

### Residential CMA

SHADOW HILLS  
2011-2012

Listings as of 10/25/12 at 2:17 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Active', 'Closed', 'Pending','Active CAPA','Active Contingent'; Pending Date between '10/25/2011' and '10/25/2022'; Sold Date between '01/01/2011' and '10/25/2022'.

#### ACTIVE Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FENC	ACRES	YRBT	OCC	K	Subdivision	L-PRICE	GH	SQFT	\$/SQFT										
21223265	SFR	1200 E Calle De La Cabra	3	2(1 1 0 0)	1	No	0	2	Cent	1	NONE	0.85	1983	C	Y	Shadow Hills (1-483)	\$349,000	N	2,092	166.83										
21220823	SFR	1551 E Placita Abeja	4	3(2 1 0 0)	2	No	0	2	Zone	1	MSTC	0.67	1983	V	Y	Shadow Hills (1-483)	\$400,000	N	3,037	131.71										
21225362	SFR	6320 N Placita De Rojelio	3	3(2 0 1 0)	1	No	0	3	Zone	1	CMBO	0.73	1986	V	Y	Shadow Hills (1-483)	\$449,000	N	2,827	158.83										
21219014	SFR	6300 N CAMINO ARTURO	4	3(2 1 0 0)	1	Yes	0	2	Cent	3	WRIN	0.77	1980	O	Y	Shadow Hills (1-483)	\$465,000	N	2,456	189.33										
21224063	SFR	1431 E PASEO DEL ZORRO	4	3(2 0 1 0)	1	Yes	0	3	Zone	2	BLCK	0.60	1986	T	Y	Shadow Hills (1-483)	\$479,000	N	2,659	180.14										
21221231	SFR	6380 N Camino Arturo	4	3(3 0 0 0)	1	Yes	0	2	Zone	2	MSTC	0.83	1988	V	Y	Shadow Hills (1-483)	\$500,000	N	2,857	175.01										
21225390	SFR	1700 E Calle De La Culebra	4	3(1 1 1 0)	1	Yes	0	2	Zone	3	MSTC	0.73	1986	O	Y	Shadow Hills (1-483)	\$699,000	N	2,901	240.95										
<b>Total Listings</b>																				<b>7</b>			<b>Med \$/Sqft:</b>	<b>175.01</b>			<b>Avg \$/Sqft:</b>	<b>177.54</b>	<b>Avg DOM:</b>	<b>35</b>

#### ACTIVE CONTINGENT Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FENC	ACRES	YRBT	OCC	K	Subdivision	L-PRICE	GH	SQFT	\$/SQFT										
212206836	SFR	1406 E Orange Grove Road	4	3(1 1 1 0)	1	Yes	0	3	Cent	2	MSTC	0.91	1986	O	N	Shadow Hills (1-483)	\$400,000	N	2,442	163.80										
21220207	SFR	1402 E CALLE MARIPOSA	4	3(2 1 0 0)	1	Yes	0	3	Zone	2	MSTC	0.74	1984	V	N	Shadow Hills (1-483)	\$575,000	N	2,798	205.50										
<b>Total Listings</b>																				<b>2</b>			<b>Med \$/Sqft:</b>	<b>184.65</b>			<b>Avg \$/Sqft:</b>	<b>184.65</b>	<b>Avg DOM:</b>	<b>111</b>

#### PENDING Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	ACRES	Subdivision	YRBT	K	Pen-Date	DOM/CDOM	L-PRICE	GH	SQFT	\$/SQFT											
21226126	SFR	5832 N Camino Arturo	3	2(2 0 0 0)	1	No	0	2	Cent	0.97	Shadow Hills (1-483)	1981	Y	10/23/2012	0/0	\$260,000	N	1,849	140.62											
21215256	SFR	1501 E Camino De La Sombra	4	3(2 1 0 0)	1	Yes	0	3	Zone	0.80	Shadow Hills (1-483)	1983	Y	10/10/2012	56/56	\$589,000	N	2,693	218.72											
<b>Total Listings</b>																				<b>2</b>			<b>Med \$/Sqft:</b>	<b>179.67</b>			<b>Avg \$/Sqft:</b>	<b>179.67</b>	<b>Avg DOM:</b>	<b>28</b>

