

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 10/04/11 at 10:54am

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Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (9/1/2011 to 9/30/2011)

RESIDENTIAL**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3167 Nantucket Ter	Davis	1, 11E	2	2 (1 1)	810	0.032ac	1986	SPR	09/19/11	246.79	38/38	219,900	199,900
2161 Bella Casa St	Davis	1, 6B	3	2 (1 1)	1,150	0.021ac	1976	SPR	09/30/11	178.17	7/13	204,900	204,900
1801 Sycamore Ln	Davis	1, 5c	3	2 (1 1)	1,100	0.024ac	Unkn	SR	09/08/11	190.91	9/9	210,000	210,000
1563 Drake Dr	Davis	1, 1A	2	2 (1 1)	1,140	0.024ac	1975	SR	09/14/11	197.37	17/17	225,000	225,000
631 Villanova Dr	Davis	1, 5C	3	2 (1 1)	1,311	4560sf	1972	SR	08/26/11	228.07	65/65	309,000	299,000
270 Baja Ave	Davis	1, 7B	3	2 (2 0)	1,060	3198sf	1973	SR	09/19/11	306.60	46/46	332,000	325,000
325 E Eighth St #4	Davis	1, 7D	3	2 (2 0)	1,717	0.084ac	1984	SR	08/29/11	203.79	28/28	349,900	349,900
3658 Ramita Ter	Davis	356, H6	2-3	3 (2 1)	1,539	1891sf	Unde	SR	07/18/11	259.90	47/47	399,990	399,990
1327 Locust Pl	Davis	1, 1A	3	2 (2 0)	1,234	0.158ac	1967	SR	04/26/11	329.82	42/42	410,000	407,000
1401 Caceres Way	Davis	1, 1A	4	3 (3 0)	1,800	0.105ac	1994	SR	09/28/11	227.67	9/9	409,800	409,800
4926-4928 Cowell Blvd #28	Davis	1, 13d	6	4 (4 0)	2,492	0.434ac	1971	SR	09/13/11	172.55	24/24	480,000	430,000
313 W 8th St	Davis	1, 6c	3	2 (1 1)	1,384	0.024ac	1952	SR	09/16/11	312.86	56/56	448,000	433,000
508 Alvarado Ave	Davis	1, 5B	4	2 (2 0)	1,681	0.181ac	Unkn	SR	09/16/11	276.62	23/23	465,000	465,000
2826 Belhaven Pl	Davis	1, 10C	4-5	2 (2 0)	2,064	0.164ac	1975	SR	08/17/11	249.52	85/85	525,000	515,000
1600 Tamarack Ln	Davis	1, 6C	3	2 (2 0)	2,300	0.205ac	1967	SR	09/28/11	238.70	70/70	575,000	549,000
1106 Pistachio Court	Davis	1, 12E	4	3 (3 0)	2,040	5167sf	Unde	SR	08/22/11	321.08	193/193	750,000	655,000
5728 Tufts St	Davis	1, 14D	4	3 (3 0)	2,960	0.240ac	2005	SR	09/08/11	253.04	259/259	780,000	749,000
3203 Grosbeak Ct	Davis	1, 6a	4	3 (3 0)	2,595	9278sf	1993	SPR	09/02/11	299.42	2/2	777,000	777,000
Listing Count 18		Averages			1,688					249.60	57/57	437,249	422,416
					High 777,000					Low 199,900			Median 408,400

