

# CMA Report

## Sorted by Price (asc), Area (asc)

Listings as of 09/02/09 at 2:29pm

Page 1

**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (8/1/2009 to 8/31/2009)

### RESIDENTIAL

#### PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2842 Bidwell St #3	Davis	1, 9b	2	1	903		1974	SPR	08/29/09	164.97	68/68	173,745	148,966
2905 AUSTIN St #3	Davis	1, 9B	2	1	903		1972	SPR	08/26/09	221.48	183/183	200,000	200,000
1151 Greene Terrace	Davis	1, 10E	2	2	999	999sf	1994	SPR	07/08/09	225.37	13/13	225,141	225,141
2326 E 8th St	Davis	1, 10C	2	1	946	3740sf	1977	SR	07/31/09	290.59	9/9	274,900	274,900
2010 Alta Loma St	Davis	1, 5B	3	2	1,200	0.018ac	1975	SPR	08/09/09	229.17	180/180	317,000	275,000
1818 Moore Blvd #201	Davis	1, 9A	2	2	942		2006	SPR	08/20/09	291.93	104/104	275,000	275,000
1423 Banyan Pl	Davis	1, 9C	3	1	1,000	6420sf	1966	SR	07/27/09	345.50	104/104	389,000	345,500
4316 Frontera Dr	Davis	1, 12c	3	2	1,188	4356sf	1996	SR	07/21/09	307.24	35/35	380,000	365,000
928 Gregory Pl	Davis	1, 9C	3-4	2	1,565	0.151ac	1959	SR	08/18/09	239.62	48/298	375,000	375,000
1513 Pacific Dr	Davis	1, 8C	3	1	960	0.153ac	Unkn	SR	08/04/09	393.75	27/27	384,000	378,000
515 Tenth St	Davis	1, 7D	3	1	1,001	6420sf	Unkn	SR	09/02/09	379.12	79/79	445,000	379,500
310 Hidalgo Pl	Davis	1, 3d	3	2	1,245	4356sf	1978	SR	08/23/09	312.45	4/4	389,000	389,000
3043 Mercedes Ave	Davis	1, 2E	3	2	1,367	0.125ac	1978	SR	08/10/09	288.95	7/7	395,000	395,000
2900 Mallorca Ln	Davis	1, 1A	4	2	1,708	0.140ac	1995	SPR	08/31/09	233.61	77/77	399,000	399,000
2816 Ganges Ave	Davis	1, 3D	3	2	1,192	0.153ac	1978	SR	08/25/09	343.88	31/31	409,900	409,900
1428 Olympic Dr	Davis	1, 4c	2	2	1,118	0.076ac	1993	SR	08/17/09	383.72	46/46	429,000	429,000
2409 Albany Ave	Davis	1, 1a	3	2	1,139	4356sf	1994	SR	08/26/09	376.65	1/1	429,000	429,000
219 Grande Ave	Davis	1, 6A	3	2	1,344	6055sf	1984	SR	08/24/09	326.64	24/24	439,000	439,000
1830 Renoir	Davis	1, 9B	3	2	1,388	5000sf	1980	SR	08/05/09	335.01	14/14	465,000	465,000
2407 Evenstar Ln	Davis	1, 5C	2-3	2	1,391	0.119ac	1976	SR	07/26/09	352.26	11/11	490,000	490,000
233 B St	Davis	1, 7E	2	1	720	7500sf	1896	SR	08/16/09	694.31	68/68	499,900	499,900
2744 Bonnard St	Davis	1, 10B	3-4	2	1,700	6098sf	2001	SR	08/31/09	297.06	46/46	519,000	505,000
2614 Pepperdine Pl	Davis	1, 1A	4	2	1,685	6352sf	1997	SR	08/24/09	302.08	9/9	509,000	509,000
2402 Madrid Ct	Davis	1, 5B	3	2	1,780	0.188ac	1979	SPR	07/29/09	302.81	35/35	539,000	539,000
1600 Olympic Dr	Davis	1, 4C	3-4	3	2,141	6969sf	2000	SR	09/01/09	256.42	21/21	549,000	549,000
44753 Garden Ct	El Macero	1, 14E	2	2	1,649	0.053ac	1977	SR	07/21/09	351.12	5/5	579,000	579,000
2155 Whistler Ct	Davis	356, F5	3-4	2	2,183	6863sf	1999	SR	07/24/09	281.72	85/85	629,000	615,000
4303 Amoroso Pl	Davis	1, 1a	4	3	2,170	14100sf	1978	SR	08/27/09	283.41	57/57	699,000	615,000
3034 Prado Ln	Davis	1, 10C	5	3	2,187	0.130ac	1995	SR	08/21/09	283.45	72/72	649,900	619,900
1800 Botticelli Pl	Davis	1, 9B	4	3	2,542	6186sf	1998	SPR	08/30/09	263.18	138/138	699,000	669,000
5711 Cowell Blvd	Davis	1, 14D	3-4	3	2,827	9583sf	2000	SPR	08/13/09	272.02	22/22	769,000	769,000
3930 Pomo Pl	Davis	376, H1	4	3	2,959	0.191ac	1998	SR	07/28/09	261.91	167/167	775,000	775,000
5716 Tufts St	Davis	1, 1F	5	4	3,800	0.260ac	2008	SR	08/31/09	253.95	5/5	965,000	965,000
<b>Listing Count 33</b>	<b>Averages</b>				<b>1,571</b>					<b>307.43</b>	<b>54/62</b>	<b>474,681</b>	<b>463,506</b>
					<b>High 965,000</b>					<b>Low 148,966</b>			<b>Median 429,000</b>

