

### CMA Report

Listings as of 05/02/08 at 11:45am

Property Type Residential Area 11401, 11405, 11404, 11403, 11402 Status Sold (1/1/2008 to 4/30/2008)

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**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
2911 Austin St #2	Davis	1, 9B	2	1	903		1974	01/28/08	221.48	129/129	232,000	220,000	200,000	90.90
1712 Fremont Ct #1	Davis	1, 1A	2	1	760		1973	04/04/08	301.32	1/1	229,000	229,000	229,000	100.00
410 Alvarado Ave	Davis	1, 6B	2	1	825		1972	01/31/08	278.79	40/40	264,900	264,900	230,000	86.80
2300 Sycamore Ln #14	Davis	1, 14B	2	2	1,016	0.020ac	1981	03/11/08	248.52	40/40	264,500	264,500	252,500	95.50
2611 Loyola Dr	Davis	356, F6	3	2	1,023	0.152ac	1969	02/12/08	294.97	105/105	379,900	359,900	301,750	83.80
527 Flicker Ave	Davis	1, 6A	2	1	969	0.092ac	1990	03/28/08	319.92	184/184	400,000	325,000	310,000	95.40
3215 Bermuda Ave #21	Davis	1, 12D	4	2	1,531		1975	04/22/08	230.57	13/13	360,000	360,000	353,000	98.10
259 Baja Ave	Davis	1, 7B	2	1	1,008	3900sf	1974	03/31/08	356.15	0/0	359,000	359,000	359,000	100.00
3331 Seabright Ave	Davis	1, 2c	3	1	1,235	0.103ac	1986	02/19/08	291.50	154/154	390,000	370,000	360,000	97.30
602 Hudson St	Davis	1, 3D	4	2	1,392	3920sf	1977	04/01/08	262.21	4/4	365,000	365,000	365,000	100.00
1307 L St	Davis	356, D6	3	2	1,138	5500sf	1964	02/28/08	322.94	94/94	408,950	397,000	367,500	92.60
2626 Blackburn Dr	Davis	1, 11B	3	2	1,258	0.152ac	1971	04/30/08	293.32	9/9	369,000	369,000	369,000	100.00
3012 Woods Cir	Davis	1, 1A	2	2	1,079		1983	03/05/08	345.60	8/8	369,900	369,900	372,900	100.80
2737 Blackburn Dr	Davis	1, 10B	3	1	988	0.146ac	1971	03/14/08	383.60	19/19	379,000	379,000	379,000	100.00
1513 Cypress Ln	Davis	1, 8C	3	2	1,324	6360sf	1962	04/18/08	287.01	56/165	405,000	405,000	380,000	93.80
353 Messina Ter	Davis	1, 12D	3	3	1,266		2007	04/07/08	300.16	99/99	399,000	389,500	380,000	97.60
347 Messina Ter	Davis	1, 12D	3	3	1,266		2007	04/17/08	301.74	129/129	399,000	389,500	382,000	98.10
2533 Bombadil Ln	Davis	1, 13B	2	1	880	0.069ac	1981	03/14/08	442.05	13/13	399,000	399,000	389,000	97.50
335 Messina Ter	Davis	1, 12D	3	3	1,266		2007	04/01/08	307.66	224/224	459,000	399,500	389,500	97.50
3162 Nantucket Ter	Davis	1, 11E	3	3	1,644	0.080ac	1989	02/20/08	238.75	181/181	434,900	399,900	392,500	98.10
2081 5th St	Davis	1, 9D	3	2	1,267	0.050ac	2001	03/11/08	311.76	183/183	475,000	399,000	395,000	99.00
329 Messina Ter	Davis	1, 12D	3	3	1,266		2007	02/29/08	314.77	204/204	459,000	415,000	398,500	96.00
2612 Amapola Dr	Davis	1, 7B	3	2	1,224	3572sf	1986	04/01/08	326.80	15/15	416,500	416,500	400,000	96.00
2039 5th St	Davis	1, 9D	3	2	1,300	1742sf	2001	04/04/08	307.69	56/56	435,900	418,900	400,000	95.50
435 G St #205	Davis	2, 8D	2	2	1,136		New	04/01/08	360.92	16/16	419,000	419,000	410,000	97.90
44737 Garden Ct	El Macero	1, 14E	2	2	1,411	2204sf	1974	04/01/08	294.12	221/221	665,000	495,000	415,000	83.80
418 Jardin Pl	Davis	1, 8A	3	2	1,434	4600sf	1978	01/03/08	291.84	121/121	429,000	429,000	418,500	97.60
1924 Calaveras Ave	Davis	1, 4D	3	2	1,299	0.110ac	1989	03/23/08	323.33	9/9	439,000	439,000	420,000	95.70
2918 Temple Dr	Davis	1, 10B	4	2	1,439	0.180ac	1972	04/11/08	293.26	3/3	422,000	422,000	422,000	100.00
3321 Monte Vista Ave	Davis	1, 11E	3	2	1,535		1973	04/11/08	277.52	104/104	530,000	415,000	425,999	102.70
1814 Baywood Ln	Davis	1, 9B	5	2	1,483	6936sf	1965	03/20/08	291.98	85/270	449,000	429,000	433,000	100.90
2421 Albany Ave	Davis	1, 10E	3	2	1,144	0.110ac	1994	04/03/08	383.74	4/4	439,000	439,000	439,000	100.00
2500 Loyola Dr	Davis	1, 10C	4	2	1,522	6360sf	1970	04/01/08	289.09	47/47	449,000	449,000	440,000	98.00
