

# CMA Report

Sorted by Price (asc)

Listings as of 01/15/10 at 1:27pm

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**Property Type** Residential Income **Include Property Subtype** Fourplex **County** Sacramento **Statuses** Active, Active Rel. Clause, Active Short Sale, Active Short Cont., Active Court Appr., Active Court Cont., Temp. Off Mkt., Pending, Pending Bring Backup **Price** 1, 000 to 200, 000

**RESIDENTIAL INCOME**

**ACTIVE Properties**

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3801 44th Ave	Sacramento	317, G6	0		1940	03/30/09	0.00	290/290	120,000	88,000
3901 43rd Ave	Sacramento	317, G6	0		1963	12/18/09	0.00	28/28	149,500	149,500
7582 24th St	Sacramento	337, E3	0	0.140ac	1965	01/12/09	0.00	165/165	169,900	149,900
5520 Keoncrest Cir	Sacramento	259, C5	0		1965	11/04/09	0.00	72/72	212,000	174,900
5548 Keoncrest Cir	Sacramento	259, C5	0		1965	12/01/09	0.00	44/44	189,900	189,900
5533 Keoncrest Cir	Sacramento	259, C5	0		1968	08/14/09	0.00	109/109	229,900	199,900
<b>Listing Count 6</b>		<b>Averages</b>	0				0.00	118/118	178,533	158,683
		<b>High</b>	199,900	<b>Low</b>	88,000					<b>Median</b> 162,400

**ACTIVE SHORT SALE Properties**

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5642 Odea Dr	Sacramento	317, G4	0	0.178ac	1972	01/15/10	0.00	0/0	125,000	125,000
5320 Young St	Sacramento	317, J4	0		Unkn	01/02/10	0.00	8/8	149,000	149,000
<b>Listing Count 2</b>		<b>Averages</b>	0				0.00	4/4	137,000	137,000
		<b>High</b>	149,000	<b>Low</b>	125,000					<b>Median</b> 137,000

**PENDING Properties**

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5681 Odea Dr	Sacramento	317, H4	0	0.190ac	1972	12/29/09	0.00	14/14	94,900	94,900
440 U St	Rio Linda	237, H7	0	2.120ac	Unkn	01/08/10	0.00	2/30	119,900	119,900
441 Morrison Ave	Sacramento	277, H3	0		1963	11/18/09	0.00	15/15	130,000	130,000
67 Nedra Ct	Sacramento	337, E3	0		1965	12/23/09	0.00	2/2	136,000	136,000
3035 Connie Dr	Sacramento	278, C5	0	0.210ac	1963	01/04/10	0.00	96/96	201,600	169,900
4226 Tresler Ave	North Highlan	258, J7	0		1962	01/11/10	0.00	17/17	179,900	174,900
63 Arcade Blvd	Sacramento	161, A1	0		1975	10/02/09	0.00	10/10	179,000	179,000
53 Arcade Blvd	Sacramento	161, A1	0	0.150ac	1975	10/02/09	0.00	8/8	179,000	179,000
4400 Greenholme Dr	Sacramento	258, J5	0	0.225ac	1963	01/03/10	0.00	211/211	280,000	180,000
2213 15th Ave	Sacramento	317, B2	0		1979	11/18/09	0.00	14/14	189,900	189,900
5536 Keoncrest Cir	Sacramento	259, C5	0		1965	01/06/10	0.00	70/70	190,400	190,400
928 Dornajo Way	Sacramento	298, D3	0	0.165ac	1963	12/08/09	0.00	42/42	194,900	194,900
912 Dornajo Way	Sacramento	298, D3	0		1963	11/09/09	0.00	59/59	195,900	195,900
10321 Birmingham Way	Rancho Cordov	299, F3	0	0.260ac	1964	11/18/09	0.00	14/14	184,900	199,000
5602 Hilldale Blvd	Sacramento	258, J5	0	0.220ac	1963	01/03/10	0.00	211/211	280,000	200,000
<b>Listing Count 15</b>		<b>Averages</b>	0				0.00	52/54	182,420	168,913
		<b>High</b>	200,000	<b>Low</b>	94,900					<b>Median</b> 179,000
<b>Report Count 23</b>		<b>Report Averages</b>	0				0.00	65/66	177,457	163,470

*Presented By: Ryan P Lundquist Lic: AL032169 / Lunquist Appraisal Company Phone: 916-595-3735*

Featured properties may not be listed by the office/agent presenting this brochure.

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