

The 2011 Year-End Complete San Carlos Real Estate Report

Bob Bredel



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1 About This Report

This report was compiled using all relevant data available from our local MLS. The data in this report does not include any off-market or unreported sales. Additionally, the information in this report concerns Single Family Residences (SFRs), only.

The San Carlos real estate market is one that can vary greatly depending on the size of home and Area of San Carlos in which the property is located. Having a proper understanding of the six Areas of San Carlos, their respective inventory levels, demand and pricing are all crucial to understanding the San Carlos Real Estate Market.

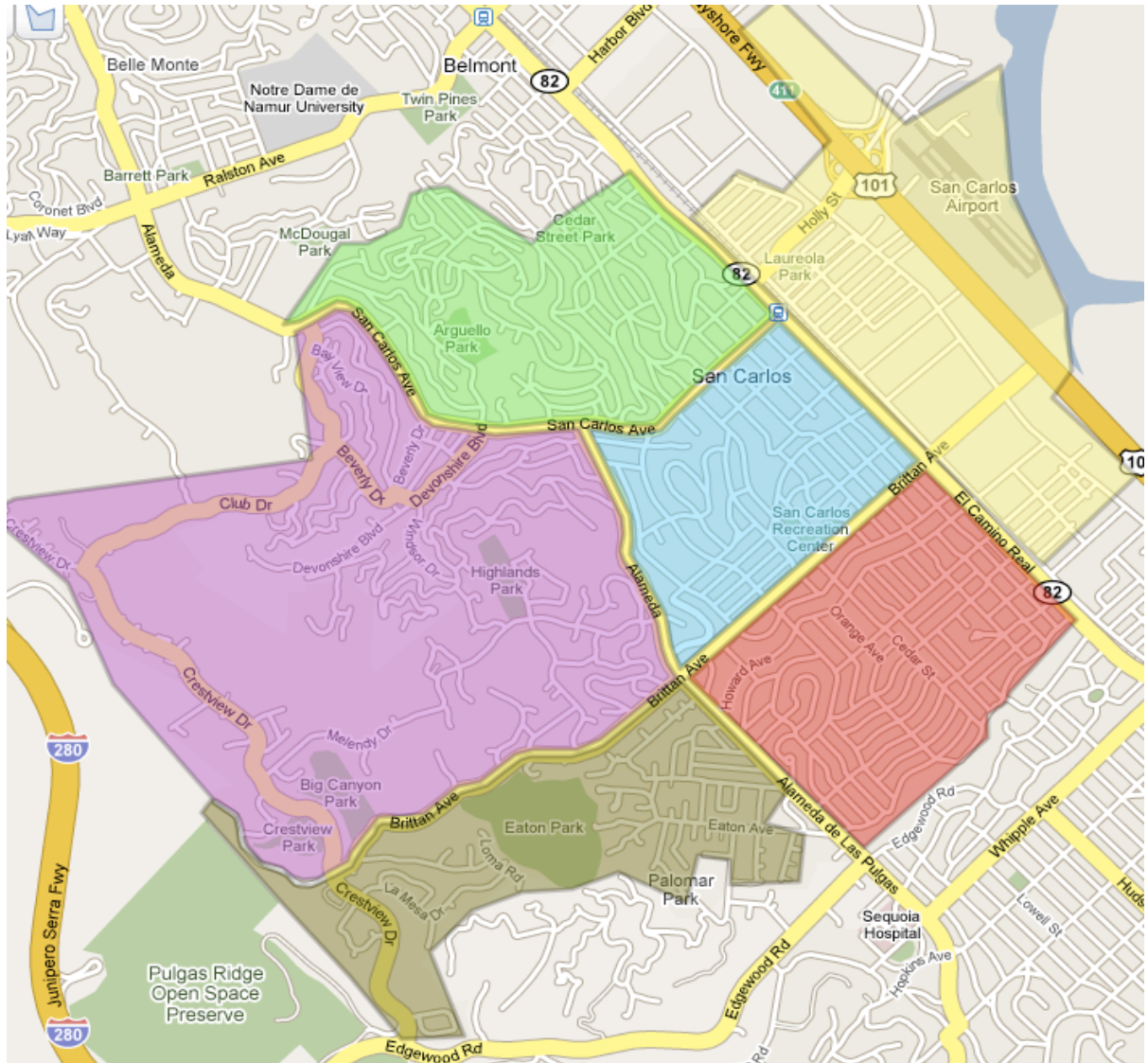
This report will walk you through each of the six Areas of San Carlos. It will give you many different data points for the six Areas. Additionally, the Residential Summary Report will give you the details on every property sold in San Carlos in 2011.

I have tried to keep any opinions to a minimum in this report. Please use the data as you see fit. I am happy to answer any questions that you may have on this report at bob@bredelhomes.com or (650) 520-9343. Additionally, if you have questions surrounding a home search in San Carlos or the listing of a home in San Carlos, it would be my pleasure to assist you. This report is offered to all users of www.SanCarlosBlog.com, which is the longest running, interactive, real estate site in San Carlos.

All the Best for 2012,

Bob Bredel

2 The Six Areas of San Carlos



Area 350 Alder Manor

Area 351 Beverly Terrace

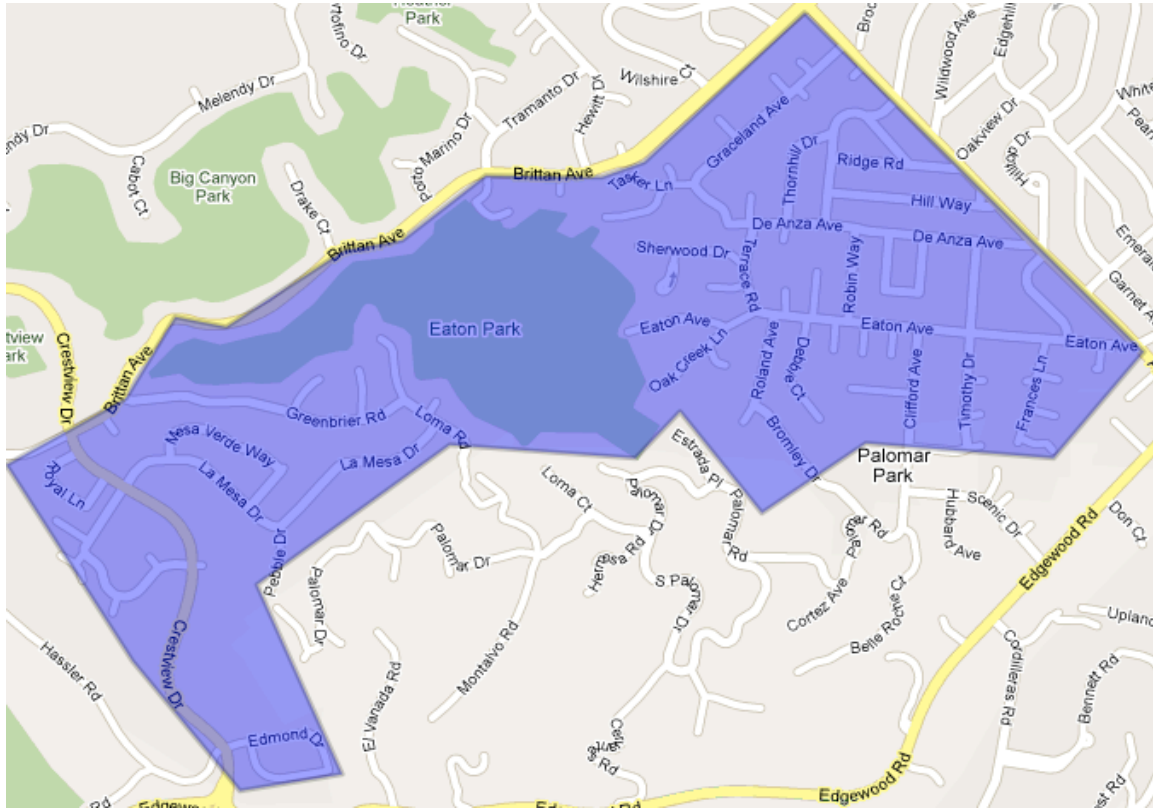
Area 352 El Sereno (White Oaks & Oak Park)

Area 353 Howard Park

Area 354 Clearfield Park

Area 355 Cordes

3 Area 350 Alder Manor



Alder Manor, or Area 350, is located in the southwest corner of San Carlos:

Advantages to Alder Manor:

- * Larger than normal lot sizes for San Carlos
- * Not as congested as the Howard Park and White Oaks Areas
- * On average, larger homes
- * Quiet
- * Mature landscape

Disadvantages of Alder Manor

- * The majority of Alder Manor does not fall under the San Carlos School District
- * Would not be considered an Area from which you could easily walk to downtown.

Area Summary Report

Summary Statistics

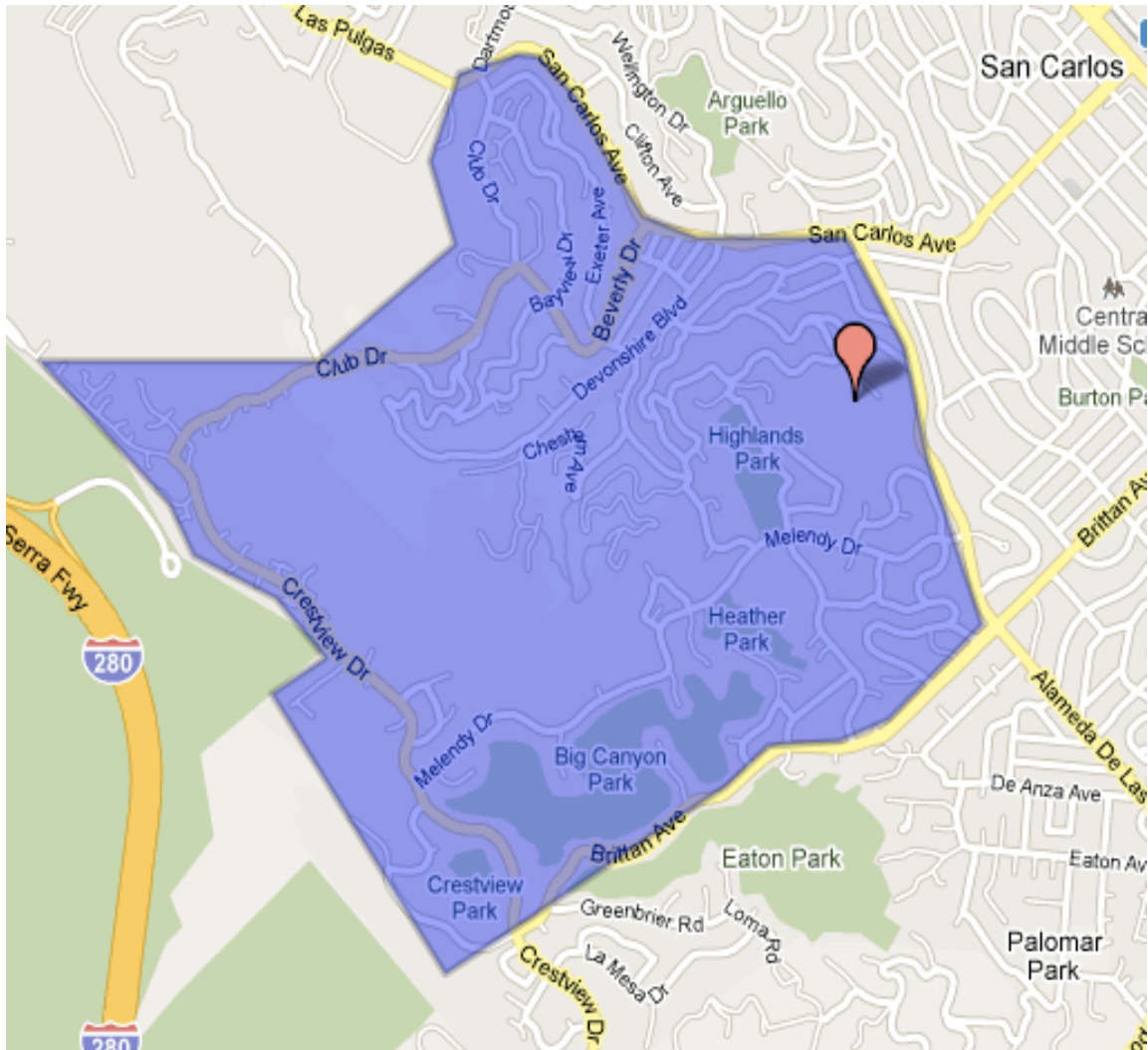
	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$1,489,000	\$499,000	\$1,017,109	\$1,010,000
Sold Price:	\$1,489,000	\$450,000	\$1,012,053	\$1,029,000