#### CLOSED Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	ACRES	YRBT	CLS-DATE	FIN	DOM/CDOM	L-PRICE	GH	S-PRICE	SQFT	\$/SQFT
20922871	SFR	810 E Placita de Roberta	4	2(1 1 0 0)	1	Yes	0	2	Cent	1	0.75	1986	09/22/2011	FHA	721/721	\$325,000	N	\$296,000	2,210	133.94
21115184	SFR	5801 N Placita Amanecer	3	3(2 0 1 0)	1	Yes	0	4	Zone	1	0.99	1985	07/29/2011	CONV	26/158	\$399,000	N	\$355,000	3,286	108.03
21028188	SFR	6108 N Camino De Michael N	4	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.85	1985	01/31/2011	CASH	166/166	\$400,000	N	\$360,000	2,875	125.22
21108387	SFR	6380 N Placita De Eduardo	5	4(3 0 1 0)	2	Yes	0	3	Zone	1	0.96	1986	05/31/2011	CASH	27/27	\$378,900	N	\$360,000	2,899	124.18
21211540	SFR	6215 N Camino De Michael	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.73	1985	06/15/2012	CONV	3/226	\$359,500	N	\$360,000	2,181	165.06
21220296	SFR	6270 N Camino De Michael	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.72	1981	09/28/2012	CONV	3/3	\$374,900	N	\$370,000	2,300	160.87
21104892	SFR	5864 N Camino Arturo	3	2(1 1 0 0)	1	Yes	0	2	Cent	1	0.00	1981	04/04/2011	CONV	18/18	\$380,000	N	\$375,000	2,177	172.26
21213962	SFR	6301 N Camino De Michael	3	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.74	1982	06/29/2012	EXCH	7/7	\$398,000	N	\$375,000	2,557	146.66
21121109	SFR	1521 E Placita Lupita	4	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.93	1982	11/07/2011	VA	28/28	\$399,000	N	\$379,000	2,485	152.52
21206193	SFR	1620 E Placita Pluma	3	3(2 0 1 0)	1	No	0	2	Zone	2	0.70	1981	04/30/2012	CONV	8/8	\$400,000	N	\$380,000	2,615	145.32
21040452	SFR	1651 E Camino Padre Isidoro	4	3(2 0 1 0)	1	No	0	2	Cent	1	0.84	1987	01/13/2011	CONV	37/37	\$399,000	N	\$385,000	2,160	178.24
21120102	SFR	5664 N Camino Arturo	4	3(2 0 1 0)	1	Yes	0	2	Cent	1	0.90	1987	12/09/2011	FHA	95/206	\$429,800	N	\$387,500	2,590	149.61
21108041	SFR	1380 E Calle Mariposa	4	3(2 0 1 0)	1	Yes	0	2	Cent	2	0.74	1986	05/19/2011	CONV	33/282	\$419,900	N	\$390,000	3,245	120.18
21212360	SFR	801 E Camino Alberca	6	4(2 0 0 0)	2	Yes	0	2	Cent	1	0.66	1988	09/25/2012	VA	87/87	\$399,000	Y	\$390,000	2,961	131.71
21024512	SFR	6033 N Camino Arturo	4	3(2 0 1 0)	1	Yes	0	2	Cent	1	0.82	1987	01/25/2011	CONV	95/128	\$399,900	N	\$392,500	2,144	183.07
21204671	SFR	980 E Calle De La Cabra	3	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.66	1986	06/19/2012	CONV	67/67	\$425,000	N	\$399,500	2,864	139.49
21212637	SFR	817 E Placita De Roberta	4	3(2 1 0 0)	1	Yes	0	2	Cent	0	0.77	1987	07/18/2012	CONV	16/16	\$415,000	N	\$405,000	2,582	156.86
21104209	SFR	930 E Rudasill Road	3	3(2 0 1 0)	1	No	0	2	Zone	1	0.70	1987	04/15/2011	CONV	29/29	\$407,300	N	\$407,500	2,877	141.64
21101873	SFR	5921 N Placita Tecolote	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	1.00	1984	03/17/2011	CONV	16/193	\$435,000	N	\$410,000	2,484	165.06
21110943	SFR	6201 N Camino Padre Isidoro	5	4(2 2 0 0)	2	Yes	0	2	Zone	2	0.63	1985	08/17/2012	CONV	188/188	\$375,000	Y	\$415,000	5,001	82.98
21115065	SFR	5670 N Paseo Niquel	3	2(2 0 0 0)	1	Yes	0	2	Zone	2	0.60	1984	08/02/2011	CONV	5/5	\$440,000	N	\$430,000	2,610	164.75
21022512	SFR	1200 E Placita De Graciela	3	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.77	1985	02/17/2011	CONV	231/231	\$450,000	N	\$435,000	2,674	162.68
21209517	SFR	5831 N Camino De La Sombra	4	2(1 1 0 0)	1	Yes	0	2	Cent	1	0.85	1983	05/31/2012	CONV	1/1	\$449,500	N	\$435,000	2,470	176.11
21128432	SFR	961 E Calle Mariposa	6	4(4 0 0 0)	1	Yes	0	2	Cent	1	0.70	1986	01/24/2012	CONV	7/235	\$412,500	N	\$436,000	4,245	102.71
21023793	SFR	991 E Calle Mariposa	4	2(2 0 0 0)	1	Yes	0	4	Cent	1	0.70	1985	03/11/2011	CONV	218/218	\$465,000	N	\$440,000	2,746	160.23
21117015	SFR	801 E Rudasill Road	3	3(1 1 1 0)	1	Yes	0	2	Zone	1	0.72	1986	08/31/2011	CONV	27/27	\$449,900	N	\$449,900	3,039	148.04
21217284	SFR	5761 N Placita Del Trueno	4	3(3 0 0 0)	1	Yes	0	5	Zone	2	0.89	1985	08/10/2012	CASH	8/140	\$495,000	N	\$452,500	2,688	168.34
21205798	SFR	1400 E Paseo Del Zorro	4	3(2 1 0 0)	1	Yes	0	2	Zone	1	0.84	1984	05/17/2012	CASH	28/28	\$525,000	N	\$490,000	2,846	172.17

