

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 '01/01/2017' 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
21730277	SFR	801 E Camino Alberca	\$490,000	2,977	164.60	119/119	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	43/43	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	191/191	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	41/41	4	3(3 0)	Two	Conv	2	0	0.6	1989	None	AC-Z	Shadow Hills (1-483)	
21804483	SFR	5995 N Camino Arturo	\$639,000	5,209	122.67	36/369	5	4(4 0)	Two	Conv	2	0	0.57	1984	Quarters	AC-Z	Shadow Hills (1-483)	
21806893	SFR	5960 N Camino Padre Isidoro	\$775,000	3,154	245.72	12/12	3	3(3 0)	Single	Conv	3	0	0.8	1984	None		Shadow Hills (1-483)	

Total Listings 6

Med \$/Sqft: 208.80
Avg \$/Sqft: 195.81
Avg DOM: 73

CLOSED Properties

MLS #	Type	Address	L-PRICE	S-Price	SQFT	\$/SQFT	HwSld	Cls-Date	DOM/CDOM	BR	Bath	STO	Conv	PI	GR	CP	Acre	YRBT	GH	Cool	Subdivision
21717591	SFR	5900 N Camino Arturo	\$395,000	\$395,000	1,959	201.63	Conventional	07/27/2017	3/3	4	2(2 0)	Single	No	2	0	0.8	1981	None	AC-C	Shadow Hills (1-483)	
21629059	SFR	1201 E Paseo Pavon	\$429,900	\$405,000	2,259	179.28	Conventional	01/10/2017	35/35	3	2(2 0)	Single	Conv	2	0	0.61	1986	None	AC-C	Shadow Hills (1-483)	
21724947	SFR	6290 N Camino Arturo	\$428,000	\$415,000	2,013	206.16	Conventional	10/31/2017	7/7	4	2(2 0)	Single	Conv	2	0	0.73	1980	None	AC-C	Shadow Hills (1-483)	
21727276	SFR	5651 N Paseo Niquel	\$425,000	\$417,500	2,004	208.33	Conventional	12/18/2017	15/19	3	2(2 0)	Single	Conv	2	0	1.15	1985	None	AC-C	Shadow Hills (1-483)	
21615874	SFR	1406 E Orange Grove Road	\$429,000	\$425,000	2,445	173.82	VA	01/27/2017	197/478	4	3(2 1)	Single	Conv	4	0	0.91	1986	None	AC-C	Shadow Hills (1-483)	
21704133	SFR	1081 E Rudasill Road	\$440,000	\$432,000	2,406	179.55	VA	03/23/2017	9/9	4	3(3 0)	Single	Conv	2	0	0.97	1984	None	AC-C EV-C	Shadow Hills (1-483)	
21615438	SFR	6380 N Camino Arturo	\$450,000	\$447,000	2,857	156.46	Conventional	08/20/2017	347/465	4	3(3 0)	Single	Conv	2	0	0.83	1988	None	AC-Z	Shadow Hills (1-483)	
21712572	SFR	1431 E Paseo del Zorro	\$495,000	\$475,000	2,659	178.64	Conventional	07/24/2017	37/37	4	3(2 1)	Single	Conv	3	0	0.58	1986	None	AC-Z EV-C	Shadow Hills (1-483)	
21630515	SFR	6300 N Camino Arturo	\$499,900	\$500,000	2,456	203.58	Conventional	01/18/2017	0/0	4	3(2 1)	Single	Conv	2	0	0.79	1980	None	AC-C	Shadow Hills (1-483)	
21717562	SFR	1581 E Placita Lupita	\$499,900	\$500,000	2,879	173.67	Conventional	08/15/2017	0/0	4	3(3 0)	Single	Conv	2	0	0.84	1986	None	AC-Z	Shadow Hills (1-483)	
21720070	SFR	1191 E Paseo Pavon	\$530,000	\$517,000	2,795	184.97	Conventional	09/01/2017	10/10	4	3(2 1)	Single	Conv	3	0	0.81	1980	None	AC-Z	Shadow Hills (1-483)	