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81104253	Alder Manor Etc.	6 Burnham Court	\$1,489,000	2,810	\$529.89	3	\$1,489,000	\$529.89
81124388	Alder Manor Etc.	349 Hill Way	\$1,295,000	2,430	\$532.92	135	\$1,295,000	\$532.92
81133389	Alder Manor Etc.	3443 Brittan Avenue	\$1,275,721	2,890	\$441.43	5	\$1,275,721	\$441.43
81134540	Alder Manor Etc.	3233 La Mesa Drive	\$1,249,000	2,490	\$501.61	9	\$1,246,512	\$500.61
81132852	Alder Manor Etc.	11 Dickens Court	\$1,198,000	2,010	\$596.02	6	\$1,210,000	\$601.99
81138634	Alder Manor Etc.	2725 Clifford Avenue	\$1,129,000	2,040	\$553.43	9	\$1,185,000	\$580.88
81124565	Alder Manor Etc.	17 Michael Court	\$1,149,888	1,990	\$577.83	7	\$1,180,000	\$592.96
81124942	Alder Manor Etc.	3245 La Mesa Drive	\$1,210,000	2,580	\$468.99	24	\$1,175,000	\$455.43
81057574	Alder Manor Etc.	343 De Anza Avenue	\$1,295,000	2,610	\$496.17	131	\$1,150,000	\$440.61
81104659	Alder Manor Etc.	442 De Anza Avenue	\$1,199,999	2,600	\$461.54	138	\$1,150,000	\$442.31
81113265	Alder Manor Etc.	202 Timothy Drive	\$1,149,000	2,350	\$488.94	81	\$1,149,000	\$488.94
81136092	Alder Manor Etc.	3101 Brittan Avenue	\$1,048,000	2,520	\$415.87	15	\$1,100,000	\$436.51
81141171	Alder Manor Etc.	2740 Victoria Manor	\$1,049,000	2,040	\$514.22	8	\$1,100,000	\$539.22
81050260	Alder Manor Etc.	2911 Eaton Avenue	\$1,189,000	2,520	\$471.83	55	\$1,098,000	\$435.71
81100998	Alder Manor Etc.	23 Whitman Court	\$1,075,000	2,040	\$526.96	12	\$1,075,000	\$526.96
81129230	Alder Manor Etc.	3115 Brittan Avenue	\$968,000	1,980	\$488.89	2	\$1,045,000	\$527.78
81100532	Alder Manor Etc.	15 Whitman Court	\$1,029,000	2,010	\$511.94	26	\$1,029,000	\$511.94
81129626	Alder Manor Etc.	1388 Greenbrier Road	\$1,010,000	1,840	\$548.91	11	\$1,015,000	\$551.63
81103144	Alder Manor Etc.	3154 La Mesa Drive	\$919,000	1,760	\$522.16	10	\$981,000	\$557.39
81126100	Alder Manor Etc.	3031 Brittan Avenue	\$939,000	2,210	\$424.89	4	\$950,000	\$429.86
81044801	Alder Manor Etc.	216 Frances Lane	\$929,000	1,910	\$486.39	79	\$920,000	\$481.68
81116783	Alder Manor Etc.	53 Maple Way	\$895,000	1,430	\$625.87	54	\$920,000	\$643.36
81138953	Alder Manor Etc.	3181 La Mesa Drive	\$897,000	1,910	\$469.63	13	\$905,000	\$473.82
81119906	Alder Manor Etc.	11 Dickens Court	\$875,000	2,010	\$435.32	0	\$875,000	\$435.32
81106635	Alder Manor Etc.	378 De Anza Avenue	\$849,000	1,510	\$562.25	15	\$855,000	\$566.23
81115929	Alder Manor Etc.	115 De Anza Avenue	\$849,000	1,240	\$684.68	56	\$850,000	\$685.48
81129523	Alder Manor Etc.	2867 Roland Avenue	\$869,000	1,610	\$539.75	41	\$850,000	\$527.95
81141070	Alder Manor Etc.	46 Maple Way	\$799,000	1,410	\$566.67	7	\$812,000	\$575.89
81128206	Alder Manor Etc.	2916 Sherwood Drive	\$900,000	1,340	\$671.64	42	\$807,500	\$602.61
81125153	Alder Manor Etc.	2701 Victoria Manor	\$810,000	1,630	\$496.93	93	\$790,000	\$484.66
81100164	Alder Manor Etc.	2641 Thornhill Drive	\$829,000	1,750	\$473.71	136	\$775,000	\$442.86
81051567	Alder Manor Etc.	1340 Alameda	\$699,000	1,270	\$550.39	135	\$690,000	\$543.31
81051796	Alder Manor Etc.	770 Neal Avenue	\$499,000	630	\$792.06	47	\$450,000	\$714.29
		Average:	\$1,017,109	1,981	\$528.17	43	\$1,012,053	\$524.32
		Total Average:	\$1,017,109	1,981	\$528.17	43	\$1,012,053	\$524.32

4 Area 351 Beverly Terrace



Beverly Terrace, or Area 351 is located in the Northwest corner of San Carlos.

[Advantages to living in Beverly Terrace](#)

- * Homes in Beverly Terrace tend to be newer than homes in other areas of San Carlos
- * Homes tend to have larger square footage and larger lots
- * Many homes have fantastic views

[Disadvantages to living in Beverly Terrace:](#)

- * Many of the homes are built on a hillside, which carries additional concerns such as structural and drainage issues
- * Not within walking distance to downtown

Area Summary Report

Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$1,838,838	\$539,000	\$1,049,597	\$1,019,450
Sold Price:	\$1,800,000	\$525,000	\$1,029,699	\$985,500

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81124986	Beverly Terrace Etc.	164 Normandy Court	\$1,795,000	2,880	\$623.26	6	\$1,800,000	\$625.00
81108761	Beverly Terrace Etc.	717 Best Court	\$1,838,838	4,210	\$436.78	45	\$1,699,000	\$403.56
81141923	Beverly Terrace Etc.	121 Plymouth Avenue	\$1,599,000	2,690	\$594.42	7	\$1,600,000	\$594.80
81134575	Beverly Terrace Etc.	787 Kent Avenue	\$1,549,888	2,920	\$530.78	7	\$1,575,000	\$539.38
81138132	Beverly Terrace Etc.	2246 Carmelita Drive	\$1,528,000	2,768	\$552.02	13	\$1,550,000	\$559.97
81141896	Beverly Terrace Etc.	162 Rockridge Road	\$1,575,000	2,700	\$583.33	20	\$1,535,000	\$568.52
81118807	Beverly Terrace Etc.	104 Exeter Avenue	\$1,599,000	2,920	\$547.60	98	\$1,525,000	\$522.26
81125757	Beverly Terrace Etc.	204 Devonshire Boulevard	\$1,399,000	4,230	\$330.73	87	\$1,370,000	\$323.88
81118375	Beverly Terrace Etc.	400 Winding Way	\$1,395,000	3,290	\$424.01	73	\$1,350,000	\$410.33
81120211	Beverly Terrace Etc.	157 Glasgow Lane	\$1,345,000	2,914	\$461.56	120	\$1,320,000	\$452.99
81132184	Beverly Terrace Etc.	101 Aberdeen Drive	\$1,278,000	2,430	\$525.93	5	\$1,278,000	\$525.93
81104102	Beverly Terrace Etc.	125 Coventry Court	\$1,299,000	2,616	\$496.56	52	\$1,270,000	\$485.47
81115685	Beverly Terrace Etc.	2433 Melendy Drive	\$1,288,000	2,520	\$511.11	6	\$1,270,000	\$503.97
81055283	Beverly Terrace Etc.	21 Coleman Court	\$1,299,000	2,200	\$590.45	28	\$1,265,000	\$575.00
81121431	Beverly Terrace Etc.	169 Glasgow Lane	\$1,288,000	2,510	\$513.15	23	\$1,235,000	\$492.03
81115248	Beverly Terrace Etc.	129 Vista Del Grande	\$1,263,000	2,930	\$431.06	58	\$1,220,000	\$416.38
81146920	Beverly Terrace Etc.	3261 Melendy Drive	\$1,224,950	3,070	\$399.01	35	\$1,200,000	\$390.88
81121696	Beverly Terrace Etc.	1080 Crestview Drive	\$1,150,000	3,060	\$375.82	7	\$1,192,000	\$389.54
81139132	Beverly Terrace Etc.	141 Exeter Avenue	\$1,248,000	3,190	\$391.22	16	\$1,175,000	\$368.34
81113180	Beverly Terrace Etc.	844 Bauer Court	\$1,100,000	2,110	\$521.33	30	\$1,150,000	\$545.02
81119102	Beverly Terrace Etc.	44 Bay View Drive	\$1,175,500	2,904	\$404.79	73	\$1,150,000	\$396.01
81035356	Beverly Terrace Etc.	288 Club Drive	\$1,399,000	4,250	\$329.18	268	\$1,133,000	\$266.59
81109914	Beverly Terrace Etc.	135 Dolton Avenue	\$1,150,000	2,450	\$469.39	192	\$1,100,000	\$448.98
81108551	Beverly Terrace Etc.	113 Plymouth Avenue	\$1,049,000	1,890	\$555.03	11	\$1,095,000	\$579.37
81140249	Beverly Terrace Etc.	875 Sunset Drive	\$1,089,000	1,730	\$629.48	9	\$1,080,000	\$624.28
81120380	Beverly Terrace Etc.	3211 Melendy Drive	\$1,149,000	2,830	\$406.01	18	\$1,075,000	\$379.86
81114322	Beverly Terrace Etc.	79 Club Drive	\$1,095,000	2,400	\$456.25	18	\$1,060,000	\$441.67
81125709	Beverly Terrace Etc.	104 Rockridge Road	\$1,038,000	2,150	\$482.79	8	\$1,058,000	\$492.09
81143658	Beverly Terrace Etc.	1010 Crestview Drive	\$999,000	2,300	\$434.35	221	\$1,050,000	\$456.52
81102085	Beverly Terrace Etc.	144 Glasgow Lane	\$1,075,000	1,850	\$581.08	16	\$1,047,000	\$565.95
81139239	Beverly Terrace Etc.	20 Sequoia Court	\$1,075,000	2,330	\$461.37	50	\$1,035,000	\$444.21
81124928	Beverly Terrace Etc.	880 Crestview Drive	\$1,065,000	2,350	\$453.19	114	\$1,025,000	\$436.17
81142731	Beverly Terrace Etc.	1020 Crestview Drive	\$979,000	2,050	\$477.56	6	\$1,020,000	\$497.56
81103005	Beverly Terrace Etc.	218 Exeter Avenue	\$1,050,000	2,720	\$386.03	10	\$1,005,000	\$369.49

