

CMA Report

Sorted by On Market (asc), Area (asc) , Price (asc)

Listings as of 12/17/08 at 2:38pm

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Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (11/2/2008 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
1105 E 8th St	Davis	1, 8D	3	2	1,296	6490sf	1968	SN	12/08/08	308.64	5/5	400,000	400,000	400,000	100.00
224 I St	Davis	1, 8E	3	2	1,680	6012sf	1924	SN	11/26/08	258.93	141/194	539,000	449,000	435,000	96.88
927 Acacia Ln	Davis	1, 5D	3	2	1,764	0.167ac	1968	SN	11/10/08	291.95	21/21	550,000	550,000	515,000	93.64
1310 Oak Ave	Davis	1, 6C	3	2	1,554	0.190ac	1962	SN	11/14/08	334.62	13/13	535,000	535,000	520,000	97.20
1215 Eureka Ave	Davis	1, 6d	3	2	1,850	7995sf	1961	SN	12/12/08	297.30	130/130	679,000	599,500	550,000	91.74
1400 Redwood Ln	Davis	1, 6C	5-6	3	2,650	10593sf	1962	SN	12/01/08	313.21	0/0	900,000	900,000	830,000	92.22
1736 Fremont Ct #1	Davis	1, 9B	2	1	800	780sf	1972	SNP	11/13/08	224.38	12/71	220,000	185,000	179,500	97.03
2911 Austin St #1	Davis	1, 9B	2	1	800	0.179ac	1972	SNP	11/04/08	243.75	0/0	200,000	200,000	195,000	97.50
2300 Sycamore Ln #5	Davis	159, A2	2-3	2	1,016	0.017ac	1981	SN	11/03/08	226.38	88/88	245,000	237,000	230,000	97.05
417 Alvarado Ave	Davis	1, 6B	2	2	1,160	0.020ac	1975	SNP	12/01/08	224.14	108/108	299,000	279,000	260,000	93.19
1218 Caribou Pl	Davis	1, 14C	2	2	1,130	4404sf	1988	SN	11/04/08	287.61	69/69	375,000	350,000	325,000	92.86
1216 Gazelle Pl	Davis	1, 5B	3	2	1,491	4922sf	1987	SN	12/01/08	291.75	20/58	525,000	486,000	435,000	89.51
2312 Leonardo St	Davis	356, F5	3-4	2	1,555	0.120ac	1999	SN	12/02/08	299.04	29/29	480,000	480,000	465,000	96.88
410 Cabrillo Ave	Davis	1, 11A	4	3	2,039	7035sf	1968	SN	12/05/08	301.62	7/7	629,000	629,000	615,000	97.77
1324 Cassel Ln	Davis	1, 5A	4	3	2,116	0.130ac	2008	SN	11/20/08	311.91	103/103	769,000	699,000	660,000	94.42
2102 Whistler Ct	Davis	1, 5F	3-4	3	2,745	9781sf	1999	SNP	12/12/08	247.72	14/14	725,000	725,000	680,000	93.79
2963 Audubon Cir	Davis	1, 9A	3-4	3	2,659	0.200ac	1999	SN	11/20/08	291.46	17/17	798,888	798,888	775,000	97.01
2993 Audubon Cir	Davis	1, 1A	5	3	3,000	8854sf	1999	SN	12/16/08	262.33	31/31	799,000	799,000	787,000	98.50
2500 Rockwell Dr	Davis	1, 10A	5	4	3,888	0.170ac	2005	SNP	12/01/08	259.77	248/248	1,295,000	1,125,000	1,010,000	89.78
39601 Lupine Ct	Davis	1, 3A	4	3	4,016	0.781ac	1989	SNP	11/03/08	309.76	116/116	1,395,000	1,350,000	1,244,000	92.15
1300 Pole Line Rd	Davis	1, 10F	3	2	1,224	0.168ac	Unkn	SN	11/12/08	244.69	2/2	299,500	299,500	299,500	100.00
