

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 07/30/09 at 11:35am

Page 1

Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (7/1/2009 to 7/31/2009)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
2184 Bella Casa St	Davis	1, 6B	2	2	1,160	900sf	1972	SPR	07/28/09	218.97	82/82	293,000	254,000	254,000	100.00
5042 Glide Dr #4	Davis	1, 13D	3	3	1,344	0.031ac	1974	SPR	07/07/09	206.25	225/225	299,000	284,900	277,200	97.30
1377 Cassel Ln	Davis	1, 1A	3	2	1,186	0.190ac	2008	SR	07/09/09	247.51	14/14	293,500	293,500	293,549	100.02
1566 Drake Dr	Davis	1, 5C	3	2	1,192	1541sf	1973	SR	07/09/09	250.84	7/190	299,900	299,900	299,000	99.70
3168 Nantucket Ter	Davis	1, 11E	3	3	1,276	2176sf	1986	SPR	07/15/09	239.03	40/40	319,000	299,000	305,000	102.01
2835 Danube Ave	Davis	1, 3D	2	1	945	0.071ac	1977	SR	07/17/09	328.04	0/0	310,000	310,000	310,000	100.00
3012 ALBANY Ave	Davis	1, 10E	3	2	1,228	3696sf	1979	SR	07/06/09	256.51	6/6	315,000	315,000	315,000	100.00
2705 Portage Bay East	Davis	1, 3D	3	2	1,062		1977	SR	07/17/09	301.32	2/2	320,000	320,000	320,000	100.00
207 Pintail Pl	Davis	1, 6A	2	1	969	3049sf	1993	SR	07/24/09	335.40	2/2	325,000	325,000	325,000	100.00
2637 Albany Ave	Davis	1, 10E	2	2	904	0.090ac	1997	SR	07/17/09	387.17	107/107	379,000	354,000	350,000	98.87
3132 Albany Cir	Davis	1, 1A	3	2	1,222	0.060ac	2004	SR	07/15/09	302.78	67/67	399,000	379,000	370,000	97.63
1103 Entrada Dr	Davis	1, 12C	2	1	1,004	5663sf	1998	SR	07/20/09	373.51	13/13	379,000	379,000	375,000	98.94
5531 Marden Dr	Davis	297, A7	3	3	1,359	5439sf	2002	SR	07/16/09	283.30	105/105	440,000	395,000	385,000	97.47
1207 Barkley St	Davis	1, 4D	2	1	1,066	4500sf	1984	SR	07/09/09	365.76	8/8	389,900	389,900	389,900	100.00
1612 Pacific Dr	Davis	1, 8C	3	1	1,066	0.157ac	1964	SR	07/17/09	366.32	13/13	395,000	395,000	390,500	98.86
2049 Picasso Ave	Davis	1, 9B	3	2	1,604	5567sf	1978	SR	07/10/09	255.61	8/8	419,000	419,000	410,000	97.85
1318 Claremont Dr	Davis	1, 1A	3	2	1,234	5940sf	1964	SR	07/16/09	332.25	19/19	419,000	419,000	410,000	97.85
1234 Gazelle Pl	Davis	1, 5B	2	2	1,105	0.091ac	1987	SR	07/10/09	379.19	10/10	414,000	419,000	419,000	100.00
2829 Prado Ln	Davis	1, 10C	3	2	1,451	0.129ac	1994	SR	07/23/09	292.90	6/6	420,000	420,000	425,000	101.19
2530 Lafayette Dr	Davis	1, 8d	3	2	1,037	8500sf	1968	SR	07/16/09	409.84	63/63	454,900	429,000	425,000	99.07
818 Hudson St	Davis	293, H7	3	2	1,275	0.141ac	1975	SR	07/01/09	352.16	5/5	449,000	449,000	449,000	100.00
3413 Arroyo Ave	Davis	1, 11C	2-3	2	1,567	5881sf	1997	SR	07/23/09	290.36	0/0	460,000	460,000	455,000	98.91
1523 Monarch Ln	Davis	1, 10b	3	2	1,234	0.191ac	1973	SR	07/24/09	372.77	62/62	489,500	465,000	460,000	98.92
1804 Poplar Ln	Davis	1, 10B	3	2	1,426	6120sf	1970	SR	07/10/09	326.09	5/5	495,000	495,000	465,000	93.94
