

CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 04/01/10 at 1:00pm

Property Type Residential Area 11401, 11405, 11404, 11403, 11402 Statuses Pending, Pending Bring Backup, Sold (3/1/2010 to 3/31/2010)

RESIDENTIAL

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2738 Bidwell St #1	Davis	2, 9b	21	(1 0)	780	840sf	1974	SR	03/15/10	179.49	11/11	140,000	140,000
2702 Pole Line Rd #2	Davis	1, 9B	21	(1 0)	840	0.010ac	1972	SPR	03/01/10	178.45	5/5	149,900	149,900
2830 Bidwell St #3	Davis	294, E5	21	(1 0)	882	0.012ac	1970	SPR	03/23/10	173.41	34/34	152,950	152,950
2181 Bella Casa St	Davis	1, 5B	22	(1 1)	1,160	0.021ac	1973	SPR	02/26/10	218.97	17/17	254,000	254,000
1179 Greene Terrace	Davis	1, 10E	33	(3 0)	1,205		1993	SPR	03/28/10	227.39	53/53	265,000	274,000
1313 Colgate Dr	Davis	1, 1B	31	(1 0)	925	0.115ac	1955	SR	03/12/10	324.22	274/274	340,000	299,900
3004 Woods Cir	Davis	200, A1	2-32	(2 0)	980	0.041ac	1980	SR	02/09/10	316.22	8/8	309,900	309,900
2716 Rubicon Ave	Davis	1, 3C	32	(1 1)	1,050	0.093ac	1981	SR	02/04/10	309.52	43/43	325,000	325,000
1400 Whittier Dr	Davis	1, 1A	32	(2 0)	1,023	0.169ac	1964	SR	02/22/10	327.37	180/180	404,900	334,900
2414 Amapola Dr	Davis	1, 3F	22	(1 1)	1,032	3284sf	1985	SR	03/21/10	324.61	17/17	335,000	335,000
2721 Javier Pl	Davis	1, 10C	32	(2 0)	1,147	5227sf	1997	SR	02/27/10	313.78	116/204	389,900	359,900
625 Robin Pl	Davis	1, 1E	32	(2 0)	1,146		1992	SR	03/16/10	318.41	21/21	369,000	364,900
3156 Albany Cir	Davis	1, 11E	33	(2 1)	1,369	2614sf	2004	SR	03/14/10	291.45	178/178	409,000	399,000
504 F St	Davis	1, 7D	21	(1 0)	1,064	5625sf	1929	SR	02/05/10	375.94	14/14	400,000	400,000
3507 Monte Vista	Davis	1, 11A	32	(2 0)	1,466	0.187ac	1973	SR	02/03/10	278.99	12/12	409,000	409,000
2060 Picasso Ave	Davis	1, 1A	32	(2 0)	1,300	0.114ac	1978	SR	03/15/10	323.08	42/42	455,000	420,000
2879 Quail St	Davis	1, 1A	32	(2 0)	1,183	5662sf	1991	SR	03/22/10	359.26	12/12	425,000	425,000
3467 Oyster Bay Ave	Davis	1, 2C	32	(2 0)	1,389	0.127ac	1983	SR	03/06/10	305.98	101/101	438,000	425,000
1504 Baywood Ln	Davis	1, 9C	4-55	(4 1)	2,233	0.169ac	1966	SR	02/23/10	196.60	95/324	439,000	439,000
3318 Lillard Dr	Davis	1, 11E	32	(2 0)	1,450	6720sf	1973	SR	03/15/10	305.52	4/4	443,000	443,000
2739 Brentwood Pl	Davis	1, 10E	32	(2 0)	1,504	0.257ac	1988	SR	02/22/10	305.19	8/8	459,000	459,000
3434 Monterey Ave	Davis	1, 5H	32	(2 0)	1,786	8607sf	1978	SR	03/28/10	260.36	10/10	465,000	465,000
917 K St	Davis	1, 10C	42	(2 0)	1,940	6600sf	1964	SR	03/24/10	240.15	156/250	475,900	465,900
905 San Sebastian	Davis	1, 11C	43	(2 1)	1,832	6969sf	1996	SR	02/24/10	261.46	8/8	479,000	479,000
2318 Regis Dr	Davis	1, 1A	42	(2 0)	2,171	7710sf	1968	SPR	02/28/10	220.64	19/19	479,000	479,000
3230 Chesapeake Bay Ave	Davis	1, 2d	42	(2 0)	1,740	0.197ac	1979	SR	03/26/10	281.03	6/6	489,000	489,000
1321 Caceres Ct	Davis	1, 12C	43	(2 1)	1,739	0.110ac	1996	SR	03/02/10	292.70	5/5	509,000	509,000
2220 Caravaggio Dr	Davis	1, 10B	42	(2 0)	1,699	5570sf	2001	SR	02/16/10	305.47	8/8	519,000	519,000
44298 N El Macero Dr	Davis	1, 13D	33	(2 1)	1,765	9457sf	1964	SR	03/12/10	297.45	7/7	525,000	525,000
910 Acacia Ln	Davis	1, 5D	3-42	(2 0)	1,720	7006sf	1965	SPR	02/03/10	307.56	265/265	570,000	529,000
1318 Estaban Ct	Davis	294, H6	43	(2 1)	1,798	5227sf	1995	SR	03/08/10	299.78	19/19	539,000	539,000
615 Marina Cir	Davis	1, 2D	43	(2 1)	2,230	0.268ac	1973	SR	03/12/10	250.67	3/3	559,000	559,000
1019 Stanford Dr	Davis	1, 5D	43	(3 0)	1,907	0.177ac	1963	SR	03/14/10	301.52	12/12	575,000	575,000
1819 Tahoe Pl	Davis	1, 3D	3-43	(3 0)	2,200	5227sf	1996	SR	03/22/10	270.45	0/0	595,000	595,000
44684 N El Macero Dr	El Macero	1, 1A	43	(2 1)	2,349	9477sf	1966	SR	03/12/10	255.39	270/270	740,000	599,900
337 Hidalgo Pl	Davis	1, 6A	42	(2 0)	2,200	8994sf	1980	SR	03/09/10	281.36	0/0	619,000	619,000
1207 Rosario St	Davis	1, 12E	43	(2 1)	2,186	0.242ac	1978	SR	03/29/10	297.35	13/13	649,998	649,998
2418 Rodin Pl	Davis	1, 9B	3-43	(2 1)	2,357	0.210ac	2000	SPR	03/31/10	299.96	7/7	707,000	707,000
327 Antioch Dr	Davis	1, 5D	33	(2 1)	2,244	7800sf	1962	SPR	03/15/10	320.41	130/130	719,000	719,000
507 F St	Davis	1, 7D	3-43	(3 0)	2,399	6000sf	2009	SR	02/05/10	302.21	442/442	699,000	725,000
44073 N El Macero Dr	El Macero	314, J1	22	(2 0)	2,360	14256sf	1967	SR	03/08/10	307.20	19/19	725,000	725,000
1347 Cassel	Davis	1, 5A	53	(3 0)	3,270	11389sf	2009	SR	02/24/10	305.50	307/307	999,000	999,000

