

# CMA Report

Listings as of 07/11/08 at 3:24pm

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Property Type Residential Area 11401, 11405, 11404, 11403, 11402 Status Sold (6/1/2008 or after)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
2800 Bidwell St #4	Davis	356, E5	2	1	819		1974	SN	06/10/08	244.20	183/183	250,000	200,000	200,000	100.00
2300 Sycamore Ln #21	Davis	1, 5B	2	2	1,016	0.017ac	1981	SN	06/30/08	258.86	27/27	272,000	263,000	263,000	100.00
2123 Bella Casa St	Davis	1, 6B	2	2	1,120	900sf	1972	SNP	06/27/08	250.00	22/22	299,500	285,000	280,000	98.20
610 Lessley Pl	Davis	1, 9D	3	2	1,112	9359sf	1956	S	06/13/08	265.29	108/108	350,000	350,000	295,000	84.30
3314 Victoria Pl	Davis	1, 1c	3	2	1,192	4800sf	1977	SNP	06/09/08	255.87	21/21	335,000	315,000	305,000	96.80
809 Marina Cir	Davis	1, 1a	3	2	1,295	0.104ac	1976	SNP	06/13/08	239.77	201/201	375,000	310,000	310,500	100.20
3010 Albany Ave	Davis	2, 7C	3	2	1,062	0.086ac	1979	SN	07/10/08	310.26	110/110	365,000	345,000	329,500	95.50
3031 Woods Cir	Davis	1, 2C	2	2	1,040	793sf	1991	S	06/02/08	317.31	56/56	335	335,000	330,000	98.50
1944 Gauguin Pl	Davis	1, 9B	3	2	1,144	0.098ac	1982	SN	06/27/08	301.57	55/55	358,000	345,000	345,000	100.00
626 Lessley Pl	Davis	1, 9D	3	2	1,112	0.135ac	1956	SN	06/06/08	314.75	30/30	384,500	369,000	350,000	94.90
5236 Glide Dr	Davis	1, 1A	2	2	1,215	0.101ac	1979	SN	06/23/08	290.95	11/11	349,000	349,000	353,500	101.30
210 Baja Ave	Davis	1, 7B	3	2	1,080	0.073ac	1970	SN	06/30/08	351.85	25/25	398,000	385,000	380,000	98.70
2917 Tiber Ave	Davis	1, 3C	3	2	1,392	0.110ac	1988	SNP	06/13/08	272.99	22/22	419,000	419,500	380,000	90.60
4217 San Jeronimo Ter	Davis	1, 12D	3	3	1,505		2007	SN	06/04/08	255.81	176/198	445,000	399,000	385,000	96.50
817 Anderson Rd	Davis	1, 5D	3	2	1,217	7700.000ac	1957	SN	06/05/08	318.00	1/1	387,000	387,000	387,000	100.00
1107 Cypress Ln	Davis	1, 4G	3	2	1,300	8938sf	1964	SN	06/13/08	300.00	4/4	430,000	410,000	390,000	95.10
3304 Victoria Pl	Davis	1, 1C	3	2	1,257	0.104ac	1978	SN	06/20/08	310.26	3/3	385,000	385,000	390,000	101.30
1410 Pacific Dr	Davis	1, 8C	3	2	1,315	6000sf	1975	SN	06/17/08	303.42	4/4	399,000	399,000	399,000	100.00
1006 Tulip Ln	Davis	1, 4H	3	2	1,209	4275sf	1999	SN	06/02/08	330.85	42/42	439,000	419,000	400,000	95.50
1316 Fig Pl	Davis	1, 9C	3	1	1,000	0.145ac	1973	SN	06/20/08	410.00	85/85	375,000	375,000	410,000	109.30
3418 Laguna Ave	Davis	1, 11E	3	2	1,664	0.157ac	1978	SN	06/30/08	246.39	61/61	439,000	425,000	410,000	96.50