3218 Via Verde Ter	Davis	1, 11C	3	3	1,700	0.060ac	1998	02/25/08	258.82	134/134	539,000	474,900	440,000	92.70
1237 Farragut Cir	Davis	1, 8E	3	3	1,489	3920sf	1993	03/11/08	298.86	200/200	495,000	459,000	445,000	96.90
923 3rd St	Davis	1, 8E	2	2	1,250	0.120ac	1885	04/24/08	359.20	55/220	469,000	469,000	449,000	95.70
608 I St	Davis	1, 8D	3	1	1,086	9088sf	1952	03/31/08	414.36	193/193	559,000	475,000	450,000	94.70
2027 Renoir Ave	Davis	1, 9B	4	2	1,746	5089sf	1978	01/14/08	262.31	90/90	559,000	459,000	458,000	99.80
844 Lake Blvd	Davis	1, 13G	3	2	1,708	5743sf	1978	04/09/08	269.32	9/9	465,000	465,000	460,000	98.90
3114 Florinda Ln	Davis	1, 11C	4	2	1,763	0.150ac	1994	04/02/08	280.77	28/28	519,900	499,900	495,000	99.00
2846 Loyola Dr	Davis	1, 10C	4	3	1,743	7200sf	1972	04/30/08	286.86	169/169	574,900	500,000	500,000	100.00
915 Barkley St	Davis	1, 4d	3-4	2	1,800	0.150ac	1991	02/19/08	283.33	7/7	520,000	520,000	510,000	98.10
3452 Koso St	Davis	1, 11D	3	3	2,009	4792sf	1996	03/06/08	253.86	60/113	519,000	495,000	510,000	103.00
2736 Ottawa Ave	Davis	1, 3C	3	2	1,400	7144sf	1980	02/21/08	367.14	96/96	527,500	519,000	514,000	99.00
4327 El Macero Dr	Davis	1, 12D	4	2	1,900		1974	02/13/08	271.05	69/69	530,000	530,000	515,000	97.20
435 G St #202	Davis	2, 8D	2	2	1,308		Unde	02/11/08	397.48	45/74	577,900	529,900	519,900	98.10
653 Sunset Ct	Davis	1, 5D	3	1	1,624	11025sf	1952	01/29/08	320.20	0/0	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	0/0	531,000	531,000	531,500	100.10
915 Mesquite	Davis	1, 10C	4	2	1,685	5227sf	1997	04/30/08	317.51	33/33	545,000	545,000	535,000	98.20
2204 Rockwell Dr	Davis	1, 12A	3	2	1,833	7286sf	2000	02/29/08	300.05	184/184	695,000	599,500	550,000	91.70
2708 Cadiz St	Davis	1, 5B	4	3	2,264	0.171ac	1978	04/10/08	246.47	23/23	575,000	575,000	558,000	97.00
1202 Antelope Ave	Davis	1, 5B	4	2	1,922	0.223ac	1987	04/29/08	296.70	23/23	595,000	582,500	570,250	97.90
517 Jerome St	Davis	1, 2D	3	2	1,888	0.212ac	1973	03/13/08	304.56	7/7	585,000	585,000	575,000	98.30
437 J St	Davis	1, 8D	3	3	1,312	0.110ac	2007	01/14/08	449.70	123/123	650,000	650,000	590,000	90.80
1850 Imperial Ave	Davis	1, 4D	4	3	2,196	5967sf	1986	03/21/08	273.22	54/54	629,000	629,000	600,000	95.40
3019 Prado Ln	Davis	1, 10A	4	3	2,217	0.130ac	1993	01/09/08	272.89	103/103	639,000	620,000	605,000	97.60
1626 La Paloma Ct	Davis	1, 10F	4	2	1,791	0.150ac	1995	04/24/08	338.08	43/43	649,000	629,000	605,500	96.30
224 Guaymas Pl	Davis	1, 7B	4	3	2,348	0.146ac	1985	04/25/08	259.80	55/55	650,000	619,000	610,000	98.50
527 Antioch Dr	Davis	2, 6D	4	3	2,042	0.220ac	1964	02/12/08	306.07	139/139	725,000	659,000	625,000	94.80
5117 El Cemente Ave	Davis	1, 13D	4	3	1,977	0.219ac	1977	02/29/08	316.14	161/161	699,000	649,000	625,000	96.30
1015 Kent Dr	Davis	1, 5C	4	3	2,184	9496sf	1970	03/19/08	311.36	48/267	700,000	700,000	680,000	97.10
636 B St	Davis	1, 4F	2	2	1,342	0.248ac	1926	03/05/08	532.79	59/59	749,000	749,000	715,000	95.50
2642 Emerald Bay Dr	Davis	1, 10E	4	2	2,107	0.180ac	1997	01/03/08	339.35	135/135	775,000	725,000	715,000	98.60
2702 Calder Ct	Davis	1, 10b	4	3	2,475	0.160ac	1999	04/09/08	290.91	49/49	749,500	739,900	720,000	97.30
2614 Nevelson Ct	Davis	1, 10B	4-5	3	2,874	0.160ac	2000	03/20/08	255.74	3/3	727,500	727,500	735,000	101.00
43428 Almond Ln	Davis	1, 11E	3	2	2,318	0.577ac	1964	03/10/08	350.52	6/6	799,000	799,000	812,500	101.70
418 Angela St	Davis	1, 11A	5	3	3,357	0.230ac	1999	03/26/08	244.27	58/58	895,000	849,000	820,000	96.60
5604 Cowell Blvd	Davis	1, 14D	3-4	3	2,836	0.350ac	2001	03/20/08	292.67	15/15	839,000	839,000	830,000	98.90

