

## CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 12/02/11 at 8:22am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (10/1/2011 to 11/30/2011)

**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2800 Bidwell St #3	Davis	294, E5	2	1	(1	0)	903	0.012ac	1971	SPR	11/11/11	177.19	56/56 160,000 160,000
1809 Fremont Ct. #1	Davis	1, 9B	2	1	(1	0)	780	795sf	1972	SPR	11/22/11	210.90	21/21 164,500 164,500
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
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
1804 Drexel Dr	Davis	1, 9C	3	2	(2	0)	1,306	6055sf	1959	SR	11/28/11	228.18	152/152 365,000 298,000
1727 Chapman Pl	Davis	1, 9B	3	2	(2	0)	1,234	0.139ac	1961	SR	11/30/11	247.08	35/35 304,900 304,900
3170 Newport Ter	Davis	1, 1d	3	3	(2	1)	1,540	0.054ac	1989	SR	11/06/11	201.30	13/13 310,000 310,000
3215 Trawler Pl	Davis	1, 5B	3	2	(1	1)	1,295	0.101ac	1976	SR	11/21/11	240.93	5/5 312,000 312,000
1121 Snyder Dr	Davis	1, 1C	3-5	3	(3	0)	1,738	0.140ac	1959	SR	11/30/11	186.94	71/71 335,000 324,900
3135 Woods Cir	Davis	1, 2C	3-4	3	(3	0)	1,668	1694sf	1991	SPR	11/19/11	218.82	71/71 365,000 365,000
1200 Farragut Cir	Davis	1, 1d	3	3	(2	1)	1,530	3484sf	1994	SR	12/01/11	245.10	28/28 410,000 375,000
2487 Halsey Cir	Davis	1, 9E	3	3	(2	1)	1,425	3397sf	1996	SR	11/22/11	264.56	8/8 377,000 377,000
1008 San Gallo Ter	Davis	294, G6	3	3	(2	1)	1,800	0.070ac	1999	SR	11/04/11	217.17	42/42 399,900 390,900
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
511 Hubble St	Davis	1, 1A	3	2	(2	0)	1,579	0.181ac	1972	SR	11/04/11	256.81	125/125 472,500 405,500
1508 Olympic Dr	Davis	293, J6	3	3	(2	1)	1,628	0.100ac	1995	SR	10/11/11	264.07	41/41 434,900 429,900
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
900 Sycamore Ln	Davis	1, 5C	4	3	(2	1)	2,262	8075sf	1963	SPR	11/16/11	220.16	35/209 498,000 498,000
513 Reed Dr	Davis	1, 2C	3-4	3	(3	0)	1,928	0.189ac	1964	SPR	10/21/11	295.59	28/28 574,900 569,900
809 Cherry Ln	Davis	1, 1a	3	3	(3	0)	2,362	13628sf	1962	SR	11/03/11	245.13	36/36 579,000 579,000
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
2571 Hepworth Dr	Davis	1, 11A	4	3	(2	1)	2,387	6374sf	2001	SPR	11/02/11	267.70	14/14 639,000 639,000
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
2932 Rockwell Ct	Davis	1, 10A	4	3	(2	1)	2,555	7909sf	2003	SPR	11/22/11	269.67	123/123 729,900 689,000
351 B St	Davis	1, 1a	3	3	(2	1)	1,737	1804sf	Unde	SR	11/19/11	402.42	78/78 699,000 699,000
353 B St	Davis	1, 1a	3	3	(2	1)	1,675	1804sf	Unde	SR	11/19/11	423.88	78/78 710,000 710,000
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
3920 Hoopa Pl	Davis	1, 11D	4	3	(2	1)	2,961	7536sf	2003	SPR	11/22/11	252.96	49/49 749,000 749,000
3045 Audubon Cir	Davis	1, 9A	4-5	3	(3	0)	3,700	9514sf	1999	SR	11/07/11	202.70	306/306 799,000 750,000
3207 Shelter Cove Ave	Davis	1, 2c	4	3	(3	0)	3,147	0.276ac	1979	SPR	11/04/11	279.31	14/14 879,000 879,000
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 34</b>	<b>Averages</b>				2,015					248.61	62/79	523,068	505,009
					<b>High 924,000</b>					<b>Low 160,000</b>			<b>Median 482,500</b>

**PENDING BRING BACKUP Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1061 Trinita Ter	Davis	2, 11c	2	3	(2	1)	1,361	0.080ac	1997	SPR	11/22/11	216.75	104/104 350,000 295,000
1909 Georgia Pl	Davis	1, 9C	4	2	(2	0)	1,252	0.156ac	1960	SR	11/30/11	262.78	48/48 340,000 329,000
3001 Genaro Pl	Davis	1, 10B	4	3	(3	0)	2,187	0.130ac	1993	SR	11/22/11	240.05	115/115 565,000 525,000
<b>Listing Count 3</b>	<b>Averages</b>				1,600					239.86	89/89	418,333	383,000
					<b>High 525,000</b>					<b>Low 295,000</b>			<b>Median 329,000</b>

