

Residential CMA

2016: Shadow View Estates and Rancho Arboleda

Listings as of 04/19/17 at 2:22 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
21617086	SFR	559 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0	0.12	1995	07/25/2016	CONV	2/2	\$249,900	N	\$250,000	1,850	135.14
21608252	SFR	6508 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.15	1995	05/06/2016	CONV	11/11	\$259,900	N	\$251,500	1,673	150.33
21601262	SFR	545 E Covered Wagon Dr	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.12	1995	05/27/2016	CASH	105/105	\$264,900	N	\$255,000	1,673	152.42
21610946	SFR	6504 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	3	Cent	1	0.14	1996	07/13/2016	FHA	55/239	\$250,000	N	\$256,500	2,466	104.01
21618378	SFR	6522 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.14	1995	09/09/2016	CONV	40/40	\$286,000	N	\$281,000	1,842	152.55
21613504	SFR	6548 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0	0.17	1995	06/24/2016	CONV	12/12	\$295,000	N	\$295,000	1,867	158.01
21628838	SFR	6601 N Shadow Run Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.16	1994	12/16/2016	CONV	4/4	\$320,000	N	\$301,000	1,996	150.80
21600615	SFR	440 E Deers Rest Place	4	3(3 0 0 0)	2	Yes	0	2	Cent	1	0.20	1993	05/13/2016	CONV	100/340	\$309,900	N	\$305,000	2,455	124.24
21605954	SFR	471 E Deers Rest Place	3	3(2 0 0 1)	1	No	0	2	Cent	1	0.25	1993	05/23/2016	CONV	40/40	\$339,900	N	\$332,500	2,261	147.06
21513884	SFR	6617 N Shadow Run Drive	5	3(2 0 1 0)	1	No	0	3	Zone	1	0.18	1994	03/08/2016	CONV	238/238	\$399,900	N	\$389,900	2,726	143.03
21610709	SFR	6570 N Shadow Run Drive	4	3(1 1 1 0)	1	Yes	0	2	Zone	1	0.21	1997	08/12/2016	CONV	99/99	\$439,900	N	\$430,000	2,860	150.35
21616132	SFR	6770 N Shadow Run Drive	4	3(3 0 0 0)	2	Yes	0	3	Zone	1	1.43	1993	10/26/2016	CONV	95/166	\$499,900	N	\$488,000	3,358	145.32
21615780	SFR	491 E Deers Rest Place	4	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.35	1994	07/11/2016	CONV	3/3	\$525,000	N	\$520,000	3,300	157.58

Total Listings 13

Med \$/Sqft: 150.33
Avg \$/Sqft: 143.91
Avg DOM: 61

Report Count 13

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	13	\$335,031	\$250,000	\$520,000	\$301,000	61
Total	13	\$341,554	\$249,900	\$525,000	\$301,000	61
Price Differential	98.16					

* 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 View Estates
and Rancho Arboleda

Residential CMA

Listings as of 04/19/17 at 2:23 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
21506687	SFR	531 E Covered Wagon Drive	3	2(1 1 0 0)	1	No	0	3	Cent	0	0.14	1995	05/21/2015	CASH	66/66	\$254,900 N		\$237,000	1,824	129.93
21512732	SFR	6425 N Sun Bluff Drive	4	2(1 1 0 0)	1	No	0	3	Cent	1	0.16	1995	08/14/2015	CASH	79/79	\$249,500 N		\$246,000	1,850	132.97
21506610	SFR	474 E Covered Wagon	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.12	1995	06/11/2015	FHA	60/60	\$255,000 N		\$250,000	1,673	149.43
21429245	SFR	6510 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.13	1995	04/08/2015	CONV	134/134	\$252,000 N		\$252,000	1,850	136.22
21506100	SFR	6557 N Shadow Bluff Drive	2	3(2 0 1 0)	1	No	0	2	Cent	1	0.17	1995	05/13/2015	CONV	5/5	\$259,900 N		\$260,000	1,673	155.41
21530687	SFR	329 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.15	1996	12/17/2015	CONV	5/5	\$275,000 N		\$270,000	1,673	161.39
21502013	SFR	6641 N Shadow Run Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.18	1994	03/20/2015	CONV	31/31	\$293,000 N		\$285,000	1,905	149.61
21514425	SFR	6728 N Shadow Run Drive	5	4(3 0 1 0)	2	No	0	3	Cent	1	0.24	1992	11/13/2015	CONV	119/270	\$389,000 N		\$383,000	3,484	109.93

