

2016: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 1:58 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2016' and '12/31/2016'.

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
21600306	SFR	901 E CALLE MARIPOSA	2	2(1 1 0 0)	1	No	0	2	Cent	0	0.76	1987	02/24/2016	CONV	15/15	\$300,000 N		\$300,000	1,690	177.51
21621771	SFR	701 E Rudasill Road	3	2(1 1 0 0)	1	No	0	2	Cent	1	0.74	1986	11/30/2016	CONV	69/69	\$300,000 N		\$300,000	1,935	155.04
21606924	SFR	5891 N Placita Alberca	4	3(3 0 0 0)	1	Yes	0	2	Zone	1	0.85	1984	11/02/2016	CONV	86/88	\$359,000 N		\$359,000	3,097	115.92
21607806	SFR	6290 N Camino Arturo	4	2(2 0 0 0)	1	Yes	0	2	Cent	2	0.73	1980	05/25/2016	CONV	27/27	\$395,000 N		\$395,000	2,013	196.22
21612982	SFR	6231 N Camino Arturo	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.87	1982	06/17/2016	CONV	4/4	\$399,000 N		\$400,000	2,348	170.36
21528344	SFR	1210 E Placita Ardilla	5	3(3 0 0 0)	1	Yes	0	2	Cent	1	0.84	1981	03/07/2016	CONV	110/110	\$419,000 Y		\$410,000	2,623	156.31
21622267	SFR	1221 E Placita Ardilla	4	3(3 0 0 0)	1	Yes	0	2	Cent	1	0.71	1980	10/14/2016	CONV	28/28	\$449,500 N		\$420,000	2,271	184.94
21631274	SFR	6111 N Camino De Michael	4	4(3 0 1 0)	1	Yes	0	2	Zone	1	0.82	1985	12/30/2016	CASH	8/8	\$449,500 N		\$430,000	2,862	150.24
21621978	SFR	5791 N Camino De La Sombra	4	2(1 1 0 0)	1	No	0	2	Cent	1	1.00	1980	09/02/2016	CASH	10/10	\$469,000 N		\$447,500	2,455	182.28
21602118	SFR	5960 N Camino Padre Isidoro	4	3(2 0 1 0)	1	Yes	0	3	Zone	2	0.80	1984	04/28/2016	CASH	76/76	\$474,000 N		\$448,000	3,154	142.04
21619571	SFR	5960 N Placita del Lagarto	4	3(2 1 0 0)	1	Yes	0	2	Zone	1	0.80	1984	11/14/2016	CONV	82/82	\$489,900 N		\$449,000	3,182	141.11
21603230	SFR	6321 N Placita De Rojelio	4	4(2 0 2 0)	2	Yes	0	2	Zone	1	0.72	1986	04/22/2016	CONV	22/22	\$465,000 N		\$455,000	3,376	134.77
21604749	SFR	5990 N Calle De La Culebra	3	3(2 0 1 0)	1	No	0	3	Zone	2	0.72	1990	04/28/2016	CONV	29/29	\$475,000 N		\$470,000	2,906	161.73
21531906	SFR	1185 E Camino De La Sombra	3	3(1 1 1 0)	1	No	0	4	Cent	1	0.72	1982	01/22/2016	CONV	7/7	\$479,000 N		\$485,000	2,340	207.26
21605225	SFR	1360 E Paseo Del Zorro	4	3(1 2 0 0)	1	Yes	0	3	Cent	2	0.65	1985	03/29/2016	CONV	5/5	\$495,000 N		\$487,500	2,383	204.57
21622975	SFR	5721 N Placita Del Trueno	3	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.68	1981	10/13/2016	CONV	8/8	\$489,000 N		\$489,000	2,214	220.87
21612009	SFR	1400 E Paseo Pavon	4	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.83	1984	08/19/2016	CONV	63/262	\$510,000 N		\$495,000	3,518	140.70
21608848	SFR	5760 N PLACITA STILBAYO	5	3(1 2 0 0)	1	Yes	0	2	Cent	2	0.78	1983	05/12/2016	CASH	9/9	\$520,000 N		\$507,000	2,491	203.53
21604547	SFR	1170 E Placita Rana	4	4(3 0 0 1)	1	Yes	0	2	Cent	2	0.89	1984	07/15/2016	CONV	110/110	\$525,000 Y		\$510,000	3,047	167.38
21626626	SFR	1361 E Paseo Del Zorro	4	3(2 1 0 0)	1	Yes	0	2	Zone	1	0.68	1986	11/16/2016	VA	2/2	\$525,000 N		\$521,500	2,820	184.93
21620206	SFR	6171 N Camino De Michael	4	3(2 0 1 0)	1	No	0	2	Zone	2	0.69	1983	09/12/2016	CONV	3/145	\$549,500 N		\$535,000	3,236	165.33
21613451	SFR	6300 N Placita De Rojelio	4	3(3 0 0 0)	1	Yes	0	2	Zone	3	0.82	1985	07/21/2016	CONV	39/39	\$559,000 N		\$545,000	3,069	177.58
21611357	SFR	1061 E CALLE DE LA CABRA	5	4(2 2 0 0)	1	Yes	0	2	Zone	2	0.64	1982	07/29/2016	CONV	62/97	\$589,000 N		\$566,000	3,733	151.62
21606221	SFR	1210 E Placita De Graciela	3	3(2 0 1 0)	1	No	0	2	Zone	2	0.86	1985	06/15/2016	CONV	56/56	\$599,000 N		\$575,000	2,610	220.31
21612238	SFR	841 E Placita De Michael	4	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.86	1992	07/11/2016	CONV	4/4	\$629,000 N		\$624,000	3,098	201.42
21602531	SFR	5781 N Placita Amanecer	5	4(2 2 0 0)	1	Yes	0	4	Zone	2	0.93	1983	03/04/2016	CONV	9/9	\$675,000 Y		\$658,000	3,979	165.37
21611862	SFR	1180 E Calle Mariposa	4	3(1 2 0 0)	1	Yes	0	4	Zone	1	0.52	1985	09/02/2016	CONV	74/74	\$714,900 N		\$675,000	2,915	231.56
21613585	SFR	1501 E Via Cotorra	5	3(2 1 0 0)	1	Yes	0	2	Zone	3	0.80	1986	07/19/2016	CASH	6/6	\$725,000 N		\$728,000	3,431	212.18
21606340	SFR	6106 N Camino De Michael	4	4(3 0 1 0)	1	Yes	0	3	Zone	2	0.77	1990	06/06/2016	CONV	20/20	\$739,000 N		\$735,000	3,537	207.80

Total Listings 29

Med \$/Sqft: 177.51
 Avg \$/Sqft: 176.93
 Avg DOM: 35

Report Count 29

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	29	\$497,224	\$300,000	\$735,000	\$487,500	35
Total	29	\$509,183	\$300,000	\$739,000	\$487,500	35
Price Differential	97.73					

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

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2015: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 1:59 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2015' and '12/31/2015'.

