trends; however, the house values for East Palo Alto seemed to remain higher after the housing bust of 2008.

- The median house values followed the same general pattern for both East Palo Alto and Richmond; however, the median house values have been more volatile for the former compared to the latter.
- House values for East Palo Alto appeared to remain steady or increase by the year 2012, whereas house values for Richmond appeared to heavily decrease towards 2012.

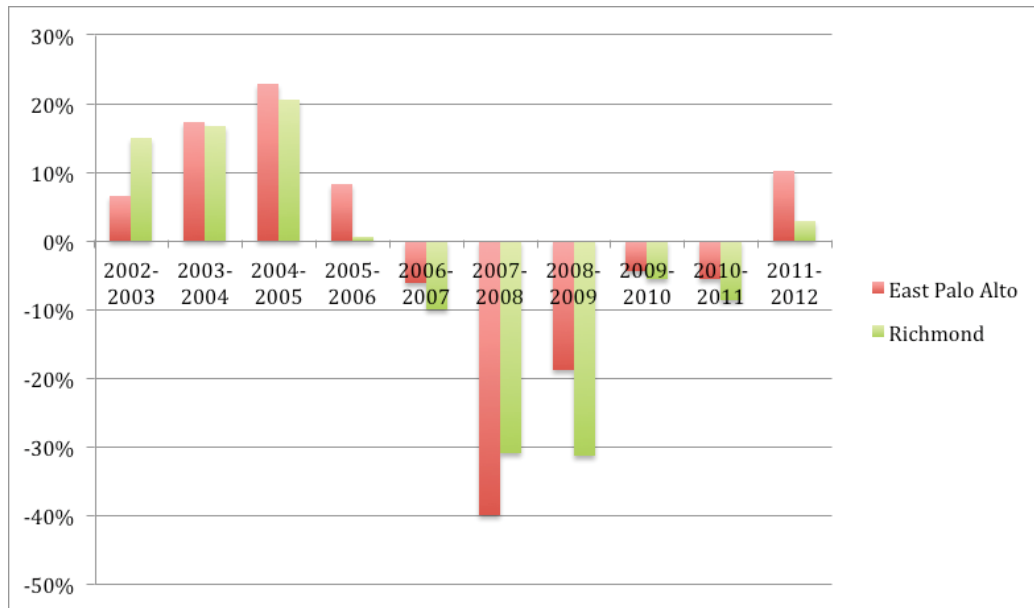


Figure 4: Percentage Changes in Median House Values

Source: Zillow.com

Hedonic Regression Analysis

Methodology

The same sample of houses gathered from Zillow for the housing value analysis section was used to perform a hedonic regression analysis, which is a statistical method to estimate the price of a good based on a set of characteristics. In this case, the good is a house. Housing prices were estimated in both East Palo Alto and Richmond based on basic housing characteristics, featured in Appendix B: Raw Data of Housing Characteristics. For the purposes of this report, the housing characteristics were noted in relation to Facebook’s second headquarters in Palo

Alto located at 1601 South California Avenue, Palo Alto, California, 94304. This office served as the Facebook headquarters for the majority of 2012, making it the location of interest since this report reviews the commute distance and time to and from Facebook headquarters.

Comparisons between these estimated housing prices will help answer the research question and provide insight as to whether or not the major employer of Facebook did impact housing prices in East Palo Alto. The hedonic regression model used in this report is as follows:

$$HP_i = \alpha + \beta_1 S_i + \beta_2 L_i + \beta_3 Y_i + \beta_4 Be_i + \beta_5 Ba_i + \beta_6 P_i + \beta_7 E_i + \beta_8 Cd_i + \beta_9 Ct_i + \beta_{10} C_i + \beta_{11} Mf_i + \beta_{12} Mo_i + \beta_{13} Sf_i + \beta_{14} T_i + \varepsilon_i$$

The subscripts and variables are defined as follows:

- i is the index of houses
- HP_i is the house price which this report is focused on
- S_i is the square footage of the house
- L_i is the lot size
- Y_i is the year the house was built
- Be_i is the number of bedrooms in the house
- Ba_i is the number of bathrooms
- P_i is the presence of off-street parking
- E_i is a dummy variable for the house being located in East Palo Alto or not
- Cd_i is the commute distance in miles from Facebook headquarters
- Ct_i is the commute time in minutes from Facebook headquarters
- C_i is to indicate if the house is a condominium
- Mf_i is to indicate if the house is multi family
- Mo_i is to indicate if the house is multiple occupancy
- Sf_i is to indicate if the house is single family
- T_i is to indicate if the house is a townhouse and
- ε_i is the error term assuming that this has a normal distribution.

Similar to E_i , the last five independent variables listed before the error term are also dummy variables. In this case, each type of house is isolated in a separate independent variable.

In order to successfully execute the hedonic regression analysis in Statistical Package for the Social Sciences (SPSS), a data analysis and statistical software program, the data above needed to be adjusted since the regression analysis cannot

read string variables, or values with letters in it. The data needed to be numeric in order to successfully run a regression analysis through the SPSS software program. One data point that was adjusted for was the presence of off-street parking. The “yes” responses were given a value of “1” and all other data points were given a value of “0.”

The type of house was also adjusted to avoid having string variables since the original data contained words rather than numbers. Five additional variables were created for each of the following categories:

- Condominium
- Multi Family
- Multiple Occupancy
- Single Family
- Townhouse

Similar to the off-street parking variable, these five new variables were given a value of “1” for those that qualified in the category, and a value of “0” for those that did not. Therefore, for each house selected, there would be, at maximum, only one variable with the value of “1” for these five variables since they are mutually exclusive.

The last adjustment was the addition of a dummy variable for East Palo Alto. Those houses located in East Palo Alto were given a value of “1” for this variable, and those houses located in Richmond were given of value of “0.” This dummy variable helped control for all of the characteristics of East Palo Alto that are different than Richmond and not captured in the collected data or the regression model. Once these adjustments were completed, the updated spreadsheet was opened in SPSS for manipulations and analyses. This adjusted spreadsheet can be seen in Appendix C: Adjusted Housing Characteristics Used for SPSS Model.

Once in SPSS, the hedonic regression model detailed earlier was set up with “price” as the dependent variable since that is what this report focuses on. Then, each of the other remaining independent variables was selected with the exception of one of the variables. This is done to prevent creating a singular matrix where the determinant is 0. Singular matrices potentially produce empty solution sets, likely because the characteristics are not independently linear. Therefore, estimate housing prices may not be calculated.

In this case, one of the newly translated “types” was omitted from the command box. The “single family” variable was omitted because most of the houses in the sample qualified under this category, making it the type of house in which this report would be most interested. The results are still valid because they still delineate how the variables relate to each other.

Before analyzing the results, the r^2 value was reviewed to make sure it was greater than 20 percent. This ensures validity in the analysis. In this case, the r^2 value was 30.60 percent as demonstrated in the yellow highlighted section in Table 4. Then, the p value for each independent variable was reviewed in the right-most column of Table 4 (labeled as “Sig.” and highlighted in green) to see if the variable was statistically significant. For this report, p values of 5 percent or less were reviewed further as they fell within a strong confidence level. If the variable was indeed statistically significant, then the coefficient in the second column of Table 4 (labeled as “B” and highlighted in blue) was analyzed to better understand the implications of that particular independent variable.

Findings

This section presents the major themes found through the regression analysis. Overall, this step aligned with the hypothesis that housing prices in East Palo Alto increased as a result of the major employer of Facebook. These findings build on those discovered in the Housing Value Analysis section, and add more depth to the report because the regression analysis controls for everything that is inherently different between East Palo Alto and Richmond.

Based on this output, three major findings appeared and are listed below:

1. East Palo Alto and Richmond Deemed Similar
2. Statistically Significant Variables
3. Variables Not Found to be Statistically Significant

Table 4: SPSS Output

Model Summary				
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.570 ^a	0.324	0.306	123414.103

Coefficients ^a					
Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
1 (Constant)	-1,437,198.903	615,889.543		-2.334	0.020
epa	155,847.879	280,911.941	0.494	0.555	0.579
yearbuilt	833.209	304.046	0.139	2.740	0.006
squarefeet	71.468	12.406	0.274	5.761	0.000
lotsize	-0.007	0.005	-0.073	-1.344	0.180
bedrooms	-17,343.098	8,401.960	-0.115	-2.064	0.040
baths	53,511.146	11,771.834	0.266	4.546	0.000
offstreetparking	14,078.553	14,889.396	0.047	0.946	0.345
commute distanceinmiles	25,067.936	11,547.650	3.629	2.171	0.030
commute timeinminutes	-23,120.867	6,785.050	-3.421	-3.408	0.001
condo	-48,635.685	27,992.807	-0.085	-1.737	0.083
multifamily	-72,878.146	48,816.617	-0.059	-1.493	0.136
multipleoccupancy	-23,018.653	33,258.018	-0.028	-0.692	0.489
townhouse	167,320.103	124,609.805	0.073	1.343	0.180

a: Dependent Variable: price

Source: Created by Author on March 13, 2013 using SPSS based on information gathered from Zillow.com.

East Palo Alto and Richmond Deemed Similar

The first independent variable listed in Table 4 is the dummy variable to indicate if houses were located in East Palo Alto or not. According to the SPSS output, this variable was not statistically significant as seen through the p value of 57.9

highlighted in red in Table 4. While intuitively it would make sense to pay more attention to other independent variables found to be statistically significant, this variable is still important to note. Since this dummy variable was not deemed statistically significant, it means that there is no inherent difference between houses in East Palo Alto versus houses in Richmond. This further validates the use of Richmond as the comparison city for this report.

Statistically Significant Variables

Table 5 is an abbreviated version of Table 4 highlighting the coefficient and p value information for the statistically significant variables. The two most statistically significant independent variables were square feet and number of bathrooms for each house. These two independent variables yielded a p value of 0.0 percent, which implied that they definitely affect housing prices. In East Palo Alto, the average price per square foot in 2012 was almost \$255. According to the SPSS output, consumers are willing to pay a premium of about \$71 for each additional square foot within a house. This makes sense because it means that the house is bigger and likely has more amenities to offer. Ironically, the SPSS output shows that the additional number of bedrooms decreased house prices by about \$17,000. While this seems counterintuitive, the number of bedrooms was likely covered by the square feet variable explaining the decrease in house price for each additional bedroom.

Table 5: Abbreviated Table of Statistically Significant Variables

Variable	B	Sig.
yearbuilt	833.209	0.006
squarefeet	71.468	0.000
bedrooms	-17343.098	0.040
baths	53511.146	0.000
commutedistanceinmiles	25067.936	0.030
commutetimeinminutes	-23120.867	0.001

Source: Created by Author on April 8, 2013 using SPSS using information gathered from Zillow.com.

This data showed that with the same square footage, the additional number of bathrooms is what increased the price of a house. The SPSS output also showed that for each additional bathroom within a house, the consumer paid about an additional \$53,000. These findings implied that consumers value additional bathrooms more

so than additional bedrooms since they were willing to pay more for the former versus the latter.

The year the house was built was also found to be statistically significant. According to the SPSS output, the consumer is willing to pay an additional \$833 for each year that the house is newer. This is logical since consumers typically desire newer houses versus older houses. It is important to note that although square footage was deemed more statistically significant, the year the house was built yields a greater marginal cost.

Out of the statistically significant variables, the ones with the greatest effects on housing price included the number of bathrooms, which was previously discussed, as well as commute distance. When factoring in commute distance only and not commute time, the commute distance was not found to be statistically significant. However, when considering both the commute distance and commute time, the commute time to and from Facebook headquarters had a greater effect, evident through the p value of 0.1 as compared to the p value of commute distance, which was 3.0. According to this model, for each additional mile farther away from Facebook headquarters, there was a premium of about \$25,000. This reflects how consumers typically do not mind living farther away from work as long as it does not take that much longer to get there. Of course, this report is looking at commute distances and commute times to and from Facebook headquarters regardless if the house's occupant is an employee of Facebook or not. Based on this data alone, it is safe to say that the housing stock closer to Facebook headquarters is more expensive than the housing stock farther away from the office campus.

Variables Not Found to be Statistically Significant

Similar to Table 5, Table 6 is an abbreviated version of Table 4, highlighting the coefficient and p value information for the variables not found to be statistically significant. There were a few independent variables in this model that were not deemed statistically significant. One of these variables was lot size. Within this sample, most of the houses selected were proportional to their respective lot sizes. There were very few houses with extravagantly larger lot sizes compared to the house's square footage. This variable was excluded from the SPSS model because it was very likely that the lot size is covered by the square footage variable since the two were highly connected for the vast majority of the sample.

Table 6: Abbreviated Table of Variables Not Found to be Statistically Significant

Variable	B	Sig.
lotsize	-0.007	0.180
offstreetparking	14078.553	0.345
condo	-48635.685	0.083
multifamily	-72878.146	0.136
multipleoccupancy	-23018.653	0.489
townhouse	167320.103	0.180

Source: Created by Author on April 8, 2013 using SPSS using information gathered from Zillow.com.

Another variable that was not deemed statistically significant was the presence of off-street parking, which may include a garage, carport, parking lot, or any other parking space designated specifically for the house, rather than street parking which is open to the public. According to the SPSS output, the off-street parking did not make a major difference in the costs of housing. This is surprising since a parking spot in many areas costs an additional fee. However, this situation usually applies to major urban cities, which East Palo Alto and Richmond are not. Furthermore, most houses in non-urban cities already come equipped with off-street parking and therefore likely do not affect housing prices in these two communities.

The last few independent variables yet to be discussed are the types of house. As described in the previous methodology section, this sample was comprised of five different types of housing. According to the SPSS output, the type of house does not greatly affect the cost of housing. While this is surprising at first, this is likely the case because there is more value in the square footage of a house rather than the type of house itself. This means that consumers consider the size of a house more so than the type of house when they are looking for new housing.

Summary of Findings

- The two independent variables that have the greatest effect on housing prices in East Palo Alto and Richmond are square footage and the commute time from Facebook headquarters. This last variable highlights how Facebook's proximity to East Palo Alto increases housing prices.
- The number of bathrooms has a greater effect on housing prices than the number of bedrooms.
- The lot size, presence of off-street parking, and the type of house do not adversely affect housing prices in East Palo Alto and Richmond.

Research on Demographic Factors

Methodology

This last step clarified how demographics may have had an effect on housing prices in East Palo Alto. Information gathered from the U.S. Census Bureau will be used for this process. Demographic information for both East Palo Alto and Richmond will be gathered during this step in the methodology.

Findings

This step was meant to supplement the other findings yielded from the other methodologies to determine if there are any other current phenomenon that should be noted. Upon further research, three main themes emerged. These themes are as follows:

1. Company Location Preferences
2. Access to Education
3. Shifts in Job Composition

Company Location Preferences

Silicon Valley attracts many leading technology and social media firms including Facebook. The Facebook founders chose to move to Palo Alto during the summer of 2004 to expand the social media network to other universities and subsequently also received additional financial backing as a result of the move.¹²² The potential connections to this new network in Palo Alto also likely enticed the Facebook founders.

This aligns with the literature that states that jobs follow the people, and in this case the people are in Silicon Valley. Hopkins explains that companies want to locate in major cities where there are large congregations of people.¹²³ While Hopkins focuses primarily on biotech companies,¹²⁴ many companies in other fields follow the same trend making this finding applicable to other fields as well. Rengert also uses the same logic, but presents a different argument. Rengert agrees with Hopkins and

122 Carlson.

123 Hopkins.

124 Ibid.

believes that companies prefer to be where the people are; however, Rengert writes that companies choose to follow people into the suburbs.¹²⁵ This may speak more closely to the situation of East Palo Alto. Rengert's findings are based on four cases studies of companies in San Francisco and Orange County, California; Dallas, Texas; and Detroit, Michigan.¹²⁶ While Rengert explains the findings thoroughly, it is unclear how the four cities were selected for review. If this selection process were clarified, Rengert may have presented an even stronger argument.

Access to Education

Another incentive for Facebook to locate in Silicon Valley was the access to education. While both East Palo Alto and Richmond are located in the same region, there are more high educational opportunities closer to the former as compared to the latter. As mentioned above, Stanford University was a big driver for Facebook to locate in Palo Alto, which is within very close proximity to East Palo Alto.

While proximity to higher educational opportunities does not guarantee individuals will pursue higher education, it highly increases the chances of individuals considering higher education. To better describe this exposure to higher education, below is a list of local colleges and universities located within 15 miles of East Palo Alto:

- Canada College
- Carnegie Mellon University: Silicon Valley Campus
- Cogswell Polytechnical College
- De Anza College
- Foothill College
- Golden State Baptist College
- Menlo College
- Mission College
- Palmer College of Chiropractic, West Campus
- Pepperdine University
- Sofia University
- Stanford University
- University of Phoenix - San Jose Learning Center

While not necessarily directly related to the number of higher educational

125 Kristopher M. Rengert, "Housing in Suburban Employment Centers: Development Opportunities and Constraints," *Journal of the American Planning Association* 63, no. 1 (1997): 157.

126 Ibid.

opportunities in the area, there has been an increase in educational attainment for the population 25-years old and over in East Palo Alto between 2000 and 2011 as seen in Figure 5.¹²⁷ Only about 48 percent of individuals 25-years old or older were high school graduates or higher in 2000 whereas more than 64 percent of individuals fell in this same category in 2011. The percentage of those with bachelor’s degrees or higher rose from almost 11 percent in 2000 to almost 16 percent in 2011.¹²⁸

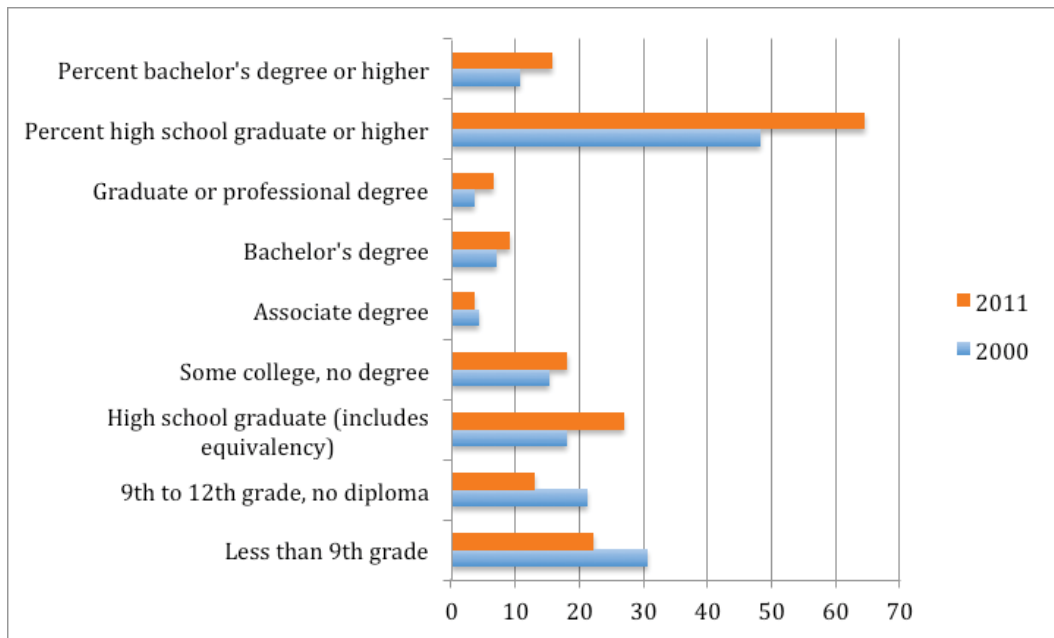


Figure 5: East Palo Alto Educational Attainment by Percentage for Population 25-Years Old and Over

Sources: U.S. Census Bureau, Census 2000, Summary File 3 and 2007-2011 American Community Survey, Table S1501

Similar to East Palo Alto, Richmond also experienced an increase in educational attainment for this same population between 2000 and 2011 as seen in Figure 6.¹²⁹ However, the percentage of those who graduated from high school or higher only rose from around 75 percent in 2000 to more than 78 percent in 2011.¹³⁰ The percentage of those with bachelor’s degrees or higher rose from about 22 percent

127 U.S. Census Bureau, Census 2000, Summary File 3; U.S. Census Bureau, 2007-2011 American Community Survey, Table S1501.

128 Ibid.

129 Ibid.

130 Ibid.

to about 26 percent.¹³¹ To provide a clearer comparison of why this might be so, the local colleges and universities located within 15 miles of Richmond are listed below:

- Berkeley City College
- Contra Costa College
- Dominican University of California
- University of California, Berkeley

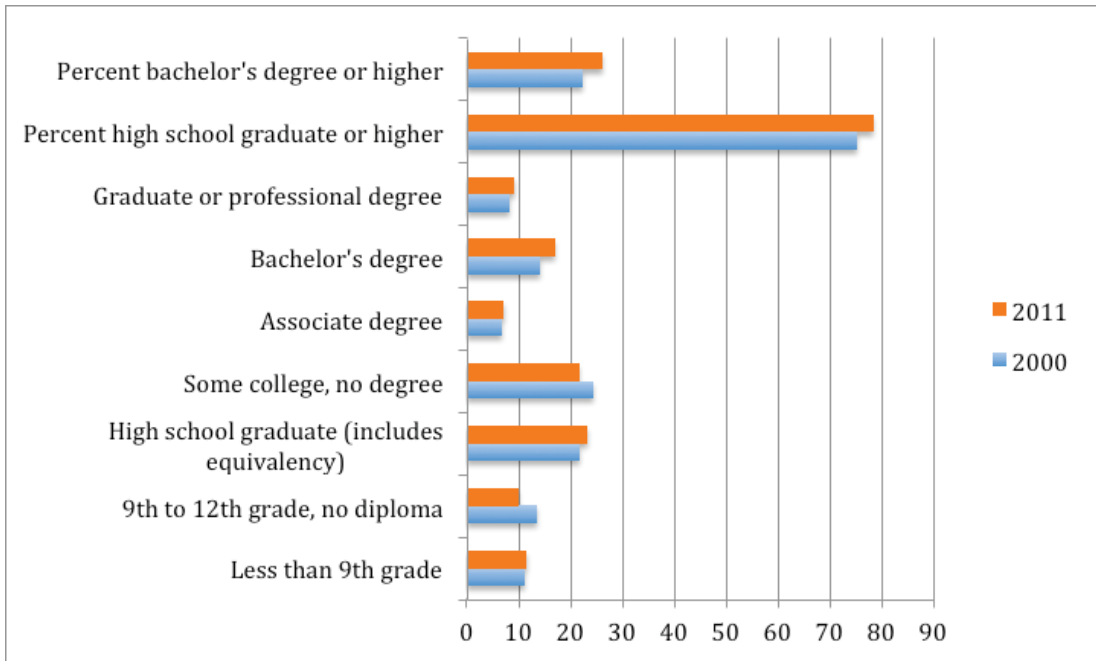


Figure 6: Richmond Educational Attainment by Percentage for Population 25-Years Old and Over
 Sources: U.S. Census Bureau, Census 2000, Summary File 3 and 2007-2011 American Community Survey, Table S1501

Shifts in Job Composition

Because education usually dictates what type of job an individual qualifies for, the job industries in East Palo Alto and Richmond were also reviewed and compared as seen in Figure 7 and Figure 8 respectively. This is important in better understanding what types of jobs are prospering in each city. This study focused on housing prices in East Palo Alto regardless if the occupant is an employee of Facebook or not. However, this additional step may shed some light on whether Facebook has had a great effect on the local job composition.

131 Ibid.

The top three industries for East Palo Alto in 2000 are as follows:¹³²

- Educational, health and social services (18.4 percent)
- Professional, scientific, management, administrative, and waste management services (16.9 percent)
- Arts, entertainment, recreation, accommodation and food services (11.1 percent)

These are the same top three industries in 2011.¹³³ However, these three categories increased from about 46 percent of East Palo Alto’s jobs in 2000 to more than 55 percent in 2011 as seen in Figure 7. Facebook jobs may qualify as part of the professional services industry, which may contribute to the overall growth of these industries.

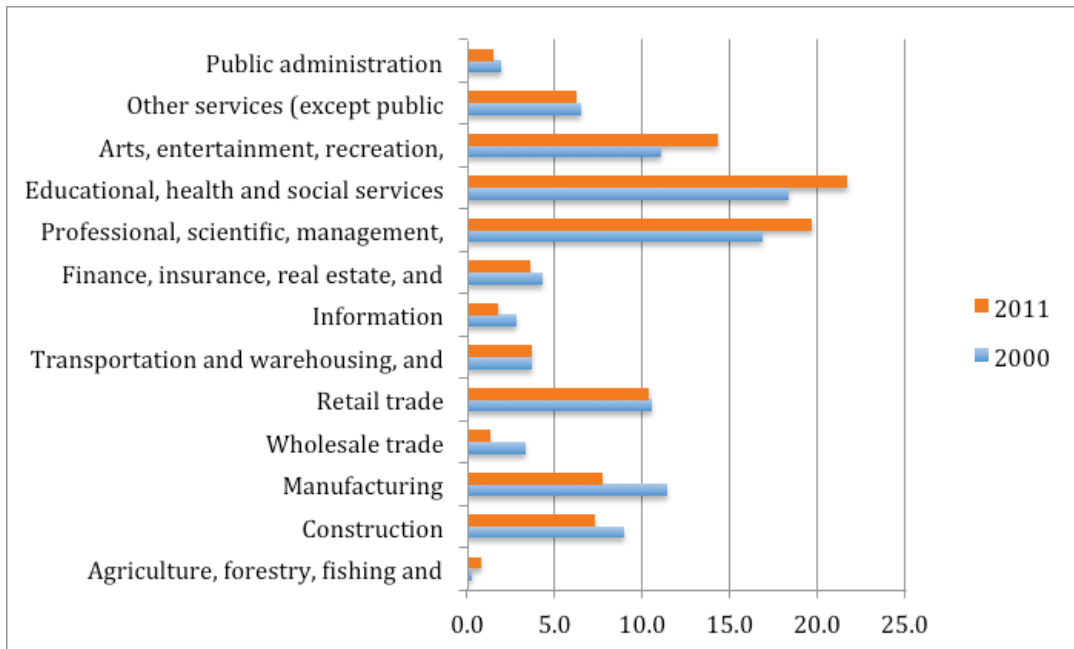


Figure 7: East Palo Alto Industry Breakdown by Percent

Sources: U.S. Census Bureau, Census 2000, Summary File 3 and 2007-2011 American Community Survey, Table DP03

The top three industries for Richmond in 2000 are as follows:¹³⁴

132 U.S. Census Bureau, Census 2000, Summary File 3; U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.

133 Ibid.

134 Ibid.

- Educational, health and social services (20.5 percent)
- Professional, scientific, management, administrative, and waste management services (12.9 percent)
- Retail trade (10.4 percent)

These are the same top three industries in 2011, maintaining roughly the same amount of jobs in Richmond.¹³⁵ Even though there were more jobs in retail trade, it still represented the same percentage of total jobs in Richmond.¹³⁶ As seen in Figure 8, the industry of arts, entertainment, recreation, accommodation and food services almost became the 4th largest industry in 2011 for Richmond, increasing from almost 8 percent of total jobs in 2000, to more than 10 percent of total jobs in 2011.¹³⁷

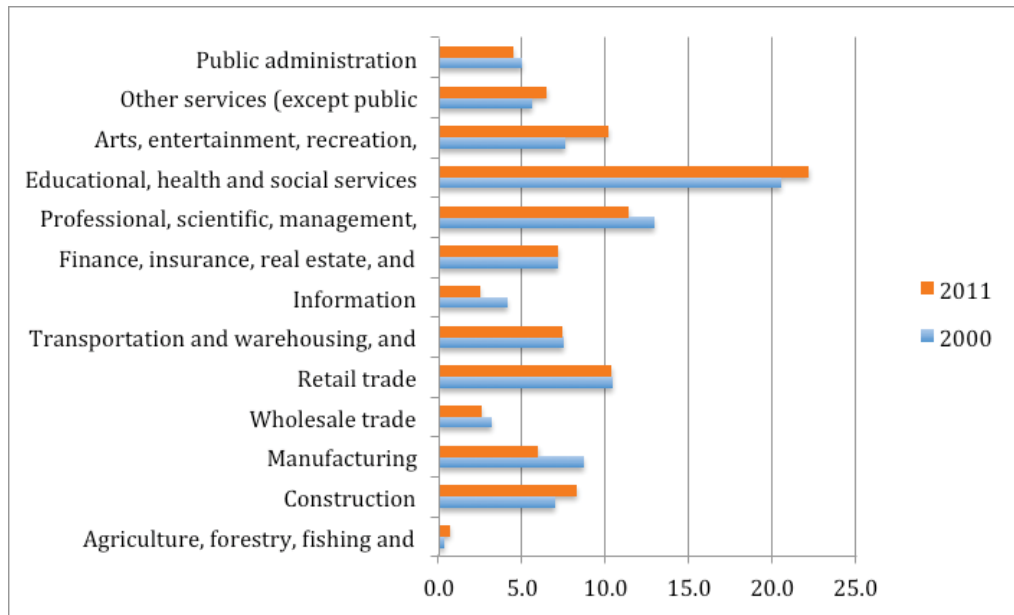


Figure 8: Richmond Industry Breakdown by Percent

Sources: U.S. Census Bureau, *Census 2000, Summary File 3* and *2007-2011 American Community Survey, Table DP03*

Summary of Findings

- Companies generally prefer to locate in major cities versus suburbs. However, some companies are more attracted to suburbs where there are larger amounts of people. Silicon Valley attracts many technology-based companies. While Facebook is not directly located in Silicon Valley, its strategic location

135 Ibid.

136 Ibid.

137 Ibid.

within close proximity to the region yields more growth around East Palo Alto.

- Cities whose residents possess more formal education tend to have more growth in the area. In this case, Facebook chose to locate near Stanford University where there would be more skilled workers; however, it had a negative effect on the housing prices in East Palo Alto.
- Review of the demographics of East Palo Alto and Richmond highlight the distinct populations within the two cities. However, this does not discuss ways to remedy the households' struggles to change factors out of their control, including what companies and educational opportunities choose to locate in the community. This topic is explored in the next chapter.

Policy Review

In this chapter, different types of housing programs and policies are accounted for within East Palo Alto and Richmond. This is particularly important as the findings in Empirical Analysis chapter align with the hypothesis that houses closer to Facebook headquarters are more expensive than those that are farther away. This step assessed what the biggest housing needs are, and the best ways to address them. Additionally, reviewing the East Palo Alto and Richmond policies was important in answering the second part of the research question, which examines how the housing needs of low-income households are being met, if at all.

Table 7: Policy Review Rubric

Criterion	Description
Housing Composition and Policy	Description of housing market and housing constraints. Additionally, what types of housing programs are available? This last section will specifically look at programs such as inclusionary housing, density bonuses, etc.
Land Use Composition	Description of different types of land uses. This will highlight how much each type of use exists in the area.
Job Composition	Description of job market. This relates to how jobs drive the housing market growth.
Is There A Mismatch Between Housing Options and Job Opportunities?	Assess whether the houses in the area are generally affordable for the households according to the area's job market.
Jobs-Housing Balance	Determine if policies mention jobs-housing balance. Assess what the current situation is and see what, if any, policies have been established to address this.

Source: Created by Author on January 28, 2013

This information was based on the relevant general plans and housing elements for the given cities. The East Palo Alto policies highlight the housing priorities and goals. These were reviewed to understand how the city is responding to the housing needs within the city. A review of the Richmond policies highlights the similarities and differences in approaching housing priorities. The criterion listed in Table 7 guided this review and analysis, and more detailed notes taken during this step are featured in Appendix D: Policy Review Rubric Notes. Reviewing similarities and differences in each city's housing policies and programs provides insight on how the two cities have approached affordable housing opportunities.

Overall, both East Palo Alto and Richmond provide policy programs to increase affordable housing for their residents. For the most part, East Palo Alto provided more details of their policies and goals as compared to Richmond. This step highlighted the similarities and differences between the two cities' efforts. The main themes found through the policy review rubric featured in Table 7 are as follows:

1. Housing Composition and Policy
2. Mismatch Between Types of Houses Available and Local Jobs
3. Jobs-Housing Balance

Housing Composition and Policy

Inclusionary Housing

Both East Palo Alto and Richmond have an inclusionary housing policy set in place. While each city operates this program differently, both aim to increase the amount of affordable housing units. In East Palo Alto, 20 percent of all new housing units are required to be affordable.¹³⁸ Additionally, these affordable units need to be constructed and completed around the same time as the related market-rate units in the same project.¹³⁹ East Palo Alto also prescribes a tiered system for the percentage of units sold to households of varying percentages of the median income.¹⁴⁰ This is briefly described for both detached and attached housing below:

Affordability for Detached Housing:¹⁴¹

- 25 percent of the housing units will be sold to households whose income does not exceed 60 percent of the median income.
- 50 percent of the housing units will be sold to households whose income does not exceed 80 percent of the median income.
- 25 percent of the housing units will be sold to households whose income does not exceed 80 percent of the median income.

Affordability for Attached Housing:¹⁴²

- 25 percent of the housing units will be sold to households whose income

138 City of East Palo Alto, "Ordinance_354," *City of East Palo Alto*: 5, http://www.ci.east-palo-alto.ca.us/planningdiv/pdf/Ordinance_354_BMR_Ordinance.pdf (accessed February 11, 2013).

139 Ibid., 5.

140 Ibid., 5-6.

141 Ibid., 5.

142 Ibid., 6.

- does not exceed 50 percent of the median income.
- 50 percent of the housing units will be sold to households whose income does not exceed 60 percent of the median income.
- 25 percent of the housing units will be sold to households whose income does not exceed 70 percent of the median income.

Developers may also opt to pay in-lieu fees if they are unable (or unwilling) to construct the required amount of affordable housing units.¹⁴³ The collected funds are designated to the City Affordable Housing Fund and administered by the City Manager.¹⁴⁴ Different fees are prescribed for residential projects of four or fewer housing units compared to residential projects of five or more housing units.

In Richmond, developments with 10 or more housing units need to save a portion of units for very low-, low-, and moderate-income households.¹⁴⁵ The standards and requirements are detailed below.¹⁴⁶

- At least 17 percent for moderate-income households whose income does not exceed 120 percent of the median income.
- At least 15 percent for low-income households whose income does not exceed 80 percent of the median income.
- At least 10 percent for very low-income households whose income does not exceed 50 percent of the median income.

One major difference between this program and that of East Palo Alto is that Richmond's Inclusionary Housing Ordinance also targets moderate-income households. However, both East Palo Alto and Richmond emphasize that the affordable housing units should be comparable and consistent with the market-rate units in the rest of the project.¹⁴⁷ This last part is also important in building community and more social equity since all the houses will be more comparable to each other.

Density Bonuses

Both East Palo Alto and Richmond have also installed a density bonus ordinance. East Palo Alto installed the Density Bonus Ordinance in November 2009, which

143 Ibid., 10.

144 Ibid., 12.

145 City of Richmond, "Inclusionary Housing," *City of Richmond*: 193, <http://www.ci.richmond.ca.us/DocumentCenter/Home/View/8914> (accessed February 11, 2013).

146 Ibid., 196.

147 City of East Palo Alto, "Ordinance_354," 8; City of Richmond, "Inclusionary Housing," 196-197.

“removes constraints by reducing the number of required affordable units to qualify for a density bonus and providing for other incentives.”¹⁴⁸ Density bonuses in East Palo Alto are awarded for the following situations:¹⁴⁹

- If at least 5 percent of the housing units are affordable to very low-income households, the developer is granted a bonus of 20 to 35 percent depending on the amount of housing units.
- If at least 10 percent of the housing units are affordable to low-income households, the developer is granted a bonus of 20 to 35 percent depending on the amount of housing units.
- If the development is restricted to senior citizens, the developer is granted a bonus of 20 percent for senior housing.

Also, additional density is granted to the developer for providing more affordable units than required of the inclusionary requirement.¹⁵⁰ This ordinance helps East Palo Alto increase the overall amount of new housing opportunities in the city.

Richmond provides more detail on their Density Bonus program. Density bonuses in Richmond are awarded for the following reasons:¹⁵¹

- If at least 10 percent of the housing units are affordable to very low-income households whose income does not exceed 80 percent of the median income.
- If at least 5 percent of the housing units are affordable to very low-income households whose income does not exceed 50 percent of the median income.
- If the development is restricted to senior citizens.

Additionally, density bonus units can be constructed on a different site than where the units of the affordable units are located, if the density bonus is granted on that parcel.¹⁵²

Beer states that local construction has not kept up with growth in the community, further adding to the mismatch between housing and jobs.¹⁵³ However, these density bonuses respond to the lack of enough housing opportunities discussed in other

148 City of East Palo Alto, “General Plan,” 4-17.

149 Ibid., 4-17.

150 Ibid., 4-17.

151 City of Richmond. “Zoning Ordinance.” *City of Richmond*: 183, <http://www.ci.richmond.ca.us/DocumentCenter/Home/View/315> (accessed February 11, 2013).

152 Ibid., 185.

153 Beer.

literature.¹⁵⁴ Meen and Nygaard mention that less is known about housing supply compared to that of housing demand.¹⁵⁵ Part of this is attributed to the variety of sub-housing markets based on land regulations, history, and other external factors. Meen and Nygaard, however, do not consider construction costs, land use regulation, and impact fees all together which highlights some gaps in their study.¹⁵⁶ McDonald quantifies Meen and Nygaard's findings through her focus on the Silicon Valley job structure.¹⁵⁷ She writes, "Over the past seven years, in a region where 250,000 new jobs were created, fewer than 50,000 new houses were built."¹⁵⁸ This means that only a fraction of new houses were built for the total amount of new jobs in Silicon Valley in recent years, including those created by Facebook. Even if multiple new employees come from the same household, there is still only a minimal amount of new housing construction in recent years. Failure of housing construction to keep up with the housing demand created by the new jobs in the area makes the housing market more competitive and more expensive.

Other Incentives for Building Affordable Housing

Richmond takes the lead over East Palo Alto in terms of providing other incentives for building affordable housing. East Palo Alto only outlines one incentive – potential regulatory and financial incentives including low-interest loans.¹⁵⁹ However, Richmond details other incentives to developers who build a higher percentage of affordable housing units including:¹⁶⁰

- Quicker processing of development applications and permits
- Filing or processing fees waiver
- Use of redevelopment funds or other public financing

These incentives may lead to a larger amount of affordable housing units in Richmond.

154 Meen and Nygaard; Marci McDonald, "Down and Out in Silicon Valley," *U.S. News & World Report* 127, no. 3 (1999): 38-40, <http://www.usnews.com/usnews/issue/990719/19sili.htm> (accessed September 18, 2012).

155 Meen and Nygaard, 3122.

156 Ibid.

157 McDonald.

158 Ibid., 38.

159 City of East Palo Alto, "General Plan," 5-11.

160 City of Richmond, "Zoning Ordinance," 183.

Housing Constraints

East Palo Alto and Richmond both briefly touch on housing constraints. Both cities mention the increasing land values and constructions costs as some of the top contenders limiting new housing construction.¹⁶¹ While land values and constructions costs are a burden for all developments, they may present themselves as larger obstacles for East Palo Alto and Richmond, both of which do not serve affluent communities. Richmond actually details limitations on housing construction. These items are outlined below:¹⁶²

- Zoning and other development standards
- Cost and availability of credit
- Number of potential consumers with adequate incomes to purchase or rent housing

Even though East Palo Alto does not mention the issues described above, some of these same barriers could very well exist for that community as well. Both cities, however, may be affected by housing construction as discussed in five articles.¹⁶³ Beer states that housing construction does not keep up with the growth in this region because of the downturn in the economy.¹⁶⁴ Glaeser et al. summarize the previous literature, and also find that housing construction does not always keep up with growth in metropolitan areas.¹⁶⁵ Additionally, Glaeser et al. explain that richer communities are less likely to keep up with housing construction, maintaining the expensive housing stock.¹⁶⁶ While East Palo Alto is not an affluent community, this still presents problems for low-income households who have fewer options for houses in the general area. Perhaps, more focus on improved housing construction should be put on low-income communities.

However, even if more housing construction targeted low-income communities,

161 City of East Palo Alto, "General Plan," 5-3; City of Richmond, "General Plan 2030 Housing Element," *City of Richmond*: 35, <http://www.ci.richmond.ca.us/DocumentCenter/View/24574> (accessed February 11, 2013).