Total Listings 8

Med \$/Sqft: 142.82
Avg \$/Sqft: 140.61
Avg DOM: 62

Report Count 8

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	8	\$272,875	\$237,000	\$383,000	\$256,000	62
Total	8	\$278,538	\$249,500	\$389,000	\$256,000	62
Price Differential	97.95					

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Residential CMA

2014: Shadow View Estates and Rancho Arboleda

Listings as of 04/19/17 at 2:23 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; Status of 'Closed'; Sold Date between '1/1/2014' and '12/31/2014'.

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
21329415	SFR	488 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.11	1995	05/15/2014	CONV	153/153	\$245,000 N		\$235,000	1,673	140.47
21331569	SFR	6498 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.12	1995	01/30/2014	CONV	6/6	\$247,500 N		\$238,000	1,673	142.26
21330857	SFR	6540 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.15	1995	04/24/2014	CONV	130/130	\$249,900 N		\$238,500	1,850	128.92
21415225	SFR	217 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.29	1996	07/25/2014	CONV	19/19	\$259,900 N		\$255,000	1,673	152.42
21412976	SFR	6641 N Shadow Run Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.18	1994	06/26/2014	CONV	8/8	\$289,900 N		\$278,200	1,905	146.04
21406493	SFR	404 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.25	1997	03/14/2014	CASH	7/7	\$275,000 N		\$287,000	1,673	171.55
21406626	SFR	6509 N Shadow Run Drive	3	3(2 0 1 0)	1	No	0	3	Cent	1	0.20	1994	04/28/2014	CONV	3/3	\$299,900 N		\$292,500	1,945	150.39
21333064	SFR	6690 N Shadow Run Drive	4	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.17	1994	04/30/2014	CONV	100/100	\$324,900 N		\$319,000	2,226	143.31
21412221	SFR	6501 N Shadow Run Drive	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.19	1994	06/24/2014	CONV	14/14	\$364,900 N		\$340,000	1,996	170.34
21421959	SFR	6649 N Shadow Run Drive	4	3(2 0 1 0)	1	No	0	2	Zone	0	0.22	1994	09/19/2014	CASH	23/23	\$374,900 N		\$359,000	2,773	129.46
21401631	SFR	6737 N Shadow Run Drive	4	3(2 0 1 0)	1	Yes	0	3	Zone	0	0.28	1994	02/14/2014	CONV	8/8	\$395,000 N		\$382,500	2,726	140.32

Total Listings 11

Med \$/Sqft: 143.31
 Avg \$/Sqft: 146.86
 Avg DOM: 42

Report Count 11

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	11	\$293,155	\$235,000	\$382,500	\$287,000	42
Total	11	\$302,436	\$245,000	\$395,000	\$287,000	42
Price Differential	97.04					

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**2013: Shadow View Estates
and Rancho Arboleda**

