

# CMA Report

Sorted by Price (asc), Area (asc)

Listings as of 06/03/10 at 10:35am

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**Property Type** Residential **Area** 11401, 11405, 11404, 11403, 11402 **Statuses** Pending, Pending Bring Backup, Sold (5/1/2010 to 5/31/2010)

**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	2	1 (1 0)	780	840sf	1974	SR	03/15/10	179.49	11/11	140,000	140,000
1821 Fremont Ct #2	Davis	1, 1A	2	1 (1 0)	903	0.011ac	1972	SPR	05/15/10	166.00	5/5	149,900	149,900
5079 Veranda Terrace	Davis	2, 7J	3	2 (2 0)	1,296	0.069ac	1983	SR	05/21/10	185.11	22/261	239,900	239,900
1547 Drake Dr	Davis	1, 5C	2	2 (1 1)	1,140	1216sf	1975	SR	05/05/10	227.19	89/89	269,000	259,000
1041 Greene Ter	Davis	1, 10E	3	3 (3 0)	1,205	0.016ac	1993	SPR	05/17/10	230.29	30/30	274,920	277,500
2221 Shasta Dr	Davis	1, 3C	2	1 (1 0)	800		1991	SR	05/19/10	375.00	0/0	300,000	300,000
3180 Woods Cir	Davis	1, 2C	2	2 (2 0)	970	1024sf	1984	SPR	05/13/10	324.74	100/100	349,000	315,000
1101 Arthur St	Davis	1, 4D	2	1 (1 0)	1,087	3808sf	1975	SR	05/27/10	290.62	51/51	315,900	315,900
1107 Colina Ct	Davis	294, G6	2	1 (1 0)	1,004	5324sf	1997	SR	05/22/10	337.65	18/18	339,000	339,000
1200 Garrison St	Davis	2, 3C	3	2 (1 1)	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 (1 0)	1,154	5082sf	1977	SR	04/30/10	302.43	2/2	349,000	349,000
1714 Astoria St	Davis	1, 2C	3	1 (1 0)	1,235	0.100ac	1986	SR	05/04/10	282.59	3/3	349,000	349,000
2704 Hatteras Pl	Davis	1, 3D	3	1 (1 0)	960	0.131ac	Unkn	SR	05/08/10	400.94	43/43	394,900	384,900
2801 Layton Dr	Davis	294, G6	3	2 (2 0)	1,426	0.189ac	1975	SR	04/29/10	279.80	5/5	399,000	399,000
1513 Birch Ln	Davis	1, 9C	3	2 (2 0)	1,239	0.140ac	1960	SR	05/18/10	330.10	6/6	409,000	409,000
1816 Carlsbad Pl	Davis	1, 4C	3	2 (2 0)	1,194	0.090ac	1997	SR	05/26/10	355.95	5/5	425,000	425,000
1335 Via Colonna Ter	Davis	1, 12C	3	3 (3 0)	1,400	0.069ac	1996	SPR	05/04/10	306.43	104/104	429,000	429,000
2253 Halsey Cir	Davis	314, E1	3	3 (2 1)	1,614	0.075ac	1996	SR	04/15/10	266.42	28/28	430,000	430,000
1518 Union Dr	Davis	1, 8C	3	2 (2 0)	1,310	0.157ac	1965	SR	05/15/10	335.11	35/35	449,500	439,000
1504 Baywood Ln	Davis	1, 9C	4-5	5 (4 1)	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 (2 0)	1,507	0.146ac	1975	SR	04/19/10	294.29	32/32	459,998	443,500
3412 Laguna Ave	Davis	1, 11e	3	2 (2 0)	1,685	0.130ac	1978	SR	05/16/10	265.88	9/9	448,000	448,000
3012 Hortaleza Pl	Davis	1, 11C	4	2 (2 0)	1,763	5663sf	1993	SR	06/01/10	258.08	0/0	455,000	455,000
4001 Frontera Dr	Davis	1, 12C	3	3 (3 0)	1,832	4922sf	1994	SR	04/12/10	249.95	28/28	469,900	457,900
813 Sierra Madre Way	Davis	1, 12E	4	2 (2 0)	1,907	0.220ac	1970	SR	05/12/10	241.16	30/30	459,900	459,900
2055 Picasso	Davis	1, 9B	4	2 (2 0)	1,684	5893sf	1977	SR	05/20/10	274.35	52/52	494,500	462,000
