Residential CMA

Property Type: Residential Property Subtype: Single Family Res. Subdivision : matches: Mira Mesa 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
2500837	SFR	2336 S Tree Moss Ave	4	2 (2 0 (	1	Y	2	0	CENT	1	OFKT		1980	02/15/05	CONV	23	$189,700	$184,000	1702	108.11
2510481	SFR	2343 S Tree Moss Ave	3	2 (1 1 (	1	N	2	0	NO	0	OFKT		1979	06/15/05	VA	28	$195,000	$184,000	1441	127.69
2509055	SFR	7827 E 34th St	4	2 (2 0 (	1	N	0	2	NO	0	OFKT	195.000	1979	06/02/05	CONV	6	$185,900	$185,900	1667	111.52
2517966	SFR	7814 E 34th St	3	2 (1 1 (	1	N	0	2	CENT	1	OFKT	0.184	1980	08/04/05	CONV	13	$185,000	$188,800	1542	122.44
2505537	SFR	7767 E 33rd St	4	2 (2 0 (	1	Y	0	2	NO	0	OFKT	0.240	1979	04/28/05	CONV	5	$194,500	$194,500	1812	107.34

Total Listings **5**

Med $/Sqft: **111.52**
Avg $/Sqft: **114.80**
Avg DOM is: **15**

Report Count 5

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	5	$187,440	$184,000	$194,500	$185,900	15
Total	**5**	**$187,440**	**$184,000**	**$194,500**	**$185,900**	**15**
Price Differential	**98.64**					

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