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
21230934	SFR	6426 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.22	1995	02/28/2013	CONV	19/19	\$229,000	N	\$215,000	1,850	116.22
21321521	SFR	6450 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.12	1995	10/21/2013	CONV	22/22	\$234,900	N	\$222,000	1,673	132.70
21304592	SFR	259 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.00	1996	03/15/2013	CASH	2/2	\$224,000	N	\$224,000	1,673	133.89
21300184	SFR	559 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0	0.12	1995	02/26/2013	CONV	18/18	\$239,000	N	\$228,000	1,850	123.24
21325702	SFR	6553 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0	0.00	1995	10/22/2013	CASH	9/9	\$269,000	N	\$250,000	1,824	137.06
21318846	SFR	6516 N Shadow Bluff Drive	3	2(1 1 0 0)	1	No	0	3	Cent	1	0.14	1995	08/23/2013	CONV	3/3	\$259,000	N	\$256,000	1,850	138.38
21311842	SFR	6484 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	2	Cent	1	0.16	1995	07/05/2013	CONV	28/28	\$299,700	N	\$280,000	2,246	124.67
21327041	SFR	585 E Wagon Bluff Drive	4	2(1 1 0 0)	1	No	0	2	Cent	0	0.14	1995	11/07/2013	CASH	7/7	\$285,000	N	\$280,000	2,065	135.59
21305632	SFR	6705 N Shadow Run Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.29	1993	05/08/2013	CONV	4/4	\$325,000	N	\$330,276	2,077	159.02
21311515	SFR	420 E Deers Rest	3	2(2 0 0 0)	1	No	0	2	Zone	1	0.21	1993	12/18/2013	CONV	120/120	\$349,900	N	\$335,000	2,237	149.75
21315427	SFR	460 E Deers Rest Place	4	3(2 0 1 0)	1	No	0	3	Zone	1	0.20	1994	12/30/2013	CASH	171/171	\$360,000	N	\$350,000	2,848	122.89
21311297	SFR	6657 N Shadow Run Drive	4	3(2 0 1 0)	2	Yes	0	3	Zone	1	0.20	1993	06/20/2013	CONV	20/20	\$369,900	N	\$370,000	2,664	138.89
21307179	SFR	371 E Hidden Quail Drive	5	3(2 0 1 0)	1	Yes	0	3	Zone	1	0.28	1994	04/30/2013	CONV	6/6	\$454,900	N	\$440,000	2,726	161.41

Total Listings 13

Med \$/Sqft: 135.59
Avg \$/Sqft: 136.44
Avg DOM: 33

Report Count 13

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	13	\$290,790	\$215,000	\$440,000	\$280,000	33
Total	13	\$299,946	\$224,000	\$454,900	\$280,000	33
Price Differential	96.81					

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Residential CMA

**2012: Shadow View Estates
and Rancho Arboleda**

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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
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
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
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
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
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 12

Med \$/Sqft: 121.78
Avg \$/Sqft: 124.95
Avg DOM: 75

Report Count 12

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	12	\$250,458	\$170,000	\$425,000	\$224,500	75
Total	12	\$254,275	\$189,900	\$425,000	\$224,500	75
Price Differential	98.72					

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**2011: Shadow View Estates
and Rancho Arboleda**

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
21121022	SFR	404 E Covered Wagon Drive	3	2(2 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)	1	No	0	2	Cent	1	0.15	1996	07/28/2011	CONV	177/177	\$189,000	N	\$185,000	1,400	132.14
21040645	SFR	6486 N Sun Bluff Drive	3	2(2 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
21112824	SFR	6484 N Shadow Bluff Drive	4	4(3 0 1)	1.5	No	0	2	Cent	1	0.16	1995	07/15/2011	CONV	37/217	\$259,000	N	\$238,000	2,246	105.97
21114889	SFR	585 E Wagon Bluff Drive	4	2(1 1 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)	1	No	0	2	Zone	1	0.21	1993	05/17/2011	CASH	43/225	\$299,999	N	\$288,100	2,237	128.79
21114835	SFR	6705 N SHADOW RUN DRIVE	4	2(1 1 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
21124677	SFR	6713 N Shadow Run Drive	4	3(2 0 1)	1	Yes	0	2	Zone	1	0.32	1993	10/28/2011	CONV	10/10	\$299,900	N	\$305,000	2,726	111.89

Total Listings 8

Med \$/Sqft: 119.96
Avg \$/Sqft: 121.93
Avg DOM: 86

Report Count 8

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	8	\$242,988	\$178,000	\$305,000	\$239,000	86
Total	8	\$250,350	\$179,900	\$300,000	\$239,000	86
Price Differential	96.99					