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
21520850	SFR	1162 E Paseo Pavon	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.81	1980	08/31/2015	CONV	4/4	\$305,000 N		\$300,000	1,712	175.23
21509757	SFR	5651 N Paseo Niquel	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	1.15	1985	04/29/2015	CONV	0/0	\$350,000 N		\$350,000	2,004	174.65
21527286	SFR	5900 N Camino Padre Isidoro	4	3(2 0 1 0)	1	Yes	0	2	Zone	3	0.74	1980	11/04/2015	CASH	18/18	\$343,200 N		\$355,000	2,796	126.97
21507181	SFR	5881 N Placita Alberca	4	2(2 0 0 0)	1	No	0	3	Cent	1	1.30	1987	04/30/2015	CONV	20/86	\$375,000 N		\$369,000	2,421	152.42
21519314	SFR	5864 N Camino Arturo	3	2(1 1 0 0)	1	Yes	0	2	Cent	1	0.84	1981	10/23/2015	CASH	51/51	\$380,000 N		\$370,000	2,177	169.96
21504304	SFR	1201 E Calle De La Cabra	3	3(2 0 1 0)	1	Yes	0	1	Cent	2	0.00	1981	06/26/2015	CONV	106/106	\$434,000 N		\$375,000	2,400	156.25
21500077	SFR	6361 N Placita De Eduardo	4	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.74	1980	04/02/2015	CONV	59/218	\$419,000 N		\$419,000	2,719	154.10
21523020	SFR	801 E Camino Alberca	6	4(4 0 0 0)	2	Yes	0	2	Cent	1	0.66	1988	08/21/2015	CONV	0/0	\$449,900 Y		\$443,000	3,696	119.86
21524664	SFR	991 E Calle De La Cabra	3	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.77	1984	09/28/2015	CASH	9/9	\$489,900 N		\$460,000	2,814	163.47
21514415	SFR	6060 N Camino Padre Isidoro	4	3(2 1 0 0)	1	No	0	3	Cent	1	0.77	1997	06/09/2015	CONV	2/2	\$449,500 N		\$470,000	3,514	133.75
21515551	SFR	5820 N Paseo Niquel	3	2(2 0 0 0)	1	No	0	3	Zone	2	0.87	1984	08/31/2015	CONV	3/3	\$485,000 N		\$475,000	3,317	143.20
21507541	SFR	1430 E Paseo Del Zorro	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.86	1985	06/12/2015	CONV	55/55	\$499,999 N		\$480,000	2,537	189.20
21505137	SFR	1361 E Paseo Del Zorro	4	3(2 1 0 0)	1	Yes	0	2	Zone	1	0.68	1986	05/11/2015	CONV	38/38	\$499,900 N		\$499,000	2,820	176.95
21516290	SFR	5720 N Paseo Niquel	4	2(2 0 0 0)	1	Yes	0	2	Cent	2	0.55	1988	10/30/2015	CONV	108/108	\$519,900 N		\$502,000	2,803	179.09
21510821	SFR	6280 N Placita de Luis	4	4(3 0 1 0)	1	Yes	0	2	Zone	1	0.80	1988	07/06/2015	CONV	34/34	\$519,000 N		\$509,000	2,950	172.54
21511570	SFR	5732 N Camino Arturo	4	3(2 1 0 0)	1	No	0	3	Cent	1	0.68	1996	08/14/2015	CONV	65/65	\$540,000 N		\$510,000	2,694	189.31
21505337	SFR	5741 N Paseo Niquel	4	3(2 0 1 0)	1	Yes	0	3	Zone	2	0.66	1984	04/03/2015	CONV	3/3	\$525,000 N		\$515,000	2,554	201.64
21504629	SFR	1240 E Calle Mariposa	4	3(2 0 1 0)	1	Yes	0	2	Cent	1	0.60	1985	05/15/2015	CONV	53/53	\$525,000 N		\$515,000	3,134	164.33
21506441	SFR	1761 E Calle De La Culebra	4	3(3 0 0 0)	1	Yes	0	2	Zone	2	1.09	1989	05/13/2015	CONV	38/91	\$545,000 N		\$518,000	3,306	156.68
21516988	SFR	841 E Placita De Arnoldo	5	3(3 0 0 0)	1	Yes	0	3	Cent	1	0.64	1987	08/28/2015	CONV	39/39	\$545,000 N		\$525,000	3,044	172.47
21529122	SFR	1131 E Calle De La Cabra	4	3(1 2 0 0)	1	Yes	0	2	Zone	2	0.69	1981	12/18/2015	CONV	3/3	\$525,000 N		\$525,000	2,888	181.79
21520860	SFR	5661 N Placita De La Noche	3	3(2 0 1 0)	1	No	0	3	Zone	1	1.18	1997	10/22/2015	VA	46/46	\$560,000 N		\$551,000	3,482	158.24
21426841	SFR	860 E Placita De Michael	6	4(3 0 1 0)	2	Yes	0	3	Cent	2	0.86	1988	03/13/2015	CONV	135/135	\$615,000 N		\$580,000	3,321	174.65
21505816	SFR	6101 N Camino Padre Isidoro	4	4(2 1 1 0)	1	No	0	3	Zone	1	0.86	1991	07/17/2015	CONV	121/121	\$590,000 N		\$580,000	3,716	156.08
21522472	SFR	5800 N Camino Padre Isidoro	4	4(2 1 1 0)	1	Yes	0	2	Zone	1	0.81	1987	12/03/2015	CONV	67/67	\$599,000 N		\$582,500	3,585	162.48
21527154	SFR	5830 N Placita Amanecer	3	3(2 1 0 0)	1	Yes	0	2	Zone	2	0.78	1991	11/24/2015	CONV	6/6	\$599,500 N		\$590,000	2,990	197.32
21522257	SFR	5721 N Paseo Niquel	4	3(2 1 0 0)	1	Yes	0	3	Zone	2	0.68	1986	10/15/2015	CONV	22/205	\$625,000 N		\$600,000	3,654	164.20
21502779	SFR	5691 N Placita Arturo	4	3(3 0 0 0)	1	Yes	0	2	Zone	3	0.98	1982	05/05/2015	CONV	65/77	\$617,500 N		\$605,000	3,884	155.77
21504639	SFR	1280 E Calle Mariposa	4	3(3 0 0 0)	1	Yes	0	5	Cent	2	0.56	1985	06/26/2015	CONV	89/89	\$595,000 N		\$605,000	3,196	189.30
21526411	SFR	5980 N Placita Del Lagarto	4	5(3 1 1 0)	1	Yes	0	4	Cent	2	0.81	2008	12/28/2015	CONV	50/50	\$885,000 N		\$873,000	3,959	220.51