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81108607	Beverly Terrace Etc.	887 Heather Drive	\$979,000	2,080	\$470.67	11	\$991,000	\$476.44
81106559	Beverly Terrace Etc.	245 Manor Drive	\$979,000	1,430	\$684.62	3	\$980,000	\$685.31
81053237	Beverly Terrace Etc.	1010 Sunset Drive	\$1,049,000	2,224	\$471.67	110	\$977,000	\$439.30
81102107	Beverly Terrace Etc.	152 Plymouth Avenue	\$1,019,000	1,813	\$562.05	350	\$975,000	\$537.78
81053168	Beverly Terrace Etc.	3154 Brittan Avenue	\$1,099,000	2,090	\$525.84	35	\$960,000	\$459.33
81113222	Beverly Terrace Etc.	1055 Hewitt Drive	\$899,000	1,370	\$656.20	5	\$950,100	\$693.50
81107765	Beverly Terrace Etc.	1087 Hewitt Drive	\$1,019,900	2,350	\$434.00	24	\$950,000	\$404.26
81139307	Beverly Terrace Etc.	112 Windsor Drive	\$925,000	2,010	\$460.20	10	\$943,800	\$469.55
81107419	Beverly Terrace Etc.	749 Dartmouth Avenue	\$949,000	1,720	\$551.74	33	\$940,000	\$546.51
81138852	Beverly Terrace Etc.	3191 Brittan Avenue	\$899,000	2,150	\$418.14	6	\$925,000	\$430.23
81122218	Beverly Terrace Etc.	3390 Melendy Drive	\$899,900	1,750	\$514.23	8	\$917,000	\$524.00
81128187	Beverly Terrace Etc.	1016 Porto Marino Drive	\$939,000	1,590	\$590.57	18	\$900,000	\$566.04
81120079	Beverly Terrace Etc.	15 Madera Avenue	\$890,000	2,790	\$319.00	6	\$890,000	\$319.00
81128324	Beverly Terrace Etc.	2223 Carmelita Drive	\$899,000	1,768	\$508.48	17	\$880,000	\$497.74
81117940	Beverly Terrace Etc.	2808 Tramanto Drive	\$888,000	1,320	\$672.73	22	\$875,000	\$662.88
81108390	Beverly Terrace Etc.	28 Exeter Avenue	\$849,000	1,720	\$493.60	14	\$855,000	\$497.09
81002294	Beverly Terrace Etc.	92 Madera Avenue	\$879,000	2,300	\$382.17	489	\$846,000	\$367.83
81121478	Beverly Terrace Etc.	2647 San Carlos Avenue	\$793,000	2,200	\$360.45	6	\$824,000	\$374.55
81121261	Beverly Terrace Etc.	260 Beverly Drive	\$799,950	1,416	\$564.94	12	\$810,000	\$572.03
81127198	Beverly Terrace Etc.	119 Winding Way	\$849,950	1,590	\$534.56	28	\$800,000	\$503.14
81109735	Beverly Terrace Etc.	701 Sunset Drive	\$815,000	1,670	\$488.02	187	\$790,000	\$473.05
81113650	Beverly Terrace Etc.	165 Madera Avenue	\$749,900	1,600	\$468.69	325	\$787,777	\$492.36
81115193	Beverly Terrace Etc.	232 Windsor Drive	\$799,000	2,500	\$319.60	55	\$775,250	\$310.10
81102539	Beverly Terrace Etc.	11 Willow Glen Way	\$729,000	1,280	\$569.53	5	\$775,000	\$605.47
81112085	Beverly Terrace Etc.	1047 Hall Street	\$775,000	1,430	\$541.96	5	\$775,000	\$541.96
81109280	Beverly Terrace Etc.	31 Molton Avenue	\$765,000	1,290	\$593.02	13	\$770,000	\$596.90
81055126	Beverly Terrace Etc.	136 Devonshire Boulevard	\$769,000	1,190	\$646.22	40	\$755,000	\$634.45
81104341	Beverly Terrace Etc.	90 Kenton Avenue	\$749,000	1,210	\$619.01	38	\$749,000	\$619.01
81113257	Beverly Terrace Etc.	104 Winding Way	\$749,000	1,320	\$567.42	332	\$735,000	\$556.82
81008742	Beverly Terrace Etc.	885 Sunset Drive	\$749,000	1,610	\$465.22	414	\$720,000	\$447.20
81105261	Beverly Terrace Etc.	156 Plymouth Avenue	\$739,000	1,030	\$717.48	63	\$700,000	\$679.61
81128378	Beverly Terrace Etc.	3 Plymouth Avenue	\$699,000	1,020	\$685.29	104	\$695,000	\$681.37
81108482	Beverly Terrace Etc.	858 Sunset Drive	\$719,000	1,190	\$604.20	25	\$687,000	\$577.31
81138161	Beverly Terrace Etc.	24 Plymouth Avenue	\$629,000	930	\$676.34	68	\$600,000	\$645.16
81104914	Beverly Terrace Etc.	220 Winding Way	\$539,000	760	\$709.21	0	\$539,000	\$709.21
81126884	Beverly Terrace Etc.	848 Sunset Drive	\$545,000	790	\$689.87	32	\$525,000	\$664.56
Average:			\$1,049,597	2,155	\$512.91	67	\$1,029,699	\$505.04
Total Average:			\$1,049,597	2,155	\$512.91	67	\$1,029,699	\$505.04

5 Area 352 El Sereno



El Sereno or Area 352 is in the Southeast corner of San Carlos and encompasses the White Oaks and Oak Park housing tracts. White Oaks refers to the housing tract that is located from Belmont Avenue, south, in Area 352. Belmont Avenue, north, to Brittan Avenue is the tract called Oak Park.

[Advantages to living in El Sereno:](#)

- * Shares one of the two top spots for best re-sale in San Carlos
- * Many homes in White Oaks are assigned to White Oaks School
- * The neighborhood has a very clean, kept, look with many nicely remodeled homes
- * Walking distance to Burton Park and Laurel Street

Disadvantages to living in El Sereno:

- * Many of the lots in White Oaks are undersized, under 5,000 square feet
- * Many of the larger lots on are busy streets
- * Some feel that on some streets the houses are so close together that it can feel a little claustrophobic

Area Summary Report

Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$1,695,000	\$599,000	\$970,237	\$929,000
Sold Price:	\$1,635,000	\$599,000	\$967,484	\$930,000

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81112381	El Sereno Corte Etc.	2245 Eaton Avenue	\$1,695,000	2,700	\$627.78	70	\$1,635,000	\$605.56
81138505	El Sereno Corte Etc.	1386 Chestnut Street	\$1,595,000	2,320	\$687.50	14	\$1,600,000	\$689.66
81133262	El Sereno Corte Etc.	1365 Elm Street	\$1,595,000	2,740	\$582.12	23	\$1,575,000	\$574.82
81140728	El Sereno Corte Etc.	11 El Sereno	\$1,495,000	2,140	\$698.60	14	\$1,415,000	\$661.21
81117993	El Sereno Corte Etc.	1712 Howard Avenue	\$1,399,990	2,620	\$534.35	7	\$1,380,000	\$526.72
81132977	El Sereno Corte Etc.	1385 Cedar Street	\$1,395,000	2,250	\$620.00	1	\$1,370,000	\$608.89
81118894	El Sereno Corte Etc.	581 Emerald Avenue	\$1,328,000	2,570	\$516.73	49	\$1,250,000	\$486.38
81115408	El Sereno Corte Etc.	124 Colton Avenue	\$1,214,000	1,980	\$613.13	7	\$1,226,000	\$619.19
81102725	El Sereno Corte Etc.	250 Ruby Avenue	\$1,225,000	1,900	\$644.74	8	\$1,225,000	\$644.74
81108170	El Sereno Corte Etc.	1847 Eaton Avenue	\$1,210,000	1,660	\$728.92	7	\$1,210,000	\$728.92
81105318	El Sereno Corte Etc.	1925 Belmont Avenue	\$1,129,000	2,240	\$504.02	4	\$1,207,000	\$538.84
81116534	El Sereno Corte Etc.	176 Sunnysdale Avenue	\$1,198,000	2,220	\$539.64	7	\$1,198,000	\$539.64
81109891	El Sereno Corte Etc.	1500 Eaton Avenue	\$1,189,000	2,310	\$514.72	6	\$1,195,000	\$517.32
81119207	El Sereno Corte Etc.	1817 Greenwood Avenue	\$1,160,000	2,400	\$483.33	8	\$1,150,000	\$479.17
81054385	El Sereno Corte Etc.	1933 Eaton Avenue	\$1,150,000	2,030	\$566.50	84	\$1,125,000	\$554.19
81120253	El Sereno Corte Etc.	154 Garnet Avenue	\$1,109,000	2,250	\$492.89	39	\$1,111,000	\$493.78
81056402	El Sereno Corte Etc.	236 Oakview Drive	\$1,149,000	2,110	\$544.55	60	\$1,110,000	\$526.07
81120341	El Sereno Corte Etc.	132 Garnet Avenue	\$1,110,000	2,268	\$489.42	16	\$1,100,000	\$485.01
81133345	El Sereno Corte Etc.	237 Oakview Drive	\$1,150,000	1,830	\$628.42	7	\$1,100,000	\$601.09
81115418	El Sereno Corte Etc.	1732 Greenwood Avenue	\$1,098,000	1,650	\$665.45	16	\$1,095,000	\$663.64
81057506	El Sereno Corte Etc.	2068 Eaton Avenue	\$1,088,000	1,780	\$611.24	2	\$1,080,000	\$606.74
81114290	El Sereno Corte Etc.	125 Sunnysdale Avenue	\$999,000	1,830	\$545.90	7	\$1,071,000	\$585.25
81116747	El Sereno Corte Etc.	1900 Eaton Avenue	\$1,030,000	1,600	\$643.75	7	\$1,035,000	\$646.88
81124682	El Sereno Corte Etc.	2067 Saint Francis Way	\$1,100,000	1,570	\$700.64	18	\$1,025,000	\$652.87
81142743	El Sereno Corte Etc.	1832 Chestnut Street	\$958,000	1,510	\$634.44	7	\$1,019,000	\$674.83
81106535	El Sereno Corte Etc.	1311 Geneva Avenue	\$985,000	1,500	\$656.67	6	\$1,015,000	\$676.67
81127149	El Sereno Corte Etc.	116 Colton Avenue	\$922,000	1,500	\$614.67	5	\$1,005,000	\$670.00
81115737	El Sereno Corte Etc.	2019 Eaton Avenue	\$949,000	1,620	\$585.80	3	\$1,000,000	\$617.28
81129053	El Sereno Corte Etc.	153 Garnet Avenue	\$939,000	2,120	\$442.92	7	\$1,000,000	\$471.70
81135532	El Sereno Corte Etc.	1472 Cordilleras Avenue	\$979,000	1,800	\$543.89	7	\$1,000,000	\$555.56
81138090	El Sereno Corte Etc.	1912 Howard Avenue	\$949,999	1,570	\$605.09	8	\$988,000	\$629.30
81105368	El Sereno Corte Etc.	1820 Elm Street	\$979,000	1,963	\$498.73	6	\$979,000	\$498.73
81115736	El Sereno Corte Etc.	244 Ruby Avenue	\$979,000	1,700	\$575.88	5	\$970,500	\$570.88
81125003	El Sereno Corte Etc.	1311 Saint Francis Way	\$929,000	1,520	\$611.18	12	\$960,000	\$631.58

