

CMA Report

Listings as of 09/02/08 at 5:28pm

Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (8/1/2008 to 8/31/2008)

RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3142 Woods Cir	Davis	1, 2C	1	1	865	0.016ac	1983	SNP	05/02/08	253.18	14/14	219,000	219,000
1707 Olympic Dr #4	Davis	1, 4C	2	1	800	0.018ac	1994	SN	08/12/08	312.50	4/4	250,000	250,000
3215 Bermuda Ave #15	Davis	1, 12D	2	2	1,104	989sf	1972	SN	08/16/08	253.17	138/142	314,000	279,500
2417 Oakenshield Rd #4	Davis	1, 4C	1	1	634	0.022ac	1983	SNP	08/29/08	449.53	17/17	285,000	285,000
2171 Bella Casa St	Davis	1, 6B	2	1	825	0.026ac	1972	SNP	08/27/08	350.91	50/50	289,500	289,500
909 Alvarado Ave #2	Davis	1, 5B	1-2	1	916	0.026ac	1982	S	06/28/08	320.96	137/137	294,000	294,000
720 M St	Davis	1, 10a	3	2	1,112	5000sf	1956	SN	08/27/08	266.19	130/130	296,000	296,000
2207 E 8th St	Davis	1, 9C	2	1	1,034	3740sf	1977	SN	08/07/08	301.74	10/10	312,000	312,000
1838 Humboldt Ave	Davis	1, 1A	3	2	1,243	3675sf	1981	SN	08/01/08	321.00	12/12	399,000	399,000
327 Ensenada Dr	Davis	1, 12D	3	3	1,505		2008	SN	09/02/08	270.76	154/154	437,500	407,500
3504 Wren St	Davis	1, 1A	3	2	1,221	5227sf	1992	SN	07/21/08	339.89	13/13	415,000	415,000
1333 Locust Pl	Davis	1, 10A	3	1	1,140	6372sf	1967	SN	08/09/08	364.04	4/4	415,000	415,000
1329 Alder Pl	Davis	1, 9c	3	2	1,298	0.158ac	1968	SN	08/20/08	325.04	2/2	421,900	421,900
224 I St	Davis	1, 8E	3	2	1,680	6012sf	1924	SN	08/31/08	267.26	98/151	539,000	449,000
623 10th St	Davis	356, D7	3	2	1,305	3920sf	1950	SN	06/03/08	344.06	5/5	449,000	449,000
404 Cabrillo Ave	Davis	1, 6B	3	2	1,408	0.145ac	1966	SN	08/05/08	318.89	7/7	449,000	449,000
3436 Laguna Ave	Davis	1, 11e	3	3	2,023		1980	SN	06/20/08	222.44	7/7	450,000	450,000
442 Grande Ave	Davis	1, 6B	2	2	1,818	8625sf	1976	SN	08/22/08	255.78	260/296	575,000	465,000
2718 Concord Ave	Davis	1, 10E	3	2	1,453	6495sf	1990	SN	08/20/08	326.91	6/6	475,000	475,000
1308 Locust Pl	Davis	1, 1a	3	2	1,023	6900sf	1967	SNP	08/27/08	467.25	104/104	499,900	478,000
725 Sycamore Ln	Davis	1, 1a	3-4	3	1,481	8319sf	1966	SN	07/22/08	347.74	13/13	515,000	515,000
2646 Albany Ave	Davis	1, 10E	4	2	1,704	6969sf	1992	SN	07/01/08	305.16	10/10	520,000	520,000
859 Donovan Ct	Davis	1, 11A	3	2	1,504	12680sf	1987	SN	08/23/08	358.38	4/4	539,000	539,000
4019 Vistosa St	Davis	1, 11C	4	3	2,040	6534sf	1999	SN	07/29/08	264.66	12/12	539,900	539,900
3738 Alegre Way	Davis	1, 11C	3-4	3	1,775	0.135ac	1998	SNP	08/27/08	309.86	27/27	549,999	549,999
4042 El Macero Dr	Davis	1, 12D	3	2	1,641	7560sf	1972	SNP	07/25/08	340.65	10/10	559,000	559,000
214 Faro Ave	Davis	1, 13B	3	2	2,093	5952sf	1977	SN	08/09/08	271.86	135/135	639,000	569,000
4031 Vista Way	Davis	1, 1a	5	3	2,285	8904sf	1973	SNP	07/19/08	274.35	36/36	639,511	626,900
2803 Bellows St	Davis	2, 1B	5	3	2,607	0.150ac	2001	SN	08/09/08	268.12	99/99	769,000	699,000
1736 Portola Ct	Davis	1, 4C	4	3	2,938	0.176ac	1999	SNP	08/25/08	292.38	34/34	859,000	859,000
4010 Pomo Pl	Davis	1, 1A	4	3	2,955	8494sf	2005	SN	08/19/08	297.46	68/68	989,000	879,000
2020 Arena Dr	Davis	1, 10C	5	3	3,118	0.200ac	2003	SNP	04/14/08	307.57	6/6	959,000	959,000
27336 Par Cir	El Macero	1, 11A	3	2	3,481	21879sf	1978	SN	08/22/08	330.36	122/122	1,297,000	1,150,000
2514 Regatta Ct	Davis	1, 10F	5	4	4,094	0.440ac	1998	SNP	07/30/08	329.75	28/28	1,350,000	1,350,000
Listing Count 34	Averages				1,710					312.64	52/55	544,389	523,918
					High 1,350,000					Low 219,000			Median 457,500

