

Residential CMA

Shadow View Est
Rancho Arboleda
2011-2012

Listings as of 03/12/13 at 4:37 PM

Property type Residential; Subdivision like =Rancho Arboleda,=Shadow View,=Shadow View Est; Status of 'Active', 'Closed', 'Pending','Active CAPA','Active Contingent'; Pending Date between '03/12/2011' and '01/1/2012'; Sold Date between '01/01/2011' and '12/31/2012'.

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			
21300047	SFR	404 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	None	1	BLCK	0.26	1997	V	Y	Rancho Arboleda (1-110)	\$319,900	N	1,673	191.21			
21224650	SFR	460 E DEERS REST PLACE	5	3(2 0 1 0)	1	No	0	3	Zone	1	MSTC	0.20	1994	O	N	Shadow View Estates (1-85)	\$400,000	N	2,726	146.74			
Total Listings																	2				Med \$/Sqft: 168.98	Avg \$/Sqft: 168.98	Avg DOM: 104

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			
21305632	SFR	6705 N Shadow Run Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	MSTC	0.29	1993	O	Y	Shadow View Estates (1-85)	\$325,000	N	2,077	156.48			
Total Listings																	1				Med \$/Sqft: 156.48	Avg \$/Sqft: 156.48	Avg DOM: 4

CLOSED Properties

MLS #	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FENC	ACRES	YRBT	CLS-DATE	FIN	DOM/CDOM	L-PRICE	GH	S-PRICE	SQFT	\$/SQFT		
21122131	SFR	516 E Covered Wagon Drive	3	2(1 1 0 0)	1	No	0	2	Cent	0		0.08	1995	05/25/2012	FHA	221/221	\$195,000	N	\$170,000	1,673	101.61		
21121022	SFR	404 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1		0.26	1997	12/08/2011	CASH	86/86	\$179,900	N	\$178,000	1,673	106.40		
21039586	SFR	558 E Covered Wagon	2	2(2 0 0 0)	1	No	0	2	Cent	1		0.15	1996	07/28/2011	CONV	177/177	\$189,000	N	\$185,000	1,400	132.14		
21129345	SFR	502 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1		0.11	1995	06/15/2012	FHA	182/182	\$195,000	N	\$191,000	1,673	114.17		
21221607	SFR	488 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0		0.15	1995	12/21/2012	CONV	65/65	\$189,900	N	\$197,500	1,673	118.05		
21040645	SFR	6486 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0		0.13	1995	05/25/2011	CONV	132/132	\$220,000	N	\$209,800	1,696	123.70		
21200871	SFR	273 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	2	Cent	1		0.24	1996	03/06/2012	CONV	4/4	\$215,000	N	\$210,000	1,673	125.52		
21124711	SFR	6510 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1		0.15	1995	02/23/2012	FHA	49/49	\$212,500	N	\$212,000	1,850	114.59		
21220644	SFR	6414 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	2		0.18	1995	12/19/2012	FHA	3/3	\$199,900	N	\$222,000	1,673	132.70		
21219464	SFR	446 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1		0.11	1996	09/19/2012	CONV	10/10	\$225,000	N	\$227,000	1,673	135.68		
21200357	SFR	6524 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	2	Cent	0		0.15	1995	04/30/2012	FHA	67/67	\$239,000	N	\$234,000	2,246	104.19		
21112824	SFR	6484 N Shadow Bluff Drive	4	4(3 0 1 0)	1.5	No	0	2	Cent	1		0.16	1995	07/15/2011	CONV	37/218	\$259,000	N	\$238,000	2,246	105.97		
21114889	SFR	585 E Wagon Bluff Drive	4	2(1 1 0 0)	1	No	0	2	Cent	0		0.14	1995	09/02/2011	CONV	72/72	\$255,000	N	\$240,000	2,065	116.22		
21106353	SFR	420 E Deers Rest	3	2(2 0 0 0)	1	No	0	2	Zone	1		0.21	1993	05/17/2011	CASH	43/226	\$299,999	N	\$288,100	2,237	128.79		
21114835	SFR	6705 N SHADOW RUN DRIVE	4	2(1 1 0 0)	1	No	0	2	Cent	1		0.34	1993	11/09/2011	CONV	138/138	\$300,000	N	\$300,000	1,996	150.30		
21212110	SFR	419 E Covered Wagon Drive	5	4(3 0 1 0)	2	No	0	3	Zone	0		0.12	1995	10/17/2012	CONV	57/57	\$325,000	N	\$302,000	2,574	117.33		
21124677	SFR	6713 N Shadow Run Drive	4	3(2 0 1 0)	1	Yes	0	2	Zone	1		0.32	1993	10/28/2011	CONV	10/10	\$299,900	N	\$305,000	2,726	111.89		
21211427	SFR	6577 N Shadow Run Drive	3	2(2 0 0 0)	1	Yes	0	3	Cent	1		0.18	1995	11/26/2012	FHA	166/166	\$309,995	N	\$305,000	2,128	143.33		
21219655	SFR	331 E Hidden Quail Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1		0.21	1994	12/04/2012	CONV	74/74	\$320,000	N	\$310,000	2,192	141.42		
21202832	SFR	6745 N Shadow Run Drive	4	3(2 0 1 0)	1	Yes	0	3	Zone	1		0.30	1997	03/15/2012	CONV	2/2	\$425,000	N	\$425,000	2,819	150.76		
Total Listings																	20				Med \$/Sqft: 120.88	Avg \$/Sqft: 123.74	Avg DOM: 79

