

CMA Report

Listings as of 08/07/08 at 3:40pm

Page 1

Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (6/23/2008 or after)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
1724 Fremont Ct #4	Davis	1, 9B	2	1	800		1973	SN	07/31/08	250.00	129/129	239,000	204,900	200,000	97.60
1827 Fremont Ct #2	Davis	1, 9B	2	1	903		1972	SNP	07/15/08	232.56	151/151	245,000	229,000	210,000	91.70
2830 Bidwell St #1	Davis	1, 1A	2	1	800		1973	SNP	07/10/08	266.25	140/140	259,900	215,000	213,000	99.10
909 Alvarado Ave #8	Davis	2, 6B	1	1	542		1981	SN	07/11/08	396.68	28/28	229,000	229,000	215,000	93.90
1330 Antelope Ave #17	Davis	1, 5B	2	1	900	0.036ac	1984	SN	08/01/08	268.89	14/14	247,000	247,000	242,000	98.00
2300 Sycamore Ln #21	Davis	1, 5B	2	2	1,016	0.017ac	1981	SN	06/30/08	258.86	27/27	272,000	263,000	263,000	100.00
2123 Bella Casa St	Davis	1, 6B	2	2	1,120	900sf	1972	SNP	06/27/08	250.00	22/22	299,500	285,000	280,000	98.20
1615 Poleline Rd	Davis	1, 10B	3	1	1,000	7800sf	1961	SN	07/18/08	320.00	4/4	345,000	345,000	320,000	92.80
4216 Cowell Blvd	Davis	1, 12D	3	2	1,476	0.058ac	1976	SNP	08/01/08	218.83	22/22	325,000	325,000	323,000	99.40
3002 Woods Cir	Davis	1, 2c	2	2	1,000	0.070ac	1984	SNP	07/30/08	325.00	15/15	325,000	325,000	325,000	100.00
3010 Albany Ave	Davis	2, 7C	3	2	1,062	0.086ac	1979	SN	07/10/08	310.26	110/110	365,000	345,000	329,500	95.50
1944 Gauguin Pl	Davis	1, 9B	3	2	1,144	0.098ac	1982	SN	06/27/08	301.57	55/55	358,000	345,000	345,000	100.00
5236 Glide Dr	Davis	1, 1A	2	2	1,215	0.101ac	1979	SN	06/23/08	290.95	11/11	349,000	349,000	353,500	101.30
1103 Entrada Dr	Davis	356, H7	2	1	1,004	5663sf	1998	SN	07/16/08	353.59	179/179	405,000	375,000	355,000	94.70
210 Baja Ave	Davis	1, 7B	3	2	1,080	0.073ac	1970	SN	06/30/08	351.85	25/25	398,000	385,000	380,000	98.70
3418 Laguna Ave	Davis	1, 11E	3	2	1,364	0.157ac	1978	SN	06/30/08	246.39	61/61	439,000	425,000	410,000	96.50
1108 Snyder Dr	Davis	1, 10A	3	2	1,000	6000sf	1959	SN	07/21/08	415.00	5/5	425,000	425,000	415,000	97.60
2738 Danube Ave	Davis	1, 3D	3	1	960	5904sf	1976	SN	08/01/08	432.29	0/0	415,000	415,000	415,000	100.00
1504 Pacific Dr	Davis	1, 8C	4	2	1,239	6143sf	1964	SN	06/30/08	338.98	13/13	429,000	429,000	420,000	97.90
430 K St	Davis	1, 5F	2	1	1,260	6027sf	1948	SN	07/17/08	337.30	16/16	425,000	425,000	425,000	100.00
3221 Lillard Dr	Davis	1, 10E	3	2	1,601	0.177ac	1969	SN	07/24/08	268.58	16/16	425,000	425,000	430,000	101.20
825 Eureka Ave	Davis	1, 1A	3	1	1,035	8228sf	1952	SN	06/30/08	420.29	4/4	449,000	449,000	435,000	96.90
2709 Portage Bay East	Davis	1, 5B	3	2	1,234	0.165ac	1977	SN	07/31/08	352.51	13/13	440,000	440,000	435,000	98.90
2311 Whittier Dr	Davis	1, 1A	3	2	1,367	5974sf	1966	SN	07/14/08	325.53	97/97	495,000	469,000	445,000	94.90
3063 Concord Pl	Davis	1, 10E	4	2	1,644	7905sf	1979	SN	07/09/08	273.11	29/29	455,000	449,000	449,000	100.00
854 Malaga Ave	Davis	1, 9D	3-4	2	1,997	0.167ac	1987	SN	07/16/08	226.34	97/97	549,000	499,900	452,000	90.40
329 Norte Ave	Davis	1, 11A	3-4	2	1,575		1980	SN	07/14/08	289.52	5/5	458,000	458,000	456,000	99.60
1314 Farragut Cir	Davis	1, 10E	3	3	1,489	3920sf	1994	SN	07/17/08	308.26	36/36	479,000	479,000	459,000	95.80
2700 Rondo Pl	Davis	1, 4H	3	2	1,653	0.110ac	1997	SN	07/11/08	281.31	33/33	495,000	475,000	465,000	97.90
2712 Concord Avenue	Davis	1, 10E	3	2	1,453	7627sf	1990	SN	07/08/08	320.72	142/142	475,000	475,000	466,000	98.10
325 E 8th St #4	Davis	1, 7D	3	2	1,717	0.084ac	1984	SN	06/30/08	276.65	60/60	519,000	499,000	475,000	95.20
1312 Estaban Ct	Davis	1, 12C	3	3	1,595	4791sf	1995	SN	06/30/08	297.81	79/79	510,000	490,000	475,000	96.90
3049 Bryant Pl	Davis	1, 10B	5	3	1,976	0.151ac	1974	SN	06/27/08	240.38	7/7	475,000	475,000	475,000	100.00
