Residential CMA

Property Type: Residential Property Subtype: Single Family Res. Subdivisions: matches: Vista Del Sierras, Vista Del Sierras East 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
2323776	SFR	7602 E 33rd St	3	2 (1 1 (	1	N	2	0	NO	0	OFKT	0.160	1963	01/09/04	CONV	57	$149,500	$145,000	1780	81.46
2413621	SFR	7554 E 33rd St	3	2 (1 1 (	1	N	2	0	CENT	0	OFKT	0.184	1963	08/02/04	CONV	24	$150,000	$149,000	1780	83.71
2416304	SFR	7542 E 35th St	3	2 (1 1 (	1	N	2	0	CENT	0	OFKT	0.250	1964	07/22/04	CONV	0	$152,000	$152,000	1780	85.39
2414798	SFR	7510 E 34th St	4	2 (1 1 (	1	N	2	0	NO	0	OFKT		1968	07/20/04	CASH	23	$158,000	$155,000	1538	100.78
2410738	SFR	7534 E 34th St	3	2 (1 1 (	1	Y	2	0	CENT	0	OFKT	0.160	1968	06/04/04	CONV	18	$156,000	$156,800	2100	74.67
2411535	SFR	7542 E 34th St	4	2 (2 0 (	1	Y	2	0	CENT	0	SEPR	0.180	1967	07/08/04	CONV	4	$159,900	$159,000	1921	82.77
2418474	SFR	2000 S Marc Dr	3	2 (1 1 (	1	Y	2	0	NO	2	OFKT	0.220	1963	08/20/04	CONV	12	$165,000	$168,800	1778	94.94
2407078	SFR	7501 E 35th St	5	2 (1 1 (	1	Y	2	0	ZONE	0	NO	0.220	1966	04/30/04	CONV	50	$200,000	$200,000	2270	88.11

Total Listings **8**

Med $/Sqft: **84.55**
Avg $/Sqft: **86.01**
Avg DOM is: **27**

Report Count 8

Summary

Status	Total	Average Price	Low Price	High Price	Median	Avg DOM
Sold	8	$160,700	$145,000	$200,000	$155,900	27
Total	**8**	**$160,700**	**$145,000**	**$200,000**	**$155,900**	**27**
Price Differential	**99.63**					

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