21124776	SFR	800 E Placita De Roberta	3	3(1 1 1 0)	1	Yes	0	3.5	Zone 3	0.86	1982	12/08/2011	CONV	43/43	\$520,000	N	\$495,000	3,250	152.31
21102499	SFR	1190 E Calle De La Cabra	3	3(2 0 1 0)	1	Yes	0	2	Zone 2	0.84	1983	04/21/2011	CASH	63/63	\$519,500	N	\$499,500	3,149	158.62
21109337	SFR	5660 N Placita Pardal	4	5(3 0 2 0)	2	Yes	0	2	Zone 2	1.16	1982	12/21/2011	CONV	222/222	\$545,000	N	\$500,000	3,591	139.24
21213973	SFR	740 E Rudasill Road	4	2(1 1 0 0)	1	No	0	3	Zone 1	0.79	1986	07/31/2012	CASH	11/11	\$515,000	N	\$500,000	2,898	172.53
21028552	SFR	5771 N Camino De La Sombra	4	3(3 0 0 0)	2	Yes	0	2	Zone 2	0.80	1988	03/31/2011	CONV	210/210	\$519,500	N	\$510,000	3,594	141.90
21109881	SFR	5641 N PLACITA AMANECER	5	3(3 0 0 0)	1	Yes	0	2	Zone 3	0.61	1984	05/25/2011	CASH	31/81	\$549,000	Y	\$529,000	3,351	157.86
21219076	SFR	841 E Placita De Arnoldo	5	3(3 0 0 0)	1	Yes	0	3	Cent 1	0.64	1987	09/27/2012	CONV	14/14	\$569,900	N	\$550,000	3,044	180.68
21030748	SFR	5681 N Placita Stilbayo	4	3(1 2 0 0)	1	Yes	0	2	Zone 2	0.87	1984	03/04/2011	CONV	154/154	\$625,000	N	\$565,000	3,534	159.88
21206288	SFR	5670 N Placita Stilbayo	5	3(2 1 0 0)	1	Yes	0	2	Zone 2	0.95	1981	08/01/2012	CONV	103/103	\$599,000	N	\$565,000	3,857	146.49
21126392	SFR	1391 E Paseo Del Zorro	5	4(3 0 1 0)	1	Yes	0	3	Zone 2	0.78	1987	12/05/2011		16/16	\$599,000	N	\$575,000	3,072	187.17
21130294	SFR	5670 N Camino Arturo	4	4(3 0 1 0)	1	Yes	0	3	Zone 3	0.82	2002	03/30/2012	CASH	74/74	\$599,900	N	\$580,000	3,143	184.54
21111052	SFR	1081 E Calle Mariposa	5	5(3 1 1 0)	1	No	0	2	Zone 2	0.72	1987	09/30/2011	CONV	118/415	\$599,900	N	\$585,000	4,108	142.41
20914343	SFR	1340 E Calle Mariposa	4	4(3 0 1 0)	1	Yes	0	3	Zone 2	0.58	1986	05/30/2011	CASH	696/696	\$639,000	N	\$600,000	3,752	159.91
21119263	SFR	1202 E Paseo Del Zorro	5	3(3 0 0 0)	1	Yes	0	2	Cent 2	0.97	1989	12/15/2011		119/119	\$622,450	N	\$600,000	3,785	158.52
21035801	SFR	6106 N Camino De Michael	4	4(3 0 1 0)	1	Yes	0	3	Zone 2	0.79	1990	05/24/2011	CONV	187/187	\$625,000	N	\$604,000	3,898	154.95
21013931	SFR	5641 N Placita Pardal	5	5(2 1 1 1)	1	Yes	0	3	Zone 2	0.91	2007	09/19/2011	CONV	316/316	\$725,000	N	\$705,000	3,470	203.17