PENDING BRING BACKUP Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3130 Lillard Dr	Davis	2, 4J	3	3	1,276	2340sf	1985	SNP	07/26/08	219.83	18/18	280,500	280,500
3204 Trawler Pl	Davis	1, 10B	2	1	1,044	0.076ac	1973	SN	08/03/08	295.98	35/487	345,000	309,000
2008 Alta Loma St	Davis	1, 5B	3	2	1,200	0.017ac	1975	SNP	08/25/08	265.83	33/33	319,000	319,000
1540 Drake Dr	Davis	1, 5C	4	2	1,432	945sf	1975	SN	08/14/08	250.00	13/13	358,000	358,000
2337 Roualt St	Davis	1, 10B	2	2	1,117	3847sf	2000	SN	08/15/08	357.21	66/66	419,000	399,000
1007 Cabot St	Davis	1, 3D	4	2	1,428	0.164ac	1978	SN	08/20/08	294.12	33/33	449,000	420,000
1605 Pacific Dr	Davis	1, 8C	3	2	1,234	0.162ac	1964	SN	08/12/08	350.08	5/5	432,000	432,000
2719 Montefrio Ln	Davis	1, 1A	4	2	1,733	7841sf	1992	SN	07/10/08	316.79	55/55	559,000	549,000
314 Hidalgo Pl	Davis	1, 6A	3-4	2	2,202	0.245ac	1979	SN	08/27/08	290.60	19/19	639,900	639,900
Listing Count 9	Averages				1,407					293.38	31/81	422,378	411,822
					High 639,900					Low 280,500			Median 399,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
1330 Antelope Ave #17	Davis	1, 5B	2	1	900	0.036ac	1984	SN	08/01/08	268.89	14/14	247,000	247,000	242,000	98.00
103 Luz Pl	Davis	1, 7A	2	2	1,066	0.058ac	1981	SN	08/18/08	253.28	89/89	328,000	279,000	270,000	96.80
2317 E 8th St	Davis	1, 3a	2	1	1,034	0.081ac	1977	SN	08/27/08	299.81	10/10	325,000	325,000	310,000	95.40
3319 Seabright Ave	Davis	1, 1A	2	1	929	0.088ac	1985	SN	08/08/08	341.23	3/3	317,000	317,000	317,000	100.00
420 Alvarado Ave	Davis	1, 7A	3	2	1,200	0.021ac	1972	SN	08/22/08	266.67	120/120	352,900	325,000	320,000	98.50
4216 Cowell Blvd	Davis	1, 12D	3	2	1,476	0.058ac	1976	SNP	08/01/08	218.83	22/22	325,000	325,000	323,000	99.40
107 Huerta Pl	Davis	1, 7B	2	1	912	0.085ac	1981	SN	08/22/08	356.36	37/37	335,000	335,000	325,000	97.00
5010 Glide Dr #7	Davis	1, 13G	3	3	1,285	3600sf	1980	SNP	08/25/08	260.70	58/58	345,000	345,000	335,000	97.10
116 Huerta Pl	Davis	1, 7B	2	1	900	0.081ac	1981	SN	08/22/08	380.00	4/4	348,000	348,000	342,000	98.30
4626 Cowell Blvd	Davis	1, 12E	3	3	1,332	0.078ac	1998	SN	08/20/08	274.02	27/27	417,000	387,000	365,000	94.30
952 Cypress Ln	Davis	1, 8C	3	2	1,350	7500sf	1963	SN	08/14/08	277.78	10/10	365,000	365,000	375,000	102.70