#### PENDING BRING BACKUP Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
506 Hudson Ct	Davis	1, 3D	3	1	1,014	0.074ac	1983	SR	08/28/09	305.72	48/48	310,000	310,000
112 Guaymas Pl	Davis	1, 7B	2	2	958	0.081ac	1983	SR	08/14/09	328.81	59/59	337,000	315,000
3527 Koso St	Davis	1, 10B	3	3	1,930	0.120ac	1997	SR	08/16/09	248.19	75/75	515,000	479,000
1107 Colby Dr	Davis	1, 5E	3	2	1,758	7920sf	1969	SPR	09/02/09	284.13	7/7	499,500	499,500
1800 Astoria	Davis	1, 2c	4	3	2,375		1988	SPR	08/23/09	252.63	116/116	629,000	600,000
2637 Chateau Ln	Davis	2, 10G	0	0	2,119	0.190ac	1995	SR	08/16/09	311.00	4/4	659,000	659,000
3108 Merced Dr	Davis	1, 11B	3	3	3,018	10324sf	2000	SR	07/28/09	380.72	94/94	1,149,000	1,149,000
<b>Listing Count 7</b>	<b>Averages</b>				<b>1,882</b>					<b>301.60</b>	<b>58/58</b>	<b>585,500</b>	<b>573,071</b>
					<b>High 1,149,000</b>					<b>Low 310,000</b>			<b>Median 499,500</b>

#### SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
1919 Donner Ave #2	Davis	294, E5	2	1	903	0.010ac	1972	SR	08/19/09	166.11	49/49	181,900	169,900	150,000	88.29
2444 Sycamore Ln #2	Davis	1, 5B	2	1	969	0.034ac	1984	SR	08/14/09	217.23	124/124	225,000	220,000	210,500	95.68
1818 Moore Blvd #254	Davis	294, E4	2	2	942		2006	SPR	08/07/09	277.60	6/6	270,500	270,500	261,500	96.67
3215 Bermuda Ave #12	Davis	355, G7	2	2	1,104	0.024ac	1972	SPR	08/14/09	246.38	41/41	281,900	281,900	272,000	96.49
2910 Tiber Ave	Davis	1, 1a	3	2	1,062	3702sf	1981	SR	08/19/09	287.19	24/24	330,000	310,000	305,000	98.39
3141 Newport Ter	Davis	1, 11E	2	2	1,106	0.043ac	1989	SPR	08/21/09	275.77	297/297	314,900	307,500	305,000	99.19
1144 Drummond Ave	Davis	1, 11E	3	3	1,540	2564sf	1988	SPR	08/17/09	220.78	95/95	399,500	387,000	340,000	87.86
919 Chestnut Ln	Davis	1, 9C	3	1	1,100	6050sf	1960	SR	08/21/09	313.64	86/86	360,000	360,000	345,000	95.83
1504 Anderson Rd	Davis	356, B6	3	2	1,311	5768sf	1972	SR	08/04/09	284.13	10/10	379,000	379,000	372,500	98.28
1015 3rd St	Davis	1, 6F	3	1	960	0.139ac	1951	SR	08/21/09	416.67	16/16	410,000	410,000	400,000	97.56
1405 Buckeye Ln	Davis	2, 10c	3	2	1,234	0.141ac	1970	SR	08/20/09	332.25	23/23	435,000	424,500	410,000	96.58
2809 Bodega Bay	Davis	1, 3C	3	2	1,409	5680sf	1987	SR	08/20/09	294.54	3/3	419,000	419,000	415,000	99.05
1345 Farragut Cir	Davis	1, 10E	3	3	1,489	3484sf	1994	SR	08/14/09	290.13	11/11	449,000	449,000	432,000	96.21
1105 W Cabot St	Davis	1, 2D	4-5	2	1,428	0.170ac	1978	SR	08/06/09	314.43	20/20	449,000	449,000	449,000	100.00