3434 Monterey Ave	Davis	1, 5H	3	2 (2 0)	1,786	8607sf	1978	SR	04/03/10	260.36	12/12	465,000	465,000
4120 Arroyo Ave	Davis	1, 12C	4	2 (2 0)	1,790	6100sf	1998	SR	05/14/10	262.01	36/36	485,000	469,000
3327 Laguna Ave	Davis	1, 11E	4	2 (2 0)	2,055	6786sf	1976	SR	04/28/10	231.14	0/211	475,000	475,000
2527 Bombadil Ln	Davis	1, 3D	2	1 (1 0)	890	3005sf	1981	SPR	05/03/10	538.20	13/13	479,000	479,000
1645 Eligio Ln	Davis	1, 11B	3	2 (2 0)	1,488	6098sf	1994	SR	04/21/10	328.63	1/1	489,000	489,000
230 Shepards Ln	Davis	1, 7D	3	2 (2 0)	2,156	0.212ac	1949	SR	05/24/10	238.87	270/270	565,000	515,000
3020 Mallorca Ln	Davis	1, 11C	4	3 (3 0)	1,950	6098sf	1996	SR	05/24/10	266.15	5/5	519,000	519,000
3007 Oyster Bay Ave	Davis	1, 2C	3	2 (2 0)	2,852	11459sf	1985	SR	05/21/10	184.08	129/129	525,000	525,000
522 Rutgers Dr	Davis	1, 6C	3	2 (2 0)	1,609	7800sf	1964	SR	05/17/10	333.75	28/28	549,000	537,000
5237 Cowell Blvd	Davis	1, 1A	3-4	2 (2 0)	2,423		1991	SR	05/20/10	226.58	78/78	585,000	549,000
1824 Tahoe Pl	Davis	1, 4C	3	3 (2 1)	2,013	5227sf	1997	SR	05/21/10	277.70	51/51	569,000	559,000
3914 Hoopa Pl	Davis	314, H1	4	3 (2 1)	2,373	0.191ac	1992	SPR	05/07/10	238.56	3/3	566,100	566,100
800 Colby Dr	Davis	1, 5C	4	2 (2 0)	1,744	14194sf	1965	SR	05/28/10	328.27	42/42	599,000	572,500
549 Reed Dr	Davis	1, 6C	4	2 (2 0)	1,637	8400sf	1966	SR	05/28/10	359.80	43/43	630,000	589,000
1203 Eureka	Davis	1, 6C	4	2 (2 0)	1,625	8505sf	1964	SR	04/09/10	366.15	24/24	595,000	595,000
1538 Pinnacles Pl	Davis	1, 2D	3-4	3 (2 1)	2,090	6095sf	1998	SPR	05/21/10	294.26	22/22	615,000	615,000
759 Elmwood Dr	Davis	1, 6D	3	2 (2 0)	1,810	9017sf	1960	SR	05/25/10	341.99	77/77	669,000	619,000
1783 Mariposa	Davis	1, 9F	4	3 (2 1)	2,339	6847sf	1998	SR	04/24/10	273.19	32/32	639,000	639,000
833 Miller Dr	Davis	1, 6d	3	2 (2 0)	1,456	0.219ac	1955	SR	05/18/10	442.99	19/19	645,000	645,000
3022 Prado Ln	Davis	1, 10C	4-5	3 (3 0)	2,460	0.140ac	1994	SR	05/13/10	263.82	2/2	649,000	649,000
2800 Emerald Bay Dr	Davis	1, 10E	4	3 (3 0)	2,465	0.190ac	1996	SR	05/27/10	294.12	8/8	725,000	725,000
44498 N El Macero Dr	El Macero	1, 13D	4-5	2 (2 0)	2,397	12300sf	1969	SPR	05/31/10	312.85	41/41	749,900	749,900
3216 Shelter Cove Ave	Davis	1, 2c	4-5	3 (3 0)	2,756	0.323ac	1978	SR	05/25/10	279.03	94/196	769,000	769,000
3722 Washoe St	Davis	376, H1	4	3 (3 0)	2,565	0.213ac	2006	SR	05/22/10	307.60	11/11	789,000	789,000
1039 Miller Dr	Davis	1, 7D	3	2 (2 0)	1,954	0.252ac	1950	SR	05/20/10	408.90	2/2	799,000	799,000
39664 Covey Ct	Davis	1, 3A	3-4	3 (2 1)	2,505	37022sf	1989	SPR	05/05/10	323.35	20/20	810,000	810,000
<b>Listing Count 52</b>	<b>Averages</b>				1,684					293.45	36/51	491,006	483,998
					<b>High 810,000</b>					<b>Low 140,000</b>			<b>Median 463,500</b>