162 City of East Palo Alto, "General Plan," 5-3; City of Richmond, "General Plan 2030 Housing Element," 35.

163 Edward L. Glaeser, Joseph Gyourko, and Raven E. Saks, "Why Have Housing Prices Gone Up?" *The American Economic Review* 95, no. 2 (2005): 329-333; Glaeser et al., "Urban Growth and Housing Supply;" Meen and Nygaard; Smith; Beer.

164 Beer.

165 Glaeser et al., "Why Have Housing Prices Gone Up?"

166 Ibid.

Smith argues that the construction industry will be competitive regardless.¹⁶⁷ Therefore, focus should be put on local amenities for areas where housing construction will always be costly. Smith uses housing-supply formulas on housing market transactions in Chicago from 1971 to 1972,¹⁶⁸ and also speaks to housing construction constraints. Smith writes that if the housing supply is inelastic, then housing prices would increase due to local amenities; however, if the housing supply is elastic, then housing prices would not increase, but rather the cost of local amenities would increase.¹⁶⁹ This means that in areas where construction is always going to be expensive, homeowners will experience higher costs for local amenities, rather than for housing prices. This is because the different developers would want to stay competitive and build houses as financially efficient as possible. In a way, Smith suggests that sometimes there are no feasible options to help ensure houses are constructed and sold at affordable rates.¹⁷⁰ Perhaps more innovative strategies and policies should be implemented to help respond to the affordable housing need in East Palo Alto.

Mismatch Between Types of Houses Available and Local Jobs

East Palo Alto specifically points out the mismatch between types of houses available and local jobs in the community. East Palo Alto attributes this mismatch to the lower levels of educational attainment in the city.¹⁷¹ This results in many residents working in lower-skilled sectors including retail, recreation, and food service,¹⁷² leading to higher levels of unemployment and lower household incomes. These factors make it difficult for residents, particularly those coming from low-income households, to maintain competitive wages to stay in the area. Eventually, many low-income residents leave East Palo Alto because of the shortage of affordable rental housing.¹⁷³ This aligns with Peddle's findings that there is a need

167 Smith.

168 Ibid.

169 Ibid., 391-392.

170 Ibid.

171 City of East Palo Alto, "General Plan," ii.

172 Ibid., ii.

173 City of East Palo Alto, "Ordinance_354," 2.

for more affordable housing options near jobs.¹⁷⁴ This is particularly important in a region with high paying jobs so that the low-income members of the community are still able to thrive.

Unlike East Palo Alto, Richmond does not include specific information related to a mismatch between the types of houses available and local jobs. Richmond's policies do, however, state efforts to help benefit low- and very low-income households.¹⁷⁵ This is important to note because these efforts are only implied in East Palo Alto's policies. While both East Palo Alto and Richmond explicitly discuss efforts to target middle-class households,¹⁷⁶ more focus should be put on low-income households. This is particularly important in ensuring that residents are able to find local jobs in the community.

Cervero, whose focus is on the Bay Area as a whole, adds that the mismatch between the types of houses available and the local jobs does not foster balanced growth.¹⁷⁷ He believes that it is this mismatch that ultimately drives housing prices up, potentially forcing low-income households out of the community if they are no longer able to afford housing costs.¹⁷⁸ This is especially concerning when considering the many low-income residents of East Palo Alto.

Jobs-Housing Balance

The mismatch between types of houses available and local jobs also indirectly relates to the jobs-housing balance. Only East Palo Alto specifically points out the jobs-housing balance in detail. The major goal is to achieve a jobs-housing balance comparable to other communities in San Mateo County.¹⁷⁹ Currently, East Palo Alto has a 0.27 jobs per household compared to 0.47 jobs per household in San Mateo County.¹⁸⁰ This unfavorable jobs-housing balance is exacerbated even more when considering that East Palo Alto has one of the highest rates of unemployment compared to its surrounding communities.

174 Peddle, 217.

175 City of Richmond, "Master Plan," 54.

176 City of East Palo Alto, "General Plan," ix; City of Richmond, "Master Plan," 26.

177 Cervero, 507.

178 Ibid.

179 City of East Palo Alto, "General Plan," 10.

180 Ibid., 14.

East Palo Alto currently serves as a bedroom community for many of the surrounding communities, in which East Palo Alto residents leave the city during the day to work in other communities and return in the evenings to rest. To combat this, East Palo Alto is striving to create new employment opportunities for existing residents¹⁸¹ in hopes that current residents are able to maintain a good majority of these jobs. Additionally, East Palo Alto is looking to increase homeownership opportunities for income-qualified households of existing residents.¹⁸² Furthermore, East Palo Alto specifically explains its strategies to minimize resident displacement including fair housing initiatives.¹⁸³ With these efforts, East Palo Alto seeks to work towards San Mateo County's near perfect ratio of 1.01 jobs per employed resident.¹⁸⁴ While these jobs-housing balance ratios do not always carve out the entire story as it relates to job preferences, these efforts certainly will create more opportunities for existing East Palo Alto residents to apply for local jobs if they so desire.

Summary of Findings

- East Palo Alto and Richmond both have inclusionary housing policies set in place with their own variations.
- Both cities grant density bonuses under different circumstances. However, both cities also grant density bonuses if the development is targeted towards and restricted for only senior citizens.
- Richmond provides more additional incentives to building affordable housing compared to East Palo Alto.
- East Palo Alto specifically points out the mismatch between the types of houses available and local jobs in the community and the poor jobs-housing balance, while Richmond does not directly mention either one of these topics.
- Both cities discuss housing constraints, with Richmond providing more detail on the subject.

181 Ibid., 15.

182 Ibid., 5-21.

183 Ibid., 5-3.

184 Ibid., ii.

Conclusion

This last chapter highlights the major findings discovered through the empirical analysis. Overall, the findings did align with the hypothesis that the presence of the major employer of Facebook did cause housing prices in East Palo Alto to increase. Additionally, potential policy impacts and ideas on future research are also discussed. While this report specifically looked at a major employer in the Bay Area, the findings may still apply to other situations where a new, major employer locates near a less affluent community.

Summary of Major Findings

As predicted, the East Palo Alto prices did generally increase between the years 2002 and 2012. This conclusion was made after evaluating how the house values of East Palo Alto compared to those of Richmond during the same time period. The house values in East Palo Alto appeared to remain steady or increase by the year 2012. The house values for Richmond, on the other hand, seemed to continue to decrease in 2012. Furthermore, the median house values of both cities followed the same general pattern. Both cities had peak median house values during the year 2006 and the lowest median house values during the year 2011; however, the median house value of East Palo Alto had greater rates of change, evident through greater percentage changes from year to year. The median house value of East Palo Alto did have a larger percentage decrease between 2007 and 2008, but there was also a much greater percentage increase of East Palo Alto's median house value between 2011 and 2012. The data revealed that between the years 2011 and 2012, the median house value of East Palo Alto increased at a rate more than three times larger than that of Richmond.

The original hypothesis centered on Facebook's presence in the community. The close proximity of Facebook headquarters to East Palo Alto played a large role in this because the commute time to and from the campus had a great effect on housing prices regardless if the occupant is an employee of Facebook or not. The results of the hedonic regression analysis suggested consumers pay about \$23,000 less for the house for each additional minute that it takes to get from a house to Facebook headquarters. This is an astounding difference in the housing prices and reveals the impact of having Facebook headquarters so close to East Palo Alto. Looking at the house value alone may imply that Facebook has had a positive effect on East Palo Alto since the housing prices have increased; however, considering the general

low-income nature of existing East Palo Alto residents, this presents a negative impact on East Palo Alto because residents may not be able to afford the increase in housing prices.

Policy Implications of Study

Both East Palo Alto and Richmond have policies in place to help increase affordable housing opportunities in each respective city. However, it seems that more efforts should be targeted towards the very low- and low-income households, rather than just the moderate-income households. This could help alleviate the mismatch between types of houses available and the local jobs in the community, particularly in East Palo Alto. As noted in the report, East Palo Alto is within close proximity to Silicon Valley so it would be very difficult to ban or limit technical jobs in the area. Therefore, East Palo Alto should craft ways to attract more companies to improve the poor jobs-housing balance of the city.

Additionally, more focus should be placed on attracting different types of companies to provide a wider range of job opportunities for East Palo Alto residents. This is important in improving the jobs-housing balance and bringing it to the ideal ratio of 1.0, which is closer to the nearly perfect jobs-housing balance of San Mateo County. More importantly, this resolves the mismatch between types of houses available and the local jobs in the community. While these two issues may not always be directly related, strategic solutions may be able to respond to both of these problems in East Palo Alto.

Future Research

This report focused on the housing prices in East Palo Alto. However, more information can be gathered on the community amenities and local resources, which may provide more information on housing values in this city. This is particularly important as Facebook seeks to expand and eventually move 9,400 employees to the new Menlo Park office campus.¹⁸⁵ Facebook will have to offer an extensive worker transportation network in Menlo Park, similar to what they

185 Emil Protalinski, "Facebook Wants Two Menlo Park Campuses for 9,400 Employees," *ZD Net*, August 24, 2011, <http://www.zdnet.com/blog/facebook/facebook-wants-two-menlo-park-campuses-for-9400-employees/2995> (accessed February 17, 2013).

offered in Palo Alto at the previous office location¹⁸⁶ so not to become an even larger burden to East Palo Alto residents who may not work at Facebook. Facebook will need to connect the size of its permitted workforce to the number of rush hour vehicles to the site.¹⁸⁷ As Facebook settles into the new Menlo Park office, additional research may be done on their efforts to provide more affordable housing opportunities and community amenities in the surrounding region, including East Palo Alto.

186 Ibid.

187 Ibid.

Bibliography

- Beer, Matt. "Housing Crisis Grows Acute Job Growth Brings More People Here, But There's Nowhere for Them to Live." *San Francisco Examiner*, May 21, 1999, <http://search.proquest.com.libaccess.sjlibrary.org/docview/270502426/138EAF0EC1F305A7888/2?accountid=10361> (accessed September 2, 2012).
- Calavita, Nico and Roger Caves. "Planners' Attitudes Toward Growth: A Comparative Case Study." *Journal of the American Planning Association* 60, no. 4 (1994): 483-500.
- Carlson Nicholas. "At Last -- the Full Story of How Facebook Was Founded." *Business Insider*, March 5, 2010: 1-5, <http://www.businessinsider.com/how-facebook-was-founded-2010-3> (accessed September 4, 2012).
- Cervero, Robert. "Jobs-Housing Balance Revisited." *Journal of the American Planning Association* 62, no. 4 (1996): 492-511.
- City of East Palo Alto. "General Plan." *City of East Palo Alto*: 1-B16, <http://www.ci.east-palo-alto.ca.us/planningdiv/index.html> (accessed October 13, 2012).
- City of East Palo Alto. "Ordinance_354." *City of East Palo Alto*: 1-13, http://www.ci.east-palo-alto.ca.us/planningdiv/pdf/Ordinance_354_BMR_Ordinance.pdf (accessed February 11, 2013).
- City of Palo Alto. "Comprehensive Plan." *City of Palo Alto*: I-1-Index-6, <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp> (accessed September 7, 2012).
- City of Richmond. "General Plan 2030 Housing Element." *City of Richmond*: 1-130, <http://www.ci.richmond.ca.us/DocumentCenter/View/24574> (accessed February 11, 2013).
- City of Richmond. "Inclusionary Housing." *City of Richmond*: 193-200, <http://www.ci.richmond.ca.us/DocumentCenter/Home/View/8914> (accessed February 11, 2013).
- City of Richmond. "Master Plan." *City of Richmond*: 1-303, <http://www.richmondgov.com/PlanningAndDevelopmentReview/PlansMaster.aspx> (accessed October 13, 2012).
- City of Richmond. "Zoning Ordinance." *City of Richmond*: 1-346, <http://www.ci.richmond.ca.us/DocumentCenter/Home/View/315> (accessed February 11, 2013).

- Facebook, "Key Facts," Facebook, <http://newsroom.fb.com/content/default.aspx?NewsAreaId=22> (accessed September 7, 2012).
- Giloth, Robert P. "Learning From the Field: Economic Growth and Workforce Development in the 1990s." *Economic Development Quarterly* 14, no. 4 (2000): 340-359.
- Glaeser, Edward L. and Jesse M. Shapiro. "Urban Growth in the 1990s: Is City Living Back?" *Journal of Regional Science* 43, no. 1 (2003): 139-165.
- Glaeser, Edward L., Joseph Gyourko, and Raven E. Saks. "Urban Growth and Housing Supply." *Journal of Economic Geography* 6, no. 1 (2006): 71-89.
- Glaeser, Edward L., Joseph Gyourko, and Raven E. Saks. "Why Have Housing Prices Gone Up?" *The American Economic Review* 95, no. 2 (2005): 329-333.
- Glass Door, "Facebook Overview," Glass Door, http://www.glassdoor.com/Overview/Working-at-Facebook-EI_IE40772.11,19.htm (accessed September 18, 2012).
- Gober, Patricia, Kevin E. McHugh, and Denis Leclerc. "Job-Rich But Housing Poor: The Dilemma of a Western Amenity Town." *Professional Geographer* 45, no. 1 (1993): 12-20.
- Goodman, Allen C. "Central Cities and Housing Supply: Growth and Decline in U.S. Cities." *Journal of Housing Economics* 14, (2005): 315-335.
- Gyourko, Joseph and Albert Saiz. "Reinvestment in the Housing Stock: The Role of Construction Costs and the Supply Side." *Journal of Urban Economics* 55, no. 2 (2004): 238-256.
- Hamnett, Chris. "Spatially Displaced Demand and the Changing Geography of House Prices in London, 1995-2006." *Housing Studies* 24, no. 3 (2009): 301-320.
- Hausrath, Linda L. "Economic Basis for Linking Jobs and Housing in San Francisco." *Journal of the American Planning Association* 54, no. 2 (1988): 210-216.
- Hopkins, Jim. "San Francisco: Stem Cell's Silicon Valley?; City Takes the Lead in Race for Research Headquarters." *USA TODAY*, May 3, 2005, <http://search.proquest.com/docview/409001802?accountid=10361> (accessed August 28, 2012).
- Jayadev, Raj. "Facebook Fallout -- East Palo Alto Worries It Will Disappear." *New America Media*, February 7, 2012, <http://newamericamedia.org/2012/02/>

- [facebook-new-campus-causes-concern-for-east-palo-alto.php](#) (accessed September 18, 2012).
- Kensington. "Kensington Combining District." *Kensington*: 1-7, http://www.aboutkensington.com/documents/pdf/kmac/84-74_KensingtonPlanningOrdinance.pdf (accessed November 4, 2012).
- Lyons, Michal. "Gentrification, Socioeconomic Change, and the Geography of Displacement." *Journal of Urban Affairs* 18, no. 1 (1996): 39-62.
- Manta, "Companies in Palo Alto." Manta, http://www.manta.com/mb_51_ALL_1ZX/palo_alto_ca (accessed November 1, 2012).
- Mashable, "Facebook Completes Move Into New Menlo Park Headquarters." *Mashable*, <http://mashable.com/2011/12/19/facebook-completes-move-into-new-menlo-park-headquarters/> (accessed February 9, 2013).
- McDonald, Marci. "Down and Out in Silicon Valley." *U.S. News & World Report* 127, no. 3 (1999): 38-40, <http://www.usnews.com/usnews/issue/990719/19sili.htm> (accessed September 18, 2012).
- Meen, Geoffrey and Christian Nygaard. "Local Housing Supply and the Impact of History and Geography." *Urban Studies* 48, no. 14 (2011): 3107-3124.
- Newman, Kathe and Elvin K. Wyly. "The Right to Stay Put, Revisited: Gentrification and Resistance to Displacement in New York City." *Urban Studies* 43, no. 1 (2006): 23-57.
- Ovide, Shira. "Tech Boom Hits San Francisco Rental Prices." *Business Week*, June 26, 2012, <http://online.wsj.com/article/SB10001424052702303296604577450760765114108.html> (accessed September 7, 2012).
- Peddle, Michael T. "Balanced Growth: A Planning Guide for Local Government." *Public Administration Review* 54, no. 2 (1994): 217.
- Protalinski, Emil. "Facebook Wants Two Menlo Park Campuses for 9,400 Employees." *ZD Net*, August 24, 2011, <http://www.zdnet.com/blog/facebook/facebook-wants-two-menlo-park-campuses-for-9400-employees/2995> (accessed February 17, 2013).
- Rengert, Kristopher M. "Housing in Suburban Employment Centers: Development Opportunities and Constraints." *Journal of the American Planning Association* 63, no. 1 (1997): 157-158.

- Saks, Raven E. "Job Creation and Housing Construction: Constraints on Metropolitan Area Employment Growth." *Journal of Urban Economics* 64, no. 1 (2008): 178-195.
- Shapiro, Jesse M. "Smart Cities: Quality of Life, Productivity, and the Growth Effects of Human Capital." *Review of Economics and Statistics* 88, no. 2 (2006): 324-335.
- Simon, Curtis J. "Human Capital and Metropolitan Employment Growth." *Journal of Urban Economics* 43, no. 2 (1998): 223-243.
- Smith, Barton A. "The Supply of Urban Housing." *The Quarterly Journal of Economics* 90, no. 3 (1976): 389-405.
- Sumka, Howard J. "Neighborhood Revitalization and Displacement A Review of the Evidence." *Journal of the American Planning Association* 45, no. 4 (1979): 480-487.
- Taylor, Chris. "Exclusive Look Inside the New Facebook HQ: You'll Like this [PICS]." *Mashable*, April 7, 2012, <http://mashable.com/2012/04/07/facebook-hq/> (accessed February 9, 2013).
- Testa, William A. "Headquarters Research and Implications for Local Development." *Economic Development Quarterly* 20, no. 2 (2006): 111-116.
- Tuccillo, John A. "Housing in the Long Term: Trends and Prospects." *Business Economics* 30, no. 2 (1995): 51-54.
- U.S. Census Bureau, 2007-2011 American Community Survey, Table DP03.
- U.S. Census Bureau, 2007-2011 American Community Survey, Table DP04.
- U.S. Census Bureau, 2007-2011 American Community Survey, Table S1501.
- U.S. Census Bureau, 2010 Census, Table DP-1.
- U.S. Census Bureau, Census 2000, Summary File 3
- Voith, Richard. "The Suburban Housing Market: The Effects of City and Suburban Job Growth." *Business Review - Federal Reserve Bank of Philadelphia* (1996): 13-25, <http://search.proquest.com.libaccess.sjlibrary.org/docview/231390835/fulltextPDF/138EAF0EC1F305A7888/1?accountid=10361> (accessed September 1, 2012).
- Zillow.com. "East Palo Alto Recently Sold Homes." Zillow. <http://www.zillow.com/>

[homes/East-Palo-Alto-CA_rb/](http://www.zillow.com/homes/East-Palo-Alto-CA_rb/) (accessed November 6, 2012).

Zillow.com. "How Are Forecasts Calculated?" Zillow. <http://www.zillow.com/help/how-are-forecasts-calculated/> (accessed April 26, 2013).

Zillow.com. "Richmond Recently Sold Homes." Zillow. http://www.zillow.com/homes/richmond-CA_rb/ (accessed November 18, 2012).

Appendices

Appendix A: Raw Data of Housing Values

Zillow was used to compile the housing values for both East Palo Alto and Richmond.

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
1	24-Feb	216 Azalia Dr.	\$260,000	\$294,000	\$289,000	\$373,000
2	24-Feb	66 Newell Rd. #12	\$343,000	\$410,000	\$424,000	\$502,000
3	27-Feb	2795 Gonzaga St.	\$219,000	\$417,000	\$415,000	\$508,000
4	28-Feb	1172 Veronica Ct.	\$315,000	\$418,000	\$439,000	\$518,000
5	28-Feb	128 Wisteria Dr.	\$315,000	\$395,000	\$482,000	\$620,000
6	29-Feb	1155 Laurel Ave. 2330 University Ave	\$265,000	\$351,000	\$362,000	\$463,000
7	7-Mar	Unit #110	\$210,000			
8	7-Mar	3 Shorebreeze Ct.	\$465,000	\$504,000	\$318,000	\$524,000
9	8-Mar	2751 Hunter St.	\$250,000	\$390,000	\$415,000	\$48,100
10	8-Mar	449 Bell St.	\$250,000	\$485,000	\$485,000	\$529,000
11	9-Mar	1205 Cypress St.	\$290,000	\$383,000	\$409,000	\$436,000
12	9-Mar	1631 Purdue Ave.	\$230,000	\$385,000	\$404,000	\$487,000
13	13-Mar	259 Daphne Way.	\$330,000	\$370,000	\$356,000	\$455,000
14	13-Mar	2346 Ralmar Ave.	\$275,000	\$358,000	\$382,000	\$446,000
15	15-Mar	2280 Glen Way	\$165,500	\$361,000	\$295,000	\$409,000
16	16-Mar	66 Newell Rd. Apt. E	\$290,000	\$354,000	\$325,000	\$375,000
17	22-Mar	2507 Gloria Way	\$318,000	\$393,000	\$393,000	\$414,000
18	23-Mar	2208 Menalto Ave.	\$220,000	\$379,000	\$396,000	\$511,000
19	23-Mar	2115 Salas Ct.	\$445,000	\$481,000	\$475,000	\$534,000
20	23-Mar	2542 Baylor St.	\$228,000	\$381,000	\$407,000	\$488,000
21	27-Mar	416 Wisteria Dr.	\$236,500	\$377,000	\$399,000	\$483,000
22	28-Mar	2370 Ralmar Ave.	\$390,000	\$663,000	\$663,000	\$663,000
23	30-Mar	2565 Fordham St.	\$227,500	\$402,000	\$427,000	\$496,000
24	30-Mar	1532 Ursula Way	\$325,000	\$427,000	\$442,000	\$502,000
25	30-Mar	421 Green St.	\$225,000	\$437,000	\$449,000	\$484,000
26	30-Mar	1165 Oconnor St.	\$370,000	\$404,000	\$422,000	\$499,000
27	2-Apr	2435 Gonzaga St.	\$210,000	\$387,000	\$389,000	\$476,000
28	2-Apr	1140 Cypress St.	\$260,000	\$425,000	\$487,000	\$583,000
29	3-Apr	973 Bay Rd.	\$227,000	\$360,000	\$407,000	\$459,000
30	4-Apr	243 Daphne Way	\$258,000	\$387,000	\$419,000	\$469,000
31	5-Apr	928 Mouton Cir.	\$504,000	\$618,000	\$615,000	\$715,000
32	5-Apr	151 Mission Dr. #1004	\$275,000	\$374,000	\$377,000	\$422,000
33	6-Apr	2366 Glen Way	\$261,000	\$426,000	\$444,000	\$491,000
34	11-Apr	1016 Alberni St.	\$302,000		\$404,000	\$475,000
35	11-Apr	2510 Baylor St.	\$210,000		\$410,000	\$493,000
36	12-Apr	150 Mission Dr. #1003	\$270,000	\$343,000	\$366,000	\$415,000
37	13-Apr	1343 Camellia Dr.	\$242,000	\$367,000	\$392,000	\$454,000
38	16-Apr	204 Wisteria Dr.	\$231,000	\$367,000	\$379,000	\$465,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$436,000	\$457,000	\$427,000	\$280,000	\$316,000	\$354,000	\$248,000	1
\$593,000	\$643,000	\$626,000	\$355,000	\$286,000	\$293,000	\$266,000	2
\$539,000	\$664,000	\$615,000	\$421,000	\$305,000	\$294,000	\$291,000	3
\$661,000	\$695,000	\$704,000	\$465,000	\$370,000	\$328,000	\$310,000	4
\$714,000	\$742,000	\$753,000	\$485,000	\$421,000	\$398,000	\$387,000	5
\$566,000	\$645,000	\$618,000	\$326,000	\$282,000	\$223,000	\$275,000	6
	\$456,000	\$449,000	\$375,000	\$326,000	\$242,000	\$227,000	7
\$752,000	\$751,000	\$780,000	\$515,000	\$455,000	\$436,000	\$435,000	8
\$597,000	\$666,000	\$609,000	\$376,000	\$279,000	\$286,000	\$234,000	9
\$586,000	\$714,000	\$662,000	\$554,000	\$362,000	\$331,000	\$269,000	10
\$580,000	\$656,000	\$625,000	\$413,000	\$323,000	\$283,000	\$262,000	11
\$578,000	\$659,000	\$618,000	\$424,000	\$296,000	\$268,000	\$226,000	12
\$564,000	\$613,000	\$533,000	\$360,000	\$289,000	\$291,000	\$269,000	13
\$550,000	\$605,000	\$545,000	\$314,000	\$248,000	\$244,000	\$213,000	14
\$519,000	\$455,000	\$470,000	\$335,000	\$223,000	\$230,000	\$202,000	15
\$486,000	\$504,000	\$418,000	\$361,000	\$338,000	\$333,000	\$263,000	16
\$624,000	\$668,000	\$664,000	\$475,000	\$355,000	\$325,000	\$300,000	17
\$564,000	\$646,000	\$616,000	\$341,000	\$277,000	\$234,000	\$279,000	18
\$653,000	\$710,000	\$679,000	\$499,000	\$388,000	\$335,000	\$333,000	19
\$601,000	\$651,000	\$650,000	\$327,000	\$292,000	\$227,000	\$224,000	20
\$603,000	\$658,000	\$402,000	\$339,000	\$271,000	\$258,000	\$262,000	21
\$663,000	\$703,000	\$719,000	\$51,000	\$381,000	\$314,000	\$337,000	22
\$603,000	\$647,000	\$630,000	\$350,000	\$295,000	\$251,000	\$263,000	23
\$602,000	\$657,000	\$623,000	\$330,000	\$280,000	\$259,000	\$253,000	24
\$663,000	\$685,000	\$619,000	\$466,000	\$338,000	\$300,000	\$275,000	25
\$531,000	\$654,000	\$583,000	\$361,000	\$326,000	\$300,000	\$275,000	26
\$617,000	\$654,000	\$616,000	\$327,000	\$283,000	\$225,000	\$268,000	27
\$654,000	\$679,000	\$731,000	\$577,000	\$405,000	\$350,000	\$323,000	28
\$547,000	\$600,000	\$608,000	\$346,000	\$286,000	\$252,000	\$300,000	29
\$574,000	\$577,000	\$568,000	\$344,000	\$287,000	\$280,000	\$262,000	30
\$775,000	\$806,000	\$783,000	\$557,000	\$512,000	\$507,000	\$484,000	31
\$510,000	\$534,000	\$508,000	\$420,000	\$363,000	\$354,000	\$325,000	32
\$608,000	\$638,000	\$595,000	\$359,000	\$278,000	\$265,000	\$241,000	33
\$601,000	\$618,000	\$537,000	\$300,000	\$278,000	\$208,000	\$258,000	34
\$607,000	\$616,000	\$628,000	\$359,000	\$289,000	\$233,000	\$214,000	35
\$469,000	\$482,000	\$492,000	\$444,000	\$385,000	\$382,000	\$340,000	36
\$533,000	\$473,000	\$528,000	\$332,000	\$278,000	\$257,000	\$249,000	37
\$562,000	\$593,000	\$527,000	\$340,000	\$260,000	\$246,000	\$236,000	38

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
39	18-Apr	2830 Illinois St.	\$335,000	\$381,000	\$384,000	\$468,000
40	18-Apr	2278 Euclid Ave.	\$350,000			
41	19-Apr	1191 Runnymede St.	\$480,000	\$405,000	\$473,000	\$586,000
42	26-Apr	1128 Jervis Ave.	\$265,000	\$413,000	\$449,000	\$505,000
43	27-Apr	2145 Euclid Ave.	\$255,000	\$426,000	\$451,000	\$538,000
44	30-Apr	1948 Pulgas Ave.	\$275,000	\$349,000	\$380,000	\$457,000
45	4-May	2803 Fordham St.	\$335,000	\$386,000	\$389,000	\$470,000
46	9-May	1142 Mandela Ct.	\$390,000	\$467,000	\$483,000	\$599,000
47	11-May	415 Wisteria Dr.	\$310,000		\$409,000	\$498,000
48	15-May	1131 Camellia Dr.	\$242,000	\$388,000	\$360,000	\$475,000
49	16-May	1007 Bradley Way	\$295,000	\$723,000	\$661,000	\$675,000
50	17-May	2568 Farrington Way	\$332,000	\$424,000	\$443,000	\$507,000
51	17-May	2552 Farrington Way	\$332,000	\$424,000	\$444,000	\$506,000
52	18-May	1372 Camellia Dr.	\$310,000	\$388,000	\$401,000	\$484,000
53	18-May	401 Runnymede St.	\$425,000			
54	18-May	2210 Oakwood Dr.	\$301,000	\$455,000	\$531,000	\$499,000
55	21-May	1036 Alberni St.	\$230,000	\$346,000	\$397,000	\$479,000
56	30-May	2569 Annapolis St.	\$275,000	\$378,000	\$418,000	\$490,000
57	31-May	2292 Poplar Ave.	\$120,000	\$370,000	\$385,000	\$460,000
58	31-May	165 Okeefe St. Apt #14 1681 Notre Dame Ave.	\$308,000	\$395,000	\$393,000	\$428,000
59	31-May	2633 Fordham St.	\$210,000	\$384,000	\$391,000	\$496,000
60	1-Jun	1755 Tulane Ave.	\$110,000	\$375,000	\$383,000	\$475,000
61	1-Jun	339 Azalia Dr.	\$310,000	\$402,000	\$432,000	\$526,000
62	1-Jun	2320 Clarke Ave.	\$255,000	\$365,000	\$409,000	\$492,000
63	7-Jun	458 Green St.	\$167,000			
64	7-Jun	2285 Capitol Ave.	\$285,000	\$379,000	\$405,000	\$604,000
65	12-Jun	480 E. Okeefe St. Apt. #318	\$345,000	\$359,000	\$401,000	\$453,000
66	14-Jun	2870 Fordham St.	\$131,500	\$237,000	\$200,000	\$223,000
67	14-Jun	243 Gardenia Way	\$245,000		\$408,000	\$470,000
68	19-Jun	1012 Bradley Way	\$372,034	\$427,000	\$436,000	\$512,000
69	20-Jun	1027 Ruth Ct.	\$300,000	\$341,000	\$377,000	\$434,000
70	20-Jun	1238 Laurel Ave.	\$246,000	\$363,000	\$384,000	\$458,000
71	21-Jun	122 Mission Dr. #503	\$350,000	\$355,000	\$393,000	\$480,000
72	21-Jun	1765 E. Bayshore Rd.	\$240,000	\$352,000	\$370,000	\$420,000
73	22-Jun	Unit #210 2466 Gloria Way	\$331,000			
74	22-Jun	#2466	\$209,000	\$358,000	\$379,000	\$423,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$588,000	\$620,000	\$599,000	\$413,000	\$287,000	\$275,000	\$262,000	39
					\$270,000	\$263,000	40
\$701,000	\$711,000	\$729,000	\$527,000	\$418,000	\$339,000	\$332,000	41
\$611,000	\$651,000	\$676,000	\$435,000	\$308,000	\$299,000	\$308,000	42
\$642,000	\$680,000	\$696,000	\$505,000	\$378,000	\$327,000	\$312,000	43
\$561,000	\$640,000	\$532,000	\$313,000	\$249,000	\$243,000	\$226,000	44
\$595,000	\$645,000	\$566,000	\$391,000	\$293,000	\$294,000	\$262,000	45
\$762,000	\$744,000	\$751,000	\$474,000	\$452,000	\$416,000	\$383,000	46
\$612,000	\$659,000	\$549,000	\$351,000	\$274,000	\$255,000	\$266,000	47
\$605,000	\$677,000	\$547,000	\$349,000	\$288,000	\$283,000	\$248,000	48
\$831,000	\$792,000	\$888,000	\$879,000	\$887,000	\$666,000	\$350,000	49
\$607,000	\$664,000	\$629,000	\$368,000	\$289,000	\$261,000	\$256,000	50
\$606,000	\$660,000	\$626,000	\$352,000	\$289,000	\$250,000	\$260,000	51
\$572,000	\$452,000	\$531,000	\$329,000	\$272,000	\$250,000	\$251,000	52
			\$588,000	\$525,000	\$488,000	\$395,000	53
\$665,000	\$720,000	\$682,000	\$545,000	\$404,000	\$360,000	\$345,000	54
\$601,000	\$616,000	\$539,000	\$289,000	\$282,000	\$215,000	\$255,000	55
\$597,000	\$624,000	\$619,000	\$353,000	\$291,000	\$296,000	\$292,000	56
\$541,000	\$596,000	\$523,000	\$284,000	\$185,000	\$173,000	\$173,000	57
\$534,000	\$575,000	\$554,000	\$461,000	\$407,000	\$451,000	\$353,000	58
\$633,000	\$654,000	\$616,000	\$338,000	\$313,000	\$235,000	\$228,000	59
\$580,000	\$613,000	\$590,000	\$341,000	\$307,000	\$242,000	\$232,000	60
\$609,000	\$706,000	\$675,000	\$480,000	\$377,000	\$339,000	\$323,000	61
\$603,000	\$649,000	\$623,000	\$355,000	\$271,000	\$253,000	\$276,000	62
	\$849,000	\$955,000	\$742,000	\$878,000	\$547,000	\$407,000	63
\$625,000	\$625,000	\$587,000	\$325,000	\$264,000	\$253,000	\$248,000	64
\$541,000	\$595,000	\$548,000	\$339,000	\$261,000	\$228,000	\$215,000	65
\$281,000	\$310,000	\$271,000	\$257,000	\$222,000	\$196,000	\$174,000	66
\$528,000	\$635,000	\$597,000	\$419,000	\$313,000	\$283,000	\$291,000	67
\$637,000	\$680,000	\$638,000	\$445,000	\$331,000	\$296,000	\$299,000	68
\$496,000	\$556,000	\$532,000	\$314,000	\$256,000	\$235,000	\$220,000	69
\$596,000	\$588,000	\$584,000	\$349,000	\$291,000	\$240,000	\$251,000	70
\$609,000	\$628,000	\$545,000	\$294,000	\$277,000	\$226,000	\$257,000	71
\$480,000	\$490,000	\$496,000	\$444,000	\$385,000	\$384,000	\$343,000	72
			\$336,000	\$326,000	\$337,000	\$240,000	73
\$496,000	\$485,000	\$449,000	\$369,000	\$342,000	\$341,000	\$262,000	74

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
75	25-Jun	2235 Poplar Ave.	\$200,000	\$352,000	\$308,000	\$416,000
76	27-Jun	110 Mission Dr #203 2330 University Ave.	\$320,000	\$351,000	\$372,000	\$424,000
77	28-Jun	Unit #300	\$265,000			
78	28-Jun	533 Weeks St.	\$240,000	\$378,000	\$432,000	\$467,000
79	29-Jun	2279 Clarke Ave.	\$240,000	\$384,000	\$411,000	\$479,000
80	29-Jun	400 Runnymede St.	\$230,000		\$456,000	\$502,000
81	29-Jun	2283 University Ave.	\$260,000	\$428,000	\$455,000	\$505,000
82	29-Jun	1031 Newbridge St.	\$305,000	\$383,000	\$433,000	\$526,000
83	2-Jul	852 Bell St.	\$224,000	\$324,000	\$406,000	\$423,000
84	3-Jul	2163 Ralmar Ave.	\$231,000	\$366,000	\$355,000	\$456,000
85	3-Jul	525 Sacramento St.	\$230,000	\$377,000	\$428,000	\$458,000
86	5-Jul	933 Oakes St.	\$541,000	\$614,000	\$626,000	\$710,000
87	5-Jul	926 Garden St.	\$300,000	\$349,000	\$344,000	\$423,000
88	6-Jul	1770 Tulane Ave.	\$183,000	\$395,000	\$379,000	\$434,000
89	9-Jul	1165 Laurel Ave.	\$245,000		\$358,000	\$438,000
90	10-Jul	279 Verbena Dr.	\$320,000	\$351,000	\$369,000	\$446,000
91	11-Jul	342 Wisteria Dr.	\$250,000	\$377,000	\$379,000	\$404,000
92	12-Jul	227 Daphne Way	\$410,000	\$415,000	\$412,000	\$492,000
93	13-Jul	2263 Capitol Ave.	\$173,500	\$379,000	\$436,000	\$453,000
94	18-Jul	2213 Dumbarton Ave.	\$225,000	\$360,000	\$357,000	\$420,000
95	19-Jul	2724 Xavier St.	\$375,000	\$905,000	\$780,000	\$825,000
96	25-Jul	868 Runnymede St.	\$495,000	\$618,000	\$625,000	\$806,000
97	27-Jul	919 Gates St.	\$530,000	\$534,000	\$584,000	\$664,000
98	31-Jul	132 Maple Ln.	\$535,000			
99	1-Aug	1411 Kavanaugh Dr.	\$80,500	\$434,000	\$431,000	\$520,000
100	2-Aug	1153 Saratoga Ave.	\$200,000	\$369,000	\$422,000	\$494,000
101	2-Aug	1467 Kavanaugh Dr.	\$325,000	\$429,000	\$438,000	\$510,000
102	3-Aug	127 Gardenia Way 1765 E. Bayshore Rd.	\$285,000	\$418,000	\$465,000	\$559,000
103	3-Aug	Unit #226	\$333,500			
104	10-Aug	160 Wisteria Dr.	\$250,000	\$357,000	\$361,000	\$419,000
105	10-Aug	223 Wisteria Dr. 1765 E. Bayshore Rd.	\$300,000	\$384,000	\$391,000	\$455,000
106	16-Aug	#22	\$375,000			
107	17-Aug	143 Aster Way	\$330,000	\$365,000	\$394,000	\$444,000
108	17-Aug	2115 Pulgas Ave.	\$575,000		\$1,000,000	\$841,000
109	22-Aug	2627 Fordham St.	\$260,000	\$385,000	\$395,000	\$487,000
110	24-Aug	331 Azalia Dr.	\$275,000	\$432,000	\$389,000	\$476,000
111	27-Aug	2515 Hazelwood Way	\$355,000	\$443,000	\$440,000	\$522,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$496,000	\$445,000	\$473,000	\$299,000	\$231,000	\$237,000	\$223,000	75
\$483,000	\$490,000	\$492,000	\$431,000	\$385,000	\$384,000	\$347,000	76
	\$609,000	\$613,000	\$432,000	\$350,000	\$322,000	\$314,000	77
\$591,000	\$625,000	\$595,000	\$365,000	\$276,000	\$249,000	\$243,000	78
\$587,000	\$630,000	\$612,000	\$390,000	\$271,000	\$261,000	\$288,000	79
\$602,000	\$644,000	\$623,000	\$385,000	\$286,000	\$251,000	\$270,000	80
\$607,000	\$681,000	\$654,000	\$441,000	\$306,000	\$297,000	\$285,000	81
\$559,000	\$641,000	\$628,000	\$385,000	\$291,000	\$274,000	\$262,000	82
\$567,000	\$575,000	\$527,000	\$357,000	\$277,000	\$245,000	\$217,000	83
\$543,000	\$585,000	\$534,000	\$323,000	\$259,000	\$239,000	\$241,000	84
\$570,000	\$614,000	\$581,000	\$389,000	\$335,000	\$307,000	\$314,000	85
\$773,000	\$775,000	\$755,000	\$557,000	\$504,000	\$499,000	\$484,000	86
\$543,000	\$547,000	\$534,000	\$309,000	\$233,000	\$237,000	\$209,000	87
\$553,000	\$653,000	\$595,000	\$424,000	\$287,000	\$294,000	\$217,000	88
\$538,000	\$614,000	\$537,000	\$311,000	\$258,000	\$225,000	\$248,000	89
\$583,000	\$634,000	\$538,000	\$346,000	\$288,000	\$297,000	\$253,000	90
\$598,000	\$655,000	\$525,000	\$345,000	\$293,000	\$280,000	\$257,000	91
\$575,000	\$553,000	\$568,000	\$408,000	\$307,000	\$293,000	\$314,000	92
\$592,000	\$628,000	\$592,000	\$354,000	\$256,000	\$198,000	\$186,000	93
\$512,000	\$558,000	\$532,000	\$308,000	\$230,000	\$238,000	\$207,000	94
\$908,000	\$927,000	\$923,000	\$1,000,000	\$951,000	\$813,000	\$532,000	95
\$959,000	\$915,000	\$894,000	\$841,000	\$527,000	\$447,000	\$424,000	96
\$774,000	\$771,000	\$743,000	\$585,000	\$498,000	\$462,000	\$445,000	97
	\$831,000	\$829,000	\$457,000	\$536,000	\$502,000	\$469,000	98
\$613,000	\$650,000	\$627,000	\$380,000	\$292,000	\$247,000	\$265,000	99
\$586,000	\$613,000	\$612,000	\$392,000	\$292,000	\$271,000	\$259,000	100
\$613,000	\$658,000	\$622,000	\$354,000	\$296,000	\$252,000	\$258,000	101
\$686,000	\$717,000	\$696,000	\$480,000	\$399,000	\$346,000	\$345,000	102
			\$337,000	\$326,000	\$337,000	\$266,000	103
\$525,000	\$544,000	\$549,000	\$310,000	\$264,000	\$254,000	\$224,000	104
\$547,000	\$571,000	\$532,000	\$343,000	\$287,000	\$273,000	\$246,000	105
			\$424,000	\$383,000	\$355,000	\$315,000	106
\$544,000	\$572,000	\$538,000	\$309,000	\$256,000	\$231,000	\$222,000	107
\$1,100,000	\$1,200,000	\$1,200,000	\$1,100,000	\$992,000	\$740,000	\$701,000	108
\$599,000	\$638,000	\$604,000	\$338,000	\$458,000	\$458,000	\$458,000	109
\$590,000	\$623,000	\$592,000	\$348,000	\$272,000	\$254,000	\$273,000	110
\$630,000	\$664,000	\$646,000	\$436,000	\$315,000	\$324,000	\$280,000	111

