

# CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 05/04/10 at 1:32pm

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (4/1/2010 to 4/30/2010)

**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	2	1	(10)	780	840sf	1974	SR	03/15/10	179.49	11/11	140,000	140,000
2813 Bidwell St #4	Davis	294, E5	2	1	(10)	840	0.018ac	1962	SR	04/20/10	178.45	93/281	154,000	149,900
1902 El Paso Ave #3	Davis	294, E5	2	1	(10)	840	0.011ac	1974	SPR	04/09/10	202.26	19/156	169,900	169,900
1179 Greene Terrace	Davis	1, 10E	3	3	(30)	1,205		1993	SPR	03/28/10	227.39	53/53	265,000	274,000
1041 Greene Ter	Davis	1, 10E	3	3	(30)	1,205	0.016ac	1993	SPR	04/25/10	230.29	28/28	274,920	277,500
3004 Woods Cir	Davis	200, A1	2-3	2	(20)	980	0.041ac	1980	SR	02/09/10	316.22	8/8	309,900	309,900
2716 Rubicon Ave	Davis	1, 3C	3	2	(11)	1,050	0.093ac	1981	SR	02/04/10	309.52	43/43	325,000	325,000
5525 Marden St	Davis	1, 4D	2	2	(20)	894	5454sf	2002	SR	04/15/10	368.01	9/9	329,000	329,000
1400 Whittier Dr	Davis	1, 1A	3	2	(20)	1,023	0.169ac	1964	SR	02/22/10	327.37	180/180	404,900	334,900
2414 Amapola Dr	Davis	1, 3F	2	2	(11)	1,032	3284sf	1985	SR	03/21/10	324.61	17/17	335,000	335,000
1842 Renoir Ave	Davis	1, 9B	2	2	(11)	1,318	0.060ac	1979	SR	04/26/10	254.17	6/6	335,000	335,000
1200 Garrison St	Davis	2, 3C	3	2	(11)	1,060	0.094ac	1979	SR	05/02/10	320.75	20/20	340,000	340,000
3316 Biscayne Bay Pl	Davis	1, 2C	3	1	(10)	1,154	5082sf	1977	SR	04/30/10	302.43	2/2	349,000	349,000
2212 Amar Ct	Davis	1, 7B	3	2	(20)	1,226	0.070ac	1973	SR	04/20/10	288.74	21/21	354,000	354,000
621 L St	Davis	294, A2	3	1	(10)	925	0.130ac	1955	SR	04/29/10	389.08	63/63	384,900	359,900
625 Robin Pl	Davis	1, 1E	3	2	(20)	1,146		1992	SR	03/16/10	318.41	21/21	369,000	364,900
1133 Decatur Ct	Davis	1, 10E	3	2	(20)	1,441	0.164ac	1974	SR	04/30/10	272.73	67/67	409,000	393,000
1818 Magnolia Pl	Davis	1, 10B	5	2	(20)	1,782	8050sf	1965	SR	04/14/10	222.78	9/9	397,000	397,000
2801 Layton Dr	Davis	294, G6	3	2	(20)	1,426	0.189ac	1975	SR	04/29/10	279.80	5/5	399,000	399,000
2900 Mallorca Ln	Davis	1, 1A	4	2	(20)	1,708	0.140ac	1995	SPR	08/31/09	233.61	77/77	399,000	399,000
3507 Monte Vista	Davis	1, 11A	3	2	(20)	1,466	0.187ac	1973	SR	05/04/10	272.85	27/27	409,000	400,000
2060 Picasso Ave	Davis	1, 1A	3	2	(20)	1,300	0.114ac	1978	SR	03/15/10	323.08	42/42	455,000	420,000
2744 Brentwood Pl	Davis	164, E4	3	2	(20)	1,098	4543sf	1987	SR	04/12/10	386.98	20/20	439,000	424,900
