

Residential CMA

Listings as of 02/03/05 at 11:50am

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Property Type: Residential Property Subtype: Single Family Res. Subdivision : matches: Manana Grande Status: Sold (01/01/2004 to 12/31/2004)

SOLD Properties

MLS#	Type	Address	BR	Bath	STO	PL	CP	GR	A/C	FP	FR	ACRES	YRBT	CLS-DATE	FIN	DOM	L-PRICE	S-PRICE	SQFT	\$/SQFT	
2412632	SFR	7507 E 29th St	3	1	0	1	N	2	0	CENT	0	OTHR	0.191	1962	07/30/04	CONV	44	\$134,900	\$122,000	1320	92.42
2405293	SFR	7324 E 34th St	3	2	1	1	N	1	0	CENT	0	OFKT	0.180	1967	07/19/04	FHA	70	\$129,900	\$128,500	1410	91.13
2404470	SFR	7242 E Calle Cuernavaca	3	2	1	1	N	2	0	NO	0	OFKT	0.210	1962	04/30/04	CONV	87	\$135,000	\$131,250	1158	113.34
2410118	SFR	7302 E 32nd St	3	2	2	0	Y	2	0	CENT	0	SEPR		1968	04/28/04	CASH	11	\$158,900	\$134,000	1792	74.78
2327459	SFR	7364 E 31st St	3	2	1	1	N	2	0	NO	0	GR	0.207	1965	03/15/04	CONV	90	\$136,900	\$134,900	1458	92.52
240346	SFR	7307 E Calle Lugo	3	2	1	1	N	1	0	NO	1	SEPR	0.161	1965	03/18/04	CONV	73	\$139,900	\$135,000	1900	71.05
2401244	SFR	7159 E 29th St	4	2	1	1	Y	1	0	CENT	0	GR	0.191	1962	03/11/04	CONV	17	\$136,500	\$136,000	1380	98.55
2324266	SFR	7332 E 34th St	4	3	1	2	Y	2	0	CENT	1	SEPR		1968	01/13/04	CONV	54	\$138,000	\$138,000	1850	74.59
2327067	SFR	2430 S calle cordova	4	2	1	1	N	2	0	CENT	1	OFKT	0.183	1965	03/06/04	CONV	77	\$146,000	\$145,000	1805	80.33
2416069	SFR	7201 E 28th St	4	2	1	0	N	1	0	NO	1	SEPR		1962	07/23/04	CONV	2	\$149,900	\$148,500	1662	89.35
2403047	SFR	7657 E Morelos Pl	3	2	1	1	Y	0	0	NO	1	OFKT	0.188	1965	04/28/04	CONV	89	\$159,900	\$154,000	1834	83.97
2409610	SFR	2302 S Calle Zamora	3	2	1	1	Y	2	0	CENT	0	OFKT	0.207	1963	06/15/04	VA	6	\$155,900	\$156,500	1793	87.28
2416849	SFR	7301 E 35th St	4	2	1	1	N	2	0	NO	0	OFKT	0.180	1964	08/24/04	CONV	33	\$159,900	\$160,000	1766	90.60
2428366	SFR	7101 E 33rd Pl	3	2	1	1	N	0	2	WALL	0	NO	0.220	1960	12/30/04	CONV	14	\$159,900	\$161,650	1525	106.00
2413976	SFR	7133 E 34th St	4	3	1	2	Y	2	0	NO	0	OFKT		1960	09/14/04	CONV	77	\$167,500	\$168,500	2053	82.08
2410818	SFR	7424 E 35th St	4	2	2	0	N	0	0	NO	1	NO	800.000	1968	06/04/04	CONV	10	\$172,900	\$172,900	2370	72.95

Total Listings 16

Med \$/Sqft: 88.32
 Avg \$/Sqft: 85.93
 Avg DOM is: 47

Report Count 16

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	16	\$145,419	\$122,000	\$172,900	\$141,500	47
Total	16	\$145,419	\$122,000	\$172,900	\$141,500	47
Price Differential	97.68					