

CMA Report

Listings as of 08/07/08 at 4:13pm

Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (1/1/2008 to 2/29/2008)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
2911 Austin St #2	Davis	1, 9B	2	1	903		1974	S	01/28/08	221.48	129/129	232,000	220,000	200,000	90.90
410 Alvarado Ave	Davis	1, 6B	2	1	825		1972	SP	01/31/08	278.79	40/40	264,900	264,900	230,000	86.80
2611 Loyola Dr	Davis	356, F6	3	2	1,023	0.152ac	1969	S	02/12/08	294.97	105/105	379,900	359,900	301,750	83.80
3331 Seabright Ave	Davis	1, 2c	3	1	1,235	0.103ac	1986	S	02/19/08	291.50	154/154	390,000	370,000	360,000	97.30
1307 L St	Davis	356, D6	3	2	1,138	5500sf	1964	S	02/28/08	322.94	94/94	408,950	397,000	367,500	92.60
3162 Nantucket Ter	Davis	1, 11E	3	3	1,644	0.080ac	1989	SP	02/20/08	238.75	181/181	434,900	399,900	392,500	98.10
329 Messina Ter	Davis	1, 12D	3	3	1,266		2007	S	02/29/08	314.77	204/204	459,000	415,000	398,500	96.00
418 Jardin Pl	Davis	1, 8A	3	2	1,434	4600sf	1978	S	01/03/08	291.84	121/121	429,000	429,000	418,500	97.60
3218 Via Verde Ter	Davis	1, 11C	3	3	1,700	0.060ac	1998	SP	02/25/08	258.82	134/134	539,000	474,900	440,000	92.70
2027 Renoir Ave	Davis	1, 9B	4	2	1,746	5089sf	1978	S	01/14/08	262.31	90/90	559,000	459,000	458,000	99.80
915 Barkley St	Davis	1, 4d	3-4	2	1,800	0.150ac	1991	S	02/19/08	283.33	7/7	520,000	520,000	510,000	98.10
2736 Ottawa Ave	Davis	1, 3C	3	2	1,400	7144sf	1980	S	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	S	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 S	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	S	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	SP	01/14/08	278.56	0/0	531,000	531,000	531,500	100.10
2204 Rockwell Dr	Davis	1, 12A	3	2	1,833	7286sf	2000	SP	02/29/08	300.05	184/184	695,000	599,500	550,000	91.70
437 J St	Davis	1, 8D	3	3	1,312	0.110ac	2007	S	01/14/08	449.70	123/123	650,000	650,000	590,000	90.80
3019 Prado Ln	Davis	1, 10A	4	3	2,217	0.130ac	1993	S	01/09/08	272.89	103/103	639,000	620,000	605,000	97.60
527 Antioch Dr	Davis	2, 6D	4	3	2,042	0.220ac	1964	SP	02/12/08	306.07	139/139	725,000	659,000	625,000	94.80
5117 El Cemonte Ave	Davis	1, 13D	4	3	1,977	0.219ac	1977	SP	02/29/08	316.14	161/161	699,000	649,000	625,000	96.30
2642 Emerald Bay Dr	Davis	1, 10E	4	2	2,107	0.180ac	1997	S	01/03/08	339.35	135/135	775,000	725,000	715,000	98.60
20 College Park	Davis	1, 1A	4-5	4	2,812	18125sf	1935	S	01/02/08	435.63	140/140	1,695,000	1,550,000	1,225,000	79.00
Listing Count 23	Averages				1,615					309.29	107/108	573,089	538,783	504,876	93.71
					High 1,225,000					Low 200,000				Median 514,000	
Report Count 23	Report Averages				1615					309.29	107/108	573,089	538,783	504,876	

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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