

## CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 05/09/11 at 11:35am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (4/1/2011 to 4/30/2011)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
1901 Donner Ave #4	Davis	1, 1b	2	1 (1 0)	903	0.010ac	1974	SPR	04/18/11	160.58	90/90	152,000	145,000	145,000	100.00
2812 Bidwell St #4	Davis	1, 9B	2	1 (1 0)	819	0.020ac	1974	SPR	04/25/11	189.26	3/3	155,000	155,000	155,000	100.00
2732 Bidwell St #3	Davis	294, E5	2	1 (1 0)	903	0.012ac	1974	SPR	04/22/11	174.42	14/14	160,000	160,000	157,500	98.44
2002 Alta Loma St	Davis	1, 6B	2	2 (1 1)	1,160	0.071ac	1976	SPR	04/18/11	170.69	23/288	219,500	219,500	198,000	90.21
2110 Bella Casa St	Davis	1, 6B	2	2 (1 1)	1,120	0.017ac	1971	SR	04/13/11	208.93	7/7	234,000	234,000	234,000	100.00
103 Huerta Pl	Davis	1, 1A	2	1 (1 0)	912	0.085ac	1981	SR	04/21/11	296.05	92/92	296,000	275,000	270,000	98.18
902 Pennsylvania Pl	Davis	1, 4F	2	2 (2 0)	1,239	0.193ac	1963	SR	04/15/11	246.17	12/12	315,000	315,000	305,000	96.83
1619 L St	Davis	1, 3F	3	2 (2 0)	1,234	0.197ac	1964	SR	04/18/11	259.32	168/168	299,000	328,000	320,000	97.56
1512 Manzanita Ln	Davis	1, 10B	3	2 (2 0)	1,541	6000sf	1965	SR	04/08/11	225.18	3/3	349,000	349,000	347,000	99.43
2433 Albany Ave	Davis	1, 1a	3	2 (2 0)	1,153	0.120ac	1994	SR	04/19/11	312.23	40/40	390,000	370,000	360,000	97.30
2746 Hatteras Pl	Davis	1, 3D	3	2 (2 0)	1,116	5489sf	1976	SR	04/12/11	331.54	53/53	398,000	379,900	370,000	97.39
1459 Farragut Cir	Davis	1, 10E	3	3 (2 1)	1,489	0.079ac	1993	SR	04/01/11	248.49	138/138	384,900	379,900	370,000	97.39
3715 Alegre Way	Davis	1, 12C	3	2 (2 0)	1,155	0.120ac	1998	SR	04/19/11	324.68	8/8	379,500	379,500	375,000	98.81
826 Lake Blvd	Davis	1, 2D	2	2 (2 0)	1,668	5140sf	1973	SPR	04/05/11	230.82	185/681	399,000	404,481	385,000	95.18
1339 Via Colonna Ter	Davis	1, 12C	3-4	3 (2 1)	1,414	0.070ac	1996	SPR	04/29/11	274.05	161/251	399,000	399,000	387,500	97.12
2236 Glacier Dr	Davis	1, 3C	4	2 (3 0)	1,552	0.110ac	1992	SR	04/27/11	250.32	30/30	399,000	399,000	388,500	97.37
705 Boyer Cir	Davis	1, 1d	3	1 (1 0)	1,086	0.451ac	1951	SR	04/05/11	363.72	19/19	407,000	407,900	395,000	96.84
2307 Cezanne Ct	Davis	1, 9B	4	2 (2 0)	1,796	4500sf	1979	SR	04/04/11	228.01	77/77	429,000	429,000	409,500	95.45
363 Becerra Way	Davis	1, 11D	4	2 (2 0)	1,560	0.110ac	1999	SR	04/11/11	262.82	10/10	399,900	399,900	410,000	102.53
2221 Muir Woods Pl	Davis	1, 3C	3	2 (2 0)	1,753	6534sf	1990	SR	04/04/11	251.00	94/94	530,000	445,000	440,000	98.88
664 Bianco Ct	Davis	1, 5B	3	3 (2 1)	2,271	7150sf	1973	SR	04/08/11	195.95	350/350	595,000	485,000	445,000	91.75
