

Residential CMA

RANCHO ARBOLEDA
SHADOW VIEW
SHADOW VIEW ESTATES
2017

Listings as of 03/21/18 at 2:39 PM

Page 1

Property type Residential; Subdivision like =Rancho Arboleda,=Shadow View,=Shadow View Est; 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 '1/1/2017' and '12/31/2017'.

ACTIVE Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21801724	SFR	6537 N Shadow Bluff Drive	\$358,000	2,268	157.85	64/64	4	3(3 0)	Two	No	2	0	0.2	1995	None	AC-C	Rancho Arboleda (1-110)	
Total Listings 1																		
Med \$/Sqft: 157.85																		
Avg \$/Sqft: 157.85																		
Avg DOM: 64																		

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSlid	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv	PI	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)	
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)	
Total Listings 6																					
Med \$/Sqft: 156.56																					
Avg \$/Sqft: 155.24																					
Avg DOM: 36																					

Report Count 7

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	1	\$358,000	\$358,000	\$358,000	\$358,000	64
Closed*	6	\$327,750	\$235,000	\$438,000	\$295,500	36
Total	7	\$343,943	\$250,000	\$459,900	\$315,000	40
Price Differential	96.11					

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