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

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### CMA Report

Listings as of 05/02/08 at 11:45am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (1/1/2008 to 4/30/2008)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
5607 Tufts St	Davis	1, 14D	4	3	2,836	10890sf	2002	03/06/08	296.19	10/10	799,000	799,000	840,000	105.10
5402 Tufts St	Davis	377, A1	5	4	3,825	0.230ac	2003	04/01/08	222.22	56/329	950,000	950,000	850,000	89.50
3708 Los Cerros Pl	Davis	2, 11C	4	3	2,813	9583sf	1997	04/03/08	337.36	2/2	949,000	949,000	949,000	100.00
1605 Arena Dr	Davis	1, 11B	5	3	3,600	0.203ac	2001	04/11/08	268.06	34/34	1,049,000	999,000	965,000	96.60
20 College Park	Davis	1, 1A	4-5	4	2,812	18125sf	1935	01/02/08	435.63	140/140	1,695,000	1,550,000	1,225,000	79.00
44408 Clubhouse Dr	El Macero	1, 13E	4	3	3,168	18054sf	1976	04/24/08	408.78	2/2	1,295,000	1,295,000	1,295,000	100.00
27250 Fairway	El Macero	1, 14E	3	3	3,684	18643sf	Unkn	03/31/08	405.81	4/4	1,495,000	1,495,000	1,495,000	100.00
<b>Listing Count 75</b>	<b>Averages</b>				1,738				311.60	71/84	577,369	554,055	535,884	96.72
					<b>High 1,495,000</b>				<b>Low 200,000</b>			<b>Median 458,000</b>		
<b>Report Count 75</b>	<b>Report Averages</b>				1738				311.60	71/84	577,369	554,055	535,884	

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