

CMA Report

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

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 (1/1/2006 to 12/31/2006)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LF
2610 Shofield Ct	Tracy	250, E1	3-4	3	2498	0.150ac	2004		12/18/06	208.17	160	620,000	504,900	520,000	103.00
1001 Kennedy Pl	Tracy	422, D7	4-5	3	2176	0.110ac	2002		09/12/06	238.97	64	573,550	549,999	520,000	94.50
2529 Bennett Ct	Tracy	239, E1	4	3	2527	0.140ac	2005		09/13/06	217.61	86	599,000	549,900	549,900	100.00
611 Ben Ingram Ct	Tracy	250, E1	4	3	2116	0.230ac	2004		11/02/06	262.76	12	556,000	556,000	556,000	100.00
941 Kennedy Pl	Tracy	250, E1	4	3	2331	0.110ac	2002		06/07/06	239.38	25	560,000	560,000	558,000	99.60
910 Kennedy Pl	Tracy	250, E1	4	3	2473	0.100ac	2002	S	07/28/06	226.43	15	559,950	559,950	559,950	100.00
948 Mason Ct	Tracy	250, E1	4	3	2498	0.110ac	2002		06/09/06	226.18	45	579,000	559,000	565,000	101.10
811 Kennedy Pl	Tracy	250, E1	4	3	2331	4602sf	2003		04/21/06	244.10	59	589,000	569,500	569,000	99.90
2948 Wagner Ct	Tracy	250, E1	4	3	2331	0.120ac	2002	P	09/15/06	244.53	111	610,000	589,000	570,000	96.80
2918 Wagner Ct	Tracy	250, E1	4	3	2331	0.100ac	2002		03/29/06	246.68	54	585,000	575,000	575,000	100.00
831 Kennedy Pl	Tracy	250, E1	4-20	3	2176	4356sf	2003	P	02/09/06	266.08	9	579,000	579,000	579,000	100.00
2720 Shofield Ln	Tracy	250, E1	4	3	2498	0.120ac	2003	S	03/24/06	232.19	6	580,000	580,000	580,000	100.00
686 Jefferson Ln	Tracy	250, E1	4	3	2776	0.140ac	2004		06/06/06	212.50	32	619,950	589,900	589,900	100.00
2870 Compton Pl	Tracy	251, E1	4	3	2116	0.130ac	2003		05/25/06	278.83	48	587,500	587,500	590,000	100.40
2577 Paul Poole Dr	Tracy	239, E1	4	3	2527	0.150ac	2004		05/26/06	237.44	26	621,900	621,900	600,000	96.50
2953 Safford Ave	Tracy	250, E1	4	3	2650	0.130ac	2003	P	10/20/06	226.42	76	619,000	612,950	600,000	97.90
2952 Safford Ave	Tracy	250, E1	4	3	2116	0.130ac	2003	P	08/09/06	283.55	10	600,000	600,000	600,000	100.00
2721 Shofield Ln	Tracy	239, E1	4	3	2331	0.110ac	2003	P	12/19/06	257.40	49	549,000	600,000	600,000	100.00
2887 Bay Ct	Tracy	250, E1	4	3	2776	0.170ac	2004		12/22/06	217.54	32	595,000	595,000	603,900	101.50
745 Presidio Pl	Tracy	250, E1	4	3	2498	0.140ac	2003		05/08/06	244.20	25	609,999	609,999	609,999	100.00
2631 Shofield Ct	Tracy	250, E1	4	3	2331	0.120ac	2004	P	05/29/06	261.69	31	610,000	625,000	610,000	97.60
480 Keys Ct	Tracy	250, E1	5	4	2919	0.170ac	2003		10/25/06	212.40	68	669,000	629,000	620,000	98.60
484 Presidio Pl	Tracy	251, E1	4	3	2532	6098sf	2002		05/25/06	248.62	28	629,500	629,500	629,500	100.00
764 Presidio Pl	Tracy	250, E1	4	3	2498	7182sf	2003	P	09/01/06	254.20	6	628,000	628,000	635,000	101.10
2894 Funston Ct	Tracy	250, E1	4	3	2945	0.120ac	2002		06/15/06	220.37	26	649,500	649,500	649,000	99.90
2697 Marshall Ct	Tracy	250, E1	4-5	4	3140	0.180ac	2004		12/22/06	210.19	34	668,000	668,000	660,000	98.80
2716 Marshall Ct	Tracy	250, E1	5	3	3107	0.180ac	2004	P	10/12/06	215.32	53	699,950	669,000	669,000	100.00
2647 Greystone Dr	Tracy	250, F1	5	4	3128	0.140ac	2002		10/04/06	214.19	22	710,000	680,000	670,000	98.50
545 Presidio Pl	Tracy	251, E1	5	4	3251	5918sf	2002	SP	12/14/06	206.86	9	699,000	699,000	672,500	96.20
2657 Greystone Dr	Tracy	250, E1	4-5	4	3140	0.170ac	2002		11/22/06	216.56	41	689,000	689,000	680,000	98.70
505 Fisher Way	Tracy	250, E1	5	3	3107	7022sf	2003		04/07/06	221.76	42	695,000	695,000	689,000	99.10
2573 Merchant Dr	Tracy	250, E1	5-6	3	3108	0.140ac	2004		03/23/06	225.23	37	684,999	684,999	700,000	102.20
2934 Lyon Ct	Tracy	408, E1	4-5	4	3251	5600sf	2003		01/17/06	216.86	75	739,000	719,000	705,000	98.10
483 General Ln	Tracy	250, E1	5	4	3585	0.140ac	2003		06/30/06	203.07	38	740,000	740,000	728,000	98.40
2541 Wyman Way	Tracy	250, E1	6-14	4	3585	0.150ac	2004	S	11/27/06	204.74	51	755,000	755,000(V)	734,000	97.20
940 Ben Ingram Ln	Tracy	250, E8	5	4	3415	0.140ac	2004	P	06/28/06	222.55	4	760,000	760,000	760,000	100.00
2721 Magazine Ln	Tracy	100, A3	6	5	4098	0.140ac	2003		03/13/06	195.22	70	799,950	779,950	800,000	102.60

Listing Count 37

Averages	2736				228.29	43	638,345	628,363	624,504	99.30
High	800,000	Low	520,000	Median	603,900					

Report Count 37

Report Averages	2736				231	43	638,345	628,363	624,504
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Presented By: Gary L McDaniel / McDaniel & Assoc. Real Estate Phone: 209-835-8010

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