Total Listings 30

Med \$/Sqft: 167.15
 Avg \$/Sqft: 167.75
 Avg DOM: 43

Report Count 30

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	30	\$501,683	\$300,000	\$873,000	\$509,500	43
Total	30	\$513,677	\$305,000	\$885,000	\$509,500	43
Price Differential	97.74					

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2014: Shadow Hills

Residential CMA

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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
21414907	SFR	730 E Rudasil Road	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.80	1985	08/21/2014	CASH	82/141	\$299,500 N		\$296,500	2,190	135.39
21407055	SFR	1191 E Calle De La Cabra	3	2(2 0 0 0)	1	No	0	2	Zone	1	0.64	1985	06/26/2014	CONV	70/70	\$378,000 N		\$350,000	2,301	152.11
21402661	SFR	1041 E Rudasil Road	3	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.80	1984	10/14/2014	CONV	196/196	\$360,000 N		\$350,000	2,392	146.32
21333326	SFR	6120 N Calle De La Culebra	4	3(2 1 0 0)	1	Yes	0	2	Zone	1	0.75	1982	08/29/2014	CONV	226/226	\$360,000 N		\$360,000	2,536	141.96
21410759	SFR	1621 E Placita Pluma	3	3(1 1 1 0)	1	No	0	2	Cent	1	0.72	1986	05/29/2014	CONV	2/2	\$379,000 N		\$375,000	2,332	160.81
21409103	SFR	960 E Camino Alberca	4	3(1 2 0 0)	1	No	0	2	Zone	1	1.00	1985	06/24/2014	CONV	68/68	\$400,000 N		\$392,000	2,374	165.12
21324060	SFR	5881 N Camino Arturo	4	3(2 0 1 0)	1	Yes	0	2	Cent	1	0.59	1981	02/11/2014	CONV	107/107	\$405,000 N		\$400,000	2,492	160.51
21422331	SFR	5830 N Camino Padre Isidoro	4	2(2 0 0 0)	1	Yes	0	2	Zone	1	0.81	1983	10/31/2014	VA	40/40	\$419,900 N		\$410,000	2,536	161.67
21417019	SFR	5921 N Placita Tecolote	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.87	1984	07/29/2014	CONV	6/6	\$435,000 N		\$425,000	2,484	171.10
21429071	SFR	1381 E Paseo Pavon	4	2(2 0 0 0)	1	Yes	0	2	Zone	2	0.86	1983	12/19/2014	CONV	10/10	\$449,000 N		\$435,000	2,536	171.53
21419260	SFR	6081 N Camino Padre Isidoro	4	3(2 0 1 0)	1	No	0	2	Cent	3	0.83	1981	11/10/2014	CONV	96/254	\$450,000 N		\$439,000	3,272	134.17
21414932	SFR	991 E Calle De La Cabra	3	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.77	1984	07/28/2014	VA	36/36	\$475,000 N		\$440,000	2,814	156.36
21411880	SFR	1550 E Paseo Pavon	5	3(3 0 0 0)	1	Yes	0	2	Zone	1	0.74	1983	06/27/2014	CONV	11/337	\$495,000 N		\$470,000	3,358	139.96
21329759	SFR	1451 E Calle Mariposa	4	3(1 2 0 0)	1	Yes	0	3	Cent	1	0.82	1985	04/30/2014	CASH	131/131	\$479,000 N		\$475,000	3,008	157.91
21407136	SFR	6284 N Camino De Michael	3	2(1 1 0 0)	1	Yes	0	2	Zone	2	0.73	1981	05/20/2014	CONV	23/23	\$499,000 N		\$480,000	2,274	211.08
21417236	SFR	5650 N Placita Amanecer	4	3(2 0 1 0)	1	Yes	0	3	Zone	1	0.92	1991	08/04/2014	CONV	15/15	\$499,000 N		\$480,000	2,841	168.95
21402771	SFR	5740 N Camino Padre Isidoro	4	3(3 0 0 0)	2	Yes	0	3	Cent	1	0.95	1981	03/11/2014	CONV	2/2	\$499,000 N		\$500,000	2,965	168.63
21332312	SFR	5732 N Camino Arturo	4	3(2 1 0 0)	1	No	0	3	Cent	1	0.63	1996	02/14/2014	CONV	42/262	\$500,000 N		\$520,000	2,694	193.02
21331242	SFR	5740 N Placita Del Trueno	4	3(2 1 0 0)	1	Yes	0	2	Cent	3	0.71	1980	03/05/2014	CASH	64/64	\$549,000 N		\$534,000	3,013	177.23
21404886	SFR	6171 N Camino De Michael	4	3(2 0 1 0)	1	No	0	2	Zone	2	0.69	1983	07/18/2014	CONV	113/113	\$574,000 N		\$555,000	3,288	168.80
21428325	SFR	1260 E Placita Del Cervato	4	4(2 1 1 0)	1	Yes	0	2	Zone	2	0.73	1989	12/03/2014	CONV	18/18	\$599,900 N		\$585,000	3,576	163.59
21409886	SFR	861 E Placita De Arnoldo	3	3(0 2 1 0)	1	Yes	0	2	Zone	0	0.83	1987	06/30/2014	CONV	20/20	\$625,000 N		\$590,000	2,957	199.53
21427916	SFR	5640 N Placita Pardal	4	5(1 3 1 0)	1	Yes	0	3	Zone	3	0.82	2000	11/21/2014	CONV	6/6	\$799,000 N		\$788,000	4,354	180.98

Total Listings 23

Med \$/Sqft: 163.59
 Avg \$/Sqft: 164.64
 Avg DOM: 60

Report Count 23

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	23	\$463,022	\$296,500	\$788,000	\$440,000	60
Total	23	\$475,143	\$299,500	\$799,000	\$440,000	60
Price Differential	97.48					