530 E St	Davis	1, 5F	3	1	(10)	1,127	0.156ac	1939	SR	05/03/10	377.11	5/5	425,000	425,000
2879 Quail St	Davis	1, 1A	3	2	(20)	1,183	5662sf	1991	SR	03/22/10	359.26	12/12	425,000	425,000
1714 Myrtle Pl	Davis	1, 10B	3-4	2	(20)	1,640	6300sf	1974	SPR	04/16/10	261.59	128/128	429,000	429,000
2253 Halsey Cir	Davis	314, E1	3	3	(21)	1,614	0.075ac	1996	SR	04/15/10	266.42	28/28	430,000	430,000
2707 Quail St	Davis	1, 5B	3	2	(20)	1,282	0.160ac	1990	SR	04/24/10	339.31	32/32	435,000	435,000
2306 Regis Dr	Davis	1, 1A	4	2	(20)	1,357	7361sf	1968	SR	04/09/10	320.56	80/80	445,000	435,000
1504 Baywood Ln	Davis	1, 9C	4-5	5	(41)	2,233	0.169ac	1966	SR	02/23/10	196.60	95/324	439,000	439,000
1607 Birch Ln	Davis	1, 9C	3	2	(20)	1,507	0.146ac	1975	SR	04/19/10	294.29	32/32	459,998	443,500
1307 Estaban Ct	Davis	1, 12C	3	3	(21)	1,617	0.110ac	1995	SR	04/23/10	281.94	108/108	529,000	455,900
4001 Frontera Dr	Davis	1, 12C	3	3	(30)	1,832	4922sf	1994	SR	04/12/10	249.95	28/28	469,900	457,900
1442 Pastal Way	Davis	1, 13B	3	3	(21)	1,595	0.150ac	1997	SR	04/29/10	287.77	2/2	459,000	459,000
909 Acacia Ln	Davis	1, 1A	4	2	(20)	1,591	6180sf	1968	SR	04/26/10	289.13	38/38	480,000	460,000
2307 Cezanne Ct	Davis	1, 1A	4	3	(21)	1,800	4500sf	1979	SR	04/28/10	258.33	58/58	497,500	465,000
3434 Monterey Ave	Davis	1, 5H	3	2	(20)	1,786	8607sf	1978	SR	04/03/10	260.36	12/12	465,000	465,000
917 K St	Davis	1, 10C	4	2	(20)	1,940	6600sf	1964	SR	03/24/10	240.15	156/250	475,900	465,900
914 Oak Ave	Davis	1, 6D	3	2	(20)	1,215	0.238ac	1955	SR	04/26/10	386.01	5/5	469,000	469,000
612 Benbow Ct	Davis	1, 10E	4	3	(21)	1,837	8276sf	1992	SR	04/05/10	258.52	24/24	474,900	474,900
905 San Sebastian	Davis	1, 11C	4	3	(21)	1,832	6969sf	1996	SR	02/24/10	261.46	8/8	479,000	479,000
1645 Eligio Ln	Davis	1, 11B	3	2	(20)	1,488	6098sf	1994	SR	04/21/10	328.63	1/1	489,000	489,000
319 Del Oro Ave	Davis	1, 6B	3	2	(20)	1,458	7035sf	1970	SR	04/19/10	342.25	19/19	499,000	499,000
909 Mesquite Dr	Davis	1, 10C	4	2	(20)	1,685	5227sf	1997	SR	04/13/10	296.14	48/48	517,500	499,000
2220 Caravaggio Dr	Davis	1, 10B	4	2	(20)	1,699	5570sf	2001	SR	02/16/10	305.47	8/8	519,000	519,000
1514 Olympic Dr	Davis	1, 10A	4	3	(30)	1,821	4791sf	1995	SR	04/30/10	293.25	23/23	559,000	534,000
1410 Marina Cir	Davis	2, 1H	4	2	(20)	2,050	0.240ac	1978	SR	04/14/10	260.88	8/8	534,800	534,800