21714239	SFR	5661 N Camino Arturo	\$530,000	\$520,000	2,911	178.63	Conventional	09/26/2017	36/36	4	3(2 1)	Single	Conv	2	0	0.87	1987	None	AC-C	Shadow Hills (1-483)	
21700201	SFR	1340 E Calle Mariposa	\$575,000	\$560,000	3,752	149.25	Conventional	05/16/2017	85/263	4	4(3 1)	Single	Conv	3	0	0.64	1986	None	AC-Z	Shadow Hills (1-483)	
21703212	SFR	5661 N Placita Amanecer	\$565,000	\$560,000	3,134	178.69	Cash	03/31/2017	25/204	4	3(2 1)	Single	Conv	2	0	0.77	1987	None	AC-Z	Shadow Hills (1-483)	
21700052	SFR	5741 N Placita Del Trueno	\$589,000	\$573,000	3,208	178.62	Conventional	06/08/2017	91/91	5	3(3 0)	Single	Conv	3	0	0.67	1987	None	AC-Z	Shadow Hills (1-483)	
21629759	SFR	5791 N Placita Angelica	\$599,500	\$585,000	4,817	121.44	Conventional	02/21/2017	63/246	5	5(4 1)	Two	Conv	4	0	0.92	1985	None	AC-Z	Shadow Hills (1-483)	
21708370	SFR	5632 N Placita Arturo	\$599,500	\$587,500	3,457	169.95	Conventional	06/30/2017	60/60	4	4(4 0)	Single	Conv	2	0	0.89	1984	None	AC-Z	Shadow Hills (1-483)	
21700155	SFR	1401 E Paseo Del Zorro	\$599,900	\$591,000	3,806	155.28	Conventional	07/17/2017	141/141	4	3(3 0)	Single	Conv	2	0	0.79	1995	None	AC-Z EV-Z	Shadow Hills (1-483)	
21707018	SFR	5670 N Placita Stilbayo	\$600,000	\$592,500	3,907	151.65	Cash	07/27/2017	88/88	4	3(3 0)	Single	Conv	2	0	0.95	1981	None	AC-C	Shadow Hills (1-483)	
21728793	SFR	6000 N Camino Arturo	\$599,000	\$600,000	3,146	190.72	Conventional	12/05/2017	1/1	4	3(2 1)	Single	Conv	3	0	0.8	1987	None	AC-Z	Shadow Hills (1-483)	
21700926	SFR	5853 N Paseo Niquel	\$674,000	\$625,000	3,545	176.30	Conventional	05/26/2017	94/388	5	4(4 0)	Single	Conv	4	0	0.69	1983	House	AC-C	Shadow Hills (1-483)	
21714392	SFR	1720 E Placita Padre Isidoro	\$659,000	\$625,000	3,558	175.66	Conventional	09/18/2017	72/72	5	4(3 1)	Single	Conv	2	0	0.76	1982	Quarters	AC-Z	Shadow Hills (1-483)	
21718568	SFR	5771 N Camino De La Sombra	\$695,000	\$649,000	4,401	147.47	Conventional	09/27/2017	47/47	5	4(3 1)	Two	Conv	2	0	0.8	1988	None	AC-Z	Shadow Hills (1-483)	
21713928	SFR	1781 E Rio De La Loma	\$695,000	\$689,000	2,766	249.10	Conventional	06/28/2017	10/10	4	2(2 0)	Single	Conv	2	0	1.62	1984	Quarters	AC-Z	Shadow Hills (1-483)	
21631261	SFR	1202 E Paseo Del Zorro	\$775,000	\$765,000	3,785	202.11	Cash	02/03/2017	31/31	5	3(3 0)	Single	Conv	2.5	0	0.97	1989	None	AC-C	Shadow Hills (1-483)	

Total Listings 25

Med \$/Sqft: 178.63
Avg \$/Sqft: 178.84
Avg DOM: 60

Report Count 31

Residential CMA

Listings as of 03/21/18 at 2:11 PM

Page 2

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	6	\$613,667	\$490,000	\$775,000	\$599,500	73
Closed*	25	\$538,020	\$395,000	\$765,000	\$560,000	60
Total	31	\$563,181	\$395,000	\$775,000	\$573,000	62
Price Differential	97.73					

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