Report Count

23

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Active	2	\$359,950	\$319,900	\$400,000	\$359,950	104
Active Contingent	1	\$325,000	\$325,000	\$325,000	\$325,000	4
Closed*	20	\$247,470	\$170,000	\$425,000	\$230,500	79
Total	23	\$265,174	\$179,900	\$425,000	\$238,000	78
Price Differential	98.03					

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

Residential CMA for:

Shadow View Est.
 Rancho Arboleda
 2009-2010

Listings as of 03/28/12 at 4:11 PM

Property type Residential; Sold Date between '01/01/2009' and '12/31/2010'; Status of 'Closed'; Subdivision like =Rancho Arboleda,=Shadow View,=Shadow View Est.

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
21003526	SFR	446 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.11	1996	07/23/2010	CONV	175/175	\$233,900	N	\$208,000	1,673	124.33
20910283	SFR	559 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0		1995	08/21/2009	CONV	140/140	\$270,000	N	\$255,000	1,850	137.84
20840211	SFR	474 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.12	1995	02/27/2009	FHA	81/183	\$260,000	N	\$260,000	1,697	153.21
20933042	SFR	586 E Covered Wagon Drive	5	3(3 0 0 0)	2	No	0	3	Cent	1	0.14	1995	12/03/2009	CASH	17/17	\$275,000	N	\$260,000	2,466	105.43
20907160	SFR	357 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	3	Cent	1		1997	05/27/2009	CONV	83/83	\$270,000	N	\$270,000	1,673	161.39
21003374	SFR	6465 N Shadow Bluff Drive	3	2(1 1 0 0)	1	No	0	2	Cent	0	0.21	1996	03/02/2010	CASH	33/33	\$280,000	N	\$275,000	1,673	164.38
20905772	SFR	6401 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	2		1995	06/01/2009	CASH	81/81	\$279,900	N	\$279,900	1,673	167.30
20914561	SFR	543 E Wagon Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.15	1995	06/29/2009	CONV	42/42	\$299,000	N	\$286,000	2,080	137.50
20912235	SFR	6473 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	2	Cent	0	0.26	1996	08/24/2009	CASH	122/122	\$324,900	N	\$295,000	2,285	129.10
20912008	SFR	6721 N Shadow Run Drive	6	3(2 0 1 0)	2	Yes	0	3	Zone	1	0.30	1994	06/10/2009	CONV	42/43	\$539,000	N	\$485,000	3,156	153.68

Total Listings 10
 Med \$/Sqft: 145.53
 Avg \$/Sqft: 143.42
 Avg DOM: 81

Report Count 10

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	10	\$287,390	\$208,000	\$485,000	\$272,500	81
Total	10	\$303,170	\$233,900	\$539,000	\$272,500	81
Price Differential	95.26					

* 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 4:12 PM