Total Listings

44

Med \$/Sqft: 157.36

Avg \$/Sqft: 153.14

Avg DOM: 103

Report Count

55

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	7	\$477,286	\$349,000	\$699,000	\$465,000	35
Active Contingent	2	\$487,500	\$400,000	\$575,000	\$487,500	111
Pending	2	\$424,500	\$260,000	\$589,000	\$424,500	28
Closed*	44	\$457,339	\$296,000	\$705,000	\$435,000	103
<b>Total</b>	<b>55</b>	<b>\$475,332</b>	<b>\$260,000</b>	<b>\$725,000</b>	<b>\$436,000</b>	<b>92</b>
Price Differential	96.03					

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

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Prepared by Tamar Rala Kreiswirth on Thursday, October 25, 2012 2:17 PM

**Residential CMA** For

Shadow Hills  
2009-2010

Listings as of 03/28/12 at 4:13 PM

Property type Residential; Sold Date between '01/01/2009' and '12/31/2010'; Status of 'Closed'; Subdivision like =Shadow Hills.

**CLOSED Properties**

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	ACRES	YRBT	CLS-DATE	FIN	DOM/CDOM	L-PRICE	GH	S-PRICE	SQFT	\$/SQFT
20914247	SFR	1381 E Paseo Del Zorro	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.85	1986	08/12/2009	VA	90/136	\$349,000	N	\$349,000	1,857	187.94
21022539	SFR	961 E Camino Alberca	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.76	1984	08/27/2010	CONV	91/267	\$350,000	N	\$358,000	2,085	171.70
20909968	SFR	1201 E Placita De Graciela	4	2(2 0 0 0)	1	No	0	2	None	2	0.94	1985	06/05/2009	CONV	65/65	\$364,900	N	\$364,900	2,041	178.78
20909508	SFR	6290 N Camino Arturo	4	2(1 1 0 0)	1	Yes	0	2	Cent	2	0.73	1980	04/30/2009	CONV	34/34	\$399,000	N	\$390,000	2,013	193.74
21001876	SFR	5871 N Placita Alberca	3	3(2 0 1 0)	1	No	0	2	Zone	1	0.87	1993	06/30/2010	CASH	166/166	\$435,000	N	\$415,000	2,522	164.55
20906662	SFR	1390 E Placita Mapache	4	3(1 2 0 0)	1	No	0	2	Cent	1	0.90	1981	07/30/2009	CONV	153/154	\$425,000	N	\$418,000	2,275	183.74
20931704	SFR	1600 E Placita Pluma	3	2(2 0 0 0)	1	No	0	2	Zone	1	0.86	1983	05/17/2010	CONV	173/173	\$450,000	N	\$425,000	2,675	158.88
20917371	SFR	5650 N Placita De La Noche	3	3(2 1 0 0)	1	No	0	2	Zone	1	0.70	1986	01/29/2010	CONV	228/310	\$489,000	N	\$428,000	2,860	149.65
20924402	SFR	5800 N Camino Padre Isidoro	4	3(1 2 0 0)	1	Yes	0	2	Zone	1	0.80	1987	06/25/2010	CONV	305/305	\$469,000	N	\$450,000	3,585	125.52
21011271	SFR	5831 N Camino De La Sombra	4	2(1 1 0 0)	1	Yes	0	2	Cent	1	0.92	1983	06/21/2010	ARM	75/75	\$455,000	N	\$450,000	2,569	175.17
21034372	SFR	5840 N Paseo Niquel	4	5(2 1 1 1)	1	No	0	3	Zone	3	0.90	1987	12/21/2010	CONV	81/81	\$480,000	N	\$458,000	2,965	154.47
21013231	SFR	1780 E Placita Padre Isidoro	4	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.66	1985	06/15/2010	CONV	52/53	\$470,000	N	\$460,000	2,487	184.96
21010152	SFR	5820 N Paseo Niquel	3	2(2 0 0 0)	1	No	0	3	Cent	2	0.71	1984	06/02/2010	CONV	66/66	\$495,000	N	\$469,900	2,662	176.52
21025430	SFR	5631 N Placita de la Noche	4	3(2 1 0 0)	1	Yes	0	2	Cent	4	1.00	1983	11/30/2010	CONV	153/153	\$499,000	N	\$475,000	2,575	184.47