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
112	27-Aug	2737 Gonzaga St.	\$285,000	\$425,000	\$429,000	\$529,000
113	28-Aug	2784 Hunter St.	\$300,000	\$379,000	\$396,000	\$454,000
114	29-Aug	437 Bell St.	\$301,500	\$444,000	\$478,000	\$531,000
115	30-Aug	15 Clarence Ct.	\$300,000	\$430,000	\$445,000	\$521,000
116	30-Aug	1123 Camellia Dr.	\$333,000	\$344,000	\$359,000	\$456,000
117	31-Aug	2430 Gonzaga St.	\$304,000	\$363,000	\$382,000	\$475,000
		1765 E. Bayshore Rd.				
118	31-Aug	Unit #209 1765 E. Bayshore Rd.	\$320,000			
119	31-Aug	Unit #217	\$370,000			
120	4-Sep	4 Sparrow Ct.	\$468,000		\$652,000	\$685,000
121	7-Sep	770 Bell St.	\$470,000	\$458,000	\$528,000	\$555,000
122	7-Sep	1027 Bradley Way	\$290,000	\$365,000	\$398,000	\$433,000
123	7-Sep	2663 Fordham St.	\$320,000	\$385,000	\$401,000	\$496,000
124	10-Sep	136 Azalia Dr.	\$426,500	\$407,000	\$415,000	\$480,000
125	12-Sep	670 Runnymede St.	\$205,000	\$364,000	\$400,000	\$427,000
126	14-Sep	2247 Poplar Ave.	\$287,000	\$371,000	\$397,000	\$464,000
127	19-Sep	108 Grace Ave.	\$308,000	\$392,000	\$350,000	\$469,000
128	20-Sep	104 Verbena Dr.	\$121,000	\$377,000	\$398,000	\$427,000
129	21-Sep	716 Green St.	\$294,000	\$412,000	\$429,000	\$500,000
130	24-Sep	1143 Saratoga Ave.	\$382,500	\$391,000	\$490,000	\$537,000
131	25-Sep	2 Gardenia Ct.	\$320,000	\$372,000	\$412,000	\$480,000
132	26-Sep	2367 Poplar Ave.	\$170,000	\$340,000	\$372,000	\$450,000
133	28-Sep	1576 Ursula Way	\$190,000	\$423,000	\$443,000	\$496,000
134	28-Sep	2160 Cooley Ave.	\$304,000	\$405,000	\$397,000	\$499,000
135	2-Oct	2561 Annapolis St.	\$240,000	\$376,000	\$413,000	\$480,000
136	5-Oct	1423 Camellia Dr.	\$355,000	\$368,000	\$392,000	\$455,000
137	10-Oct	930 Gates St.	\$470,000	\$359,000	\$410,000	\$528,000
138	10-Oct	2567 Gloria Way	\$280,000	\$427,000	\$443,000	\$510,000
139	11-Oct	2119 Cooley Ave.	\$252,500	\$390,000	\$418,000	\$462,000
140	16-Oct	1190 Cypress St.	\$338,000	\$369,000	\$409,000	\$436,000
141	17-Oct	1757 Michigan Ave.	\$345,000	\$386,000	\$409,000	\$500,000
142	18-Oct	1427 Camellia Dr.	\$200,000	\$361,000	\$369,000	\$460,000
143	23-Oct	947 Mouton Cir. 2330 University Ave.	\$430,000	\$647,000	\$631,000	\$727,000
144	24-Oct	Unit #310	\$211,500			
145	25-Oct	2012 Pulgas Ave.	\$390,000	\$347,000	\$423,000	\$491,000
146	26-Oct	2136 Addison Ave.	\$250,000	\$370,000	\$326,000	\$421,000
147	29-Oct	520 Sacramento St.	\$327,000	\$384,000	\$423,000	\$431,000
148	30-Oct	1108 Newbridge St.	\$291,000	\$356,000	\$393,000	\$468,000
149	1-Nov	1459 Kavanaugh Dr.	\$402,000	\$387,000	\$411,000	\$487,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$542,000	\$671,000	\$629,000	\$420,000	\$308,000	\$278,000	\$287,000	112
\$539,000	\$599,000	\$591,000	\$357,000	\$282,000	\$264,000	\$225,000	113
\$615,000	\$598,000	\$618,000	\$505,000	\$328,000	\$300,000	\$309,000	114
\$609,000	\$638,000	\$656,000	\$430,000	\$302,000	\$308,000	\$279,000	115
\$551,000	\$582,000	\$522,000	\$311,000	\$251,000	\$249,000	\$216,000	116
\$587,000	\$605,000	\$546,000	\$340,000	\$283,000	\$230,000	\$259,000	117
			\$392,000	\$326,000	\$336,000	\$267,000	118
			\$422,000	\$379,000	\$353,000	\$310,000	119
\$819,000	\$874,000	\$941,000	\$861,000	\$737,000	\$528,000	\$520,000	120
\$673,000	\$705,000	\$733,000	\$529,000	\$412,000	\$377,000	\$416,000	121
\$525,000	\$601,000	\$535,000	\$324,000	\$261,000	\$236,000	\$237,000	122
\$572,000	\$636,000	\$603,000	\$414,000	\$298,000	\$222,000	\$231,000	123
\$582,000	\$625,000	\$537,000	\$341,000	\$279,000	\$283,000	\$248,000	124
\$558,000	\$607,000	\$554,000	\$317,000	\$250,000	\$236,000	\$236,000	125
\$543,000	\$641,000	\$592,000	\$302,000	\$240,000	\$237,000	\$255,000	126
\$589,000	\$639,000	\$588,000	\$325,000	\$277,000	\$235,000	\$222,000	127
\$575,000	\$523,000	\$570,000	\$372,000	\$299,000	\$297,000	\$295,000	128
\$597,000	\$664,000	\$654,000	\$440,000	\$311,000	\$298,000	\$261,000	129
\$624,000	\$693,000	\$701,000	\$468,000	\$342,000	\$326,000	\$298,000	130
\$576,000	\$600,000	\$564,000	\$322,000	\$246,000	\$243,000	\$225,000	131
\$574,000	\$555,000	\$520,000	\$301,000	\$247,000	\$235,000	\$210,000	132
\$694,000	\$652,000	\$626,000	\$340,000	\$286,000	\$236,000	\$252,000	133
\$525,000	\$655,000	\$629,000	\$451,000	\$350,000	\$308,000	\$261,000	134
\$602,000	\$646,000	\$630,000	\$344,000	\$289,000	\$239,000	\$222,000	135
\$545,000	\$569,000	\$540,000	\$329,000	\$276,000	\$259,000	\$249,000	136
\$614,000	\$684,000	\$618,000	\$434,000	\$367,000	\$332,000	\$392,000	137
\$625,000	\$673,000	\$627,000	\$353,000	\$284,000	\$234,000	\$273,000	138
\$579,000	\$609,000	\$620,000	\$382,000	\$392,000	\$291,000	\$257,000	139
\$593,000	\$625,000	\$585,000	\$410,000	\$298,000	\$286,000	\$228,000	140
\$599,000	\$640,000	\$586,000	\$350,000	\$288,000	\$262,000	\$253,000	141
\$545,000	\$587,000	\$526,000	\$305,000	\$245,000	\$252,000	\$215,000	142
\$810,000	\$818,000	\$758,000	\$616,000	\$528,000	\$533,000	\$495,000	143
	\$542,000	\$467,000	\$400,000	\$375,000	\$336,000	\$280,000	144
\$614,000	\$661,000	\$558,000	\$345,000	\$292,000	\$252,000	\$277,000	145
\$444,000	\$535,000	\$494,000	\$301,000	\$227,000	\$228,000	\$209,000	146
\$604,000	\$655,000	\$586,000	\$400,000	\$295,000	\$275,000	\$229,000	147
\$541,000	\$601,000	\$585,000	\$325,000	\$282,000	\$239,000	\$270,000	148
\$570,000	\$638,000	\$618,000	\$404,000	\$312,000	\$309,000	\$270,000	149

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
150	1-Nov	125 Grace Ave.	\$245,000	\$391,000	\$407,000	\$481,000
151	2-Nov	2359 Palo Verde Ave.	\$315,000	\$423,000	\$450,000	\$541,000
152	7-Nov	1236 Saratoga Ave. 165 E. Okeefe St. Ste.	\$230,500	\$374,000	\$482,000	\$476,000
153	9-Nov	#24	\$340,000	\$363,000	\$375,000	\$422,000
154	14-Nov	440 Wisteria Dr.	\$290,000	\$394,000	\$399,000	\$497,000
155	15-Nov	2527 Hazelwood Way	\$300,000	\$404,000	\$411,000	\$501,000
156	16-Nov	228 Daphne Way	\$400,000	\$395,000	\$427,000	\$486,000
157	16-Nov	201 Donohoe St.	\$600,000	\$356,000	\$430,000	\$455,000
158	19-Nov	1124 Oconnor St.	\$425,000	\$406,000	\$422,000	\$511,000
159	19-Nov	1136 Gaillardia Way	\$251,000	\$349,000	\$379,000	\$463,000
160	20-Nov	2061 Pulgas Ave. 2426 Gloria Way	\$270,000	\$552,000	\$544,000	\$589,000
161	21-Nov	#2426 1232 Westminster Ave.	\$156,000			
162	27-Nov	Ave.	\$293,000	\$376,000	\$436,000	\$476,000
163	29-Nov	431 Wisteria Dr.	\$186,000	\$395,000	\$414,000	\$484,000
164	4-Dec	105 Mission Dr. #105	\$350,000	\$350,000	\$370,000	\$420,000
165	5-Dec	2524 Illinois St.	\$253,500	\$363,000	\$385,000	\$466,000
166	6-Dec	800 Runnymede St.	\$612,000		\$615,000	\$692,000
167	6-Dec	2721 Gonzaga St.	\$466,000	\$411,000	\$426,000	\$517,000
168	7-Dec	2161 Addison Ave.	\$290,000	\$375,000	\$400,000	\$472,000
169	11-Dec	2207 Addison Ave.	\$240,000	\$346,000	\$387,000	\$465,000
170	12-Dec	2150 Poplar Ave.	\$350,000	\$492,000	\$514,000	\$575,000
171	19-Dec	2321 Poplar Ave.	\$211,500	\$340,000	\$377,000	\$453,000
172	31-Dec	1172 Oconnor St.	\$269,000	\$379,000	\$411,000	\$452,000
173	31-Dec	2559 Emmett Way	\$369,000	\$384,000	\$408,000	\$488,000
174	31-Dec	1045 Bay Rd.	\$208,000	\$352,000	\$310,000	\$426,000
175	31-Dec	312 Donohoe St.	\$430,000	\$484,000	\$556,000	\$554,000
176	31-Dec	2336 Palo Verde Ave.	\$330,000	\$380,000	\$433,000	\$483,000
177	31-Dec	2669 Fordham St.	\$450,000	\$426,000	\$445,000	\$538,000
178	31-Dec	2600 Illinois St.	\$365,000	\$359,000	\$300,000	\$461,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$533,000	\$630,000	\$614,000	\$334,000	\$273,000	\$240,000	\$232,000	150
\$601,000	\$599,000	\$589,000	\$378,000	\$283,000	\$268,000	\$264,000	151
\$569,000	\$657,000	\$686,000	\$377,000	\$284,000	\$293,000	\$261,000	152
\$521,000	\$522,000	\$467,000	\$401,000	\$360,000	\$330,000	\$279,000	153
\$602,000	\$655,000	\$616,000	\$340,000	\$277,000	\$257,000	\$266,000	154
\$605,000	\$625,000	\$603,000	\$345,000	\$277,000	\$244,000	\$250,000	155
\$544,000	\$577,000	\$579,000	\$400,000	\$293,000	\$281,000	\$283,000	156
\$587,000	\$623,000	\$637,000	\$337,000	\$289,000	\$340,000	\$305,000	157
\$590,000	\$656,000	\$638,000	\$259,000	\$292,000	\$293,000	\$269,000	158
\$547,000	\$574,000	\$517,000	\$312,000	\$254,000	\$240,000	\$212,000	159
\$675,000	\$688,000	\$686,000	\$571,000	\$423,000	\$361,000	\$352,000	160
\$525,000	\$614,000	\$576,000	\$359,000	\$313,000	\$292,000	\$287,000	161
\$609,000	\$648,000	\$629,000	\$346,000	\$284,000	\$235,000	\$266,000	162
\$603,000	\$646,000	\$619,000	\$342,000	\$279,000	\$252,000	\$270,000	163
\$480,000	\$488,000	\$496,000	\$434,000	\$385,000	\$388,000	\$343,000	164
\$592,000	\$379,000	\$569,000	\$321,000	\$275,000	\$225,000	\$243,000	165
\$834,000	\$823,000	\$848,000	\$673,000	\$538,000	\$485,000	\$436,000	166
\$600,000	\$710,000	\$678,000	\$462,000	\$350,000	\$312,000	\$304,000	167
\$539,000	\$633,000	\$581,000	\$339,000	\$239,000	\$241,000	\$237,000	168
\$522,000	\$590,000	\$537,000	\$291,000	\$236,000	\$231,000	\$224,000	169
\$656,000	\$666,000	\$690,000	\$597,000	\$461,000	\$374,000	\$363,000	170
\$534,000	\$568,000	\$531,000	\$296,000	\$235,000	\$229,000	\$213,000	171
\$544,000	\$462,000	\$550,000	\$328,000	\$291,000	\$251,000	\$252,000	172
\$583,000	\$638,000	\$625,000	\$410,000	\$310,000	\$314,000	\$266,000	173
\$490,000	\$479,000	\$490,000	\$303,000	\$239,000	\$214,000	\$216,000	174
\$718,000	\$736,000	\$720,000	\$614,000	\$424,000	\$411,000	\$398,000	175
\$533,000	\$624,000	\$598,000	\$407,000	\$208,000	\$254,000	\$239,000	176
\$597,000	\$718,000	\$683,000	\$515,000	\$351,000	\$299,000	\$306,000	177
\$589,000	\$549,000	\$549,000	\$347,000	\$286,000	\$220,000	\$240,000	178

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
1	7-Sep	118 Bayside Ct.	\$138,000	\$272,000	\$296,000	\$353,000
2	7-Sep	4516 Escuela Ct.	\$80,000	\$251,000	\$302,000	\$374,000
3	7-Sep	112 Reid Ln.	\$290,000			
4	7-Sep	2108 Dunn Ave.	\$215,000	\$295,000	\$336,000	\$357,000
5	10-Sep	2728 Carlson Blvd.	\$100,000	\$388,000	\$498,000	\$518,000
6	10-Sep	966 29th St.	\$166,000	\$302,000	\$331,000	\$400,000
7	10-Sep	6101 Panama Ave.	\$265,000	\$395,000	\$485,000	\$490,000
8	10-Sep	2315 Potrero Ave.	\$123,000	\$253,000	\$295,000	\$354,000
9	11-Sep	193 Bayside Ct.	\$260,000	\$298,000	\$331,000	\$407,000
10	11-Sep	3202 Jetty Dr.	\$200,000			
11	11-Sep	6104 Plymouth Ave.	\$195,000	\$391,000	\$432,000	\$507,000
12	11-Sep	452 B St.	\$53,000	\$213,000	\$240,000	\$314,000
13	11-Sep	3419 Nevin Ave.	\$121,500	\$240,000	\$284,000	\$347,000
14	11-Sep	715 Tewksbury Ave.	\$96,000	\$333,000	\$387,000	\$415,000
15	12-Sep	1344 Monterey St.	\$160,000	\$222,000	\$328,000	\$433,000
16	13-Sep	459 5th St.	\$65,000	\$167,000	\$224,000	\$280,000
17	13-Sep	2525 Andrade Ave.	\$124,000	\$269,000	\$310,000	\$361,000
18	13-Sep	1622 Bissell Ave.	\$55,000	\$165,000	\$205,000	\$243,000
19	14-Sep	502 Bissell Ave.	\$365,000	\$487,000	\$681,000	\$705,000
20	14-Sep	266 S. 5th St.	\$75,000	\$186,000	\$214,000	\$260,000
21	14-Sep	1353 Battery St.	\$125,000	\$206,000	\$237,000	\$301,000
22	14-Sep	3519 Esmond Ave.	\$210,000	\$272,000	\$360,000	\$375,000
23	14-Sep	2514 Chanslor Ave.	\$152,000	\$233,000	\$273,000	\$327,000
24	14-Sep	1842 Tulare Ave.	\$300,000	\$338,000	\$389,000	\$440,000
25	14-Sep	601 Ripley Ave.	\$78,000	\$168,000	\$200,000	\$225,000
26	14-Sep	805 6th St.	\$110,000	\$176,000	\$232,000	\$271,000
27	17-Sep	1817 Chanslor Ave.	\$154,000	\$280,000	\$342,000	\$406,000
28	17-Sep	12479 San Pablo Ave.	\$270,500	\$406,000	\$471,000	\$574,000
29	17-Sep	611 21st St.	\$95,000	\$247,000	\$289,000	\$366,000
30	17-Sep	786 Ventura St.	\$246,000	\$318,000	\$360,000	\$370,000
31	18-Sep	1415 Garvin Ave.	\$137,000	\$248,000	\$299,000	\$336,000
32	18-Sep	535 S. 18th St.	\$117,000	\$250,000	\$276,000	\$351,000
33	18-Sep	1610 Chanslor Ave.	\$175,000	\$257,000	\$301,000	\$349,000
34	18-Sep	6241 Arlington Blvd.	\$218,000	\$348,000	\$433,000	\$477,000
35	18-Sep	125 Lucy Ln.	\$275,000			
36	19-Sep	1532 Chanslor Ave. Apt. M	\$25,000	\$188,000	\$215,000	\$276,000
37	19-Sep	457 Carlston St.	\$309,000	\$407,000	\$451,000	\$530,000
38	20-Sep	2520 Downer Ave.	\$195,000	\$251,000	\$297,000	\$355,000
39	20-Sep	1303 Merced St.	\$135,000	\$283,000	\$287,000	\$341,000
40	20-Sep	133 Henry Clark Ln.	\$260,000			

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$431,000	\$401,000	\$381,000	\$268,000	\$184,000	\$157,000	\$126,000	1
\$432,000	\$454,000	\$371,000	\$235,000	\$148,000	\$150,000	\$122,000	2
	\$514,000	\$445,000	\$394,000	\$223,000	\$237,000	\$245,000	3
\$451,000	\$527,000	\$467,000	\$320,000	\$212,000	\$188,000	\$170,000	4
\$665,000	\$648,000	\$603,000	\$547,000	\$457,000	\$419,000	\$379,000	5
\$478,000	\$469,000	\$414,000	\$260,000	\$189,000	\$196,000	\$166,000	6
\$588,000	\$614,000	\$519,000	\$445,000	\$411,000	\$425,000	\$335,000	7
\$462,000	\$436,000	\$336,000	\$262,000	\$157,000	\$132,000	\$134,000	8
\$468,000	\$486,000	\$424,000	\$305,000	\$219,000	\$200,000	\$161,000	9
		\$457,000	\$417,000	\$268,000	\$283,000	\$240,000	10
\$669,000	\$609,000	\$591,000	\$438,000	\$379,000	\$367,000	\$303,000	11
\$358,000	\$403,000	\$363,000	\$279,000	\$157,000	\$153,000	\$137,000	12
\$428,000	\$397,000	\$354,000	\$227,000	\$141,000	\$137,000	\$130,000	13
\$517,000	\$429,000	\$458,000	\$422,000	\$468,000	\$395,000	\$294,000	14
\$489,000	\$505,000	\$482,000	\$357,000	\$255,000	\$251,000	\$168,000	15
\$312,000	\$335,000	\$313,000	\$179,000	\$105,000	\$97,000	\$79,000	16
\$451,000	\$468,000	\$399,000	\$246,000	\$162,000	\$161,000	\$155,000	17
\$342,000	\$352,000	\$311,000	\$181,000	\$103,000	\$91,000	\$79,000	18
\$706,000	\$849,000	\$720,000	\$839,000	\$298,000	\$235,000	\$329,000	19
\$319,000	\$325,000	\$291,000	\$191,000	\$99,000	\$99,000	\$75,000	20
\$329,000	\$314,000	\$326,000	\$221,000	\$149,000	\$114,000	\$173,000	21
\$454,000	\$423,000	\$371,000	\$247,000	\$194,000	\$169,000	\$185,000	22
\$412,000	\$408,000	\$330,000	\$213,000	\$131,000	\$95,000	\$123,000	23
\$477,000	\$494,000	\$434,000	\$377,000	\$272,000	\$288,000	\$259,000	24
\$331,000	\$300,000	\$313,000	\$166,000	\$99,000	\$86,000	\$81,000	25
\$321,000	\$312,000	\$309,000	\$173,000	\$110,000	\$84,000	\$96,000	26
\$451,000	\$513,000	\$511,000	\$368,000	\$213,000	\$190,000	\$191,000	27
\$712,000	\$663,000	\$615,000	\$512,000	\$325,000	\$290,000	\$230,000	28
\$404,000	\$427,000	\$411,000	\$264,000	\$149,000	\$149,000	\$152,000	29
\$481,000	\$490,000	\$420,000	\$279,000	\$218,000	\$216,000	\$193,000	30
\$434,000	\$466,000	\$398,000	\$274,000	\$143,000	\$143,000	\$117,000	31
\$328,000	\$386,000	\$339,000	\$226,000	\$150,000	\$126,000	\$122,000	32
\$408,000	\$496,000	\$478,000	\$293,000	\$188,000	\$178,000	\$163,000	33
\$596,000	\$583,000	\$515,000	\$390,000	\$323,000	\$358,000	\$244,000	34
	\$548,000	\$421,000	\$392,000	\$236,000	\$258,000	\$257,000	35
\$338,000	\$298,000	\$290,000	\$197,000	\$131,000	\$119,000	\$113,000	36
\$643,000	\$554,000	\$498,000	\$329,000	\$388,000	\$368,000	\$279,000	37
\$454,000	\$450,000	\$361,000	\$256,000	\$148,000	\$166,000	\$136,000	38
\$420,000	\$400,000	\$406,000	\$274,000	\$208,000	\$182,000	\$168,000	39
		\$411,000	\$404,000	\$259,000	\$257,000	\$264,000	40

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
41	20-Sep	6542 Arlington Blvd.	\$475,000	\$489,000	\$454,000	\$531,000
42	21-Sep	100 6th St. #C	\$71,500			
43	21-Sep	197 Marina Lakes Dr.	\$204,000	\$273,000	\$288,000	\$353,000
44	21-Sep	3302 Nevin Ave.	\$136,000	\$266,000	\$343,000	\$403,000
45	21-Sep	515 Willard Ave.	\$45,000	\$166,000	\$235,000	\$299,000
46	21-Sep	2532 Beach Head Way 6101 Bernhard Ave.	\$248,000	\$344,000	\$348,000	\$372,000
47	21-Sep	#A	\$340,000	\$326,000	\$357,000	\$446,000
48	21-Sep	1715 Livingston Ln. 1920 Pennsylvania	\$115,000	\$264,000	\$292,000	\$333,000
49	24-Sep	Ave.	\$49,000	\$185,000	\$210,000	\$230,000
50	24-Sep	734 Maine Ave.	\$100,000	\$186,000	\$249,000	\$277,000
51	24-Sep	3030 Andrade Ave.	\$160,000	\$264,000	\$295,000	\$366,000
52	24-Sep	380 Malcolm Dr.	\$275,000			
53	25-Sep	2001 Ohio Ave.	\$100,000	\$201,000	\$246,000	\$268,000
54	25-Sep	3104 Jetty Dr.	\$250,000			
55	26-Sep	932 Ventura St.	\$137,000	\$304,000	\$340,000	\$401,000
56	26-Sep	330 Nevada Ave.	\$244,000	\$317,000	\$355,000	\$412,000
57	26-Sep	145 S. 22nd St. 1700 Pennsylvania	\$80,000	\$212,000	\$272,000	\$319,000
58	26-Sep	Ave.	\$185,000	\$372,000	\$448,000	\$454,000
59	26-Sep	1822 Shasta St.	\$300,000	\$401,000	\$410,000	\$515,000
60	26-Sep	6026 Monterey Ave.	\$270,000	\$341,000	\$354,000	\$451,000
61	27-Sep	1802 Mendocino St.	\$175,000	\$394,000	\$394,000	\$484,000
62	27-Sep	4219 Nevin Ave.	\$123,000	\$238,000	\$295,000	\$365,000
63	27-Sep	1324 Merced St.	\$282,000	\$292,000	\$354,000	\$441,000
64	27-Sep	21 Bayside Ct.	\$118,000	\$203,000	\$265,000	\$285,000
65	28-Sep	1328 Cherry St.	\$105,000	\$239,000	\$290,000	\$355,000
66	28-Sep	4224 Ohio Ave.	\$135,000	\$235,000	\$282,000	\$318,000
67	28-Sep	5034 Reid Ct.	\$250,000	\$326,000	\$386,000	\$472,000
68	28-Sep	617 20th St.	\$115,000	\$305,000	\$375,000	\$444,000
69	28-Sep	419 S. 22nd St.	\$78,000	\$198,000	\$257,000	\$293,000
70	28-Sep	1623 5th St.	\$50,000	\$174,000	\$236,000	\$291,000
71	28-Sep	448-450 S 22nd St.	\$128,000	\$291,000	\$356,000	\$431,000
72	28-Sep	123 S. 31st St.	\$105,000	\$258,000	\$307,000	\$357,000
73	28-Sep	2612 Bayfront Ct.	\$290,000	\$370,000	\$371,000	\$406,000
74	28-Sep	956 Carlson Blvd.	\$85,000	\$331,000	\$288,000	\$338,000
75	28-Sep	935 35th St.	\$225,000	\$289,000	\$336,000	\$381,000
76	1-Oct	140 18th St.	\$95,000	\$239,000	\$281,000	\$259,000
77	1-Oct	4101 Solano Ave.	\$160,000	\$310,000	\$391,000	\$460,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$682,000	\$674,000	\$613,000	\$452,000	\$378,000	\$352,000	\$453,000	41
\$392,000	\$402,000	\$317,000	\$245,000	\$150,000	\$128,000	\$128,000	42
\$412,000	\$402,000	\$395,000	\$274,000	\$202,000	\$170,000	\$129,000	43
\$482,000	\$485,000	\$388,000	\$269,000	\$186,000	\$164,000	\$167,000	44
\$341,000	\$371,000	\$354,000	\$196,000	\$138,000	\$130,000	\$100,000	45
\$456,000	\$460,000	\$413,000	\$349,000	\$246,000	\$260,000	\$220,000	46
\$527,000	\$495,000	\$445,000	\$352,000	\$255,000	\$288,000	\$214,000	47
\$439,000	\$421,000	\$404,000	\$254,000	\$140,000	\$145,000	\$151,000	48
\$329,000	\$342,000	\$298,000	\$175,000	\$106,000	\$87,000	\$93,000	49
\$356,000	\$318,000	\$254,000	\$196,000	\$101,000	\$101,000	\$87,000	50
\$442,000	\$454,000	\$377,000	\$246,000	\$156,000	\$144,000	\$144,000	51
		\$476,000	\$449,000	\$296,000	\$271,000	\$263,000	52
\$366,000	\$385,000	\$327,000	\$217,000	\$112,000	\$97,000	\$85,000	53
		\$426,000	\$344,000	\$264,000	\$274,000	\$231,000	54
\$460,000	\$477,000	\$414,000	\$266,000	\$214,000	\$186,000	\$174,000	55
\$501,000	\$449,000	\$455,000	\$355,000	\$373,000	\$343,000	\$319,000	56
\$390,000	\$411,000	\$363,000	\$285,000	\$133,000	\$121,000	\$113,000	57
\$483,000	\$592,000	\$526,000	\$364,000	\$192,000	\$178,000	\$189,000	58
\$542,000	\$533,000	\$477,000	\$367,000	\$397,000	\$433,000	\$320,000	59
\$522,000	\$475,000	\$418,000	\$343,000	\$242,000	\$252,000	\$220,000	60
\$540,000	\$524,000	\$472,000	\$374,000	\$404,000	\$451,000	\$340,000	61
\$396,000	\$419,000	\$360,000	\$242,000	\$182,000	\$189,000	\$153,000	62
\$505,000	\$490,000	\$479,000	\$343,000	\$285,000	\$266,000	\$237,000	63
\$298,000	\$285,000	\$258,000	\$213,000	\$134,000	\$100,000	\$91,000	64
\$435,000	\$463,000	\$383,000	\$334,000	\$136,000	\$137,000	\$115,000	65
\$419,000	\$412,000	\$384,000	\$246,000	\$145,000	\$134,000	\$125,000	66
\$538,000	\$554,000	\$475,000	\$411,000	\$247,000	\$216,000	\$183,000	67
\$505,000	\$560,000	\$540,000	\$427,000	\$231,000	\$248,000	\$118,000	68
\$380,000	\$382,000	\$347,000	\$207,000	\$125,000	\$121,000	\$94,000	69
\$323,000	\$307,000	\$334,000	\$194,000	\$109,000	\$96,000	\$90,000	70
\$496,000	\$512,000	\$467,000	\$356,000	\$198,000	\$167,000	\$161,000	71
\$431,000	\$447,000	\$398,000	\$247,000	\$144,000	\$147,000	\$142,000	72
\$485,000	\$484,000	\$440,000	\$347,000	\$278,000	\$271,000	\$241,000	73
\$465,000	\$476,000	\$406,000	\$320,000	\$201,000	\$222,000	\$216,000	74
\$449,000	\$450,000	\$388,000	\$251,000	\$193,000	\$170,000	\$185,000	75
\$397,000	\$413,000	\$373,000	\$215,000	\$140,000	\$140,000	\$184,000	76
\$525,000	\$528,000	\$474,000	\$313,000	\$267,000	\$227,000	\$185,000	77

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
78	1-Oct	6709 Arlington Blvd.	\$570,000			
79	2-Oct	630 35th St.	\$160,000	\$302,000	\$389,000	\$469,000
80	2-Oct	37 Seagull Dr.	\$445,000	\$506,000	\$508,000	\$602,000
81	2-Oct	127 Marina Lakes Dr.	\$120,000	\$236,000	\$287,000	\$325,000
82	2-Oct	633 32nd St.	\$200,000	\$300,000	\$350,000	\$425,000
83	2-Oct	1329 York St.	\$168,000			
84	3-Oct	5825 Yale Ave.	\$281,000	\$318,000	\$373,000	\$429,000
85	3-Oct	754 Mesa Way	\$190,000	\$351,000	\$379,000	\$452,000
86	4-Oct	201 Civic Center St.	\$150,000	\$334,000	\$402,000	\$448,000
87	4-Oct	101 Seapoint Ct.	\$445,000			\$859,000
88	4-Oct	630 S 30th St.	\$65,000	\$262,000	\$300,000	\$321,000
89	4-Oct	4109 Rosewood Ave.	\$60,000	\$243,000	\$244,000	\$314,000
90	5-Oct	36 Marina Lakes Dr.	\$147,000	\$272,000	\$298,000	\$351,000
91	5-Oct	2911 Tulare Ave.	\$145,000	\$268,000	\$292,000	\$367,000
92	5-Oct	435 Tremont Ave.	\$1,004,000	\$711,000	\$776,000	\$931,000
93	5-Oct	901 S. 45th St.	\$120,000	\$239,000	\$237,000	\$327,000
94	5-Oct	1806 Carlson Blvd.	\$316,000	\$318,000	\$366,000	\$427,000
95	5-Oct	320 28th St.	\$1,088,181	\$291,000	\$377,000	\$413,000
96	8-Oct	4525 Fall Ave.	\$182,500	\$253,000	\$284,000	\$348,000
97	8-Oct	449 43rd St.	\$170,000	\$280,000	\$314,000	\$383,000
98	9-Oct	425 Chesley Ave.	\$76,000	\$157,000	\$240,000	\$279,000
99	9-Oct	650 35th St.	\$225,000	\$326,000	\$371,000	\$461,000
100	10-Oct	336 19th St.	\$133,000	\$213,000	\$267,000	\$330,000
101	11-Oct	36 Shoreline Ct.	\$120,000	\$271,000	\$297,000	\$348,000
102	11-Oct	320 29th St.	\$165,000	\$323,000	\$344,000	\$434,000
103	11-Oct	2878 Lowell Ave.	\$208,000	\$336,000	\$401,000	\$463,000
104	11-Oct	5012 Plaza Cir.	\$245,500	\$297,000	\$352,000	\$438,000
105	12-Oct	2506 Rheem Ave.	\$77,000	\$248,000	\$309,000	\$374,000
106	12-Oct	169 Marina Lakes Dr.	\$108,000	\$232,000	\$278,000	\$313,000
107	12-Oct	414 Washington Ave.	\$350,000	\$469,000	\$460,000	\$591,000
108	12-Oct	162 Marina Way	\$43,000	\$186,000	\$218,000	\$273,000
109	12-Oct	2030 Roosevelt Ave.	\$94,000	\$242,000	\$293,000	\$364,000
110	12-Oct	5311 Sierra Ave.	\$285,000	\$312,000	\$378,000	\$431,000
111	12-Oct	505 S. 49th St.	\$174,000	\$301,000	\$377,000	\$479,000
112	12-Oct	616 Virginia Ave.	\$115,000	\$218,000	\$243,000	\$299,000
113	15-Oct	376 S. 38th St.	\$190,000	\$273,000	\$334,000	\$377,000
114	15-Oct	924 7th St.	\$52,500	\$177,000	\$212,000	\$266,000
115	15-Oct	2932 Chavez Ln.	\$175,000			
116	15-Oct	734 Yuba St.	\$299,000	\$336,000	\$391,000	\$458,000
117	16-Oct	760 Wilson Ave.	\$199,000	\$320,000	\$371,000	\$457,000
118	16-Oct	5201 Mcbryde Ave.	\$175,000	\$281,000	\$244,000	\$374,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
		\$503,000	\$503,000	\$449,000	\$412,000	\$385,000	78
\$551,000	\$549,000	\$476,000	\$335,000	\$244,000	\$201,000	\$196,000	79
\$708,000	\$727,000	\$674,000	\$590,000	\$494,000	\$450,000	\$365,000	80
\$336,000	\$366,000	\$327,000	\$266,000	\$158,000	\$131,000	\$110,000	81
\$538,000	\$521,000	\$442,000	\$300,000	\$228,000	\$217,000	\$187,000	82
	\$452,000	\$414,000	\$364,000	\$156,000	\$134,000	\$139,000	83
\$525,000	\$484,000	\$429,000	\$385,000	\$251,000	\$284,000	\$212,000	84
\$568,000	\$526,000	\$470,000	\$288,000	\$254,000	\$216,000	\$193,000	85
\$508,000	\$551,000	\$515,000	\$381,000	\$223,000	\$187,000	\$214,000	86
\$1,100,000	\$1,000,000	\$851,000	\$810,000	\$602,000	\$654,000	\$588,000	87
\$442,000	\$427,000	\$378,000	\$299,000	\$169,000	\$166,000	\$88,000	88
\$380,000	\$414,000	\$366,000	\$231,000	\$148,000	\$116,000	\$123,000	89
\$416,000	\$438,000	\$377,000	\$267,000	\$192,000	\$149,000	\$119,000	90
\$436,000	\$443,000	\$393,000	\$221,000	\$150,000	\$142,000	\$138,000	91
\$756,000	\$984,000	\$941,000	\$713,000	\$829,000	\$606,000	\$565,000	92
\$396,000	\$414,000	\$367,000	\$236,000	\$152,000	\$116,000	\$124,000	93
\$488,000	\$476,000	\$464,000	\$349,000	\$356,000	\$272,000	\$240,000	94
\$499,000	\$511,000	\$438,000	\$295,000	\$197,000	\$195,000	\$182,000	95
\$427,000	\$438,000	\$363,000	\$244,000	\$134,000	\$152,000	\$119,000	96
\$439,000	\$469,000	\$379,000	\$262,000	\$206,000	\$197,000	\$173,000	97
\$305,000	\$334,000	\$337,000	\$185,000	\$111,000	\$117,000	\$97,000	98
\$523,000	\$518,000	\$467,000	\$307,000	\$234,000	\$212,000	\$211,000	99
\$377,000	\$416,000	\$352,000	\$221,000	\$130,000	\$125,000	\$123,000	100
\$406,000	\$374,000	\$331,000	\$244,000	\$180,000	\$162,000	\$117,000	101
\$518,000	\$553,000	\$505,000	\$347,000	\$241,000	\$203,000	\$215,000	102
\$590,000	\$567,000	\$508,000	\$372,000	\$275,000	\$211,000	\$215,000	103
\$526,000	\$529,000	\$450,000	\$301,000	\$230,000	\$195,000	\$287,000	104
\$465,000	\$445,000	\$379,000	\$253,000	\$154,000	\$161,000	\$140,000	105
\$370,000	\$364,000	\$321,000	\$233,000	\$147,000	\$128,000	\$113,000	106
\$654,000	\$572,000	\$540,000	\$438,000	\$588,000	\$516,000	\$452,000	107
\$334,000	\$308,000	\$300,000	\$196,000	\$130,000	\$111,000	\$105,000	108
\$389,000	\$420,000	\$416,000	\$272,000	\$138,000	\$141,000	\$149,000	109
\$485,000	\$427,000	\$406,000	\$320,000	\$242,000	\$239,000	\$219,000	110
\$547,000	\$563,000	\$481,000	\$390,000	\$216,000	\$188,000	\$209,000	111
\$382,000	\$360,000	\$334,000	\$220,000	\$126,000	\$112,000	\$97,000	112
\$476,000	\$529,000	\$482,000	\$273,000	\$194,000	\$157,000	\$140,000	113
\$360,000	\$285,000	\$313,000	\$172,000	\$106,000	\$91,000	\$78,000	114
		\$417,000	\$304,000	\$176,000	\$174,000	\$153,000	115
\$573,000	\$496,000	\$438,000	\$358,000	\$304,000	\$356,000	\$324,000	116
\$526,000	\$514,000	\$456,000	\$305,000	\$249,000	\$228,000	\$193,000	117
\$465,000	\$477,000	\$416,000	\$238,000	\$218,000	\$202,000	\$171,000	118