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
909 Alvarado Ave #12	Davis	1, 3D	1	1	(1	0)	410	0.010ac	1982	SR	11/09/11	263.41	68/68 144,000 129,000	108,000	83.72
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

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

**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

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Listings as of 12/02/11 at 8:22am

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Property Type Residential Area 11401, 11405, 11404, 11403, 11402 Statuses Pending, Pending Bring Backup, Sold (10/1/2011 to 11/30/2011)

**RESIDENTIAL  
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
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	
1563 Drake Dr	Davis	1, 1A	2 2	(1 1)	1,140	0.024ac	1975	SR	11/02/11	188.60	17/17	225,000	225,000	215,000	95.56	
808 San Tomas St	Davis	1, 11E	2 2	(2 0)	1,126	0.114ac	1977	SR	11/28/11	208.70	84/84	297,000	270,000	235,000	87.04	
3670 Ramita Ter	Davis	356, H6	2 2	(1 1)	935	1056sf	Unde	SR	11/28/11	280.07	145/145	259,990	261,867	261,867	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	
2525 Lafayette Dr	Davis	1, 9H	3 2	(2 0)	1,640	0.207ac	1968	SR	11/22/11	207.16	49/49	387,000	348,300	339,750	97.55	
830 Donovan Ct	Davis	1, 10D	3 2	(2 0)	1,114	0.121ac	1987	SR	11/10/11	305.21	185/185	385,000	359,000	340,000	94.71	
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	
1146 San Gallo Ter	Davis	1, 1A	3 3	(2 1)	1,803	0.070ac	1999	SR	11/04/11	194.12	7/41	350,000	350,000	350,000	100.00	
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	
1710 Raintree Pl	Davis	1, 10C	3 2	(2 0)	1,246		1971	SR	11/04/11	288.92	147/147	410,000	360,000	360,000	100.00	
4926-4928 Cowell Blvd #28	Davis	1, 13d	6 4	(4 0)	2,492	0.434ac	1971	SR	11/14/11	156.50	24/24	480,000	430,000	390,000	90.70	
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	
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	
1401 Caceres Way	Davis	1, 1A	4 3	(3 0)	1,800	0.105ac	1994	SR	11/04/11	227.78	9/9	409,800	409,800	410,000	100.05	
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	
1405 Cornell Dr	Davis	1, 5D	3 2	(2 0)	1,769	0.177ac	1968	SPR	11/22/11	245.62	178/178	485,000	439,000	434,500	98.97	
527 S Campus Way	Davis	1, 6D	3 3	(3 0)	1,820	0.217ac	1960	SPR	11/04/11	247.25	70/70	490,000	476,000	450,000	94.54	
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	
1600 Tamarack Ln	Davis	1, 6C	3 2	(2 0)	2,300	0.205ac	1967	SR	11/02/11	224.35	70/70	575,000	549,000	516,000	93.99	
1621 Redwood Ln	Davis	1, 6C	4 2	(2 0)	1,930	0.500ac	1956	SR	11/18/11	282.38	15/15	585,000	585,000	545,000	93.16	
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	
44452 N El Macero Dr	El Macero	315, A1	4 3	(2 1)	2,300	0.302ac	1969	SR	11/01/11	256.52	4/4	625,000	625,000	590,000	94.40	
5728 Tufts St	Davis	1, 14D	4 3	(3 0)	2,960	0.240ac	2005	SR	11/01/11	236.49	259/259	780,000	749,000	700,000	93.46	
39613 Larkspur Pl	Davis	293, J2	4 3	(3 0)	2,985	0.760ac	1989	SPR	11/18/11	251.26	108/108	949,000	750,000	750,000	100.00	
3203 Grosbeak Ct	Davis	1, 6a	4 3	(3 0)	2,595	9278sf	1993	SPR	11/02/11	292.87	2/2	777,000	777,000	760,000	97.81	
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	
3633 Washoe St	Davis	1, 1A	4-5 3	(3 0)	3,143	0.256ac	1999	SR	11/28/11	254.53	40/40	849,000	849,000	800,000	94.23	
226 Avocet Ave	Davis	1, 6A	5 3	(3 0)	3,000	0.180ac	1993	SR	10/26/11	307.33	94/94	1,095,000	995,000	922,000	92.66	
<b>Listing Count 38</b>		<b>Averages</b>			1,761					246.69	66/74	466,316	448,291	434,756	96.98	
					<b>High 922,000</b>					<b>Low 108,000</b>			<b>Median 408,000</b>			
<b>Report Count 75</b>		<b>Report Averages</b>			1,869					247.29	65/77	490,124	471,391	434,756		

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