

# CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 06/05/09 at 3:26pm

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Property Type Residential Area 11401, 11405, 11404, 11403, 11402 Status Sold (5/1/2009 to 5/31/2009)

**RESIDENTIAL  
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
2705 Brandywine Pl	Davis	1, 3d	2	1	928	0.095ac	1976	SN	05/20/09	336.21	20/20	311,000	311,000	312,000	100.32
920 Arnold St	Davis	376, F1	3	2	1,074	6380sf	1979	SN	05/08/09	293.30	143/290	349,000	318,500	315,000	98.90
1304 Garrison St	Davis	1, 1D	3	2	1,234	0.146ac	1980	SN	05/04/09	305.92	3/3	395,000	395,000	377,500	95.57
4472 Sunrise Ct	Davis	1, 1a	2	2	1,106	0.101ac	1988	SN	05/26/09	342.68	2/2	379,000	379,000	379,000	100.00
502 Schmeiser Ave	Davis	1, 14C	3	2	1,372	0.244ac	1978	SN	05/06/09	278.79	23/23	396,500	396,500	382,500	96.47
1291 Farragut Cir	Davis	1, 10E	3	3	1,489	0.079ac	1993	SN	05/15/09	292.14	61/61	459,000	459,000	435,000	94.77
2475 Halsey Cir	Davis	1, 9E	3	3	1,624	0.100ac	1997	SN	05/29/09	272.17	25/25	457,900	457,900	442,000	96.53
1900 Manet Pl	Davis	1, 9B	3	2	1,478	5314sf	1981	SN	05/22/09	304.47	34/34	469,000	469,000	450,000	95.95
933 K St	Davis	1, 8C	4	2	1,408	6600sf	1964	SN	05/29/09	323.15	14/14	465,000	465,000	455,000	97.85
514 12th St	Davis	1, 1A	3	2	1,521	8886sf	1957	SN	05/19/09	305.72	43/43	505,000	505,000	465,000	92.08
1115 Stanford Pl	Davis	1, 5D	3-4	2	1,408	7345sf	1964	SN	05/20/09	333.81	42/42	499,900	499,900	470,000	94.02
4337 Frontera Dr	Davis	1, 12C	4	3	1,739	0.120ac	1996	SN	05/15/09	270.27	84/84	499,000	484,500	470,000	97.01
2906 Mallorca Ln	Davis	1, 10D	3	2	1,471	6098sf	1994	SN	05/15/09	319.51	7/7	469,000	469,000	470,000	100.21
39748 Sharon Ave	Davis	1, 4A	4	3	1,848	20473sf	1962	SN	05/20/09	257.03	8/8	530,000	530,000	475,000	89.62
1319 Via Colonna Ter	Davis	1, 12C	3-4	3	1,791	0.060ac	1998	SNP	05/11/09	275.82	14/14	529,000	529,000	494,000	93.38
1218 Valerosa Way	Davis	1, 1A	3-4	3	2,042	5831sf	1998	SN	05/11/09	252.20	591/591	619,000	520,000	515,000	99.04
1273 Valerosa Way	Davis	1, 11C	4	3	2,306	0.162ac	1998	SN	05/29/09	230.70	49/49	579,000	559,000	532,000	95.17
1202 Bucknell Dr	Davis	1, 1A	5-6	2	2,100	0.164ac	1967	SNP	05/22/09	254.76	71/235	589,000	559,000	535,000	95.71
2007 Hopper Pl	Davis	1, 9A	4	2	2,040	0.160ac	1998	SN	05/08/09	264.71	74/74	585,000	555,000	540,000	97.30
1523 Notre Dame Dr	Davis	1, 1A	4	2	2,158	7776sf	1971	SN	05/22/09	252.55	151/151	649,000	560,000	545,000	97.32
640 Fillmore St	Davis	1, 4D	4	2	1,958	0.241ac	1973	SNP	05/28/09	286.01	10/10	559,500	559,500	560,000	100.09
804 W 8th St	Davis	1, 5D	4	3	2,184	10707sf	1960	SNP	05/12/09	262.36	5/5	575,000	575,000	573,000	99.65
317 Encina Ave	Davis	1, 6B	4	3	2,186	7260sf	1975	SN	05/15/09	283.62	4/4	625,000	625,000	620,000	99.20
2609 Nevelson Ct	Davis	1, 10B	5	3	2,567	6439sf	2000	SN	05/12/09	245.42	90/90	729,000	660,000	630,000	95.45
2320 Okeefe Pl	Davis	1, 9B	4	3	2,754	0.194ac	1990	SN	05/08/09	228.76	12/12	660,000	660,000	630,000	95.45
1222 Cresta Ct	Davis	1, 11c	5	3	3,009	0.150ac	1998	SN	05/08/09	223.99	5/5	679,000	679,000	674,000	99.26
3012 Bollate Ln	Davis	1, 11B	4-5	3	2,359	0.160ac	1994	SN	05/29/09	286.77	26/26	699,000	699,000	676,500	96.78
2531 Caravaggio Dr	Davis	1, 2H	4	3	2,489	0.190ac	2000	SN	05/21/09	273.60	6/6	689,000	689,000	681,000	98.84
5635 Guthrie Pl	Davis	1, 14D	3	3	2,827	0.230ac	2002	SN	05/29/09	256.46	223/223	859,000	725,000	725,000	100.00
508 Dresbach Way	Davis	1, 14D	3-4	3	2,890	12632sf	2000	SNP	05/08/09	254.33	166/166	869,000	759,900	735,000	96.72
44129 Lakeview Dr	El Macero	1, 13E	4	3	2,588	14749sf	1987	SN	05/29/09	301.39	254/254	925,000	850,000	780,000	91.76
5718 Guthrie Pl	Davis	1, 14D	5-6	3	3,800	0.230ac	2006	SN	05/29/09	242.11	307/307	1,325,000	950,000	920,000	96.84
3449 La Playa Dr	Davis	1, 11B	5	4	3,404	8872sf	1997	SNP	05/28/09	282.31	0/0	999,000	999,000	961,000	96.20

<b>Listing Count</b> 33	<b>Averages</b>	2,035	278.58	78/87	603,842	571,264	552,258	96.67
	<b>High</b>	961,000	<b>Low</b>	312,000	<b>Median</b>	532,000		
<b>Report Count</b> 33	<b>Report Averages</b>	2,035	278.58	78/87	603,842	571,264	552,258	

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