3518 Koso St	Davis	1, 1A	3	3	1,914	4657sf	1995	SR	07/27/09	243.99	87/87	515,000	467,000	467,000	100.00
1211 Cypress Ln	Davis	1, 8C	5	3	1,719	0.146ac	1962	SR	07/02/09	282.14	49/49	499,000	499,000	485,000	97.19
621 Coolidge St	Davis	1, 1a	3	2	2,008	0.252ac	1967	SR	07/23/09	244.02	8/8	499,900	499,900	490,000	98.02
4216 Vista Way	Davis	1, 10A	4	2	1,606	7370sf	1966	SR	07/24/09	305.11	37/37	490,000	490,000	490,000	100.00
1308 Caceres Ct	Davis	1, 12C	4	3	1,739	4356sf	1996	SR	07/08/09	286.37	4/4	509,000	509,000	498,000	97.84
801 Mesquite Dr	Davis	1, 4H	5	3	2,307	0.150ac	1998	SR	07/22/09	217.60	7/7	499,900	499,900	502,000	100.42
1107 Oeste Dr	Davis	1, 6D	5	3	1,850	8040.000ac	1964	SR	07/02/09	272.43	14/14	482,000	482,000	504,000	104.56
820 Christie Ct	Davis	1, 1A	4-5	2	1,885	5580sf	1975	SR	07/20/09	268.97	20/20	519,000	519,000	507,000	97.69
1502 Redwood Ln	Davis	1, 6C	4	2	1,807	0.191ac	1970	SR	07/16/09	285.00	17/17	525,000	525,000	515,000	98.10
1233 Caricia Dr	Davis	1, 1A	4	3	2,306	6141sf	1999	SR	07/02/09	228.53	63/63	575,000	575,000	527,000	91.65
601 Elmwood Dr	Davis	1, 6D	3-4	3	1,699	0.277ac	1959	SR	07/27/09	324.90	53/53	610,000	579,000	552,000	95.34
2325 Leonardo St	Davis	1, 9B	3	2	1,833	0.160ac	1999	SPR	07/13/09	301.42	46/46	574,000	559,000	552,500	98.84
5114 Cowell Blvd	Davis	1, 4H	4	3	2,585	11475sf	1977	SR	07/07/09	220.50	32/32	599,900	585,000	570,000	97.44
1302 Hemlock Ln	Davis	1, 8C	3	2	2,052	0.139ac	1974	SR	07/06/09	277.96	37/37	585,000	585,000	570,375	97.50
2232 Humboldt Ave	Davis	293, J7	5	3	2,500	0.112ac	2007	SR	07/02/09	240.00	78/78	669,000	669,000	600,000	89.69
1807 Botticelli Pl	Davis	1, 9B	3-4	3	2,475	6147sf	1998	SR	07/24/09	248.48	70/70	712,000	649,000	615,000	94.76
208 Avocet Ave	Davis	1, 6a	4	2	2,000	0.216ac	1991	SR	07/16/09	307.50	34/34	660,000	607,000	615,000	101.32
1301 Oak Ave	Davis	1, 6D	4	2	2,189	7475sf	1963	SR	07/09/09	285.52	7/7	629,000	629,000	625,000	99.36
608 Angela St	Davis	1, 12F	5	3	3,308	8507sf	1991	SR	07/20/09	222.94	70/70	869,000	749,000	737,500	98.46
1406 Yukon St	Davis	1, 4C	6	3	3,189	0.150ac	1997	SR	07/16/09	235.81	3/3	699,000	729,000	752,000	103.16
1115 Los Robles St	Davis	1, 11E	4	3	2,920	6970sf	2007	SR	07/16/09	263.70	347/427	895,000	819,000	770,000	94.02
1712 Redwood Ln	Davis	1, 6C	6-7	4	4,048	0.430ac	1971	SPR	07/16/09	201.33	56/56	985,000	849,000	815,000	96.00
3943 Pomo Pl	Davis	1, 1A	4	3	3,026	7231sf	2004	SR	07/08/09	289.16	8/8	875,000	875,000	875,000	100.00
Listing Count 47	Averages				1,742					287.81	43/48	503,243	487,596	478,969	98.23
					High 875,000					Low 254,000			Median 465,000		
Report Count 47	Report Averages				1,742					287.81	43/48	503,243	487,596	478,969	

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