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2013: Shadow Hills

Residential CMA

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CLOSED Properties

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21311103	SFR	1500 E Via Cotorra	3	3(2 0 0 1)	1	No	0	3	Zone	1	0.64	1983	07/09/2013	CONV	43/43	\$329,000	N	\$315,000	1,985	158.69
21228706	SFR	960 E Rudasill Road	3	4(1 2 1 0)	2	Yes	0	2	Zone	1	0.67	1985	04/30/2013	CONV	139/139	\$359,000	N	\$329,000	2,732	120.42
21315392	SFR	701 E Placita De Arnoldo	3	2(2 0 0 0)	1	Yes	0	2	Zone	2	0.60	1985	08/06/2013	CONV	26/26	\$357,000	N	\$335,000	2,298	145.78
21223265	SFR	1200 E Calle De La Cabra	3	2(1 1 0 0)	1	No	0	2	Cent	1	0.85	1983	01/29/2013	CONV	54/154	\$348,500	N	\$346,000	2,092	165.39
21303524	SFR	816 E Placita de Roberta	4	3(2 0 1 0)	2	Yes	0	2	Cent	3	0.66	1986	05/28/2013	CONV	84/84	\$364,599	N	\$365,000	3,771	96.79
21220823	SFR	1551 E Placita Abeja	4	3(2 1 0 0)	2	No	0	2	Zone	1	0.67	1983	08/29/2013	CONV	152/152	\$375,000	N	\$373,600	3,037	123.02
21307631	SFR	5721 N Placita Del Trueno	3	3(2 0 1 0)	1	Yes	0	2	Cent	1	0.68	1981	05/22/2013	CONV	13/13	\$375,900	N	\$378,750	2,189	173.02
21324178	SFR	6171 N Camino De Mchael	4	3(2 0 1 0)	1	No	0	2	Zone	2	0.75	1983	10/15/2013	CONV	8/8	\$400,000	N	\$380,000	3,139	121.06
21314733	SFR	1371 E Paseo Del Zorro	4	3(2 1 0 0)	1	Yes	0	2	Cent	1	0.79	1987	06/28/2013	CONV	3/3	\$394,000	N	\$385,000	2,135	180.33
21312437	SFR	1281 E Paseo Del Zorro	3	2(2 0 0 0)	1	Yes	0	2	Cent	2	0.60	1989	07/02/2013	CASH	22/22	\$419,000	N	\$409,000	2,301	177.75
21225362	SFR	6320 N Placita De Rojello	3	3(2 0 1 0)	1	No	0	3	Zone	1	0.73	1986	02/20/2013	CONV	80/80	\$449,000	N	\$415,000	2,827	146.80
21226790	SFR	5661 N Placita Pardal	3	4(2 2 0 0)	1	Yes	0	3	Zone	2	0.98	1982	01/10/2013	CONV	9/9	\$435,000	N	\$420,000	3,630	115.70
21320469	SFR	1281 E Paseo Del Zorro	3	2(2 0 0 0)	1	Yes	0	2	Cent	2	0.60	1989	09/20/2013	CONV	1/1	\$425,000	N	\$425,000	2,301	184.70
21302659	SFR	1431 E PASEO DEL ZORRO	4	3(2 0 1 0)	1	Yes	0	3	Zone	2	0.60	1986	03/27/2013	CONV	17/209	\$449,000	N	\$434,500	2,659	163.41
21322072	SFR	1100 E Calle Mariposa E	4	3(2 1 0 0)	1	No	0	2	Cent	2	0.61	1986	09/27/2013	CONV	0/0	\$445,000	N	\$445,000	2,676	166.29
21303096	SFR	1501 E PASEO DEL ZORRO	4	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.94	1989	05/20/2013	CONV	54/54	\$475,000	N	\$459,000	3,049	150.54
21314781	SFR	1201 E Placita Ardilla	3	3(2 0 1 0)	1	Yes	0	3	Zone	1	0.90	1987	06/25/2013	CASH	3/3	\$499,000	N	\$480,000	3,010	159.47
21316146	SFR	5860 N Camino Padre Isidoro	4	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.70	1986	07/25/2013	CONV	12/12	\$497,000	N	\$480,000	2,651	181.06
21315440	SFR	1361 E Paseo Pavon	4	4(4 0 0 0)	1	No	0	2	Zone	1	0.78	1983	10/02/2013	CASH	88/88	\$499,000	N	\$485,000	3,100	156.45
21318046	SFR	1580 E Placita Lupita	4	3(2 0 1 0)	1	Yes	0	2	Cent	1	0.75	1989	08/30/2013	CASH	5/5	\$539,000	N	\$525,000	2,374	221.15
21317108	SFR	1700 E Calle De La Culebra	3	3(2 0 1 0)	1	Yes	0	2	Zone	3	0.73	1986	08/15/2013	CONV	17/269	\$559,000	N	\$535,000	2,901	184.42
21322164	SFR	1521 E Placita Abeja	4	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.79	1985	11/21/2013	CONV	62/62	\$635,000	N	\$610,000	3,116	195.76
21330195	SFR	1200 E Placita Ardilla	4	4(3 1 0 0)	1	Yes	0	4	Cent	2	1.05	1988	12/23/2013	CONV	4/4	\$675,000	N	\$675,000	3,622	186.36
21312144	SFR	6106 N Camino De Michael	4	4(3 0 1 0)	1	Yes	0	3	Cent	2	0.79	1990	07/15/2013	CONV	6/6	\$699,000	N	\$683,000	3,518	194.14
21308261	SFR	5711 N Paseo Niquel	5	3(3 0 0 0)	1	No	0	3	Zone	1	0.62	2009	05/10/2013	CONV	5/5	\$699,900	N	\$685,000	3,570	191.88

Total Listings 25

Med \$/Sqft: 165.39
 Avg \$/Sqft: 162.42
 Avg DOM: 36

Report Count 25

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	25	\$454,914	\$315,000	\$685,000	\$425,000	36
Total	25	\$468,076	\$329,000	\$699,900	\$425,000	36
Price Differential	97.14					

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

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2012: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:00 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2012' and '12/31/2012'.