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
119	16-Oct	952 36th St.	\$195,000	\$291,000	\$339,000	\$415,000
120	16-Oct	5708 Santa Cruz Ave.	\$373,500	\$328,000	\$382,000	\$426,000
121	17-Oct	680 33rd St.	\$206,000	\$306,000	\$319,000	\$394,000
122	17-Oct	3801 Florida Ave.	\$108,000	\$233,000	\$238,000	\$275,000
123	17-Oct	156 S 41st St.	\$105,000	\$232,000	\$258,000	\$300,000
124	17-Oct	360 S 6th St.	\$70,000	\$183,000	\$222,000	\$275,000
125	18-Oct	1822 Garvin Ave.	\$120,000	\$262,000	\$284,000	\$332,000
126	18-Oct	1919 Ohio Ave.	\$130,000	\$209,000	\$252,000	\$295,000
127	18-Oct	2322 Andrade Ave.	\$282,000	\$397,000	\$479,000	\$494,000
128	19-Oct	777 7th St.	\$92,500	\$167,000	\$226,000	\$274,000
129	19-Oct	2415 McBryde Ave.	\$116,000	\$243,000	\$282,000	\$336,000
130	19-Oct	682 37th St.	\$31,500	\$321,000	\$385,000	\$468,000
131	19-Oct	1613 Hoffman Blvd.	\$55,000		\$359,000	\$414,000
132	19-Oct	6604 Aqua Vista Ct.	\$438,000	\$396,000	\$419,000	\$519,000
133	22-Oct	2567 Day Sailor Ct.	\$392,500			
134	22-Oct	2124 Hellings Ave.	\$162,000	\$251,000	\$352,000	\$367,000
135	22-Oct	620 32nd St.	\$155,000	\$341,000	\$340,000	\$411,000
136	22-Oct	3316 Nevin Ave.	\$77,000	\$470,000	\$572,000	\$600,000
137	22-Oct	451 35th St.	\$77,000	\$482,000	\$537,000	\$608,000
138	23-Oct	610 33rd St.	\$210,000	\$352,000	\$338,000	\$412,000
139	23-Oct	158 Malcolm Dr.	\$263,000	\$268,000	\$306,000	\$334,000
140	23-Oct	2110 Hellings Ave.	\$78,000	\$243,000	\$314,000	\$364,000
141	23-Oct	760 Lassen St.	\$162,000	\$229,000	\$338,000	\$380,000
142	23-Oct	255 S. 22nd St.	\$95,000	\$207,000	\$250,000	\$283,000
143	24-Oct	681 Kern St.	\$430,000	\$412,000	\$426,000	\$495,000
144	24-Oct	133 S. 9th St.	\$70,000	\$201,000	\$252,000	\$274,000
145	24-Oct	365 S. 38th St.	\$165,000	\$258,000	\$316,000	\$365,000
146	24-Oct	447 Spring St.	\$170,000	\$236,000	\$302,000	\$357,000
147	24-Oct	341 S. 13th St.	\$105,000	\$177,000	\$222,000	\$277,000
148	24-Oct	727 Ventura St.	\$211,000	\$304,000	\$346,000	\$408,000
149	24-Oct	4701 Overend Ave.	\$207,000	\$290,000	\$348,000	\$446,000
150	25-Oct	3326 Tulare Ave.	\$91,500	\$262,000	\$291,000	\$344,000
151	25-Oct	123-125 3rd St.	\$158,000	\$345,000	\$445,000	\$497,000
152	25-Oct	1359 Carlson Blvd.	\$1,081,818	\$326,000	\$341,000	\$384,000
153	25-Oct	32 Seagull Dr.	\$450,000	\$502,000	\$498,000	\$598,000
154	26-Oct	653 6th St.	\$75,000	\$162,000	\$215,000	\$257,000
155	26-Oct	142 Shoreline Ct.	\$230,000	\$310,000	\$329,000	\$410,000
156	26-Oct	228 Ripley Ave.	\$70,000	\$215,000	\$275,000	\$298,000
157	26-Oct	608 19th St.	\$230,000	\$486,000	\$575,000	\$601,000
158	26-Oct	3239 Andrade Ave.	\$187,000	\$286,000	\$320,000	\$391,000
159	26-Oct	2718 McBryde Ave.	\$276,000	\$330,000	\$329,000	\$417,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$515,000	\$468,000	\$403,000	\$263,000	\$212,000	\$204,000	\$177,000	119
\$535,000	\$490,000	\$460,000	\$395,000	\$395,000	\$410,000	\$263,000	120
\$480,000	\$462,000	\$413,000	\$300,000	\$211,000	\$175,000	\$163,000	121
\$369,000	\$355,000	\$307,000	\$207,000	\$142,000	\$101,000	\$95,000	122
\$387,000	\$403,000	\$370,000	\$211,000	\$136,000	\$113,000	\$112,000	123
\$350,000	\$326,000	\$309,000	\$199,000	\$102,000	\$96,000	\$86,000	124
\$414,000	\$435,000	\$362,000	\$245,000	\$134,000	\$116,000	\$143,000	125
\$375,000	\$393,000	\$343,000	\$214,000	\$125,000	\$109,000	\$93,000	126
\$517,000	\$563,000	\$550,000	\$415,000	\$253,000	\$227,000	\$224,000	127
\$345,000	\$319,000	\$321,000	\$170,000	\$105,000	\$90,000	\$76,000	128
\$421,000	\$420,000	\$372,000	\$220,000	\$134,000	\$119,000	\$127,000	129
\$543,000	\$525,000	\$461,000	\$319,000	\$256,000	\$216,000	\$197,000	130
\$483,000	\$456,000	\$486,000	\$282,000	\$182,000	\$173,000	\$154,000	131
\$616,000	\$573,000	\$505,000	\$413,000	\$389,000	\$377,000	\$303,000	132
					\$279,000	\$201,000	133
\$412,000	\$476,000	\$403,000	\$262,000	\$152,000	\$154,000	\$156,000	134
\$507,000	\$462,000	\$401,000	\$290,000	\$204,000	\$195,000	\$155,000	135
\$732,000	\$725,000	\$615,000	\$488,000	\$299,000	\$293,000	\$268,000	136
\$731,000	\$726,000	\$617,000	\$524,000	\$304,000	\$305,000	\$289,000	137
\$503,000	\$461,000	\$401,000	\$287,000	\$205,000	\$193,000	\$173,000	138
\$514,000	\$358,000	\$411,000	\$334,000	\$182,000	\$147,000	\$164,000	139
\$412,000	\$452,000	\$420,000	\$263,000	\$154,000	\$157,000	\$152,000	140
\$449,000	\$444,000	\$374,000	\$248,000	\$192,000	\$178,000	\$170,000	141
\$382,000	\$369,000	\$335,000	\$209,000	\$129,000	\$118,000	\$89,000	142
\$583,000	\$527,000	\$483,000	\$345,000	\$368,000	\$358,000	\$265,000	143
\$359,000	\$377,000	\$345,000	\$216,000	\$113,000	\$90,000	\$84,000	144
\$448,000	\$482,000	\$440,000	\$232,000	\$142,000	\$156,000	\$126,000	145
\$449,000	\$426,000	\$381,000	\$245,000	\$143,000	\$151,000	\$118,000	146
\$357,000	\$368,000	\$306,000	\$187,000	\$101,000	\$96,000	\$90,000	147
\$451,000	\$508,000	\$388,000	\$259,000	\$204,000	\$213,000	\$191,000	148
\$510,000	\$509,000	\$484,000	\$348,000	\$193,000	\$173,000	\$158,000	149
\$430,000	\$454,000	\$371,000	\$211,000	\$143,000	\$134,000	\$148,000	150
\$552,000	\$610,000	\$350,000	\$394,000	\$203,000	\$174,000	\$207,000	151
\$478,000	\$459,000	\$459,000	\$340,000	\$237,000	\$217,000	\$177,000	152
\$706,000	\$724,000	\$671,000	\$573,000	\$486,000	\$450,000	\$375,000	153
\$316,000	\$313,000	\$342,000	\$182,000	\$99,000	\$88,000	\$79,000	154
\$431,000	\$433,000	\$441,000	\$325,000	\$227,000	\$188,000	\$159,000	155
\$379,000	\$362,000	\$356,000	\$285,000	\$120,000	\$123,000	\$110,000	156
\$649,000	\$678,000	\$614,000	\$480,000	\$229,000	\$244,000	\$244,000	157
\$491,000	\$485,000	\$411,000	\$245,000	\$182,000	\$195,000	\$191,000	158
\$511,000	\$443,000	\$472,000	\$320,000	\$194,000	\$199,000	\$184,000	159

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
160	26-Oct	2033 Ohio Ave.	\$60,000	\$240,000	\$287,000	\$343,000
161	26-Oct	2367 Northshore Dr.	\$350,000			
162	29-Oct	1639 5th St.	\$64,500	\$228,000	\$343,000	\$339,000
163	30-Oct	2872 McBryde Ave.	\$215,000	\$273,000	\$331,000	\$387,000
164	30-Oct	1530 Laurel Ave.	\$307,500	\$446,000	\$448,000	\$550,000
165	30-Oct	12 Shoreline Ct.	\$110,000	\$233,000	\$279,000	\$319,000
166	30-Oct	572 29th St.	\$250,000	\$319,000	\$377,000	\$430,000
167	30-Oct	6036 McBryde Ave.	\$19,000			
168	30-Oct	1362 Kelsey St.	\$110,000	\$148,000	\$230,000	\$261,000
169	30-Oct	612 4th St.	\$84,000	\$179,000	\$231,000	\$266,000
170	31-Oct	1561 4th St.	\$85,000	\$164,000	\$229,000	\$256,000
171	31-Oct	2200 Rheem Ave.	\$165,000	\$240,000	\$319,000	\$381,000
172	31-Oct	1910 Shasta St.	\$352,000	\$402,000	\$416,000	\$505,000
173	31-Oct	3131 Roosevelt Ave.	\$250,000	\$329,000	\$367,000	\$430,000
174	31-Oct	1332 Mallard Dr.	\$464,000	\$537,000	\$579,000	\$677,000
175	31-Oct	428 22nd St.	\$196,500	\$252,000	\$322,000	\$374,000
176	31-Oct	246 S. 42nd St.	\$138,000	\$230,000	\$231,000	\$291,000
177	1-Nov	826 Gertrude Ave.	\$225,000			\$448,000
178	1-Nov	2600 Grant Ave.	\$215,000	\$317,000	\$345,000	\$417,000
179	1-Nov	351 Grove Ave.	\$118,000			
180	1-Nov	107 E Richmond Ave.	\$340,000	\$400,000	\$386,000	\$534,000
181	1-Nov	2711 Bissell Ave.	\$130,000	\$240,000	\$298,000	\$348,000
182	2-Nov	2601 Lincoln Ave.	\$160,000	\$286,000	\$321,000	\$393,000
183	2-Nov	150 12th St.	\$140,000	\$241,000	\$275,000	\$316,000
184	2-Nov	758 32nd St.	\$226,500	\$261,000	\$283,000	\$351,000
185	2-Nov	5616 Sierra Ave.	\$185,000	\$332,000	\$404,000	\$447,000
186	2-Nov	589 5th St.	\$80,000	\$161,000	\$211,000	\$251,000
187	5-Nov	428 S. 19th St.	\$125,500	\$259,000	\$273,000	\$364,000
188	6-Nov	355 S. 8th St.	\$93,000	\$198,000	\$219,000	\$283,000
189	6-Nov	761 Kern St.	\$340,000	\$353,000	\$403,000	\$488,000
190	6-Nov	1906 Francisco Way	\$242,000	\$306,000	\$369,000	\$451,000
191	6-Nov	134 Malcolm Dr.	\$240,000	\$27,800	\$336,000	\$349,000
192	6-Nov	2563 Day Sailor Ct.	\$345,000			
193	7-Nov	6072 Arlington Blvd.	\$68,000	\$346,000	\$395,000	\$450,000
194	7-Nov	636 Kern St.	\$298,000	\$345,000	\$412,000	\$459,000
195	7-Nov	628 18th St.	\$260,000	\$490,000	\$577,000	\$603,000
196	7-Nov	5858 Bernhard Ave.	\$82,500			
197	8-Nov	1815 5th St.	\$125,000	\$163,000	\$247,000	\$260,000
198	8-Nov	619 22nd St.	\$129,000	\$302,000	\$384,000	\$445,000
199	8-Nov	4305 Overend Ave.	\$219,000	\$258,000	\$298,000	\$378,000
200	8-Nov	70 Bayside Ct.	\$225,000	\$262,000	\$291,000	\$340,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$422,000	\$415,000	\$333,000	\$229,000	\$129,000	\$137,000	\$126,000	160
							161
\$402,000	\$448,000	\$438,000	\$332,000	\$162,000	\$137,000	\$156,000	162
\$457,000	\$474,000	\$431,000	\$251,000	\$192,000	\$193,000	\$172,000	163
\$656,000	\$670,000	\$591,000	\$422,000	\$352,000	\$331,000	\$321,000	164
\$365,000	\$342,000	\$298,000	\$220,000	\$154,000	\$127,000	\$109,000	165
\$475,000	\$532,000	\$474,000	\$333,000	\$245,000	\$187,000	\$187,000	166
							167
\$311,000	\$297,000	\$321,000	\$177,000	\$107,000	\$63,000	\$100,000	168
\$301,000	\$343,000	\$337,000	\$223,000	\$120,000	\$99,000	\$85,000	169
\$293,000	\$312,000	\$334,000	\$173,000	\$87,000	\$87,000	\$82,000	170
\$460,000	\$484,000	\$419,000	\$286,000	\$150,000	\$160,000	\$157,000	171
\$553,000	\$526,000	\$475,000	\$365,000	\$395,000	\$426,000	\$320,000	172
\$488,000	\$486,000	\$428,000	\$280,000	\$208,000	\$190,000	\$187,000	173
\$791,000	\$761,000	\$690,000	\$572,000	\$584,000	\$527,000	\$482,000	174
\$427,000	\$461,000	\$424,000	\$270,000	\$180,000	\$188,000	\$187,000	175
\$375,000	\$381,000	\$344,000	\$229,000	\$134,000	\$120,000	\$107,000	176
\$497,000	\$537,000	\$484,000	\$393,000	\$200,000	\$165,000	\$173,000	177
\$515,000	\$537,000	\$483,000	\$315,000	\$249,000	\$194,000	\$175,000	178
\$410,000	\$410,000	\$408,000	\$266,000	\$133,000	\$122,000	\$105,000	179
\$612,000	\$537,000	\$519,000	\$400,000	\$470,000	\$497,000	\$403,000	180
\$419,000	\$420,000	\$346,000	\$240,000	\$142,000	\$152,000	\$125,000	181
\$489,000	\$488,000	\$416,000	\$262,000	\$197,000	\$185,000	\$170,000	182
\$386,000	\$426,000	\$339,000	\$244,000	\$129,000	\$123,000	\$99,000	183
\$440,000	\$443,000	\$371,000	\$234,000	\$132,000	\$142,000	\$149,000	184
\$531,000	\$480,000	\$449,000	\$344,000	\$256,000	\$261,000	\$244,000	185
\$296,000	\$306,000	\$314,000	\$171,000	\$92,000	\$88,000	\$81,000	186
\$449,000	\$466,000	\$433,000	\$241,000	\$151,000	\$146,000	\$136,000	187
\$261,000	\$335,000	\$301,000	\$183,000	\$111,000	\$107,000	\$90,000	188
\$615,000	\$580,000	\$550,000	\$412,000	\$346,000	\$340,000	\$304,000	189
\$538,000	\$496,000	\$442,000	\$334,000	\$274,000	\$253,000	\$229,000	190
\$491,000	\$485,000	\$412,000	\$338,000	\$163,000	\$167,000	\$161,000	191
					\$279,000	\$201,000	192
\$547,000	\$498,000	\$456,000	\$367,000	\$269,000	\$322,000	\$225,000	193
\$542,000	\$518,000	\$462,000	\$354,000	\$293,000	\$325,000	\$253,000	194
\$662,000	\$680,000	\$611,000	\$482,000	\$229,000	\$247,000	\$240,000	195
							196
\$315,000	\$340,000	\$345,000	\$205,000	\$121,000	\$100,000	\$111,000	197
\$503,000	\$554,000	\$507,000	\$376,000	\$225,000	\$218,000	\$203,000	198
\$446,000	\$466,000	\$431,000	\$250,000	\$166,000	\$162,000	\$123,000	199
\$399,000	\$435,000	\$388,000	\$280,000	\$163,000	\$165,000	\$135,000	200

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
201	8-Nov	518 19th St.	\$83,000	\$245,000	\$295,000	\$372,000
202	9-Nov	1603 Garvin Ave.	\$19,000			
203	9-Nov	1849 7th St.	\$73,000	\$220,000	\$262,000	\$335,000
204	9-Nov	1767 Tulare Ave.	\$145,000	\$333,000	\$351,000	\$424,000
205	9-Nov	421 Bissell Ave.	\$40,000	\$214,000	\$276,000	\$303,000
206	9-Nov	6584 Claremont Ave.	\$498,000	\$380,000	\$398,000	\$524,000
207	9-Nov	421 Bissell Ave.	\$40,000	\$205,000	\$271,000	\$303,000
208	13-Nov	5103 Gately Ave.	\$184,000	\$300,000	\$337,000	\$423,000
209	13-Nov	5201 Van Fleet Ave.	\$71,000	\$329,000	\$333,000	\$371,000
210	13-Nov	721 Kern St.	\$325,000	\$366,000	\$395,000	\$465,000
211	13-Nov	767 Mclaughlin St.	\$185,000	\$309,000	\$341,000	\$398,000
212	14-Nov	616 9th St.	\$92,000	\$234,000	\$292,000	\$311,000
213	14-Nov	33 Chesley Ave.	\$100,000	\$233,000	\$247,000	\$302,000
214	14-Nov	2600 Clinton Ave.	\$130,000	\$245,000	\$283,000	\$341,000
215	15-Nov	6073 Arlington Blvd.	\$285,000	\$394,000	\$424,000	\$519,000
216	15-Nov	2625 Clinton Ave.	\$242,000	\$310,000	\$345,000	\$405,000
217	15-Nov	2722 Carlson Blvd.	\$214,000	\$328,000	\$382,000	\$407,000
218	15-Nov	188 Shoreline Ct.	\$210,000	\$297,000	\$329,000	\$406,000
219	16-Nov	530 Seacliff Pl.	\$508,000			\$737,000
220	16-Nov	5616 Sacramento Ave.	\$208,000	\$377,000	\$404,000	\$410,000
221	16-Nov	2504 Baywood Way	\$250,000	\$344,000	\$349,000	\$366,000
222	16-Nov	761 S. 49th St. 1300 Quarry Ct. Apt.	\$171,000	\$258,000	\$285,000	\$344,000
223	16-Nov	#204	\$330,000	\$393,000	\$433,000	\$520,000
224	16-Nov	689 Humboldt St.	\$217,000	\$377,000	\$400,000	\$513,000
225	16-Nov	666 Mclaughlin St.	\$180,000	\$307,000	\$315,000	\$389,000
226	16-Nov	2912 Chavez Ln.	\$160,000			
227	19-Nov	661 21st St.	\$127,000	\$208,000	\$251,000	\$289,000
228	19-Nov	1608 1st St.	\$145,000			
229	19-Nov	827 Bissell Ct.	\$60,000	\$237,000	\$251,000	\$325,000
230	19-Nov	1920 Carquinez Ave.	\$392,000	\$395,000	\$413,000	\$507,000
231	19-Nov	3225 Mcbryde Ave.	\$163,000		\$284,000	\$357,000
232	20-Nov	2204 Day Sailor Ct.	\$460,500			
233	20-Nov	305-307 Ripley Ave.	\$210,000	\$212,000	\$202,000	\$289,000
234	20-Nov	2641 Andrade Ave.	\$90,000	\$278,000	\$303,000	\$370,000
235	20-Nov	544 35th St.	\$310,000	\$327,000	\$393,000	\$465,000
236	20-Nov	834 Yuba St.	\$278,000	\$326,000	\$372,000	\$417,000
237	21-Nov	1817 Giaramita St.	\$90,000	\$216,000	\$258,000	\$309,000
238	21-Nov	245 Sanford Ave.	\$105,000	\$188,000	\$239,000	\$279,000
239	21-Nov	601 7th St.	\$170,000	\$240,000	\$293,000	\$330,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$399,000	\$416,000	\$404,000	\$239,000	\$145,000	\$152,000	\$141,000	201
							202
\$442,000	\$444,000	\$411,000	\$309,000	\$130,000	\$149,000	\$127,000	203
\$508,000	\$480,000	\$420,000	\$355,000	\$248,000	\$260,000	\$209,000	204
\$362,000	\$407,000	\$392,000	\$254,000	\$123,000	\$122,000	\$121,000	205
\$657,000	\$581,000	\$596,000	\$444,000	\$384,000	\$363,000	\$350,000	206
\$370,000	\$406,000	\$383,000	\$226,000	\$123,000	\$111,000	\$121,000	207
\$505,000	\$406,000	\$415,000	\$291,000	\$231,000	\$201,000	\$181,000	208
\$460,000	\$466,000	\$405,000	\$377,000	\$348,000	\$248,000	\$208,000	209
\$556,000	\$505,000	\$446,000	\$344,000	\$304,000	\$356,000	\$218,000	210
\$467,000	\$474,000	\$420,000	\$271,000	\$211,000	\$196,000	\$178,000	211
\$387,000	\$438,000	\$424,000	\$284,000	\$132,000	\$129,000	\$119,000	212
\$384,000	\$356,000	\$378,000	\$250,000	\$212,000	\$213,000	\$214,000	213
\$420,000	\$417,000	\$321,000	\$217,000	\$156,000	\$163,000	\$163,000	214
\$606,000	\$543,000	\$496,000	\$410,000	\$385,000	\$394,000	\$353,000	215
\$490,000	\$486,000	\$432,000	\$289,000	\$209,000	\$186,000	\$181,000	216
\$504,000	\$433,000	\$408,000	\$351,000	\$344,000	\$320,000	\$257,000	217
\$436,000	\$455,000	\$472,000	\$328,000	\$228,000	\$177,000	\$159,000	218
\$920,000	\$857,000	\$865,000	\$787,000	\$529,000	\$527,000	\$426,000	219
\$520,000	\$448,000	\$438,000	\$378,000	\$381,000	\$386,000	\$257,000	220
\$458,000	\$455,000	\$411,000	\$346,000	\$242,000	\$248,000	\$221,000	221
\$432,000	\$426,000	\$371,000	\$291,000	\$149,000	\$170,000	\$127,000	222
\$527,000	\$648,000	\$485,000	\$420,000	\$325,000	\$321,000	\$373,000	223
\$578,000	\$581,000	\$540,000	\$411,000	\$335,000	\$300,000	\$261,000	224
\$458,000	\$484,000	\$410,000	\$258,000	\$200,000	\$201,000	\$166,000	225
	\$413,000	\$302,000	\$264,000	\$177,000	\$173,000	\$151,000	226
\$366,000	\$377,000	\$333,000	\$187,000	\$114,000	\$122,000	\$115,000	227
	\$413,000	\$410,000	\$298,000	\$146,000	\$110,000	\$108,000	228
\$356,000	\$382,000	\$323,000	\$204,000	\$133,000	\$117,000	\$95,000	229
\$596,000	\$544,000	\$492,000	\$386,000	\$371,000	\$342,000	\$295,000	230
\$429,000	\$419,000	\$374,000	\$247,000	\$158,000	\$143,000	\$152,000	231
							232
\$399,000	\$399,000	\$405,000	\$268,000	\$125,000	\$124,000	\$116,000	233
\$470,000	\$466,000	\$385,000	\$230,000	\$158,000	\$158,000	\$188,000	234
\$548,000	\$541,000	\$468,000	\$333,000	\$245,000	\$204,000	\$202,000	235
\$515,000	\$420,000	\$453,000	\$325,000	\$238,000	\$280,000	\$201,000	236
\$403,000	\$411,000	\$370,000	\$226,000	\$138,000	\$125,000	\$106,000	237
\$323,000	\$341,000	\$335,000	\$179,000	\$110,000	\$90,000	\$92,000	238
\$378,000	\$430,000	\$390,000	\$295,000	\$143,000	\$135,000	\$110,000	239

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
240	21-Nov	6532 Kensington Ave.	\$510,000	\$533,000	\$498,000	\$512,000
241	21-Nov	205 Seapoint Pl.	\$575,000			\$788,000
242	26-Nov	106 Reid Ln.	\$300,000			
243	26-Nov	117 Bayside Ct.	\$120,000	\$232,000	\$274,000	\$310,000
244	26-Nov	363 S. 34th St. #369	\$245,000	\$369,000	\$423,000	\$511,000
245	27-Nov	543 11th St.	\$159,000	\$195,000	\$277,000	\$275,000
246	27-Nov	1929 Lincoln Ave.	\$160,500	\$263,000	\$306,000	\$365,000
247	28-Nov	621 S. 49th St.	\$200,000	\$300,000	\$364,000	\$432,000
248	28-Nov	153 12th St.	\$325,000	\$465,000	\$558,000	\$622,000
249	28-Nov	5724 Madison Ave.	\$195,000	\$26,900	\$299,000	\$317,000
250	29-Nov	550 Mclaughlin St.	\$217,000	\$287,000	\$343,000	\$437,000
251	29-Nov	420 Verde Ave.	\$175,000			
252	29-Nov	2227 San Mateo St.	\$311,500	\$387,000	\$474,000	\$490,000
253	29-Nov	172 Lakeshore Ct.	\$180,000	\$311,000	\$347,000	\$412,000
254	29-Nov	337 28th St.	\$189,000	\$260,000	\$291,000	\$353,000
255	29-Nov	217 Bishop Ave.	\$722,000	\$417,000	\$420,000	\$497,000
256	30-Nov	2561 Day Sailor Ct.	\$394,000			
257	30-Nov	950 Ventura St.	\$187,000	\$279,000	\$334,000	\$361,000
258	30-Nov	1382 Santa Clara St.	\$252,000	\$527,000	\$563,000	\$661,000
259	30-Nov	9 Marina Lakes Dr.	\$572,727	\$221,000	\$273,000	\$288,000
260	30-Nov	4516 Bell Ct.	\$249,500	\$301,000	\$364,000	\$421,000
261	30-Nov	3006 Andrade Ave.	\$206,000	\$302,000	\$318,000	\$413,000
262	30-Nov	2416 Andrade Ave.	\$170,000	\$284,000	\$315,000	\$378,000
263	30-Nov	1201 Brickyard Way Apt. #315	\$228,000	\$300,000	\$315,000	\$363,000
264	30-Nov	2400 Gaynor Ave.	\$265,000	\$399,000	\$443,000	\$470,000
265	30-Nov	424 Florida Ave.	\$125,000	\$208,000	\$243,000	\$278,000
266	3-Dec	2565 Day Sailor Ct.	\$460,500			
267	3-Dec	2114 Sand Dollar Dr.	\$235,000	\$420,000	\$395,000	\$420,000
268	4-Dec	942 Carlson Blvd.	\$138,000	\$258,000	\$281,000	\$347,000
269	4-Dec	2800 Chanslor Ave.	\$210,000	\$275,000	\$319,000	\$362,000
270	5-Dec	723 9th St.	\$80,000	\$205,000	\$252,000	\$310,000
271	5-Dec	400 Dimm St.	\$410,000	\$364,000	\$408,000	\$501,000
272	5-Dec	701 26th St.	\$242,000	\$292,000	\$292,000	\$424,000
273	6-Dec	125 17th St.	\$138,500	\$218,000	\$267,000	\$296,000
274	6-Dec	400 Bissell Ave. 1916 Pennsylvania Ave.	\$420,000	\$437,000	\$550,000	\$632,000
275	6-Dec	2720 Downer Ave.	\$76,000	\$190,000	\$232,000	\$268,000
276	6-Dec	6206 Fresno Ave.	\$140,000	\$266,000	\$290,000	\$343,000
277	7-Dec	126 Santa Fe Ave.	\$200,000	\$301,000	\$393,000	\$412,000
278	7-Dec		\$685,000	\$618,000	\$707,000	\$846,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$754,000	\$729,000	\$611,000	\$457,000	\$388,000	\$377,000	\$356,000	240
\$925,000	\$1,000,000	\$888,000	\$711,000	\$572,000	\$589,000	\$580,000	241
	\$606,000	\$438,000	\$457,000	\$271,000	\$256,000	\$254,000	242
\$352,000	\$356,000	\$318,000	\$235,000	\$139,000	\$127,000	\$113,000	243
\$566,000	\$596,000	\$544,000	\$418,000	\$222,000	\$168,000	\$206,000	244
\$371,000	\$405,000	\$379,000	\$217,000	\$124,000	\$116,000	\$116,000	245
\$462,000	\$470,000	\$424,000	\$257,000	\$160,000	\$164,000	\$175,000	246
\$527,000	\$534,000	\$469,000	\$356,000	\$218,000	\$197,000	\$178,000	247
\$674,000	\$672,000	\$577,000	\$471,000	\$235,000	\$242,000	\$249,000	248
\$397,000	\$410,000	\$379,000	\$305,000	\$220,000	\$204,000	\$180,000	249
\$489,000	\$513,000	\$408,000	\$310,000	\$251,000	\$227,000	\$209,000	250
		\$429,000	\$396,000	\$161,000	\$172,000	\$170,000	251
\$577,000	\$624,000	\$529,000	\$450,000	\$421,000	\$428,000	\$327,000	252
\$441,000	\$432,000	\$479,000	\$315,000	\$239,000	\$216,000	\$159,000	253
\$453,000	\$437,000	\$360,000	\$232,000	\$153,000	\$166,000	\$138,000	254
\$632,000	\$552,000	\$547,000	\$500,000	\$465,000	\$472,000	\$403,000	255
					\$307,000	\$220,000	256
\$415,000	\$419,000	\$387,000	\$258,000	\$188,000	\$170,000	\$169,000	257
\$739,000	\$707,000	\$707,000	\$660,000	\$460,000	\$402,000	\$89,000	258
\$332,000	\$306,000	\$278,000	\$222,000	\$133,000	\$103,000	\$90,000	259
\$497,000	\$512,000	\$437,000	\$288,000	\$200,000	\$177,000	\$159,000	260
\$471,000	\$499,000	\$397,000	\$255,000	\$186,000	\$206,000	\$165,000	261
\$469,000	\$469,000	\$417,000	\$247,000	\$160,000	\$181,000	\$162,000	262
\$443,000	\$403,000	\$418,000	\$308,000	\$236,000	\$247,000	\$253,000	263
\$435,000	\$588,000	\$546,000	\$403,000	\$266,000	\$240,000	\$219,000	264
\$344,000	\$329,000	\$305,000	\$173,000	\$179,000	\$191,000	\$96,000	265
					\$416,000	\$256,000	266
\$496,000	\$489,000	\$461,000	\$344,000	\$282,000	\$278,000	\$225,000	267
\$411,000	\$435,000	\$380,000	\$264,000	\$173,000	\$139,000	\$125,000	268
\$449,000	\$454,000	\$377,000	\$251,000	\$153,000	\$148,000	\$147,000	269
\$374,000	\$369,000	\$323,000	\$173,000	\$99,000	\$99,000	\$98,000	270
\$559,000	\$527,000	\$464,000	\$309,000	\$351,000	\$323,000	\$267,000	271
\$514,000	\$508,000	\$436,000	\$257,000	\$211,000	\$190,000	\$161,000	272
\$367,000	\$410,000	\$376,000	\$213,000	\$136,000	\$141,000	\$134,000	273
\$574,000	\$656,000	\$530,000	\$541,000	\$208,000	\$203,000	\$214,000	274
\$357,000	\$382,000	\$323,000	\$173,000	\$109,000	\$96,000	\$102,000	275
\$443,000	\$432,000	\$336,000	\$213,000	\$164,000	\$164,000	\$127,000	276
\$504,000	\$434,000	\$419,000	\$342,000	\$362,000	\$333,000	\$252,000	277
\$806,000	\$933,000	\$888,000	\$653,000	\$888,000	\$814,000	\$745,000	278

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
279	7-Dec	1544 Giaramita St.	\$140,000	\$197,000	\$277,000	\$332,000
280	7-Dec	2559 Day Sailor Ct.	\$405,000			
281	7-Dec	2202 Day Sailor Ct.	\$378,500			
282	10-Dec	5002 Creely Ave.	\$191,000	\$257,000	\$284,000	\$369,000
283	10-Dec	1565 Merced St.	\$283,500	\$311,000	\$332,000	\$394,000
284	11-Dec	251 Harbour Way S.	\$92,000	\$207,000	\$273,000	\$347,000
285	11-Dec	1617 Elm Ave.	\$280,000	\$452,000	\$434,000	\$531,000
286	11-Dec	1329 Pelican Way	\$1,050,000	\$994,000	\$967,000	\$1,400,000
287	11-Dec	427 S. 29th St.	\$145,000	\$257,000	\$305,000	\$359,000
288	11-Dec	635 6th St.	\$83,000	\$181,000	\$236,000	\$311,000
289	11-Dec	622 16th St.	\$55,000	\$213,000	\$233,000	\$276,000
290	11-Dec	10 Schooner Ct.	\$136,500	\$214,000	\$249,000	\$277,000
291	12-Dec	2621 Rheem Ave.	\$95,000	\$253,000	\$293,000	\$342,000
292	12-Dec	64 Bayside Ct.	\$93,000	\$217,000	\$280,000	\$295,000
293	12-Dec	6001 Dimm Way.	\$490,000			
294	12-Dec	140 6th St.	\$135,000	\$261,000	\$338,000	\$384,000
295	12-Dec	654 40th St.	\$181,000	\$291,000	\$289,000	\$367,000
296	12-Dec	2628 Andrade Ave.	\$225,000	\$284,000	\$315,000	\$396,000
297	13-Dec	965 35th St.	\$201,000	\$288,000	\$318,000	\$365,000
298	14-Dec	683 Yuba St.	\$410,000	\$415,000	\$450,000	\$524,000
299	14-Dec	2505 Gaynor Ave.	\$115,000	\$255,000	\$307,000	\$353,000
300	14-Dec	3020 Florida Ave.	\$85,000	\$238,000	\$261,000	\$288,000
301	14-Dec	432 Tremont Ave.	\$672,500	\$410,000	\$389,000	\$544,000
302	14-Dec	843 34th St.	\$180,000	\$297,000	\$312,000	\$346,000
303	14-Dec	6226 Bernhard Ave.	\$375,000	\$342,000	\$359,000	\$416,000
304	14-Dec	806 Commodore Dr.	\$470,000	\$405,000	\$425,000	\$483,000
305	17-Dec	2938 Johnson Ave.	\$69,500	\$211,000	\$219,000	\$275,000
306	17-Dec	789 33rd St.	\$230,000	\$325,000	\$336,000	\$398,000
307	19-Dec	2208 Day Sailor Ct.	\$396,000			
308	19-Dec	5120 Prather Ave.	\$175,000	\$258,000	\$332,000	\$368,000
309	19-Dec	327 39th St.	\$165,000	\$258,000	\$319,000	\$377,000
310	19-Dec	2206 Day Sailor Ct.	\$364,500			
311	20-Dec	205 Shoreline Ct.	\$240,000	\$302,000	\$322,000	\$399,000
312	20-Dec	1300 Quarry Ct. Apt. #201	\$513,000	\$521,000	\$531,000	\$653,000
313	20-Dec	518 Golden Gate Ave.	\$314,000	\$398,000	\$403,000	\$498,000
314	20-Dec	1835 Ohio Ave.	\$130,000	\$218,000	\$288,000	\$336,000
315	20-Dec	633 6th St.	\$110,000	\$234,000	\$280,000	\$322,000
316	20-Dec	2813 Maricopa Ave.	\$245,000	\$303,000	\$337,000	\$419,000
317	21-Dec	516 Mclaughlin St.	\$309,000	\$347,000	\$379,000	\$473,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$422,000	\$421,000	\$422,000	\$263,000	\$150,000	\$140,000	\$118,000	279
					\$325,000	\$227,000	280
							281
\$421,000	\$461,000	\$363,000	\$292,000	\$272,000	\$240,000	\$245,000	282
\$493,000	\$473,000	\$467,000	\$360,000	\$343,000	\$225,000	\$230,000	283
\$417,000	\$415,000	\$370,000	\$268,000	\$130,000	\$136,000	\$130,000	284
\$639,000	\$642,000	\$596,000	\$443,000	\$389,000	\$371,000	\$357,000	285
\$1,500,000	\$1,500,000	\$1,300,000	\$1,300,000	\$1,100,000	\$1,100,000	\$817,000	286
\$449,000	\$453,000	\$407,000	\$228,000	\$158,000	\$125,000	\$121,000	287
\$320,000	\$326,000	\$346,000	\$232,000	\$112,000	\$97,000	\$91,000	288
\$359,000	\$395,000	\$340,000	\$173,000	\$119,000	\$118,000	\$103,000	289
\$283,000	\$320,000	\$291,000	\$219,000	\$149,000	\$121,000	\$99,000	290
\$427,000	\$431,000	\$350,000	\$210,000	\$153,000	\$134,000	\$134,000	291
\$300,000	\$286,000	\$260,000	\$225,000	\$130,000	\$92,000	\$87,000	292
		\$693,000	\$502,000	\$580,000	\$617,000	\$595,000	293
\$422,000	\$474,000	\$470,000	\$370,000	\$187,000	\$153,000	\$160,000	294
\$440,000	\$412,000	\$346,000	\$228,000	\$183,000	\$158,000	\$131,000	295
\$492,000	\$477,000	\$421,000	\$258,000	\$185,000	\$176,000	\$161,000	296
\$487,000	\$413,000	\$382,000	\$249,000	\$190,000	\$161,000	\$174,000	297
\$631,000	\$547,000	\$557,000	\$385,000	\$367,000	\$372,000	\$271,000	298
\$453,000	\$455,000	\$376,000	\$237,000	\$169,000	\$142,000	\$133,000	299
\$382,000	\$399,000	\$340,000	\$236,000	\$134,000	\$136,000	\$107,000	300
\$590,000	\$549,000	\$537,000	\$457,000	\$506,000	\$512,000	\$479,000	301
\$451,000	\$453,000	\$388,000	\$225,000	\$169,000	\$150,000	\$162,000	302
\$503,000	\$470,000	\$405,000	\$340,000	\$246,000	\$257,000	\$207,000	303
\$547,000	\$537,000	\$479,000	\$419,000	\$386,000	\$403,000	\$283,000	304
\$340,000	\$343,000	\$289,000	\$193,000	\$118,000	\$95,000	\$83,000	305
\$507,000	\$485,000	\$404,000	\$266,000	\$204,000	\$216,000	\$173,000	306
							307
\$396,000	\$405,000	\$368,000	\$270,000	\$217,000	\$213,000	\$169,000	308
\$444,000	\$458,000	\$366,000	\$270,000	\$194,000	\$176,000	\$170,000	309
							310
\$448,000	\$437,000	\$394,000	\$280,000	\$218,000	\$178,000	\$151,000	311
\$728,000	\$793,000	\$728,000	\$536,000	\$479,000	\$498,000	\$494,000	312
\$554,000	\$504,000	\$508,000	\$405,000	\$531,000	\$434,000	\$375,000	313
\$400,000	\$443,000	\$370,000	\$267,000	\$136,000	\$130,000	\$145,000	314
\$356,000	\$426,000	\$376,000	\$284,000	\$117,000	\$127,000	\$109,000	315
\$464,000	\$459,000	\$420,000	\$268,000	\$172,000	\$191,000	\$166,000	316
\$544,000	\$547,000	\$492,000	\$333,000	\$314,000	\$267,000	\$230,000	317

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
318	21-Dec	198 Marina Lakes Dr.	\$160,000	\$269,000	\$285,000	\$339,000
319	21-Dec	729 S. 49th St.	\$169,000	\$260,000	\$285,000	\$343,000
320	21-Dec	772 Amador St.	\$160,000	\$310,000	\$371,000	\$415,000
321	21-Dec	182 Berk Pl.	\$165,000	\$308,000	\$362,000	\$444,000
322	21-Dec	5036 Esmond Ave.	\$270,000	\$316,000	\$350,000	\$423,000
323	21-Dec	2553 Day Sailor Ct.	\$415,000			
324	21-Dec	1315 Esmond Ave.	\$70,000			
325	21-Dec	2716 Clinton Ave.	\$229,000	\$300,000	\$364,000	\$415,000
326	21-Dec	1346 Merced St.	\$202,000	\$284,000	\$304,000	\$414,000
327	24-Dec	1917 Francisco Way	\$225,000	\$308,000	\$343,000	\$446,000
328	26-Dec	441 36th St.	\$61,500	\$320,000	\$373,000	\$457,000
329	26-Dec	954 35th St.	\$269,000	\$319,000	\$368,000	\$469,000
330	27-Dec	620 12th St.	\$100,000	\$195,000	\$260,000	\$316,000
331	27-Dec	2210 Day Sailor Ct.	\$455,500			
332	27-Dec	60 Belvedere Ave.	\$711,000	\$515,000	\$612,000	\$746,000
333	27-Dec	2212 Day Sailor Ct.	\$374,500			
334	28-Dec	501 Market Ave.	\$87,000		\$345,000	\$434,000
335	28-Dec	6060 McBryde Ave.	\$200,000	\$406,000	\$394,000	\$464,000
336	28-Dec	1460 Monterey St.	\$120,000	\$339,000	\$374,000	\$474,000
337	28-Dec	644 31st St.	\$299,000	\$332,000	\$357,000	\$445,000
338	28-Dec	853 Ocean Ave.	\$850,000			
339	28-Dec	558 18th St.	\$112,000	\$180,000	\$259,000	\$307,000
340	28-Dec	635 Amador St.	\$344,000	\$459,000	\$491,000	\$493,000
341	28-Dec	407 Commodore Dr.	\$180,000	\$255,000	\$269,000	\$319,000
342	28-Dec	724 Golden Gate Ave.	\$265,000	\$415,000	\$465,000	\$535,000
343	28-Dec	720 Golden Gate Ave.	\$289,000	\$415,000	\$465,000	\$535,000
344	28-Dec	715 Pennsylvania Ave.	\$144,000	\$243,000	\$332,000	\$345,000
345	28-Dec	766 7th St.	\$80,000	\$166,000	\$204,000	\$253,000
346	31-Dec	5841 McBryde Ave.	\$185,000	\$365,000	\$397,000	\$478,000
347	31-Dec	127 S 27th St.	\$163,500	\$303,000	\$325,000	\$394,000
348	31-Dec	559 42nd St.	\$203,000	\$251,000	\$285,000	\$361,000
349	31-Dec	4017 Clinton Ave.	\$67,000	\$319,000	\$317,000	\$392,000
350	31-Dec	626 Ventura St.	\$215,000	\$411,000	\$412,000	\$528,000
351	31-Dec	525 S 24th St.	\$147,000	\$217,000	\$244,000	\$295,000
352	31-Dec	2333 Gaynor Ave.	\$145,000	\$337,000	\$388,000	\$446,000
353	31-Dec	73 Bissell Way.	\$160,000	\$267,000	\$286,000	\$337,000
354	31-Dec	9 17th St.	\$375,000	\$497,000	\$594,000	\$674,000

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
\$397,000	\$385,000	\$364,000	\$273,000	\$163,000	\$163,000	\$123,000	318
\$431,000	\$426,000	\$374,000	\$290,000	\$146,000	\$173,000	\$122,000	319
\$519,000	\$447,000	\$395,000	\$327,000	\$213,000	\$229,000	\$206,000	320
\$519,000	\$546,000	\$454,000	\$370,000	\$214,000	\$181,000	\$177,000	321
\$497,000	\$491,000	\$433,000	\$266,000	\$215,000	\$193,000	\$187,000	322
					\$346,000	\$236,000	323
		\$378,000	\$279,000	\$152,000	\$136,000	\$134,000	324
\$378,000	\$500,000	\$442,000	\$312,000	\$223,000	\$207,000	\$187,000	325
\$461,000	\$491,000	\$468,000	\$316,000	\$257,000	\$234,000	\$227,000	326
\$544,000	\$471,000	\$426,000	\$334,000	\$274,000	\$254,000	\$215,000	327
\$544,000	\$518,000	\$457,000	\$285,000	\$224,000	\$195,000	\$198,000	328
\$522,000	\$501,000	\$440,000	\$278,000	\$217,000	\$205,000	\$199,000	329
\$352,000	\$412,000	\$364,000	\$217,000	\$133,000	\$132,000	\$111,000	330
							331
\$1,100,000	\$1,500,000	\$780,000	\$585,000	\$761,000	\$561,000	\$535,000	332
							333
\$400,000	\$504,000	\$474,000	\$374,000	\$196,000	\$168,000	\$197,000	334
\$554,000	\$544,000	\$489,000	\$396,000	\$342,000	\$289,000	\$284,000	335
\$538,000	\$532,000	\$510,000	\$406,000	\$310,000	\$260,000	\$242,000	336
\$549,000	\$549,000	\$482,000	\$341,000	\$262,000	\$204,000	\$195,000	337
		\$869,000	\$655,000	\$780,000	\$600,000	\$548,000	338
\$346,000	\$361,000	\$357,000	\$193,000	\$108,000	\$96,000	\$105,000	339
\$675,000	\$660,000	\$608,000	\$464,000	\$387,000	\$366,000	\$329,000	340
\$392,000	\$357,000	\$335,000	\$264,000	\$167,000	\$144,000	\$119,000	341
\$604,000	\$600,000	\$544,000	\$511,000	\$559,000	\$472,000	\$419,000	342
\$604,000	\$590,000	\$545,000	\$511,000	\$558,000	\$472,000	\$420,000	343
\$469,000	\$488,000	\$476,000	\$343,000	\$153,000	\$139,000	\$136,000	344
\$248,000	\$314,000	\$291,000	\$168,000	\$94,000	\$81,000	\$78,000	345
\$538,000	\$493,000	\$471,000	\$339,000	\$312,000	\$314,000	\$223,000	346
\$501,000	\$539,000	\$497,000	\$327,000	\$201,000	\$181,000	\$175,000	347
\$444,000	\$423,000	\$338,000	\$261,000	\$196,000	\$164,000	\$147,000	348
\$466,000	\$465,000	\$417,000	\$262,000	\$339,000	\$339,000	\$339,000	349
\$537,000	\$547,000	\$471,000	\$360,000	\$354,000	\$292,000	\$256,000	350
\$384,000	\$398,000	\$350,000	\$221,000	\$128,000	\$129,000	\$102,000	351
\$528,000	\$562,000	\$494,000	\$372,000	\$220,000	\$197,000	\$208,000	352
\$431,000	\$412,000	\$363,000	\$263,000	\$144,000	\$142,000	\$144,000	353
\$661,000	\$669,000	\$637,000	\$492,000	\$252,000	\$239,000	\$245,000	354

House #	Date Sold	Address	Selling Price in 2012	Value in 2002	Value in 2003	Value in 2004
355	31-Dec	1660 Fred Jackson Way	\$120,000			
356	31-Dec	3404 Jetty Dr.	\$320,000			

Value in 2005	Value in 2006	Value in 2007	Value in 2008	Value in 2009	Value in 2010	Value in 2011	House #
		\$504,000	\$472,000	\$189,000	\$192,000	\$184,000	355
						\$300,000	356

Appendix B: Raw Data of Housing Characteristics

Housing characteristics for both East Palo Alto and Richmond was collected using Zillow.