Single Family Residential**Sold (Closed Sale)**

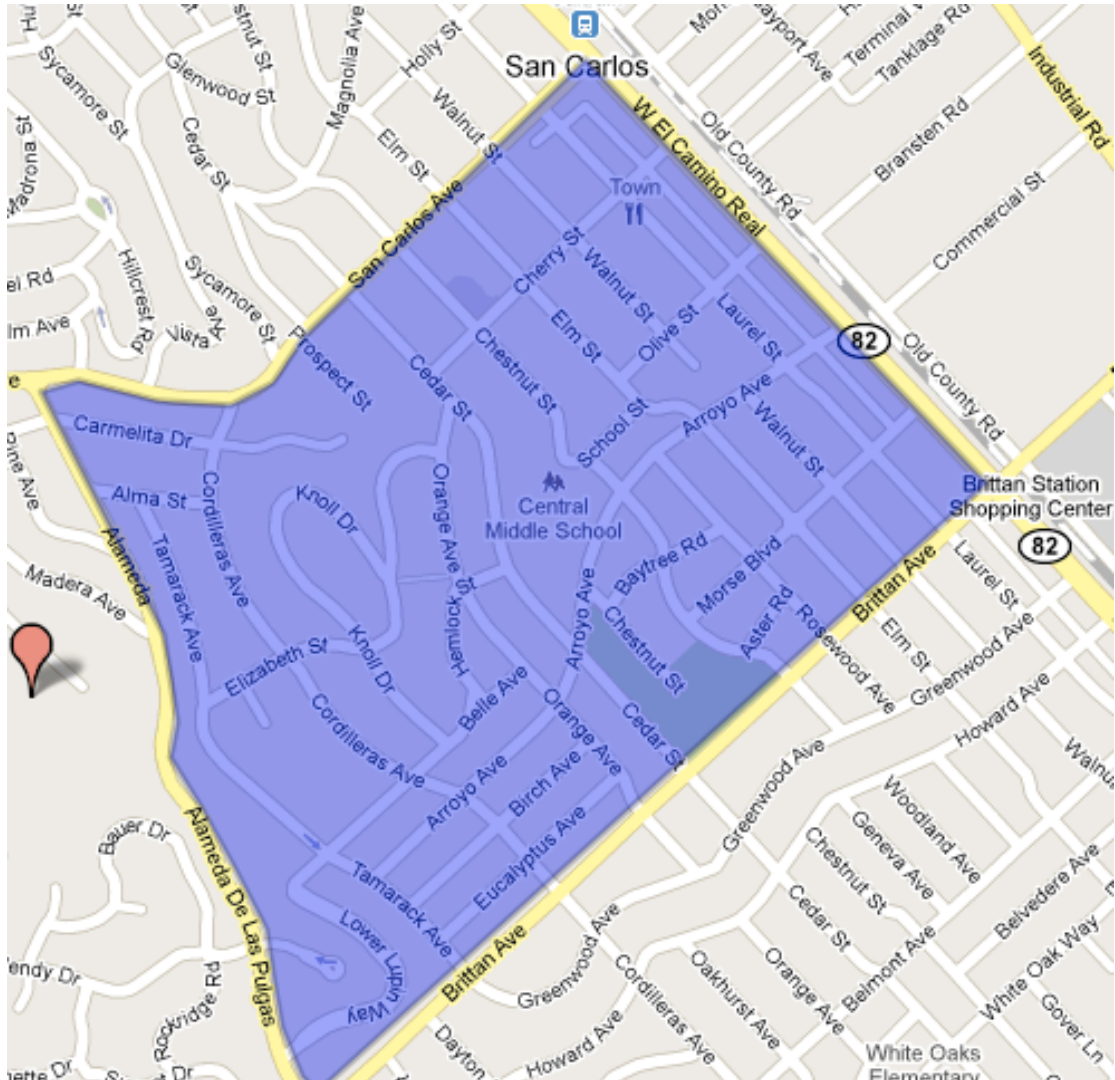
MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81133142	El Sereno Corte Etc.	2211 Howard Avenue	\$899,000	1,296	\$693.67	8	\$960,000	\$740.74
81114449	El Sereno Corte Etc.	182 Fairmont Avenue	\$975,000	1,630	\$598.16	21	\$957,500	\$587.42
81104238	El Sereno Corte Etc.	1516 Saint Francis Way	\$949,000	1,620	\$585.80	9	\$950,000	\$586.42
81107413	El Sereno Corte Etc.	1643 Saint Francis Way	\$949,000	1,610	\$589.44	14	\$942,000	\$585.09
81139224	El Sereno Corte Etc.	1374 Geneva Avenue	\$899,000	1,860	\$483.33	3	\$935,000	\$502.69
81137064	El Sereno Corte Etc.	309 Emerald Avenue	\$968,000	1,630	\$593.87	19	\$930,000	\$570.55
81102892	El Sereno Corte Etc.	125 Belvedere Avenue	\$979,000	1,430	\$684.62	78	\$925,000	\$646.85
81119171	El Sereno Corte Etc.	416 Pearl Avenue	\$898,000	1,703	\$527.30	12	\$925,000	\$543.16
81120216	El Sereno Corte Etc.	1430 Cedar Street	\$949,000	1,330	\$713.53	22	\$925,000	\$695.49
81124624	El Sereno Corte Etc.	100 Kelton Avenue	\$949,900	1,620	\$586.36	15	\$925,000	\$570.99
81108738	El Sereno Corte Etc.	1362 Chestnut Street	\$929,000	1,410	\$658.87	9	\$915,000	\$648.94
81137429	El Sereno Corte Etc.	1492 Walnut Street	\$929,000	1,790	\$518.99	49	\$908,500	\$507.54
81137896	El Sereno Corte Etc.	2100 Eaton Avenue	\$895,000	1,895	\$472.30	7	\$904,000	\$477.04
81116948	El Sereno Corte Etc.	1671 Belmont Avenue	\$889,000	1,500	\$592.67	67	\$902,000	\$601.33
81106299	El Sereno Corte Etc.	125 Oakview Drive	\$899,000	1,290	\$696.90	40	\$893,500	\$692.64
81133125	El Sereno Corte Etc.	324 Emerald Avenue	\$928,000	1,460	\$635.62	45	\$882,000	\$604.11
81138597	El Sereno Corte Etc.	1480 Cordilleras Avenue	\$875,000	1,400	\$625.00	9	\$875,000	\$625.00
81119952	El Sereno Corte Etc.	1617 Belmont Avenue	\$869,000	1,350	\$643.70	8	\$870,000	\$644.44
81105337	El Sereno Corte Etc.	1633 Brittan Avenue	\$899,000	1,840	\$488.59	175	\$860,000	\$467.39
81055829	El Sereno Corte Etc.	1359 Geneva Avenue	\$859,000	1,330	\$645.86	40	\$859,000	\$645.86
81111829	El Sereno Corte Etc.	1362 Geneva Avenue	\$879,000	1,860	\$472.58	24	\$859,000	\$461.83
81116645	El Sereno Corte Etc.	100 Wildwood Avenue	\$869,000	1,290	\$673.64	14	\$858,000	\$665.12
81114495	El Sereno Corte Etc.	1167 Walnut Street	\$845,000	1,330	\$635.34	14	\$845,000	\$635.34
81114292	El Sereno Corte Etc.	1392 Oakhurst Avenue	\$849,950	1,420	\$598.56	41	\$837,500	\$589.79
81143689	El Sereno Corte Etc.	1125 Rosewood Avenue	\$849,000	1,430	\$593.71	25	\$835,000	\$583.92
81133333	El Sereno Corte Etc.	1730 Walnut Street	\$849,000	2,040	\$416.18	10	\$830,000	\$406.86
81139222	El Sereno Corte Etc.	1464 Oakhurst Avenue	\$820,000	1,330	\$616.54	29	\$820,000	\$616.54
81055876	El Sereno Corte Etc.	405 Pearl Avenue	\$784,900	1,430	\$548.88	17	\$791,000	\$553.15
81120364	El Sereno Corte Etc.	163 Ruby Avenue	\$799,000	1,250	\$639.20	24	\$787,500	\$630.00
81114327	El Sereno Corte Etc.	124 Garnet Avenue	\$799,000	1,620	\$493.21	19	\$778,000	\$480.25
81132251	El Sereno Corte Etc.	1339 Woodland Avenue	\$775,000	1,090	\$711.01	18	\$762,500	\$699.54
81125571	El Sereno Corte Etc.	2222 Howard Avenue	\$760,000	1,140	\$666.67	14	\$760,000	\$666.67
81131507	El Sereno Corte Etc.	350 Oakview Drive	\$794,000	1,120	\$708.93	168	\$760,000	\$678.57
81056658	El Sereno Corte Etc.	216 Garnet Avenue	\$799,000	1,570	\$508.92	101	\$757,000	\$482.17
81129021	El Sereno Corte Etc.	80 Hilltop Drive	\$805,000	1,413	\$569.71	43	\$750,750	\$531.32
81115331	El Sereno Corte Etc.	218 Alberta Avenue	\$739,000	1,100	\$671.82	2	\$725,000	\$659.09
81134140	El Sereno Corte Etc.	1450 Cedar Street	\$715,000	1,170	\$611.11	4	\$725,000	\$619.66
81130203	El Sereno Corte Etc.	420 Pearl Avenue	\$699,000	1,300	\$537.69	14	\$721,000	\$554.62
81114472	El Sereno Corte Etc.	1631 Walnut Street	\$679,000	1,160	\$585.34	11	\$685,000	\$590.52
81112184	El Sereno Corte Etc.	2236 Howard Avenue	\$679,000	900	\$754.44	41	\$679,000	\$754.44
81121584	El Sereno Corte Etc.	212 Edgehill Drive	\$615,000	1,030	\$597.09	9	\$676,000	\$656.31

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81134494	El Sereno Corte Etc.	2008 Greenwood Avenue	\$632,000	1,020	\$619.61	7	\$661,000	\$648.04
81135535	El Sereno Corte Etc.	1100 Cedar Street	\$649,000	880	\$737.50	9	\$660,000	\$750.00
81116950	El Sereno Corte Etc.	1339 Woodland Avenue	\$599,950	1,090	\$550.41	9	\$601,000	\$551.38
81100962	El Sereno Corte Etc.	1135 Alameda	\$599,000	970	\$617.53	321	\$599,000	\$617.53
Average:			\$970,237	1,655	\$596.50	28	\$967,484	\$595.69
Total Average:			\$970,237	1,655	\$596.50	28	\$967,484	\$595.69

6 Area 353 Howard Park



Howard Park, or Area 353, is located in the middle of San Carlos

Advantages to living in Howard Park:

- * Is consistently in the top two Areas for resale in San Carlos
- * Has heavy hitting streets on resale such as Knoll, Elizabeth, Carmelita, Morse, Rosewood, etc.
- * Burton Park is in Howard Park
- * Easily walk to the north end of Laurel Street

Disadvantages to living in Howard Park:

- * You will not get as much house for your money
- * Parts of Howard Park can be congested at times

Area Summary Report

Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$1,499,000	\$629,000	\$970,039	\$900,000
Sold Price:	\$1,686,000	\$571,000	\$977,554	\$932,000

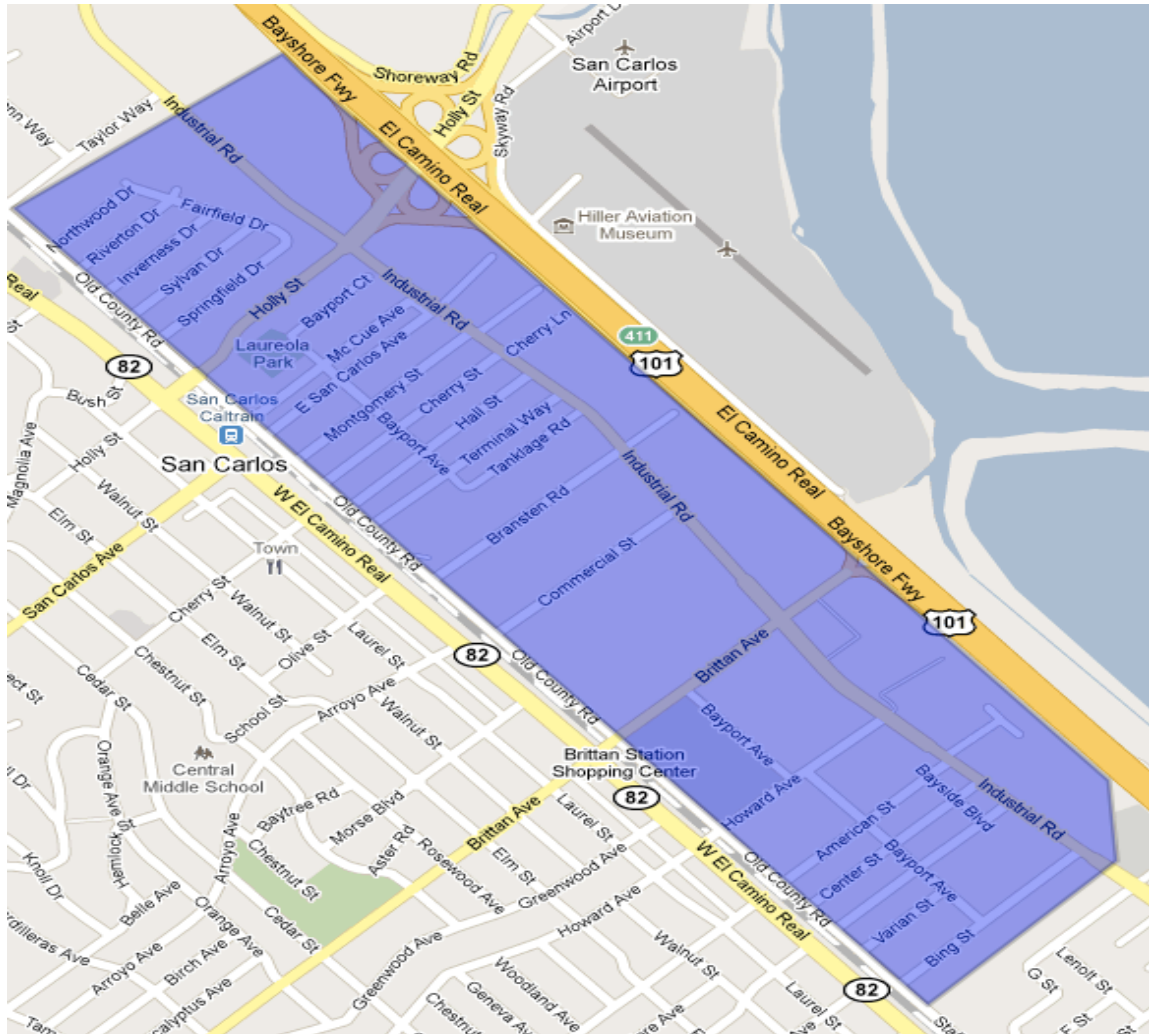
Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81112973	Howard Park Etc.	940 Woodland Avenue	\$1,499,000	2,830	\$529.68	13	\$1,686,000	\$595.76
81107690	Howard Park Etc.	1541 Morse Boulevard	\$1,495,000	2,010	\$743.78	-1	\$1,525,000	\$758.71
81111203	Howard Park Etc.	909 Rosewood Avenue	\$1,399,888	2,802	\$499.60	31	\$1,390,000	\$496.07
81112090	Howard Park Etc.	706 Cedar Street	\$1,388,000	2,580	\$537.98	4	\$1,390,000	\$538.76
81145339	Howard Park Etc.	112 Baytree Road	\$1,250,000	2,300	\$543.48	9	\$1,291,000	\$561.30
81123332	Howard Park Etc.	700 Knoll Drive	\$1,245,000	1,940	\$641.75	215	\$1,170,000	\$603.09
81128101	Howard Park Etc.	1017 Walnut Street	\$1,099,000	2,478	\$443.50	7	\$1,125,000	\$454.00
81122591	Howard Park Etc.	1777 Elizabeth Street	\$975,000	2,230	\$437.22	7	\$1,107,000	\$496.41
81118905	Howard Park Etc.	760 Knoll Drive	\$1,050,000	1,820	\$576.92	12	\$1,105,000	\$607.14
81054421	Howard Park Etc.	1714 Elizabeth Street	\$1,050,000	1,950	\$538.46	17	\$1,050,000	\$538.46
81118805	Howard Park Etc.	2065 Greenwood Avenue	\$1,075,000	2,060	\$521.84	8	\$1,050,000	\$509.71
81110705	Howard Park Etc.	948 Rosewood Avenue	\$929,995	1,970	\$472.08	6	\$1,020,000	\$517.77
81142748	Howard Park Etc.	2072 Arroyo Avenue	\$962,000	1,810	\$531.49	8	\$1,000,000	\$552.49
81052351	Howard Park Etc.	1800 Howard Avenue	\$1,010,000	2,010	\$502.49	92	\$999,000	\$497.01
81128077	Howard Park Etc.	932 Elm Street	\$900,000	1,450	\$620.69	4	\$932,000	\$642.76
81114058	Howard Park Etc.	723 Cordilleras Avenue	\$899,950	1,380	\$652.14	35	\$885,000	\$641.30
81117995	Howard Park Etc.	742 Cordilleras Avenue	\$895,000	1,600	\$559.38	101	\$840,000	\$525.00
81140886	Howard Park Etc.	2056 Arroyo Avenue	\$859,900	1,290	\$666.59	3	\$825,075	\$639.59
81108065	Howard Park Etc.	789 Cedar Street	\$785,000	1,320	\$594.70	7	\$810,000	\$613.64
81126098	Howard Park Etc.	840 Orange Avenue	\$799,000	1,574	\$507.62	6	\$807,000	\$512.71
81130308	Howard Park Etc.	1078 Cedar Street	\$759,000	1,600	\$474.38	7	\$800,000	\$500.00
81143650	Howard Park Etc.	940 Tamarack Avenue	\$780,000	1,240	\$629.03	14	\$760,000	\$612.90
81127756	Howard Park Etc.	1649 Brittan Avenue	\$769,500	1,500	\$513.00	55	\$755,000	\$503.33
81116628	Howard Park Etc.	1028 Elm Street	\$789,000	1,260	\$626.19	7	\$745,000	\$591.27
81118908	Howard Park Etc.	731 Cordilleras Avenue	\$799,000	1,540	\$518.83	73	\$731,000	\$474.68
81055217	Howard Park Etc.	2388 Brittan Avenue	\$689,900	1,370	\$503.58	96	\$685,000	\$500.00
81132080	Howard Park Etc.	1968 Birch Avenue	\$699,000	1,000	\$699.00	71	\$650,000	\$650.00
81135501	Howard Park Etc.	1536 Cherry Street	\$650,000	1,360	\$477.94	29	\$645,000	\$474.26
81112865	Howard Park Etc.	2096 Birch Avenue	\$629,000	1,230	\$511.38	117	\$571,000	\$464.23
Average:			\$970,039	1,776	\$554.30	36	\$977,554	\$554.22
Total Average:			\$970,039	1,776	\$554.30	36	\$977,554	\$554.22