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

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CMA Report

Listings as of 09/02/08 at 5:28pm

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Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (8/1/2008 to 8/31/2008)

**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
339 Ensenada Dr	Davis	1, 12D	3	3	1,505		2008	SN	08/08/08	265.12	48/48	437,500	437,500	399,000	91.20
736 B St	Davis	1, 7D	1	1	800	3000sf	2008	SN	08/15/08	500.00	56/56	435,000	425,000	400,000	94.10
2366 Roualt St	Davis	356, F5	2	2	1,117	0.090ac	2000	SN	08/15/08	362.58	98/98	439,000	405,000	405,000	100.00
1516 Drexel Dr	Davis	1, 1A	3	2	1,342	0.140ac	1964	SN	08/26/08	305.51	36/36	410,000	410,000	410,000	100.00
2719 Rondo Pl	Davis	1, 10C	3	2	1,245	0.120ac	1997	SN	08/04/08	332.53	14/14	419,000	419,000	414,000	98.80
2738 Danube Ave	Davis	1, 3D	3	1	960	5904sf	1976	SN	08/01/08	432.29	0/0	415,000	415,000	415,000	100.00
2324 Roualt St	Davis	1, 10B	3	2	1,235	5314sf	2000	SN	08/29/08	342.11	155/155	505,000	450,000	422,500	93.90
1201 Valerosa Way	Davis	1, 1A	3	2	1,155	5064sf	1998	SN	08/26/08	380.95	17/140	469,000	469,000	440,000	93.80
3220 Lillard Dr	Davis	1, 11E	3-4	2	1,800	0.172ac	1971	SNP	08/22/08	249.44	6/6	449,000	449,000	449,000	100.00
1311 Tulip Ln	Davis	1, 1a	4	2	1,428	8015sf	1971	SN	08/26/08	315.13	5/5	465,000	465,000	450,000	96.80
1032 S San Gallo Ter	Davis	1, 1A	3	3	1,584	3485sf	1999	SN	08/22/08	293.24	72/72	499,000	479,000	464,500	97.00
2424 Bombadil Ln	Davis	1, 3D	2	2	1,236	3006.000ac	1981	SN	08/13/08	376.21	7/7	489,000	489,000	465,000	95.10
1313 Estaban Ct	Davis	1, 12C	3	3	1,595	0.130ac	1995	SN	08/01/08	304.08	182/182	539,000	499,900	485,000	97.00
1010 San Tomas St	Davis	1, 11A	3	2	1,420		1973	SN	08/08/08	344.37	6/6	489,000	489,000	489,000	100.00
200 Grande Ave	Davis	1, 7A	4	2	1,783	0.136ac	1979	SN	08/22/08	274.54	3/186	489,500	489,500	489,500	100.00
1215 Evans Ct	Davis	1, 10E	3	2	1,504	0.160ac	1989	SN	08/29/08	330.45	2/2	497,000	497,000	497,000	100.00
826 Eureka Ave	Davis	1, 6D	3	1	1,438	0.186ac	1951	SN	08/12/08	351.18	2/2	519,000	519,000	505,000	97.30
1232 Menlo Dr	Davis	1, 8C	4	2	1,596	0.140ac	1975	SN	08/12/08	316.42	24/24	519,000	519,000	505,000	97.30
2766 Eel Pl	Davis	1, 1a	4	2	1,640	6660sf	1976	SN	08/12/08	311.59	22/22	519,500	519,500	511,000	98.40
1613 Pastal Way	Davis	1, 1A	3-4	3	1,833	5663sf	1997	SN	08/01/08	280.96	56/56	549,000	539,000	515,000	95.50
3305 Cutter Pl	Davis	1, 2D	4	2	2,158	0.182ac	1976	SN	08/01/08	243.28	138/138	599,000	548,500	525,000	95.70
4043 Vista Way	Davis	1, 12D	3	2	1,641	9048sf	1973	SN	08/29/08	337.60	83/83	559,000	559,000	554,000	99.10
1843 White Sands Ln	Davis	1, 4C	3	3	2,013	4145sf	1996	SN	08/27/08	275.71	38/38	599,000	589,000	555,000	94.20