**PENDING BRING BACKUP Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1017 Greene Ter	Davis	1, 10E	3	3 (3 0)	1,205		1994	SPR	05/04/10	229.05	26/26	276,000	276,000
933 Bienville St	Davis	2, 3C	3	2 (1 1)	1,204	4250sf	1978	SR	05/20/10	298.59	11/11	359,500	359,500
550 S Campus Way	Davis	1, 6D	4	2 (2 0)	1,871	0.214ac	1954	SR	05/26/10	229.56	12/12	429,500	429,500
1202 Reed Dr	Davis	1, 6C	3	2 (2 0)	1,485	0.217ac	1965	SR	04/16/10	298.32	31/31	443,000	443,000
2718 Montefrío Ln	Davis	2, 12C	3	2 (2 0)	1,480	0.120ac	1993	SR	05/21/10	307.43	9/9	455,000	455,000
1920 El Dorado Pl	Davis	1, 4D	3	2 (2 0)	1,684	6534sf	1992	SR	05/27/10	317.70	58/58	545,000	535,000
1508 Redwood Ln	Davis	1, 6C	4-5	3 (3 0)	2,360	0.205ac	1966	SPR	05/19/10	291.95	75/75	689,000	689,000
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
2204 Shenandoah Pl	Davis	1, 3C	5	3 (3 0)	3,231	0.220ac	1991	SR	05/19/10	268.96	6/6	869,000	869,000
<b>Listing Count 9</b>	<b>Averages</b>				1,855					292.41	28/28	546,111	545,000
					<b>High 869,000</b>					<b>Low 276,000</b>			<b>Median 455,000</b>

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
1902 El Paso Ave #3	Davis	294, E5	2	1 (1 0)	840	0.011ac	1974	SPR	05/25/10	180.18	19/156	169,900	169,900	151,348	89.08
1818 Moore Blvd #102	Davis	1, 9A	2	2 (2 0)	1,022		2006	SPR	05/26/10	254.40	33/33	270,000	260,000	260,000	100.00
1179 Greene Terrace	Davis	1, 10E	3	3 (3 0)	1,205		1993	SPR	05/05/10	226.14	53/53	265,000	274,000	272,500	99.45
1313 Colgate Dr	Davis	1, 1B	3	1 (1 0)	925	0.115ac	1955	SR	05/14/10	315.68	274/274	340,000	299,900	292,000	97.37
3004 Woods Cir	Davis	200, A1	2-3	2 (2 0)	980	0.041ac	1980	SR	05/24/10	306.12	8/8	309,900	309,900	300,000	96.81
2716 Rubicon Ave	Davis	1, 3C	3	2 (1 1)	1,050	0.093ac	1981	SR	05/21/10	304.76	43/43	325,000	325,000	320,000	98.46

