

# CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 11/02/11 at 11:09am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (10/1/2011 to 10/31/2011)

**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
909 Alvarado Ave #12	Davis	1, 3D	1	1	(1 0)	410	0.010ac	1982	SR	10/26/11	314.63	68/68	144,000	129,000
2161 Bella Casa St	Davis	1, 6B	3	2	(1 1)	1,150	0.021ac	1976	SPR	10/11/11	178.17	11/17	204,900	204,900
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
3620 Chiles Rd	Davis	356, G7	3	3	(2 1)	2,022	0.167ac	1966	SR	11/01/11	118.64	112/173	309,900	239,900
3670 Ramita Ter	Davis	356, H6	2	2	(1 1)	935	1056sf	Unde	SR	10/24/11	280.07	145/145	259,990	261,867
2703 E Portage Bay	Davis	293, H7	3	2	(2 0)	1,062	0.098ac	1979	SR	10/27/11	306.03	84/84	330,000	325,000
2525 Lafayette Dr	Davis	1, 9H	3	2	(2 0)	1,640	0.207ac	1968	SR	10/05/11	212.38	49/49	387,000	348,300
1146 San Gallo Ter	Davis	1, 1A	3	3	(2 1)	1,803	0.070ac	1999	SR	10/05/11	194.12	7/41	350,000	350,000
830 Donovan Ct	Davis	1, 10D	3	2	(2 0)	1,114	0.121ac	1987	SR	10/21/11	322.26	185/185	385,000	359,000
44705 Garden Ct	El Macero	1, 10A	3	2	(2 0)	1,739	2735sf	1972	SR	10/31/11	229.44	33/185	430,000	399,000
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
1508 Olympic Dr	Davis	293, J6	3	3	(2 1)	1,628	0.107ac	1995	SR	10/11/11	264.07	41/41	434,900	429,900
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
1405 Cornell Dr	Davis	1, 5D	3	2	(2 0)	1,769	0.177ac	1968	SPR	10/23/11	248.16	178/178	485,000	439,000
2334 Bueno Dr	Davis	1, 3f	3	2	(2 0)	1,917	0.129ac	1986	SR	10/31/11	243.61	9/9	467,000	467,000
527 S Campus Way	Davis	1, 6D	3	3	(3 0)	1,820	0.217ac	1960	SPR	08/11/11	261.54	70/70	490,000	476,000
513 Reed Dr	Davis	1, 6C	3-4	3	(3 0)	1,928	0.189ac	1964	SPR	10/21/11	295.59	28/28	574,900	569,900
1621 Redwood Ln	Davis	1, 6C	4	2	(2 0)	1,930	0.500ac	1956	SR	10/21/11	303.11	15/15	585,000	585,000
2442 Elendil Ln	Davis	1, 4e	3-4	3	(3 0)	2,422	0.128ac	1976	SPR	10/21/11	245.66	201/201	699,000	595,000
645 Coolidge St	Davis	1, 4D	4	3	(3 0)	2,917	0.429ac	1966	SPR	10/31/11	210.49	2/2	614,000	614,000
1118 Maple Ln	Davis	1, 5D	4-6	3	(3 0)	2,310	8476sf	1960	SR	10/19/11	280.52	35/94	648,000	648,000
1830 Glenn Pl	Davis	1, 4D	4	2	(2 0)	2,444	11326sf	1995	SR	10/19/11	269.64	48/48	689,000	659,000
1408 Rosario St	Davis	1, 12E	4	2	(2 0)	2,142	12400sf	1980	SPR	10/18/11	331.93	143/143	747,000	711,000
4102 Tallow Pl	Davis	1, 1A	5	3	(3 0)	2,708	0.220ac	1996	SR	10/26/11	269.20	68/68	759,000	729,000
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
2813 Rockwell Dr	Davis	1, 10A	5	3	(3 0)	3,595	0.190ac	2001	SR	10/20/11	257.02	13/135	949,000	924,000
<b>Listing Count 27</b>	<b>Averages</b>					1,940				251.35	69/85	504,237	483,502	
						<b>High 924,000</b>				<b>Low 129,000</b>			<b>Median 439,000</b>	

