

CMA Report

Listings as of 02/19/07 at 9:58am

Property Type Residential **Property Subtype** 1 House on Lot **County** San Joaquin **Start Latitude** 37.739048 **Start Longitude** -121.47177 **End Latitude** 37.732188 **End Longitude** -121.462123 **Status** Sold (3/24/2003 to 12/31/2004)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LF
625 Presidio Pl	Tracy	250, E1	4	3	2116	0.137ac	2002	P	03/24/04	196.12	21	418,000	418,000	415,000	99.30
2947 Taylor Way	Tracy	239, E7	4	3	2498	0.130ac	2002		03/30/04	174.50	15	429,900	429,900	435,900	101.40
2927 Taylor Way	Tracy	250, E1	4	3	2176	0.130ac	2001	SP	12/14/04	210.94	15	455,000	459,000	459,000	100.00
2952 Safford Ave	Tracy	250, E1	4	3	2116	6000sf	2003		05/14/04	219.75	1	465,000	465,000	465,000	100.00
3009 Wagner Way	Tracy	250, E1	4	3	2498	0.117ac	2002		05/21/04	186.15	0	464,900	464,900	465,000	100.00
2929 Wagner Ct	Tracy	422, D7	4	3	2176	0.117ac	2001	P	09/30/04	215.99	24	464,950	464,950	470,000	101.10
2958 Wagner Ct	Tracy	250, E1	4	3	2498	5650sf	2002		07/28/04	192.15	34	499,950	485,000	480,000	99.00
1011 Kennedy Pl	Tracy	250, D1	4	3	2331	0.112ac	2002		09/10/04	207.21	10	473,000	473,000	483,000	102.10
2819 Jackson Ave	Tracy	250, E1	3-4	3	2176	6882sf	2004		12/15/04	222.89	11	485,000	485,000	485,000	100.00
848 Mason Ct	Tracy	250, E1	4	3	2498	0.179ac	2002		10/01/04	194.96	7	489,999	489,999	487,000	99.40
2945 Lyon Ct	Tracy	239, F8	4-5	4	3415	0.130ac	2003		04/05/04	162.52	20	574,900	574,900	555,000	96.50
2861 Compton Pl	Tracy	250, E1	4	3	2945	0.133ac	2003	P	10/15/04	189.81	36	589,000	549,000	559,000	101.80
2875 Funston Ct	Tracy	250, E1	4	4	2893	0.172ac	2002		08/27/04	195.30	56	599,950	569,950	565,000	99.10
565 Presidio Pl	Tracy	250, E1	4	3	2945	0.130ac	2002		12/03/04	201.36	18	599,950	599,950	593,000	98.80
402 Riley Ct	Tracy	251, E1	4	3	3200		2003		12/23/04	196.25	92	635,000	635,000	628,000	98.90
443 General Ln	Tracy	250, E1	4	4	3140	6926sf	2003		06/30/04	203.82	15	649,000	649,000	640,000	98.60
2637 Greystone Dr	Tracy	250, F1	5	3	3107	0.147ac	2002		12/16/04	209.21	25	655,000	655,000	650,000	99.20
583 General Ln	Tracy	250, E1	6	4	4098	0.152ac	2002		09/14/04	180.33	13	739,000	739,000	739,000	100.00
Listing Count 18	Averages				2713					196.08	23	538,194	533,697	531,883	99.66
					High 739,000	Low 415,000	Median 486,000								
Report Count 18	Report Averages				2713					198	23	538,194	533,697	531,883	

Presented By: Gary L McDaniel / McDaniel & Assoc. Real Estate Phone: 209-835-8010

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

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