1400 Whittier Dr	Davis	1, 1A	3 2 (2 0)	1,023	0.169ac	1964	SR	05/11/10	317.69	180/180	404,900	334,900	325,000	97.04
5525 Marden St	Davis	1, 4D	2 2 (2 0)	894	5454sf	2002	SR	05/14/10	368.01	9/9	329,000	329,000	329,000	100.00
2414 Amapola Dr	Davis	1, 3F	2 2 (1 1)	1,032	3284sf	1985	SR	05/28/10	319.77	17/17	335,000	335,000	330,000	98.51
1842 Renoir Ave	Davis	1, 9B	2 2 (1 1)	1,318	0.060ac	1979	SR	05/17/10	250.38	6/6	335,000	335,000	330,000	98.51
2212 Amar Ct	Davis	1, 7B	3 2 (2 0)	1,226	0.070ac	1973	SR	05/13/10	277.32	21/21	354,000	354,000	340,000	96.05
621 L St	Davis	294, A2	3 1 (1 0)	925	0.130ac	1955	SR	05/28/10	377.84	63/63	384,900	359,900	349,500	97.11
625 Robin Pl	Davis	1, 1E	3 2 (2 0)	1,146		1992	SR	05/13/10	309.77	21/21	369,000	364,900	355,000	97.29
1133 Decatur Ct	Davis	1, 10E	3 2 (2 0)	1,441	0.164ac	1974	SR	05/26/10	251.91	67/67	409,000	393,000	363,000	92.37
4465 Sunrise Ct	Davis	1, 12D	3 2 (2 0)	1,216	4561sf	1987	SR	05/07/10	316.61	7/7	379,000	379,000	385,000	101.58
2744 Brentwood Pl	Davis	164, E4	3 2 (2 0)	1,098	4543sf	1987	SR	05/26/10	364.30	20/20	439,000	424,900	400,000	94.14
3507 Monte Vista	Davis	1, 11A	3 2 (2 0)	1,466	0.187ac	1973	SR	05/18/10	272.85	27/27	409,000	400,000	400,000	100.00
1818 Magnolia Pl	Davis	1, 10B	5 2 (2 0)	1,782	8050sf	1965	SR	05/28/10	228.40	9/9	397,000	397,000	407,000	102.52
2060 Picasso Ave	Davis	1, 1A	3 2 (2 0)	1,300	0.114ac	1978	SR	05/03/10	321.54	37/37	455,000	420,000	418,000	99.52
2707 Quail St	Davis	1, 5B	3 2 (2 0)	1,282	0.160ac	1990	SR	05/21/10	330.73	32/32	435,000	435,000	424,000	97.47
2879 Quail St	Davis	1, 1A	3 2 (2 0)	1,183	5662sf	1991	SR	05/11/10	359.26	12/12	425,000	425,000	425,000	100.00
2306 Regis Dr	Davis	1, 1A	4 2 (2 0)	1,357	7361sf	1968	SR	05/24/10	315.40	80/80	445,000	435,000	428,000	98.39
107 Faro Ave	Davis	1, 7B	3 2 (2 0)	1,328	0.145ac	1967	SR	05/05/10	331.33	7/7	446,000	446,000	440,000	98.65
1307 Estaban Ct	Davis	1, 12C	3 3 (2 1)	1,617	0.110ac	1995	SR	05/26/10	274.58	108/108	529,000	455,900	444,000	97.39
909 Acacia Ln	Davis	1, 1A	4 2 (2 0)	1,591	6180sf	1968	SR	05/28/10	282.84	38/38	480,000	460,000	450,000	97.83
1442 Pastal Way	Davis	1, 13B	3 3 (2 1)	1,595	0.150ac	1997	SR	05/28/10	287.77	2/2	459,000	459,000	459,000	100.00
530 E St	Davis	1, 5F	3 1 (1 0)	1,127	0.156ac	1939	SR	05/28/10	408.16	5/5	425,000	425,000	460,000	108.24
917 K St	Davis	1, 10C	4 2 (2 0)	1,940	6600sf	1964	SR	05/21/10	238.14	156/250	475,900	465,900	462,000	99.16
319 Del Oro Ave	Davis	1, 6B	3 2 (2 0)	1,458	7035sf	1970	SR	05/19/10	318.93	19/19	499,000	499,000	465,000	93.19
612 Benbow Ct	Davis	1, 10E	4 3 (2 1)	1,837	8276sf	1992	SR	05/05/10	264.02	24/24	474,900	474,900	485,000	102.13
905 San Sebastian	Davis	1, 11C	4 3 (2 1)	1,832	6969sf	1996	SR	05/06/10	267.47	8/8	479,000	479,000	490,000	102.30