PENDING BRING BACKUP Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2816 Pole Line Rd #1	Davis	1, 9B	2	1 (1 0)	780	0.030ac	1972	SPR	08/25/11	198.72	58/58	165,000	155,000
667 Jerome St	Davis	1, 4b	5	3 (3 0)	2,205	9450sf	1973	SR	08/15/11	181.38	200/200	349,950	399,950
3418 Arroyo Ave	Davis	1, 11c	3-4	3 (3 0)	1,770	0.126ac	1996	SR	09/29/11	231.07	1/1	409,000	409,000
44452 N El Macero Dr	El Macero	315, A1	4	3 (2 1)	2,300	0.302ac	1969	SR	09/30/11	271.74	4/4	625,000	625,000
39613 Larkspur Pl	Davis	293, J2	4	3 (3 0)	2,985	0.760ac	1989	SPR	09/21/11	251.26	108/108	949,000	750,000
3722 Washoe St	Davis	1, 1A	4	3 (3 0)	2,565	0.213ac	2006	SR	09/18/11	300.00	23/23	769,500	769,500
Listing Count 6		Averages			2,101					239.03	66/66	544,575	518,075
					High 769,500					Low 155,000			Median 517,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
2848 Bidwell St #3	Davis	294, E5	2	1 (1 0)	840	0.012ac	1976	SPR	09/15/11	169.05	31/31	144,900	144,900	142,000	98.00	
1707 Olympic Dr #9	Davis	1, 3C	2	1 (1 0)	800	0.024ac	1994	SR	09/12/11	268.75	36/36	224,900	224,900	215,000	95.60	
2035 5th St	Davis	1, 9D	3	2 (2 0)	1,298	0.040ac	2001	SR	09/22/11	186.83	22/22	249,000	249,000	242,500	97.39	
1818 Moore Blvd #220	Davis	1, 11d	4	3 (3 0)	1,411		2006	SPR	09/23/11	191.28	148/148	376,500	275,900	269,900	97.83	
2608 Blackburn Dr	Davis	1, 10d	3	1 (1 0)	960	0.147ac	1971	SR	09/27/11	298.96	15/15	279,900	279,900	287,000	102.54	
2417 Oakenshield Rd #8	Davis	293, H7	1	1 (1 0)	673	0.023ac	1983	SPR	09/16/11	430.91	60/60	309,000	305,000	290,000	95.08	
1030 Tulip Ln	Davis	1, 4H	3	2 (2 0)	1,258	0.100ac	1999	SR	09/20/11	237.68	68/68	299,000	299,000	299,000	100.00	
2212 Amar Ct	Davis	1, 7B	3	2 (2 0)	1,226	3120sf	1973	SR	09/09/11	249.59	57/57	339,000	324,900	306,000	94.18	
2031 Picasso Ave	Davis	1, 9B	3	2 (1 1)	1,396	0.069ac	1979	SR	09/21/11	219.91	100/100	334,900	321,500	307,000	95.49	
1836 Lehigh Dr	Davis	1, 9D	4-5	2 (2 0)	1,503	0.152ac	1955	SR	09/08/11	204.26	25/86	319,000	319,000	307,000	96.24	
2128 Bueno Dr #31	Davis	1, 3F	4	2 (2 0)	1,644	1699sf	1984	SR	09/02/11	188.56	26/26	329,000	329,000	310,000	94.22	
2219 Regis Dr	Davis	1, 1A	3	1 (1 0)	1,000	0.186ac	1967	SR	09/16/11	312.00	94/94	310,000	310,000	312,000	100.65	
1000 Tulip Ln	Davis	1, 4H	3	2 (2 0)	1,180	0.100ac	2002	SR	09/16/11	276.27	15/15	329,000	329,000	326,000	99.09	
1402 Santander Ct	Davis	1, 12C	3	3 (2 1)	1,596	0.110ac	1996	SR	09/19/11	213.03	32/32	359,000	349,000	340,000	97.42	
2210 Calaveras Ave	Davis	1, 4D	3	2 (2 0)	1,263	0.110ac	1984	SR	09/21/11	276.72	29/29	339,000	345,000	349,500	101.30	

Presented By: Andrew J Dowling Lic: 01232466 / Coldwell Banker Doug Arnold Phone: 530-753-6485 Lic: 00809022

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(0040 -0)