House #	Date Sold	Address	Type	Year Built	Selling Price
					in 2012
1	24-Feb	216 Azalia Dr.	Condo	1973	\$260,000
2	24-Feb	66 Newell Rd. #12	Single Family	1951	\$343,000
3	27-Feb	2795 Gonzaga St.	Single Family	1952	\$219,000
4	28-Feb	1172 Veronica Ct.	Single Family	2001	\$315,000
5	28-Feb	128 Wisteria Dr.	Single Family	1952	\$315,000
6	29-Feb	1155 Laurel Ave.	Single Family	1947	\$265,000
7	7-Mar	2330 University Ave Ur	Condo	2006	\$210,000
8	7-Mar	3 Shorebreeze Ct.	Single Family	2003	\$465,000
9	8-Mar	2751 Hunter St.	Single Family	1953	\$250,000
10	8-Mar	449 Bell St.	Single Family	1936	\$250,000
11	9-Mar	1205 Cypress St.	Single Family	1955	\$290,000
12	9-Mar	1631 Purdue Ave.	Single Family	1952	\$230,000
13	13-Mar	259 Daphne Way.	Single Family	1952	\$330,000
14	13-Mar	2346 Ralmar Ave.	Single Family	1940	\$275,000
15	15-Mar	2280 Glen Way	Single Family	1954	\$165,500
16	16-Mar	66 Newell Rd. Apt. E	Condo	1973	\$290,000
17	22-Mar	2507 Gloria Way	Single Family	1956	\$318,000
18	23-Mar	2208 Menalto Ave.	Single Family	1947	\$220,000
19	23-Mar	2115 Salas Ct.	Single Family	1993	\$445,000
20	23-Mar	2542 Baylor St.	Single Family	1952	\$228,000
21	27-Mar	416 Wisteria Dr.	Single Family	1951	\$236,500
22	28-Mar	2370 Ralmar Ave.	Single Family	2006	\$390,000
23	30-Mar	2565 Fordham St.	Single Family	1952	\$227,500
24	30-Mar	1532 Ursula Way	Single Family	1956	\$325,000
25	30-Mar	421 Green St.	Single Family	1932	\$225,000
26	30-Mar	1165 Oconnor St.	Single Family	1980	\$370,000
27	2-Apr	2435 Gonzaga St.	Single Family	1951	\$210,000
28	2-Apr	1140 Cypress St.	Single Family	1956	\$260,000
29	3-Apr	973 Bay Rd.	Single Family	1966	\$227,000
30	4-Apr	243 Daphne Way	Single Family	1952	\$258,000
31	5-Apr	928 Mouton Cir.	Single Family	2001	\$504,000
32	5-Apr	151 Mission Dr. #1004	Condo	1980	\$275,000
33	6-Apr	2366 Glen Way	Single Family	1960	\$261,000
34	11-Apr	1016 Alberni St.	Single Family	1944	\$302,000
35	11-Apr	2510 Baylor St.	Single Family	1952	\$210,000
36	12-Apr	150 Mission Dr. #1003	Condo	1980	\$270,000
37	13-Apr	1343 Camellia Dr.	Single Family	1954	\$242,000
38	16-Apr	204 Wisteria Dr.	Single Family	1951	\$231,000
39	18-Apr	2830 Illinois St.	Single Family	1952	\$335,000
40	18-Apr	2278 Euclid Ave.	Single Family	2010	\$350,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,009		2	2	Yes		4.2	12
1,290	5,662	3	2	Yes		4.6	12
1,410	6,098	3	1	Yes		6.0	16
1,800	4,999	3	2	Yes		4.8	13
1,700	5,779	5	2	Yes		5.3	14
1,040	5,800	3	1	Yes		6.1	13
981		2	2	Yes		5.5	14
1,840	4,182	4	2.5	Yes		5.1	14
1,070	5,000			Yes		5.9	15
1,400	9,999	3	1	Yes		5.0	13
1,030	8,580	3	1	Yes		5.1	13
1,050	7,000	3	1	Yes		5.9	15
1,110	5,793	3	1	Yes		4.7	13
890	5,900	2	1	Yes		6.3	14
760	2,500	2	1	Yes		5.2	13
1,122		2	2			4.2	12
1,700	6,380	5	2	Yes		5.6	14
1,150	5,000	3	1	Yes		5.3	13
1,570	5,458	3	2.5	Yes		5.0	13
1,030	5,000	3	1	Yes		5.6	14
1,110	4,791	3	1	Yes		4.8	13
1,010	5,950	2	1	Yes		4.8	13
1,150	5,000	3	2	Yes		5.6	15
1,100	5,050	3	2	Yes		5.6	14
890	13,250	1	1	Yes		4.9	12
1,312	4,791	3	2	Yes		4.9	13
1,030	5,000	3	1	Yes		5.5	14
2,030	7,700	2	2	Yes		5.0	13
1,070	3,615	3	2	Yes		6.1	14
1,150	5,000	2	1	Yes		4.8	13
2,190	3,063	4	2.5	Yes		4.7	13
1,280		2	2			4.2	12
1,150	4,791	3	2	Yes		5.3	13
960	5,357	3	1	Yes		6.0	13
1,010	6,098	3	1	Yes		5.5	14
1,510		2	2.5			4.2	12
1,020	5,115	3	1	Yes		4.7	13
920	5,900	2	1	Yes		4.6	13
1,010	5,999	3	1	Yes		6.2	16
1,037	8,000	2	1	Yes		5.1	13

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
41	19-Apr	1191 Runnymede St.	Single Family	1951	\$480,000
42	26-Apr	1128 Jervis Ave.	Single Family	1947	\$265,000
43	27-Apr	2145 Euclid Ave.	Single Family	1947	\$255,000
44	30-Apr	1948 Pulgas Ave.	Single Family	1950	\$275,000
45	4-May	2803 Fordham St.	Single Family	1953	\$335,000
46	9-May	1142 Mandela Ct.	Single Family	1991	\$390,000
47	11-May	415 Wisteria Dr.	Single Family	1951	\$310,000
48	15-May	1131 Camellia Dr.	Single Family	1951	\$242,000
49	16-May	1007 Bradley Way	Single Family	1945	\$295,000
50	17-May	2568 Farrington Way	Single Family	1956	\$332,000
51	17-May	2552 Farrington Way	Single Family	1956	\$332,000
52	18-May	1372 Camellia Dr.	Single Family	1954	\$310,000
53	18-May	401 Runnymede St.	Single Family	2008	\$425,000
54	18-May	2210 Oakwood Dr.	Single Family	1968	\$301,000
55	21-May	1036 Alberni St.	Single Family	1944	\$230,000
56	30-May	2569 Annapolis St.	Single Family	1951	\$275,000
57	31-May	2292 Poplar Ave.	Single Family	1952	\$120,000
58	31-May	165 Okeefe St. Apt #14	Condo	1983	\$308,000
59	31-May	1681 Notre Dame Ave.	Single Family	1952	\$210,000
60	1-Jun	2633 Fordham St.	Single Family	1954	\$110,000
61	1-Jun	1755 Tulane Ave.	Single Family	1953	\$310,000
62	1-Jun	339 Azalia Dr.	Single Family	1951	\$255,000
63	7-Jun	2320 Clarke Ave.	Single Family	2006	\$167,000
64	7-Jun	458 Green St.	Single Family	1952	\$285,000
65	12-Jun	2285 Capitol Ave.	Single Family	1950	\$345,000
66	14-Jun	480 E. Okeefe St. Apt. #	Condo	1981	\$131,500
67	14-Jun	2870 Fordham St.	Single Family	1953	\$245,000
68	19-Jun	243 Gardenia Way	Single Family	1954	\$372,034
69	20-Jun	1012 Bradley Way	Single Family	1946	\$300,000
70	20-Jun	1027 Ruth Ct.	Single Family	1953	\$246,000
71	21-Jun	1238 Laurel Ave.	Single Family	1944	\$350,000
72	21-Jun	122 Mission Dr. #503	Condo	1980	\$240,000
73	22-Jun	1765 E. Bayshore Rd. U	Condo	2008	\$331,000
74	22-Jun	2466 Gloria Way #246	Condo	1997	\$209,000
75	25-Jun	2235 Poplar Ave.	Single Family	1954	\$200,000
76	27-Jun	110 Mission Dr #203	Condo	1980	\$320,000
77	28-Jun	2330 University Ave. U	Condo	2006	\$265,000
78	28-Jun	533 Weeks St.	Single Family	1947	\$240,000
79	29-Jun	2279 Clarke Ave.	Single Family	1950	\$240,000
80	29-Jun	400 Runnymede St.	Single Family	1950	\$230,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
920	6,534	3	1	Yes	5.2	14	41
1,190	8,700	3	2	Yes	6.1	13	42
1,790	5,520	5	3	Yes	4.8	12	43
920	5,358	2	1	Yes	4.4	11	44
1,070	4,999	3	1	Yes	6.0	16	45
1,780	3,938	4	3	Yes	5.2	14	46
1,110	5,000	3	1	Yes	4.8	13	47
1,110	5,096	3	1	Yes	4.4	12	48
2,350	6,450	6	3	Yes	5.4	14	49
1,100	5,000	3	2	Yes	5.7	14	50
1,100	5,000	3	2	Yes	5.7	15	51
1,030	5,000	3	1	Yes	4.7	13	52
1,880	6,599	4	3	Yes	5.2	13	53
1,500	4,791	5	2	Yes	5.1	13	54
960	5,340	3	1	Yes	6.1	13	55
1,010	5,500	3	1	Yes	5.5	14	56
940	4,791	2	1	Yes	5.4	14	57
1,182		2	1.5		6.0	13	58
1,060	5,000	3	1	Yes	5.7	14	59
1,010	5,000	3	1	Yes	5.8	15	60
1,700	5,600	4	2	Yes	6.1	16	61
1,110	5,000	3	1	Yes	4.8	13	62
2,820	5,227	4	3.5	Yes	5.3	14	63
1,000	4,486	3	1	Yes	4.9	12	64
980	6,450	2	1	Yes	5.1	13	65
553		1	1		4.9	12	66
1,310	4,791	3	1	Yes	6.1	16	67
1,020	11,761	2	1	Yes	4.8	13	68
810	6,500	2	1	Yes	5.4	14	69
980	5,200	3	1	Yes	5.3	14	70
960	6,000	3	1	Yes	6.1	13	71
1,510		2	2.5		4.2	12	72
950		1	1.5		4.9	12	73
1,095		3	2		5.5	14	74
780	2,500	2	1	Yes	5.3	14	75
1,510		2	2.5		4.2	12	76
1,402		2	2		5.5	14	77
1,170	6,235	2	1	Yes	5.3	13	78
1,170	5,916	3	1	Yes	5.3	14	79
1,060	6,650	2	1	Yes	5.2	13	80

House #	Date Sold	Address	Type	Year Built	Selling Price
					in 2012
81	29-Jun	2283 University Ave.	Single Family	1952	\$260,000
82	29-Jun	1031 Newbridge St.	Single Family	1950	\$305,000
83	2-Jul	852 Bell St.	Single Family	1925	\$224,000
84	3-Jul	2163 Ralmar Ave.	Single Family	1950	\$231,000
85	3-Jul	525 Sacramento St.	Single Family	1937	\$230,000
86	5-Jul	933 Oakes St.	Single Family	2000	\$541,000
87	5-Jul	926 Garden St.	Single Family	1949	\$300,000
88	6-Jul	1770 Tulane Ave.	Single Family	1965	\$183,000
89	9-Jul	1165 Laurel Ave.	Single Family	1949	\$245,000
90	10-Jul	279 Verbena Dr.	Single Family	1950	\$320,000
91	11-Jul	342 Wisteria Dr.	Single Family	1951	\$250,000
92	12-Jul	227 Daphne Way	Single Family	1957	\$410,000
93	13-Jul	2263 Capitol Ave.	Single Family	1947	\$173,500
94	18-Jul	2213 Dumbarton Ave.	Single Family	1948	\$225,000
95	19-Jul	2724 Xavier St.	Single Family	1953	\$375,000
96	25-Jul	868 Runnymede St.	Single Family	1916	\$495,000
97	27-Jul	919 Gates St.	Single Family	2000	\$530,000
98	31-Jul	132 Maple Ln.	Single Family	2006	\$535,000
99	1-Aug	1411 Kavanaugh Dr.	Single Family	1956	\$80,500
100	2-Aug	1153 Saratoga Ave.	Single Family	1950	\$200,000
101	2-Aug	1467 Kavanaugh Dr.	Single Family	1956	\$325,000
102	3-Aug	127 Gardenia Way	Single Family	1951	\$285,000
103	3-Aug	1765 E. Bayshore Rd. L	Condo	2008	\$333,500
104	10-Aug	160 Wisteria Dr.	Single Family	1952	\$250,000
105	10-Aug	223 Wisteria Dr.	Single Family	1951	\$300,000
106	16-Aug	1765 E. Bayshore Rd. #	Condo	2008	\$375,000
107	17-Aug	143 Aster Way	Single Family	1952	\$330,000
108	17-Aug	2115 Pulgas Ave.	Single Family	1950	\$575,000
109	22-Aug	2627 Fordham St.	Single Family	1954	\$260,000
110	24-Aug	331 Azalia Dr.	Single Family	1951	\$275,000
111	27-Aug	2515 Hazelwood Way	Single Family	1956	\$355,000
112	27-Aug	2737 Gonzaga St.	Single Family	1952	\$285,000
113	28-Aug	2784 Hunter St.	Single Family	1953	\$300,000
114	29-Aug	437 Bell St.	Single Family	1949	\$301,500
115	30-Aug	15 Clarence Ct.	Single Family	1956	\$300,000
116	30-Aug	1123 Camellia Dr.	Single Family	1951	\$333,000
117	31-Aug	2430 Gonzaga St.	Single Family	1951	\$304,000
118	31-Aug	1765 E. Bayshore Rd. L	Condo	2008	\$320,000
119	31-Aug	1765 E. Bayshore Rd. L	Condo	2008	\$370,000
120	4-Sep	4 Sparrow Ct.	Single Family	1995	\$468,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,090	9,150	3	2	Yes	5.0	12	81
1,238	6,098	4	2	Yes	6.0	13	82
770	6,600	1	1		5.2	13	83
920	4,999	3	1	Yes	5.2	13	84
1,000	8,232	2	2	Yes	5.2	13	85
2,190	3,484	4	2.5	Yes	4.5	12	86
830	5,000	2	1	Yes	5.3	14	87
1,080	5,700	3	1	Yes	6.2	16	88
920	5,800	2	1	Yes	6.0	13	89
1,110	5,850	3	1	Yes	4.5	12	90
1,110	5,662	3	1	Yes	4.8	13	91
1,250	6,160	4	1.5	Yes	4.8	13	92
1,120	5,950	2	1	Yes	5.0	13	93
860	5,000	2	1	Yes	5.1	13	94
4,050	7,000	10	5	Yes	5.9	15	95
1,020	32,173	2	1	Yes	5.3	14	96
1,890	3,049	4	2.5	Yes	4.9	13	97
2,120	2,423	4	2.5	Yes	5.4	15	98
1,150	5,500	3	2	Yes	6.4	14	99
1,380	5,750	2	1	Yes	5.9	13	100
1,100	5,000	3	2	Yes	5.8	15	101
1,903	5,824	4	3	Yes	4.5	12	102
950		1	1.5		4.9	12	103
820	5,000	3	1	Yes	4.7	13	104
1,110	5,445	3	1	Yes	4.6	13	105
1,176		2	2.5		4.9	12	106
890	5,662	3	1	Yes	4.7	13	107
2,710	15,247	5	3.5	Yes	4.9	12	108
1,010	5,000	3	1	Yes	5.8	15	109
1,110	5,000	3	1	Yes	4.8	13	110
1,150	8,804	3	2	Yes	5.6	15	111
1,270	6,098	4	2	Yes	5.9	16	112
880	6,098	3	1	Yes	6.0	15	113
1,210	10,000	4	2	Yes	5.0	13	114
1,230	7,840	3	2	Yes	6.5	15	115
860	5,227	2	1	Yes	4.4	12	116
1,010	6,000	3	1	Yes	5.5	14	117
950		1	1.5		4.9	12	118
1,155		2	2.5		4.9	12	119
2,940	5,662	4	3	Yes	5.0	13	120

House #	Date Sold	Address	Type	Year Built	Selling Price
					in 2012
121	7-Sep	770 Bell St.	Single Family	1997	\$470,000
122	7-Sep	1027 Bradley Way	Single Family	1950	\$290,000
123	7-Sep	2663 Fordham St.	Single Family	1954	\$320,000
124	10-Sep	136 Azalia Dr.	Single Family	1950	\$426,500
125	12-Sep	670 Runnymede St.	Single Family	1949	\$205,000
126	14-Sep	2247 Poplar Ave.	Single Family	1947	\$287,000
127	19-Sep	108 Grace Ave.	Single Family	1954	\$308,000
128	20-Sep	104 Verbena Dr.	Single Family	1950	\$121,000
129	21-Sep	716 Green St.	Single Family	1953	\$294,000
130	24-Sep	1143 Saratoga Ave.	Single Family	1950	\$382,500
131	25-Sep	2 Gardenia Ct.	Single Family	1950	\$320,000
132	26-Sep	2367 Poplar Ave.	Single Family	1940	\$170,000
133	28-Sep	1576 Ursula Way	Single Family	1956	\$190,000
134	28-Sep	2160 Cooley Ave.	Single Family	1979	\$304,000
135	2-Oct	2561 Annapolis St.	Single Family	1951	\$240,000
136	5-Oct	1423 Camellia Dr.	Single Family	1954	\$355,000
137	10-Oct	930 Gates St.	Single Family	2001	\$470,000
138	10-Oct	2567 Gloria Way	Single Family	1956	\$280,000
139	11-Oct	2119 Cooley Ave.	Single Family	1951	\$252,500
140	16-Oct	1190 Cypress St.	Single Family	1925	\$338,000
141	17-Oct	1757 Michigan Ave.	Single Family	1952	\$345,000
142	18-Oct	1427 Camellia Dr.	Single Family	1954	\$200,000
143	23-Oct	947 Mouton Cir.	Single Family	2000	\$430,000
144	24-Oct	2330 University Ave. U	Condo	2006	\$211,500
145	25-Oct	2012 Pulgas Ave.	Single Family	1951	\$390,000
146	26-Oct	2136 Addison Ave.	Single Family	1954	\$250,000
147	29-Oct	520 Sacramento St.	Single Family	1936	\$327,000
148	30-Oct	1108 Newbridge St.	Single Family	1954	\$291,000
149	1-Nov	1459 Kavanaugh Dr.	Single Family	1956	\$402,000
150	1-Nov	125 Grace Ave.	Single Family	1954	\$245,000
151	2-Nov	2359 Palo Verde Ave.	Single Family	1952	\$315,000
152	7-Nov	1236 Saratoga Ave.	Single Family	1949	\$230,500
153	9-Nov	165 E. Okeefe St. Ste. #	Condo	1983	\$340,000
154	14-Nov	440 Wisteria Dr.	Single Family	1951	\$290,000
155	15-Nov	2527 Hazelwood Way	Single Family	1956	\$300,000
156	16-Nov	228 Daphne Way	Single Family	1952	\$400,000
157	16-Nov	201 Donohoe St.	Single Family	1939	\$600,000
158	19-Nov	1124 Oconnor St.	Single Family	1951	\$425,000
159	19-Nov	1136 Gaillardia Way	Single Family	1950	\$251,000
160	20-Nov	2061 Pulgas Ave.	Single Family	1986	\$270,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,870	5,227	3	2	Yes	5.1	13	121
910	6,534	2	1	Yes	6.2	14	122
1,010	6,700	3	1	Yes	5.8	15	123
1,110	5,460	3	1	Yes	4.6	13	124
930	5,662	2	1	Yes	5.1	13	125
1,060	4,791	2	1	Yes	5.3	14	126
1,000	5,250	3	1	Yes	5.5	14	127
1,100	7,900	3	1	Yes	4.5	12	128
1,460	5,227	3	2	Yes	4.9	13	129
1,680	5,500	3	2	Yes	6.0	13	130
860	6,098	2	1	Yes	4.5	13	131
770	6,500	2	1	Yes	6.2	14	132
1,100	5,050	3	2	Yes	5.6	14	133
1,510	5,100	3	2	Yes	4.9	13	134
1,030	5,662	3	1	Yes	5.5	14	135
1,020	5,000	3	1	Yes	4.9	13	136
1,450	3,049	3	3	Yes	4.9	13	137
1,100	5,035	3	2	Yes	5.6	14	138
1,130	7,100	2	1	Yes	4.8	12	139
870	9,174	2	1	Yes	5.1	13	140
1,200	5,000	3	1	Yes	5.6	14	141
840	5,000	2	1	Yes	4.9	13	142
2,350	2,937	4	2.5	Yes	4.6	13	143
1,201		2	2		5.5	14	144
1,100	6,200	3	1	Yes	4.7	12	145
780	3,400	2	1	Yes	5.1	13	146
960	9,147	3	1	Yes	5.2	13	147
1,020	5,980	3	1.5	Yes	5.8	14	148
1,430	4,791	3	2	Yes	5.8	15	149
1,020	5,104	3	1.5	Yes	5.5	14	150
1,260	6,350	2	1	Yes	5.3	14	151
1,310	5,800	3	2	Yes	5.9	13	152
1,182		2	1.5		5.2	13	153
1,110	5,000	3	1	Yes	4.8	13	154
1,100	5,100	3	2	Yes	5.6	15	155
1,160	6,307	4	2	Yes	4.8	13	156
1,020	5,500	2	2	Yes	5.1	13	157
1,350	5,500	3	2	Yes	4.7	13	158
860	6,000	2	1	Yes	4.5	12	159
2,070	7,182	5	2	Yes	4.8	12	160

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
161	21-Nov	2426 Gloria Way #2426	Condo	1996	\$156,000
162	27-Nov	1232 Westminster Ave	Single Family	1944	\$293,000
163	29-Nov	431 Wisteria Dr.	Single Family	1951	\$186,000
164	4-Dec	105 Mission Dr. #105	Condo	1980	\$350,000
165	5-Dec	2524 Illinois St.	Single Family	1952	\$253,500
166	6-Dec	800 Runnymede St.	Single Family	2003	\$612,000
167	6-Dec	2721 Gonzaga St.	Single Family	1952	\$466,000
168	7-Dec	2161 Addison Ave.	Single Family	1946	\$290,000
169	11-Dec	2207 Addison Ave.	Single Family	1948	\$240,000
170	12-Dec	2150 Poplar Ave.	Multi Family	1950	\$350,000
171	19-Dec	2321 Poplar Ave.	Single Family	1940	\$211,500
172	31-Dec	1172 Oconnor St.	Single Family	1940	\$269,000
173	31-Dec	2559 Emmett Way	Single Family	1956	\$369,000
174	31-Dec	1045 Bay Rd.	Single Family	1961	\$208,000
175	31-Dec	312 Donohoe St.	Single Family	1987	\$430,000
176	31-Dec	2336 Palo Verde Ave.	Single Family	1947	\$330,000
177	31-Dec	2669 Fordham St.	Single Family	1953	\$450,000
178	31-Dec	2600 Illinois St.	Single Family	1952	\$365,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,095		3	2	Yes		5.5	14 161
1,150	5,662	3	1	Yes		6.0	13 162
1,110	5,000	3	1	Yes		4.8	13 163
1,510		2	2.5			4.2	12 164
6,250	6,250	3	1	Yes		5.7	15 165
2,370	3,920	4	3	Yes		5.3	13 166
1,590	5,999	4	2	Yes		5.9	16 167
1,110	5,000	2	1	Yes		5.1	13 168
960	5,000	2	1	Yes		5.2	13 169
1,828	5,000	4	4			5.2	13 170
770	6,500	2	1	Yes		6.2	14 171
1,010	6,969	3	1.5	Yes		4.9	14 172
1,440	4,791	3	2	Yes		5.6	14 173
810	2,613	2	1	Yes		6.2	14 174
1,860	4,576	3	2.5	Yes		5.0	12 175
1,020	8,712	2	1	Yes		5.3	13 176
1,600	6,372	4	2	Yes		5.8	15 177
970	6,450	3	1	Yes		5.8	15 178

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
1	7-Sep	118 Bayside Ct.	Condo	1992	\$138,000
2	7-Sep	4516 Escuela Ct.	Single Family	1957	\$80,000
3	7-Sep	112 Reid Ln.	Single Family	2006	\$290,000
4	7-Sep	2108 Dunn Ave.	Single Family	1943	\$215,000
5	10-Sep	2728 Carlson Blvd.	Single Family	1946	\$100,000
6	10-Sep	966 29th St.	Single Family	1950	\$166,000
7	10-Sep	6101 Panama Ave.	Single Family	1942	\$265,000
8	10-Sep	2315 Potrero Ave.	Single Family	1993	\$123,000
9	11-Sep	193 Bayside Ct.	Condo	1992	\$260,000
10	11-Sep	3202 Jetty Dr.	Condo	2007	\$200,000
11	11-Sep	6104 Plymouth Ave.	Single Family	1957	\$195,000
12	11-Sep	452 B St.	Single Family	1982	\$53,000
13	11-Sep	3419 Nevin Ave.	Single Family	1926	\$121,500
14	11-Sep	715 Tewksbury Ave.	Single Family	1905	\$96,000
15	12-Sep	1344 Monterey St.	Multiple Occupancy	1943	\$160,000
16	13-Sep	459 5th St.	Single Family	1913	\$65,000
17	13-Sep	2525 Andrade Ave.	Single Family	1942	\$124,000
18	13-Sep	1622 Bissell Ave.	Single Family	1920	\$55,000
19	14-Sep	502 Bissell Ave.	Multiple Occupancy	1920	\$365,000
20	14-Sep	266 S. 5th St.	Single Family	1949	\$75,000
21	14-Sep	1353 Battery St.	Single Family	1946	\$125,000
22	14-Sep	3519 Esmond Ave.	Single Family	1942	\$210,000
23	14-Sep	2514 Chanslor Ave.	Single Family	1940	\$152,000
24	14-Sep	1842 Tulare Ave.	Single Family	1944	\$300,000
25	14-Sep	601 Ripley Ave.	Single Family	1924	\$78,000
26	14-Sep	805 6th St.	Single Family	1955	\$110,000
27	17-Sep	1817 Chanslor Ave.	Single Family	1942	\$154,000
28	17-Sep	12479 San Pablo Ave.	Multiple Occupancy	1944	\$270,500
29	17-Sep	611 21st St.	Single Family	1955	\$95,000
30	17-Sep	786 Ventura St.	Single Family	1948	\$246,000
31	18-Sep	1415 Garvin Ave.	Single Family	1972	\$137,000
32	18-Sep	535 S. 18th St.	Single Family	1958	\$117,000
33	18-Sep	1610 Chanslor Ave.	Multi Family	1951	\$175,000
34	18-Sep	6241 Arlington Blvd.	Single Family	1959	\$218,000
35	18-Sep	125 Lucy Ln.	Single Family	2006	\$275,000
36	19-Sep	1532 Chanslor Ave. Ap	Condo	1981	\$25,000
37	19-Sep	457 Carlston St.	Single Family	1946	\$309,000
38	20-Sep	2520 Downer Ave.	Single Family	1947	\$195,000
39	20-Sep	1303 Merced St.	Single Family	1951	\$135,000
40	20-Sep	133 Henry Clark Ln.	Single Family	2007	\$260,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
915	2,124	1	1		50.6	60	1
1,365	3,000	4	1.5	Yes	49.3	58	2
2,067	2,600	4	2.5		54	65	3
1,750	3,800	4	2		51.7	63	4
1,823	5,000	4	1.5		48.7	57	5
1,217	4,400	2	1		51	60	6
2,215	4,791	5	3	Yes	48.6	57	7
1,170	3,000	3	2	Yes	50.6	60	8
1,007	2,124	2	2	Yes	50.6	60	9
1,044	2,125	2	2.5	Yes	50	57	10
1,325	4,356	3	2.5	Yes	50.8	59	11
1,016	8,250		1	Yes	52.4	61	12
1,026	2,500	2	1		50.3	59	13
949	4,550	2	1		52.2	61	14
1,240	6,850	2	2	Yes	48.2	56	15
943	4,294	2	1		51.8	62	16
1,078	4,791	2	1	Yes	51.3	62	17
724	2,825	2	1		51.6	61	18
5,516	3,454				51.5	61	19
765	2,500	2	1		51.1	60	20
961	4,486	4	2		53.7	64	21
990	4,791	3	1	Yes	50.6	59	22
841	3,267	2	1	Yes	50.2	60	23
1,066	8,712	3	1		50.9	60	24
933	2,352	2	1		51.8	62	25
864	2,500	3	1		53.5	63	26
1,769	4,294	4	3		50.7	60	27
3,034	5,000				50	57	28
1,265	2,825	3	2		51.1	61	29
1,210	6,000	3	1		50.4	58	30
1,100	3,800	4	2		51.7	64	31
1,202	4,791	3	2	No - Garage	50.3	58	32
1,664	5,662	4	2		50.9	61	33
1,138	3,920	3	2	Yes	50.9	59	34
2,055	2,600	4	2.5		54	65	35
816	13,700	2	1		51.4	61	36
1,447	5,300	3	2		50.2	59	37
1,080	1,080	2	1	Yes	51	61	38
817	2,500	2	1		48.3	56	39
2,055	2,600	4	2.5		54	65	40

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
41	20-Sep	6542 Arlington Blvd.	Single Family	1992	\$475,000
42	21-Sep	100 6th St. #C	Condo	2005	\$71,500
43	21-Sep	197 Marina Lakes Dr.	Condo	1992	\$204,000
44	21-Sep	3302 Nevin Ave.	Single Family	1941	\$136,000
45	21-Sep	515 Willard Ave.	Single Family	1945	\$45,000
46	21-Sep	2532 Beach Head Way	Condo	1996	\$248,000
47	21-Sep	6101 Bernhard Ave. #A	Single Family	1960	\$340,000
48	21-Sep	1715 Livingston Ln.	Condo	1995	\$115,000
49	24-Sep	1920 Pennsylvania Ave	Single Family	1925	\$49,000
50	24-Sep	734 Maine Ave.	Single Family	1942	\$100,000
51	24-Sep	3030 Andrade Ave.	Single Family	1942	\$160,000
52	24-Sep	380 Malcolm Dr.	Single Family	2007	\$275,000
53	25-Sep	2001 Ohio Ave.	Single Family	1942	\$100,000
54	25-Sep	3104 Jetty Dr.	Condo	2007	\$250,000
55	26-Sep	932 Ventura St.	Single Family	1954	\$137,000
56	26-Sep	330 Nevada Ave.	Multiple Occupancy	1923	\$244,000
57	26-Sep	145 S. 22nd St.	Single Family	1929	\$80,000
58	26-Sep	1700 Pennsylvania Ave	Multiple Occupancy	1927	\$185,000
59	26-Sep	1822 Shasta St.	Single Family	1938	\$300,000
60	26-Sep	6026 Monterey Ave.	Single Family	1953	\$270,000
61	27-Sep	1802 Mendocino St.	Single Family	1941	\$175,000
62	27-Sep	4219 Nevin Ave.	Single Family	1941	\$123,000
63	27-Sep	1324 Merced St.	Single Family	1961	\$282,000
64	27-Sep	21 Bayside Ct.	Condo	1992	\$118,000
65	28-Sep	1328 Cherry St.	Single Family	1995	\$105,000
66	28-Sep	4224 Ohio Ave.	Multiple Occupancy	1956	\$135,000
67	28-Sep	5034 Reid Ct.	Single Family	1968	\$250,000
68	28-Sep	617 20th St.	Single Family	1960	\$115,000
69	28-Sep	419 S. 22nd St.	Single Family	1957	\$78,000
70	28-Sep	1623 5th St.	Single Family	1955	\$50,000
71	28-Sep	448-450 S 22nd St.	Multiple Occupancy	1906	\$128,000
72	28-Sep	123 S. 31st St.	Multiple Occupancy	1949	\$105,000
73	28-Sep	2612 Bayfront Ct.	Condo	1997	\$290,000
74	28-Sep	956 Carlson Blvd.	Condo	1992	\$85,000
75	28-Sep	935 35th St.	Single Family	1944	\$225,000
76	1-Oct	140 18th St.	Single Family	1925	\$95,000
77	1-Oct	4101 Solano Ave.	Single Family	1949	\$160,000
78	1-Oct	6709 Arlington Blvd.	Single Family	2007	\$570,000
79	2-Oct	630 35th St.	Single Family	1926	\$160,000
80	2-Oct	37 Seagull Dr.	Single Family	1991	\$445,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
915	3,500	3	2	Yes	51.4	60	41
903		2	1.5		51.3	60	42
847	2,124	2	1		50.3	59	43
1,223	5,000	3	1.5		50.3	59	44
933	7,500	2	1		53.4	63	45
1,101		2	2.5		50.3	59	46
1,200	6,098	3	1.5	Yes	51.2	60	47
1,334	1,742	3	2	Yes	50.9	60	48
672	2,500	1	1		51.3	62	49
786	4,500	2	1		50.9	59	50
882	5,000	2	1	No - Garage	50.9	60	51
2,401	2,600	4	2.5	Yes	54	65	52
784	5,000	2	1		50.5	59	53
1,171	2,125	3	2.5		49.9	57	54
1,217	3,885	2	1		50.6	58	55
561	4,000	2	2		51.8	61	56
1,186	3,789	2	1		50.4	59	57
2,572	3,850				51.4	62	58
1,217	5,000	3	1		48.4	57	59
947	5,500	2	1		50.8	59	60
1,204	5,000	2	1		48.5	57	61
944	4,791	2	1		49.9	57	62
1,387	3,699	3	2		48.2	56	63
533	2,124	1	1		50.6	59	64
1,236	1,236	4	2		53.6	64	65
1,012	2,500	2	2	Yes	49.8	61	66
1,740	5,400	4	2.5		48.8	56	67
1,690	7,500	6	4		51.1	61	68
903	2,500	3	1		50.1	58	69
797	2,500	2	1		53.8	65	70
1,739	3,800	4	3	Yes	50.1	58	71
1,274	3,535	2	2		50	60	72
1,251		2	3	Yes	50.3	59	73
1,338	13,422	3	2.5		48.7	57	74
990	4,791	3	1		50.8	59	75
1,333	5,662	3	1		50.8	60	76
1,450	4,400	3	2		50.2	58	77
2,873	3,484	3	2.5	Yes	51.5	61	78
1,658	5,200	3	1		50.3	59	79
1,955	3,903	4	2.5		50.6	59	80

