

Residential CMA

SHADOW HILLS

Q1 2018

Listings as of 04/04/18 at 5:55 PM

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Property type Residential; Subdivision of 'Shadow Hills (1-483)'; Status of 'Active', 'Closed', 'Pending', 'Signature Pending', 'Cancellation Provision', 'Pending Short Sale Approval', 'Active Contingent'; Pending Date between '03/27/2011' and '03/27/2022'; 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
21730277	SFR	801 E Camino Alberca	\$475,000	2,977	159.56	133/133	6	4(4 0)	Two	Conv	2	0	0.66	1988	House	AC-Z	Shadow Hills (1-483)	
21803795	SFR	1210 E Placita Ardilla	\$579,000	2,626	220.49	57/57	4	3(3 0)	Single	Conv	2	0	0.84	1981	House	AC-C	Shadow Hills (1-483)	
21723969	SFR	801 E Rudasill Road	\$599,000	3,039	197.10	205/205	3	3(2 1)	Single	Conv	2	0	0.72	1986	None	AC-Z	Shadow Hills (1-483)	
21803957	SFR	1404 E Orange Grove Road	\$600,000	2,675	224.30	55/55	4	3(3 0)	Two	Conv	2	0	0.6	1989	None	AC-Z	Shadow Hills (1-483)	
21806893	SFR	5960 N Camino Padre Isidoro	\$775,000	3,154	245.72	26/26	3	3(3 0)	Single	Conv	3	0	0.8	1984	None		Shadow Hills (1-483)	

Total Listings 5

Med \$/Sqft: 220.49
Avg \$/Sqft: 209.43
Avg DOM: 95

ACTIVE CONTINGENT Properties

MLS #	Type	Address	L-PRICE	SQFT	\$/SQFT	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21804483	SFR	5995 N Camino Arturo	\$639,000	5,209	122.67	41/374	5	4(4 0)	Two	Conv	2	0	0.57	1984	Quarters	AC-Z	Shadow Hills (1-483)	

Total Listings 1

Med \$/Sqft: 122.67
Avg \$/Sqft: 122.67
Avg DOM: 41

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
21730578	SFR	5930 N Placita Tecolote	\$610,000	\$590,000	3,126	188.74	Conventional	01/12/2018	7/7	5	4(3 1)	Single	Conv	2	0	0.8	1981	Quarters	AC-C	AC-Z	Shadow Hills (1-483)
21801308	SFR	5721 N Paseo Niquel	\$695,000	\$655,000	3,727	175.74	Conventional	02/28/2018	6/6	4	3(3 0)	Single	Conv	3	0	0.63	1986	None	AC-Z		Shadow Hills (1-483)
21800689	SFR	1531 E Placita Abeja	\$750,000	\$755,000	3,450	218.84	Conventional	02/14/2018	9/9	4	3(2 1)	Single	Conv	2	0	0.75	1986	None	AC-Z		Shadow Hills (1-483)

Total Listings 3

Med \$/Sqft: 188.74
Avg \$/Sqft: 194.44
Avg DOM: 7

Report Count 9

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	5	\$605,600	\$475,000	\$775,000	\$599,000	95
Active Contingent	1	\$639,000	\$639,000	\$639,000	\$639,000	41
Closed*	3	\$666,667	\$590,000	\$755,000	\$655,000	7
Total	9	\$635,778	\$475,000	\$775,000	\$600,000	59
Price Differential	97.21					

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