

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 07/30/09 at 11:33am

Page 1

Property Type Residential **Area** 11401, 11405, 11404, 11403, 11402 **Status** Sold (6/1/2009 to 6/30/2009)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
2186 Bella Casa St	Davis	1, 7B	3	2	1,200	0.020ac	1972	SR	06/09/09	228.33	27/27	295,000	295,000	274,000	92.88
5537 Marden Dr	Davis	297, A7	2	2	894	5416sf	2002	SR	06/01/09	348.99	12/12	319,000	319,000	312,000	97.81
1322 Garrison St	Davis	1, 1A	3	2	1,116	0.086ac	1980	SR	06/15/09	286.74	7/7	320,000	320,000	320,000	100.00
2826 Ottowa Ave	Davis	1, 3c	3	2	1,062	0.093ac	1979	SR	06/15/09	301.32	34/34	330,000	320,000	320,000	100.00
1330 Caceres Ct	Davis	234, G4	2	1	953	3920sf	1996	SR	06/17/09	338.41	122/224	345,000	325,000	322,500	99.23
1848 Renoir Ave	Davis	1, 9B	2	2	1,318	0.069ac	1979	SR	06/30/09	254.17	32/32	380,000	355,000	335,000	94.37
528 Hudson Ct	Davis	1, 5b	3	2	1,062	0.085ac	1984	SR	06/05/09	320.15	32/32	350,000	350,000	340,000	97.14
508 E 8th St	Davis	1, 7D	2	1	848	0.151ac	1947	SR	06/17/09	412.74	27/27	375,000	375,000	350,000	93.33
1401 Duke Dr	Davis	1, 8D	4	1	1,274	5775sf	1955	SR	06/16/09	274.73	24/24	360,000	360,000	350,000	97.22
2206 Amar Ct	Davis	1, 7B	3	2	1,214	3120sf	1973	SR	06/15/09	292.42	26/26	369,000	369,000	355,000	96.21
813 Christie Ct	Davis	376, F1	3	2	1,475	0.119ac	Unkn	SR	06/26/09	244.07	167/167	370,000	395,000	360,000	91.14
1001 Bendita Ct	Davis	1, 11C	2	1	1,004	0.119ac	1997	SR	06/19/09	360.56	15/15	375,000	375,000	362,000	96.53
1246 Drexel Dr	Davis	1, 8C	3	1	1,000	9300sf	1964	SR	06/22/09	368.50	8/8	368,500	368,500	368,500	100.00
625 Hermosa Pl	Davis	1, 6A	3	2	1,270	3780sf	1976	SR	06/19/09	290.55	12/12	379,000	379,000	369,000	97.36
3329 Monterey Ave	Davis	1, 11E	3	2	1,477	5234sf	1981	SR	06/12/09	253.89	5/5	383,000	383,000	375,000	97.91
221 Lindo	Davis	1, 1A	3	2	1,265	5160sf	1980	SR	06/30/09	301.98	9/9	386,000	386,000	382,000	98.96
1016 Trinita Ter	Davis	1, 11c	3	3	1,700	0.070ac	1998	SR	06/16/09	226.47	22/22	399,950	399,950	385,000	96.26
1602 Monarch Ln	Davis	1, 10B	4	2	1,428	0.171ac	1974	SR	06/02/09	279.41	326/326	465,000	399,900	399,000	99.77
3616 Arroyo Ave	Davis	1, 11c	3	2	1,155	0.100ac	1998	SR	06/23/09	345.45	50/50	400,000	390,000	399,000	102.31
2605 Albany Ave	Davis	1, 1a	3	3	1,350	3920sf	1997	SR	06/08/09	296.30	4/4	399,900	399,900	400,000	100.03
2810 Ganges Ave	Davis	1, 1d	3	2	1,350	0.144ac	1978	SR	06/26/09	300.00	33/33	409,000	409,000	405,000	99.02
2377 Roualt St	Davis	1, 10B	3	2	1,235	4129sf	2000	SR	06/12/09	331.98	0/0	424,900	424,900	410,000	96.49