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
81	2-Oct	127 Marina Lakes Dr.	Condo	1992	\$120,000
82	2-Oct	633 32nd St.	Single Family	1931	\$200,000
83	2-Oct	1329 York St.	Single Family	2003	\$168,000
84	3-Oct	5825 Yale Ave.	Single Family	1951	\$281,000
85	3-Oct	754 Mesa Way	Single Family	1953	\$190,000
86	4-Oct	201 Civic Center St.	Single Family	1950	\$150,000
87	4-Oct	101 Seapoint Ct.	Single Family	2004	\$445,000
88	4-Oct	630 S 30th St.	Condo	1981	\$65,000
89	4-Oct	4109 Rosewood Ave.	Single Family	1942	\$60,000
90	5-Oct	36 Marina Lakes Dr.	Condo	1992	\$147,000
91	5-Oct	2911 Tulare Ave.	Single Family	1949	\$145,000
92	5-Oct	435 Tremont Ave.	Single Family	2002	\$1,004,000
93	5-Oct	901 S. 45th St.	Single Family	1942	\$120,000
94	5-Oct	1806 Carlson Blvd.	Single Family	1941	\$316,000
95	5-Oct	320 28th St.	Single Family	1941	\$1,088,181
96	8-Oct	4525 Fall Ave.	Single Family	1957	\$182,500
97	8-Oct	449 43rd St.	Single Family	1940	\$170,000
98	9-Oct	425 Chesley Ave.	Single Family	1944	\$76,000
99	9-Oct	650 35th St.	Single Family	1943	\$225,000
100	10-Oct	336 19th St.	Single Family	1956	\$133,000
101	11-Oct	36 Shoreline Ct.	Condo	1990	\$120,000
102	11-Oct	320 29th St.	Single Family	1991	\$165,000
103	11-Oct	2878 Lowell Ave.	Single Family	1941	\$208,000
104	11-Oct	5012 Plaza Cir.	Single Family	1968	\$245,500
105	12-Oct	2506 Rheem Ave.	Single Family	1915	\$77,000
106	12-Oct	169 Marina Lakes Dr.	Condo	1992	\$108,000
107	12-Oct	414 Washington Ave.	Single Family	1950	\$350,000
108	12-Oct	162 Marina Way	Condo	1982	\$43,000
109	12-Oct	2030 Roosevelt Ave.	Single Family	1920	\$94,000
110	12-Oct	5311 Sierra Ave.	Single Family	1950	\$285,000
111	12-Oct	505 S. 49th St.	Multi Family	1957	\$174,000
112	12-Oct	616 Virginia Ave.	Single Family	1941	\$115,000
113	15-Oct	376 S. 38th St.	Single Family	1941	\$190,000
114	15-Oct	924 7th St.	Single Family	1908	\$52,500
115	15-Oct	2932 Chavez Ln.	Single Family	2006	\$175,000
116	15-Oct	734 Yuba St.	Single Family	1960	\$299,000
117	16-Oct	760 Wilson Ave.	Single Family	1923	\$199,000
118	16-Oct	5201 Mcbryde Ave.	Single Family	1911	\$175,000
119	16-Oct	952 36th St.	Single Family	1942	\$195,000
120	16-Oct	5708 Santa Cruz Ave.	Single Family	1943	\$373,500

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
771	2,124	1	1		50.4	59	81
1,534	3,800	3	2		50.5	59	82
1,320	5,000	3	2	Yes	53.6	64	83
1,038	4,704	3	1	Yes	50.8	59	84
1,210	4,770	4	2		50.4	59	85
2,195	4,999				50.9	60	86
2,382	6,604	3	2.5		53.1	63	87
943	4,007	2	1.5	Yes	49.6	58	88
886	5,227	3	1		48.9	58	89
915	2,124	1	1		50.4	59	90
839	5,000	2	1		51.2	60	91
2,476	8,400	2	2		52.5	61	92
893	5,500	3	1	Yes	48.8	57	93
1,024	4,791	2	1	Yes	48.2	56	94
1,532	5,000	3	2.5		50.6	59	95
1,186		3	1.5	Yes	49.2	58	96
988	7,500	2	1		49.8	57	97
1,016	2,831	3	1		53.6	64	98
1,375	5,824	3	2		50.4	59	99
1,037	2,825	3	1		51	61	100
869	2,125	2	1		50.4	59	101
1,862	2,375	3	2	Yes	50.6	59	102
2,165	5,000	4	2	Yes	51.1	61	103
1,652	5,662	4	2	Yes	49.2	58	104
1,235	3,078	3	2	Yes	51.4	62	105
771	2,178	1	1		50.4	59	106
1,571	4,400	3	2		52.3	61	107
780	5,600	2	1.5		51.4	60	108
1,252	5,000	2	1		51	61	109
886	4,800	3	1		50.6	59	110
1,894	5,400	4	2		49.7	56	111
1,146	5,000	3	1		50.9	59	112
1,662	5,000	4	2		49.4	59	113
844	4,000	2	1		53.3	63	114
1,500	3,049	3	2	Yes	49.6	58	115
1,185	3,000	3	2	Yes	50.5	58	116
1,441	5,500	4	2		50.3	58	117
962	4,791	3	2	Yes	50.7	58	118
1,167	3,800	3	2		50.7	59	119
960	3,699	2	1	Yes	48.6	57	120

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
121	17-Oct	680 33rd St.	Single Family	1943	\$206,000
122	17-Oct	3801 Florida Ave.	Single Family	1951	\$108,000
123	17-Oct	156 S 41st St.	Single Family	1920	\$105,000
124	17-Oct	360 S 6th St.	Single Family	1941	\$70,000
125	18-Oct	1822 Garvin Ave.	Single Family	1950	\$120,000
126	18-Oct	1919 Ohio Ave.	Single Family	1941	\$130,000
127	18-Oct	2322 Andrade Ave.	Multiple Occupancy	1959	\$282,000
128	19-Oct	777 7th St.	Single Family	1918	\$92,500
129	19-Oct	2415 McBryde Ave.	Single Family	1930	\$116,000
130	19-Oct	682 37th St.	Single Family	1949	\$31,500
131	19-Oct	1613 Hoffman Blvd.	Single Family	2003	\$55,000
132	19-Oct	6604 Aqua Vista Ct.	Single Family	1939	\$438,000
133	22-Oct	2567 Day Sailor Ct.	Condo	2010	\$392,500
134	22-Oct	2124 Hellings Ave.	Single Family	1940	\$162,000
135	22-Oct	620 32nd St.	Single Family	1927	\$155,000
136	22-Oct	3316 Nevin Ave.	Multiple Occupancy	1957	\$77,000
137	22-Oct	451 35th St.	Multiple Occupancy	1959	\$77,000
138	23-Oct	610 33rd St.	Single Family	1920	\$210,000
139	23-Oct	158 Malcolm Dr.	Single Family	1999	\$263,000
140	23-Oct	2110 Hellings Ave.	Single Family	1955	\$78,000
141	23-Oct	760 Lassen St.	Single Family	1942	\$162,000
142	23-Oct	255 S. 22nd St.	Single Family	1959	\$95,000
143	24-Oct	681 Kern St.	Single Family	1947	\$430,000
144	24-Oct	133 S. 9th St.	Single Family	1926	\$70,000
145	24-Oct	365 S. 38th St.	Single Family	1942	\$165,000
146	24-Oct	447 Spring St.	Single Family	1970	\$170,000
147	24-Oct	341 S. 13th St.	Single Family	1941	\$105,000
148	24-Oct	727 Ventura St.	Single Family	1939	\$211,000
149	24-Oct	4701 Overend Ave.	Single Family	1964	\$207,000
150	25-Oct	3326 Tulare Ave.	Single Family	1942	\$91,500
151	25-Oct	123-125 3rd St.	Multi Family	1984	\$158,000
152	25-Oct	1359 Carlson Blvd.	Single Family	1944	\$1,081,818
153	25-Oct	32 Seagull Dr.	Single Family	1991	\$450,000
154	26-Oct	653 6th St.	Single Family	1910	\$75,000
155	26-Oct	142 Shoreline Ct.	Condo	1990	\$230,000
156	26-Oct	228 Ripley Ave.	Single Family	1918	\$70,000
157	26-Oct	608 19th St.	Multiple Occupancy	1962	\$230,000
158	26-Oct	3239 Andrade Ave.	Single Family	1941	\$187,000
159	26-Oct	2718 McBryde Ave.	Single Family	1942	\$276,000
160	26-Oct	2033 Ohio Ave.	Single Family	1927	\$60,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,037	7,500	3	1		50.6	59	121
838	2,500	2	1	Yes	50.6	59	122
1,010	3,700	2	1		49.9	60	123
812	5,000	2	1		50.9	59	124
1,060	5,000	3	1	Yes	51.4	63	125
927	5,000	2	1		50.6	59	126
2,600	4,792	2		Yes	51.5	62	127
983	3,700	2	1		52.1	63	128
905	3,800	2	1		51.3	61	129
1,518	4,000	3	1.3		50.3	59	130
1,470	5,000	3	2		50.3	59	131
1,506	3,900	3	2	Yes	51.6	61	132
1,134	2,500	2	2		50.5	59	133
1,193	5,009	3	2		51.6	63	134
1,177	4,999	2	1	Yes	50.5	59	135
3,257	5,000				50.3	59	136
3,423	5,000				50.2	58	137
1,236	5,000	2	1		50.4	59	138
1,976	3,922	5			53.8	64	139
1,278	2,500	3	2		51.6	63	140
828	6,000	2	1		50.4	57	141
855	2,500	3	1		50.3	59	142
1,691	5,000	3	2	Yes	50.5	58	143
1,190	4,356	2	1		51	59	144
1,307	4,791	4	2		49.5	59	145
1,152	3,500	3	2		50.5	59	146
832	4,294	2	1		50.7	59	147
989	6,000	2	1		50.4	57	148
1,770	4,791	4	2	Yes	49.3	59	149
737	5,600	2	1		51	60	150
2,420	4,356			Yes	51.5	61	151
993	8,276	3	1		48.1	55	152
1,955	3,748	4	2.5		50.5	59	153
1,014	2,688	2	1		51.9	63	154
1,005	2,125			Yes	50.4	59	155
1,252	4,150	3	2		52.7	62	156
3,124	5,625				51.2	61	157
1,080	5,009	3	1	Yes	50.9	60	158
1,763	4,791	3	2		51.1	61	159
1,217	5,000	3	2		50.5	59	160

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
161	26-Oct	2367 Northshore Dr.	Single Family	2006	\$350,000
162	29-Oct	1639 5th St.	Single Family	1943	\$64,500
163	30-Oct	2872 McBryde Ave.	Single Family	1941	\$215,000
164	30-Oct	1530 Laurel Ave.	Multi Family	2000	\$307,500
165	30-Oct	12 Shoreline Ct.	Condo	1990	\$110,000
166	30-Oct	572 29th St.	Multiple Occupancy	1942	\$250,000
167	30-Oct	6036 McBryde Ave.	Single Family		\$19,000
168	30-Oct	1362 Kelsey St.	Single Family	1956	\$110,000
169	30-Oct	612 4th St.	Single Family	1941	\$84,000
170	31-Oct	1561 4th St.	Single Family	1954	\$85,000
171	31-Oct	2200 Rheem Ave.	Single Family	1955	\$165,000
172	31-Oct	1910 Shasta St.	Single Family	1946	\$352,000
173	31-Oct	3131 Roosevelt Ave.	Single Family	1900	\$250,000
174	31-Oct	1332 Mallard Dr.	Condo	1982	\$464,000
175	31-Oct	428 22nd St.	Single Family	1926	\$196,500
176	31-Oct	246 S. 42nd St.	Single Family	1944	\$138,000
177	1-Nov	826 Gertrude Ave.	Single Family	2004	\$225,000
178	1-Nov	2600 Grant Ave.	Single Family	1939	\$215,000
179	1-Nov	351 Grove Ave.	Single Family	2005	\$118,000
180	1-Nov	107 E Richmond Ave.	Single Family	1950	\$340,000
181	1-Nov	2711 Bissell Ave.	Single Family	1938	\$130,000
182	2-Nov	2601 Lincoln Ave.	Single Family	1942	\$160,000
183	2-Nov	150 12th St.	Single Family	1984	\$140,000
184	2-Nov	758 32nd St.	Single Family	1929	\$226,500
185	2-Nov	5616 Sierra Ave.	Single Family	1950	\$185,000
186	2-Nov	589 5th St.	Single Family	1918	\$80,000
187	5-Nov	428 S. 19th St.	Single Family	1960	\$125,500
188	6-Nov	355 S. 8th St.	Single Family	1958	\$93,000
189	6-Nov	761 Kern St.	Single Family	1944	\$340,000
190	6-Nov	1906 Francisco Way	Single Family	1951	\$242,000
191	6-Nov	134 Malcolm Dr.	Single Family	1999	\$240,000
192	6-Nov	2563 Day Sailor Ct.	Condo	2010	\$345,000
193	7-Nov	6072 Arlington Blvd.	Single Family	1954	\$68,000
194	7-Nov	636 Kern St.	Single Family	1949	\$298,000
195	7-Nov	628 18th St.	Multiple Occupancy	1971	\$260,000
196	7-Nov	5858 Bernhard Ave.	Single Family		\$82,500
197	8-Nov	1815 5th St.	Single Family	1962	\$125,000
198	8-Nov	619 22nd St.	Single Family	1949	\$129,000
199	8-Nov	4305 Overend Ave.	Single Family	1964	\$219,000
200	8-Nov	70 Bayside Ct.	Condo	1992	\$225,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,627	2,500	3	3.5		50.6	60	161
1,855	4,000	5	2		53.8	65	162
1,103	5,000	2	2		51	60	163
1,940	3,484	3	2.5	Yes	51.4	61	164
779	2,125	1	1		50.3	58	165
1,656	4,500	2	2		50.5	59	166
	5,000				51.3	61	167
760	2,500	2	1	Yes	53.5	64	168
1,130	2,500	2	1		52	62	169
980	2,500	2	1		53.7	65	170
1,188	5,000	3	1		51.6	63	171
1,211	4,791	2	2	Yes	48.4	57	172
1,423	6,011	2	1		50.4	59	173
1,603		2	2.5		53.5	64	174
1,435	5,649	3	1	Yes	50.9	60	175
804	5,450	2	1		49.7	60	176
2,070	3,789	4	2.5	Yes	53.7	65	177
1,648	5,052	3	2	Yes	50.8	60	178
1,080	2,482	3	2	Yes	53.8	65	179
1,234	3,000	3	2		51.8	60	180
943	3,783	2	1	Yes	50.9	61	181
1,216	5,000	3	1		51.3	61	182
1,110		3	2	Yes	51.3	60	183
912	3,800	2	1	Yes	50.7	60	184
986	5,290	2	1		50.7	59	185
823	2,178	2	1	Yes	51.9	62	186
1,516		3	2	Yes	50.3	58	187
907	2,825	3	1		50.8	59	188
1,985	5,290	4	1.5		50.4	58	189
943	3,484	2	1	Yes	50.9	61	190
1,632	4,024	4	2	Yes			191
1,134	2,500	2	2		53.8	64	192
1,134	6,000	3	1		50.7	58	193
1,103	6,000	3	1		50.7	59	194
3,192	5,625				51.3	62	195
	5,850				51	59	196
1,050	2,482	3	2		53.4	65	197
2,038	5,650	4	2	No - Garage	51.5	61	198
1,193	5,488	3	2	Yes	49.5	59	199
847	2,124	2	1		50.7	60	200

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
201	8-Nov	518 19th St.	Single Family	1905	\$83,000
202	9-Nov	1603 Garvin Ave.	Single Family		\$19,000
203	9-Nov	1849 7th St.	Single Family	1956	\$73,000
204	9-Nov	1767 Tulare Ave.	Single Family	1942	\$145,000
205	9-Nov	421 Bissell Ave.	Single Family	1908	\$40,000
206	9-Nov	6584 Claremont Ave.	Single Family	1993	\$498,000
207	9-Nov	421 Bissell Ave.	Single Family	1908	\$40,000
208	13-Nov	5103 Gately Ave.	Single Family	1963	\$184,000
209	13-Nov	5201 Van Fleet Ave.	Single Family	1925	\$71,000
210	13-Nov	721 Kern St.	Single Family	1940	\$325,000
211	13-Nov	767 Mclaughlin St.	Single Family	1925	\$185,000
212	14-Nov	616 9th St.	Single Family	1914	\$92,000
213	14-Nov	33 Chesley Ave.	Single Family	2001	\$100,000
214	14-Nov	2600 Clinton Ave.	Single Family	1951	\$130,000
215	15-Nov	6073 Arlington Blvd.	Single Family	1951	\$285,000
216	15-Nov	2625 Clinton Ave.	Single Family	1950	\$242,000
217	15-Nov	2722 Carlson Blvd.	Single Family	1953	\$214,000
218	15-Nov	188 Shoreline Ct.	Condo	1990	\$210,000
219	16-Nov	530 Seacliff Pl.	Single Family	2004	\$508,000
220	16-Nov	5616 Sacramento Ave.	Single Family	1940	\$208,000
221	16-Nov	2504 Baywood Way	Single Family	1996	\$250,000
222	16-Nov	761 S. 49th St.	Single Family	1943	\$171,000
223	16-Nov	1300 Quarry Ct. Apt. #:	Condo	1985	\$330,000
224	16-Nov	689 Humboldt St.	Single Family	1990	\$217,000
225	16-Nov	666 Mclaughlin St.	Single Family	1943	\$180,000
226	16-Nov	2912 Chavez Ln.	Single Family	2006	\$160,000
227	19-Nov	661 21st St.	Single Family	1913	\$127,000
228	19-Nov	1608 1st St.	Single Family	2006	\$145,000
229	19-Nov	827 Bissell Ct.	Condo	1990	\$60,000
230	19-Nov	1920 Carquinez Ave.	Single Family	1955	\$392,000
231	19-Nov	3225 Mcbryde Ave.	Single Family	1943	\$163,000
232	20-Nov	2204 Day Sailor Ct.	Single Family		\$460,500
233	20-Nov	305-307 Ripley Ave.	Multiple Occupancy	1927	\$210,000
234	20-Nov	2641 Andrade Ave.	Single Family	1944	\$90,000
235	20-Nov	544 35th St.	Single Family	1944	\$310,000
236	20-Nov	834 Yuba St.	Single Family	1947	\$278,000
237	21-Nov	1817 Giaramita St.	Single Family	1948	\$90,000
238	21-Nov	245 Sanford Ave.	Single Family	1956	\$105,000
239	21-Nov	601 7th St.	Multiple Occupancy	1964	\$170,000
240	21-Nov	6532 Kensington Ave.	Multiple Occupancy	1960	\$510,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,178	5,650	3	2	Yes	51.5	61	201
	2,500				51.6	63	202
1,515	4,791	3	2	Yes	53.5	64	203
1,026	5,760	3	1		51	60	204
717	2,825	2	2.5		51.5	61	205
1,943	3,484	3	2	Yes	51.5	61	206
717	2,825	2	1.5		51.5	61	207
1,363	4,791	3	2	Yes	48.5	57	208
672	5,625	2	1	No - Garage	47.3	55	209
1,212	6,000	3	2		50.4	58	210
1,159	6,098	2	1	Yes	50.5	58	211
1,590	3,800	4	2	Yes	51.7	62	212
908	2,500	3	2		53.9	64	213
929	3,150	2	1	Yes	50.9	60	214
1,497	5,500	3	2		50.7	58	215
1,298	5,400	3	1		50.9	60	216
1,953	2,500	2	1	Yes	48.7	57	217
1,015	2,125	2	2		50.3	59	218
2,487	3,367	3	2.5	Yes	53	63	219
992	2,500	2	1		47.5	57	220
1,101		2	2.5	Yes	50.3	59	221
1,000	4,200	3	1		48.9	56	222
1,419		2	2	Yes	53.4	64	223
1,817	3,746	3	2.5	Yes	50.5	59	224
1,027	3,484	3	1	Yes	50.6	58	225
1,388	2,831	3	2	Yes	49.6	58	226
826	2,500	2	1	Yes	51.2	62	227
1,249	2,613	3	2.5	Yes	54.1	65	228
952	2,330	3	1.5		51.3	60	229
1,430	4,599	3	1	Yes	50.8	61	230
894	3,800	2	1	Yes	50.8	60	231
	25,000				50.5	59	232
1,326	3,800	2	2	Yes	52	62	233
1,001	5,000	3	1		51.2	61	234
1,593	5,000	3	2		50.2	58	235
1,081	5,750	3	1		50.6	58	236
1,183	5,000	3	2		53.5	65	237
975	3,800	3	1		53.5	64	238
1,200	4,920	4	2		51.9	62	239
2,702	5,488	4	3		51.4	61	240

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
241	21-Nov	205 Seapoint Pl.	Single Family	2004	\$575,000
242	26-Nov	106 Reid Ln.	Single Family	2006	\$300,000
243	26-Nov	117 Bayside Ct.	Condo	1992	\$120,000
244	26-Nov	363 S. 34th St. #369	Multi Family	1961	\$245,000
245	27-Nov	543 11th St.	Single Family	1922	\$159,000
246	27-Nov	1929 Lincoln Ave.	Single Family	1942	\$160,500
247	28-Nov	621 S. 49th St.	Single Family	1968	\$200,000
248	28-Nov	153 12th St.	Multiple Occupancy	1962	\$325,000
249	28-Nov	5724 Madison Ave.	Multi Family	1922	\$195,000
250	29-Nov	550 Mclaughlin St.	Single Family	1936	\$217,000
251	29-Nov	420 Verde Ave.	Single Family	2007	\$175,000
252	29-Nov	2227 San Mateo St.	Single Family	1941	\$311,500
253	29-Nov	172 Lakeshore Ct.	Condo	1991	\$180,000
254	29-Nov	337 28th St.	Single Family	1944	\$189,000
255	29-Nov	217 Bishop Ave.	Single Family	1958	\$722,000
256	30-Nov	2561 Day Sailor Ct.	Condo	2010	\$394,000
257	30-Nov	950 Ventura St.	Single Family	1941	\$187,000
258	30-Nov	1382 Santa Clara St.	Single Family	1963	\$252,000
259	30-Nov	9 Marina Lakes Dr.	Condo	1992	\$572,727
260	30-Nov	4516 Bell Ct.	Single Family	1969	\$249,500
261	30-Nov	3006 Andrade Ave.	Single Family	1941	\$206,000
262	30-Nov	2416 Andrade Ave.	Single Family	1920	\$170,000
263	30-Nov	1201 Brickyard Way Apt	Condo	1988	\$228,000
264	30-Nov	2400 Gaynor Ave.	Single Family	1920	\$265,000
265	30-Nov	424 Florida Ave.	Single Family	1961	\$125,000
266	3-Dec	2565 Day Sailor Ct.	Condo	2010	\$460,500
267	3-Dec	2114 Sand Dollar Dr.	Condo	1998	\$235,000
268	4-Dec	942 Carlson Blvd.	Single Family	1942	\$138,000
269	4-Dec	2800 Chanslor Ave.	Single Family	1950	\$210,000
270	5-Dec	723 9th St.	Single Family	1944	\$80,000
271	5-Dec	400 Dimm St.	Single Family	1930	\$410,000
272	5-Dec	701 26th St.	Single Family	1927	\$242,000
273	6-Dec	125 17th St.	Single Family	1928	\$138,500
274	6-Dec	400 Bissell Ave.	Multi Family	1940	\$420,000
275	6-Dec	1916 Pennsylvania Ave	Single Family	1924	\$76,000
276	6-Dec	2720 Downer Ave.	Single Family	1947	\$140,000
277	7-Dec	6206 Fresno Ave.	Single Family	1941	\$200,000
278	7-Dec	126 Santa Fe Ave.	Single Family	1902	\$685,000
279	7-Dec	1544 Giaramita St.	Single Family	1963	\$140,000
280	7-Dec	2559 Day Sailor Ct.	Condo	2010	\$405,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,821	6,101	3	2.5		53	63	241
2,401	2,600	4	2.5		53.9	65	242
771	2,178	1	1	Yes	50.6	60	243
2,448	5,401	4	4	Yes	49.5	59	244
1,352	4,617	2	1		51.7	62	245
1,375	4,999	3	1	Yes	51.6	63	246
1,651	3,484	3	2.5	Yes	49	57	247
3,002	5,350				51.3	60	248
695	4,356	3	2.5	Yes	48.9	57	249
1,177	5,000	2	1	Yes	49.9	58	250
1,676	3,746	4	2.5		53.5	65	251
1,643	4,791	3	1	Yes	47.6	57	252
1,005	2,124	2	2		50.7	60	253
1,016	3,789	3	1	Yes	50.6	59	254
785	3,300	3	2.5		52.5	62	255
1,272	2,500	3	2		50.5	59	256
863	5,999	2	1		50.6	58	257
2,762	6,098	3	3	Yes	48.2	56	258
533	2,144	1	1	Yes	50.3	58	259
1,520	5,706	3	2	Yes	49.2	58	260
1,232	5,000	3	2		51	60	261
1,352	3,800	3	1.5		51.3	62	262
864		1	1		53.4	64	263
2,549	7,392	3	2		51.2	62	264
936	2,500	3	1.5		51.2	60	265
1,462	2,500	3	3.5		50.5	59	266
1,344		2	3		50.3	59	267
1,162	4,500	2	1	Yes	48.9	58	268
1,264	3,920	3	1	Yes	50.4	61	269
929	4,791	3	1		51.9	62	270
1,433	4,545	3	1	Yes	50.1	59	271
1,599	4,000	4	1	Yes	50.9	60	272
1,248		2	1	Yes	50.9	61	273
3,550	5,600			Yes	51.5	61	274
860	2,500	2	1		51.3	62	275
977	3,201	2	1		50.9	60	276
924	2,500	2	1		47.8	57	277
2,434	5,850	4	4	Yes	52	60	278
1,288	5,227	3	2		53.7	65	279
1,388	2,500	3	2		50.5	59	280

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
281	7-Dec	2202 Day Sailor Ct.	Single Family		\$378,500
282	10-Dec	5002 Creely Ave.	Single Family	1962	\$191,000
283	10-Dec	1565 Merced St.	Single Family	1941	\$283,500
284	11-Dec	251 Harbour Way S.	Single Family	1963	\$92,000
285	11-Dec	1617 Elm Ave.	Single Family	1949	\$280,000
286	11-Dec	1329 Pelican Way	Single Family	1989	\$1,050,000
287	11-Dec	427 S. 29th St.	Multiple Occupancy	1958	\$145,000
288	11-Dec	635 6th St.	Single Family	1910	\$83,000
289	11-Dec	622 16th St.	Single Family	1944	\$55,000
290	11-Dec	10 Schooner Ct.	Condo	1986	\$136,500
291	12-Dec	2621 Rheem Ave.	Single Family	1940	\$95,000
292	12-Dec	64 Bayside Ct.	Condo	1992	\$93,000
293	12-Dec	6001 Dimm Way.	Single Family	2007	\$490,000
294	12-Dec	140 6th St.	Single Family	1904	\$135,000
295	12-Dec	654 40th St.	Single Family	1942	\$181,000
296	12-Dec	2628 Andrade Ave.	Single Family	1950	\$225,000
297	13-Dec	965 35th St.	Single Family	1942	\$201,000
298	14-Dec	683 Yuba St.	Single Family	1954	\$410,000
299	14-Dec	2505 Gaynor Ave.	Single Family	1918	\$115,000
300	14-Dec	3020 Florida Ave.	Single Family	1953	\$85,000
301	14-Dec	432 Tremont Ave.	Single Family	1959	\$672,500
302	14-Dec	843 34th St.	Single Family	1928	\$180,000
303	14-Dec	6226 Bernhard Ave.	Single Family	1938	\$375,000
304	14-Dec	806 Commodore Dr.	Townhouse	1990	\$470,000
305	17-Dec	2938 Johnson Ave.	Single Family	1926	\$69,500
306	17-Dec	789 33rd St.	Single Family	1941	\$230,000
307	19-Dec	2208 Day Sailor Ct.	Single Family		\$396,000
308	19-Dec	5120 Prather Ave.	Single Family	1945	\$175,000
309	19-Dec	327 39th St.	Single Family	1941	\$165,000
310	19-Dec	2206 Day Sailor Ct.	Single Family		\$364,500
311	20-Dec	205 Shoreline Ct.	Condo	1990	\$240,000
312	20-Dec	1300 Quarry Ct. Apt. #:	Condo	1985	\$513,000
313	20-Dec	518 Golden Gate Ave.	Single Family	1905	\$314,000
314	20-Dec	1835 Ohio Ave.	Single Family	1942	\$130,000
315	20-Dec	633 6th St.	Single Family	1991	\$110,000
316	20-Dec	2813 Maricopa Ave.	Single Family	1949	\$245,000
317	21-Dec	516 Mclaughlin St.	Single Family	1947	\$309,000
318	21-Dec	198 Marina Lakes Dr.	Condo	1992	\$160,000
319	21-Dec	729 S. 49th St.	Single Family	1943	\$169,000
320	21-Dec	772 Amador St.	Single Family	1943	\$160,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
	2,500					50.5	59 281
1,209	3,484	5	3	Yes		48.9	57 282
861	4,500	4	1.5			48.1	57 283
1,413	5,000	4	2			50.8	58 284
2,048	6,050	4	3			51.2	60 285
3,056	5,520	4	4			53.4	64 286
1,253	3,800	4	2	Yes		50.4	59 287
1,078	2,852	3	1.3			51.9	63 288
720	5,650	2	1			51.4	62 289
732		1	1	Yes		50.5	59 290
800	5,000	2	1			51.3	61 291
533	2,124	1	1			50.6	60 292
2,449	5,749	3	2.5	Yes		51.1	60 293
1,814	5,650	6	2.5			51.4	60 294
760	3,800	2	1	No - Garage		50.1	58 295
1,159	5,009	3	1	Yes		51.2	61 296
914		2	1	Yes		50.8	59 297
2,153	6,098	4	3	Yes		50.6	59 298
900	6,160	2	2			51.1	62 299
846	2,548	3	2	Yes		50	60 300
2,050	2,880	3	2			52.2	61 301
960	3,789	2	1			50.7	60 302
1,328	6,969	3	2			51.5	61 303
1,439	1,347	3	2.5			50.3	59 304
540	2,500	1	1			50.4	59 305
1,203	5,000	3	1			50.7	60 306
	2,500					50.5	59 307
711	2,500	2	1			50.1	59 308
1,106	5,000	2	1			50.1	58 309
	2,500					50.5	59 310
1,005	2,125	2	2			50.3	59 311
1,661		3	2			53.4	64 312
1,317	3,615	2	2			52.3	61 313
1,380	5,000	2	1	Yes		50.6	59 314
1,055	4,200	3	2	Yes		51.9	63 315
1,359	5,009	3	1	Yes		51.2	61 316
1,614	4,791			Yes		49.9	58 317
847	2,124	2	1			50.3	59 318
1,000	4,200	3	1			48.9	57 319
999	6,000	3	1			50.4	58 320

House #	Date Sold	Address	Type	Year Built	Selling Price in 2012
321	21-Dec	182 Berk Pl.	Single Family	1979	\$165,000
322	21-Dec	5036 Esmond Ave.	Single Family	1941	\$270,000
323	21-Dec	2553 Day Sailor Ct.	Condo	2010	\$415,000
324	21-Dec	1315 Esmond Ave.	Single Family	2007	\$70,000
325	21-Dec	2716 Clinton Ave.	Single Family	1951	\$229,000
326	21-Dec	1346 Merced St.	Single Family	1944	\$202,000
327	24-Dec	1917 Francisco Way	Single Family	1952	\$225,000
328	26-Dec	441 36th St.	Single Family	1927	\$61,500
329	26-Dec	954 35th St.	Single Family	1939	\$269,000
330	27-Dec	620 12th St.	Single Family	1931	\$100,000
331	27-Dec	2210 Day Sailor Ct.	Townhouse		\$455,500
332	27-Dec	60 Belvedere Ave.	Single Family	1948	\$711,000
333	27-Dec	2212 Day Sailor Ct.	Single Family		\$374,500
334	28-Dec	501 Market Ave.	Single Family	2003	\$87,000
335	28-Dec	6060 Mcbryde Ave.	Single Family	1951	\$200,000
336	28-Dec	1460 Monterey St.	Single Family	1943	\$120,000
337	28-Dec	644 31st St.	Single Family	1930	\$299,000
338	28-Dec	853 Ocean Ave.	Single Family	1980	\$850,000
339	28-Dec	558 18th St.	Single Family	1915	\$112,000
340	28-Dec	635 Amador St.	Single Family	1961	\$344,000
341	28-Dec	407 Commodore Dr.	Townhouse	1989	\$180,000
342	28-Dec	724 Golden Gate Ave.	Multiple Occupancy	1955	\$265,000
343	28-Dec	720 Golden Gate Ave.	Multiple Occupancy	1955	\$289,000
344	28-Dec	715 Pennsylvania Ave.	Multi Family	1913	\$144,000
345	28-Dec	766 7th St.	Single Family	1916	\$80,000
346	31-Dec	5841 Mcbryde Ave.	Single Family	1949	\$185,000
347	31-Dec	127 S 27th St.	Single Family	1988	\$163,500
348	31-Dec	559 42nd St.	Single Family	1941	\$203,000
349	31-Dec	4017 Clinton Ave.	Single Family	1941	\$67,000
350	31-Dec	626 Ventura St.	Single Family	1950	\$215,000
351	31-Dec	525 S 24th St.	Single Family	1960	\$147,000
352	31-Dec	2333 Gaynor Ave.	Multiple Occupancy	1951	\$145,000
353	31-Dec	73 Bissell Way.	Condo	1996	\$160,000
354	31-Dec	9 17th St.	Multi Family	1988	\$375,000
355	31-Dec	1660 Fred Jackson Way	Single Family	2007	\$120,000
356	31-Dec	3404 Jetty Dr.	Single Family	2011	\$320,000

Square Feet	Lot Size	Bedrooms	Baths	Off Street Parking?	Commute Distance (in miles)	Commute Time (in minutes)	House #
1,717	4,486	4	2.5		49.6	58	321
1,246	4,791	3	2	Yes	50.6	59	322
1,234	2,500	2	2.5		50.5	59	323
1,264	706	2	2	Yes	52.3	64	324
1,586	4,500	4	2	No - Garagi	50.8	60	325
1,154	5,000	3	1		48.2	56	326
896	3,500	2	1		50.8	61	327
1,470	5,000	3	1.3		50.2	58	328
1,378	5,000	3	2		50.8	59	329
1,217	5,400	2	1		51.8	62	330
1,785	1,785	3	3.5	Yes	50.5	59	331
2,106	5,700	4	2	Yes	52.6	63	332
	2,500				50.5	59	333
2,037	5,000	4	2		53.4	65	334
1,250	5,500	2	2		51.4	61	335
1,292	5,809	4	2		48.2	56	336
1,776	5,000	4	2	Yes	50.6	59	337
2,027	3,031	3	3	Yes	52.5	62	338
1,021	2,825	2	1		51.2	61	339
2,408	6,969	3	3	Yes	50.6	59	340
865	35,937,000	1	1	Yes	50.2	58	341
1,482	3,520	4	2		52.3	61	342
1,482	3,560	4	2		52.3	61	343
2,007	3,484	4	2	Yes			344
885	2,300	2	1	Yes	51.9	62	345
1,350	5,000	3	1		51	60	346
1,668	7,000	4	3	No - Garagi	49.9	60	347
829	5,000	2	1		49.9	57	348
1,113	3,800	2	1		50.1	58	349
1,431	6,098	3	1	Yes	50.2	59	350
923	2,800	3	1.5		50.1	58	351
1,976	6,160				51.3	62	352
1,324	2,000	3	2		51.4	60	353
3,244	5,625	9	4	Yes	50.9	61	354
2,633	4,356	4	3	Yes	53.7	65	355
1,712	2,134	3	3.5	Yes	49.9	57	356

Appendix C: Adjusted Housing Characteristics Used for SPSS Model

The information inputted into the SPSS model was based on the information featured in Appendix B: Raw Data of Housing Characteristics. This appendix reveals how the original data was manipulated in order to successfully use the SPSS model.

house	epa	address	type	year built	price	square feet	lot size	bed rooms
1	1	216 Azalia Dr.	Condo	1973	260000	1009		2
2	1	66 Newell Rd. #12	Single Family	1951	343000	1290	5662	3
3	1	2795 Gonzaga St.	Single Family	1952	219000	1410	6098	3
4	1	1172 Veronica Ct.	Single Family	2001	315000	1800	4999	3
5	1	128 Wisteria Dr.	Single Family	1952	315000	1700	5779	5
6	1	1155 Laurel Ave.	Single Family	1947	265000	1040	5800	3
7	1	2330 University Ave Ur	Condo	2006	210000	981		2
8	1	3 Shorebreeze Ct.	Single Family	2003	465000	1840	4182	4
9	1	2751 Hunter St.	Single Family	1953	250000	1070	5000	
10	1	449 Bell St.	Single Family	1936	250000	1400	9999	3
11	1	1205 Cypress St.	Single Family	1955	290000	1030	8580	3
12	1	1631 Purdue Ave.	Single Family	1952	230000	1050	7000	3
13	1	259 Daphne Way.	Single Family	1952	330000	1110	5793	3
14	1	2346 Ralmar Ave.	Single Family	1940	275000	890	5900	2
15	1	2280 Glen Way	Single Family	1954	165500	760	2500	2
16	1	66 Newell Rd. Apt. E	Condo	1973	290000	1122		2
17	1	2507 Gloria Way	Single Family	1956	318000	1700	6380	5
18	1	2208 Menalto Ave.	Single Family	1947	220000	1150	5000	3
19	1	2115 Salas Ct.	Single Family	1993	445000	1570	5458	3
20	1	2542 Baylor St.	Single Family	1952	228000	1030	5000	3
21	1	416 Wisteria Dr.	Single Family	1951	236500	1110	4791	3
22	1	2370 Ralmar Ave.	Single Family	2006	390000	1010	5950	2
23	1	2565 Fordham St.	Single Family	1952	227500	1150	5000	3
24	1	1532 Ursula Way	Single Family	1956	325000	1100	5050	3
25	1	421 Green St.	Single Family	1932	225000	890	13250	1
26	1	1165 Oconnor St.	Single Family	1980	370000	1312	4791	3
27	1	2435 Gonzaga St.	Single Family	1951	210000	1030	5000	3
28	1	1140 Cypress St.	Single Family	1956	260000	2030	7700	2
29	1	973 Bay Rd.	Single Family	1966	227000	1070	3615	3
30	1	243 Daphne Way	Single Family	1952	258000	1150	5000	2
31	1	928 Mouton Cir.	Single Family	2001	504000	2190	3063	4
32	1	151 Mission Dr. #1004	Condo	1980	275000	1280		2
33	1	2366 Glen Way	Single Family	1960	261000	1150	4791	3
34	1	1016 Alberni St.	Single Family	1944	302000	960	5357	3
35	1	2510 Baylor St.	Single Family	1952	210000	1010	6098	3
36	1	150 Mission Dr. #1003	Condo	1980	270000	1510		2
37	1	1343 Camellia Dr.	Single Family	1954	242000	1020	5115	3
38	1	204 Wisteria Dr.	Single Family	1951	231000	920	5900	2
39	1	2830 Illinois St.	Single Family	1952	335000	1010	5999	3
40	1	2278 Euclid Ave.	Single Family	2010	350000	1037	8000	2

