Residential CMA

RANCHO ARBOLEDA
SHADOW VIEW EST
Q1 & Q2, 2018

Listings as of 06/22/18 at 12:11 PM

Property type Residential; Subdivision of 'Rancho Arboleda (1-110)', 'Shadow View', 'Shadow View Estates (1-85)'; Status of 'Active', 'Closed', 'Pending','Signature Pending','Cancellation Provision','Pending Short Sale Approval','Active Contingent'; Pending Date between '03/21/2017' and '03/21/2028'; Sold Date between '01/01/2017' and '6/30/2018'.

ACTIVE Properties

MLS #	Type	Address	L-PRICE	SQFT	$/SQFT	DOM/CDOM	BR	Bath	STO	Conv Pl	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21801724	SFR	6537 N Shadow Bluff Drive	$349,000	2,268	153.88	157/157	4	3(3 0)	Two	No	2	0	0.2	1995	None	AC-C	Rancho Arboleda (1-110)
21817416	SFR	440 E Deers Rest Place	$429,900	2,455	175.11	0/0	4	3(3 0)	Multi	Conv	2	0	0.19	1993	None	AC-Z	Shadow View Estates (1-85)

Total Listings 2

Med $/Sqft: 164.50
Avg $/Sqft: 164.50
Avg DOM: 78

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	$/SQFT	HwSld	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv Pl	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21706150	SFR	530 E Covered Wagon Drive	$250,000	$235,000	1,673	140.47	Cash	05/26/2017	69/69	3	2(2 0)	Single	No	2	0	0.11	1995	None	AC-C	Rancho Arboleda (1-110)
21728647	SFR	405 E Covered Wagon Drive	$265,000	$258,000	1,673	154.21	Conventional	02/20/2018	79/128	3	2(2 0)	Single	No	2	0	0.16	1997	None	AC-C	Rancho Arboleda (1-110)
21803410	SFR	6536 N Shadow Bluff Drive	$275,000	$260,000	1,824	142.54	Conventional	03/21/2018	13/147	3	2(2 0)	Single	No	3	0	0.15	1995	None	AC-C	Rancho Arboleda (1-110)
21808421	SFR	433 E Covered Wagon Drive	$275,000	$266,832	1,673	159.49	Cash	04/30/2018	7/7	3	2(2 0)	Single	No	2	0	0.12	1995	None	AC-C	Rancho Arboleda (1-110)
21708166	SFR	357 E Shadow Bluff Place	$279,900	$272,500	1,697	160.58	Conventional	06/15/2017	34/34	3	2(2 0)	Single	No	3	0	0.27	1997	None	AC-C	Rancho Arboleda (1-110)
21707239	SFR	273 E Shadow Bluff Place	$274,900	$276,000	1,673	164.97	Cash	04/18/2017	1/1	3	2(2 0)	Single	No	2	0	0.22	1996	None	AC-C	Rancho Arboleda (1-110)
21728212	SFR	571 E Wagon Bluff Drive	$335,000	$315,000	2,068	152.32	Cash	11/17/2017	6/6	3	2(2 0)	Single	No	2	0	0.14	1995	None	AC-C	Rancho Arboleda (1-110)
21706739	SFR	6710 N Shadow Run Drive	$459,900	$430,000	2,726	157.74	Conventional	07/12/2017	103/286	4	3(2 1)	Single	Conv	2	0	0.33	1995	None	AC-Z	Shadow View Estates (1-85)
21719674	SFR	6570 N Shadow Run Drive	$449,900	$438,000	2,819	155.37	Cash to Loan	09/01/2017	4/4	4	3(2 1)	Single	Conv	2	0	0.21	1997	None	AC-Z	Shadow View Estates (1-85)
21812762	SFR	481 E Deers Rest Place	$450,000	$440,000	2,640	166.67	Cash	06/19/2018	10/10	3	3(3 0)	Single	Conv	2	0	0.24	1993	None	AC-C	Shadow View Estates (1-85)

Total Listings 10

Med $/Sqft: 156.56
Avg $/Sqft: 155.44
Avg DOM: 32

Report Count 12

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	2	$389,450	$349,000	$429,900	$389,450	78
Closed*	10	$319,133	$235,000	$440,000	$274,250	32
Total	**12**	**$341,125**	**$250,000**	**$459,900**	**$295,500**	**40**
Price Differential	**96.34**					

* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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