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
21226126	SFR	5832 N Camino Arturo	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.97	1981	12/06/2012	CONV	0/0	\$260,000 N		\$260,200	1,849	140.72
21211540	SFR	6215 N Camino De Mchael	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.73	1985	06/15/2012	CONV	3/232	\$359,500 N		\$360,000	2,181	165.06
21220296	SFR	6270 N Camino De Mchael	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
21213962	SFR	6301 N Camino De Mchael	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
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
21206836	SFR	1406 E Orange Grove Road	4	3(1 1 1 0)	1	Yes	0	3	Cent	2	0.91	1986	11/14/2012	CONV	171/171	\$400,000 N		\$380,000	2,442	155.61
21226400	SFR	1101 E Paseo Pavon	4	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.98	1986	12/11/2012	CONV	10/10	\$399,900 N		\$389,000	2,309	168.47
21212360	SFR	801 E Camino Alberca	6	4(2 2 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
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
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
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	7/234	\$412,500 N		\$436,000	4,245	102.71
21219014	SFR	6300 N CAMINO ARTURO	4	3(2 1 0 0)	1	Yes	0	2	Cent	3	0.77	1980	12/17/2012	CONV	112/159	\$465,000 N		\$444,000	2,456	180.78
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
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
21215256	SFR	1501 E Camino De La Sombra	4	3(2 1 0 0)	1	Yes	0	3	Zone	2	0.80	1983	10/30/2012	CONV	56/56	\$589,000 N		\$505,000	2,693	187.52
21220207	SFR	1402 E CALLE MARIPOSA	4	3(2 1 0 0)	1	Yes	0	3	Zone	2	0.74	1984	11/05/2012	CONV	51/148	\$575,000 N		\$510,000	2,798	182.27
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
21206288	SFR	5670 N Placita Stibayo	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
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

Total Listings 22

Med \$/Sqft: 162.97

Avg \$/Sqft: 156.72

Avg DOM: 46

Report Count 22

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	22	\$435,964	\$260,200	\$580,000	\$425,000	46
Total	22	\$454,595	\$260,000	\$599,900	\$425,000	46
Price Differential	96.46					

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

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2011: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:00 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2011' and '12/31/2011'.

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	166/231	\$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
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
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
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	33/281	\$419,900	N	\$390,000	3,245	120.18
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
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
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
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
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 Parda	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
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	31/80	\$549,000	Y	\$529,000	3,351	157.86
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
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
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	118/439	\$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 Parda	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 28

Med \$/Sqft: 156.41
 Avg \$/Sqft: 153.77
 Avg DOM: 140

Report Count 28

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	28	\$464,996	\$296,000	\$705,000	\$437,500	140
Total	28	\$488,073	\$325,000	\$725,000	\$437,500	140
Price Differential	95.19					

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

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2010: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:01 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2010' and '12/31/2010'.

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
21022539	SFR	961 E Camino Alberca	3	2(2 0 0)	1	No	0	2	Cent	1	0.76	1984	08/27/2010	CONV	91/268	\$350,000 N		\$358,000	2,085	171.70
21001876	SFR	5871 N Placita Alberca	3	3(2 0 1)	1	No	0	2	Zone	1	0.87	1993	06/30/2010	CASH	166/166	\$435,000 N		\$415,000	2,522	164.55
20931704	SFR	1600 E Placita Pluma	3	2(2 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)	1	No	0	2	Zone	1	0.70	1986	01/29/2010	CONV	228/319	\$489,000 N		\$428,000	2,860	149.65
21011271	SFR	5831 N Camino De La Sombra	4	2(1 1 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
20924402	SFR	5800 N Camino Padre Isidoro	4	3(1 2 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
21034372	SFR	5840 N Paseo Niquel	4	5(2 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)	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)	1	No	0	3	Cent	2	0.71	1984	06/02/2010	CONV	66/66	\$495,000 N		\$469,000	2,662	176.52
21025430	SFR	5631 N Placita de la Noche	4	3(2 1 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
21007056	SFR	6320 N Placita De Rojelio	3	3(1 1 1)	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)	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)	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)	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)	1	Yes	0	2	Cent	2	0.75	1985	03/04/2010	CASH	52/138	\$575,000 N		\$575,000	3,116	184.53
21005411	SFR	6340 N Placita De Eduardo	4	3(2 0 1)	1	Yes	0	2	Zone	2	0.73	1980	04/14/2010	CONV	60/60	\$599,000 N		\$582,500	3,035	191.93
21032747	SFR	6100 N Camino Arturo	6	4(4 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
21026718	SFR	1781 E Placita Padre Isidoro	5	3(2 1 0)	1	Yes	0	2	Zone	3	0.86	1985	10/22/2010	CONV	100/259	\$699,000 N		\$665,000	3,900	170.51
20931602	SFR	5640 N Placita Parda	4	5(1 3 1)	1	Yes	0	3	Zone	3	0.86	2000	05/27/2010	CONV	206/207	\$799,900 N		\$775,000	4,354	178.00

Total Listings 19

Med \$/Sqft: 175.17
 Avg \$/Sqft: 168.56
 Avg DOM: 122

Report Count 19

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	19	\$510,995	\$358,000	\$775,000	\$475,000	122
Total	19	\$536,137	\$350,000	\$799,900	\$475,000	122
Price Differential	95.46					

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

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2009: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:01 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2009' and '12/31/2009'.

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)	1	Yes	0	2	Cent	1	0.85	1986	08/12/2009	VA	90/142	\$349,000	N	\$349,000	1,857	187.94
20909968	SFR	1201 E Placita De Graciela	4	2(2 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)	1	Yes	0	2	Cent	2	0.73	1980	04/30/2009	CONV	34/34	\$399,000	N	\$390,000	2,013	193.74
20906662	SFR	1390 E Placita Mapache	4	3(1 2 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
20914144	SFR	1360 E Paseo Del Zorro	4	3(1 2 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)	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)	1	No	0	2	Zone	2	0.90	1986	07/24/2009	CONV	42/154	\$535,000	N	\$495,000	2,811	176.09
20921769	SFR	1460 E Paseo Del Zorro	5	3(2 0 1)	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)	1	Yes	0	4	Zone	1	0.80	1983	03/19/2009	CONV	77/77	\$625,000	N	\$595,000	3,026	196.63
20934255	SFR	5661 N Placita Amanecer	4	3(2 0 1)	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)	1	Yes	0	2	Zone	1	0.64	1981	07/08/2009	CONV	229/229	\$658,000	N	\$635,000	3,195	198.75
20914391	SFR	6160 N Calle De La Culebra	5	5(2 1 2)	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 12

Med \$/Sqft: 193.28
Avg \$/Sqft: 193.88
Avg DOM: 79

Report Count 12

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	12	\$545,283	\$349,000	\$1,120,000	\$490,000	79
Total	12	\$572,400	\$349,000	\$1,199,000	\$490,000	79
Price Differential	95.85					

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

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2008: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:02 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2008' and '12/31/2008'.

