

Residential CMA

Listings as of 03/29/06 at 2:27pm

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Property Type: Residential Property Subtype: Single Family Res. Subdivision : matches: Manana Grande Status: Sold (01/01/2005 to 12/31/2005)

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			
2531434	SFR	7355 E 31st St	3	2	(1	(	1	N	1	0	NO	0	SEPR	0.195	1964	12/09/05	CASH	3	\$134,900	\$129,000	1140	113.16	
2430517	SFR	1512 S Prudence Rd	2	1	(1	0	(	1	N	2	0	WALL	0	NO	0.184	1963	01/25/05	CONV	11	\$129,900	\$129,900	1029	126.24
2503579	SFR	2229 S Calle Zamora	4	2	(1	1	(	1	Y	1	0	NO	0	OFKT	0.195	1963	03/18/05	CONV	2	\$139,900	\$139,900	1401	99.86
2509032	SFR	7541 E 45th St	3	2	(1	1	(	1	N	1	0	NO	0	NO	0.184	1971	05/18/05	CONV	12	\$142,500	\$144,500	1168	123.72
2424885	SFR	2239 S Marvin Ave	3	2	(1	1	(	1	N	1	1	CENT	0	NO		1963	01/06/05	CONV	7	\$159,900	\$154,900	1472	105.23
2527805	SFR	7258 E 29th St	2	1	(1	0	(	1	N	1	0	CENT	0	NO	0.176	1963	10/24/05	CONV	6	\$155,000	\$155,000	1124	137.90
2502569	SFR	7241 E 34th St	3	2	(1	1	(	1	Y	1	0	CENT	0	OFKT		1960	05/26/05	CASH	8	\$160,000	\$157,000	1468	106.95
2431477	SFR	2521 S Calle Yucatan	4	2	(1	1	(	1	Y	3	0	NO	1	NO	0.205	1963	01/31/05	CONV	5	\$150,000	\$159,000	1571	101.21
2510229	SFR	1521 S KOLB Rd	3	2	(2	0	(	1	N	1	0	CENT	0	GR		1994	05/25/05	CONV	11	\$159,500	\$159,500	1389	114.83
2509964	SFR	7117 E 32nd Pl	3	2	(1	1	(	1	N	0	1	CENT	0	OFKT		1962	05/16/05	CONV	24	\$163,900	\$166,500	1391	119.70
2504227	SFR	2310 S Calle Cordova	4	2	(2	0	(	1	N	2	0	NO	0	OFKT	0.180	1965	03/16/05	CONV	3	\$169,900	\$169,900	1608	105.66
2507453	SFR	2302 S Calle Yucatan	3	2	(1	1	(	1	N	2	0	CENT	0	SEPR	0.230	1960	04/29/05	CONV	3	\$164,900	\$170,500	1416	120.41
2514538	SFR	7513 E 29th St	4	2	(1	1	(	1	N	0	2	CENT	0	OFKT		1962	07/05/05	CONV	1	\$169,900	\$172,000	1380	124.64
2513952	SFR	7321 E 33rd St	3	2	(1	1	(	1	Y	2	0	NO	1	OFKT	0.180	1968	06/10/05	CASH	10	\$199,500	\$175,000	1692	103.43
2528074	SFR	7260 E 29th St	3	2	(1	1	(	1	Y	2	0	CENT	1	SEPR	0.208	1963	11/01/05	CONV	6	\$175,000	\$175,000	1332	131.38
2517517	SFR	7141 E Sylvane Dr	4	2	(1	1	(	1	N	1	0	CENT	0	NO	0.190	1962	07/27/05	CONV	15	\$175,000	\$177,000	1368	129.39
2509469	SFR	7101 E 33rd Pl	3	2	(1	1	(	1	N	0	2	WALL	0	NO	0.220	1960	07/29/05	CONV	61	\$185,000	\$180,000	1525	118.03
2528477	SFR	7334 E Sylvane Dr	3	2	(1	1	(	1	N	1	0	CENT	1	OFKT	0.190	1962	11/17/05	CONV	13	\$184,900	\$182,000	1173	155.16