**PENDING BRING BACKUP Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
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
<b>Listing Count 2</b>	<b>Averages</b>					2,643				261.50	56/56	787,000	687,500	
						<b>High 750,000</b>				<b>Low 625,000</b>			<b>Median 687,500</b>	

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP	
2816 Pole Line Rd #1	Davis	1, 9B	2	1	(1 0)	780	0.030ac	1972	SPR	10/07/11	191.67	58/58	165,000	155,000	149,500	96.45
3167 Nantucket Ter	Davis	1, 11E	2	2	(1 1)	810	0.032ac	1986	SPR	10/13/11	243.21	38/38	219,900	199,900	197,000	98.55
1801 Sycamore Ln	Davis	1, 5c	3	2	(1 1)	1,100	0.024ac	Unkn	SR	10/05/11	190.91	9/9	210,000	210,000	210,000	100.00
631 Villanova Dr	Davis	1, 5C	3	2	(1 1)	1,311	4560sf	1972	SR	10/04/11	225.02	65/65	309,000	299,000	295,000	98.66
270 Baja Ave	Davis	1, 7B	3	2	(2 0)	1,060	3198sf	1973	SR	10/28/11	306.60	46/46	332,000	325,000	325,000	100.00
325 E Eighth St #4	Davis	1, 7D	3	2	(2 0)	1,717	0.084ac	1984	SR	10/25/11	192.20	28/28	349,900	349,900	330,000	94.31
1812 Birch Ln	Davis	1, 9B	5	2	(2 0)	1,924	0.162ac	1965	SR	10/19/11	177.77	100/100	389,000	359,950	342,020	95.02
903 Bliss Ct	Davis	2, 13E	3	2	(2 0)	1,500	0.160ac	1974	SPR	10/20/11	236.60	58/301	365,000	354,900	354,900	100.00
3658 Ramita Ter	Davis	356, H6	2-3	3	(2 1)	1,539	1891sf	Unde	SR	10/10/11	263.53	47/47	399,990	399,990	405,568	101.39
1327 Locust Pl	Davis	1, 1A	3	2	(2 0)	1,234	0.158ac	1967	SR	10/03/11	329.82	42/42	410,000	407,000	407,000	100.00

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

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U.S. Patent 6,910,045

### CMA Report

Listings as of 11/02/11 at 11:09am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (10/1/2011 to 10/31/2011)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
3418 Arroyo Ave	Davis	1, 11c	3-4	3 (3 0)	1,770	0.126ac	1996	SR	10/24/11	231.07	1/1	409,000	409,000	409,000	100.00
313 W 8th St	Davis	1, 6c	3	2 (1 1)	1,384	0.242ac	1952	SR	10/14/11	303.47	56/56	448,000	433,000	420,000	97.00
667 Jerome St	Davis	1, 4b	5	3 (3 0)	2,205	9450sf	1973	SR	10/21/11	192.74	201/201	349,950	399,950	425,000	106.26
508 Alvarado Ave	Davis	1, 5B	4	2 (2 0)	1,681	0.181ac	Unkn	SR	10/12/11	267.70	23/23	465,000	465,000	450,000	96.77
3417 Verona Ter	Davis	356, H6	3-4	3 (2 1)	1,794	2073sf	Unde	SR	10/03/11	261.21	61/61	456,990	456,990	468,604	102.54
2826 Belhaven Pl	Davis	1, 10C	4-5	2 (2 0)	2,064	0.164ac	1975	SR	10/17/11	249.52	85/85	525,000	515,000	515,000	100.00
639 Jerome St	Davis	1, 1A	4	3 (2 1)	1,956	0.220ac	Unkn	SPR	10/14/11	293.97	0/0	589,000	589,000	575,000	97.62
3722 Washoe St	Davis	1, 1A	4	3 (3 0)	2,565	0.213ac	2006	SR	10/28/11	298.25	23/23	769,500	769,500	765,000	99.42
<b>Listing Count 18</b>	<b>Averages</b>				1,577					247.51	52/66	397,902	394,338	391,311	99.23
					<b>High</b> 765,000					<b>Low</b> 149,500			<b>Median</b> 406,284		
<b>Report Count 47</b>	<b>Report Averages</b>				1,831					250.31	62/76	475,545	458,035	391,311	

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U.S. Patent 6,910,045