522 Rutgers Dr	Davis	1, 6C	3	2	(20)	1,609	7800sf	1964	SR	05/03/10	333.75	19/19	549,000	537,000
2037 Catalina Dr	Davis	1, 6b	2-3	3	(21)	1,935	0.080ac	2003	SR	04/24/10	283.98	3/3	549,500	549,500
3400 Arroyo Ave	Davis	1, 1A	4	3	(21)	2,042	0.150ac	1997	SR	04/29/10	269.32	98/98	575,000	549,950
2935 Coho Pl	Davis	1, 3C	4	3	(21)	2,456	0.160ac	1990	SPR	04/17/10	228.01	0/0	560,000	560,000
2603 Pepperdine Pl	Davis	1, 4H	5	3	(30)	2,200	0.170ac	1997	SR	04/12/10	267.73	38/38	599,000	589,000
1203 Eureka	Davis	1, 6C	4	2	(20)	1,625	8850sf	1964	SR	04/09/10	366.15	24/24	595,000	595,000
1819 Tahoe Pl	Davis	1, 3D	3-4	3	(30)	2,200	5227sf	1996	SR	03/22/10	270.45	0/0	595,000	595,000
1763 Valdora St	Davis	1, 10F	4-5	3	(30)	2,305	0.160ac	1997	SR	04/16/10	270.72	9/9	624,000	624,000
4021 Pomo Pl	Davis	1, 10A	3	2	(20)	2,057	6142sf	2003	SR	04/15/10	306.22	2/2	629,900	629,900
1783 Mariposa	Davis	1, 9F	4	3	(21)	2,339	6847sf	1998	SR	04/24/10	273.19	32/32	639,000	639,000
228 Pintail Pl	Davis	1, 10C	4	3	(21)	2,280	4792sf	1993	SR	04/13/10	284.65	35/35	699,000	649,000
2558 Hepworth Dr	Davis	1, 10a	4-5	3	(30)	2,706	0.150ac	2001	SR	04/02/10	249.45	9/9	675,000	675,000
3303 Biscayne Bay Pl	Davis	1, 2C	4	3	(30)	2,341	12015sf	1978	SPR	04/01/10	298.59	1/1	699,000	699,000
3216 Shelter Cove Ave	Davis	1, 2c	4-5	3	(30)	2,756	0.323ac	1978	SR	04/17/10	279.03	56/158	769,000	769,000
2726 Rockwell Dr	Davis	294, F4	5	3	(30)	3,100	0.170ac	2001	SPR	04/19/10	270.97	171/171	989,000	840,000
1726 Evergreen Ct	Davis	1, 9F	5	4	(31)	2,981	0.320ac	1998	SR	04/13/10	285.14	71/71	850,000	850,000
642 Jerome St	Davis	1, 2D	2-3	3	(30)	2,821	9546sf	1973	SR	04/26/10	315.49	51/474	950,000	890,000
44336 Clubhouse Dr	El Macero	1, 10A	5-6	5	(32)	5,437	35192sf	1971	SPR	04/30/10	254.74	50/50	1,485,000	1,385,000
<b>Listing Count</b> 65		<b>Averages</b>				1,712				286.95	38/56	495,130	482,985	
						<b>High</b> 1,385,000				<b>Low</b> 140,000			<b>Median</b> 457,900	

**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	2	2	(20)	1,022		2006	SPR	03/23/10	254.40	33/33	270,000	260,000
1017 Greene Ter	Davis	1, 10E	3	3	(30)	1,205		1994	SPR	05/04/10	229.05	26/26	276,000	276,000
933 Bienville St	Davis	2, 3C	3	2	(11)	1,204	4250sf	1978	SR	04/26/10	298.59	3/3	359,500	359,500
4465 Sunrise Ct	Davis	1, 12D	3	2	(20)	1,216	4561sf	1987	SR	03/29/10	311.68	7/7	379,000	379,000
1202 Reed Dr	Davis	1, 6C	3	2	(20)	1,485	0.217ac	1965	SR	04/16/10	298.32	31/31	443,000	443,000
