

ALL PENDING SALES 11/1/2017 - 12/21/2017

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$5,975,000	\$799,000	\$1,959,606	\$1,772,500
SP:\$5,250,000	\$850,000	\$2,183,302	\$2,060,000

RESIDENTIAL - Pending

Number of Properties: 4

Num	Status	Address	Sqft	DOM	LP	Prcsqft
1	Pending	1166 Winsor Ave	1958	34	\$1,395,000	\$712.46
2	Pending	285 Sheridan Ave	2532	13	\$2,295,000	\$906.40
3	Pending Show for Backups	20 Littlewood Dr	3848	14	\$2,300,000	\$597.71
4	Pending	120 Wildwood Gdns	6005	74	\$2,995,000	\$498.75
Avg			3585	33	\$2,246,250	\$678.83
Min			1958	13	\$1,395,000	\$498.75
Max			6005	74	\$2,995,000	\$906.40
Med			3190	24	\$2,297,500	\$655.09

RESIDENTIAL - Sold

Number of Properties: 122

Num	Status	Address	Sqft	DOM	LP	Prcsqft	SP	Prcsqft
1	Sold	1680 Lower Grand Ave	1320	13	\$995,000	\$753.79	\$850,000	\$643.94
2	Sold	129 Ronada Ave	1140	15	\$975,000	\$855.26	\$1,025,000	\$899.12
3	Sold	166 Lake Ave	1168	38	\$1,085,000	\$928.94	\$1,050,000	\$898.97
4	Sold	156 Dale Ave	954	22	\$799,000	\$837.53	\$1,075,000	\$1,126.83
5	Sold	1649 Grand Ave	1412	11	\$998,000	\$706.80	\$1,150,000	\$814.45
6	Sold	1855 Trestle Glen	1888	23	\$1,299,000	\$688.03	\$1,250,000	\$662.08
7	Sold	1023 Oakland Avenue	1347	11	\$1,095,000	\$812.92	\$1,260,000	\$935.41
8	Sold	128 Greenbank Ave	1119	35	\$985,000	\$880.25	\$1,275,000	\$1,139.41
9	Sold	118 Wildwood Ave	1711	27	\$1,095,000	\$639.98	\$1,280,000	\$748.10
10	Sold	1361 Oakland Ave	1300	11	\$995,000	\$765.38	\$1,280,000	\$984.62
11	Sold	323 Magnolia Ave	2106	13	\$1,100,000	\$522.32	\$1,300,000	\$617.28
12	Sold	417 El Cerrito Ave	1123	12	\$929,000	\$827.25	\$1,300,000	\$1,157.61
13	Sold	1081 Harvard Rd	1137	13	\$995,000	\$875.11	\$1,340,000	\$1,178.54
14	Sold	59 Sylvan Way	1454	12	\$1,059,000	\$728.34	\$1,400,000	\$962.86
15	Sold	231 Park View Ave	1449	0	\$1,250,000	\$862.66	\$1,425,000	\$983.44

