

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 01/03/12 at 2:38pm

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Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Active Court Appr., Sold (12/1/2011 to 12/31/2011)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
2800 Bidwell St #3	Davis	294, E5	2	1 (1 0)	903	0.012ac	1971	SPR	12/19/11	157.25	56/56	160,000	160,000	142,000	88.75
1809 Fremont Ct. #1	Davis	1, 9B	2	1 (1 0)	780	795sf	1972	SPR	12/21/11	205.13	21/21	164,500	164,500	160,000	97.26
2161 Bella Casa St	Davis	1, 6B	3	2 (1 1)	1,150	0.021ac	1976	SPR	12/06/11	182.61	11/17	204,900	204,900	210,000	102.49
1818 Moore Blvd #242	Davis	294, E4	2	2 (2 0)	1,329		2006	SPR	12/28/11	176.82	35/35	245,900	245,900	235,000	95.57
1804 Drexel Dr	Davis	1, 9C	3	2 (2 0)	1,306	6055sf	1959	SR	12/20/11	222.05	152/152	365,000	298,000	290,000	97.32
3170 Newport Ter	Davis	1, 1d	3	3 (2 1)	1,540	0.054ac	1989	SR	12/16/11	189.42	13/13	310,000	310,000	291,700	94.10
705 Bianco Ct	Davis	1, 5B	2	2 (2 0)	1,342	0.122ac	1977	SR	12/27/11	227.27	205/205	330,000	289,000	305,000	105.54
3215 Trawler Pl	Davis	1, 5B	3	2 (1 1)	1,295	0.101ac	1976	SR	12/21/11	238.61	5/5	312,000	312,000	309,000	99.04
1121 Snyder Dr	Davis	1, 1C	3-5	3 (3 0)	1,738	0.140ac	1959	SR	12/21/11	178.88	71/71	335,000	324,900	310,900	95.69
1805 Palm Pl	Davis	1, 5E	3	1 (1 0)	1,494	0.157ac	1966	SR	12/22/11	225.90	10/151	345,000	345,000	337,500	97.83
381 Becerra Way	Davis	1, 11D	3	2 (2 0)	1,494	4792sf	1999	SR	12/27/11	237.62	111/111	446,400	369,900	355,000	95.97
1200 Farragut Cir	Davis	1, 1d	3	3 (2 1)	1,530	3484sf	1994	SR	12/29/11	251.63	28/28	410,000	375,000	385,000	102.67
511 Hubble St	Davis	1, 1A	3	2 (2 0)	1,579	0.181ac	1972	SR	12/22/11	250.16	125/125	472,500	405,500	395,000	97.41
44705 Garden Ct	El Macero	1, 10A	3	2 (2 0)	1,739	2735sf	1972	SR	12/02/11	227.14	33/185	430,000	399,000	395,000	99.00
1508 Olympic Dr	Davis	293, J6	3	3 (2 1)	1,628	0.100ac	1995	SR	12/30/11	261.06	41/41	434,900	429,900	425,000	98.86
1221 Eureka Ave	Davis	1, 6C	4-5	3 (2 1)	2,175	0.175ac	1961	SPR	12/29/11	203.22	51/51	489,000	489,000	442,000	90.39
1127 Decatur Ct	Davis	1, 10E	4-5	2 (2 0)	1,885	0.153ac	1975	SR	12/21/11	243.50	129/129	499,000	459,000	459,000	100.00
900 Sycamore Ln	Davis	1, 5C	4	3 (2 1)	2,262	8075sf	1963	SPR	12/19/11	216.58	35/209	498,000	498,000	489,900	98.37
809 Cherry Ln	Davis	1, 1a	3	3 (3 0)	2,362	13628sf	1962	SR	12/09/11	226.50	36/36	579,000	579,000	535,000	92.40
513 Reed Dr	Davis	1, 6C	3-4	3 (3 0)	1,928	0.189ac	1964	SPR	12/01/11	295.59	28/28	574,900	569,900	569,900	100.00
2442 Elendil Ln	Davis	1, 4e	3-4	3 (3 0)	2,422	0.128ac	1976	SPR	12/07/11	238.44	201/201	699,000	595,000	577,500	97.06
1830 Glenn Pl	Davis	1, 4D	4	2 (2 0)	2,444	11326sf	1995	SR	12/05/11	250.00	48/48	689,000	659,000	611,000	92.72
645 Coolidge St	Davis	1, 4D	4	3 (3 0)	2,917	0.429ac	1966	SPR	12/09/11	209.80	2/2	614,000	614,000	612,000	99.67
2571 Hepworth Dr	Davis	1, 11A	4	3 (2 1)	2,387	6374sf	2001	SPR	12/12/11	257.33	14/14	639,000	639,000	614,250	96.13
1118 Maple Ln	Davis	1, 5D	4-6	3 (3 0)	2,310	8476sf	1960	SR	12/14/11	274.46	35/94	648,000	648,000	634,000	97.84
4102 Tallow Pl	Davis	1, 1A	5	3 (3 0)	2,708	0.220ac	1996	SR	12/16/11	262.56	68/68	759,000	729,000	711,000	97.53
3045 Audubon Cir	Davis	1, 9A	4-5	3 (3 0)	3,700	9514sf	1999	SR	12/08/11	194.59	306/306	799,000	750,000	720,000	96.00
3920 Hoopa Pl	Davis	1, 11D	4	3 (2 1)	2,961	7536sf	2003	SPR	12/23/11	246.54	49/49	749,000	749,000	730,000	97.46
3207 Shelter Cove Ave	Davis	1, 2c	4	3 (3 0)	3,147	0.276ac	1979	SPR	12/12/11	257.39	14/14	879,000	879,000	810,000	92.15
2813 Rockwell Dr	Davis	1, 10A	5	3 (3 0)	3,595	0.190ac	2001	SR	12/02/11	253.13	13/135	949,000	924,000	910,000	98.48

Listing Count 30	Averages	2,002		228.71	65/87	501,000	480,480	465,722	96.93
		High 910,000		Low 142,000			Median 433,500		
Report Count 30	Report Averages	2,002		228.71	65/87	501,000	480,480	465,722	

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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