20914144	SFR	1360 E Paseo Del Zorro	4	3(1 2 0 0)	1	Yes	0	3	Cent	2	0.65	1985	07/24/2009	CONV	72/72	\$525,000	N	\$480,000	2,383	201.43
20909814	SFR	5830 N Camino Padre Isidoro	4	2(2 0 0 0)	1	Yes	0	2	Zone	1	0.79	1983	06/10/2009	CONV	49/49	\$499,000	N	\$485,000	2,536	191.25
20917088	SFR	1491 E Paseo Del Zorro	4	3(3 0 0 0)	1	No	0	2	Zone	2	0.90	1986	07/24/2009	CONV	42/154	\$535,000	N	\$495,000	2,811	176.09
21007056	SFR	6320 N Placita De Rojelio	3	3(1 1 1 0)	1	No	0	3	Zone	1	1.00	1986	10/01/2010	CASH	214/412	\$535,000	N	\$510,000	2,860	178.32
21033206	SFR	1141 E Calle Mariposa	5	4(3 1 0 0)	1	No	0	2	Cent	1	0.81	1984	09/22/2010	CONV	3/3	\$549,900	N	\$520,000	3,312	157.00
21002606	SFR	1741 E Placita Padre Isidoro	4	3(2 0 1 0)	1	Yes	0	3	Zone	1	0.73	1993	02/26/2010	CONV	35/35	\$556,900	N	\$522,500	2,931	178.27
20932791	SFR	5651 N Placita De La Noche	5	4(3 0 1 0)	1	No	0	3	Zone	1	1.02	2001	06/22/2010	CONV	217/217	\$629,900	N	\$570,000	3,210	177.57
21001292	SFR	1521 E Placita Abeja	4	3(2 0 1 0)	1	Yes	0	2	Cent	2	0.75	1985	03/04/2010	CASH	52/100	\$575,000	N	\$575,000	3,116	184.53
21005411	SFR	6340 N Placita De Eduardo	4	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.73	1980	04/14/2010	CONV	60/60	\$599,000	N	\$582,500	3,035	191.93
20921769	SFR	1460 E Paseo Del Zorro	5	3(2 0 1 0)	1	Yes	0	2	Zone	3	0.92	1987	09/29/2009	CONV	61/61	\$625,000	N	\$585,000	3,034	192.81
20842008	SFR	6181 N Camino Padre Isidoro	4	3(3 0 0 0)	1	Yes	0	4	Zone	1	0.80	1983	03/19/2009	CONV	77/77	\$625,000	N	\$595,000	3,026	196.63
21032747	SFR	6100 N Camino Arturo	6	4(4 0 0 0)	2	Yes	0	3	Zone	1	1.04	1988	10/28/2010	VA	44/420	\$650,000	N	\$600,000	4,264	140.71
20934255	SFR	5661 N Placita Amanecer	4	3(2 0 1 0)	1	Yes	0	2	Zone	3	0.70	1987	12/02/2009	CONV	0/0	\$664,900	N	\$626,500	3,134	199.90
20838802	SFR	1040 E Calle Mariposa	4	4(3 0 1 0)	1	Yes	0	2	Zone	1	0.64	1981	07/08/2009	CONV	229/229	\$658,000	N	\$635,000	3,195	198.75
21026718	SFR	1781 E Placita Padre Isidoro	5	3(2 1 0 0)	1	Yes	0	2	Zone	3	0.86	1985	10/22/2010	CONV	100/100	\$699,000	N	\$665,000	3,900	170.51
20931602	SFR	5640 N Placita Pardal	4	5(1 3 1 0)	1	Yes	0	3	Zone	3	0.86	2000	05/27/2010	CONV	206/207	\$799,900	N	\$775,000	4,354	178.00
20914391	SFR	6160 N Calle De La Culebra	5	5(2 1 2 0)	2	Yes	0	4	Zone	1	0.65	1993	08/04/2009	CONV	81/81	\$1,199,000	N	\$1,120,000	4,966	225.53

Total Listings 31 Med \$/Sqft: 178.32  
Avg \$/Sqft: 178.37  
Avg DOM: 105

Report Count 31

**Summary**

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	31	\$524,268	\$349,000	\$1,120,000	\$485,000	105
<b>Total</b>	<b>31</b>	<b>\$550,174</b>	<b>\$349,000</b>	<b>\$1,199,000</b>	<b>\$485,000</b>	<b>105</b>
Price Differential	95.61					

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

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Prepared by Peter Deluca, AB,CRS,GRI on Wednesday, March 28, 2012 4:13 PM