16	Sold	1382 Oakland Ave	1951	8	\$1,175,000	\$602.26	\$1,425,004	\$730.40
17	Sold	28 Fairview Ave	1279	11	\$985,000	\$770.13	\$1,450,000	\$1,133.70
18	Sold	113 Sunnyside Ave	2351	14	\$1,295,000	\$550.83	\$1,460,000	\$621.01
19	Sold	320 Scenic Ave	1799	59	\$1,450,000	\$806.00	\$1,500,000	\$833.80
20	Sold	130 Highland Ave.	1840	13	\$1,349,000	\$733.15	\$1,510,000	\$820.65
21	Sold	21 Valant Pl.	2100	12	\$1,295,000	\$616.67	\$1,555,000	\$740.48
22	Sold	1456 Grand Avenue	2167	13	\$1,475,000	\$680.66	\$1,600,000	\$738.35
23	Sold	117 Palm Dr	1388	12	\$1,475,000	\$1,062.68	\$1,600,000	\$1,152.74
24	Sold	166 Oak Rd	2754	33	\$1,695,000	\$615.47	\$1,600,000	\$580.97
25	Sold	1125 Winsor Avenue	1876	13	\$1,295,000	\$690.30	\$1,600,000	\$852.88
26	Sold	109 Saint James Dr	2301	16	\$1,650,000	\$717.08	\$1,635,000	\$710.56
27	Sold	222 WILDWOOD AVENUE	1883	14	\$1,295,000	\$687.73	\$1,650,000	\$876.26
28	Sold	110 Palm Dr	2131	17	\$1,749,500	\$820.98	\$1,692,390	\$794.18
29	Sold	1118 Harvard Rd	1571	11	\$1,150,000	\$732.02	\$1,700,000	\$1,082.11
30	Sold	121 Nova Dr	1794	12	\$1,399,000	\$779.82	\$1,700,000	\$947.60
31	Sold	15 La Salle Avenue	2697	16	\$1,795,000	\$665.55	\$1,700,000	\$630.33
32	Sold	150 Bell Avenue	2345	11	\$1,150,000	\$490.41	\$1,700,000	\$724.95
33	Sold	322 Sheridan Ave	1535	7	\$1,250,000	\$814.33	\$1,701,000	\$1,108.14
34	Sold	129 Saint James Dr	3083	43	\$1,689,000	\$547.84	\$1,720,000	\$557.90
35	Sold	21 Tyson Circle	2903	31	\$1,699,000	\$585.26	\$1,725,000	\$594.21
36	Sold	21 Tyson Circle	2903	[Listing Date Or Off Market Date Is Null]	\$1,699,000	\$585.26	\$1,725,000	\$594.21
37	Sold	115 Latham Street	2098	14	\$1,495,000	\$712.58	\$1,730,000	\$824.59
38	Sold	347 Magnolia Ave	2316	15	\$1,295,000	\$559.15	\$1,740,000	\$751.30
39	Sold	62 Sharon Ave	1764	8	\$1,325,000	\$751.13	\$1,759,875	\$997.66
40	Sold	206 Pacific Ave	2527	14	\$1,350,000	\$534.23	\$1,760,000	\$696.48
41	Sold	475 Mountain Ave	3060	14	\$1,529,000	\$499.67	\$1,765,000	\$576.80
42	Sold	43 Cambridge Way	2098	12	\$1,375,000	\$655.39	\$1,795,000	\$855.58
43	Sold	2 Littlewood Dr	1637	10	\$1,200,000	\$733.05	\$1,800,000	\$1,099.57
44	Sold	92 Oakmont Ave	2369	11	\$1,495,000	\$631.07	\$1,818,000	\$767.41
45	Sold	121 Arbor Dr	1983	11	\$1,395,000	\$703.48	\$1,826,000	\$920.83
46	Sold	1820 Trestle Glen	2870	13	\$1,950,000	\$679.44	\$1,850,000	\$644.60
47	Sold	161 Scenic Ave	2238	13	\$1,595,000	\$712.69	\$1,900,000	\$848.97
48	Sold	310 Howard Ave	2130	13	\$1,295,000	\$607.98	\$1,900,000	\$892.02
49	Sold	172 Mountain Ave	2004	8	\$1,750,000	\$873.25	\$1,900,000	\$948.10
50	Sold	391 Moraga Ave	2857	13	\$1,578,000	\$552.33	\$1,901,000	\$665.38
51	Sold	58 York Dr	1615	14	\$1,300,000	\$804.95	\$1,910,000	\$1,182.66
52	Sold	950 Rose Ave	2022	18	\$1,678,000	\$829.87	\$1,915,000	\$947.08
53	Sold	948 Kingston Avenue	2212	13	\$1,548,000	\$699.82	\$1,915,000	\$865.73
54	Sold	334 El Cerrito Ave	2549	18	\$1,895,000	\$743.43	\$1,920,000	\$753.24
55	Sold	121 Hagar Ave	2862	13	\$1,795,000	\$627.18	\$1,925,000	\$672.61