Listing Count 42

Averages 1,643 **High** 999,000 **Low** 140,000 **Median** 462,000

PENDING BRING BACKUP Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1818 Moore Blvd #102	Davis	1, 9A	22	(2 0)	1,022		2006	SPR	03/23/10	254.40	33/33	270,000	260,000
3096 Woods Cir	Davis	1, 2c	22	(1 1)	1,160	0.036ac	1985	SPR	03/18/10	275.00	190/190	320,000	319,000
4465 Sunrise Ct	Davis	1, 12D	32	(2 0)	1,216	4561sf	1987	SR	03/29/10	311.68	7/7	379,000	379,000
4313 Vistosa St	Davis	1, 12C	32	(2 0)	1,487	0.150ac	1999	SR	03/22/10	322.80	2/2	480,000	480,000
760 Elmwood Dr	Davis	1, 6D	32	(2 0)	1,811	8400sf	1959	SR	03/29/10	297.63	6/6	539,000	539,000
2324 Leonardo St	Davis	1, 9B	4-53	(2 1)	1,993	5004sf	1999	SR	03/31/10	275.46	75/75	569,000	549,000
1415 Crystal Grove Ln	Davis	1, 4C	53	(3 0)	3,176	6603sf	2000	SR	03/19/10	229.53	17/17	729,000	729,000
43514 Almond Ln	Davis	1, 12E	32	(2 0)	2,176	0.440ac	1965	SPR	04/01/10	390.17	24/24	849,000	849,000

Listing Count 8

Averages 1,755 **High** 849,000 **Low** 260,000 **Median** 509,500

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
2861 Bidwell St #4	Davis	1, 9B	21	(1 0)	840	0.018ac	1973	SPR	03/26/10	178.57	20/20	153,500	153,500	150,000	97.72	
1600 Cypress Ln	Davis	1, 8C	32	(2 0)	1,128	6042sf	1962	SR	03/08/10	265.96	142/142	365,000	329,000	300,000	91.19	
2403 Bates	Davis	1, 1a	31	(1 0)	1,000		1965	SR	03/16/10	319.00	105/105	345,000	319,000	319,000	100.00	
1419 Nutmeg Ln	Davis	1, 9C	31	(1 0)	1,000	0.143ac	1968	SR	03/26/10	350.00	11/11	359,000	359,000	350,000	97.49	