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
20814755	SFR	5651 N Paseo Niquel	3	2(2 0 0)	1	Yes	0	2	Cent	1	1.01	1985	07/25/2008	CONV	101/101	\$399,500 N		\$395,000	2,004	197.11
20807086	SFR	1390 E Placita Mapache	4	3(1 2 0)	1	No	0	2	Cent	1	0.90	1981	06/12/2008	CONV	119/119	\$470,000 N		\$465,000	2,275	204.40
20803365	SFR	1291 E CAMINO DE LA SOMBRA	3	3(2 0 1)	2	Yes	0	2	Zone	2	0.88	1982	07/23/2008	CONV	187/187	\$499,900 N		\$475,000	2,654	178.98
20739733	SFR	6111 N Camino De Michael	4	4(3 0 1)	1	Yes	0	2	Zone	1	0.84	1985	01/15/2008	CONV	106/253	\$509,000 N		\$490,000	2,862	171.21
20814888	SFR	6104 N Camino De Michael	4	3(2 0 1)	1	No	0	2	Zone	2	0.60	1986	10/15/2008	CONV	183/183	\$525,000 N		\$505,000	3,003	168.17
20808971	SFR	1551 E Placita Abeja	4	3(3 0 0)	2	No	0	2	Zone	1	0.67	1983	12/11/2008	VA	286/390	\$524,500 N		\$516,500	3,037	170.07
20821705	SFR	6371 N Placita De Eduardo	4	3(2 0 1)	1	Yes	0	2	Cent	1	0.81	1986	08/29/2008	CONV	79/80	\$519,000 N		\$530,000	2,662	199.10
20815019	SFR	5661 N Camino Arturo	4	3(2 0 1)	1	Yes	0	2	Cent	1	0.87	1987	09/25/2008	CONV	163/164	\$599,000 N		\$565,000	2,911	194.09
20815543	SFR	5741 N Paseo Niquel	4	3(2 0 1)	1	Yes	0	3	Zone	2	0.66	1984	08/29/2008	CASH	130/273	\$600,000 N		\$575,000	2,521	228.08
20800328	SFR	6271 N Camino de Michael	4	3(2 1 0)	1	Yes	0	2	Cent	1	0.74	1986	05/23/2008	CONV	142/142	\$595,000 N		\$595,000	3,281	181.35
20819776	SFR	5630 N Paseo Niquel	4	3(3 0 0)	1	Yes	0	2	Zone	2	0.75	1985	09/18/2008	CONV	114/114	\$647,000 N		\$598,000	2,682	222.97
20803889	SFR	1541 E Placita Abeja	4	2(2 0 0)	1	Yes	0	2	Cent	3	0.66	1983	05/06/2008	CONV	105/160	\$623,000 N		\$605,000	2,789	216.92
20801249	SFR	5620 N Camino Arturo	4	4(3 0 1)	2	No	0	4	Zone	2	0.81	1988	06/23/2008	CONV	168/464	\$649,000 N		\$625,000	3,610	173.13
20814989	SFR	1601 E Paseo Pavon	5	3(2 0 1)	1	Yes	0	2	Zone	2	0.77	1984	06/24/2008	CONV	68/68	\$685,000 N		\$640,000	2,753	232.47
20808136	SFR	5640 N Camino Arturo	3	3(2 0 1)	1	Yes	0	2	Zone	1	0.77	1991	04/03/2008	CONV	41/41	\$659,000 N		\$660,000	2,938	224.64
20813995	SFR	861 E Placita De Arnoldo	3	3(0 2 1)	1	Yes	0	2	Zone	0	0.83	1987	06/19/2008	CONV	72/72	\$699,000 N		\$693,500	2,873	241.39
20807315	SFR	1720 E Placita Padre Isidoro	5	4(2 1 1)	1	Yes	0	2	Zone	2	0.75	1982	06/10/2008	CONV	116/116	\$769,000 N		\$695,000	3,530	196.88
20800022	SFR	6180 N CALLE DE LA CULEBRA	4	3(1 1 1)	1	Yes	0	3	Zone	3	1.00	1983	04/07/2008	CASH	96/152	\$799,000 N		\$750,000	3,429	218.72
20803583	SFR	5816 N Camino Arturo	4	3(2 0 1)	2	Yes	0	3	Zone	3	0.78	1990	04/14/2008	CONV	84/84	\$859,000 N		\$835,000	3,660	228.14
20806744	SFR	5761 N Placita Angelica	4	4(2 1 1)	1	Yes	0	2	Zone	2	0.95	1987	04/15/2008	CASH	63/63	\$865,000 N		\$837,500	3,344	250.45
20813085	SFR	5980 N Placita Del Lagarto	4	5(4 0 1)	1	No	0	4	Cent	2	0.89	2008	05/16/2008	CONV	45/45	\$1,250,000 N		\$1,100,000	4,000	275.00

Total Listings 21

Med \$/Sqft: 204.40
 Avg \$/Sqft: 208.25
 Avg DOM: 117

Report Count 21

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	21	\$626,214	\$395,000	\$1,100,000	\$598,000	117
Total	21	\$654,519	\$399,500	\$1,250,000	\$598,000	117
Price Differential	96.24					

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

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2007: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:02 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2007' and '12/31/2007'.