56	Sold	7 Abbott Way	3141	22	\$1,795,000	\$571.47	\$1,950,000	\$620.82
57	Sold	148 Estates Dr	2092	13	\$1,895,000	\$905.83	\$1,975,000	\$944.07
58	Sold	95 Sandhingham Road	3225	0	\$1,895,000	\$587.60	\$2,000,000	\$620.16
59	Sold	127 Palm Dr	2708	11	\$1,599,000	\$590.47	\$2,008,000	\$741.51
60	Sold	158 Holly Pl	2161	13	\$1,450,000	\$670.99	\$2,022,000	\$935.68
61	Sold	135 Lexford Rd	2856	7	\$1,795,000	\$628.50	\$2,045,000	\$716.04
62	Sold	311 Saint James Dr	4549	66	\$1,995,000	\$438.56	\$2,075,000	\$456.14
63	Sold	105 Dale Ave	2600	17	\$1,900,000	\$730.77	\$2,100,000	\$807.69
64	Sold	29 La Salle Ave	2530	13	\$1,675,000	\$662.06	\$2,100,000	\$830.04
65	Sold	55 Wildwood Gdns	3238	0	\$2,100,000	\$648.55	\$2,100,000	\$648.55
66	Sold	307 El Cerito Ave	2483	11	\$2,100,000	\$845.75	\$2,100,000	\$845.75
67	Sold	246 Sheridan Ave	2284	16	\$1,649,000	\$721.98	\$2,102,000	\$920.32
68	Sold	1 Sotelo Ave	2169	13	\$1,695,000	\$781.47	\$2,110,000	\$972.80
69	Sold	155 Arbor Dr	1698	7	\$1,395,000	\$821.55	\$2,125,000	\$1,251.47
70	Sold	501 Hampton Rd	3341	32	\$2,249,000	\$673.15	\$2,145,000	\$642.02
71	Sold	40 Prospect Rd	2584	11	\$1,695,000	\$655.96	\$2,150,000	\$832.04
72	Sold	16 Alta Ave	2590	13	\$1,995,000	\$770.27	\$2,188,000	\$844.79
73	Sold	201 Park Way	2649	13	\$2,195,000	\$828.61	\$2,195,000	\$828.61
74	Sold	80 Florida Ave	3248	12	\$2,095,000	\$645.01	\$2,195,000	\$675.80
75	Sold	504 Boulevard Way	2340	12	\$1,595,000	\$681.62	\$2,200,000	\$940.17
76	Sold	218 Carmel Avenue	3057	8	\$1,998,888	\$653.87	\$2,200,000	\$719.66
77	Sold	20 Selborne Dr	2960	19	\$1,795,000	\$606.42	\$2,210,000	\$746.62
78	Sold	6 Abbott Way	3376	12	\$2,050,000	\$607.23	\$2,230,000	\$660.55
79	Sold	300 INDIAN RD.	2398	26	\$1,600,000	\$667.22	\$2,250,001	\$938.28
80	Sold	105 Maxwellton	3216	13	\$1,995,000	\$620.34	\$2,275,000	\$707.40
81	Sold	618 Moraga Ave	2759	12	\$1,695,000	\$614.35	\$2,325,000	\$842.70
82	Sold	322 BLAIR AVENUE	3086	15	\$2,150,000	\$696.69	\$2,340,000	\$758.26
83	Sold	19 Sotelo Ave	3457	13	\$2,395,000	\$692.80	\$2,371,750	\$686.07
84	Sold	40 Wildwood Gdns	2760	12	\$1,999,000	\$724.28	\$2,375,000	\$860.51
85	Sold	199 Saint James Dr	3707	14	\$2,195,000	\$592.12	\$2,400,000	\$647.42
86	Sold	11 Huntleigh Rd	3519	11	\$2,100,000	\$596.76	\$2,400,000	\$682.01
87	Sold	124 Sunnyside Avenue	3039	20	\$2,080,000	\$684.44	\$2,400,000	\$789.73
88	Sold	108 Dudley	4008	11	\$2,098,000	\$523.45	\$2,400,000	\$598.80
89	Sold	312 Blair Ave	2785	13	\$1,995,000	\$716.34	\$2,460,000	\$883.30
90	Sold	42 Sotelo	3603	44	\$2,500,000	\$693.87	\$2,474,835	\$686.88
91	Sold	50 Wildwood Ave	2456	11	\$1,695,000	\$690.15	\$2,480,000	\$1,009.77
92	Sold	100 La Salle Ave	3124	13	\$2,100,000	\$672.22	\$2,500,000	\$800.26
93	Sold	270 Mountain Ave	3016	13	\$2,100,000	\$696.29	\$2,550,000	\$845.49
94	Sold	316 Pala Ave	2905	28	\$2,700,000	\$929.43	\$2,600,000	\$895.01
95	Sold	80 Cambrian Ave	3138	12	\$2,150,000	\$685.15	\$2,600,000	\$828.55
96	Sold	19 Greenbank Avenue	2833	13	\$2,195,000	\$774.80	\$2,630,000	\$928.34