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	4.2	12	1	0	0	0	0	1
2	1	4.6	12	0	0	0	1	0	2
1	1	6	16	0	0	0	1	0	3
2	1	4.8	13	0	0	0	1	0	4
2	1	5.3	14	0	0	0	1	0	5
1	1	6.1	13	0	0	0	1	0	6
2	1	5.5	14	1	0	0	0	0	7
2.5	1	5.1	14	0	0	0	1	0	8
	1	5.9	15	0	0	0	1	0	9
1	1	5	13	0	0	0	1	0	10
1	1	5.1	13	0	0	0	1	0	11
1	1	5.9	15	0	0	0	1	0	12
1	1	4.7	13	0	0	0	1	0	13
1	1	6.3	14	0	0	0	1	0	14
1	1	5.2	13	0	0	0	1	0	15
2	0	4.2	12	1	0	0	0	0	16
2	1	5.6	14	0	0	0	1	0	17
1	1	5.3	13	0	0	0	1	0	18
2.5	1	5	13	0	0	0	1	0	19
1	1	5.6	14	0	0	0	1	0	20
1	1	4.8	13	0	0	0	1	0	21
1	1	4.8	13	0	0	0	1	0	22
2	1	5.6	15	0	0	0	1	0	23
2	1	5.6	14	0	0	0	1	0	24
1	1	4.9	12	0	0	0	1	0	25
2	1	4.9	13	0	0	0	1	0	26
1	1	5.5	14	0	0	0	1	0	27
2	1	5	13	0	0	0	1	0	28
2	1	6.1	14	0	0	0	1	0	29
1	1	4.8	13	0	0	0	1	0	30
2.5	1	4.7	13	0	0	0	1	0	31
2	0	4.2	12	1	0	0	0	0	32
2	1	5.3	13	0	0	0	1	0	33
1	1	6	13	0	0	0	1	0	34
1	1	5.5	14	0	0	0	1	0	35
2.5	0	4.2	12	1	0	0	0	0	36
1	1	4.7	13	0	0	0	1	0	37
1	1	4.6	13	0	0	0	1	0	38
1	1	6.2	16	0	0	0	1	0	39
1	1	5.1	13	0	0	0	1	0	40

house	epa	address	type	year built	price	square feet	lot size	bed rooms
41	1	1191 Runnymede St.	Single Family	1951	480000	920	6534	3
42	1	1128 Jervis Ave.	Single Family	1947	265000	1190	8700	3
43	1	2145 Euclid Ave.	Single Family	1947	255000	1790	5520	5
44	1	1948 Pulgas Ave.	Single Family	1950	275000	920	5358	2
45	1	2803 Fordham St.	Single Family	1953	335000	1070	4999	3
46	1	1142 Mandela Ct.	Single Family	1991	390000	1780	3938	4
47	1	415 Wisteria Dr.	Single Family	1951	310000	1110	5000	3
48	1	1131 Camellia Dr.	Single Family	1951	242000	1110	5096	3
49	1	1007 Bradley Way	Single Family	1945	295000	2350	6450	6
50	1	2568 Farrington Way	Single Family	1956	332000	1100	5000	3
51	1	2552 Farrington Way	Single Family	1956	332000	1100	5000	3
52	1	1372 Camellia Dr.	Single Family	1954	310000	1030	5000	3
53	1	401 Runnymede St.	Single Family	2008	425000	1880	6599	4
54	1	2210 Oakwood Dr.	Single Family	1968	301000	1500	4791	5
55	1	1036 Alberni St.	Single Family	1944	230000	960	5340	3
56	1	2569 Annapolis St.	Single Family	1951	275000	1010	5500	3
57	1	2292 Poplar Ave.	Single Family	1952	120000	940	4791	2
58	1	165 Okeefe St. Apt #14	Condo	1983	308000	1182		2
59	1	1681 Notre Dame Ave.	Single Family	1952	210000	1060	5000	3
60	1	2633 Fordham St.	Single Family	1954	110000	1010	5000	3
61	1	1755 Tulane Ave.	Single Family	1953	310000	1700	5600	4
62	1	339 Azalia Dr.	Single Family	1951	255000	1110	5000	3
63	1	2320 Clarke Ave.	Single Family	2006	167000	2820	5227	4
64	1	458 Green St.	Single Family	1952	285000	1000	4486	3
65	1	2285 Capitol Ave.	Single Family	1950	345000	980	6450	2
66	1	480 E. Okeefe St. Apt. #	Condo	1981	131500	553		1
67	1	2870 Fordham St.	Single Family	1953	245000	1310	4791	3
68	1	243 Gardenia Way	Single Family	1954	372034	1020	11761	2
69	1	1012 Bradley Way	Single Family	1946	300000	810	6500	2
70	1	1027 Ruth Ct.	Single Family	1953	246000	980	5200	3
71	1	1238 Laurel Ave.	Single Family	1944	350000	960	6000	3
72	1	122 Mission Dr. #503	Condo	1980	240000	1510		2
73	1	1765 E. Bayshore Rd. U	Condo	2008	331000	950		1
74	1	2466 Gloria Way #2466	Condo	1997	209000	1095		3
75	1	2235 Poplar Ave.	Single Family	1954	200000	780	2500	2
76	1	110 Mission Dr #203	Condo	1980	320000	1510		2
77	1	2330 University Ave. U	Condo	2006	265000	1402		2
78	1	533 Weeks St.	Single Family	1947	240000	1170	6235	2
79	1	2279 Clarke Ave.	Single Family	1950	240000	1170	5916	3
80	1	400 Runnymede St.	Single Family	1950	230000	1060	6650	2

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
1	1	5.2	14	0	0	0	1	0	41
2	1	6.1	13	0	0	0	1	0	42
3	1	4.8	12	0	0	0	1	0	43
1	1	4.4	11	0	0	0	1	0	44
1	1	6	16	0	0	0	1	0	45
3	1	5.2	14	0	0	0	1	0	46
1	1	4.8	13	0	0	0	1	0	47
1	1	4.4	12	0	0	0	1	0	48
3	1	5.4	14	0	0	0	1	0	49
2	1	5.7	14	0	0	0	1	0	50
2	1	5.7	15	0	0	0	1	0	51
1	1	4.7	13	0	0	0	1	0	52
3	1	5.2	13	0	0	0	1	0	53
2	1	5.1	13	0	0	0	1	0	54
1	1	6.1	13	0	0	0	1	0	55
1	1	5.5	14	0	0	0	1	0	56
1	1	5.4	14	0	0	0	1	0	57
1.5	0	6	13	1	0	0	0	0	58
1	1	5.7	14	0	0	0	1	0	59
1	1	5.8	15	0	0	0	1	0	60
2	1	6.1	16	0	0	0	1	0	61
1	1	4.8	13	0	0	0	1	0	62
3.5	1	5.3	14	0	0	0	1	0	63
1	1	4.9	12	0	0	0	1	0	64
1	1	5.1	13	0	0	0	1	0	65
1	0	4.9	12	1	0	0	0	0	66
1	1	6.1	16	0	0	0	1	0	67
1	1	4.8	13	0	0	0	1	0	68
1	1	5.4	14	0	0	0	1	0	69
1	1	5.3	14	0	0	0	1	0	70
1	1	6.1	13	0	0	0	1	0	71
2.5	0	4.2	12	1	0	0	0	0	72
1.5	0	4.9	12	1	0	0	0	0	73
2	0	5.5	14	1	0	0	0	0	74
1	1	5.3	14	0	0	0	1	0	75
2.5	0	4.2	12	1	0	0	0	0	76
2	0	5.5	14	1	0	0	0	0	77
1	1	5.3	13	0	0	0	1	0	78
1	1	5.3	14	0	0	0	1	0	79
1	1	5.2	13	0	0	0	1	0	80

house	epa	address	type	year built	price	square feet	lot size	bed rooms
81	1	2283 University Ave.	Single Family	1952	260000	1090	9150	3
82	1	1031 Newbridge St.	Single Family	1950	305000	1238	6098	4
83	1	852 Bell St.	Single Family	1925	224000	770	6600	1
84	1	2163 Ralmar Ave.	Single Family	1950	231000	920	4999	3
85	1	525 Sacramento St.	Single Family	1937	230000	1000	8232	2
86	1	933 Oakes St.	Single Family	2000	541000	2190	3484	4
87	1	926 Garden St.	Single Family	1949	300000	830	5000	2
88	1	1770 Tulane Ave.	Single Family	1965	183000	1080	5700	3
89	1	1165 Laurel Ave.	Single Family	1949	245000	920	5800	2
90	1	279 Verbena Dr.	Single Family	1950	320000	1110	5850	3
91	1	342 Wisteria Dr.	Single Family	1951	250000	1110	5662	3
92	1	227 Daphne Way	Single Family	1957	410000	1250	6160	4
93	1	2263 Capitol Ave.	Single Family	1947	173500	1120	5950	2
94	1	2213 Dumbarton Ave.	Single Family	1948	225000	860	5000	2
95	1	2724 Xavier St.	Single Family	1953	375000	4050	7000	10
96	1	868 Runnymede St.	Single Family	1916	495000	1020	32173	2
97	1	919 Gates St.	Single Family	2000	530000	1890	3049	4
98	1	132 Maple Ln.	Single Family	2006	535000	2120	2423	4
99	1	1411 Kavanaugh Dr.	Single Family	1956	80500	1150	5500	3
100	1	1153 Saratoga Ave.	Single Family	1950	200000	1380	5750	2
101	1	1467 Kavanaugh Dr.	Single Family	1956	325000	1100	5000	3
102	1	127 Gardenia Way	Single Family	1951	285000	1903	5824	4
103	1	1765 E. Bayshore Rd. U	Condo	2008	333500	950		1
104	1	160 Wisteria Dr.	Single Family	1952	250000	820	5000	3
105	1	223 Wisteria Dr.	Single Family	1951	300000	1110	5445	3
106	1	1765 E. Bayshore Rd. #	Condo	2008	375000	1176		2
107	1	143 Aster Way	Single Family	1952	330000	890	5662	3
108	1	2115 Pulgas Ave.	Single Family	1950	575000	2710	15247	5
109	1	2627 Fordham St.	Single Family	1954	260000	1010	5000	3
110	1	331 Azalia Dr.	Single Family	1951	275000	1110	5000	3
111	1	2515 Hazelwood Way	Single Family	1956	355000	1150	8804	3
112	1	2737 Gonzaga St.	Single Family	1952	285000	1270	6098	4
113	1	2784 Hunter St.	Single Family	1953	300000	880	6098	3
114	1	437 Bell St.	Single Family	1949	301500	1210	10000	4
115	1	15 Clarence Ct.	Single Family	1956	300000	1230	7840	3
116	1	1123 Camellia Dr.	Single Family	1951	333000	860	5227	2
117	1	2430 Gonzaga St.	Single Family	1951	304000	1010	6000	3
118	1	1765 E. Bayshore Rd. U	Condo	2008	320000	950		1
119	1	1765 E. Bayshore Rd. U	Condo	2008	370000	1155		2
120	1	4 Sparrow Ct.	Single Family	1995	468000	2940	5662	4

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	5	12	0	0	0	1	0	81
2	1	6	13	0	0	0	1	0	82
1	0	5.2	13	0	0	0	1	0	83
1	1	5.2	13	0	0	0	1	0	84
2	1	5.2	13	0	0	0	1	0	85
2.5	1	4.5	12	0	0	0	1	0	86
1	1	5.3	14	0	0	0	1	0	87
1	1	6.2	16	0	0	0	1	0	88
1	1	6	13	0	0	0	1	0	89
1	1	4.5	12	0	0	0	1	0	90
1	1	4.8	13	0	0	0	1	0	91
1.5	1	4.8	13	0	0	0	1	0	92
1	1	5	13	0	0	0	1	0	93
1	1	5.1	13	0	0	0	1	0	94
5	1	5.9	15	0	0	0	1	0	95
1	1	5.3	14	0	0	0	1	0	96
2.5	1	4.9	13	0	0	0	1	0	97
2.5	1	5.4	15	0	0	0	1	0	98
2	1	6.4	14	0	0	0	1	0	99
1	1	5.9	13	0	0	0	1	0	100
2	1	5.8	15	0	0	0	1	0	101
3	1	4.5	12	0	0	0	1	0	102
1.5	0	4.9	12	1	0	0	0	0	103
1	1	4.7	13	0	0	0	1	0	104
1	1	4.6	13	0	0	0	1	0	105
2.5	0	4.9	12	1	0	0	0	0	106
1	1	4.7	13	0	0	0	1	0	107
3.5	1	4.9	12	0	0	0	1	0	108
1	1	5.8	15	0	0	0	1	0	109
1	1	4.8	13	0	0	0	1	0	110
2	1	5.6	15	0	0	0	1	0	111
2	1	5.9	16	0	0	0	1	0	112
1	1	6	15	0	0	0	1	0	113
2	1	5	13	0	0	0	1	0	114
2	1	6.5	15	0	0	0	1	0	115
1	1	4.4	12	0	0	0	1	0	116
1	1	5.5	14	0	0	0	1	0	117
1.5	0	4.9	12	1	0	0	0	0	118
2.5	0	4.9	12	1	0	0	0	0	119
3	1	5	13	0	0	0	1	0	120

house	epa	address	type	year built	price	square feet	lot size	bed rooms
121	1	770 Bell St.	Single Family	1997	470000	1870	5227	3
122	1	1027 Bradley Way	Single Family	1950	290000	910	6534	2
123	1	2663 Fordham St.	Single Family	1954	320000	1010	6700	3
124	1	136 Azalia Dr.	Single Family	1950	426500	1110	5460	3
125	1	670 Runnymede St.	Single Family	1949	205000	930	5662	2
126	1	2247 Poplar Ave.	Single Family	1947	287000	1060	4791	2
127	1	108 Grace Ave.	Single Family	1954	308000	1000	5250	3
128	1	104 Verbena Dr.	Single Family	1950	121000	1100	7900	3
129	1	716 Green St.	Single Family	1953	294000	1460	5227	3
130	1	1143 Saratoga Ave.	Single Family	1950	382500	1680	5500	3
131	1	2 Gardenia Ct.	Single Family	1950	320000	860	6098	2
132	1	2367 Poplar Ave.	Single Family	1940	170000	770	6500	2
133	1	1576 Ursula Way	Single Family	1956	190000	1100	5050	3
134	1	2160 Cooley Ave.	Single Family	1979	304000	1510	5100	3
135	1	2561 Annapolis St.	Single Family	1951	240000	1030	5662	3
136	1	1423 Camellia Dr.	Single Family	1954	355000	1020	5000	3
137	1	930 Gates St.	Single Family	2001	470000	1450	3049	3
138	1	2567 Gloria Way	Single Family	1956	280000	1100	5035	3
139	1	2119 Cooley Ave.	Single Family	1951	252500	1130	7100	2
140	1	1190 Cypress St.	Single Family	1925	338000	870	9174	2
141	1	1757 Michigan Ave.	Single Family	1952	345000	1200	5000	3
142	1	1427 Camellia Dr.	Single Family	1954	200000	840	5000	2
143	1	947 Mouton Cir.	Single Family	2000	430000	2350	2937	4
144	1	2330 University Ave. U	Condo	2006	211500	1201		2
145	1	2012 Pulgas Ave.	Single Family	1951	390000	1100	6200	3
146	1	2136 Addison Ave.	Single Family	1954	250000	780	3400	2
147	1	520 Sacramento St.	Single Family	1936	327000	960	9147	3
148	1	1108 Newbridge St.	Single Family	1954	291000	1020	5980	3
149	1	1459 Kavanaugh Dr.	Single Family	1956	402000	1430	4791	3
150	1	125 Grace Ave.	Single Family	1954	245000	1020	5104	3
151	1	2359 Palo Verde Ave.	Single Family	1952	315000	1260	6350	2
152	1	1236 Saratoga Ave.	Single Family	1949	230500	1310	5800	3
153	1	165 E. Okeefe St. Ste. #	Condo	1983	340000	1182		2
154	1	440 Wisteria Dr.	Single Family	1951	290000	1110	5000	3
155	1	2527 Hazelwood Way	Single Family	1956	300000	1100	5100	3
156	1	228 Daphne Way	Single Family	1952	400000	1160	6307	4
157	1	201 Donohoe St.	Single Family	1939	600000	1020	5500	2
158	1	1124 Oconnor St.	Single Family	1951	425000	1350	5500	3
159	1	1136 Gaillardia Way	Single Family	1950	251000	860	6000	2
160	1	2061 Pulgas Ave.	Single Family	1986	270000	2070	7182	5

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	5.1	13	0	0	0	1	0	121
1	1	6.2	14	0	0	0	1	0	122
1	1	5.8	15	0	0	0	1	0	123
1	1	4.6	13	0	0	0	1	0	124
1	1	5.1	13	0	0	0	1	0	125
1	1	5.3	14	0	0	0	1	0	126
1	1	5.5	14	0	0	0	1	0	127
1	1	4.5	12	0	0	0	1	0	128
2	1	4.9	13	0	0	0	1	0	129
2	1	6	13	0	0	0	1	0	130
1	1	4.5	13	0	0	0	1	0	131
1	1	6.2	14	0	0	0	1	0	132
2	1	5.6	14	0	0	0	1	0	133
2	1	4.9	13	0	0	0	1	0	134
1	1	5.5	14	0	0	0	1	0	135
1	1	4.9	13	0	0	0	1	0	136
3	1	4.9	13	0	0	0	1	0	137
2	1	5.6	14	0	0	0	1	0	138
1	1	4.8	12	0	0	0	1	0	139
1	1	5.1	13	0	0	0	1	0	140
1	1	5.6	14	0	0	0	1	0	141
1	1	4.9	13	0	0	0	1	0	142
2.5	1	4.6	13	0	0	0	1	0	143
2	0	5.5	14	1	0	0	0	0	144
1	1	4.7	12	0	0	0	1	0	145
1	1	5.1	13	0	0	0	1	0	146
1	1	5.2	13	0	0	0	1	0	147
1.5	1	5.8	14	0	0	0	1	0	148
2	1	5.8	15	0	0	0	1	0	149
1.5	1	5.5	14	0	0	0	1	0	150
1	1	5.3	14	0	0	0	1	0	151
2	1	5.9	13	0	0	0	1	0	152
1.5	0	5.2	13	1	0	0	0	0	153
1	1	4.8	13	0	0	0	1	0	154
2	1	5.6	15	0	0	0	1	0	155
2	1	4.8	13	0	0	0	1	0	156
2	1	5.1	13	0	0	0	1	0	157
2	1	4.7	13	0	0	0	1	0	158
1	1	4.5	12	0	0	0	1	0	159
2	1	4.8	12	0	0	0	1	0	160

house	epa	address	type	year built	price	square feet	lot size	bed rooms
161	1	2426 Gloria Way #2426	Condo	1996	156000	1095		3
162	1	1232 Westminster Ave	Single Family	1944	293000	1150	5662	3
163	1	431 Wisteria Dr.	Single Family	1951	186000	1110	5000	3
164	1	105 Mission Dr. #105	Condo	1980	350000	1510		2
165	1	2524 Illinois St.	Single Family	1952	253500	6250	6250	3
166	1	800 Runnymede St.	Single Family	2003	612000	2370	3920	4
167	1	2721 Gonzaga St.	Single Family	1952	466000	1590	5999	4
168	1	2161 Addison Ave.	Single Family	1946	290000	1110	5000	2
169	1	2207 Addison Ave.	Single Family	1948	240000	960	5000	2
170	1	2150 Poplar Ave.	Multi Family	1950	350000	1828	5000	4
171	1	2321 Poplar Ave.	Single Family	1940	211500	770	6500	2
172	1	1172 Oconnor St.	Single Family	1940	269000	1010	6969	3
173	1	2559 Emmett Way	Single Family	1956	369000	1440	4791	3
174	1	1045 Bay Rd.	Single Family	1961	208000	810	2613	2
175	1	312 Donohoe St.	Single Family	1987	430000	1860	4576	3
176	1	2336 Palo Verde Ave.	Single Family	1947	330000	1020	8712	2
177	1	2669 Fordham St.	Single Family	1953	450000	1600	6372	4
178	1	2600 Illinois St.	Single Family	1952	365000	970	6450	3
179	0	118 Bayside Ct.	Condo	1992	138000	915	2124	1
180	0	4516 Escuela Ct.	Single Family	1957	80000	1365	3000	4
181	0	112 Reid Ln.	Single Family	2006	290000	2067	2600	4
182	0	2108 Dunn Ave.	Single Family	1943	215000	1750	3800	4
183	0	2728 Carlson Blvd.	Single Family	1946	100000	1823	5000	4
184	0	966 29th St.	Single Family	1950	166000	1217	4400	2
185	0	6101 Panama Ave.	Single Family	1942	265000	2215	4791	5
186	0	2315 Potrero Ave.	Single Family	1993	123000	1170	3000	3
187	0	193 Bayside Ct.	Condo	1992	260000	1007	2124	2
188	0	3202 Jetty Dr.	Condo	2007	200000	1044	2125	2
189	0	6104 Plymouth Ave.	Single Family	1957	195000	1325	4356	3
190	0	452 B St.	Single Family	1982	53000	1016	8250	0
191	0	3419 Nevin Ave.	Single Family	1926	121500	1026	2500	2
192	0	715 Tewksbury Ave.	Single Family	1905	96000	949	4550	2
193	0	1344 Monterey St.	Multiple Occupar	1943	160000	1240	6850	2
194	0	459 5th St.	Single Family	1913	65000	943	4294	2
195	0	2525 Andrade Ave.	Single Family	1942	124000	1078	4791	2
196	0	1622 Bissell Ave.	Single Family	1920	55000	724	2825	2
197	0	502 Bissell Ave.	Multiple Occupar	1920	365000	5516	3454	0
198	0	266 S. 5th St.	Single Family	1949	75000	765	2500	2
199	0	1353 Battery St.	Single Family	1946	125000	961	4486	4
200	0	3519 Esmond Ave.	Single Family	1942	210000	990	4791	3

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	5.5	14	1	0	0	0	0	161
1	1	6	13	0	0	0	1	0	162
1	1	4.8	13	0	0	0	1	0	163
2.5	0	4.2	12	1	0	0	0	0	164
1	1	5.7	15	0	0	0	1	0	165
3	1	5.3	13	0	0	0	1	0	166
2	1	5.9	16	0	0	0	1	0	167
1	1	5.1	13	0	0	0	1	0	168
1	1	5.2	13	0	0	0	1	0	169
4	0	5.2	13	0	1	0	0	0	170
1	1	6.2	14	0	0	0	1	0	171
1.5	1	4.9	14	0	0	0	1	0	172
2	1	5.6	14	0	0	0	1	0	173
1	1	6.2	14	0	0	0	1	0	174
2.5	1	5	12	0	0	0	1	0	175
1	1	5.3	13	0	0	0	1	0	176
2	1	5.8	15	0	0	0	1	0	177
1	1	5.8	15	0	0	0	1	0	178
1	0	50.6	60	1	0	0	0	0	179
1.5	1	49.3	58	0	0	0	1	0	180
2.5	0	54	65	0	0	0	1	0	181
2	0	51.7	63	0	0	0	1	0	182
1.5	0	48.7	57	0	0	0	1	0	183
1	0	51	60	0	0	0	1	0	184
3	1	48.6	57	0	0	0	1	0	185
2	1	50.6	60	0	0	0	1	0	186
2	1	50.6	60	1	0	0	0	0	187
2.5	1	50	57	1	0	0	0	0	188
2.5	1	50.8	59	0	0	0	1	0	189
1	1	52.4	61	0	0	0	1	0	190
1	0	50.3	59	0	0	0	1	0	191
1	0	52.2	61	0	0	0	1	0	192
2	1	48.2	56	0	0	1	0	0	193
1	0	51.8	62	0	0	0	1	0	194
1	1	51.3	62	0	0	0	1	0	195
1	0	51.6	61	0	0	0	1	0	196
0	0	51.5	61	0	0	1	0	0	197
1	0	51.1	60	0	0	0	1	0	198
2	0	53.7	64	0	0	0	1	0	199
1	1	50.6	59	0	0	0	1	0	200

house	epa	address	type	year built	price	square feet	lot size	bed rooms
201	0	2514 Chanslor Ave.	Single Family	1940	152000	841	3267	2
202	0	1842 Tulare Ave.	Single Family	1944	300000	1066	8712	3
203	0	601 Ripley Ave.	Single Family	1924	78000	933	2352	2
204	0	805 6th St.	Single Family	1955	110000	864	2500	3
205	0	1817 Chanslor Ave.	Single Family	1942	154000	1769	4294	4
206	0	12479 San Pablo Ave.	Multiple Occupar	1944	270500	3034	5000	0
207	0	611 21st St.	Single Family	1955	95000	1265	2825	3
208	0	786 Ventura St.	Single Family	1948	246000	1210	6000	3
209	0	1415 Garvin Ave.	Single Family	1972	137000	1100	3800	4
210	0	535 S. 18th St.	Single Family	1958	117000	1202	4791	3
211	0	1610 Chanslor Ave.	Multi Family	1951	175000	1664	5662	4
212	0	6241 Arlington Blvd.	Single Family	1959	218000	1138	3920	3
213	0	125 Lucy Ln.	Single Family	2006	275000	2055	2600	4
214	0	1532 Chanslor Ave. Ap	Condo	1981	25000	816	13700	2
215	0	457 Carlston St.	Single Family	1946	309000	1447	5300	3
216	0	2520 Downer Ave.	Single Family	1947	195000	1080	1080	2
217	0	1303 Merced St.	Single Family	1951	135000	817	2500	2
218	0	133 Henry Clark Ln.	Single Family	2007	260000	2055	2600	4
219	0	6542 Arlington Blvd.	Single Family	1992	475000	915	3500	3
220	0	100 6th St. #C	Condo	2005	71500	903	0	2
221	0	197 Marina Lakes Dr.	Condo	1992	204000	847	2124	2
222	0	3302 Nevin Ave.	Single Family	1941	136000	1223	5000	3
223	0	515 Willard Ave.	Single Family	1945	45000	933	7500	2
224	0	2532 Beach Head Way	Condo	1996	248000	1101	0	2
225	0	6101 Bernhard Ave. #A	Single Family	1960	340000	1200	6098	3
226	0	1715 Livingston Ln.	Condo	1995	115000	1334	1742	3
227	0	1920 Pennsylvania Ave	Single Family	1925	49000	672	2500	1
228	0	734 Maine Ave.	Single Family	1942	100000	786	4500	2
229	0	3030 Andrade Ave.	Single Family	1942	160000	882	5000	2
230	0	380 Malcolm Dr.	Single Family	2007	275000	2401	2600	4
231	0	2001 Ohio Ave.	Single Family	1942	100000	784	5000	2
232	0	3104 Jetty Dr.	Condo	2007	250000	1171	2125	3
233	0	932 Ventura St.	Single Family	1954	137000	1217	3885	2
234	0	330 Nevada Ave.	Multiple Occupar	1923	244000	561	4000	2
235	0	145 S. 22nd St.	Single Family	1929	80000	1186	3789	2
236	0	1700 Pennsylvania Ave	Multiple Occupar	1927	185000	2572	3850	0
237	0	1822 Shasta St.	Single Family	1938	300000	1217	5000	3
238	0	6026 Monterey Ave.	Single Family	1953	270000	947	5500	2
239	0	1802 Mendocino St.	Single Family	1941	175000	1204	5000	2
240	0	4219 Nevin Ave.	Single Family	1941	123000	944	4791	2

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
1	1	50.2	60	0	0	0	1	0	201
1	0	50.9	60	0	0	0	1	0	202
1	0	51.8	62	0	0	0	1	0	203
1	0	53.5	63	0	0	0	1	0	204
3	0	50.7	60	0	0	0	1	0	205
0	0	50	57	0	0	1	0	0	206
2	0	51.1	61	0	0	0	1	0	207
1	0	50.4	58	0	0	0	1	0	208
2	0	51.7	64	0	0	0	1	0	209
2	0	50.3	58	0	0	0	1	0	210
2	0	50.9	61	0	1	0	0	0	211
2	1	50.9	59	0	0	0	1	0	212
2.5	0	54	65	0	0	0	1	0	213
1	0	51.4	61	1	0	0	0	0	214
2	0	50.2	59	0	0	0	1	0	215
1	1	51	61	0	0	0	1	0	216
1	0	48.3	56	0	0	0	1	0	217
2.5	0	54	65	0	0	0	1	0	218
2	1	51.4	60	0	0	0	1	0	219
1.5	0	51.3	60	1	0	0	0	0	220
1	0	50.3	59	1	0	0	0	0	221
1.5	0	50.3	59	0	0	0	1	0	222
1	0	53.4	63	0	0	0	1	0	223
2.5	0	50.3	59	1	0	0	0	0	224
1.5	1	51.2	60	0	0	0	1	0	225
2	1	50.9	60	1	0	0	0	0	226
1	0	51.3	62	0	0	0	1	0	227
1	0	50.9	59	0	0	0	1	0	228
1	0	50.9	60	0	0	0	1	0	229
2.5	1	54	65	0	0	0	1	0	230
1	0	50.5	59	0	0	0	1	0	231
2.5	0	49.9	57	1	0	0	0	0	232
1	0	50.6	58	0	0	0	1	0	233
2	0	51.8	61	0	0	1	0	0	234
1	0	50.4	59	0	0	0	1	0	235
0	0	51.4	62	0	0	1	0	0	236
1	0	48.4	57	0	0	0	1	0	237
1	0	50.8	59	0	0	0	1	0	238
1	0	48.5	57	0	0	0	1	0	239
1	0	49.9	57	0	0	0	1	0	240

house	epa	address	type	year built	price	square feet	lot size	bed rooms
241	0	1324 Merced St.	Single Family	1961	282000	1387	3699	3
242	0	21 Bayside Ct.	Condo	1992	118000	533	2124	1
243	0	1328 Cherry St.	Single Family	1995	105000	1236	1236	4
244	0	4224 Ohio Ave.	Multiple Occupar	1956	135000	1012	2500	2
245	0	5034 Reid Ct.	Single Family	1968	250000	1740	5400	4
246	0	617 20th St.	Single Family	1960	115000	1690	7500	6
247	0	419 S. 22nd St.	Single Family	1957	78000	903	2500	3
248	0	1623 5th St.	Single Family	1955	50000	797	2500	2
249	0	448-450 S 22nd St.	Multiple Occupar	1906	128000	1739	3800	4
250	0	123 S. 31st St.	Multiple Occupar	1949	105000	1274	3535	2
251	0	2612 Bayfront Ct.	Condo	1997	290000	1251	0	2
252	0	956 Carlson Blvd.	Condo	1992	85000	1338	13422	3
253	0	935 35th St.	Single Family	1944	225000	990	4791	3
254	0	140 18th St.	Single Family	1925	95000	1333	5662	3
255	0	4101 Solano Ave.	Single Family	1949	160000	1450	4400	3
256	0	6709 Arlington Blvd.	Single Family	2007	570000	2873	3484	3
257	0	630 35th St.	Single Family	1926	160000	1658	5200	3
258	0	37 Seagull Dr.	Single Family	1991	445000	1955	3903	4
259	0	127 Marina Lakes Dr.	Condo	1992	120000	771	2124	1
260	0	633 32nd St.	Single Family	1931	200000	1534	3800	3
261	0	1329 York St.	Single Family	2003	168000	1320	5000	3
262	0	5825 Yale Ave.	Single Family	1951	281000	1038	4704	3
263	0	754 Mesa Way	Single Family	1953	190000	1210	4770	4
264	0	201 Civic Center St.	Single Family	1950	150000	2195	4999	0
265	0	101 Seapoint Ct.	Single Family	2004	445000	2382	6604	3
266	0	630 S 30th St.	Condo	1981	65000	943	4007	2
267	0	4109 Rosewood Ave.	Single Family	1942	60000	886	5227	3
268	0	36 Marina Lakes Dr.	Condo	1992	147000	915	2124	1
269	0	2911 Tulare Ave.	Single Family	1949	145000	839	5000	2
270	0	435 Tremont Ave.	Single Family	2002	1.00E+06	2476	8400	2
271	0	901 S. 45th St.	Single Family	1942	120000	893	5500	3
272	0	1806 Carlson Blvd.	Single Family	1941	316000	1024	4791	2
273	0	320 28th St.	Single Family	1941	1.10E+06	1532	5000	3
274	0	4525 Fall Ave.	Single Family	1957	182500	1186	0	3
275	0	449 43rd St.	Single Family	1940	170000	988	7500	2
276	0	425 Chesley Ave.	Single Family	1944	76000	1016	2831	3
277	0	650 35th St.	Single Family	1943	225000	1375	5824	3
278	0	336 19th St.	Single Family	1956	133000	1037	2825	3
279	0	36 Shoreline Ct.	Condo	1990	120000	869	2125	2
280	0	320 29th St.	Single Family	1991	165000	1862	2375	3

	commute offstreet	commute distance inmiles	commute timein minutes	multi condo	multiple family occupancy	single family	town house	house	
2	0	48.2	56	0	0	0	1	0	241
1	0	50.6	59	1	0	0	0	0	242
2	0	53.6	64	0	0	0	1	0	243
2	1	49.8	61	0	0	1	0	0	244
2.5	0	48.8	56	0	0	0	1	0	245
4	0	51.1	61	0	0	0	1	0	246
1	0	50.1	58	0	0	0	1	0	247
1	0	53.8	65	0	0	0	1	0	248
3	1	50.1	58	0	0	1	0	0	249
2	0	50	60	0	0	1	0	0	250
3	1	50.3	59	1	0	0	0	0	251
2.5	0	48.7	57	1	0	0	0	0	252
1	0	50.8	59	0	0	0	1	0	253
1	0	50.8	60	0	0	0	1	0	254
2	0	50.2	58	0	0	0	1	0	255
2.5	1	51.5	61	0	0	0	1	0	256
1	0	50.3	59	0	0	0	1	0	257
2.5	0	50.6	59	0	0	0	1	0	258
1	0	50.4	59	1	0	0	0	0	259
2	0	50.5	59	0	0	0	1	0	260
2	1	53.6	64	0	0	0	1	0	261
1	1	50.8	59	0	0	0	1	0	262
2	0	50.4	59	0	0	0	1	0	263
0	0	50.9	60	0	0	0	1	0	264
2.5	0	53.1	63	0	0	0	1	0	265
1.5	1	49.6	58	1	0	0	0	0	266
1	0	48.9	58	0	0	0	1	0	267
1	0	50.4	59	1	0	0	0	0	268
1	0	51.2	60	0	0	0	1	0	269
2	0	52.5	61	0	0	0	1	0	270
1	1	48.8	57	0	0	0	1	0	271
1	1	48.2	56	0	0	0	1	0	272
2.5	0	50.6	59	0	0	0	1	0	273
1.5	1	49.2	58	0	0	0	1	0	274
1	0	49.8	57	0	0	0	1	0	275
1	0	53.6	64	0	0	0	1	0	276
2	0	50.4	59	0	0	0	1	0	277
1	0	51	61	0	0	0	1	0	278
1	0	50.4	59	1	0	0	0	0	279
2	1	50.6	59	0	0	0	1	0	280

house	epa	address	type	year built	price	square feet	lot size	bed rooms
281	0	2878 Lowell Ave.	Single Family	1941	208000	2165	5000	4
282	0	5012 Plaza Cir.	Single Family	1968	245500	1652	5662	4
283	0	2506 Rheem Ave.	Single Family	1915	77000	1235	3078	3
284	0	169 Marina Lakes Dr.	Condo	1992	108000	771	2178	1
285	0	414 Washington Ave.	Single Family	1950	350000	1571	4400	3
286	0	162 Marina Way	Condo	1982	43000	780	5600	2
287	0	2030 Roosevelt Ave.	Single Family	1920	94000	1252	5000	2
288	0	5311 Sierra Ave.	Single Family	1950	285000	886	4800	3
289	0	505 S. 49th St.	Multi Family	1957	174000	1894	5400	4
290	0	616 Virginia Ave.	Single Family	1941	115000	1146	5000	3
291	0	376 S. 38th St.	Single Family	1941	190000	1662	5000	4
292	0	924 7th St.	Single Family	1908	52500	844	4000	2
293	0	2932 Chavez Ln.	Single Family	2006	175000	1500	3049	3
294	0	734 Yuba St.	Single Family	1960	299000	1185	3000	3
295	0	760 Wilson Ave.	Single Family	1923	199000	1441	5500	4
296	0	5201 McBryde Ave.	Single Family	1911	175000	962	4791	3
297	0	952 36th St.	Single Family	1942	195000	1167	3800	3
298	0	5708 Santa Cruz Ave.	Single Family	1943	373500	960	3699	2
299	0	680 33rd St.	Single Family	1943	206000	1037	7500	3
300	0	3801 Florida Ave.	Single Family	1951	108000	838	2500	2
301	0	156 S 41st St.	Single Family	1920	105000	1010	3700	2
302	0	360 S 6th St.	Single Family	1941	70000	812	5000	2
303	0	1822 Garvin Ave.	Single Family	1950	120000	1060	5000	3
304	0	1919 Ohio Ave.	Single Family	1941	130000	927	5000	2
305	0	2322 Andrade Ave.	Multiple Occupar	1959	282000	2600	4792	2
306	0	777 7th St.	Single Family	1918	92500	983	3700	2
307	0	2415 McBryde Ave.	Single Family	1930	116000	905	3800	2
308	0	682 37th St.	Single Family	1949	31500	1518	4000	3
309	0	1613 Hoffman Blvd.	Single Family	2003	55000	1470	5000	3
310	0	6604 Aqua Vista Ct.	Single Family	1939	438000	1506	3900	3
311	0	2567 Day Sailor Ct.	Condo	2010	392500	1134	2500	2
312	0	2124 Hellings Ave.	Single Family	1940	162000	1193	5009	3
313	0	620 32nd St.	Single Family	1927	155000	1177	4999	2
314	0	3316 Nevin Ave.	Multiple Occupar	1957	77000	3257	5000	
315	0	451 35th St.	Multiple Occupar	1959	77000	3423	5000	
316	0	610 33rd St.	Single Family	1920	210000	1236	5000	2
317	0	158 Malcolm Dr.	Single Family	1999	263000	1976	3922	5
318	0	2110 Hellings Ave.	Single Family	1955	78000	1278	2500	3
319	0	760 Lassen St.	Single Family	1942	162000	828	6000	2
320	0	255 S. 22nd St.	Single Family	1959	95000	855	2500	3

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	51.1	61	0	0	0	1	0	281
2	1	49.2	58	0	0	0	1	0	282
2	1	51.4	62	0	0	0	1	0	283
1	0	50.4	59	1	0	0	0	0	284
2	0	52.3	61	0	0	0	1	0	285
1.5	0	51.4	60	1	0	0	0	0	286
1	0	51	61	0	0	0	1	0	287
1	0	50.6	59	0	0	0	1	0	288
2	0	49.7	56	0	1	0	0	0	289
1	0	50.9	59	0	0	0	1	0	290
2	0	49.4	59	0	0	0	1	0	291
1	0	53.3	63	0	0	0	1	0	292
2	1	49.6	58	0	0	0	1	0	293
2	1	50.5	58	0	0	0	1	0	294
2	0	50.3	58	0	0	0	1	0	295
2	1	50.7	58	0	0	0	1	0	296
2	0	50.7	59	0	0	0	1	0	297
1	1	48.6	57	0	0	0	1	0	298
1	0	50.6	59	0	0	0	1	0	299
1	1	50.6	59	0	0	0	1	0	300
1	0	49.9	60	0	0	0	1	0	301
1	0	50.9	59	0	0	0	1	0	302
1	1	51.4	63	0	0	0	1	0	303
1	0	50.6	59	0	0	0	1	0	304
0	1	51.5	62	0	0	1	0	0	305
1	0	52.1	63	0	0	0	1	0	306
1	0	51.3	61	0	0	0	1	0	307
1.3	0	50.3	59	0	0	0	1	0	308
2	0	50.3	59	0	0	0	1	0	309
2	1	51.6	61	0	0	0	1	0	310
2	0	50.5	59	1	0	0	0	0	311
2	0	51.6	63	0	0	0	1	0	312
1	1	50.5	59	0	0	0	1	0	313
	0	50.3	59	0	0	1	0	0	314
	0	50.2	58	0	0	1	0	0	315
1	0	50.4	59	0	0	0	1	0	316
	0	53.8	64	0	0	0	1	0	317
2	0	51.6	63	0	0	0	1	0	318
1	0	50.4	57	0	0	0	1	0	319
1	0	50.3	59	0	0	0	1	0	320

house	epa	address	type	year built	price	square feet	lot size	bed rooms
321	0	681 Kern St.	Single Family	1947	430000	1691	5000	3
322	0	133 S. 9th St.	Single Family	1926	70000	1190	4356	2
323	0	365 S. 38th St.	Single Family	1942	165000	1307	4791	4
324	0	447 Spring St.	Single Family	1970	170000	1152	3500	3
325	0	341 S. 13th St.	Single Family	1941	105000	832	4294	2
326	0	727 Ventura St.	Single Family	1939	211000	989	6000	2
327	0	4701 Overend Ave.	Single Family	1964	207000	1770	4791	4
328	0	3326 Tulare Ave.	Single Family	1942	91500	737	5600	2
329	0	123-125 3rd St.	Multi Family	1984	158000	2420	4356	
330	0	1359 Carlson Blvd.	Single Family	1944	1.10E+06	993	8276	3
331	0	32 Seagull Dr.	Single Family	1991	450000	1955	3748	4
332	0	653 6th St.	Single Family	1910	75000	1014	2688	2
333	0	142 Shoreline Ct.	Condo	1990	230000	1005	2125	
334	0	228 Ripley Ave.	Single Family	1918	70000	1252	4150	3
335	0	608 19th St.	Multiple Occupar	1962	230000	3124	5625	
336	0	3239 Andrade Ave.	Single Family	1941	187000	1080	5009	3
337	0	2718 McBryde Ave.	Single Family	1942	276000	1763	4791	3
338	0	2033 Ohio Ave.	Single Family	1927	60000	1217	5000	3
339	0	2367 Northshore Dr.	Single Family	2006	350000	1627	2500	3
340	0	1639 5th St.	Single Family	1943	64500	1855	4000	5
341	0	2872 McBryde Ave.	Single Family	1941	215000	1103	5000	2
342	0	1530 Laurel Ave.	Multi Family	2000	307500	1940	3484	3
343	0	12 Shoreline Ct.	Condo	1990	110000	779	2125	1
344	0	572 29th St.	Multiple Occupar	1942	250000	1656	4500	2
345	0	6036 McBryde Ave.	Single Family		19000		5000	
346	0	1362 Kelsey St.	Single Family	1956	110000	760	2500	2
347	0	612 4th St.	Single Family	1941	84000	1130	2500	2
348	0	1561 4th St.	Single Family	1954	85000	980	2500	2
349	0	2200 Rheem Ave.	Single Family	1955	165000	1188	5000	3
350	0	1910 Shasta St.	Single Family	1946	352000	1211	4791	2
351	0	3131 Roosevelt Ave.	Single Family	1900	250000	1423	6011	2
352	0	1332 Mallard Dr.	Condo	1982	464000	1603		2
353	0	428 22nd St.	Single Family	1926	196500	1435	5649	3
354	0	246 S. 42nd St.	Single Family	1944	138000	804	5450	2
355	0	826 Gertrude Ave.	Single Family	2004	225000	2070	3789	4
356	0	2600 Grant Ave.	Single Family	1939	215000	1648	5052	3
357	0	351 Grove Ave.	Single Family	2005	118000	1080	2482	3
358	0	107 E Richmond Ave.	Single Family	1950	340000	1234	3000	3
359	0	2711 Bissell Ave.	Single Family	1938	130000	943	3783	2
360	0	2601 Lincoln Ave.	Single Family	1942	160000	1216	5000	3

