Residential CMA

Property Type: Residential Property Subtype: Single Family Res. Subdivision : matches: Rolling Hills Vista 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
2414755	SFR	2232 S Timberline Ave	3	2 (1 1 (	1	N	1	0	NO	0	NO		1977	07/28/04	CONV	0	$129,900	$129,900	1058	122.78
2322968	SFR	1901 S Timberline Ave	3	2 (1 1 (	1	N	2	0	NO	0	OFKT		1977	01/13/04	CONV	60	$125,000	$131,000	1392	94.11
2422247	SFR	1911 S Timberline Ave	3	2 (1 1 (	1	N	2	0	NO	0	OFKT		1977	10/15/04	CONV	5	$136,000	$136,000	1220	111.48
2324476	SFR	2100 S Timberline Ave	3	2 (2 0 (	1	Y	0	0	CENT	1	SEPR		1976	02/13/04	FHA	93	$155,000	$155,000	1784	86.88
2407903	SFR	1902 S Timberline Ave	3	2 (1 1 (	1	Y	2	0	NO	1	SEPR		1976	04/23/04	CONV	25	$154,900	$156,900	1850	84.81
2427042	SFR	1912 S Timberline Ave	3	2 (1 1 (	1	N	2	0	NO	1	GR	0.000	1976	12/14/04	CONV	7	$155,000	$157,500	1317	119.59
2405911	SFR	2012 S Timberline Ave	4	2 (1 1 (	1	Y	2	0	CENT	1	SEPR	0.308	1976	05/03/04	FHA	62	$157,000	$160,000	2070	77.29

Total Listings **7**

Med $/Sqft: **94.11**
Avg $/Sqft: **96.00**
Avg DOM is: **42**

Report Count 7

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	7	$146,614	$129,900	$160,000	$155,000	42
Total	**7**	**$146,614**	**$129,900**	**$160,000**	**$155,000**	**42**
Price Differential	**101.33**					

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