3848 Alegre Way	Davis	1, 11C	2-3	2 (2 0)	1,567	0.136ac	1999	SPR	04/28/11	287.17	4/4	454,900	454,900	450,000	98.92
873 Lake Terrace Cir	Davis	1, 2D	2-3	3 (2 1)	2,037	0.080ac	1985	SPR	04/21/11	221.40	93/93	490,000	480,000	451,000	93.96
1131 Colina Ct	Davis	1, 11c	3	2 (2 0)	1,567	0.164ac	1998	SR	04/22/11	288.77	209/209	490,000	459,000	452,500	98.58
1141 Villaverde Ln	Davis	1, 10c	3	2 (2 0)	1,739	0.122ac	1993	SR	04/13/11	261.07	39/39	469,000	469,000	454,000	96.80
4210 Arroyo Ave	Davis	1, 12C	3	2 (2 0)	1,541	0.140ac	1998	SPR	04/26/11	299.81	45/45	489,000	470,000	462,000	98.30
816 Eureka Ave	Davis	1, 6D	3	2 (2 0)	1,335	0.186ac	1952	SR	04/08/11	372.28	7/7	509,000	509,000	497,000	97.64
1801 Botticelli Pl	Davis	1, 1A	3	2 (2 0)	1,833	0.145ac	1998	SR	04/22/11	272.78	23/23	519,000	519,000	500,000	96.34
800 Acacia Ln	Davis	1, 5D	3	3 (2 1)	1,703	10759sf	1965	SR	04/12/11	299.47	159/159	550,000	535,000	510,000	95.33
2338 Isle Royale Ln	Davis	2, 3C	4	2 (2 0)	1,785	0.140ac	1991	SR	04/26/11	300.00	8/8	529,000	529,000	535,500	101.23
610 Buchanan St	Davis	1, 4d	3	2 (2 0)	2,010	0.200ac	1967	SR	04/22/11	278.11	22/22	559,000	559,000	559,000	100.00
5219 El Cemonte Ave	Davis	1, 13D	4	3 (2 1)	1,956	0.238ac	1975	SPR	04/15/11	285.79	17/17	559,500	559,500	559,000	99.91
1616 Westshore St	Davis	1, 6E	4	3 (2 1)	2,460	0.151ac	1984	SR	04/11/11	245.94	21/185	665,000	665,000	605,000	90.98
422 11th St	Davis	1, 7C	3	3 (2 1)	1,618	0.165ac	1945	SR	04/15/11	390.61	2/2	612,000	612,000	632,000	103.27
740 Oak Ave	Davis	1, 1A	4-6	3 (3 0)	2,080	15714sf	1949	SPR	04/26/11	310.10	143/143	699,000	679,000	645,000	94.99
4222 Boxelder Pl	Davis	1, 1D	5	3 (3 0)	2,754	0.238ac	1997	SPR	04/13/11	263.25	16/16	749,000	749,000	725,000	96.80
5610 Guthrie Pl	Davis	1, 10A	4	3 (3 0)	3,520	10019sf	2002	SR	04/26/11	209.94	2/2	739,000	739,000	739,000	100.00
1502 Chalupa Pl	Davis	1, 1A	5	6 (5 1)	4,137	0.257ac	1999	SPR	04/08/11	259.85	9/9	1,095,000	1,095,000	1,075,000	98.17

<b>Listing Count</b> 38	<b>Averages</b>	1,671	264.49	63/90	459,663	451,092	439,947	97.53
	<b>High</b>	1,075,000						
	<b>Low</b>		145,000					
	<b>Median</b>				425,000			
<b>Report Count</b> 38	<b>Report Averages</b>	1,671	264.49	63/90	459,663	451,092	439,947	

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Featured properties may not be listed by the office/agent presenting this brochure.

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All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker.

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U.S. Patent 6,910,045