7

Area 354 Clearfield Park



Clearfield Park, or Area 354 located in Northeast San Carlos

Advantages to living in Clearfield Park:

- * Most affordable Area in San Carlos
- * Walking distance to Laureola Park
- * Walking distance to downtown

Disadvantages to living in Clearfield Park:

- * Has had a very high number of short sales and foreclosures during the recession
- * There is a high level of traffic congestion and noise
- * The impact of the future transit village is unknown

Area Summary Report

Summary Statistics

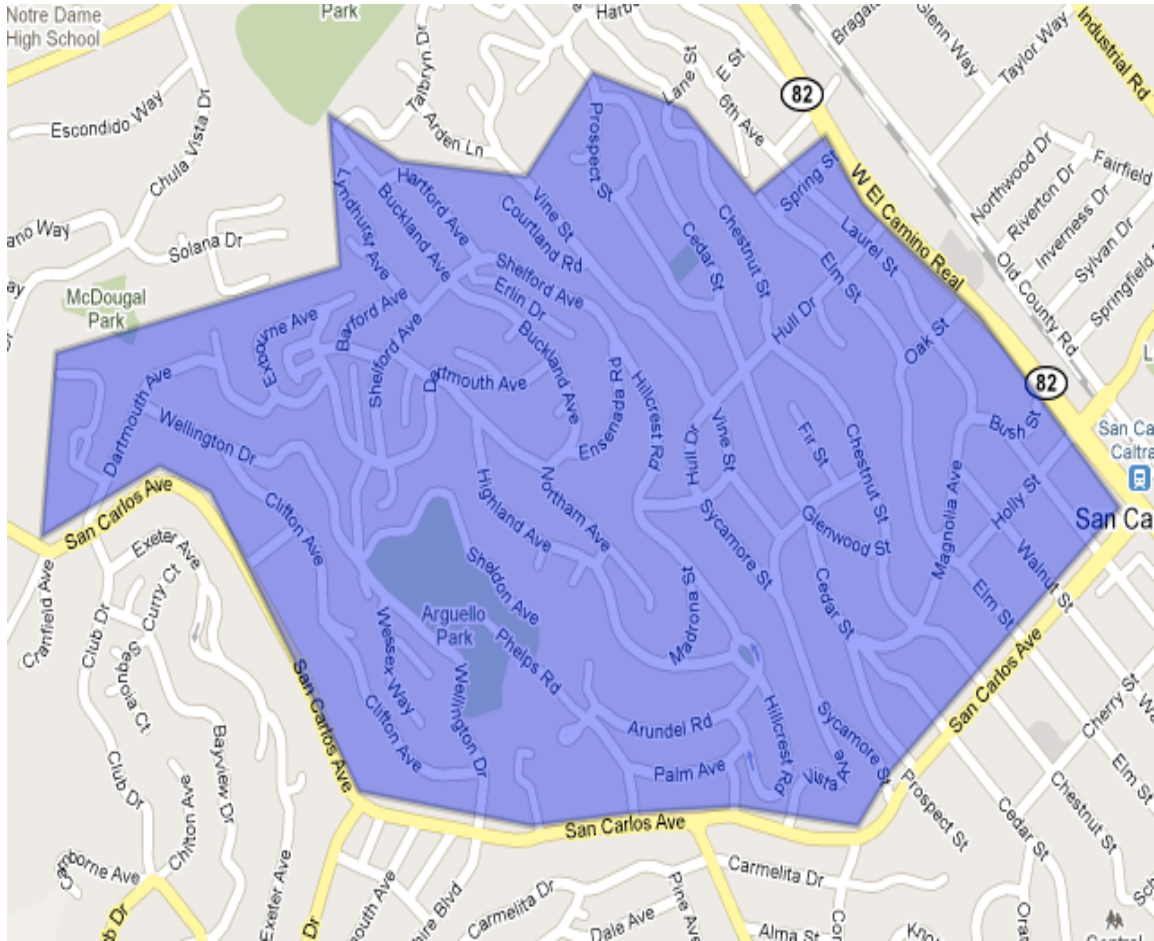
	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$825,000	\$499,450	\$621,585	\$589,500
Sold Price:	\$825,000	\$444,000	\$608,478	\$587,350

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81144026	Clearfield Park / N Redwood Subdiv	1047 Northwood Drive	\$825,000	2,110	\$391.00	17	\$825,000	\$391.00
81139952	Clearfield Park / N Redwood Subdiv	985 Mccue Avenue	\$810,000	1,640	\$493.90	7	\$805,300	\$491.04
81117709	Clearfield Park / N Redwood Subdiv	1004 Montgomery Street	\$648,000	1,180	\$549.15	14	\$659,250	\$558.69
81132453	Clearfield Park / N Redwood Subdiv	903 Hall Street	\$650,000	1,490	\$436.24	4	\$655,000	\$439.60
81045097	Clearfield Park / N Redwood Subdiv	1016 Cherry Street	\$629,000	1,350	\$465.93	93	\$617,500	\$457.41
81120988	Clearfield Park / N Redwood Subdiv	973 Cherry Street	\$539,900	980	\$550.92	22	\$557,200	\$568.57
81125902	Clearfield Park / N Redwood Subdiv	1016 Springfield Drive	\$539,500	820	\$657.93	25	\$535,000	\$652.44
81036637	Clearfield Park / N Redwood Subdiv	967 Hall Street	\$550,000	1,120	\$491.07	350	\$500,000	\$446.43
81118806	Clearfield Park / N Redwood Subdiv	1005 Hall Street	\$524,995	910	\$576.92	98	\$486,525	\$534.64
81112900	Clearfield Park / N Redwood Subdiv	1021 Holly Street	\$499,450	860	\$580.76	176	\$444,000	\$516.28
Average:			\$621,585	1,246	\$519.38	81	\$608,478	\$505.61
Total Average:			\$621,585	1,246	\$519.38	81	\$608,478	\$505.61

8 Area 355 Cordes



Cordes, or Area 355, is located in the Northeast section of San Carlos.

[Advantages to living in Cordes:](#)

- * Homes are close to downtown, but not as expensive as Howard Park and White Oaks homes
- * More house for your money and on above average lot sizes for San Carlos
- * Many of the homes in Cordes are still assigned to Carlmont for high school

[Disadvantages to living in Cordes:](#)

- * The homes tend to be older and on hillsides which can raise additional concerns such as structural and drainage issues
- * Many of the streets lack sidewalks, which can be a turnoff on resale

Area Summary Report

Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$1,765,000	\$610,000	\$892,028	\$864,950
Sold Price:	\$1,765,000	\$615,000	\$891,342	\$850,000

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81104183	Cordes Etc.	650 Wellington Drive	\$1,765,000	3,400	\$519.12	0	\$1,765,000	\$519.12
81109945	Cordes Etc.	249 Highland Avenue	\$1,689,000	3,100	\$544.84	25	\$1,689,000	\$544.84
81110917	Cordes Etc.	55 Hartford Avenue	\$1,278,888	2,480	\$515.68	10	\$1,300,000	\$524.19
81147895	Cordes Etc.	387 Elm Street	\$1,089,000	2,060	\$528.64	5	\$1,185,000	\$575.24
81111849	Cordes Etc.	17 Del Rey Court	\$1,058,000	1,940	\$545.36	7	\$1,118,000	\$576.29
81114473	Cordes Etc.	725 Dartmouth Avenue	\$949,000	1,900	\$499.47	3	\$1,050,000	\$552.63
81121083	Cordes Etc.	19 Anchor Lane	\$1,199,000	3,650	\$328.49	94	\$1,050,000	\$287.67
81101025	Cordes Etc.	100 Wellington Drive	\$1,069,000	2,242	\$476.81	25	\$1,045,800	\$466.46
81118809	Cordes Etc.	141 Palm Avenue	\$995,000	2,150	\$462.79	4	\$1,025,000	\$476.74
81136322	Cordes Etc.	815 Buckland Avenue	\$1,050,000	2,506	\$418.99	62	\$1,020,000	\$407.02
81127200	Cordes Etc.	300 Clifton Avenue	\$1,025,000	3,100	\$330.65	107	\$1,015,000	\$327.42
81113908	Cordes Etc.	790 Buckland Avenue	\$1,049,000	1,965	\$533.84	58	\$1,012,500	\$515.27
81144641	Cordes Etc.	131 Northam Avenue	\$949,000	2,430	\$390.53	7	\$1,000,000	\$411.52
81107448	Cordes Etc.	201 Hillcrest Road	\$949,000	1,880	\$504.79	14	\$989,000	\$526.06
81137829	Cordes Etc.	20 Ensenada Road	\$948,500	1,440	\$658.68	118	\$975,000	\$677.08
81105438	Cordes Etc.	517 Vista Avenue	\$949,950	1,880	\$505.29	45	\$939,950	\$499.97
81034758	Cordes Etc.	230 Hillcrest Road	\$920,000	2,470	\$372.47	283	\$920,000	\$372.47
81110775	Cordes Etc.	15 Del Rey Court	\$864,950	1,700	\$508.79	5	\$900,000	\$529.41
81120224	Cordes Etc.	278 Cedar Street	\$898,000	1,860	\$482.80	9	\$893,600	\$480.43
81109414	Cordes Etc.	50 Arundel Road	\$899,000	1,810	\$496.69	137	\$890,000	\$491.71
81102087	Cordes Etc.	500 Prospect Street	\$849,000	1,480	\$573.65	10	\$881,000	\$595.27
81124413	Cordes Etc.	22 Primrose Lane	\$875,000	1,750	\$500.00	29	\$875,000	\$500.00
81125796	Cordes Etc.	14 Primrose Lane	\$930,888	2,130	\$437.04	47	\$870,000	\$408.45
81134474	Cordes Etc.	20 Pepper Lane	\$875,000	1,450	\$603.45	9	\$870,000	\$600.00
81111793	Cordes Etc.	271 Vine Street	\$899,000	1,460	\$615.75	12	\$859,000	\$588.36
81117969	Cordes Etc.	1441 Hull Drive	\$869,950	1,240	\$701.57	50	\$850,000	\$685.48
81133034	Cordes Etc.	136 Chestnut Street	\$870,000	1,870	\$465.24	32	\$845,000	\$451.87
81118928	Cordes Etc.	194 Hillcrest Road	\$829,000	1,740	\$476.44	20	\$841,000	\$483.33
81104930	Cordes Etc.	21 Valley Road	\$830,000	1,480	\$560.81	77	\$830,000	\$560.81
81116579	Cordes Etc.	122 Hillcrest Road	\$815,000	1,550	\$525.81	5	\$825,000	\$532.26
81130982	Cordes Etc.	30 Hartford Avenue	\$835,000	1,550	\$538.71	28	\$815,000	\$525.81
81112064	Cordes Etc.	132 Arundel Road	\$824,999	1,390	\$593.52	91	\$805,000	\$579.14
81123299	Cordes Etc.	81 Highland Avenue	\$799,000	1,450	\$551.03	10	\$805,000	\$555.17
81103969	Cordes Etc.	133 Highland Avenue	\$849,000	1,760	\$482.39	26	\$800,000	\$454.55