2524 Denison Dr	Davis	1, 12D	4	2	1,407	0.207ac	1965	SN	11/21/08	276.37	33/33	408,500	408,500	388,850	95.19
1109 Entrada Dr	Davis	1, 12C	3	2	1,188	0.119ac	1998	SN	11/20/08	329.12	79/79	435,000	399,000	391,000	97.99
1804 Drexel Dr	Davis	1, 9C	3	2	1,306	0.139ac	1959	SN	11/14/08	300.15	21/21	395,000	395,000	392,000	99.24
2763 Belmont Dr	Davis	1, 10B	3	1	1,190	6960sf	1971	SN	12/15/08	340.34	81/81	420,000	420,000	405,000	96.43
945 Zaragoza St	Davis	1, 10C	4	2	1,652	0.140ac	1994	SN	11/21/08	251.21	60/60	459,900	437,700	415,000	94.81
1719 Poplar Ln	Davis	1, 10B	4	2	1,428	6825sf	1975	SN	12/15/08	332.63	191/191	525,000	513,000	475,000	92.59
1515 Arena Dr	Davis	1, 11d	6	4	3,464	0.212ac	2000	SN	11/14/08	230.95	48/128	869,000	849,000	800,000	94.23
2242 Calaveras Ave	Davis	1, 3D	3	2	1,271	0.132ac	1988	SN	12/03/08	295.04	81/81	410,000	389,000	375,000	96.40
648 Eisenhower St	Davis	1, 4D	4	3	2,153	10000sf	1973	SN	12/12/08	269.39	57/57	646,000	580,000	580,000	100.00
2454 Halsey Cir	Davis	314, E1	3	1	1,100	0.050ac	1999	SN	11/06/08	219.55	1/1	279,900	279,900	241,500	86.28
3020 Concord Pl	Davis	1, 5H	3	2	1,100	0.087ac	1979	SN	11/14/08	324.55	39/39	385,000	385,000	357,000	92.73
1618 Valdora St	Davis	314, E2	3	2	1,425	0.126ac	1991	SN	11/18/08	254.04	8/8	379,900	379,900	362,000	95.29
333 Ensenada Dr	Davis	1, 12D	3	3	1,505		2008	SN	11/25/08	258.80	221/221	437,500	389,500	389,500	100.00
4502 San Ramon Dr	Davis	1, 1a	4	2	2,000	0.210ac	1971	SNP	11/18/08	250.00	164/164	614,500	548,000	500,000	91.24
44785 Garden Ct	El Macero	1, 14E	3	2	1,649	0.048ac	1978	SNP	12/15/08	312.31	49/49	490,000	490,000	515,000	105.10
3225 Monte Vista Pl	Davis	1, 10A	3-4	2	2,025	9782sf	1974	SN	12/16/08	260.74	9/9	539,000	539,000	528,000	97.96
1651 Valdora St	Davis	1, 10A	3	2	1,622	6970sf	1992	SN	11/21/08	339.09	61/61	599,000	559,000	550,000	98.39
1109 Los Robles St	Davis	1, 11E	4	3	2,784	6534sf	2007	SN	11/20/08	287.00	141/221	849,000	799,000	799,000	100.00
5716 Tufts St	Davis	1, 12F	5	4	3,800	11326sf	New	SN	12/12/08	230.26	69/69	1,195,000	1,045,000	875,000	83.73
44164 Country Club Dr	El Macero	1, 11A	4-5	5	5,424	16211sf	2003	SNP	11/18/08	419.43	178/543	2,579,000	2,479,000	2,275,000	91.77

Listing Count 41

Averages	1,949	283.22	67/84	623,746	594,156	561,557	94.51
	High 2,275,000	Low 179,500			Median 299,500		

Report Count 41

Report Averages	1949	283.22	67/84	623,746	594,156	561,557
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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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