1446 Monarch Ln	Davis	1, 10C	4	2	1,428	6720sf	1973	SN	07/28/08	336.13	11/11	480,000	480,000	480,000	100.00
2338 Halsey Cir	Davis	1, 6G	3	3	1,614	3272sf	1996	SN	07/30/08	299.26	30/30	499,000	499,000	483,000	96.80
1313 Estaban Ct	Davis	1, 12C	3	3	1,595	0.130ac	1995	SN	08/01/08	304.08	182/182	539,000	499,900	485,000	97.00
3033 Hortaleza Pl	Davis	1, 11C	3	2	1,488	8276sf	1993	SN	06/27/08	329.30	1/1	479,000	479,000	490,000	102.30
730 J St	Davis	1, 8D	3	1	1,212	10000sf	1951	SN	06/30/08	408.42	20/20	509,900	499,900	495,000	99.00
1722 Raintree Pl	Davis	1, 1A	3	2	1,520	6300sf	1974	SN	06/24/08	336.84	104/104	539,000	519,000	512,000	98.70
1613 Pastal Way	Davis	1, 1A	3-4	3	1,833	5663sf	1997	SN	08/01/08	280.96	56/56	549,000	539,000	515,000	95.50
3305 Cutter Pl	Davis	1, 2D	4	2	2,158	0.182ac	1976	SN	08/01/08	243.28	138/138	599,000	548,500	525,000	95.70
434 Cabrillo Ave	Davis	1, 6B	4	2	1,522	7680sf	1970	SN	07/31/08	351.51	24/24	557,000	557,000	535,000	96.10
1212 Beech Ln	Davis	1, 6C	3	2	2,014	9717sf	1962	SN	07/01/08	266.11	11/11	585,000	585,000	535,937	91.60
5009 Cowell Blvd	Davis	1, 13D	4	2	2,420	10220sf	1966	SNP	07/18/08	225.21	84/84	625,000	577,500	545,000	94.40
2159 Humboldt Ave	Davis	1, 1A	4	3	2,040	7863sf	1989	SN	08/06/08	274.51	49/49	619,000	599,000	560,000	93.50
602 J St	Davis	1, 1a	4	2	1,618	9760sf	1952	SN	06/25/08	351.67	41/41	599,000	585,000	569,000	97.30
803 Plum Ln	Davis	1, 5D	4	3	2,012	6715sf	1966	SN	06/27/08	285.79	16/16	595,000	595,000	575,000	96.60
1209 Pine Ln	Davis	1, 1a	4	2	1,619	6200sf	1965	SN	06/30/08	357.32	68/68	649,000	599,000	578,500	96.60
1019 Fordham Dr	Davis	1, 5C	3	2	1,812	0.190ac	1968	SN	06/27/08	325.06	2/2	589,000	589,000	589,000	100.00
44205 S El Macero Dr	El Macero	1, 6H	3	2	2,040	0.228ac	1973	SNP	07/28/08	289.22	52/52	629,000	599,000	590,000	98.50
305 Cabrillo Ave	Davis	1, 11A	5	4	2,405	6596sf	1966	SN	08/05/08	247.40	40/40	599,900	599,900	595,000	99.20
519 Reed Dr	Davis	1, 6c	4	3	1,900	0.193ac	1965	SN	07/11/08	315.26	8/8	599,000	599,000	599,000	100.00
1124 Dartmouth Pl	Davis	2, 8D	5	2	1,876	9086sf	1964	SNP	06/26/08	319.30	49/49	610,000	599,000	599,000	100.00
923 San Sebastian St	Davis	1, 11C	4	3	2,217	7405sf	1996	SN	07/03/08	270.18	200/200	629,000	629,000	599,000	95.20
2340 Caravaggio Dr	Davis	1, 10B	5	3	2,189	0.130ac	2000	SN	07/18/08	276.38	12/12	619,000	605,000	605,000	100.00
2605 Kalamazoo Pl	Davis	1, 10C	5	3	2,305	0.170ac	1998	SN	07/02/08	266.81	34/34	635,000	635,000	615,000	96.90
3534 Mono Pl	Davis	1, 11D	4	2	2,222	6534sf	2005	SN	07/31/08	293.29	11/11	679,000	679,000	651,700	96.00
538 Isla Pl	Davis	1, 6A	4	2	2,025	8280sf	1978	SNP	07/18/08	330.62	12/12	674,500	674,500	669,500	99.30
740 Oak Ave	Davis	1, 7d	4-6	2	2,080	15714sf	1949	SNP	07/15/08	322.12	76/76	795,000	694,000	670,000	96.50
2643 Chateau Ln	Davis	1, 11A	4	3	2,225	6969sf	1997	SN	07/24/08	307.87	62/343	719,000	699,000	685,000	98.00
1626 Santa Rosa St	Davis	1, 3C	5	3	2,400	0.170ac	2000	SN	08/01/08	287.50	6/6	719,000	719,000	690,000	96.00
34 Parkside Dr	Davis	1, 6D	3	2	2,382	11848sf	1960	SNP	07/28/08	293.03	40/40	770,000	770,000	698,000	90.60
44538 Country Club Dr	El Macero	1, 14E	3	3	2,354	13455sf	1968	SNP	07/15/08	296.94	3/3	715,000	715,000	699,000	97.80
2008 Klee Pl	Davis	1, 9B	4-5	3	2,644	0.150ac	1999	SN	06/23/08	264.75	7/7	720,000	720,000	700,000	97.20
519 Isla Pl	Davis	1, 5A	4	3	2,834	0.190ac	1977	SN	07/23/08	248.77	15/15	745,000	745,000	705,000	94.60
1403 Secret Bay St	Davis	1, 2C	4-5	2	2,465	11357sf	1978	SNP	07/18/08	290.06	59/59	739,000	739,000	715,000	96.80
2432 Westernesse Rd	Davis	1, 1A	4	2	2,376	0.079ac	1979	SNP	08/01/08	305.98	32/32	765,000	729,000	727,000	99.70
1711 Redwood Ln	Davis	1, 6c	3	2	2,280	0.500ac	1950	SNP	06/30/08	325.00	87/87	925,000	869,000	741,000	85.30