107 Faro Ave	Davis	1, 7B	3	2	(20)	1,328	0.145ac	1967	SR	04/06/10	335.84	7/7	446,000	446,000
760 Elmwood Dr	Davis	1, 6D	3	2	(20)	1,811	8400sf	1959	SR	03/29/10	297.63	6/6	539,000	539,000

1512 Notre Dame Dr	Davis	1, 5C	4 4 (3 1)	2,300	0.210ac	1971	SPR	04/19/10	271.74	68/68	649,000	625,000		
2418 Rodin Pl	Davis	1, 9B	3-4 3 (2 1)	2,357	0.210ac	2000	SPR	03/31/10	299.96	7/7	707,000	707,000		
1415 Crystal Grove Ln	Davis	1, 4C	5 3 (3 0)	3,176	6603sf	2000	SR	03/19/10	229.53	17/17	729,000	729,000		
43514 Almond Ln	Davis	1, 12E	3 2 (2 0)	2,176	0.414ac	1965	SPR	04/01/10	390.17	24/24	849,000	849,000		
<b>Listing Count 11</b>		<b>Averages</b>		1,753					292.45	21/21	513,318	510,227		
				<b>High 849,000</b>					<b>Low 260,000</b>			<b>Median 446,000</b>		

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
2702 Pole Line Rd #2	Davis	1, 9B	2 1 (1 0)	840	0.010ac	1972	SPR	04/01/10	178.45	5/5	149,900	149,900	149,900	100.00	
2830 Bidwell St #3	Davis	294, E5	2 1 (1 0)	882	0.012ac	1970	SPR	04/23/10	173.47	34/34	152,950	152,950	153,000	100.03	
2181 Bella Casa St	Davis	1, 5B	2 2 (1 1)	1,160	0.021ac	1973	SPR	04/07/10	211.21	17/17	254,000	254,000	245,000	96.46	
2444 Sycamore Ln #4	Davis	1, 5B	2 1 (1 0)	880	0.037ac	1984	SR	04/28/10	281.25	1/1	247,500	247,500	247,500	100.00	
2140 Bella Casa St	Davis	1, 5B	2 2 (1 1)	1,160	0.021ac	1973	SPR	04/30/10	227.16	16/16	274,500	274,500	263,500	95.99	
3096 Woods Cir	Davis	1, 2c	2 2 (1 1)	1,160	0.036ac	1985	SPR	04/23/10	275.86	190/190	320,000	319,000	320,000	100.31	
3152 Woods Cir	Davis	1, 1a	2 2 (1 1)	1,070	1410sf	1984	SPR	04/15/10	313.08	0/0	340,000	340,000	335,000	98.53	
504 F St	Davis	1, 7D	2 1 (1 0)	1,064	5625sf	1929	SR	04/12/10	325.19	14/14	400,000	400,000	346,000	86.50	
2721 Javier Pl	Davis	1, 10C	3 2 (2 0)	1,147	5227sf	1997	SR	04/01/10	306.67	116/204	389,900	359,900	351,750	97.74	
3156 Albany Cir	Davis	1, 11E	3 3 (2 1)	1,369	2614sf	2004	SR	04/23/10	277.57	178/178	409,000	399,000	380,000	95.24	
2218 Glacier Dr	Davis	1, 10A	3 3 (2 1)	1,464	4356sf	1991	SR	04/15/10	269.81	87/87	405,000	405,000	395,000	97.53	
3467 Oyster Bay Ave	Davis	1, 2C	3 2 (2 0)	1,389	0.127ac	1983	SR	04/15/10	298.78	101/101	438,000	425,000	415,000	97.65	
3318 Lillard Dr	Davis	1, 11E	3 2 (2 0)	1,450	6720sf	1973	SR	04/15/10	303.34	4/4	443,000	443,000	439,850	99.29	
2739 Brentwood Pl	Davis	1, 10E	3 2 (2 0)	1,504	0.257ac	1988	SR	04/07/10	305.19	8/8	459,000	459,000	459,000	100.00	