Single Family Residential

Sold (Closed Sale)

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81123584	Cordes Etc.	144 Arundel Road	\$799,000	1,140	\$700.88	41	\$795,000	\$697.37
81044438	Cordes Etc.	124 Acacia Court	\$799,000	1,550	\$515.48	84	\$790,000	\$509.68
81105346	Cordes Etc.	637 Dartmouth Avenue	\$790,000	1,677	\$471.08	72	\$790,000	\$471.08
81126596	Cordes Etc.	286 Chestnut Street	\$759,900	1,470	\$516.94	23	\$775,100	\$527.28
81114357	Cordes Etc.	26 Walton Street	\$729,000	1,290	\$565.12	5	\$760,000	\$589.15
81112955	Cordes Etc.	2000 San Carlos Avenue	\$695,000	1,420	\$489.44	28	\$720,000	\$507.04
81110979	Cordes Etc.	2452 San Carlos Avenue	\$729,000	1,210	\$602.48	80	\$710,000	\$586.78
81138989	Cordes Etc.	258 Cedar Street	\$699,000	1,540	\$453.90	17	\$699,000	\$453.90
81124772	Cordes Etc.	81 Cedar Street	\$699,000	1,330	\$525.56	7	\$695,000	\$522.56
81126808	Cordes Etc.	101 Highland Avenue	\$699,500	1,020	\$685.78	24	\$687,500	\$674.02
81139035	Cordes Etc.	2696 San Carlos Avenue	\$679,000	1,020	\$665.69	15	\$669,000	\$655.88
81142704	Cordes Etc.	428 Sycamore Street	\$699,000	1,790	\$390.50	41	\$660,000	\$368.72
81127057	Cordes Etc.	161 Vine Street	\$638,000	1,040	\$613.46	6	\$657,000	\$631.73
81132463	Cordes Etc.	260 Fir Street	\$679,000	940	\$722.34	31	\$635,000	\$675.53
81109008	Cordes Etc.	132 Palm Avenue	\$629,900	1,070	\$588.69	13	\$625,000	\$584.11
81114168	Cordes Etc.	437 Hillcrest Road	\$610,000	1,120	\$544.64	14	\$622,000	\$555.36
81144657	Cordes Etc.	272 Fir Street	\$615,000	1,070	\$574.77	0	\$615,000	\$574.77
Average:			\$892,028	1,764	\$527.00	39	\$891,342	\$526.80
Total Average:			\$892,028	1,764	\$527.00	39	\$891,342	\$526.80

9 Residential Summary Report

The following seven pages detail every SFR to sell in San Carlos in 2011. For each property, the details will include:

- (1) The list price
- (2) Sale price
- (3) DOM (Days On Market)
- (4) Bed/bath count
- (5) Square Footage of the home
- (6) Age of the home
- (7) Price per square foot

Residential Summary Report

Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$1,838,838	\$499,000	\$969,286	\$928,000
Sold Price:	\$1,800,000	\$444,000	\$962,916	\$925,000

Single Family Residential

Sold (Closed Sale)

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81124986	164 Normandy Court	4	2 1/2	31	\$1,795,000	2,880	623.26	6	\$1,800,000	625.00
81104183	650 Wellington Drive	5	3 1/2	4	\$1,765,000	3,400	519.12	0	\$1,765,000	519.12
81108761	717 Best Court	4	4+	22	\$1,838,838	4,210	436.78	45	\$1,699,000	403.56
81109945	249 Highland Avenue	3	3	81	\$1,689,000	3,100	544.84	25	\$1,689,000	544.84
81112973	940 Woodland Avenue	4	3	79	\$1,499,000	2,830	529.68	13	\$1,686,000	595.76
81112381	2245 Eaton Avenue	4	2 1/2	71	\$1,695,000	2,700	627.78	70	\$1,635,000	605.56
81138505	1386 Chestnut Street	4	2 1/2	64	\$1,595,000	2,320	687.50	14	\$1,600,000	689.66
81141923	121 Plymouth Avenue	4	3 1/2	35	\$1,599,000	2,690	594.42	7	\$1,600,000	594.80
81133262	1365 Elm Street	4	3	5	\$1,595,000	2,740	582.12	23	\$1,575,000	574.82
81134575	787 Kent Avenue	4	4+	31	\$1,549,888	2,920	530.78	7	\$1,575,000	539.38
81138132	2246 Carmelita Drive	4	4+	63	\$1,528,000	2,768	552.02	13	\$1,550,000	559.97
81141896	162 Rockridge Road	4	3	65	\$1,575,000	2,700	583.33	20	\$1,535,000	568.52
81107690	1541 Morse Boulevard	3	2 1/2	85	\$1,495,000	2,010	743.78	-1	\$1,525,000	758.71
81118807	104 Exeter Avenue	4	3	28	\$1,599,000	2,920	547.60	98	\$1,525,000	522.26
81104253	6 Burnham Court	4	3 1/2	57	\$1,489,000	2,810	529.89	3	\$1,489,000	529.89
81140728	11 El Sereno	4	3	53	\$1,495,000	2,140	698.60	14	\$1,415,000	661.21
81111203	909 Rosewood Avenue	4	4+	17	\$1,399,888	2,802	499.60	31	\$1,390,000	496.07
81112090	706 Cedar Street	4	3	72	\$1,388,000	2,580	537.98	4	\$1,390,000	538.76
81117993	1712 Howard Avenue	4	3	70	\$1,399,990	2,620	534.35	7	\$1,380,000	526.72
81125757	204 Devonshire Boulevard	6+	4+	74	\$1,399,000	4,230	330.73	87	\$1,370,000	323.88
81132977	1385 Cedar Street	4	2 1/2	62	\$1,395,000	2,250	620.00	1	\$1,370,000	608.89
81118375	400 Winding Way	4	3 1/2	18	\$1,395,000	3,290	424.01	73	\$1,350,000	410.33
81120211	157 Glasgow Lane	4	3	20	\$1,345,000	2,914	461.56	120	\$1,320,000	452.99
81110917	55 Hartford Avenue	3	3	52	\$1,278,888	2,480	515.68	10	\$1,300,000	524.19
81124388	349 Hill Way	4	2 1/2	62	\$1,295,000	2,430	532.92	135	\$1,295,000	532.92
81145339	112 Baytree Road	4	2	79	\$1,250,000	2,300	543.48	9	\$1,291,000	561.30
81132184	101 Aberdeen Drive	4	3	21	\$1,278,000	2,430	525.93	5	\$1,278,000	525.93
81133389	3443 Brittan Avenue	5	3	34	\$1,275,721	2,890	441.43	5	\$1,275,721	441.43
81104102	125 Coventry Court	3	2 1/2	13	\$1,299,000	2,616	496.56	52	\$1,270,000	485.47
81115685	2433 Melendy Drive	4	3 1/2	54	\$1,288,000	2,520	511.11	6	\$1,270,000	503.97
81055283	21 Coleman Court	5	3	50	\$1,299,000	2,200	590.45	28	\$1,265,000	575.00
81118894	581 Emerald Avenue	4	3 1/2	69	\$1,328,000	2,570	516.73	49	\$1,250,000	486.38
81134540	3233 La Mesa Drive	4	2 1/2	36	\$1,249,000	2,490	501.61	9	\$1,246,512	500.61
81121431	169 Glasgow Lane	4	3	18	\$1,288,000	2,510	513.15	23	\$1,235,000	492.03

Single Family Residential**Sold (Closed Sale)**

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81115408	124 Colton Avenue	4	3 1/2	86	\$1,214,000	1,980	613.13	7	\$1,226,000	619.19
81102725	250 Ruby Avenue	4	2 1/2	61	\$1,225,000	1,900	644.74	8	\$1,225,000	644.74
81115248	129 Vista Del Grande	4	3	32	\$1,263,000	2,930	431.06	58	\$1,220,000	416.38
81108170	1847 Eaton Avenue	3	3 1/2	72	\$1,210,000	1,660	728.92	7	\$1,210,000	728.92
81132852	11 Dickens Court	4	2	43	\$1,198,000	2,010	596.02	6	\$1,210,000	601.99
81105318	1925 Belmont Avenue	3	2 1/2	73	\$1,129,000	2,240	504.02	4	\$1,207,000	538.84
81146920	3261 Melendy Drive	4	2 1/2	45	\$1,224,950	3,070	399.01	35	\$1,200,000	390.88
81116534	176 Sunnydale Avenue	3	2 1/2	70	\$1,198,000	2,220	539.64	7	\$1,198,000	539.64
81109891	1500 Eaton Avenue	4	3	63	\$1,189,000	2,310	514.72	6	\$1,195,000	517.32
81121696	1080 Crestview Drive	5	3	10	\$1,150,000	3,060	375.82	7	\$1,192,000	389.54
81138634	2725 Clifford Avenue	3	2 1/2	58	\$1,129,000	2,040	553.43	9	\$1,185,000	580.88
81147895	387 Elm Street	3	2	80	\$1,089,000	2,060	528.64	5	\$1,185,000	575.24
81124565	17 Michael Court	4	2 1/2	38	\$1,149,888	1,990	577.83	7	\$1,180,000	592.96
81124942	3245 La Mesa Drive	5	2 1/2	36	\$1,210,000	2,580	468.99	24	\$1,175,000	455.43
81139132	141 Exeter Avenue	4	3	26	\$1,248,000	3,190	391.22	16	\$1,175,000	368.34
81123332	700 Knoll Drive	3	2	60	\$1,245,000	1,940	641.75	215	\$1,170,000	603.09
81057574	343 De Anza Avenue	5	3 1/2	50	\$1,295,000	2,610	496.17	131	\$1,150,000	440.61
81104659	442 De Anza Avenue	4	2 1/2	1	\$1,199,999	2,600	461.54	138	\$1,150,000	442.31
81113180	844 Bauer Court	4	2	52	\$1,100,000	2,110	521.33	30	\$1,150,000	545.02
81119102	44 Bay View Drive	4	3 1/2	28	\$1,175,500	2,904	404.79	73	\$1,150,000	396.01
81119207	1817 Greenwood Avenue	4	3	62	\$1,160,000	2,400	483.33	8	\$1,150,000	479.17
81113265	202 Timothy Drive	4	2 1/2	38	\$1,149,000	2,350	488.94	81	\$1,149,000	488.94
81035356	288 Club Drive	4	3 1/2	30	\$1,399,000	4,250	329.18	268	\$1,133,000	266.59
81054385	1933 Eaton Avenue	3	3	75	\$1,150,000	2,030	566.50	84	\$1,125,000	554.19
81128101	1017 Walnut Street	4	3	73	\$1,099,000	2,478	443.50	7	\$1,125,000	454.00
81111849	17 Del Rey Court	4	2	54	\$1,058,000	1,940	545.36	7	\$1,118,000	576.29
81120253	154 Garnet Avenue	4	2 1/2	72	\$1,109,000	2,250	492.89	39	\$1,111,000	493.78
81056402	236 Oakview Drive	4	2 1/2	62	\$1,149,000	2,110	544.55	60	\$1,110,000	526.07
81122591	1777 Elizabeth Street	4	2	66	\$975,000	2,230	437.22	7	\$1,107,000	496.41
81118905	760 Knoll Drive	3	1 1/2	61	\$1,050,000	1,820	576.92	12	\$1,105,000	607.14
81109914	135 Dolton Avenue	4	4+	45	\$1,150,000	2,450	469.39	192	\$1,100,000	448.98
81120341	132 Garnet Avenue	4	3	58	\$1,110,000	2,268	489.42	16	\$1,100,000	485.01
81133345	237 Oakview Drive	3	2	65	\$1,150,000	1,830	628.42	7	\$1,100,000	601.09
81136092	3101 Brittan Avenue	4	2 1/2	47	\$1,048,000	2,520	415.87	15	\$1,100,000	436.51
81141171	2740 Victoria Manor	4	2	50	\$1,049,000	2,040	514.22	8	\$1,100,000	539.22
81050260	2911 Eaton Avenue	4	2 1/2	42	\$1,189,000	2,520	471.83	55	\$1,098,000	435.71
81108551	113 Plymouth Avenue	3	2 1/2	62	\$1,049,000	1,890	555.03	11	\$1,095,000	579.37
81115418	1732 Greenwood Avenue	3	2	72	\$1,098,000	1,650	665.45	16	\$1,095,000	663.64
81057506	2068 Eaton Avenue	3	2	70	\$1,088,000	1,780	611.24	2	\$1,080,000	606.74
81140249	875 Sunset Drive	3	2 1/2	53	\$1,089,000	1,730	629.48	9	\$1,080,000	624.28
81100998	23 Whitman Court	3	2	43	\$1,075,000	2,040	526.96	12	\$1,075,000	526.96

