

### CMA Report

Listings as of 02/01/08 at 12:57pm

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**Property Type Residential Area** 11404, 11405, 11402, 11403, 11401 **Statuses** Pending, Sold (1/1/2008 or after)

**RESIDENTIAL**

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Orig Price	List Price
2300 Sycamore Ln #14	Davis	1, 14B	2	2	1,016	0.020ac	1981		01/26/08	260.33	40	264,500	264,500
410 Alvarado Ave	Davis	1, 6B	2	1	825		1972		12/24/07	321.09	40	264,900	264,900
2611 Loyola Dr	Davis	356, F6	3	2	1,023	0.152ac	1969		01/10/08	351.81	105	379,900	359,900
3331 Seabright Ave	Davis	1, 2c	3	1	1,235	0.103ac	1986		01/05/08	299.60	154	390,000	370,000
3162 Nantucket Ter	Davis	1, 11E	3	3	1,644	0.080ac	1989		01/22/08	243.25	181	434,900	399,900
329 Messina Ter	Davis	1, 12D	3	3	1,266		2007		02/01/08	327.80	204	459,000	415,000
4217 San Jeronimo Ter	Davis	1, 12D	3	3	1,505		2007		11/06/07	295.68	120	445,000	445,000
3321 Monte Vista Ave	Davis	1, 11E	3	2	1,535		1973	S	11/30/07	292.51	98	530,000	449,000
1237 Farragut Cir	Davis	1, 8E	3	3	1,489	3920sf	1993		01/26/08	308.26	200	495,000	459,000
3218 Via Verde Ter	Davis	1, 11C	3	3	1,700	0.060ac	1998	P	01/29/08	279.35	134	539,000	474,900
2736 Ottawa Ave	Davis	1, 3C	3	2	1,400	7144sf	1980		01/27/08	370.71	96	527,500	519,000
915 Barkley St	Davis	1, 4d	3-4	2	1,800	0.150ac	1991		01/22/08	288.89	7	520,000	520,000
2001 Catalina Dr	Davis	1, 1A	3	3	1,940	0.150ac	2003	S	11/24/07	270.62	10	525,000	525,000
435 G St #202	Davis	2, 8D	2	2	1,308			Unde P	10/22/07	405.12	45	577,900	529,900
4327 El Macero Dr	Davis	1, 12D	4	2	1,900		1974	S	01/10/08	278.95	69	530,000	530,000
1218 Valerosa Way	Davis	1, 1A	3-4	3	2,042	5831sf	1998	P	12/12/07	288.44	203	619,000	589,000
1850 Imperial Ave	Davis	1, 4D	4	3	2,196	5967sf	1986		01/18/08	286.43	54	629,000	629,000
5117 El Cemonte Ave	Davis	1, 13D	4	3	1,977	0.219ac	1977		01/15/08	328.28	161	699,000	649,000
527 Antioch Dr	Davis	2, 6D	4	3	2,042	0.220ac	1964		11/26/07	322.72	139	725,000	659,000

**Listing Count** 19

<b>Averages</b>	1,571	306.31	108	502,874	476,421
<b>High</b>	659,000	<b>Low</b>	264,500	<b>Median</b>	474,900

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
2911 Austin St #2	Davis	1, 9B	2	1	903		1974		01/28/08	221.48	129	232,000	220,000	200,000	90.90
418 Jardin Pl	Davis	1, 8A	3	2	1,434	4600sf	1978		01/03/08	291.84	121	429,000	429,000	418,500	97.60
2027 Renoir Ave	Davis	1, 9B	4	2	1,746	5089sf	1978		01/14/08	262.31	90	559,000	459,000	458,000	99.80
653 Sunset Ct	Davis	1, 5D	3	1	1,624	11025sf	1952		01/29/08	320.20	1	520,000	520,000	520,000	100.00
1003 Pine Ln	Davis	1, 5D	4	2	1,908	7700sf	1975		01/14/08	278.56	37	531,000	531,000	531,500	100.10
437 J St	Davis	1, 8D	3	3	1,312	0.110ac	2007		01/14/08	449.70	123	650,000	650,000	590,000	90.80
3019 Prado Ln	Davis	1, 10A	4	3	2,217	0.130ac	1993		01/09/08	272.89	103	639,000	620,000	605,000	97.60
2642 Emerald Bay Dr	Davis	1, 10E	4	2	2,107	0.180ac	1997		01/03/08	339.35	135	775,000	725,000	715,000	98.60
20 College Park	Davis	1, 1A	4-5	4	2,812	18125sf	1935		01/02/08	435.63	140	1,695,000	1,550,000	1,225,000	79.00

**Listing Count** 9

<b>Averages</b>	1,785	319.11	98	670,000	633,778	584,778	92.27
<b>High</b>	1,225,000	<b>Low</b>	200,000	<b>Median</b>	531,500		

**Report Count** 28

<b>Report Averages</b>	1640	310.42	105	556,593	527,000	584,778
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*Presented By: Andrew J Dowling / Coldwell Banker-Doug Arnold Phone: 530-753-6485*

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

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