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
20715751	SFR	6260 N Placita De Luis	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.79	1987	09/07/2007	CONV	146/146	\$499,000 N		\$462,000	2,187	211.25
20704104	SFR	1381 E Paseo Del Zorro	3	2(1 1 0 0)	1	Yes	0	2	Cent	1	0.85	1986	06/06/2007	CONV	132/132	\$475,000 N		\$463,000	1,857	249.33
20720714	SFR	6261 N Placita De Rojelio	4	3(2 0 1 0)	1	No	0	2	Cent	1	0.78	1986	08/10/2007	CONV	85/85	\$474,500 N		\$465,000	2,283	203.68
20728843	SFR	1300 E Paseo Del Zorro	4	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.70	1985	08/28/2007	CONV	46/135	\$524,900 N		\$510,000	2,286	223.10
20726599	SFR	5771 N Placita Angelica	4	3(3 0 0 0)	1	No	0	2	Cent	1	0.94	1984	07/17/2007	CONV	19/19	\$525,000 N		\$515,000	2,682	192.02
20711045	SFR	5960 N Calle De La Culebra	4	2(2 0 0 0)	1	Yes	0	3	Cent	1	0.86	1983	10/19/2007	CONV	221/221	\$525,000 N		\$517,500	2,505	206.59
20740705	SFR	1090 E Calle de la Cabra	4	3(3 0 0 0)	1	No	0	2	Zone	2	0.99	1988	11/30/2007	CASH	53/53	\$549,900 N		\$535,000	2,843	188.18
2634536	SFR	800 E Placita De Arnoldo	4	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.83	1986	03/19/2007	CASH	202/397	\$529,900 N		\$540,000	2,267	238.20
20705503	SFR	1380 E Placita Mapache	3	2(2 0 0 0)	0	Yes	0	2	Cent	2	0.92	1981	05/31/2007	CONV	116/116	\$579,900 N		\$555,000	2,742	202.41
20713472	SFR	5720 N Paseo Niquel	4	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.57	1988	06/28/2007	CONV	96/100	\$619,000 N		\$602,000	2,803	214.77
20736685	SFR	6271 N Camino Arturo	5	3(1 2 0 0)	1	Yes	0	3	Zone	2		1985	10/12/2007	CONV	34/34	\$625,000 N		\$610,000	2,840	214.79
2645118	SFR	5771 N Camino De La Sombra	4	3(3 0 0 0)	2	Yes	0	2	Zone	2	0.80	1988	05/01/2007	CONV	168/169	\$689,900 N		\$630,000	3,492	180.41
20704590	SFR	5761 N Placita Stilbayo	4	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.70	1988	04/30/2007	CONV	91/91	\$649,900 N		\$635,000	2,370	267.93
20701475	SFR	1751 E Camino Padre Isidoro	3	3(3 0 0 0)	1	Yes	0	2	Zone	2	0.88	1985	07/13/2007	CASH	190/341	\$656,500 N		\$656,500	3,176	206.71
20712832	SFR	6350 N Placita De Eduardo	4	4(2 1 1 0)	1	Yes	0	2	Zone	2	0.78	1980	10/11/2007	CONV	202/202	\$695,900 N		\$680,000	3,141	216.49
20717530	SFR	5870 N Placita Alberca	4	3(2 1 0 0)	1	Yes	0	2	Cent	1	0.70	1984	06/25/2007	CONV	61/61	\$695,000 N		\$680,000	2,914	233.36
20704752	SFR	6122 N Camino Arturo	3	3(2 0 1 0)	1	No	0	3	Zone	1	0.85	1989	04/30/2007	CONV	90/263	\$710,000 N		\$695,000	3,296	210.86
20715201	SFR	1760 E Rio De La Loma	4	3(2 0 1 0)	1	No	0	2	Cent	3	0.60	1984	07/12/2007	CONV	94/94	\$710,000 N		\$710,000	3,091	229.70
20713729	SFR	6228 N Camino De Michael	4	3(2 1 0 0)	1	Yes	0	2	Zone	1	0.62	1986	05/15/2007	CONV	47/48	\$734,900 N		\$720,000	3,085	233.39
2642299	SFR	1391 E Paseo Del Zorro	5	4(3 0 1 0)	1	Yes	0	3	Zone	2	0.78	1987	01/09/2007	CONV	77/77	\$869,000 N		\$770,000	3,072	250.65
20714494	SFR	6000 N Calle De La Culebra	5	3(1 2 0 0)	1	Yes	0	2	Zone	2	0.74	8005	05/30/2007	CONV	56/56	\$796,500 N		\$796,500	2,936	271.29
20700813	SFR	5751 N Placita Angelica	4	4(2 1 1 0)	1	Yes	0	2	Zone	3	1.08	1987	04/17/2007	CONV	102/192	\$899,000 N		\$850,000	3,296	257.89

Total Listings 22

Med \$/Sqft: 215.64
 Avg \$/Sqft: 222.86
 Avg DOM: 105

Report Count 22

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	22	\$618,068	\$462,000	\$850,000	\$620,000	105
Total	22	\$637,895	\$474,500	\$899,000	\$620,000	105
Price Differential	97.06					

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

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2006: Shadow Hills

Residential CMA

Listings as of 04/19/17 at 2:02 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2006' and '12/31/2006'.

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
2604902	SFR	5961 N Camino Arturo	3	2(1 1 0 0)	1	No	0	2	Cent	1	0.60	1983	03/31/2006	CONV	53/53	\$550,000	N	\$512,500	2,264	226.37
2622162	SFR	6284 N Camino De Michael	3	2(2 0 0 0)	1	Yes	0	2	Zone	2	0.72	1981	08/31/2006	CONV	89/89	\$534,900	N	\$525,000	2,341	224.26
2626717	SFR	1140 E Placita De Graciela	4	3(3 0 0 0)	1	No	0	3	Zone	1	0.77	1992	08/11/2006	CONV	37/37	\$625,000	N	\$549,300	2,845	193.08
2629639	SFR	6033 N Camino Arturo	4	3(3 0 0 0)	1	Yes	0	2	Cent	1		1987	08/25/2006	CONV	30/30	\$559,000	N	\$559,000	2,144	260.73
2610306	SFR	930 E Rudasill Road	3	3(2 0 1 0)	1	No	0	2	Cent	1	0.68	1987	05/30/2006	CONV	78/275	\$619,900	N	\$570,000	2,877	198.12
2624875	SFR	1200 E Placita De Graciela	3	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.77	1985	12/15/2006	CONV	177/178	\$619,900	N	\$570,000	2,674	213.16
2600741	SFR	6104 N Camino De Michael	4	3(2 0 1 0)	1	No	0	2	Zone	2	0.60	1986	02/14/2006	CONV	40/91	\$599,000	N	\$599,000	3,003	199.47
2637531	SFR	5761 N Placita Stilbayo	4	3(1 1 1 0)	1	Yes	0	2	Cent	1	0.70	1988	11/13/2006	CONV	54/54	\$610,000	N	\$602,500	2,370	254.22
2600796	SFR	5670 N Paseo Niquel	3	2(2 0 0 0)	1	Yes	0	2	Zone	2		1984	02/22/2006	CONV	48/48	\$624,500	N	\$624,500	2,700	231.30
2619246	SFR	1402 E Calle Mariposa	4	3(2 1 0 0)	1	Yes	0	3	Zone	2	0.72	1984	07/07/2006	CONV	53/53	\$649,000	N	\$643,000	2,798	229.81
2531420	SFR	5900 N Camino Padre Isidoro	4	3(2 0 1 0)	1	Yes	0	2	Zone	3	0.69	1980	01/20/2006	CONV	84/84	\$678,000	N	\$650,000	2,823	230.25
2626748	SFR	1391 E Paseo Del Zorro	5	4(3 0 1 0)	1	Yes	0	3	Zone	2	0.78	1987	08/03/2006	CONV	29/178	\$699,000	N	\$655,000	3,072	213.22
2627014	SFR	5980 N Camino Arturo	4	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.75	1984	08/31/2006	CONV	55/55	\$699,000	N	\$680,000	3,011	225.84
2608443	SFR	801 E Rudasill Road	3	3(1 1 1 0)	1	Yes	0	2	Zone	1	0.73	1986	04/26/2006	CONV	56/56	\$745,000	N	\$690,000	3,206	215.22
2602901	SFR	6020 N Calle De La Culebra	3	3(2 0 1 0)	1	Yes	2	0	Zone	2	1.72	1982	04/21/2006	CONV	91/186	\$889,000	N	\$715,000	3,135	228.07
2614146	SFR	860 E Placita De Michael	5	4(3 0 1 0)	2	Yes	0	3	Cent	2	0.93	1988	06/23/2006	CONV	76/76	\$724,900	N	\$724,900	3,337	217.23
2610880	SFR	5761 N Placita Angelica	4	4(3 0 1 0)	1	Yes	0	2	Zone	2	0.90	1987	04/26/2006	CONV	41/41	\$839,000	N	\$805,375	3,506	229.71
2623318	SFR	5681 N Placita De La Noche	3	3(1 2 0 0)	2	Yes	0	2	Cent	1	1.76	1982	08/22/2006	CONV	71/71	\$899,000	N	\$870,000	2,947	295.22