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**2010: Shadow View Estates
and Rancho Arboleda**

Residential CMA

Listings as of 04/19/17 at 2:24 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
21003526	SFR	446 E Covered Wagon Drive	3	2(2 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
21003374	SFR	6465 N Shadow Bluff Drive	3	2(1 1 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

Total Listings 2

Med \$/Sqft: 144.35
Avg \$/Sqft: 144.35
Avg DOM: 104

Report Count 2

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	2	\$241,500	\$208,000	\$275,000	\$241,500	104
Total	2	\$256,950	\$233,900	\$280,000	\$241,500	104
Price Differential	93.57					

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Residential CMA

2009: Shadow View Estates
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Listings as of 04/19/17 at 2:25 PM

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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
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	81/193	\$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
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
20912808	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 8

Med \$/Sqft: 145.53
Avg \$/Sqft: 143.18
Avg DOM: 76

Report Count 8

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	8	\$298,862	\$255,000	\$485,000	\$274,950	76
Total	8	\$314,725	\$260,000	\$539,000	\$274,950	76
Price Differential	95.68					

* 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 View Estates
and Rancho Arboleda**

Residential CMA

Listings as of 04/19/17 at 2:25 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
20811496	SFR	6414 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	2	0.18	1995	07/14/2008	CONV	117/117	\$274,900	N	\$260,728	1,673	155.84
20736991	SFR	531 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0	0.14	1995	01/29/2008	CONV	140/278	\$329,000	N	\$285,000	1,824	156.25
20828960	SFR	6433 N Shadow Bluff	4	3(3 0 0 0)	2	No	0	2	Cent	1	0.22	1996	12/31/2008	CONV	135/523	\$329,000	N	\$295,000	2,189	134.76
20829650	SFR	6528 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	2	Cent	1	0.15	1995	08/28/2008	CONV	3/3	\$300,000	N	\$300,000	2,358	127.23
20821439	SFR	6441 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	2	Cent	0		1996	11/24/2008	CONV	167/167	\$324,900	N	\$310,000	2,189	141.62
20806562	SFR	6540 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.15	1995	03/14/2008	CONV	33/165	\$335,000	N	\$325,000	1,850	175.68
20742998	SFR	405 E Potters Wheel Court	3	2(2 0 0 0)	1	No	0	2	Cent	0		1994	01/22/2008	CONV	90/324	\$355,000	N	\$337,500	1,945	173.52
20817486	SFR	419 E Covered Wagon Drive	5	4(3 0 1 0)	2	No	0	3	Cent	0	0.12	1995	08/12/2008	CONV	96/96	\$410,000	N	\$375,000	2,466	152.07
20748411	SFR	250 E Morning Sun Court	3	2(2 0 0 0)	1	Yes	0	2	Cent	1	0.25	1994	05/09/2008	CASH	151/151	\$430,000	N	\$410,000	1,945	210.80
20747946	SFR	6721 N Shadow Run Drive	5	3(2 0 1 0)	2	Yes	0	3	Zone	1	0.30	1994	02/21/2008	CONV	78/247	\$499,900	N	\$475,000	3,156	150.51

Total Listings 10

Med \$/Sqft: 153.95
 Avg \$/Sqft: 157.83
 Avg DOM: 101

Report Count 10

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	10	\$337,323	\$260,728	\$475,000	\$317,500	101
Total	10	\$358,770	\$274,900	\$499,900	\$317,500	101
Price Differential	94.05					

* 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 View Estates
and Rancho Arboleda**

