

# Residential CMA

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

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Property Type: Residential    Property Subtype: Single Family Res.    Subdivisions: matches: Manana Grande 'b', Manana Grande 'c', Manana Grande 'd',  
 Manana Grande 'b' Resub    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 |
|---------|------|--------------------|----|------|-----|----|----|----|-----|------|----|-------|------|----------|------|-----|-----------|-----------|------|---------|
| 2424022 | SFR  | 7453 E 24th St     | 3  | 2    | 0   | 1  | N  | 1  | 0   | WALL | 1  | 0.184 | 1963 | 01/03/05 | COCB | 75  | \$125,000 | \$120,000 | 1161 | 103.36  |
| 2421201 | SFR  | 7427 E Juarez St   | 2  | 1    | 1   | 0  | N  | 1  | 0   | NO   | 0  | 0.180 | 1963 | 04/07/05 | CONV | 0   | \$129,900 | \$130,000 | 1230 | 105.69  |
| 2502852 | SFR  | 1808 S Prudence Rd | 3  | 2    | 1   | 1  | N  | 0  | 3   | NO   | 0  | 0.468 | 1962 | 02/28/05 | CONV | 14  | \$134,900 | \$135,000 | 1158 | 116.58  |
| 2429850 | SFR  | 7237 E Pierce Pl   | 3  | 2    | 1   | 1  | Y  | 1  | 0   | NO   | 1  |       | 1961 | 02/08/05 | CONV | 37  | \$134,900 | \$137,400 | 1161 | 118.35  |
| 2513382 | SFR  | 7428 E 24th St     | 3  | 1    | 1   | 0  | N  | 0  | 2   | NO   | 0  | 0.184 | 1968 | 07/29/05 | CONV | 2   | \$149,500 | \$139,000 | 1351 | 102.89  |
| 2517233 | SFR  | 7649 E 29th St     | 3  | 2    | 0   | 2  | N  | 1  | 0   | NO   | 0  |       | 1964 | 07/28/05 | CONV | 19  | \$138,000 | \$141,500 | 1070 | 132.24  |
| 2430087 | SFR  | 7241 E 28th St     | 3  | 2    | 1   | 1  | N  | 0  | 0   | CENT | 1  | 0.180 | 1962 | 01/07/05 | CONV | 2   | \$145,000 | \$145,000 | 1801 | 80.51   |
| 2503126 | SFR  | 7640 E 27th St     | 4  | 2    | 1   | 1  | N  | 1  | 0   | COMB | 0  |       | 1967 | 02/24/05 | CONV | 2   | \$149,500 | \$149,500 | 1315 | 113.69  |
| 2521672 | SFR  | 7334 E Sylvane Dr  | 3  | 2    | 1   | 1  | N  | 1  | 0   | CENT | 1  |       | 1962 | 09/08/05 | CASH | 2   | \$147,000 | \$150,000 | 1173 | 127.88  |
| 2519026 | SFR  | 1545 S Kolb Rd     | 3  | 2    | 1   | 1  | N  | 0  | 1   | NO   | 0  | 0.200 | 1976 | 09/08/05 | CONV | 10  | \$155,000 | \$164,000 | 1278 | 128.33  |
| 2528872 | SFR  | 7660 E 27th St     | 3  | 2    | 1   | 1  | N  | 1  | 0   | NO   | 0  |       | 1965 | 11/15/05 | CONV | 21  | \$164,900 | \$169,000 | 1161 | 145.56  |
| 2525238 | SFR  | 7310 E 28th St     | 5  | 2    | 1   | 1  | Y  | 0  | 0   | CENT | 1  | 0.184 | 1962 | 12/01/05 | CONV | 61  | \$224,000 | \$216,000 | 2043 | 105.73  |

Total Listings    12

Med \$/Sqft:                    115.14  
 Avg \$/Sqft:                    112.97  
 Avg DOM is:                    22

Report Count    12

## Summary

| Status                    | Total        | Average Price    | Low Price        | High Price       | Median           | Avg DOM   |
|---------------------------|--------------|------------------|------------------|------------------|------------------|-----------|
| Sold                      | 12           | \$149,700        | \$120,000        | \$216,000        | \$143,250        | 22        |
| <b>Total</b>              | <b>12</b>    | <b>\$149,700</b> | <b>\$120,000</b> | <b>\$216,000</b> | <b>\$143,250</b> | <b>22</b> |
| <b>Price Differential</b> | <b>99.93</b> |                  |                  |                  |                  |           |