

# CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 10/01/09 at 10:24am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (9/1/2009 to 9/30/2009)

## RESIDENTIAL

### PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1809 Fremont Ct #4	Davis	1, 9B	2	1	819		1972	SR	09/21/09	181.93	7/7	149,000	149,000
1845 Fremont Ct #2	Davis	1, 9B	2	1	903	0.012ac	1974	SPR	09/11/09	183.72	7/7	165,900	165,900
2905 AUSTIN St #3	Davis	1, 9B	2	1	903		1972	SPR	08/26/09	221.48	183/183	200,000	200,000
1818 Moore Blvd #201	Davis	1, 9A	2	2	942		2006	SPR	08/20/09	291.93	104/104	275,000	275,000
2821 Loyola Dr	Davis	1, 10C	3	1	1,184	7750sf	1971	SR	09/13/09	304.05	164/331	390,000	360,000
3144 Albany Cir	Davis	1, 11E	3	3	1,414	3049sf	2004	SR	09/17/09	265.13	57/57	399,900	374,900
515 Tenth St	Davis	1, 7D	3	1	1,001	6420sf	Unkn	SR	09/02/09	379.12	79/79	445,000	379,500
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
380 Becerra Way	Davis	1, 11D	3	2	1,469	5277sf	1997	SR	09/30/09	271.61	5/5	399,000	399,000
3677 El Segundo Ave	Davis	1, 11D	4	2	1,535	0.124ac	1998	SR	09/08/09	266.45	108/108	429,000	409,000
1164 San Gallo Ter	Davis	294, G6	3	3	1,584	0.070ac	2001	SR	09/29/09	268.31	78/78	464,400	425,000
1830 Renoir	Davis	1, 9B	3	2	1,388	5000sf	1980	SR	08/05/09	335.01	14/14	465,000	465,000
1014 San Gallo Ter	Davis	294, G6	3-4	3	1,803	3049sf	1999	SR	09/26/09	260.62	4/4	469,900	469,900
1206 Elk Pl	Davis	1, 5B	3	2	1,377	0.113ac	1988	SR	09/22/09	344.95	85/85	499,000	475,000
2814 Mallorca Ln	Davis	1, 1A	4	3	1,779	5749sf	1994	SR	09/27/09	286.68	79/79	525,000	510,000
403 Anza Ave	Davis	1, 1A	4	2	1,548	0.149ac	Unkn	SR	09/27/09	354.65	6/6	549,000	549,000
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
4350 Mahogany Ln	Davis	1, 12e	3	3	2,068	8308sf	Unkn	SR	09/11/09	319.15	2/2	660,000	660,000
2052 Bishop Pl	Davis	1, 2G	6	3	2,841	0.150ac	1999	SR	09/02/09	235.48	20/20	689,000	669,000
1800 Botticelli Pl	Davis	1, 9B	4	3	2,542	6186sf	1998	SPR	08/30/09	263.18	138/138	699,000	669,000
3608 Maidu Pl	Davis	1, 11E	4	3	2,800	6056sf	1991	SR	09/07/09	239.29	33/33	670,000	670,000
27266 Willowbank Rd	Davis	1, 11E	4	3	2,220	0.440ac	1954	SR	09/08/09	328.38	83/83	819,000	729,000
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
2909 Anza Ave	Davis	1, 1A	5	3	3,282	9401sf	1977	SPR	09/30/09	243.45	131/131	849,500	799,000
<b>Listing Count 24</b>	<b>Averages</b>				1,759					274.85	69/76	497,275	480,217
					<b>High 799,000</b>					<b>Low 149,000</b>			<b>Median 467,450</b>

### PENDING BRING BACKUP Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
818 Arnold St	Davis	1, 10E	3	2	1,062	0.088ac	1980	SR	09/13/09	290.02	4/4	308,000	308,000
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
3011 Corona Dr	Davis	1, 6B	3	2	1,298	0.104ac	1976	SR	09/15/09	257.32	118/118	339,000	334,000
1107 Colby Dr	Davis	1, 5E	3	2	1,758	7920sf	1969	SPR	09/02/09	284.13	7/7	499,500	499,500
1833 Point Reyes Pl	Davis	1, 4C	4	3	2,200	0.120ac	1997	SR	09/23/09	258.86	10/10	569,500	569,500
43158 W Oaksdale Pl	Davis	1, 11E	3	2	1,513	22032sf	1966	SR	09/18/09	380.04	17/17	575,000	575,000
<b>Listing Count 6</b>	<b>Averages</b>				1,474					296.02	34/34	433,500	432,667
					<b>High 575,000</b>					<b>Low 308,000</b>			<b>Median 416,750</b>

### SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP	% LP
2842 Bidwell St #3	Davis	1, 9b	2	1	903		1974	SPR	09/23/09	157.25	68/68	173,745	148,966	142,000	95.32	
2010 Alta Loma St	Davis	1, 5B	3	2	1,200	0.018ac	1975	SPR	09/02/09	223.33	180/180	317,000	275,000	268,000	97.45	
2326 E 8th St	Davis	1, 10C	2	1	946	3740sf	1977	SR	09/02/09	289.64	9/9	274,900	274,900	274,000	99.67	
1210 Pole Line Rd	Davis	1, 9C	3	1	1,000	0.158ac	1967	SR	09/29/09	295.00	31/31	349,000	299,000	295,000	98.66	
112 Guaymas Pl	Davis	1, 7B	2	2	958	0.081ac	1983	SR	09/28/09	318.37	59/59	337,000	315,000	305,000	96.83	
1423 Banyan Pl	Davis	1, 9C	3	1	1,000	6420sf	1966	SR	09/01/09	330.00	104/104	389,000	345,500	330,000	95.51	
4316 Frontera Dr	Davis	1, 12c	3	2	1,188	4356sf	1996	SR	09/04/09	307.24	35/35	380,000	365,000	365,000	100.00	
1513 Pacific Dr	Davis	1, 8C	3	1	960	0.153ac	Unkn	SR	09/11/09	380.73	27/27	384,000	378,000	365,500	96.69	
2816 Ganges Ave	Davis	1, 3D	3	2	1,192	0.153ac	1978	SR	09/22/09	322.99	31/31	409,900	409,900	385,000	93.93	
310 Hidalgo Pl	Davis	1, 3d	3	2	1,245	4356sf	1978	SR	09/24/09	310.84	4/4	389,000	389,000	387,000	99.49	
5 Simmons Way	Davis	1, 1a	2	1	953	4748sf	1954	SR	09/24/09	406.09	73/73	398,500	398,500	387,000	97.11	
1428 Olympic Dr	Davis	1, 4c	2	2	1,118	0.076ac	1993	SR	09/15/09	375.67	46/46	429,000	429,000	420,000	97.90	
219 Grande Ave	Davis	1, 6A	3	2	1,344	6055sf	1984	SR	09/22/09	321.43	24/24	439,000	439,000	432,000	98.41	
2409 Albany Ave	Davis	1, 1a	3	2	1,139	4356sf	1994	SR	09/29/09	379.28	5/5	429,000	429,000	432,000	100.70	
3527 Koso St	Davis	1, 10B	3	3	1,930	0.120ac	1997	SR	09/18/09	241.97	75/75	515,000	479,000	467,000	97.49	
233 B St	Davis	1, 7E	2	1	720	7500sf	1896	SR	09/17/09	679.17	68/68	499,900	499,900	489,000	97.82	
2744 Bonnard St	Davis	1, 10B	3-4	2	1,700	6098sf	2001	SR	09/24/09	291.76	46/46	519,000	505,000	496,000	98.22	
2407 Evenstar Ln	Davis	1, 5C	2-3	2	1,391	0.119ac	1976	SR	09/08/09	359.45	11/11	490,000	490,000	500,000	102.04	
2614 Pepperdine Pl	Davis	1, 1A	4	2	1,685	6352sf	1997	SR	09/30/09	297.92	9/9	509,000	509,000	502,000	98.62	
2402 Madrid Ct	Davis	1, 5B	3	2	1,780	0.188ac	1979	SPR	09/16/09	289.33	35/35	539,000	539,000	515,000	95.55	
1710 Olympic Dr	Davis	1, 4C	3-4	3	2,141	0.090ac	2001	SR	09/22/09	242.88	67/67	570,000	530,000	520,000	98.11	
1800 Astoria	Davis	1, 2c	4	3	2,375		1988	SPR	09/15/09	231.58	116/116	629,000	600,000	550,000	91.67	
2155 Whistler Ct	Davis	356, F5	3-4	2	2,183	6863sf	1999	SR	09/15/09	265.69	85/85	629,000	615,000	580,000	94.31	
3034 Prado Ln	Davis	1, 10C	5	3	2,187	0.130ac	1995	SR	09/24/09	274.35	72/72	649,900	619,900	600,000	96.79	

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

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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
2637 Chateau Ln	Davis	2, 10G	0	0	2,119	0.190ac	1995	SR	09/28/09	311.00	4/4	659,000	659,000	659,000	100.00	
5711 Cowell Blvd	Davis	1, 14D	3-4	3	2,827	9583sf	2000	SPR	09/14/09	265.30	22/22	769,000	769,000	750,000	97.53	
2613 Caravaggio Pl	Davis	1, 1a	5	4	2,660	6534sf	2003	SR	09/24/09	283.83	71/71	845,000	775,000	755,000	97.42	
5716 Tufts St	Davis	1, 1F	5	4	3,527	0.260ac	2008	SR	09/25/09	258.58	5/5	965,000	965,000	912,000	94.51	
3108 Merced Dr	Davis	1, 11B	3	3	3,018	10324sf	2000	SR	09/18/09	347.91	94/94	1,149,000	1,149,000	1,050,000	91.38	
<b>Listing Count</b> 29	<b>Averages</b>		1,634			312.36		51/51		518,477		503,433		487,328		96.80
	<b>Report Averages</b>		High 1,050,000			Low 142,000				Median 467,000						
<b>Report Count</b> 59	<b>Report Averages</b>		1,669			295.44		56/59		501,211		486,793		487,328		

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