Residential CMA

Listings as of 04/19/17 at 2:25 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
20705719	SFR	6532 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.15	1995	05/29/2007	CONV	115/117	\$339,000 N		\$330,000	1,673	197.25
2640991	SFR	419 E Covered Wagon Drive	4	3(3 0 0 0)	2	No	0	3	Zone	1		1995	01/26/2007	CONV	105/256	\$350,000 N		\$340,000	2,466	137.88
20717050	SFR	6437 N Sun Bluff Drive	3	2(1 1 0 0)	1	No	0	3	Cent	1	0.15	1995	07/27/2007	CASH	95/147	\$364,900 N		\$353,500	1,850	191.08
20707382	SFR	6548 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	3	Cent	0	0.16	1995	03/21/2007	CONV	34/34	\$364,900 N		\$362,450	1,850	195.92
20732114	SFR	287 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	2	Cent	0	0.19	1996	10/29/2007	CONV	83/83	\$375,000 N		\$365,000	1,673	218.17
20732819	SFR	6697 N Shadow Run Drive	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.42	1993	12/17/2007	CONV	128/128	\$425,000 N		\$400,000	1,945	205.66
20704308	SFR	6541 N Shadow Run Drive	3	2(2 0 0 0)	1	Yes	0	2	Zone	0	0.32	1994	04/11/2007	CONV	75/75	\$450,000 N		\$445,000	2,226	199.91
20711025	SFR	6630 N Shadow Run Drive	3	3(2 0 1 0)	1	No	0	3	Zone	2	0.20	1994	04/18/2007	CONV	37/37	\$485,000 N		\$485,000	2,726	177.92

Total Listings 8

Med \$/Sqft: 196.58
Avg \$/Sqft: 190.47
Avg DOM: 84

Report Count 8

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	8	\$385,119	\$330,000	\$485,000	\$363,725	84
Total	8	\$394,225	\$339,000	\$485,000	\$363,725	84
Price Differential	97.63					

* 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 View Estates and Rancho Arboleda

Residential CMA

Listings as of 04/19/17 at 2:26 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
2623396	SFR	315 E Shadow Bluff Place	2	2(2 0 0 0)	1	No	0	2	Cent	0		1996	07/27/2006	CONV	45/45	\$279,999 N		\$279,999	1,218	229.88
2606697	SFR	6414 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	2	0.18	1995	04/03/2006	CONV	46/46	\$319,500 N		\$307,500	1,673	183.80
2614907	SFR	357 E Shadow Bluff Place	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.27	1997	05/22/2006	CASH	38/38	\$337,500 N		\$340,000	1,697	200.35
2613859	SFR	515 E Wagon Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.16	1995	05/12/2006	CONV	36/36	\$369,000 N		\$355,000	2,080	170.67
2536358	SFR	6501 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	3	Cent	1	0.35	1995	02/07/2006	CONV	55/55	\$379,900 N		\$360,000	2,246	160.28
2607042	SFR	550 E Wagon Bluff Drive	4	3(3 0 0 0)	2	No	0	2	Cent	1	0.14	1995	07/28/2006	CONV	161/162	\$389,900 N		\$365,000	2,358	154.79
2633939	SFR	6549 N Shadow Bluff Drive	4	2(2 0 0 0)	1	No	0	3	Cent	1	0.22	1995	11/07/2006	CONV	74/74	\$369,000 N		\$369,000	1,850	199.46
2601138	SFR	6504 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	3	Cent	1		1996	05/18/2006	CONV	130/130	\$379,900 N		\$375,000	2,466	152.07
2631993	SFR	400 E DEERS REST PLACE	3	2(2 0 0 0)	1	No	0	2	Cent	1		1995	12/20/2006	CONV	131/193	\$480,000 N		\$470,000	2,626	178.98
2637001	SFR	6580 N Shadow Run Drive	4	3(2 0 1 0)	1	Yes	0	3	Zone	1		1994	11/10/2006	CONV	56/56	\$529,000 N		\$527,000	2,968	177.56

Total Listings 10

Med \$/Sqft: 178.27
 Avg \$/Sqft: 180.78
 Avg DOM: 77

Report Count 10

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	10	\$374,850	\$279,999	\$527,000	\$362,500	77
Total	10	\$383,370	\$279,999	\$529,000	\$362,500	77
Price Differential	97.78					