Single Family Residential

Sold (Closed Sale)

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81120380	3211 Melendy Drive	3	2 1/2	44	\$1,149,000	2,830	406.01	18	\$1,075,000	379.86
81114290	125 Sunnysdale Avenue	4	2	63	\$999,000	1,830	545.90	7	\$1,071,000	585.25
81114322	79 Club Drive	5	3	36	\$1,095,000	2,400	456.25	18	\$1,060,000	441.67
81125709	104 Rockridge Road	3	2 1/2	64	\$1,038,000	2,150	482.79	8	\$1,058,000	492.09
81054421	1714 Elizabeth Street	3	2	54	\$1,050,000	1,950	538.46	17	\$1,050,000	538.46
81114473	725 Dartmouth Avenue	4	3	58	\$949,000	1,900	499.47	3	\$1,050,000	552.63
81118805	2065 Greenwood Avenue	5	3	72	\$1,075,000	2,060	521.84	8	\$1,050,000	509.71
81121083	19 Anchor Lane	6+	4+	45	\$1,199,000	3,650	328.49	94	\$1,050,000	287.67
81143658	1010 Crestview Drive	4	2 1/2	46	\$999,000	2,300	434.35	221	\$1,050,000	456.52
81102085	144 Glasgow Lane	3	2	22	\$1,075,000	1,850	581.08	16	\$1,047,000	565.95
81101025	100 Wellington Drive	4	3	64	\$1,069,000	2,242	476.81	25	\$1,045,800	466.46
81129230	3115 Brittan Avenue	3	2 1/2	47	\$968,000	1,980	488.89	2	\$1,045,000	527.78
81116747	1900 Eaton Avenue	3	2 1/2	62	\$1,030,000	1,600	643.75	7	\$1,035,000	646.88
81139239	20 Sequoia Court	4	3	37	\$1,075,000	2,330	461.37	50	\$1,035,000	444.21
81100532	15 Whitman Court	3	2	43	\$1,029,000	2,010	511.94	26	\$1,029,000	511.94
81118809	141 Palm Avenue	3	2 1/2	69	\$995,000	2,150	462.79	4	\$1,025,000	476.74
81124682	2067 Saint Francis Way	3	2	70	\$1,100,000	1,570	700.64	18	\$1,025,000	652.87
81124928	880 Crestview Drive	4	2	39	\$1,065,000	2,350	453.19	114	\$1,025,000	436.17
81110705	948 Rosewood Avenue	2	2	70	\$929,995	1,970	472.08	6	\$1,020,000	517.77
81136322	815 Buckland Avenue	4	3 1/2	55	\$1,050,000	2,506	418.99	62	\$1,020,000	407.02
81142731	1020 Crestview Drive	3	2	46	\$979,000	2,050	477.56	6	\$1,020,000	497.56
81142743	1832 Chestnut Street	3	2	63	\$958,000	1,510	634.44	7	\$1,019,000	674.83
81106535	1311 Geneva Avenue	3	2	70	\$985,000	1,500	656.67	6	\$1,015,000	676.67
81127200	300 Clifton Avenue	4	3 1/2	19	\$1,025,000	3,100	330.65	107	\$1,015,000	327.42
81129626	1388 Greenbrier Road	3	2	43	\$1,010,000	1,840	548.91	11	\$1,015,000	551.63
81113908	790 Buckland Avenue	4	3	56	\$1,049,000	1,965	533.84	58	\$1,012,500	515.27
81103005	218 Exeter Avenue	4	2 1/2	25	\$1,050,000	2,720	386.03	10	\$1,005,000	369.49
81127149	116 Colton Avenue	3	1 1/2	65	\$922,000	1,500	614.67	5	\$1,005,000	670.00
81115737	2019 Eaton Avenue	2	1	63	\$949,000	1,620	585.80	3	\$1,000,000	617.28
81129053	153 Garnet Avenue	3	2 1/2	61	\$939,000	2,120	442.92	7	\$1,000,000	471.70
81135532	1472 Cordilleras Avenue	3	2	58	\$979,000	1,800	543.89	7	\$1,000,000	555.56
81142748	2072 Arroyo Avenue	3	2	65	\$962,000	1,810	531.49	8	\$1,000,000	552.49
81144641	131 Northam Avenue	4	3	80	\$949,000	2,430	390.53	7	\$1,000,000	411.52
81052351	1800 Howard Avenue	3	2	71	\$1,010,000	2,010	502.49	92	\$999,000	497.01
81108607	887 Heather Drive	4	2	52	\$979,000	2,080	470.67	11	\$991,000	476.44
81107448	201 Hillcrest Road	3	2 1/2	47	\$949,000	1,880	504.79	14	\$989,000	526.06
81138090	1912 Howard Avenue	4	2	64	\$949,999	1,570	605.09	8	\$988,000	629.30
81103144	3154 La Mesa Drive	3	2	43	\$919,000	1,760	522.16	10	\$981,000	557.39
81106559	245 Manor Drive	3	2	57	\$979,000	1,430	684.62	3	\$980,000	685.31
81105368	1820 Elm Street	4	2	63	\$979,000	1,963	498.73	6	\$979,000	498.73
81053237	1010 Sunset Drive	3	3	52	\$1,049,000	2,224	471.67	110	\$977,000	439.30

Single Family Residential**Sold (Closed Sale)**

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81102107	152 Plymouth Avenue	4	2 1/2	69	\$1,019,000	1,813	562.05	350	\$975,000	537.78
81137829	20 Ensenada Road	3	2	58	\$948,500	1,440	658.68	118	\$975,000	677.08
81115736	244 Ruby Avenue	3	2	60	\$979,000	1,700	575.88	5	\$970,500	570.88
81053168	3154 Brittan Avenue	3	2 1/2	45	\$1,099,000	2,090	525.84	35	\$960,000	459.33
81125003	1311 Saint Francis Way	3	2 1/2	56	\$929,000	1,520	611.18	12	\$960,000	631.58
81133142	2211 Howard Avenue	3	2	70	\$899,000	1,296	693.67	8	\$960,000	740.74
81114449	182 Fairmont Avenue	3	2	63	\$975,000	1,630	598.16	21	\$957,500	587.42
81113222	1055 Hewitt Drive	3	2	54	\$899,000	1,370	656.20	5	\$950,100	693.50
81104238	1516 Saint Francis Way	3	2	62	\$949,000	1,620	585.80	9	\$950,000	586.42
81107765	1087 Hewitt Drive	5	3	53	\$1,019,900	2,350	434.00	24	\$950,000	404.26
81126100	3031 Brittan Avenue	3	2	50	\$939,000	2,210	424.89	4	\$950,000	429.86
81139307	112 Windsor Drive	4	2	52	\$925,000	2,010	460.20	10	\$943,800	469.55
81107413	1643 Saint Francis Way	3	2	63	\$949,000	1,610	589.44	14	\$942,000	585.09
81107419	749 Dartmouth Avenue	4	2	57	\$949,000	1,720	551.74	33	\$940,000	546.51
81105438	517 Vista Avenue	4	2	75	\$949,950	1,880	505.29	45	\$939,950	499.97
81139224	1374 Geneva Avenue	4	2	76	\$899,000	1,860	483.33	3	\$935,000	502.69
81128077	932 Elm Street	3	2	73	\$900,000	1,450	620.69	4	\$932,000	642.76
81137064	309 Emerald Avenue	3	2	61	\$968,000	1,630	593.87	19	\$930,000	570.55
81102892	125 Belvedere Avenue	3	2	65	\$979,000	1,430	684.62	78	\$925,000	646.85
81119171	416 Pearl Avenue	3	2	72	\$898,000	1,703	527.30	12	\$925,000	543.16
81120216	1430 Cedar Street	3	2	60	\$949,000	1,330	713.53	22	\$925,000	695.49
81124624	100 Kelton Avenue	3	2	62	\$949,900	1,620	586.36	15	\$925,000	570.99
81138852	3191 Brittan Avenue	4	2 1/2	34	\$899,000	2,150	418.14	6	\$925,000	430.23
81034758	230 Hillcrest Road	3	3	37	\$920,000	2,470	372.47	283	\$920,000	372.47
81044801	216 Frances Lane	4	2 1/2	37	\$929,000	1,910	486.39	79	\$920,000	481.68
81116783	53 Maple Way	3	2	58	\$895,000	1,430	625.87	54	\$920,000	643.36
81122218	3390 Melendy Drive	3	2 1/2	39	\$899,900	1,750	514.23	8	\$917,000	524.00
81108738	1362 Chestnut Street	3	1	71	\$929,000	1,410	658.87	9	\$915,000	648.94
81137429	1492 Walnut Street	4	1 1/2	72	\$929,000	1,790	518.99	49	\$908,500	507.54
81138953	3181 La Mesa Drive	4	2	43	\$897,000	1,910	469.63	13	\$905,000	473.82
81137896	2100 Eaton Avenue	3	1 1/2	70	\$895,000	1,895	472.30	7	\$904,000	477.04
81116948	1671 Belmont Avenue	3	1 1/2	62	\$889,000	1,500	592.67	67	\$902,000	601.33
81110775	15 Del Rey Court	3	2	54	\$864,950	1,700	508.79	5	\$900,000	529.41
81128187	1016 Porto Marino Drive	3	2	50	\$939,000	1,590	590.57	18	\$900,000	566.04
81120224	278 Cedar Street	5	2	69	\$898,000	1,860	482.80	9	\$893,600	480.43
81106299	125 Oakview Drive	3	2	64	\$899,000	1,290	696.90	40	\$893,500	692.64
81109414	50 Arundel Road	3	3	47	\$899,000	1,810	496.69	137	\$890,000	491.71
81120079	15 Madera Avenue	4	3 1/2	21	\$890,000	2,790	319.00	6	\$890,000	319.00
81114058	723 Cordilleras Avenue	3	2	61	\$899,950	1,380	652.14	35	\$885,000	641.30
81133125	324 Emerald Avenue	3	2	62	\$928,000	1,460	635.62	45	\$882,000	604.11
81102087	500 Prospect Street	3	2	65	\$849,000	1,480	573.65	10	\$881,000	595.27

