

Residential CMA

RANCHO ARBOLEDA

SHADOW VIEW EST

Q1 2018

Listings as of 04/04/18 at 5:54 PM

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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 '01/01/2018' and '3/31/2018'.

ACTIVE Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21808421	SFR	433 E Covered Wagon Drive	\$275,000	1,673	164.38	4/4	3	2(2 0)	Single	No	2	0	0.12	1995	None	AC-C	Rancho Arboleda (1-110)	
21801724	SFR	6537 N Shadow Bluff Drive	\$358,000	2,268	157.85	78/78	4	3(3 0)	Two	No	2	0	0.2	1995	None	AC-C	Rancho Arboleda (1-110)	
Total Listings 2																		
Med \$/Sqft: 161.12																		
Avg \$/Sqft: 161.12																		
Avg DOM: 41																		

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSid	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
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)	
Total Listings 2																					
Med \$/Sqft: 148.38																					
Avg \$/Sqft: 148.38																					
Avg DOM: 46																					

Report Count 4

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	2	\$316,500	\$275,000	\$358,000	\$316,500	41
Closed*	2	\$259,000	\$258,000	\$260,000	\$259,000	46
Total	4	\$293,250	\$265,000	\$358,000	\$267,500	43
Price Differential	95.95					

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