

CMA Report

Listings as of 02/19/07 at 10:00am

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 (1/1/2005 to 12/31/2005)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LF
804 Presidio Pl	Tracy	250, E1	4	3	2176	0.140ac	2003		01/25/05	227.48	24	495,000	495,000	495,000	100.00
920 Kennedy Pl	Tracy	250, E1	4	3	2176	0.100ac	2002		01/28/05	227.48	10	495,000	495,000	495,000	100.00
2710 Shofield Ln	Tracy	250, E1	4	3	2176	0.130ac	2003		03/16/05	234.38	25	515,000	515,000	510,000	99.00
2799 Jackson Ave	Tracy	250, F1	3	2	1550	0.130ac	2004	P	11/21/05	332.90	60	530,000	509,000	516,000	101.40
868 Mason Ct	Tracy	250, E1	4	3	2331	0.120ac	2002		01/21/05	222.65	6	519,000	519,000	519,000	100.00
2949 Wagner Ct	Tracy	422, D7	3	2	1518	5227sf	2002		10/11/05	348.48	17	520,000	524,700	529,000	100.80
2641 Shofield Ct	Tracy	250, E1	4	3	2176	0.120ac	2004		10/07/05	252.76	44	565,000	559,900	550,000	98.20
2842 Ralston Way	Tracy	250, E1	4	3	2176	0.170ac	2003	SP	10/28/05	254.14	56	599,950	559,950	553,000	98.80
910 Kennedy Pl	Tracy	250, E1	4	3	2429	4550sf	2002		05/12/05	232.61	24	550,000	565,000	565,000	100.00
2712 Merchant Ct	Tracy	250, E1	4	3	2176	0.150ac	2003		12/16/05	266.54	53	620,000	580,000	580,000	100.00
2803 Shalston Way	Tracy	240, C7	4	3	2331	0.160ac	2003		12/15/05	250.97	34	589,950	589,950	585,000	99.20
2760 Shofield Ln	Tracy	250, E1	3-4	3	2498	5662sf	2004		04/08/05	234.19	26	580,000	580,000	585,000	100.90
820 Ben INGRAM Ln	Tracy	250, E1	2-4	1	2776	6223sf	New		01/07/05	212.54	55	599,888	599,888	590,000	98.40
424 Presidio Pl	Tracy	250, E1	4-5	4	2888	0.130ac	2003		02/24/05	206.02	11	595,000	595,000	595,000	100.00
2703 Merchant Ct	Tracy	100, A3	4	3	2498	5000sf	2003	S	06/03/05	239.39	3	595,000	595,000	598,000	100.50
921 Kennedy Pl	Tracy	250, E1	4	3	2498	0.110ac	2002	P	07/12/05	240.19	12	600,000	600,000	600,000	100.00
2928 Wagner Ct	Tracy	250, E1	3	3	2634	0.120ac	2001		09/08/05	227.79	70	599,900	600,000	600,000	100.00
449 Girard Dr	Tracy	250, E1	4	3	2560	0.140ac	2003		06/24/05	236.72	31	634,950	629,950	606,000	96.20
2942 Safford Ave	Tracy	250, E1	4	3	2560	5660sf	2003		07/22/05	238.28	13	619,950	619,950	610,000	98.40
2901 Compton Pl	Tracy	250, E1	4	3	2945	0.130ac	2003	S	04/05/05	207.81	12	612,000	612,000	612,000	100.00
2865 Funston Ct	Tracy	100, A3	4	3	2945	0.190ac	2002		02/04/05	212.19	47	624,900	624,900	624,900	100.00
384 Presidio Pl	Tracy	250, E1	4	4	3251	5662sf	2003		02/21/05	192.25	12	630,000	630,000	625,000	99.20
2773 Merchant Ct	Tracy	250, E1	4	3	2423	9997sf	2003	P	12/02/05	262.07	49	635,000	635,000	635,000	100.00
2933 Safford Ave	Tracy	250, E1	4-9	3	2945	0.120ac	2003	S	07/11/05	223.77	14	659,900	659,900	659,000	99.90
2852 Safford Ave	Tracy	250, E1	5	4	3193	0.130ac	2002	P	05/26/05	208.25	123	646,000	664,950	664,950	100.00
2690 Magazine Ln	Tracy	250, E1	5	4	3128	0.150ac	2003	P	07/21/05	217.39	50	699,950	699,950	680,000	97.10
1011 Ben Ingram Ln	Tracy	251, C4	5	4	3191	0.130ac	2004		06/30/05	215.61	64	729,850	694,950	688,000	99.00
481 McDowell Way	Tracy	250, E1	5	4	3128	0.140ac	2003	P	04/29/05	222.19	27	715,000	699,999	695,000	99.30
2964 Lyon Ct	Tracy	250, E1	5-6	4	3450	6100sf	2003		07/25/05	201.45	98	695,000	695,000	695,000	100.00
411 Keys Ct	Tracy	100, A3	4-5	4	3140	0.210ac	2003	P	01/25/05	222.61	13	699,000	699,950	699,000	99.90
850 Ben Ingram Ln	Tracy	250, E1	4-5	4	3140	0.142ac	2005		09/15/05	222.93	67	748,888	718,888	700,000	97.40
464 Presidio Pl	Tracy	250, E1	5	4	3251	5662sf	2003		07/29/05	216.86	9	710,000	710,000	705,000	99.30
940 Ben Ingram Ln	Tracy	251, C4	4-5	4	3415	0.140ac	2004	SP	12/08/05	210.83	54	769,000	720,000	720,000	100.00
2943 Safford Ave	Tracy	250, E1	5	4	3415	5662sf	2003	P	05/27/05	210.83	10	719,000	719,000	720,000	100.10
481 Keys Ct	Tracy	250, E1	4-5	4	3140	0.170ac	2003		10/06/05	238.85	38	729,000	729,000	750,000	102.90
2544 Storey Ct	Tracy	250, E1	6	5	4098	0.160ac	2005		08/08/05	197.66	0	820,000	820,000	810,000	98.80
Listing Count	36	Averages			2731					227.45	35	629,613	624,049	621,218	99.5%
					High	810,000	Low	495,000	Median	608,000					

Report Count 36

Report Averages 2731 232 35 629,613 624,049 621,218

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