

# CMA Report

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

Listings as of 01/14/09 at 2:14pm

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (12/1/2008 or after)

## RESIDENTIAL

### PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
825 Eureka	Davis	1, 1F	3	1	1,035	8228sf	1952	SN	12/18/08	432.85	27/27	489,900	448,000
2701 Bidwell St #4	Davis	356, E5	2	1	819	798sf	1971	SNP	01/09/09	244.08	186/186	239,500	199,900
3063 Mercedes Ave	Davis	294, C4	3	2	1,265	0.142ac	1979	SN	12/04/08	305.93	9/9	387,000	387,000
2946 Quail St	Davis	1, 5B	3	2	1,354	0.118ac	1986	SN	12/11/08	324.96	149/149	457,000	440,000
39797 Morning Dove Pl	Davis	1, 3A	4	3	3,500	0.760ac	1993	SN	12/21/08	260.00	79/79	995,000	910,000
2749 5th St	Davis	1, 10D	3	3	1,534	0.080ac	2006	SN	12/08/08	266.62	186/186	449,000	409,000
1241 Tulip Ln	Davis	1, 1A	3	2	1,426	0.222ac	1971	SN	12/24/08	315.22	57/57	475,000	449,500
3800 Alegre Way	Davis	1, 11C	3	2	1,550	0.135ac	1999	SN	11/26/08	334.61	68/68	530,000	518,650
1423 Escolar Ct	Davis	1, 12C	4	3	1,919	0.120ac	1996	SN	01/07/09	273.53	149/162	569,950	524,900
517 Marina Cir	Davis	1, 12D	4	2	2,784	9888sf	1975	SNP	10/31/08	256.82	52/52	715,000	715,000
636 Jerome St	Davis	293, G7	4	3	3,067	0.220ac	1973	SNP	12/30/08	260.52	4/4	799,000	799,000
5302 Marden Dr	Davis	1, 10A	3-4	3	2,852	10224sf	1999	SN	11/20/08	269.64	89/89	829,000	769,000
<b>Listing Count 12</b>	<b>Averages</b>				1,925					295.40	88/89	577,946	547,496
					<b>High</b> 910,000					<b>Low</b> 199,900		<b>Median</b> 429,250	

### PENDING BRING BACKUP Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3310 Oyster Bay Ave	Davis	1, 2C	3	2	1,792	0.201ac	1985	SN	12/31/08	300.78	50/50	559,000	539,000
3432 Koso St	Davis	1, 11D	4	3	2,766	0.150ac	2002	SN	11/03/08	207.88	175/175	699,000	575,000
<b>Listing Count 2</b>	<b>Averages</b>				2,279					254.33	113/113	629,000	557,000
					<b>High</b> 575,000					<b>Low</b> 539,000		<b>Median</b> 557,000	

### 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
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
762 Sycamore Ln	Davis	1, 5D	6	3	2,150		1963	SN	12/26/08	320.93	182/182	739,000	699,000	690,000	98.71
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
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
1943 Gauguin Pl	Davis	1, 9b	3	2	1,050	0.080ac	1983	SN	12/29/08	269.52	24/24	289,900	289,900	283,000	97.62
704 Bianco Ct	Davis	1, 5B	2	1	1,138	0.132ac	1977	SN	12/18/08	303.16	72/72	392,000	350,000	345,000	98.57
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
2429 Sisley Ct	Davis	1, 9B	4	3	2,250	0.130ac	1999	SN	12/23/08	264.44	18/18	610,000	610,000	595,000	97.54
2119 Whistler Ct	Davis	1, 10b	5	3	2,913	0.140ac	1999	SN	12/31/08	205.97	117/117	689,900	637,900	600,000	94.06
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
1041 Hacienda Ave	Davis	1, 5B	3	3	2,350	0.191ac	1987	SN	12/15/08	285.11	129/273	750,000	699,000	670,000	95.85
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
3051 Cassel Pl	Davis	1, 5A	4	3	2,113	5945sf	2008	SN	12/19/08	330.81	91/91	749,000	749,000	699,000	93.32
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
1805 Chapman Pl	Davis	1, 9C	3	2	1,234	6050sf	1961	SN	01/09/09	315.24	4/4	389,000	389,000	389,000	100.00
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
1818 Cork Pl	Davis	1, 10B	3	2	1,234	0.278ac	1970	SN	01/08/09	352.51	44/44	445,000	445,000	435,000	97.75
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
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
2930 Avila Bay Pl	Davis	1, 4c	3	2	1,194	5876sf	1987	SN	01/08/09	347.57	63/63	449,000	439,000	415,000	94.53
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
613 Jerome St	Davis	355, G7	5	4	2,869	0.217ac	1972	SNP	12/26/08	209.13	17/17	649,000	599,900	600,000	100.02
38415 Russell Blvd	Davis	1, 1E	4-5	2	3,109	1.167ac	1963	SNP	12/31/08	212.29	42/42	575,000	575,000	660,000	114.78
2440 Halsey Cir	Davis	1, 8D	3	3	1,624		1997	SN	12/23/08	264.78	90/90	469,000	455,175	430,000	94.47
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
44404 N El Macero Dr	El Macero	376, J1	3	3	2,394	12166sf	1973	SN	12/24/08	299.71	220/220	819,000	775,500	717,500	92.52
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
26977 E El Macero Dr	El Macero	1, 1A	4	3	2,825	14853sf	1987	SNP	12/31/08	351.50	106/106	993,000	993,000	993,000	100.00
<b>Listing Count 32</b>	<b>Averages</b>				2,051					286.84	73/79	623,869	597,027	572,078	95.82
					<b>High</b> 1,010,000					<b>Low</b> 260,000		<b>Median</b> 898,500			

**Report Count 46**

**Report Averages**

2028

287.66

79/83

612,112

582,366

572,078

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

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