2514427	SFR	7440 E Calle Taxco	3	2	(1	1	(	1	Y	2	0	CENT	0	OFKT		1966	07/07/05	CONV	5	\$190,000	\$183,000	1486	123.15
2529533	SFR	7102 E 30th St	4	2	(1	1	(	1	N	2	0	CENT	0	NO	0.230	1959	12/08/05	CONV	27	\$195,000	\$189,000	1596	118.42
2522438	SFR	2211 S Calle Yucatan	3	2	(1	1	(	1	N	1	0	NO	0	OFKT	0.205	1963	10/07/05	CONV	32	\$190,000	\$189,900	1455	130.52
2515506	SFR	2402 S Calle Yucatan	3	2	(1	1	(	1	N	1	0	CENT	1	OFKT		1963	06/30/05	CONV	6	\$199,900	\$190,000	1919	99.01
2514358	SFR	7241 E 34th St	3	2	(1	1	(	1	Y	1	0	CENT	0	NO		1960	06/28/05	CONV	12	\$189,000	\$190,000	1468	129.43
2513571	SFR	7247 E Pierce St	4	2	(1	1	(	1	N	1	0	NO	1	NO	0.208	1963	06/14/05	CONV	13	\$189,900	\$193,000	1445	133.56
2526426	SFR	7316 E 31st St	3	2	(1	1	(	1	N	2	0	NO	0	NO		1963	10/14/05	CONV	7	\$199,000	\$194,000	1458	133.06
2504961	SFR	7422 E 33rd St	4	2	(1	1	(	1	N	2	0	CENT	0	NO	0.195	1970	04/18/05	CONV	26	\$195,900	\$195,900	1940	100.98
2531016	SFR	7375 E Calle Lugo	3	2	(1	1	(	1	N	1	0	CENT	0	NO		1964	11/23/05	CONV	69	\$195,000	\$200,000	1425	140.35
2513108	SFR	7310 E 33rd St	4	2	(1	1	(	1	Y	2	0	CENT	0	NO	0.190	1968	06/28/05	CONV	10	\$202,000	\$200,500	1529	131.13
2509275	SFR	7218 E 31st St	4	2	(1	1	(	1	Y	0	2	WALL	1	SEPR	0.230	1959	05/16/05	CONV	19	\$200,000	\$202,500	1832	110.53
2521681	SFR	7402 E 34th St	4	2	(1	1	(	1	Y	1	0	CENT	1	OFKT	0.184	1968	10/12/05	CONV	27	\$215,000	\$205,000	1764	116.21
2505189	SFR	7340 E Eastview Dr	3	2	(1	1	(	1	N	2	0	NO	2	OFKT	0.203	1962	04/12/05	CONV	2	\$184,900	\$206,000	2081	98.99
2503478	SFR	7411 E 33rd St	4	2	(1	1	(	1	Y	2	0	CENT	0	SEPR	0.197	1969	04/04/05	CONV	15	\$210,000	\$211,000	2087	101.10
2510480	SFR	7129 E 34th St	4	2	(1	1	(	1	Y	2	0	NO	1	SEPR	0.207	1960	05/19/05	CONV	14	\$211,000	\$211,000	2014	104.77
2516820	SFR	7456 E Calle Taxco	3	2	(1	1	(	1	Y	2	0	CENT	1	OFKT	0.180	1966	07/20/05	CONV	3	\$212,500	\$212,500	1708	124.41
2520641	SFR	7118 E 32nd Pl	3	2	(1	1	(	1	N	0	1	ZONE	0	SEPR	0.180	1959	09/01/05	CONV	12	\$220,000	\$220,000	2008	109.56
2525280	SFR	7301 E 34th St	4	2	(2	0	(	1	Y	2	0	ZONE	1	SEPR	0.186	1970	11/28/05	CONV	54	\$220,000	\$225,000	2061	109.17
2525420	SFR	7470 E 33rd St	4	2	(1	1	(	1	N	2	0	CENT	0	SEPR		1968	12/13/05	CONV	65	\$245,000	\$245,000	2040	120.10

Total Listings 37

Med \$/Sqft: 118.42
 Avg \$/Sqft: 116.62
 Avg DOM is: 17

Report Count 37

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	37	\$182,700	\$129,000	\$245,000	\$183,000	17
Total	37	\$182,700	\$129,000	\$245,000	\$183,000	17
Price Differential	99.65					