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

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RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
323 I	Davis	1, 1a	2	1 (1 0)	800	5271sf	1950	SR	09/16/11	447.50	38/38	389,000	375,000	358,000	95.47
222 Lindo Pl	Davis	1, 6A	2-3	2 (2 0)	1,495	4007sf	1976	SR	09/02/11	243.48	21/21	379,000	379,000	364,000	96.04
2501 Albany Ave	Davis	1, 10E	4	3 (3 0)	1,778	0.170ac	1994	SR	09/02/11	230.60	57/57	459,900	439,900	410,000	93.20
1107 Alice St	Davis	1, 1C	4	2 (2 0)	1,426	7405sf	1965	SR	09/12/11	294.53	14/14	424,900	424,900	420,000	98.85
1712 Valdora St	Davis	2, 4E	3	2 (2 0)	1,259	0.126ac	1991	SR	09/06/11	345.51	7/7	445,000	445,000	435,000	97.75
421 J St	Davis	1, 8D	2	1 (1 0)	1,040	0.140ac	1936	SR	09/29/11	436.54	21/72	454,000	454,000	454,000	100.00
615 A St	Davis	1, 7D	3	2 (2 0)	1,615	0.190ac	1944	SR	09/22/11	287.93	163/163	519,000	475,000	465,000	97.89
815 Oeste Dr	Davis	1, 6C	4	3 (2 1)	2,000	0.193ac	1952	SR	09/29/11	241.00	20/20	480,000	480,000	482,000	100.42
1513 Redwood Ln	Davis	1, 4E	4	2 (2 0)	1,876	7560sf	1970	SR	09/06/11	276.65	2/2	519,000	519,000	519,000	100.00
2921 Anza Ave	Davis	1, 3A	3	2 (2 0)	2,070	8480sf	1977	SPR	09/21/11	258.45	60/60	559,000	549,000	535,000	97.45
1512 Willow Ln	Davis	1, 5C	4	2 (2 0)	2,000	8886sf	1966	SR	09/30/11	271.50	83/83	569,000	549,500	543,000	98.82
603 Oriole Ave	Davis	1, 6A	4	3 (2 1)	2,356	0.207ac	1991	SR	09/26/11	238.75	99/99	649,000	599,000	562,500	93.91
1705 Redwood Ln	Davis	1, 6C	4	3 (3 0)	2,937	21779sf	1949	SPR	09/15/11	221.31	70/70	749,000	724,000	650,000	89.78
918 La Paz Dr	Davis	1, 1D	4	3 (2 1)	2,602	0.210ac	1996	SR	09/30/11	259.80	130/130	732,995	689,000	676,000	98.11
641 Bianco Ct	Davis	1, 5B	4	3 (2 1)	2,821	11097sf	1978	SPR	09/09/11	255.23	53/108	765,000	749,000	720,000	96.13
44499 Country Club Dr	El Macero	1, 14D	4	3 (2 1)	2,615	0.394ac	1979	SPR	09/20/11	285.28	153/153	850,000	810,000	746,000	92.10
3817 Halcon Pl	Davis	1, 10B	5	3 (3 0)	3,243	0.200ac	2002	SPR	09/09/11	234.04	102/102	890,000	799,000	759,000	94.99
419 Roos St	Davis	1, 14D	5	4 (3 1)	3,755	0.370ac	1999	SPR	09/01/11	235.69	61/61	950,000	899,000	885,000	98.44
2646 Regatta Ln	Davis	1, 10E	4	3 (3 0)	2,800	10454sf	2002	SPR	09/01/11	333.93	0/55	924,900	924,900	935,000	101.09
27260 E El Macero Dr	El Macero	1, 10E	4	3 (2 1)	3,770	19602sf	1997	SR	09/09/11	251.99	34/34	1,295,000	1,195,000	950,000	79.50
44289 Greenview Dr	El Macero	1, 13E	6	4 (4 0)	3,689	15960sf	1977	SPR	09/22/11	257.52	505/505	1,450,000	1,295,000	950,000	73.36
Listing Count 36		Averages			1,833					267.53	68/74	527,661	505,006	475,594	94.18
					High 950,000					Low 142,000			Median 415,000		
Report Count 60		Report Averages			1,816					259.30	64/68	502,229	481,536	475,594	

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