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

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**2005: Shadow View Estates
and Rancho Arboleda**

Residential CMA

Listings as of 04/19/17 at 2:26 PM

Property type Residential; Subdivision like =Shadow View Est,=Rancho Arboleda; 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
2517713	SFR	418 E Covered Wagon Drive	3	2(2 0 0 0)	1	No	0	2	Cent	0		1996	06/28/2005	CONV	1/1	\$245,000 N		\$245,000	1,515	161.72
2502841	SFR	6508 N Shadow Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.15	1995	03/04/2005	CONV	32/32	\$240,000 N		\$256,000	1,673	153.02
2517344	SFR	545 E Covered Wagon Drive	3	2(2 0 0 0)	0	No	0	2	Cent	0	0.14	1995	07/26/2005	CONV	33/33	\$269,900 N		\$269,900	1,673	161.33
2512874	SFR	6401 N Sun Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	1		1995	06/28/2005	CONV	47/47	\$269,900 N		\$270,000	1,673	161.39
2508136	SFR	6504 N Shadow Bluff Drive	4	3(3 0 0 0)	2	No	0	3	Cent	1		1996	04/29/2005	CONV	30/35	\$285,900 N		\$285,900	2,466	115.94
2516181	SFR	6522 N Sun Bluff Drive	4	2(2 0 0 0)	1	No	0	3	Cent	1	0.14	1995	07/14/2005	CONV	31/31	\$315,000 N		\$315,000	1,824	172.70
2511315	SFR	501 E Wagon Bluff Drive	3	2(2 0 0 0)	1	No	0	2	Cent	2	0.17	1995	07/05/2005	CONV	69/71	\$325,000 N		\$325,000	2,151	151.09
2502304	SFR	471 E Deers Rest Place	3	2(2 0 0 0)	1	No	0	2	Cent	1	0.25	1993	03/01/2005	CONV	35/35	\$359,900 N		\$361,500	2,261	159.89
2514643	SFR	265 E Morning Sun Court	3	2(2 0 0 0)	1	No	0	3	Cent	1	0.21	1995	06/28/2005	CASH	28/28	\$369,977 N		\$369,000	2,101	175.63
2517622	SFR	6505 N Shadow Bluff Drive	5	3(3 0 0 0)	2	No	0	3	Zone	0	0.02	1996	08/16/2005	CONV	50/50	\$389,000 N		\$385,000	2,466	156.12
2521246	SFR	6657 N Shadow Run Drive	4	3(2 0 1 0)	2	No	0	3	Zone	1	0.23	1993	08/05/2005	CONV	4/4	\$455,000 N		\$455,000	2,664	170.80
2503986	SFR	6689 N Shadow Run Drive	5	3(2 0 1 0)	1	Yes	0	2	Zone	1	0.19	1995	04/08/2005		56/56	\$479,900 N		\$475,000	2,726	174.25
2510256	SFR	320 E Morning Sun Court	4	3(2 0 1 0)	1	No	0	3	Zone	1	0.57	1993	06/01/2005	CONV	44/44	\$485,000 N		\$485,000	3,082	157.37
2503865	SFR	6770 N Shadow Run Drive	4	3(3 0 0 0)	1	Yes	0	3	Zone	1	1.45	1993	03/31/2005	CONV	49/49	\$558,000 N		\$550,000	3,449	159.47
2510780	SFR	6728 N Shadow Run Drive	5	4(3 0 0 1)	1	No	0	3	Zone	1	0.27	1992	07/01/2005	CONV	70/70	\$575,000 N		\$573,500	3,484	164.61

Total Listings 15

Med \$/Sqft: 161.33
 Avg \$/Sqft: 159.69
 Avg DOM: 38

Report Count 15

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Closed*	15	\$374,720	\$245,000	\$573,500	\$361,500	38
Total	15	\$374,832	\$240,000	\$575,000	\$361,500	38
Price Differential	100.21					

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

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