

CMA Report

Listings as of 03/01/08 at 1:01pm

Property Type Residential Area 11404, 11405, 11402, 11403, 11401 Statuses Pending, Sold (2/1/2008 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 |
| 527 Flicker Ave | Davis | 1, 6A | 2 | 1 | 969 | 0.092ac | 1990 | | 02/25/08 | 335.40 | 185 | 400,000 | 325,000 |
| 259 Baja Ave | Davis | 1, 7B | 2 | 1 | 1,008 | 3900sf | 1974 | | 02/21/08 | 356.15 | 0 | 359,000 | 359,000 |
| 602 Hudson St | Davis | 1, 3D | 4 | 2 | 1,392 | 3920sf | 1977 | | 02/19/08 | 262.21 | 4 | 365,000 | 365,000 |
| 2626 Blackburn Dr | Davis | 1, 11B | 3 | 2 | 1,258 | 0.152ac | 1971 | | 02/29/08 | 293.32 | 9 | 369,000 | 369,000 |
| 3012 Woods Cir | Davis | 1, 1A | 2 | 2 | 1,079 | | 1983 | | 02/15/08 | 342.82 | 8 | 369,900 | 369,900 |
| 2737 Blackburn Dr | Davis | 1, 10B | 3 | 1 | 988 | 0.146ac | 1971 | | 02/16/08 | 383.60 | 19 | 379,000 | 379,000 |
| 1307 L St | Davis | 356, D6 | 3 | 2 | 1,138 | 5500sf | 1964 | | 02/08/08 | 348.86 | 94 | 408,950 | 397,000 |
| 2533 Bombadil Ln | Davis | 1, 13B | 2 | 1 | 880 | 0.069ac | 1981 | | 02/21/08 | 453.41 | 13 | 399,000 | 399,000 |
| 2081 5th St | Davis | 1, 9D | 3 | 2 | 1,267 | 0.050ac | 2001 | P | 02/07/08 | 314.92 | 183 | 475,000 | 399,000 |
| 335 Messina Ter | Davis | 1, 12D | 3 | 3 | 1,266 | | 2007 | | 02/21/08 | 315.56 | 224 | 459,000 | 399,500 |
| 329 Messina Ter | Davis | 1, 12D | 3 | 3 | 1,266 | | 2007 | | 02/01/08 | 327.80 | 204 | 459,000 | 415,000 |
| 2612 Amapola Dr | Davis | 1, 7B | 3 | 2 | 1,224 | 3572sf | 1986 | | 02/07/08 | 340.28 | 15 | 416,500 | 416,500 |
| 435 G St #205 | Davis | 2, 8D | 2 | 2 | 1,136 | | New | | 02/20/08 | 368.84 | 16 | 419,000 | 419,000 |
| 1814 Baywood Ln | Davis | 1, 9B | 5 | 2 | 1,483 | 6936sf | 1965 | | 02/24/08 | 289.28 | 85 | 449,000 | 429,000 |
| 1924 Calaveras Ave | Davis | 1, 4D | 3 | 2 | 1,299 | 0.110ac | 1989 | P | 02/14/08 | 337.95 | 9 | 439,000 | 439,000 |
| 2421 Albany Ave | Davis | 1, 10E | 3 | 2 | 1,144 | 0.110ac | 1994 | | 02/25/08 | 383.74 | 4 | 439,000 | 439,000 |
| 4217 San Jeronimo Ter | Davis | 1, 12D | 3 | 3 | 1,505 | | 2007 | | 11/06/07 | 295.68 | 120 | 445,000 | 445,000 |
| 2500 Loyola Dr | Davis | 1, 10C | 4 | 2 | 1,522 | 6360sf | 1970 | | 02/25/08 | 295.01 | 47 | 449,000 | 449,000 |
| 1237 Farragut Cir | Davis | 1, 8E | 3 | 3 | 1,489 | 3920sf | 1993 | | 01/26/08 | 308.26 | 200 | 495,000 | 459,000 |
| 844 Lake Blvd | Davis | 1, 13G | 3 | 2 | 1,708 | 5743sf | 1978 | | 02/14/08 | 272.25 | 9 | 465,000 | 465,000 |
| 608 I St | Davis | 1, 8D | 3 | 1 | 1,086 | 9088sf | 1952 | | 02/01/08 | 437.38 | 193 | 559,000 | 475,000 |
| 3452 Koso St | Davis | 1, 11D | 3 | 3 | 2,009 | 4792sf | 1996 | | 02/05/08 | 246.39 | 60 | 519,000 | 495,000 |
| 3114 Florinda Ln | Davis | 1, 11C | 4 | 2 | 1,763 | 0.150ac | 1994 | | 02/26/08 | 283.55 | 28 | 519,900 | 499,900 |
| 2001 Catalina Dr | Davis | 1, 1A | 3 | 3 | 1,940 | 0.150ac | 2003 | S | 11/24/07 | 270.62 | 10 | 525,000 | 525,000 |
| 4013 Vistosa St | Davis | 1, 2C | 4 | 3 | 2,153 | 0.150ac | 1999 | SP | 02/19/08 | 255.46 | 8 | 550,000 | 550,000 |
| 2708 Cadiz St | Davis | 1, 5B | 4 | 3 | 2,264 | 0.171ac | 1978 | P | 02/29/08 | 253.98 | 23 | 575,000 | 575,000 |
| 517 Jerome St | Davis | 1, 2D | 3 | 2 | 1,888 | 0.212ac | 1973 | | 02/12/08 | 309.85 | 7 | 585,000 | 585,000 |
| 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 |
| 1015 Kent Dr | Davis | 1, 5C | 4 | 3 | 2,184 | 9496sf | 1970 | | 02/25/08 | 320.51 | 48 | 700,000 | 700,000 |
| 2614 Nevelson Ct | Davis | 1, 10B | 4-5 | 3 | 2,874 | 0.160ac | 2000 | | 02/24/08 | 253.13 | 3 | 727,500 | 727,500 |
| 636 B St | Davis | 1, 4F | 2 | 2 | 1,342 | 0.248ac | 1926 | | 02/02/08 | 558.12 | 59 | 749,000 | 749,000 |
| 5607 Tufts St | Davis | 1, 14D | 4 | 3 | 2,836 | 10890sf | 2002 | P | 02/06/08 | 281.73 | 10 | 799,000 | 799,000 |
| 43428 Almond Ln | Davis | 1, 11E | 3 | 2 | 2,318 | 0.577ac | 1964 | | 02/20/08 | 344.69 | 6 | 799,000 | 799,000 |
| 5604 Cowell Blvd | Davis | 1, 14D | 3-4 | 3 | 2,836 | 0.350ac | 2001 | | 02/20/08 | 295.84 | 15 | 839,000 | 839,000 |
| 418 Angela St | Davis | 1, 11A | 5 | 3 | 3,357 | 0.230ac | 1999 | P | 02/29/08 | 252.90 | 58 | 895,000 | 849,000 |
| 3708 Los Cerros Pl | Davis | 2, 11C | 4 | 3 | 2,813 | 9583sf | 1997 | | 02/17/08 | 337.36 | 2 | 949,000 | 949,000 |
| 5402 Tufts St | Davis | 377, A1 | 5 | 4 | 3,825 | 0.230ac | 2003 | | 02/01/08 | 248.37 | 56 | 950,000 | 950,000 |
| 1605 Arena Dr | Davis | 1, 11B | 5 | 3 | 3,600 | 0.203ac | 2001 | | 02/12/08 | 277.50 | 34 | 1,049,000 | 999,000 |
| 1501 Chalupa Pl | Davis | 1, 1A | 5-6 | 6 | 4,870 | 0.305ac | 2005 | | 02/20/08 | 348.05 | 118 | 2,300,000 | 1,695,000 |
| Listing Count 41 | Averages | | | | 1,859 | | | | | 317.95 | 61 | 599,055 | 570,239 |
| | | | | | High 1,695,000 | | | | | Low 264,500 | | | Median 465,000 |