4325 Vista Way	Davis	1, 12D	4	2	2,030	8040sf	1969	SN	08/19/08	273.40	71/71	585,000	555,000	555,000	100.00
1542 Notre Dame Dr	Davis	1, 5C	4	2	2,376	8250sf	1972	SNP	08/07/08	235.69	132/132	629,000	575,000	560,000	97.40
2159 Humboldt Ave	Davis	1, 1A	4	3	2,040	7863sf	1989	SN	08/06/08	274.51	49/49	619,000	599,000	560,000	93.50
825 Sycamore Ln	Davis	1, 1A	3	3	1,800	8892sf	1963	SNP	08/13/08	322.22	146/146	619,000	595,000	580,000	97.50
1629 El Capitan St	Davis	1, 4C	3-4	3	2,021	8023sf	1996	SN	08/08/08	291.93	93/93	636,000	599,000	590,000	98.50
305 Cabrillo Ave	Davis	1, 11A	5	4	2,405	6596sf	1966	SN	08/05/08	247.40	40/40	599,900	599,900	595,000	99.20
3039 Carmelo Ln	Davis	1, 11c	5	3	2,461	0.160ac	1993	SN	08/12/08	249.90	128/128	685,000	629,000	615,000	97.80
3409 Breton Ave	Davis	1, 2d	4	3	2,157	0.179ac	1969	SNP	08/12/08	286.97	1/1	619,000	619,000	619,000	100.00
1921 Alicante St	Davis	1, 11C	4	2	2,200	8712sf	1994	SN	08/15/08	288.64	11/11	643,900	643,900	635,000	98.60
44151 S El Macero Dr	El Macero	1, 13E	4	3	2,216	10980sf	1973	SNP	08/08/08	297.38	5/5	659,000	659,000	659,000	100.00
815 Pamplona Ave	Davis	1, 5A	4	3	2,650	5940sf	1978	SNP	08/29/08	250.00	137/137	735,000	670,000	662,500	98.90
1107 Maple Ln	Davis	1, 5D	5	3	2,694	0.163ac	1960	SN	08/15/08	246.84	22/127	685,000	685,000	665,000	97.10
1515 Magellan St	Davis	1, 2C	4	3	2,497	0.282ac	1985	SN	08/27/08	268.32	52/52	399,600	699,600	670,000	95.80
622 Buchanan St	Davis	1, 4d	4	3	2,049	9000sf	1968	SNP	08/19/08	336.75	16/16	719,000	719,000	690,000	96.00
1626 Santa Rosa St	Davis	1, 3C	5	3	2,400	0.170ac	2000	SN	08/01/08	287.50	6/6	719,000	719,000	690,000	96.00
2924 Ponteverde Ln	Davis	1, 11D	4	3	2,475	0.130ac	1995	SN	08/28/08	280.81	44/44	719,000	719,000	695,000	96.70
2432 Westernesse Rd	Davis	1, 1A	4	2	2,376	0.079ac	1979	SNP	08/01/08	305.98	32/32	765,000	729,000	727,000	99.70
1911 Glenn Pl	Davis	1, 1A	4	3	2,457	0.210ac	1993	SNP	08/14/08	315.43	3/3	758,000	758,000	775,000	102.20
1429 Yukon St	Davis	1, 4C	5	3	3,176	7198sf	2000	SN	08/15/08	255.04	5/61	849,000	849,000	810,000	95.40
2620 Caravaggio Pl	Davis	1, 10A	5	3	3,100	6534sf	2004	SN	08/22/08	269.35	91/91	915,000	859,000	835,000	97.20
301 7th St	Davis	1, 7d	5	5	2,960	7090sf	2003	SN	08/01/08	342.91	47/266	1,150,000	1,085,000	1,015,000	93.50
2925 Bellows Ct	Davis	1, 11A	5-6	6	4,291	8558sf	2005	SNP	08/18/08	262.18	51/51	1,325,000	1,190,000	1,125,000	94.50
34 College Park	Davis	1, 1a	4-5	3	4,300	14500sf	1940	SNP	08/29/08	348.60	449/449	2,150,000	1,595,000	1,499,000	94.00
Listing Count 57		Averages			1,852					302.82	54/66	582,418	561,918	545,877	97.15
					High 1,499,000					Low 242,000			Median 505,000		
Report Count 100		Report Averages			1763					305.31	51/64	555,084	535,489	545,877	

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

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