806 Eleventh St	Davis	1, 4F	2	2	1,138	7239sf	1949	SR	06/30/09	364.67	126/126	460,000	430,000	415,000	96.51
124 Faro Ave	Davis	1, 7B	3	2	1,170	6475sf	1973	SR	06/30/09	359.40	10/10	435,000	435,000	420,500	96.67
3218 Via Verde Ter	Davis	1, 4H	3	3	1,783	2614sf	1998	SPR	06/15/09	243.97	5/5	409,000	409,000	435,000	106.36
100 Guaymas Pl	Davis	1, 7B	3	2	1,298	6142sf	1983	SR	06/15/09	350.54	38/38	459,000	459,000	455,000	99.13
337 D St	Davis	1, 7E	3	1	960	6000sf	1890	SR	06/11/09	494.79	116/116	549,000	499,000	475,000	95.19
1117 Villaverde Ln	Davis	1, 11D	4	3	2,185	0.133ac	1993	SR	06/11/09	218.56	60/60	534,900	509,900	477,550	93.66
1707 Valdora St	Davis	1, 9f	3	2	1,254	0.128ac	1991	SR	06/30/09	398.72	14/14	519,900	519,900	500,000	96.17
814 Linden Ln	Davis	1, 5D	3	2	1,302	0.174ac	1957	SR	06/15/09	387.86	25/25	524,500	524,500	505,000	96.28
2613 Concord Ave	Davis	1, 10E	3	2	1,504	10585sf	1989	SR	06/02/09	361.77	20/20	539,900	539,900	544,100	100.78
2537 Overhill Ln	Davis	326, C4	3	2	1,500	3659sf	1978	SPR	06/12/09	376.67	5/5	550,000	550,000	565,000	102.73
3819 Alegre Way	Davis	1, 11C	4	3	2,306	0.208ac	1999	SR	06/12/09	250.65	24/24	578,000	578,000	578,000	100.00
562 Reed Dr	Davis	1, 6C	4-5	3	2,687	0.212ac	1964	SPR	06/26/09	222.93	29/29	630,000	630,000	599,000	95.08
1133 Petra Ct	Davis	1, 10C	4	3	2,217	6098sf	1994	SR	06/02/09	272.89	23/23	629,000	629,000	605,000	96.18
1540 Brown Dr	Davis	1, 4D	4	2	2,081	0.209ac	1971	SR	06/17/09	302.74	29/29	669,000	669,000	630,000	94.17
2519 Overhill Ln	Davis	1, 3D	4	2	2,335	4355sf	1979	SPR	06/30/09	282.66	12/12	685,000	685,000	660,000	96.35
2821 Bellows St	Davis	1, 10A	5	3	2,607	6098sf	2001	SR	06/03/09	260.84	32/32	710,000	710,000	680,000	95.77
2602 Nevelson Ct	Davis	1, 10B	4	3	2,706	0.170ac	2000	SPR	06/25/09	252.03	69/69	709,000	699,000	682,000	97.57
2340 Glacier Pl	Davis	1, 3c	4	3	2,616	0.120ac	2009	SR	06/22/09	263.76	54/54	695,000	699,000	690,000	98.71
201 7th St	Davis	1, 5E	5	3	2,400	0.212ac	1956	SPR	06/09/09	291.67	25/25	695,000	695,000	700,000	100.72
309 10th St	Davis	1, 7D	4	2	2,056	0.176ac	1948	SPR	06/18/09	355.06	5/5	730,000	730,000	730,000	100.00
2635 Duchamp St	Davis	1, 10A	4-5	3	3,069	0.150ac	1999	SR	06/23/09	242.42	6/6	739,000	739,000	744,000	100.68
Listing Count 43	Averages				1,577					307.25	40/42	480,313	475,287	464,724	97.78
					High 744,000					Low 274,000			Median 410,000		
Report Count 43	Report Averages				1,577					307.25	40/42	480,313	475,287	464,724	

Presented By: Andrew J Dowling Lic: 01232466 / Coldwell Banker Doug Arnold Phone: 530-753-6485

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