Total Listings 18

Med \$/Sqft: 226.11
 Avg \$/Sqft: 226.96
 Avg DOM: 64

Report Count 18

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	18	\$641,393	\$512,500	\$870,000	\$633,750	64
Total	18	\$675,783	\$534,900	\$899,000	\$633,750	64
Price Differential	95.20					

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

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Residential CMA

2005: Shadow Hills

Listings as of 04/19/17 at 2:03 PM

Property type Residential; Subdivision like =Shadow Hills; Status of 'Closed'; Sold Date between '1/1/2005' and '12/31/2005'.

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
2504909	SFR	5853 N Paseo Niquel	4	3(2 1 0 0)	1	Yes	0	2	Cent	1	0.85	1983	03/24/2005	CASH	28/28	\$479,900 N		\$485,000	2,309	210.05
2530349	SFR	6300 N Camino Arturo	4	3(2 0 1 0)	1	Yes	0	2	Cent	2	0.77	1980	11/14/2005	CONV	25/66	\$499,000 N		\$499,000	2,456	203.18
2516037	SFR	5701 N Placita Del Trueno	4	3(2 0 1 0)	1	No	0	2	Zone	2	0.65	1987	10/10/2005	CONV	121/146	\$510,000 N		\$502,000	2,556	196.40
2512042	SFR	5891 N Placita Alberca	4	3(3 0 0 0)	1	Yes	0	2	Zone	1	1.25	1984	06/14/2005	CONV	40/96	\$549,000 N		\$549,000	3,100	177.10
2522306	SFR	1404 E Orange Grove Road	4	3(2 1 0 0)	3	Yes	0	2	Cent	1	0.66	1989	10/28/2005	CONV	100/122	\$550,000 N		\$550,000	2,675	205.61
2505125	SFR	6270 N Camino Arturo	3	4(2 1 1 0)	1	Yes	0	3	Zone	1	0.80	1980	07/07/2005	CONV	131/131	\$559,500 N		\$559,500	2,654	210.81
2514639	SFR	5760 N Placita Stilbayo	5	3(3 0 0 0)	1	Yes	0	2	Cent	2	0.78	1983	08/05/2005	CONV	65/65	\$599,000 N		\$582,500	2,467	236.12
2534517	SFR	5732 N Camino Arturo	4	3(2 1 0 0)	1	No	0	3	Cent	1	0.80	1996	12/30/2005	CASH	37/39	\$625,000 N		\$605,000	2,694	224.57
2516774	SFR	6081 N Camino Padre Isidoro	4	3(2 0 1 0)	1	No	0	2	Zone	3	0.79	1981	08/11/2005	CONV	55/55	\$649,000 N		\$638,000	3,272	194.99
2510319	SFR	1400 E Paseo Pavon	4	3(2 0 1 0)	1	Yes	0	2	Zone	2	0.83	1984	06/30/2005	CONV	72/72	\$659,900 N		\$640,000	3,518	181.92
2504002	SFR	6321 N Placita De Rojelio	4	4(2 0 2 0)	2	Yes	0	2	Zone	1	0.70	1986	03/24/2005	CONV	40/40	\$675,000 N		\$660,000	3,376	195.50
2431324	SFR	860 E Placita de Michael	5	4(3 0 1 0)	2	Yes	0	3	Cent	2	0.89	1988	03/16/2005	CONV	84/175	\$679,000 N		\$670,000	3,321	201.75
2517502	SFR	1501 E Via Cotorra	4	3(3 0 0 0)	1	No	0	2	Zone	3	0.83	1986	07/29/2005	CONV	35/35	\$689,500 N		\$675,400	3,321	203.37
2510002	SFR	5670 N Camino Arturo	4	4(3 0 1 0)	1	No	0	3	Zone	2	0.82	2002	05/20/2005	CONV	35/35	\$684,000 N		\$689,000	3,143	219.22
2511846	SFR	1341 E Calle Mariposa	5	3(3 0 0 0)	1	Yes	0	3	Zone	2	0.70	1991	08/19/2005	CONV	109/110	\$725,000 N		\$725,000	3,159	229.50
2514280	SFR	961 E Calle Mariposa	5	4(3 1 0 0)	1	Yes	0	2	Zone	1	0.70	1986	08/12/2005	CONV	78/78	\$775,000 N		\$769,000	5,157	149.12
2512537	SFR	5790 N Camino De La Sombra	5	3(2 1 0 0)	1	No	0	4	Zone	0	0.57	2002	06/13/2005	CONV	34/34	\$795,000 N		\$810,000	3,516	230.38
2529972	SFR	6100 N Camino Arturo	5	3(3 0 0 0)	2	Yes	0	3	Zone	1	1.04	1988	12/13/2005	CONV	53/53	\$850,000 N		\$830,000	3,844	215.92

Total Listings 18

Med \$/Sqft: 204.49

Avg \$/Sqft: 204.75

Avg DOM: 63

Report Count 18

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	18	\$635,467	\$485,000	\$830,000	\$639,000	63
Total	18	\$641,822	\$479,900	\$850,000	\$639,000	63
Price Differential	99.04					

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

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