

Residential CMA

Listings as of 02/03/05 at 11:45am

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Property Type: Residential Property Subtype: Single Family Res. Subdivisions: matches: Manana Grande 'b', Manana Grande 'c', Manana Grande 'd'
 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	
2401674	SFR	7401 E Calle Cuernavaca	2	1	0	1	N	1	0	CENT	0	NO	0.184	1962	03/05/04	CASH	28	\$105,000	\$105,500	1033	102.13
2406085	SFR	7545 E 29th St	4	2	1	1	Y	1	0	NO	0	OFKT	0.184	1964	04/09/04	CASH	45	\$94,900	\$106,000	1400	75.71
2403927	SFR	7334 E SYLVANE Dr	3	2	1	1	N	1	0	CENT	1	OFKT		1962	03/15/04	CONV	4	\$101,850	\$113,500	1173	96.76
2403240	SFR	7400 E Calle Cuernavaca	3	2	1	1	N	2	0	NO	0	NO		1962	03/03/04	CONV	16	\$115,000	\$115,000	1158	99.31
2416103	SFR	7228 E Eastview Dr	3	2	1	1	N	0	1	COMB	1	OTHR	0.184	1962	07/29/04	CASH	26	\$115,000	\$115,000	1638	70.21
2411602	SFR	7315 E Sylvane Dr	4	2	1	1	Y	1	0	NO	0	OFKT		1962	06/09/04	CONV	2	\$117,000	\$117,000	1368	85.53
2402625	SFR	7430 E 29th St	3	2	1	1	N	1	0	NO	1	OFKT	0.207	1962	05/03/04	CONV	99	\$129,700	\$123,000	1550	79.35
2329777	SFR	7244 E Eastview Dr	3	1	1	0	N	1	0	NO	1	OFKT	0.200	1962	02/24/04	CASH	62	\$127,000	\$124,000	1380	89.86
2402760	SFR	7240 E Eastview Dr	3	2	1	1	N	1	0	NO	0	SEPR	0.192	1962	03/05/04	CONV	10	\$125,900	\$128,000	1396	91.69
2417786	SFR	7425 E 25th St	3	2	1	1	N	1	0	NO	0	OFKT		1963	08/27/04	CONV	40	\$134,900	\$128,000	1173	109.12
2405929	SFR	7301 E Pierce St	3	2	1	1	Y	1	0	NO	1	OFKT	0.195	1963	04/23/04	CONV	53	\$120,987	\$129,000	1161	111.11
2405446	SFR	7641 E LERMA Pl	4	2	1	1	N	1	0	NO	0	SEPR	0.211	1965	04/26/04	CONV	35	\$135,000	\$135,000	1639	82.37
2410375	SFR	7154 E 28th St	3	2	1	1	Y	1	0	CENT	0	NO	0.180	1962	05/24/04	CONV	6	\$138,000	\$138,000	1250	110.40
2420588	SFR	7549 E 29th St	4	2	2	0	N	1	0	NO	1	OFKT	0.270	1964	09/22/04	CONV	14	\$139,900	\$139,900	1701	82.25
2423454	SFR	7328 E Eastview Dr	3	2	2	0	Y	1	0	CENT	1	NO	0.201	1962	11/09/04	CONV	9	\$147,500	\$152,000	1566	97.06
2327218	SFR	7324 E Juarez St	5	2	1	1	Y	2	0	CENT	1	OTHR	0.200	1965	04/06/04	VA	134	\$159,000	\$155,000	2066	75.02

Total Listings 16

Med \$/Sqft: 90.78
Avg \$/Sqft: 89.35
Avg DOM is: 36

Report Count 16

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	16	\$126,494	\$105,500	\$155,000	\$126,000	36
Total	16	\$126,494	\$105,500	\$155,000	\$126,000	36
Price Differential	100.86					