97	Sold	335 Sea View Ave	2905	25		\$2,650,000	\$912.22	\$2,650,000	\$912.22
98	Sold	55 Sharon Ave	3092	18		\$2,725,000	\$881.31	\$2,650,000	\$857.05
99	Sold	53 Dudley Ct	2646	15		\$1,995,000	\$753.97	\$2,675,000	\$1,010.96
100	Sold	480 Mountain Ave	3260	12		\$1,995,000	\$611.96	\$2,720,000	\$834.36
101	Sold	191 Indian Road	4905	43		\$2,900,000	\$591.23	\$2,750,000	\$560.65
102	Sold	578 Blair Ave	3776	33		\$2,750,000	\$728.28	\$2,775,000	\$734.90
103	Sold	5 Maxwellton Rd	4901	8		\$2,599,000	\$530.30	\$2,800,000	\$571.31
104	Sold	79 Sandringham Rd	3980	19		\$2,850,000	\$716.08	\$2,825,000	\$709.80
105	Sold	12 Sharon Ave	3774	0		\$2,750,000	\$728.67	\$2,900,000	\$768.42
106	Sold	39 Park Way	2945	6		\$2,420,000	\$821.73	\$2,903,000	\$985.74
107	Sold	310 La Salle Ave	3770	11		\$2,650,000	\$702.92	\$2,975,000	\$789.12
108	Sold	88 Sandringham Road	4123	8		\$2,495,000	\$605.14	\$3,000,000	\$727.63
109	Sold	79 Hazel Ln	3169	10		\$3,280,000	\$1,035.03	\$3,025,000	\$954.56
110	Sold	320 La Salle Ave	4170	12		\$2,450,000	\$587.53	\$3,125,000	\$749.40
111	Sold	231 Bonita	3057	13		\$2,988,000	\$977.43	\$3,200,000	\$1,046.78
112	Sold	19 Monte Ave	3248	11		\$2,749,000	\$846.37	\$3,200,000	\$985.22
113	Sold	312 Pacific Ave	4267	5		\$2,995,000	\$701.90	\$3,275,000	\$767.52
114	Sold	24 Marlborough Ct	3517	13		\$2,995,000	\$851.58	\$3,300,000	\$938.30
115	Sold	50 Sotelo Ave	4024	0		\$3,495,000	\$868.54	\$3,300,000	\$820.08
116	Sold	129 Regua Rd	4504	0		\$3,495,000	\$775.98	\$3,495,000	\$775.98
117	Sold	227 Crocker Ave	5409	13		\$3,795,000	\$701.61	\$3,800,000	\$702.53
118	Sold	15 Muir Ave		7		\$4,375,000		\$4,200,000	
119	Sold	271 Crocker Ave	5887	17		\$4,250,000	\$721.93	\$4,350,000	\$738.92
120	Sold	123 Wildwood Gdns	4466	0		\$4,195,000	\$939.32	\$4,400,000	\$985.22
121	Sold	117 SHERIDAN AVENUE	5756	5		\$5,250,000	\$912.09	\$5,225,000	\$907.75
122	Sold	47 Bellevue Ave	7312	0		\$5,975,000	\$817.15	\$5,250,000	\$718.00
Avg			2735	14		\$1,950,208	\$714.61	\$2,183,302	\$823.40
Min			954	0		\$799,000	\$438.56	\$850,000	\$456.14
Max			7312	66		\$5,975,000	\$1,062.68	\$5,250,000	\$1,251.47
Med			2649	13		\$1,749,750	\$701.90	\$2,060,000	\$820.65