1504 Pacific Dr	Davis	1, 8C	4	2	1,239	6143sf	1964	SN	06/30/08	338.98	13/13	429,000	429,000	420,000	97.90
538 S. Campus Way	Davis	378, B7	3	1	1,263	9990sf	1951	SNP	06/12/08	338.08	14/14	460,000	460,000	427,000	92.80
825 Eureka Ave	Davis	1, 1A	3	1	1,035	8228sf	1952	SN	06/30/08	420.29	4/4	449,000	449,000	435,000	96.90
435 G St #207	Davis	2, 8D	2-3	2	1,171		Unde	SN	06/20/08	375.75	82/140	459,900	459,900	440,000	95.70
3715 Alegre Way	Davis	1, 12C	3	2	1,188	5227sf	1998	S	06/16/08	374.58	100/100	529,000	460,000	445,000	96.70
847 San Rafael St	Davis	1, 10c	3	2	1,350	0.120ac	1993	SN	06/05/08	329.63	32/32	480,000	460,000	445,000	96.70
3063 Concord Pl	Davis	1, 10E	4	2	1,644	7905sf	1979	SN	07/09/08	273.11	29/29	455,000	449,000	449,000	100.00
1423 Nutmeg Ln	Davis	1, 9C	3	2	1,234	0.156ac	Undkn	SN	06/20/08	364.67	36/36	471,500	455,000	450,000	98.90
4216 ARROYO Ave	Davis	1, 12C	4	2	1,790		1998	S	06/17/08	258.27	30/252	499,000	499,000(V)	462,300	92.60
2520 Oakenshield Rd	Davis	1, 4C	3	1	1,243	0.085ac	1981	SN	06/11/08	374.09	26/26	489,000	489,000	465,000	95.10
2712 Concord Avenue	Davis	1, 10E	3	2	1,453	7627sf	1990	SN	07/08/08	320.72	142/142	475,000	475,000	466,000	98.10
325 E 8th St #4	Davis	1, 7D	3	2	1,717	0.084ac	1984	SN	06/30/08	276.65	60/60	519,000	499,000	475,000	95.20
1312 Estaban Ct	Davis	1, 12C	3	3	1,595	4791sf	1995	SN	06/30/08	297.81	79/79	510,000	490,000	475,000	96.90
3049 Bryant Pl	Davis	1, 10B	5	3	1,976	0.151ac	1974	SN	06/27/08	240.38	7/7	475,000	475,000	475,000	100.00
1522 Pastal Way	Davis	1, 2C	3	3	1,595	4356sf	1997	SN	06/06/08	300.94	35/35	484,900	484,900	480,000	99.00
3033 Hortaleza Pl	Davis	1, 11C	3	2	1,488	8276sf	1993	SN	06/27/08	329.30	1/1	479,000	479,000	490,000	102.30
730 J St	Davis	1, 8D	3	1	1,212	10000sf	1951	SN	06/30/08	408.42	20/20	509,900	499,900	495,000	99.00
2641 Lafayette Dr	Davis	1, 10C	3	2	1,426	0.185ac	1968	SN	06/06/08	356.24	84/84	529,000	519,000	508,000	97.90
4013 Vistosa St	Davis	1, 2C	4	3	2,153	0.150ac	1999	S	06/04/08	236.88	8/8	550,000	550,000	510,000	92.70
1722 Raintree Pl	Davis	1, 1A	3	2	1,520	6300sf	1974	SN	06/24/08	336.84	104/104	539,000	519,000	512,000	98.70
407 Lago Pl	Davis	1, 6A	3	2	1,712	0.212ac	1978	SN	06/17/08	302.57	9/9	530,000	530,000	518,000	97.70
435 G St #201	Davis	2, 8C	2-3	2	1,362		New	SN	06/11/08	385.46	69/69	529,000	529,000	525,000	99.20
1024 5th St	Davis	1, 8D	3	3	1,340	0.040ac	2007	S	06/10/08	391.79	228/228	625,000	575,000	525,000	91.30
1018 5th St	Davis	1, 8D	3	3	1,340	0.040ac	2007	S	06/11/08	391.79	245/245	625,000	575,000	525,000	91.30