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

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Listings as of 09/02/09 at 2:29pm

Page 2

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**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
1147 San Gallo Ter	Davis	1, 1A	3	3	1,584	0.070ac	2000	SR	08/28/09	284.09	0/0	450,000	450,000	450,000	100.00
2919 Albany Ave	Davis	1, 1a	3	2	1,653	0.160ac	1991	SR	08/31/09	277.68	10/10	459,000	459,000	459,000	100.00
1033 San Gallo Ter	Davis	294, G6	4	3	1,803	3049sf	1999	SR	08/07/09	259.57	4/4	470,000	470,000	468,000	99.57
720 Hunt Way	Davis	1, 8D	3	2	1,482	8448sf	1951	SR	08/21/09	320.85	122/122	534,000	485,500	475,500	97.94
433 I St	Davis	1, 8D	3	2	1,406	5263sf	1951	SR	08/28/09	355.62	11/11	529,000	529,000	500,000	94.52
3307 Victoria Pl	Davis	1, 1A	4	2	2,075	7800sf	1977	SPR	08/10/09	265.06	3/3	550,000	550,000	550,000	100.00
1308 Pine Ln	Davis	1, 5C	5	2	2,300	8025sf	1965	SR	08/17/09	245.65	174/174	665,000	575,000	565,000	98.26
1843 Rushmore Ln	Davis	1, 4C	4	3	2,200	0.115ac	1996	SR	08/14/09	256.82	49/49	639,000	619,000	565,000	91.28
5256 Cowell Blvd	Davis	1, 5G	4	3	2,366	0.241ac	1997	SR	08/14/09	259.93	76/76	679,000	639,000	615,000	96.24
2316 Glacier Pl	Davis	1, 3c	4	3	2,911	5227sf	2005	SR	08/25/09	219.86	0/0	698,000	698,000	640,000	91.69
731 A St	Davis	1, 7E	3	2	1,940	0.250ac	1958	SR	08/06/09	334.54	2/2	649,000	649,000	649,000	100.00
3622 Miwok Pl	Davis	1, 11E	5	3	2,311	0.183ac	1990	SPR	08/18/09	280.83	258/258	699,000	659,000	649,000	98.48
5315 Cowell Blvd	Davis	1, 14D	4	3	2,695	0.210ac	1998	SR	08/03/09	252.32	83/83	730,000	730,000	680,000	93.15
44590 S El Macero Dr	El Macero	1, 14E	3-4	2	2,594	14641sf	Unkn	SR	08/28/09	263.01	153/153	769,000	729,000	682,250	93.59
659 Bianco Ct	Davis	1, 5B	4	3	2,021	8250sf	1973	SPR	08/21/09	340.92	1/1	689,000	689,000	689,000	100.00
3618 Washoe St	Davis	1, 1A	4	3	2,705	6447sf	1991	SR	08/18/09	275.05	60/60	859,000	759,000	744,000	98.02
16 Parkside Dr	Davis	1, 8D	4	3	2,705	0.372ac	1963	SPR	08/28/09	277.26	106/106	875,000	825,000	750,000	90.91
44466 N El Macero Dr	El Macero	1, 13d	4	3	2,411	12400sf	1971	SPR	08/27/09	315.22	251/251	849,900	775,900	760,000	97.95
<b>Listing Count</b> 32		<b>Averages</b>			1,741					281.91	68/68	521,800	503,991	486,195	96.47
					<b>High</b> 760,000					<b>Low</b> 150,000			<b>Median</b> 463,500		
<b>Report Count</b> 72		<b>Report Averages</b>			1,677					295.52	61/64	506,397	492,151	486,195	

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