909 Mesquite Dr	Davis	1, 10C	4 2 (2 0)	1,685	5227sf	1997	SR	05/14/10	296.14	48/48	517,500	499,000	499,000	100.00
2220 Caravaggio Dr	Davis	1, 10B	4 2 (2 0)	1,699	5570sf	2001	SR	05/19/10	305.47	11/11	519,000	519,000	519,000	100.00
2037 Catalina Dr	Davis	1, 6b	2-3 3 (2 1)	1,935	0.080ac	2003	SR	05/25/10	270.80	3/3	549,500	549,500	524,000	95.36
2324 Leonardo St	Davis	1, 9B	4-5 3 (2 1)	1,993	5004sf	1999	SR	05/12/10	263.42	75/75	569,000	549,000	525,000	95.63
1410 Marina Cir	Davis	2, 1H	4 2 (2 0)	2,050	0.240ac	1978	SR	05/19/10	260.88	8/8	534,800	534,800	534,800	100.00
760 Elmwood Dr	Davis	1, 6D	3 2 (2 0)	1,811	8400sf	1959	SR	05/27/10	303.70	6/6	539,000	539,000	550,000	102.04
2935 Coho Pl	Davis	1, 3C	4 3 (2 1)	2,456	0.160ac	1990	SPR	05/18/10	228.01	0/0	560,000	560,000	560,000	100.00
2603 Pepperdine Pl	Davis	1, 4H	5 3 (3 0)	2,200	0.170ac	1997	SR	05/14/10	263.41	38/38	599,000	589,000	579,500	98.39
1819 Tahoe Pl	Davis	1, 3D	3-4 3 (3 0)	2,200	5227sf	1996	SR	05/18/10	265.91	0/0	595,000	595,000	585,000	98.32
1512 Notre Dame Dr	Davis	1, 5C	4 4 (3 1)	2,300	0.210ac	1971	SR	05/07/10	254.86	68/68	649,000	625,000	586,170	93.79
1763 Valdora St	Davis	1, 10F	4-5 3 (3 0)	2,305	0.160ac	1997	SR	05/28/10	267.25	9/9	624,000	624,000	616,000	98.72
4021 Pomo Pl	Davis	1, 10A	3 2 (2 0)	2,057	6142sf	2003	SR	05/14/10	305.79	2/2	629,900	629,900	629,000	99.86
228 Pintail Pl	Davis	1, 10C	4 3 (2 1)	2,280	4792sf	1993	SR	05/28/10	284.65	35/35	699,000	649,000	649,000	100.00
2558 Hepworth Dr	Davis	1, 10a	4-5 3 (3 0)	2,706	0.150ac	2001	SR	05/17/10	242.79	9/9	675,000	675,000	657,000	97.33
2418 Rodin Pl	Davis	1, 9B	3-4 3 (2 1)	2,357	0.210ac	2000	SPR	05/14/10	297.84	7/7	707,000	707,000	702,000	99.29
3303 Biscayne Bay Pl	Davis	1, 2C	4 3 (3 0)	2,341	12015sf	1978	SPR	05/03/10	302.86	1/1	699,000	699,000	709,000	101.43
1415 Crystal Grove Ln	Davis	1, 4C	5 3 (3 0)	3,176	6603sf	2000	SR	05/03/10	226.87	17/17	729,000	729,000	720,534	98.84
44132 South El Macero	El Macero	1, 13E	4 3 (3 0)	2,688	14042sf	1972	SPR	05/14/10	297.62	0/0	785,000	785,000	800,000	101.91
642 Jerome St	Davis	1, 2D	2-3 3 (3 0)	2,821	9546sf	1973	SR	05/26/10	300.43	51/474	950,000	890,000	847,500	95.22
1726 Evergreen Ct	Davis	1, 9F	5 4 (3 1)	2,981	0.320ac	1998	SR	05/13/10	285.14	71/71	850,000	850,000	850,000	100.00

**Listing Count 51**      **Averages**      1,688      289.53      37/49      494,747      484,749      478,468      98.70

**High** 850,000      **Low** 151,348      **Median** 459,000

**Report Count 112**      **Report Averages**      1,700      291.58      36/49      497,138      489,242      478,468

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

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