1108 Purdue Dr	Davis	1, 5c	4	3	2,163	9350sf	1967	SN	06/13/08	245.03	0/0	530,000	530,000	530,000	100.00
39717 Sharon Ave	Davis	1, 14a	4	3	2,130	0.478ac	1964	SNP	06/19/08	248.83	152/158	757,000	579,900	530,000	91.40
1201 Villanova Dr	Davis	1, 5C	3	2	1,671	0.162ac	1966	SN	06/02/08	318.37	36/36	548,500	548,500	532,000	97.00
2233 La Mesa Ct	Davis	1, 9F	3	2	1,854	0.166ac	1990	SN	06/04/08	287.22	152/152	569,900	554,900	532,500	96.00
2311 Catalina Dr	Davis	1, 11A	3-4	2	1,771	8855sf	1970	SN	06/05/08	302.09	10/10	539,000	539,000	535,000	99.30
1212 Beech Ln	Davis	1, 6C	3	2	2,014	917sf	1962	SN	07/01/08	266.11	11/11	585,000	585,000	535,937	91.60
3404 Monte Vista Ave	Davis	1, 1a	4	3	2,154	6600sf	1973	SN	06/13/08	250.70	13/13	529,000	529,000	540,000	102.10
2618 Wellesley Pl	Davis	2, 11C	4-5	3	2,349	0.140ac	1998	S	06/05/08	236.27	66/77	599,000	579,000	555,000	95.90
1410 Pine Ln	Davis	1, 5c	4	2	1,850	0.152ac	1965	SNP	06/17/08	305.41	61/61	595,000	575,000	565,000	98.30
602 J St	Davis	1, 1a	4	2	1,618	9760sf	1952	SN	06/25/08	351.67	41/41	599,000	585,000	569,000	97.30
923 Miller Dr	Davis	1, 7D	3	3	1,934	9744sf	1958	SN	06/13/08	297.31	83/83	617,500	599,500	575,000	95.90
803 Plum Ln	Davis	1, 5D	4	3	2,012	6715sf	1966	SN	06/27/08	285.79	16/16	595,000	595,000	575,000	96.60
1209 Pine Ln	Davis	1, 1a	4	2	1,619	6200sf	1965	SN	06/30/08	357.32	68/68	649,000	599,000	578,500	96.60
1019 Fordham Dr	Davis	1, 5C	3	2	1,812	0.190ac	1968	SN	06/27/08	325.06	2/2	589,000	589,000	589,000	100.00
1638 La Palma Ct	Davis	1, 10F	4	3	1,624	0.160ac	1995	SN	06/09/08	365.46	33/33	629,000	614,000	593,500	96.70
1124 Dartmouth Pl	Davis	2, 8D	5	2	1,876	9086sf	1964	SNP	06/26/08	319.30	49/49	610,000	599,000	599,000	100.00
923 San Sebastian St	Davis	1, 11C	4	3	2,217	7405sf	1996	SN	07/03/08	270.18	200/200	629,000	629,000	599,000	95.20
2402 Anza Ave	Davis	2, 7D	3	3	1,957	9200sf	1971	SN	06/16/08	306.59	56/56	639,000	610,000	600,000	98.40
2040 Bishop Pl	Davis	1, 9A	4	2	2,034	6396sf	1999	SN	06/06/08	299.80	37/37	625,000	609,800	609,800	100.00
1501 Joshua Tree St	Davis	1, 4C	4-5	3	2,304	0.142ac	1998	SN	06/20/08	264.76	35/35	639,000	624,000	610,000	97.80
2605 Kalamazoo Pl	Davis	1, 10C	5	3	2,305	0.170ac	1998	SN	07/02/08	266.81	34/34	635,000	635,000	615,000	96.90
2124 Saratoga Pl	Davis	1, 4C	4	4	2,884	7405sf	1992	SN	06/02/08	222.95	87/87	725,000	649,000	643,000	99.10
1012 Fordham Dr	Davis	1, 5C	4	3	2,184	9545sf	1969	S	06/05/08	294.51	35/35	665,000	665,000	643,200	96.70