Single Family Residential**Sold (Closed Sale)**

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81128324	2223 Carmelita Drive	4	2 1/2	71	\$899,000	1,768	508.48	17	\$880,000	497.74
81117940	2808 Tramanto Drive	3	2	54	\$888,000	1,320	672.73	22	\$875,000	662.88
81119906	11 Dickens Court	4	2	43	\$875,000	2,010	435.32	0	\$875,000	435.32
81124413	22 Primrose Lane	4	3	50	\$875,000	1,750	500.00	29	\$875,000	500.00
81138597	1480 Cordilleras Avenue	3	2	58	\$875,000	1,400	625.00	9	\$875,000	625.00
81119952	1617 Belmont Avenue	3	2	71	\$869,000	1,350	643.70	8	\$870,000	644.44
81125796	14 Primrose Lane	4	3	50	\$930,888	2,130	437.04	47	\$870,000	408.45
81134474	20 Pepper Lane	3	2	49	\$875,000	1,450	603.45	9	\$870,000	600.00
81105337	1633 Brittan Avenue	4	2 1/2	64	\$899,000	1,840	488.59	175	\$860,000	467.39
81055829	1359 Geneva Avenue	3	2	71	\$859,000	1,330	645.86	40	\$859,000	645.86
81111793	271 Vine Street	3	2	63	\$899,000	1,460	615.75	12	\$859,000	588.36
81111829	1362 Geneva Avenue	3	3	54	\$879,000	1,860	472.58	24	\$859,000	461.83
81116645	100 Wildwood Avenue	3	2	63	\$869,000	1,290	673.64	14	\$858,000	665.12
81106635	378 De Anza Avenue	3	2	58	\$849,000	1,510	562.25	15	\$855,000	566.23
81108390	28 Exeter Avenue	3	2	46	\$849,000	1,720	493.60	14	\$855,000	497.09
81117969	1441 Hull Drive	3	2	64	\$869,950	1,240	701.57	50	\$850,000	685.48
81129523	2867 Roland Avenue	3	2	52	\$869,000	1,610	539.75	41	\$850,000	527.95
81002294	92 Madera Avenue	3	2 1/2	77	\$879,000	2,300	382.17	489	\$846,000	367.83
81114495	1167 Walnut Street	3	1	73	\$845,000	1,330	635.34	14	\$845,000	635.34
81133034	136 Chestnut Street	3	1 1/2	61	\$870,000	1,870	465.24	32	\$845,000	451.87
81118928	194 Hillcrest Road	3	2	62	\$829,000	1,740	476.44	20	\$841,000	483.33
81117995	742 Cordilleras Avenue	3	2	70	\$895,000	1,600	559.38	101	\$840,000	525.00
81114292	1392 Oakhurst Avenue	3	1 1/2	62	\$849,950	1,420	598.56	41	\$837,500	589.79
81143689	1125 Rosewood Avenue	3	2	58	\$849,000	1,430	593.71	25	\$835,000	583.92
81104930	21 Valley Road	3	1	63	\$830,000	1,480	560.81	77	\$830,000	560.81
81133333	1730 Walnut Street	4	2	81	\$849,000	2,040	416.18	10	\$830,000	406.86
81140886	2056 Arroyo Avenue	3	1	65	\$859,900	1,290	666.59	3	\$825,075	639.59
81116579	122 Hillcrest Road	3	1	60	\$815,000	1,550	525.81	5	\$825,000	532.26
81144026	1047 Northwood Drive	4	2	63	\$825,000	2,110	391.00	17	\$825,000	391.00
81121478	2647 San Carlos Avenue	4	4+	64	\$793,000	2,200	360.45	6	\$824,000	374.55
81139222	1464 Oakhurst Avenue	3	2	61	\$820,000	1,330	616.54	29	\$820,000	616.54
81130982	30 Hartford Avenue	3	3	55	\$835,000	1,550	538.71	28	\$815,000	525.81
81141070	46 Maple Way	3	2	57	\$799,000	1,410	566.67	7	\$812,000	575.89
81108065	789 Cedar Street	3	2	73	\$785,000	1,320	594.70	7	\$810,000	613.64
81121261	260 Beverly Drive	2	2	70	\$799,950	1,416	564.94	12	\$810,000	572.03
81128206	2916 Sherwood Drive	3	2	85	\$900,000	1,340	671.64	42	\$807,500	602.61
81126098	840 Orange Avenue	3	1 1/2	63	\$799,000	1,574	507.62	6	\$807,000	512.71
81139952	985 Mccue Avenue	3	2	65	\$810,000	1,640	493.90	7	\$805,300	491.04
81112064	132 Arundel Road	3	2	55	\$824,999	1,390	593.52	91	\$805,000	579.14
81123299	81 Highland Avenue	3	3	52	\$799,000	1,450	551.03	10	\$805,000	555.17
81103969	133 Highland Avenue	3	2 1/2	58	\$849,000	1,760	482.39	26	\$800,000	454.55

Single Family Residential**Sold (Closed Sale)**

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81127198	119 Winding Way	3	2 1/2	36	\$849,950	1,590	534.56	28	\$800,000	503.14
81130308	1078 Cedar Street	4	2	65	\$759,000	1,600	474.38	7	\$800,000	500.00
81123584	144 Arundel Road	3	1	58	\$799,000	1,140	700.88	41	\$795,000	697.37
81055876	405 Pearl Avenue	3	2	63	\$784,900	1,430	548.88	17	\$791,000	553.15
81044438	124 Acacia Court	3	1 1/2	64	\$799,000	1,550	515.48	84	\$790,000	509.68
81105346	637 Dartmouth Avenue	2	2	89	\$790,000	1,677	471.08	72	\$790,000	471.08
81109735	701 Sunset Drive	3	2	52	\$815,000	1,670	488.02	187	\$790,000	473.05
81125153	2701 Victoria Manor	3	2	49	\$810,000	1,630	496.93	93	\$790,000	484.66
81113650	165 Madera Avenue	2	1 1/2	60	\$749,900	1,600	468.69	325	\$787,777	492.36
81120364	163 Ruby Avenue	3	1 1/2	63	\$799,000	1,250	639.20	24	\$787,500	630.00
81114327	124 Garnet Avenue	3	2 1/2	63	\$799,000	1,620	493.21	19	\$778,000	480.25
81115193	232 Windsor Drive	3	3	65	\$799,000	2,500	319.60	55	\$775,250	310.10
81126596	286 Chestnut Street	3	2	71	\$759,900	1,470	516.94	23	\$775,100	527.28
81100164	2641 Thornhill Drive	3	3	77	\$829,000	1,750	473.71	136	\$775,000	442.86
81102539	11 Willow Glen Way	3	2	57	\$729,000	1,280	569.53	5	\$775,000	605.47
81112085	1047 Hall Street	4	2	63	\$775,000	1,430	541.96	5	\$775,000	541.96
81109280	31 Molton Avenue	2	2	70	\$765,000	1,290	593.02	13	\$770,000	596.90
81132251	1339 Woodland Avenue	2	1	64	\$775,000	1,090	711.01	18	\$762,500	699.54
81114357	26 Walton Street	3	1	60	\$729,000	1,290	565.12	5	\$760,000	589.15
81125571	2222 Howard Avenue	2	1	65	\$760,000	1,140	666.67	14	\$760,000	666.67
81131507	350 Oakview Drive	3	2	61	\$794,000	1,120	708.93	168	\$760,000	678.57
81143650	940 Tamarack Avenue	3	1	64	\$780,000	1,240	629.03	14	\$760,000	612.90
81056658	216 Garnet Avenue	4	2	63	\$799,000	1,570	508.92	101	\$757,000	482.17
81055126	136 Devonshire Boulevard	2	1 1/2	71	\$769,000	1,190	646.22	40	\$755,000	634.45
81127756	1649 Brittan Avenue	2	2	70	\$769,500	1,500	513.00	55	\$755,000	503.33
81129021	80 Hilltop Drive	2	1	63	\$805,000	1,413	569.71	43	\$750,750	531.32
81104341	90 Kenton Avenue	3	1	60	\$749,000	1,210	619.01	38	\$749,000	619.01
81116628	1028 Elm Street	3	2	85	\$789,000	1,260	626.19	7	\$745,000	591.27
81113257	104 Winding Way	3	2	47	\$749,000	1,320	567.42	332	\$735,000	556.82
81118908	731 Cordilleras Avenue	3	2	55	\$799,000	1,540	518.83	73	\$731,000	474.68
81115331	218 Alberta Avenue	2	1	65	\$739,000	1,100	671.82	2	\$725,000	659.09
81134140	1450 Cedar Street	2	1	73	\$715,000	1,170	611.11	4	\$725,000	619.66
81130203	420 Pearl Avenue	2	1	55	\$699,000	1,300	537.69	14	\$721,000	554.62
81008742	885 Sunset Drive	4	3	54	\$749,000	1,610	465.22	414	\$720,000	447.20
81112955	2000 San Carlos Avenue	3	2 1/2	61	\$695,000	1,420	489.44	28	\$720,000	507.04
81110979	2452 San Carlos Avenue	3	1	64	\$729,000	1,210	602.48	80	\$710,000	586.78
81105261	156 Plymouth Avenue	2	1	69	\$739,000	1,030	717.48	63	\$700,000	679.61
81138989	258 Cedar Street	3	2	58	\$699,000	1,540	453.90	17	\$699,000	453.90
81124772	81 Cedar Street	3	1	60	\$699,000	1,330	525.56	7	\$695,000	522.56
81128378	3 Plymouth Avenue	2	1	64	\$699,000	1,020	685.29	104	\$695,000	681.37
81051567	1340 Alameda	3	1 1/2	58	\$699,000	1,270	550.39	135	\$690,000	543.31

Single Family Residential

Sold (Closed Sale)

MLS #	Address	BR	BA	Age	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
81126808	101 Highland Avenue	2	1 1/2	49	\$699,500	1,020	685.78	24	\$687,500	674.02
81108482	858 Sunset Drive	2	2	58	\$719,000	1,190	604.20	25	\$687,000	577.31
81055217	2388 Brittan Avenue	3	2	58	\$689,900	1,370	503.58	96	\$685,000	500.00
81114472	1631 Walnut Street	2	1	62	\$679,000	1,160	585.34	11	\$685,000	590.52
81112184	2236 Howard Avenue	2	1	65	\$679,000	900	754.44	41	\$679,000	754.44
81121584	212 Edgehill Drive	2	1	71	\$615,000	1,030	597.09	9	\$676,000	656.31
81139035	2696 San Carlos Avenue	2	1	71	\$679,000	1,020	665.69	15	\$669,000	655.88
81134494	2008 Greenwood Avenue	2	1	72	\$632,000	1,020	619.61	7	\$661,000	648.04
81135535	1100 Cedar Street	2	1	64	\$649,000	880	737.50	9	\$660,000	750.00
81142704	428 Sycamore Street	3	2	55	\$699,000	1,790	390.50	41	\$660,000	368.72
81117709	1004 Montgomery Street	2	1	81	\$648,000	1,180	549.15	14	\$659,250	558.69
81127057	161 Vine Street	2	1	63	\$638,000	1,040	613.46	6	\$657,000	631.73
81132453	903 Hall Street	4	1 1/2	64	\$650,000	1,490	436.24	4	\$655,000	439.60
81132080	1968 Birch Avenue	2	1	65	\$699,000	1,000	699.00	71	\$650,000	650.00
81135501	1536 Cherry Street	2	1	88	\$650,000	1,360	477.94	29	\$645,000	474.26
81132463	260 Fir Street	2	1	64	\$679,000	940	722.34	31	\$635,000	675.53
81109008	132 Palm Avenue	2	1	85	\$629,900	1,070	588.69	13	\$625,000	584.11
81114168	437 Hillcrest Road	2	2	70	\$610,000	1,120	544.64	14	\$622,000	555.36
81045097	1016 Cherry Street	3	1	63	\$629,000	1,350	465.93	93	\$617,500	457.41
81144657	272 Fir Street	2	1	64	\$615,000	1,070	574.77	0	\$615,000	574.77
81116950	1339 Woodland Avenue	2	1	64	\$599,950	1,090	550.41	9	\$601,000	551.38
81138161	24 Plymouth Avenue	2	1	57	\$629,000	930	676.34	68	\$600,000	645.16
81100962	1135 Alameda	3	2	61	\$599,000	970	617.53	321	\$599,000	617.53
81112865	2096 Birch Avenue	2	1	65	\$629,000	1,230	511.38	117	\$571,000	464.23
81120988	973 Cherry Street	2	1	68	\$539,900	980	550.92	22	\$557,200	568.57
81104914	220 Winding Way	1	1	77	\$539,000	760	709.21	0	\$539,000	709.21
81125902	1016 Springfield Drive	2	1	63	\$539,500	820	657.93	25	\$535,000	652.44
81126884	848 Sunset Drive	2	1	76	\$545,000	790	689.87	32	\$525,000	664.56
81036637	967 Hall Street	3	2	63	\$550,000	1,120	491.07	350	\$500,000	446.43
81118806	1005 Hall Street	2	1	71	\$524,995	910	576.92	98	\$486,525	534.64
81051796	770 Neal Avenue	2	1	78	\$499,000	630	792.06	47	\$450,000	714.29
81112900	1021 Holly Street	2	1	71	\$499,450	860	580.76	176	\$444,000	516.28
Average:					\$969,286	1,844	545.82	44	\$962,916	542.53
Total Average:					\$969,286	1,844	545.82	44	\$962,916	542.53