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	50.5	58	0	0	0	1	0	321
1	0	51	59	0	0	0	1	0	322
2	0	49.5	59	0	0	0	1	0	323
2	0	50.5	59	0	0	0	1	0	324
1	0	50.7	59	0	0	0	1	0	325
1	0	50.4	57	0	0	0	1	0	326
2	1	49.3	59	0	0	0	1	0	327
1	0	51	60	0	0	0	1	0	328
	1	51.5	61	0	1	0	0	0	329
1	0	48.1	55	0	0	0	1	0	330
2.5	0	50.5	59	0	0	0	1	0	331
1	0	51.9	63	0	0	0	1	0	332
	1	50.4	59	1	0	0	0	0	333
2	0	52.7	62	0	0	0	1	0	334
	0	51.2	61	0	0	1	0	0	335
1	1	50.9	60	0	0	0	1	0	336
2	0	51.1	61	0	0	0	1	0	337
2	0	50.5	59	0	0	0	1	0	338
3.5	0	50.6	60	0	0	0	1	0	339
2	0	53.8	65	0	0	0	1	0	340
2	0	51	60	0	0	0	1	0	341
2.5	1	51.4	61	0	1	0	0	0	342
1	0	50.3	58	1	0	0	0	0	343
2	0	50.5	59	0	0	1	0	0	344
	0	51.3	61	0	0	0	1	0	345
1	1	53.5	64	0	0	0	1	0	346
1	0	52	62	0	0	0	1	0	347
1	0	53.7	65	0	0	0	1	0	348
1	0	51.6	63	0	0	0	1	0	349
2	1	48.4	57	0	0	0	1	0	350
1	0	50.4	59	0	0	0	1	0	351
2.5	0	53.5	64	1	0	0	0	0	352
1	1	50.9	60	0	0	0	1	0	353
1	0	49.7	60	0	0	0	1	0	354
2.5	1	53.7	65	0	0	0	1	0	355
2	1	50.8	60	0	0	0	1	0	356
2	1	53.8	65	0	0	0	1	0	357
2	0	51.8	60	0	0	0	1	0	358
1	1	50.9	61	0	0	0	1	0	359
1	0	51.3	61	0	0	0	1	0	360

house	epa	address	type	year built	price	square feet	lot size	bed rooms
361	0	150 12th St.	Single Family	1984	140000	1110		3
362	0	758 32nd St.	Single Family	1929	226500	912	3800	2
363	0	5616 Sierra Ave.	Single Family	1950	185000	986	5290	2
364	0	589 5th St.	Single Family	1918	80000	823	2178	2
365	0	428 S. 19th St.	Single Family	1960	125500	1516		3
366	0	355 S. 8th St.	Single Family	1958	93000	907	2825	3
367	0	761 Kern St.	Single Family	1944	340000	1985	5290	4
368	0	1906 Francisco Way	Single Family	1951	242000	943	3484	2
369	0	134 Malcolm Dr.	Single Family	1999	240000	1632	4024	4
370	0	2563 Day Sailor Ct.	Condo	2010	345000	1134	2500	2
371	0	6072 Arlington Blvd.	Single Family	1954	68000	1134	6000	3
372	0	636 Kern St.	Single Family	1949	298000	1103	6000	3
373	0	628 18th St.	Multiple Occupar	1971	260000	3192	5625	
374	0	5858 Bernhard Ave.	Single Family		82500		5850	
375	0	1815 5th St.	Single Family	1962	125000	1050	2482	3
376	0	619 22nd St.	Single Family	1949	129000	2038	5650	4
377	0	4305 Overend Ave.	Single Family	1964	219000	1193	5488	3
378	0	70 Bayside Ct.	Condo	1992	225000	847	2124	2
379	0	518 19th St.	Single Family	1905	83000	1178	5650	3
380	0	1603 Garvin Ave.	Single Family		19000		2500	
381	0	1849 7th St.	Single Family	1956	73000	1515	4791	3
382	0	1767 Tulare Ave.	Single Family	1942	145000	1026	5760	3
383	0	421 Bissell Ave.	Single Family	1908	40000	717	2825	2
384	0	6584 Claremont Ave.	Single Family	1993	498000	1943	3484	3
385	0	421 Bissell Ave.	Single Family	1908	40000	717	2825	2
386	0	5103 Gately Ave.	Single Family	1963	184000	1363	4791	3
387	0	5201 Van Fleet Ave.	Single Family	1925	71000	672	5625	2
388	0	721 Kern St.	Single Family	1940	325000	1212	6000	3
389	0	767 Mclaughlin St.	Single Family	1925	185000	1159	6098	2
390	0	616 9th St.	Single Family	1914	92000	1590	3800	4
391	0	33 Chesley Ave.	Single Family	2001	100000	908	2500	3
392	0	2600 Clinton Ave.	Single Family	1951	130000	929	3150	2
393	0	6073 Arlington Blvd.	Single Family	1951	285000	1497	5500	3
394	0	2625 Clinton Ave.	Single Family	1950	242000	1298	5400	3
395	0	2722 Carlson Blvd.	Single Family	1953	214000	1953	2500	2
396	0	188 Shoreline Ct.	Condo	1990	210000	1015	2125	2
397	0	530 Seacliff Pl.	Single Family	2004	508000	2487	3367	3
398	0	5616 Sacramento Ave.	Single Family	1940	208000	992	2500	2
399	0	2504 Baywood Way	Single Family	1996	250000	1101		2
400	0	761 S. 49th St.	Single Family	1943	171000	1000	4200	3

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	1	51.3	60	0	0	0	1	0	361
1	1	50.7	60	0	0	0	1	0	362
1	0	50.7	59	0	0	0	1	0	363
1	1	51.9	62	0	0	0	1	0	364
2	1	50.3	58	0	0	0	1	0	365
1	0	50.8	59	0	0	0	1	0	366
1.5	0	50.4	58	0	0	0	1	0	367
1	1	50.9	61	0	0	0	1	0	368
2	1			0	0	0	1	0	369
2	0	53.8	64	1	0	0	0	0	370
1	0	50.7	58	0	0	0	1	0	371
1	0	50.7	59	0	0	0	1	0	372
	0	51.3	62	0	0	1	0	0	373
	0	51	59	0	0	0	1	0	374
2	0	53.4	65	0	0	0	1	0	375
2	0	51.5	61	0	0	0	1	0	376
2	1	49.5	59	0	0	0	1	0	377
1	0	50.7	60	1	0	0	0	0	378
2	1	51.5	61	0	0	0	1	0	379
	0	51.6	63	0	0	0	1	0	380
2	1	53.5	64	0	0	0	1	0	381
1	0	51	60	0	0	0	1	0	382
2.5	0	51.5	61	0	0	0	1	0	383
2	1	51.5	61	0	0	0	1	0	384
1.5	0	51.5	61	0	0	0	1	0	385
2	1	48.5	57	0	0	0	1	0	386
1	0	47.3	55	0	0	0	1	0	387
2	0	50.4	58	0	0	0	1	0	388
1	1	50.5	58	0	0	0	1	0	389
2	1	51.7	62	0	0	0	1	0	390
2	0	53.9	64	0	0	0	1	0	391
1	1	50.9	60	0	0	0	1	0	392
2	0	50.7	58	0	0	0	1	0	393
1	0	50.9	60	0	0	0	1	0	394
1	1	48.7	57	0	0	0	1	0	395
2	0	50.3	59	1	0	0	0	0	396
2.5	1	53	63	0	0	0	1	0	397
1	0	47.5	57	0	0	0	1	0	398
2.5	1	50.3	59	0	0	0	1	0	399
1	0	48.9	56	0	0	0	1	0	400

house	epa	address	type	year built	price	square feet	lot size	bed rooms
401	0	1300 Quarry Ct. Apt. #:	Condo	1985	330000	1419		2
402	0	689 Humboldt St.	Single Family	1990	217000	1817	3746	3
403	0	666 Mclaughlin St.	Single Family	1943	180000	1027	3484	3
404	0	2912 Chavez Ln.	Single Family	2006	160000	1388	2831	3
405	0	661 21st St.	Single Family	1913	127000	826	2500	2
406	0	1608 1st St.	Single Family	2006	145000	1249	2613	3
407	0	827 Bissell Ct.	Condo	1990	60000	952	2330	3
408	0	1920 Carquinez Ave.	Single Family	1955	392000	1430	4599	3
409	0	3225 Mcbryde Ave.	Single Family	1943	163000	894	3800	2
410	0	2204 Day Sailor Ct.	Single Family		460500		25000	
411	0	305-307 Ripley Ave.	Multiple Occupar	1927	210000	1326	3800	2
412	0	2641 Andrade Ave.	Single Family	1944	90000	1001	5000	3
413	0	544 35th St.	Single Family	1944	310000	1593	5000	3
414	0	834 Yuba St.	Single Family	1947	278000	1081	5750	3
415	0	1817 Giaramita St.	Single Family	1948	90000	1183	5000	3
416	0	245 Sanford Ave.	Single Family	1956	105000	975	3800	3
417	0	601 7th St.	Multiple Occupar	1964	170000	1200	4920	4
418	0	6532 Kensington Ave.	Multiple Occupar	1960	510000	2702	5488	4
419	0	205 Seapoint Pl.	Single Family	2004	575000	1821	6101	3
420	0	106 Reid Ln.	Single Family	2006	300000	2401	2600	4
421	0	117 Bayside Ct.	Condo	1992	120000	771	2178	1
422	0	363 S. 34th St. #369	Multi Family	1961	245000	2448	5401	4
423	0	543 11th St.	Single Family	1922	159000	1352	4617	2
424	0	1929 Lincoln Ave.	Single Family	1942	160500	1375	4999	3
425	0	621 S. 49th St.	Single Family	1968	200000	1651	3484	3
426	0	153 12th St.	Multiple Occupar	1962	325000	3002	5350	
427	0	5724 Madison Ave.	Multi Family	1922	195000	695	4356	3
428	0	550 Mclaughlin St.	Single Family	1936	217000	1177	5000	2
429	0	420 Verde Ave.	Single Family	2007	175000	1676	3746	4
430	0	2227 San Mateo St.	Single Family	1941	311500	1643	4791	3
431	0	172 Lakeshore Ct.	Condo	1991	180000	1005	2124	2
432	0	337 28th St.	Single Family	1944	189000	1016	3789	3
433	0	217 Bishop Ave.	Single Family	1958	722000	785	3300	3
434	0	2561 Day Sailor Ct.	Condo	2010	394000	1272	2500	3
435	0	950 Ventura St.	Single Family	1941	187000	863	5999	2
436	0	1382 Santa Clara St.	Single Family	1963	252000	2762	6098	3
437	0	9 Marina Lakes Dr.	Condo	1992	572727	533	2144	1
438	0	4516 Bell Ct.	Single Family	1969	249500	1520	5706	3
439	0	3006 Andrade Ave.	Single Family	1941	206000	1232	5000	3
440	0	2416 Andrade Ave.	Single Family	1920	170000	1352	3800	3

	commute	commute		multi	multiple	single	town		
baths	offstreet parking	distance in miles	time in minutes	condo	family	occupancy	family	house	house
2	1	53.4	64	1	0	0	0	0	401
2.5	1	50.5	59	0	0	0	1	0	402
1	1	50.6	58	0	0	0	1	0	403
2	1	49.6	58	0	0	0	1	0	404
1	1	51.2	62	0	0	0	1	0	405
2.5	1	54.1	65	0	0	0	1	0	406
1.5	0	51.3	60	1	0	0	0	0	407
1	1	50.8	61	0	0	0	1	0	408
1	1	50.8	60	0	0	0	1	0	409
	0	50.5	59	0	0	0	1	0	410
2	1	52	62	0	0	1	0	0	411
1	0	51.2	61	0	0	0	1	0	412
2	0	50.2	58	0	0	0	1	0	413
1	0	50.6	58	0	0	0	1	0	414
2	0	53.5	65	0	0	0	1	0	415
1	0	53.5	64	0	0	0	1	0	416
2	0	51.9	62	0	0	1	0	0	417
3	0	51.4	61	0	0	1	0	0	418
2.5	0	53	63	0	0	0	1	0	419
2.5	0	53.9	65	0	0	0	1	0	420
1	1	50.6	60	1	0	0	0	0	421
4	1	49.5	59	0	1	0	0	0	422
1	0	51.7	62	0	0	0	1	0	423
1	1	51.6	63	0	0	0	1	0	424
2.5	1	49	57	0	0	0	1	0	425
	0	51.3	60	0	0	1	0	0	426
2.5	1	48.9	57	0	1	0	0	0	427
1	1	49.9	58	0	0	0	1	0	428
2.5	0	53.5	65	0	0	0	1	0	429
1	1	47.6	57	0	0	0	1	0	430
2	0	50.7	60	1	0	0	0	0	431
1	1	50.6	59	0	0	0	1	0	432
2.5	0	52.5	62	0	0	0	1	0	433
2	0	50.5	59	1	0	0	0	0	434
1	0	50.6	58	0	0	0	1	0	435
3	1	48.2	56	0	0	0	1	0	436
1	1	50.3	58	1	0	0	0	0	437
2	1	49.2	58	0	0	0	1	0	438
2	0	51	60	0	0	0	1	0	439
1.5	0	51.3	62	0	0	0	1	0	440

house	epa	address	type	year built	price	square feet	lot size	bed rooms
441	0	1201 Brickyard Way	Ap Condo	1988	228000	864		1
442	0	2400 Gaynor Ave.	Single Family	1920	265000	2549	7392	3
443	0	424 Florida Ave.	Single Family	1961	125000	936	2500	3
444	0	2565 Day Sailor Ct.	Condo	2010	460500	1462	2500	3
445	0	2114 Sand Dollar Dr.	Condo	1998	235000	1344		2
446	0	942 Carlson Blvd.	Single Family	1942	138000	1162	4500	2
447	0	2800 Chanslor Ave.	Single Family	1950	210000	1264	3920	3
448	0	723 9th St.	Single Family	1944	80000	929	4791	3
449	0	400 Dimm St.	Single Family	1930	410000	1433	4545	3
450	0	701 26th St.	Single Family	1927	242000	1599	4000	4
451	0	125 17th St.	Single Family	1928	138500	1248		2
452	0	400 Bissell Ave.	Multi Family	1940	420000	3550	5600	
453	0	1916 Pennsylvania Ave	Single Family	1924	76000	860	2500	2
454	0	2720 Downer Ave.	Single Family	1947	140000	977	3201	2
455	0	6206 Fresno Ave.	Single Family	1941	200000	924	2500	2
456	0	126 Santa Fe Ave.	Single Family	1902	685000	2434	5850	4
457	0	1544 Giaramita St.	Single Family	1963	140000	1288	5227	3
458	0	2559 Day Sailor Ct.	Condo	2010	405000	1388	2500	3
459	0	2202 Day Sailor Ct.	Single Family		378500		2500	
460	0	5002 Creely Ave.	Single Family	1962	191000	1209	3484	5
461	0	1565 Merced St.	Single Family	1941	283500	861	4500	4
462	0	251 Harbour Way S.	Single Family	1963	92000	1413	5000	4
463	0	1617 Elm Ave.	Single Family	1949	280000	2048	6050	4
464	0	1329 Pelican Way	Single Family	1989	1.10E+06	3056	5520	4
465	0	427 S. 29th St.	Multiple Occupar	1958	145000	1253	3800	4
466	0	635 6th St.	Single Family	1910	83000	1078	2852	3
467	0	622 16th St.	Single Family	1944	55000	720	5650	2
468	0	10 Schooner Ct.	Condo	1986	136500	732		1
469	0	2621 Rheem Ave.	Single Family	1940	95000	800	5000	2
470	0	64 Bayside Ct.	Condo	1992	93000	533	2124	1
471	0	6001 Dimm Way.	Single Family	2007	490000	2449	5749	3
472	0	140 6th St.	Single Family	1904	135000	1814	5650	6
473	0	654 40th St.	Single Family	1942	181000	760	3800	2
474	0	2628 Andrade Ave.	Single Family	1950	225000	1159	5009	3
475	0	965 35th St.	Single Family	1942	201000	914		2
476	0	683 Yuba St.	Single Family	1954	410000	2153	6098	4
477	0	2505 Gaynor Ave.	Single Family	1918	115000	900	6160	2
478	0	3020 Florida Ave.	Single Family	1953	85000	846	2548	3
479	0	432 Tremont Ave.	Single Family	1959	672500	2050	2880	3
480	0	843 34th St.	Single Family	1928	180000	960	3789	2

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
1	0	53.4	64	1	0	0	0	0	441
2	0	51.2	62	0	0	0	1	0	442
1.5	0	51.2	60	0	0	0	1	0	443
3.5	0	50.5	59	1	0	0	0	0	444
3	0	50.3	59	1	0	0	0	0	445
1	1	48.9	58	0	0	0	1	0	446
1	1	50.4	61	0	0	0	1	0	447
1	0	51.9	62	0	0	0	1	0	448
1	1	50.1	59	0	0	0	1	0	449
1	1	50.9	60	0	0	0	1	0	450
1	1	50.9	61	0	0	0	1	0	451
	1	51.5	61	0	1	0	0	0	452
1	0	51.3	62	0	0	0	1	0	453
1	0	50.9	60	0	0	0	1	0	454
1	0	47.8	57	0	0	0	1	0	455
4	1	52	60	0	0	0	1	0	456
2	0	53.7	65	0	0	0	1	0	457
2	0	50.5	59	1	0	0	0	0	458
	0	50.5	59	0	0	0	1	0	459
3	1	48.9	57	0	0	0	1	0	460
1.5	0	48.1	57	0	0	0	1	0	461
2	0	50.8	58	0	0	0	1	0	462
3	0	51.2	60	0	0	0	1	0	463
4	0	53.4	64	0	0	0	1	0	464
2	1	50.4	59	0	0	1	0	0	465
1.3	0	51.9	63	0	0	0	1	0	466
1	0	51.4	62	0	0	0	1	0	467
1	1	50.5	59	1	0	0	0	0	468
1	0	51.3	61	0	0	0	1	0	469
1	0	50.6	60	1	0	0	0	0	470
2.5	1	51.1	60	0	0	0	1	0	471
2.5	0	51.4	60	0	0	0	1	0	472
1	0	50.1	58	0	0	0	1	0	473
1	1	51.2	61	0	0	0	1	0	474
1	1	50.8	59	0	0	0	1	0	475
3	1	50.6	59	0	0	0	1	0	476
2	0	51.1	62	0	0	0	1	0	477
2	1	50	60	0	0	0	1	0	478
2	0	52.2	61	0	0	0	1	0	479
1	0	50.7	60	0	0	0	1	0	480

house	epa	address	type	year built	price	square feet	lot size	bed rooms
481	0	6226 Bernhard Ave.	Single Family	1938	375000	1328	6969	3
482	0	806 Commodore Dr.	Townhouse	1990	470000	1439	1347	3
483	0	2938 Johnson Ave.	Single Family	1926	69500	540	2500	1
484	0	789 33rd St.	Single Family	1941	230000	1203	5000	3
485	0	2208 Day Sailor Ct.	Single Family		396000		2500	
486	0	5120 Prather Ave.	Single Family	1945	175000	711	2500	2
487	0	327 39th St.	Single Family	1941	165000	1106	5000	2
488	0	2206 Day Sailor Ct.	Single Family		364500		2500	
489	0	205 Shoreline Ct.	Condo	1990	240000	1005	2125	2
490	0	1300 Quarry Ct. Apt. #:	Condo	1985	513000	1661		3
491	0	518 Golden Gate Ave.	Single Family	1905	314000	1317	3615	2
492	0	1835 Ohio Ave.	Single Family	1942	130000	1380	5000	2
493	0	633 6th St.	Single Family	1991	110000	1055	4200	3
494	0	2813 Maricopa Ave.	Single Family	1949	245000	1359	5009	3
495	0	516 Mclaughlin St.	Single Family	1947	309000	1614	4791	
496	0	198 Marina Lakes Dr.	Condo	1992	160000	847	2124	2
497	0	729 S. 49th St.	Single Family	1943	169000	1000	4200	3
498	0	772 Amador St.	Single Family	1943	160000	999	6000	3
499	0	182 Berk Pl.	Single Family	1979	165000	1717	4486	4
500	0	5036 Esmond Ave.	Single Family	1941	270000	1246	4791	3
501	0	2553 Day Sailor Ct.	Condo	2010	415000	1234	2500	2
502	0	1315 Esmond Ave.	Single Family	2007	70000	1264	706	2
503	0	2716 Clinton Ave.	Single Family	1951	229000	1586	4500	4
504	0	1346 Merced St.	Single Family	1944	202000	1154	5000	3
505	0	1917 Francisco Way	Single Family	1952	225000	896	3500	2
506	0	441 36th St.	Single Family	1927	61500	1470	5000	3
507	0	954 35th St.	Single Family	1939	269000	1378	5000	3
508	0	620 12th St.	Single Family	1931	100000	1217	5400	2
509	0	2210 Day Sailor Ct.	Townhouse		455500	1785	1785	3
510	0	60 Belvedere Ave.	Single Family	1948	711000	2106	5700	4
511	0	2212 Day Sailor Ct.	Single Family		374500		2500	
512	0	501 Market Ave.	Single Family	2003	87000	2037	5000	4
513	0	6060 Mcbryde Ave.	Single Family	1951	200000	1250	5500	2
514	0	1460 Monterey St.	Single Family	1943	120000	1292	5809	4
515	0	644 31st St.	Single Family	1930	299000	1776	5000	4
516	0	853 Ocean Ave.	Single Family	1980	850000	2027	3031	3
517	0	558 18th St.	Single Family	1915	112000	1021	2825	2
518	0	635 Amador St.	Single Family	1961	344000	2408	6969	3
519	0	407 Commodore Dr.	Townhouse	1989	180000	865	3.60E+07	1
520	0	724 Golden Gate Ave.	Multiple Occupar	1955	265000	1482	3520	4

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	0	51.5	61	0	0	0	1	0	481
2.5	0	50.3	59	0	0	0	0	1	482
1	0	50.4	59	0	0	0	1	0	483
1	0	50.7	60	0	0	0	1	0	484
	0	50.5	59	0	0	0	1	0	485
1	0	50.1	59	0	0	0	1	0	486
1	0	50.1	58	0	0	0	1	0	487
	0	50.5	59	0	0	0	1	0	488
2	0	50.3	59	1	0	0	0	0	489
2	0	53.4	64	1	0	0	0	0	490
2	0	52.3	61	0	0	0	1	0	491
1	1	50.6	59	0	0	0	1	0	492
2	1	51.9	63	0	0	0	1	0	493
1	1	51.2	61	0	0	0	1	0	494
	1	49.9	58	0	0	0	1	0	495
1	0	50.3	59	1	0	0	0	0	496
1	0	48.9	57	0	0	0	1	0	497
1	0	50.4	58	0	0	0	1	0	498
2.5	0	49.6	58	0	0	0	1	0	499
2	1	50.6	59	0	0	0	1	0	500
2.5	0	50.5	59	1	0	0	0	0	501
2	1	52.3	64	0	0	0	1	0	502
2	0	50.8	60	0	0	0	1	0	503
1	0	48.2	56	0	0	0	1	0	504
1	0	50.8	61	0	0	0	1	0	505
1.3	0	50.2	58	0	0	0	1	0	506
2	0	50.8	59	0	0	0	1	0	507
1	0	51.8	62	0	0	0	1	0	508
3.5	1	50.5	59	0	0	0	0	1	509
2	1	52.6	63	0	0	0	1	0	510
	0	50.5	59	0	0	0	1	0	511
2	0	53.4	65	0	0	0	1	0	512
2	0	51.4	61	0	0	0	1	0	513
2	0	48.2	56	0	0	0	1	0	514
2	1	50.6	59	0	0	0	1	0	515
3	1	52.5	62	0	0	0	1	0	516
1	0	51.2	61	0	0	0	1	0	517
3	1	50.6	59	0	0	0	1	0	518
1	1	50.2	58	0	0	0	0	1	519
2	0	52.3	61	0	0	1	0	0	520

house	epa	address	type	year built	price	square feet	lot size	bed rooms
521	0	720 Golden Gate Ave.	Multiple Occupar	1955	289000	1482	3560	4
522	0	715 Pennsylvania Ave.	Multi Family	1913	144000	2007	3484	4
523	0	766 7th St.	Single Family	1916	80000	885	2300	2
524	0	5841 McBryde Ave.	Single Family	1949	185000	1350	5000	3
525	0	127 S 27th St.	Single Family	1988	163500	1668	7000	4
526	0	559 42nd St.	Single Family	1941	203000	829	5000	2
527	0	4017 Clinton Ave.	Single Family	1941	67000	1113	3800	2
528	0	626 Ventura St.	Single Family	1950	215000	1431	6098	3
529	0	525 S 24th St.	Single Family	1960	147000	923	2800	3
530	0	2333 Gaynor Ave.	Multiple Occupar	1951	145000	1976	6160	
531	0	73 Bissell Way.	Condo	1996	160000	1324	2000	3
532	0	9 17th St.	Multi Family	1988	375000	3244	5625	9
533	0	1660 Fred Jackson Way	Single Family	2007	120000	2633	4356	4
534	0	3404 Jetty Dr.	Single Family	2011	320000	1712	2134	3

	commute offstreet	commute distance	commute timein	multi condo	multiple family	single occupancy	town family	house house	
baths	parking	inmiles	minutes						
2	0	52.3	61	0	0	1	0	0	521
2	1			0	1	0	0	0	522
1	1	51.9	62	0	0	0	1	0	523
1	0	51	60	0	0	0	1	0	524
3	0	49.9	60	0	0	0	1	0	525
1	0	49.9	57	0	0	0	1	0	526
1	0	50.1	58	0	0	0	1	0	527
1	1	50.2	59	0	0	0	1	0	528
1.5	0	50.1	58	0	0	0	1	0	529
	0	51.3	62	0	0	1	0	0	530
2	0	51.4	60	1	0	0	0	0	531
4	1	50.9	61	0	1	0	0	0	532
3	1	53.7	65	0	0	0	1	0	533
3.5	1	49.9	57	0	0	0	1	0	534

Appendix D: Policy Review Rubric Notes

The information featured in this appendix was gathered from the East Palo Alto General Plan, East Palo Alto Below Market Housing Ordinance, Richmond Master Plan, Richmond Housing Element, and Richmond Inclusionary Housing Policy.

Housing Composition and Policy

- "The majority of households in East Palo Alto are defined as low-income."
- "The City of East Palo Alto has a greater percentage of multifamily units (42%) and a lower percentage of single family units (56%) than Palo Alto (40% multifamily and 59% single family); Menlo Park (39% multifamily and 61% single family); and San Mateo County (33% multifamily and 66% single family)."
- "Approximately 7,700 new housing units were built in San Mateo County from 2000 to 2008. 9% of these units were built in East Palo Alto."
- East Palo Alto is much more affordable, but "few low-income households (the majority of households in East Palo Alto) can afford to purchase a home in the city."
- "Land costs, construction costs, and market financing contribute to the cost of housing reinvestment and can sometimes hinder the production of new affordable housing."
- As of end of 2008, 751 homes in East Palo Alto were experiencing stages of foreclosure. "However, in September 2009, a large number of properties in East Palo Alto owned by various Limited Liability Companies (LLCs) were placed in receivership, a form of bankruptcy in which a company can avoid liquidation by reorganizing with the help of a court-appointed trustee."
- "The City of East Palo Alto has very few government constraints to housing development. Its development standards, application processing times, and development fees are not particularly onerous."
- "Regional housing market conditions have created high land values, which directly affects housing affordability."
- "Given the City's median home price, Federal Housing Administration (FHA) loans do not increase homeownership opportunities for very low- and low-income residents but do increase ownership opportunities for moderate income households that may have been previously priced out of the market."
- "The City's largest source for housing assistance is the Low and Moderate-Income Set Aside Fund. Between 2008 and 2011, \$4,891,000 in Low and Moderate-income Set Aside Funds will be available to support affordable housing."
- "The City also pursues funding from the California Housing Finance Agency, County of San Mateo HOME Funds, Housing Endowment and Regional Trust (HEART), and Section 8 Rental Assistance."
- "The adoption in November 2009 of the Density Bonus Ordinance is an accomplishment that increases the likelihood of meeting the City's 630 unit requirement by 2014. This Ordinance removes constraints by reducing the number of required affordable units to qualify for a density bonus and providing for other incentives."
- "Under the BMR Ordinance, these funds are deposited into a separate account called the City Affordable Housing Fund to be used for the development of BMR housing in the City. The City has collected and deposited \$384,511 in-lieu payments into the Affordable Housing Fund."

- Main goals:
 1. Increase the Availability of Housing
 2. Mitigate the Cost of Housing
 3. Minimize Resident Displacement
 4. Implement Administrative Remedies
- Sufficient numbers and varieties of housing units
- "Provide regulatory and financial incentives to encourage affordable housing development."
- "At least twenty percent (20%) of all new dwelling units in residential ownership projects constructed in the City shall be affordable as prescribed in this Section and shall be constructed no later than the related market-rate units in the same residential project."

Land Use Composition

- After annexation in 1960s and 1970s, East Palo Alto was left with little industrial or commercial land uses.
- "Need for balanced mixture of land uses to ensure that revenue generation matches responsibilities for public services and facilities."
- "The City's inventory of vacant land designated for residential or mixed-use (Commerical/Office land use designations) development does not provide enough sites to accommodate the remaining 83 units of extremely low-, very low-, and low-income RHNA."
- "Promote the concept of smart growth whereby housing is concentrated around job centers and along transportation corridors in order to reduce traffic, improve air quality, conserve energy, and increase efficient land use."

Job Composition

- "Actively pursue land uses which generate employment at levels comparable to Countywide-land job productivity."
- "Desire to create additional employment opportunities in the community."
- "Need to increase income level of residents."
- "Likely due to East Palo Alto's smaller portion of college graduates, a large share (28%) of East Palo Alto residents work in the retail, recreation, and food service."

Is There A Mismatch Between Housing Options and Job Opportunities?

- "East Palo Alto is located in one of the highest priced housing markets in the Bay Area; however the City has the highest percentage of affordable housing and above market rate housing is virtually non-existent."
- "East Palo Alto is within a short commute of major firms that are part of the fast-growing Silicon Valley high technology industry."

- "While Palo Alto, Menlo Park, and San Mateo County overall have lower unemployment, higher incomes, and higher levels of education attainment than the State overall, residents in East Palo Alto have had a historically higher incidence of unemployment, lower household incomes, and lower levels of education attainment compared to statewide averages."
- "The high unemployment rate can be attributed in part to the predominance of residents working in the lower-skilled sectors such as retrain, recreation, and food service. Lower educated workers are often more vulnerable to declining employment conditions due to increased competition for entry- and mid-level jobs."
- "In order to facilitate development of affordable housing on small parcels, the City will develop two pre-approved affordable housing plan packages and two pre-approved small lot house plan packages for those wanting to construct homes on vacant lots for long-term occupancy."
- "In order to address the increase in foreclosures in the City, the Housing Element includes two new policies to increase the supply of low-income housing opportunities through the acquisition of foreclosed properties and to assist homeowners faced with foreclosure."
- "As many City residents cannot afford to own a home in the community, long-time residents with aspirations of owning a home most often move to other communities. Furthermore, many lower income residents also leave the City because of the shortage of safe, habitable, and affordable rental housing."
- "Improve the skills levels of local residents so they will be able to effectively compete for new permanent jobs available in East Palo Alto and adjacent communities."
"...to ensure that East Palo Alto residents are properly prepared for employment, and have the skills and education levels needed to be competitive in the current job market."

Jobs-Housing Balance

- "Achieve a level of local resident employment for locally-produced jobs that is comparable to other communities in San Mateo County (currently approximately 30 percent)."
- "While most of its neighboring communities experience a favorable jobs/housing ratio, East Palo Alto has the highest number of unemployed residents and the lowest number of jobs. East Palo Alto has a 0.27 jobs per household compared to 0.77 jobs per household in Menlo Park and 0.47 jobs per household in San Mateo County."
- "The City needs to take proactive steps to ensure that it does not remain a bedroom community to its neighbors. In addition to creating employment opportunities, the City needs to ensure that East Palo Alto residents secure a reasonable number of the jobs created."
- "...imbalance of approximately 0.35 jobs per employed resident, as compared to San Mateo County's almost perfect ratio of 1.01 jobs per employed resident."
- "Increased homeownership opportunities for income-qualified households (focused on existing residents and workers in East Palo Alto.)"

General/Other Information

- Applied for annexation to City of Palo Alto in 1966, 1978, and 1981, but all were denied.
- "No legal ties with Palo Alto in Santa Clara County; however, traffic, street patterns, business connections, and newspaper coverage tie the two communities together. East Palo Alto and Menlo Park work together on common projects, such as plans for the improvement of Willow Road."
- "East Palo Alto also has a significantly larger proportion of families with children and associated larger average household size; singles made up the majority of nonfamily households in all jurisdictions."

Housing Composition and Policy

- "A national study of more than 70 metropolitan areas by E & Y Kenneth Leventhal Real Estate Group ranked Greater Richmond among the 10 most affordable housing markets in the nation."
- "Richmond has high levels of vacant, abandoned, deteriorated and poorly maintained housing."
- "The distribution of homeless and low-income populations is inequitable throughout the region."
- "The City can no longer afford to shoulder the burden of providing low income housing for the region's poor."
- "The total number of housing units in Richmond is estimated to have increased by 8.3 percent from 36,044 in 2000 to 40,116 in 2010.
This represents an overall increase of 4,072 housing units during the 10-year period and on average, 407 units constructed per year. The largest numerical increase in housing units was in detached single-family homes, which increased by 2,312 units."
- "A larger percentage of Richmond residents (48.6 percent) were overpaying compared to residents in the County as a whole (44.1 percent)."
- "The Regional Housing Needs Assessment (RHNA) for Richmond estimates that 391 very low-income units are needed between 2007 and 2014." "A larger percentage of Richmond residents (48.6 percent) were overpaying compared to residents in the County as a whole (44.1 percent)."
- "Among these influences are the availability and cost of land, zoning and other development standards, availability and cost of providing infrastructure and services, the cost and availability of credit, the number of potential consumers with adequate incomes to purchase or rent housing, and the cost and availability of labor and materials."
- "Zoning Ordinance Section 15.04.810.060 sets forth requirements for the inclusion of affordable housing in all new housing developments of 10 or more units."
- "Substandard housing will be eliminated in the City of Richmond, while protecting and capitalizing upon the architectural, historic and cultural heritage of Richmond neighborhoods."
- "Create opportunities for new, high quality housing targeted to middle-class homeowners and market-rate renters."
- "Ensure an equitable distribution of low cost-assisted housing and group homes throughout the metropolitan area."
- "Recognize and maintain existing low-cost housing as a valuable resource in meeting the housing needs of the City's low-income families and individuals."
- "Promote the development of new, high quality housing."
- "Encourage infill housing that is compatible in design with existing housing."
- "The city will continue to provide sites for a mix of single-family, multifamily and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the Bay Area."

- "In 2004, the City developed the Infill Housing Initiative Strategy (IHI) to develop 400-500 housing units on vacant lots and abandoned properties in developed Richmond neighborhoods and make them available for sale to low and moderate-income households."
- "The City provides cost reductions to developers through the Density Bonus Ordinance when very low and low-income family and senior units are proposed."
- "The Richmond Livable Corridors Plan is expected to have 10 zones that will allow for a variety of housing types including single-family homes, second units, multifamily housing, group housing, residential care facilities, transitional/supportive housing, live/work, and work/live. Multifamily housing will be allowed (by-right or with a Minor Use Permit) throughout the planning area."
- "Promote a balanced supply of housing types, densities and prices to meet the needs of all income groups residing or who want to reside in Richmond."
- "Promote the development of homes that are affordable to extremely low, very low, low, and moderate-income households in all new residential developments as well as in existing single-family neighborhoods."
- "Provide incentives for affordable housing developments that greatly exceed the City's Inclusionary Housing Ordinance requirements for very low, low and moderate-income households. Potential incentives include financial assistance, density bonuses, increased height limits, reduced parking requirements, development impact fee waivers or deferrals, and expedited review."
- "Utilize resources in the City's Low and Moderate Income Housing Assets Fund (Low-Mod Fund) to continue providing affordable housing in Richmond. The Low-Mod Fund was established by the City of Richmond as Successor Agency to the former Redevelopment Agency to allow for the transfer of agency assets prior to the dissolution of redevelopment agencies in California."
- Developments with 10 or more housing units need to save a portion of units for very low-, low-, and/or moderate-income households.
- Different inclusionary housing requirements for different levels of percentages of the housing median income.

Land Use Composition

- "Designate sufficient land for future economic development with a reasonable level of flexibility provided for the use of key sites."
- "The City is almost completely developed, with limited opportunities for new development; the few vacant parcels that exist are primarily in the southwest part of the City or within redevelopment projects."
- "Residential uses occupy more land area in the City than any other type of use."

Job Composition

- "Generally, the people who benefitted most from the City's job creation during the 1980's were middle-class individuals residing in the counties while working in Richmond."

- "Achieve regional involvement and the equitable distribution of housing and employment opportunities for all groups throughout the region."
- "A total of nine locations throughout the City are identified on the district land use plan maps as "Economic Opportunity Areas". These areas have been selected due to their potential for development of a wide range of land uses that will generate private investment and employment opportunities."
- "Although unemployment rates have remained high at both the local and national level since the start of the economic recession in 2007, Richmond's unemployment rate has been historically higher than the County rate."
- "Prior to the economic recession of 2007, the number of jobs in Richmond was growing at a faster pace than in the County overall."

Is There A Mismatch Between Housing Options and Job Opportunities?

- Not specified in Master Plan

Jobs-Housing Balance

- "While Richmond has only 23% of the region's population, it has over 46% of the region's private sector jobs."

General/Other Information

- "Boundaries of the City have been extended a total of eleven times since the original incorporation in 1742, the latest occurring in 1970 when roughly 23 square miles and 47,000 new residents were annexed from Chesterfield County."
- "Although the City's population began to decline after 1950, the metropolitan area continued to grow."
- "Since the 1970's, reflecting recent national trends, the City of Richmond has seen a decline in the average household size."