Presented By: Andrew J Dowling / Coldwell Banker-Doug Arnold Phone: 530-753-6485

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### CMA Report

Listings as of 07/11/08 at 3:24pm

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (6/1/2008 or after)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
1019 Plum Ln	Davis	1, 5D	4		2,068	0.170ac	1965	SN	06/06/08	311.90	46/46	675,000	649,000	645,000	99.40
611 Robin Pl	Davis	356, B4	4		3,2198	8146sf	1991	SN	06/20/08	302.37	0/0	679,000	679,000	664,605	97.90
2312 Shenandoah Pl	Davis	1, 1c	4		3,2021	0.210ac	1990	SN	06/12/08	331.02	52/52	699,950	669,000	669,000	100.00
2008 Klee Pl	Davis	1, 9B	4-5		3,2644	0.150ac	1999	SN	06/23/08	264.75	7/7	720,000	720,000	700,000	97.20
43178 Montgomery Ave	Davis	1, 11E	3		2,1611	20000sf	1967	SNP	06/11/08	450.03	10/30	749,900	749,900	725,000	96.70
1711 Redwood Ln	Davis	1, 6c	3		2,2280	0.500ac	1950	SNP	06/30/08	325.00	87/87	925,000	869,000	741,000	85.30
4102 Tallow Pl	Davis	1, 12E	5		3,2700	0.220ac	1998	SN	06/16/08	275.93	51/51	869,000	789,000	745,000	94.40
1611 Rio Grande St	Davis	1, 4C	5		3,2982	6205sf	1999	SN	06/05/08	258.22	4/4	749,000	749,000	770,000	102.80
612 Flicker Ave	Davis	1, 1a	4		3,2728	9888sf	1990	SN	07/08/08	291.42	63/63	819,000	819,000	795,000	97.10
1707 Van Damme Dr	Davis	1, 4C	5		3,2816	0.200ac	2002	SN	06/19/08	285.87	9/9	838,000	799,000	805,000	100.80
826 Cherry Ln	Davis	1, 5D	3		3,2151	13249sf	1963	SP	06/11/08	383.54	13/13	849,000	849,000	825,000	97.20
2406 Rodin Pl	Davis	1, 9B	4-5		3,3054	0.180ac	2000	SN	06/17/08	270.96	30/30	839,000	839,000	827,500	98.60
43102 W Oakside Pl	Davis	376, G1	3-4		2,2150	23000sf	1971	SN	06/18/08	409.30	52/52	995,000	969,000	880,000	90.80
39656 Covey Ct	Davis	1, 3A	3		3,2507	0.797ac	1989	SNP	06/18/08	368.97	60/60	997,000	997,000	925,000	92.80
3809 Concha Pl	Davis	1, 11B	4-5		3,3342	0.200ac	2003	SNP	06/10/08	286.51	22/22	1,050,000	985,000	957,500	97.20
2916 Bellows Ct	Davis	1, 9A	5-6		4,4250	10497sf	2001	SNP	06/27/08	317.65	15/15	1,395,000	1,395,000	1,350,000	96.80
1501 Chalupa Pl	Davis	1, 1A	5-6		6,4870	0.305ac	2005	SNP	06/02/08	308.01	166/166	2,300,000	1,595,000	1,500,000	94.00
<b>Listing Count</b> 85	<b>Averages</b>				1,798					309.42	55/59	585,909	564,973	546,928	96.81
					<b>High</b> 1,500,000					<b>Low</b> 200,000			<b>Median</b> 525,000		
<b>Report Count</b> 85	<b>Report Averages</b>				1798					309.42	55/59	585,909	564,973	546,928	

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