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

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CMA Report

Listings as of 04/01/10 at 1:00pm

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Property Type Residential Area 11401, 11405, 11404, 11403, 11402 Statuses Pending, Pending Bring Backup, Sold (3/1/2010 to 3/31/2010)

**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
427 K St	Davis	1, 8d	2	1	(1 0)	980	0.100ac	1923	SR	03/23/10	382.65	50/203	395,000	395,000	375,000	94.94
921 3rd St	Davis	1, 5F	2	1	(1 0)	742	5227sf	1947	SR	03/12/10	510.78	2/2	379,000	379,000	379,000	100.00
2820 Tiber Ave	Davis	1, 3C	3	2	(2 0)	1,234	0.146ac	1981	SR	03/25/10	322.12	23/23	409,000	409,000	397,500	97.19
3041 Woods Cir	Davis	1, 2C	4	3	(3 0)	1,558	0.039ac	1991	SPR	03/25/10	256.74	22/22	429,000	429,000	400,000	93.24
4205 San Jeronimo Ter	Davis	1, 12D	3	3	(2 1)	1,426	3500sf	2007	SR	03/05/10	291.02	118/118	439,000	429,000	415,000	96.74
2415 Albany Ave	Davis	1, 1B	3	2	(2 0)	1,096	0.100ac	1994	SR	03/30/10	378.65	15/15	429,000	429,000	415,000	96.74
416 Schmeiser Ave	Davis	295, A7	3	2	(2 0)	1,894	0.189ac	1983	SR	03/19/10	224.39	114/114	499,000	449,000	425,000	94.65
3543 Koso St	Davis	1, 10b	4	3	(2 1)	2,161	0.120ac	1995	SR	03/25/10	197.83	149/149	499,000	459,000	427,500	93.14
310 11th St	Davis	2, 7C	3	2	(2 0)	1,770	6835sf	1952	SR	03/03/10	248.02	17/17	450,000	439,000	439,000	100.00
404 Schmeiser Ave	Davis	295, A5	4	2	(2 0)	2,116	8364sf	1981	SR	03/30/10	222.16	8/8	449,000	449,000	470,100	104.70
4509 El Macero Dr	Davis	1, 12E	4	2	(2 0)	1,815	0.243ac	1969	SR	03/03/10	269.97	15/124	498,500	498,500	490,000	98.29
1218 Harvard Dr	Davis	1, 5D	2	3	(2 0)	1,682	0.207ac	1962	SR	03/03/10	296.97	10/10	515,000	515,000	499,500	96.99
2923 Coho Pl	Davis	1, 2c	3	2	(2 0)	1,805	0.152ac	1989	SR	03/15/10	296.40	12/12	539,000	539,000	535,000	99.26
1613 Cape Cod Ct	Davis	1, 4C	3	4	(2 0)	2,005	6600sf	2000	SR	03/02/10	279.30	5/5	559,000	559,000	560,000	100.18
1120 Kent Dr	Davis	1, 5C	4	2	(2 0)	1,943	8208sf	1970	SR	03/08/10	295.93	4/4	569,000	569,000	575,000	101.05
2701 Danube Ave	Davis	1, 3D	4	2	(2 0)	2,022	9625sf	1976	SPR	03/11/10	286.84	56/56	599,000	599,000	580,000	96.83
2706 Anza Ave	Davis	1, 6B	3	4	(2 0)	2,046	9775sf	1971	SPR	03/30/10	322.58	4/4	660,000	660,000	660,000	100.00
2115 Catalina Dr	Davis	1, 3E	3	2	(2 0)	1,952	0.607ac	Unkn	SPR	03/30/10	350.92	11/11	699,000	699,000	685,000	98.00
5502 Cowell Blvd	Davis	1, 10A	4	3	(3 0)	3,520	15246sf	2001	SR	03/01/10	224.15	32/228	799,000	799,000	789,000	98.75
1663 Joshua Tree St	Davis	1, 4C	5	6	(3 0)	3,283	7536sf	2003	SPR	03/12/10	260.43	87/169	895,000	879,000	855,000	97.27
3901 Yana Pl	Davis	376, H1	4	3	(3 0)	2,750	0.186ac	2010	SPR	03/22/10	340.00	0/0	925,000	925,000	935,000	101.08
Listing Count 25		Averages				1,751				294.86	41/63	514,280	506,720	497,024	98.09	
						High 935,000				Low 150,000				Median 439,000		
Report Count 75		Report Averages				1,691				288.54	58/71	492,553	484,842	497,024		

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