

**CMA Report**

Listings as of 01/14/08 at 3:06pm

Page 1

**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 (1/1/2007 to 12/31/2007)

**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
861 Kennedy Pl	Tracy	250, E1	4	3	2,176	0.100ac	2002		11/15/07	174.63	49	419,900	399,900	380,000	95.00
681 Ben Ingram Ct	Tracy	250, E1	4	2	2,116	0.150ac	2004		11/07/07	188.99	161	499,900	399,900	399,900	100.00
1011 Kennedy Pl	Tracy	250, E5	4	3	2,331	0.110ac	2002		09/28/07	188.33	35	449,900	449,900	439,000	97.60
2740 Shofield Ln	Tracy	250, E1	4	3	2,176	0.110ac	2003 P		04/03/07	232.08	95	524,000	515,000	505,000	98.10
2927 Taylor Way	Tracy	250, E1	4	3	2,176	0.120ac	2001		02/23/07	236.21	34	514,990	514,900	514,000	99.80
2759 Jackson Ave	Tracy	250, E1	4	3	2,331	0.120ac	2004		08/31/07	220.94	63	549,000	522,000	515,000	98.70
2571 Wyman Way	Tracy	250, E1	5	3	3,107	6534sf	2004 P		10/23/07	177.02	60	599,900	569,900	550,000	96.50
2862 Safford Ave	Tracy	250, E1	4	3	2,776	0.130ac	2002		03/07/07	217.94	0	605,000	605,000	605,000	100.00
2949 Jackson Ave	Tracy	250, E1	4	3	2,498	0.110ac	2003 P		02/07/07	247.42	108	599,000	589,000	618,045	104.90
890 Ben Ingram Ln	Tracy	250, E1	5	3	2,919	0.140ac	2005		06/15/07	217.54	50	774,900	639,900	635,000	99.20
604 Presidio Pl	Tracy	250, E1	4-5	4	3,251	0.130ac	2002		07/31/07	196.86	99	689,000	675,000	640,000	94.80
2706 Marshall Ct	Tracy	250, E1	4	4	3,140	0.150ac	2004		01/26/07	205.41	73	669,000	664,900	645,000	97.00
<b>Listing Count</b> 12	<b>Averages</b>				2,583					208.61	69	574,541	545,442	537,162	98.48
					<b>High</b> 645,000					<b>Low</b> 380,000			<b>Median</b> 532,500		
<b>Report Count</b> 12	<b>Report Averages</b>				2583					208.61	69	574,541	545,442	537,162	

*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.

(0040 -0)

All measurements and calculations of area are approximate. Information provided by Seller/Other sources, not verified by Broker. All

Interested Persons should independently verify accuracy of above information. Copyright 2007, MetroList Services, Inc.

Copyright ©2008 Rapattoni Corporation. All rights reserved.