SOLD Properties

| Address | City | Map | Bd | Bth | SqFt | LotSz | Year | WA* | Date | \$/SqFt | DOM | Orig Price | List Price | Sale Price | SP%/LP |
|-------------------------|-----------------|---------|-----|-----|---------------------|---------|------|-----|----------|--------------------|------------|----------------|-----------------------|----------------|--------------|
| 2611 Loyola Dr | Davis | 356, F6 | 3 | 2 | 1,023 | 0.152ac | 1969 | | 02/12/08 | 294.97 | 105 | 379,900 | 359,900 | 301,750 | 83.80 |
| 3331 Seabright Ave | Davis | 1, 2c | 3 | 1 | 1,235 | 0.103ac | 1986 | | 02/19/08 | 291.50 | 154 | 390,000 | 370,000 | 360,000 | 97.30 |
| 3162 Nantucket Ter | Davis | 1, 11E | 3 | 3 | 1,644 | 0.080ac | 1989 | | 02/20/08 | 238.75 | 181 | 434,900 | 399,900 | 392,500 | 98.10 |
| 3218 Via Verde Ter | Davis | 1, 11C | 3 | 3 | 1,700 | 0.060ac | 1998 | P | 02/25/08 | 258.82 | 134 | 539,000 | 474,900 | 440,000 | 92.70 |
| 915 Barkley St | Davis | 1, 4d | 3-4 | 2 | 1,800 | 0.150ac | 1991 | | 02/19/08 | 283.33 | 7 | 520,000 | 520,000 | 510,000 | 98.10 |
| 2736 Ottawa Ave | Davis | 1, 3C | 3 | 2 | 1,400 | 7144sf | 1980 | | 02/21/08 | 367.14 | 96 | 527,500 | 519,000 | 514,000 | 99.00 |
| 4327 El Macero Dr | Davis | 1, 12D | 4 | 2 | 1,900 | | 1974 | S | 02/13/08 | 271.05 | 69 | 530,000 | 530,000 | 515,000 | 97.20 |
| 435 G St #202 | Davis | 2, 8D | 2 | 2 | 1,308 | | Unde | P | 02/11/08 | 397.48 | 45 | 577,900 | 529,900 | 519,900 | 98.10 |
| 527 Antioch Dr | Davis | 2, 6D | 4 | 3 | 2,042 | 0.220ac | 1964 | | 02/12/08 | 306.07 | 139 | 725,000 | 659,000 | 625,000 | 94.80 |
| 5117 El Cemonte Ave | Davis | 1, 13D | 4 | 3 | 1,977 | 0.219ac | 1977 | | 02/29/08 | 316.14 | 161 | 699,000 | 649,000 | 625,000 | 96.30 |
| Listing Count 10 | Averages | | | | 1,603 | | | | | 302.53 | 109 | 532,320 | 501,160 | 480,315 | 95.84 |
| | | | | | High 625,000 | | | | | Low 301,750 | | | Median 512,000 | | |

Report Count 51

Report Averages

1809

314.93

70

585,970

556,694

480,315

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.

(0040-0)

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