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Listings as of 08/07/08 at 3:40pm

Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (6/23/2008 or after)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
612 Flicker Ave	Davis	1, 1a	4	3	2,728	9888sf	1990	SN	07/08/08	291.42	63/63	819,000	819,000	795,000	97.10
522 Mockingbird Pl	Davis	1, 6a	5	3	2,844	0.200ac	1992	SN	07/31/08	288.33	3/3	819,500	829,400	820,000	98.90
3811 Los Cerros Pl	Davis	2, 11C	4	3	3,000	0.180ac	1999	SNP	07/21/08	290.00	88/88	999,000	899,000	870,000	96.80
1119 Los Robles St	Davis	1, 11e	4	3	2,920	7841sf	2007	SN	07/31/08	299.66	28/108	895,000	895,000	875,000	97.80
27485 Willowbank Rd	Davis	1, 11E	2	1	1,650	0.964ac	1945	SN	07/16/08	542.42	1/1	895,000	895,000	895,000	100.00
44149 Greenview Dr	El Macero	1, 11A	4	3	3,950	14740sf	1974	SNP	07/25/08	240.51	159/159	1,200,000	999,000	950,000	95.10
301 7th St	Davis	1, 7d	5	5	2,960	7090sf	2003	SN	08/01/08	342.91	47/266	1,150,000	1,085,000	1,015,000	93.50
1311 Torrey St	Davis	1, 12E	4	3	3,429	0.330ac	1985	SN	07/23/08	311.75	1/1	1,069,000	1,069,000	1,069,000	100.00
2916 Bellows Ct	Davis	1, 9A	5-6	4	4,250	10497sf	2001	SNP	06/27/08	317.65	15/15	1,395,000	1,395,000	1,350,000	96.80
Listing Count 77	Averages				1,823					305.15	48/55	578,678	562,642	545,723	96.99
					High 1,350,000					Low 200,000			Median 512,000		
Report Count 77	Report Averages				1823					305.15	48/55	578,678	562,642	545,723	

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