2318 Regis Dr	Davis	1, 1A	4 2 (2 0)	2,171	7710sf	1968	SPR	04/14/10	220.64	19/19	479,000	479,000	479,000	100.00	
4313 Vistosa St	Davis	1, 12C	3 2 (2 0)	1,487	0.150ac	1999	SR	04/21/10	326.16	2/2	480,000	480,000	485,000	101.04	
3230 Chesapeake Bay Ave	Davis	1, 2d	4 2 (2 0)	1,740	0.197ac	1979	SR	04/15/10	281.03	6/6	489,000	489,000	489,000	100.00	
44298 N El Macero Dr	Davis	1, 13D	3 3 (2 1)	1,765	9457sf	1964	SR	04/15/10	280.45	7/7	525,000	525,000	495,000	94.29	
910 Acacia Ln	Davis	1, 5D	3-4 2 (2 0)	1,720	7006sf	1965	SPR	04/01/10	290.70	265/265	570,000	529,000	500,000	94.52	
1321 Caceres Ct	Davis	1, 12C	4 3 (2 1)	1,739	0.110ac	1996	SR	04/01/10	290.40	5/5	509,000	509,000	505,000	99.21	
1019 Stanford Dr	Davis	1, 5D	4 3 (3 0)	1,907	0.177ac	1963	SR	04/15/10	293.66	12/12	575,000	575,000	560,000	97.39	
615 Marina Cir	Davis	1, 2D	4 3 (2 1)	2,230	0.268ac	1973	SR	04/15/10	260.09	3/3	559,000	559,000	580,000	103.76	
2805 Del Mar Pl	Davis	1, 3C	4 3 (2 1)	2,380	7841sf	1988	SR	04/30/10	251.64	38/38	598,900	598,900	598,900	100.00	
44684 N El Macero Dr	El Macero	1, 1A	4 3 (2 1)	2,349	9477sf	1966	SR	04/12/10	255.00	270/270	740,000	599,900	599,000	99.85	
337 Hidalgo Pl	Davis	1, 6A	4 2 (2 0)	2,200	8994sf	1980	SR	04/21/10	279.55	0/0	619,000	619,000	615,000	99.35	
1207 Rosario St	Davis	1, 12E	4 3 (2 1)	2,186	0.242ac	1978	SR	04/27/10	293.92	13/13	649,998	649,998	642,500	98.85	
3708 Lillard Dr	Davis	314, G1	4 3 (2 1)	2,723	0.279ac	1991	SR	04/20/10	244.31	9/9	665,550	665,550	665,250	99.95	
44073 N El Macero Dr	El Macero	314, J1	2 2 (2 0)	2,360	14256sf	1967	SR	04/21/10	292.37	19/19	725,000	725,000	690,000	95.17	
327 Antioch Dr	Davis	1, 5D	3 3 (2 1)	2,244	7800sf	1962	SPR	04/02/10	308.60	130/130	719,000	719,000	692,500	96.31	
507 F St	Davis	1, 7D	3-4 3 (3 0)	2,399	6000sf	2009	SR	04/01/10	291.37	442/442	699,000	725,000	699,000	96.41	
1347 Cassel	Davis	1, 5A	5 3 (3 0)	3,270	11389sf	2009	SR	04/21/10	290.52	307/307	999,000	999,000	950,000	95.10	
<b>Listing Count 31</b>		<b>Averages</b>		1,723					274.11	75/78	493,039	486,293	475,666	97.81	
				<b>High 950,000</b>					<b>Low 149,900</b>			<b>Median 485,000</b>			
<b>Report Count 107</b>		<b>Report Averages</b>		1,719					283.80	47/59	496,394	486,744	475,666		

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

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