

CMA Report

Listings as of 10/29/08 at 5:41am

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Statuses Active, Active Rel. Clause, Active Short Sale, Active Short Cont., Active Court Appr., Active Court Cont., Pending, Pending Bring Backup, Sold (5/2/2008 or after) **Listing Agent** (SOLSONSC) Scott Olson

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5820 41st St	Sacramento	317, G5	2	2,139	0.071ac	1981	SN	05/30/08	50.75	126/232	79,900	57,800
201 Bell Ave	Sacramento	277, G1	3	2,120	0.180ac	1990	SN	10/24/08	91.05	5/5	109,900	109,900
6910 Elder Creek Rd	Sacramento	318, B6	4	2,172	0.200ac	1977	SN	08/29/08	72.55	60/60	135,000	125,000
1966 71st Ave	Sacramento	337, C4	4	2,180	0.125ac	2004	SN	10/27/08	77.72	2/2	139,900	139,900
501 Poplar Ave	West Sacramen	296, H3	4	2,191	0.116ac	1967	SN	07/09/08	72.98	91/91	159,900	139,900
9164 Irish Gold Way	Sacramento	318, J2	4	2,148	0.103ac	1997	SN	10/22/08	128.05	7/7	189,900	189,900
4959 Shady Leaf Way	Sacramento	257, G7	3	2,142	0.130ac	1988	SNP	10/22/08	93.32	7/189	199,000	199,900
Listing Count 7		Averages		1,630					83.77	43/84	144,786	137,471
				High 199,900					Low 57,800			Median 139,900

ACTIVE SHORT SALE Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
5237 Kauai Way	Fair Oaks	260, B7	3-4	2,159	0.230ac	1959	SN	10/27/08	157.17	2/2	249,900	249,900
Listing Count 1		Averages		1,590					157.17	2/2	249,900	249,900
				High 249,900					Low 249,900			Median 249,900

PENDING Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3957 Martin L King Blvd	Sacramento	317, G2	3	2,103	0.060ac	1982	SN	10/02/08	43.38	41/41	69,900	44,900
6548 Juneau Way	North Highlan	258, H3	3	2,128	0.210ac	1955	SN	09/29/08	58.24	6/6	74,900	74,900
1018 Nogales St	Sacramento	277, J4	3	2,105	0.104ac	2005	SN	06/05/08	99.43	144/144	165,000	105,000
5216 Bootjack Dr	Sacramento	259, B2	3	2,108	0.140ac	1974	SN	09/17/08	111.67	9/9	134,900	134,900
7505 Pixcroft Ct	Sacramento	259, B1	4	2,106	0.142ac	1980	SN	09/20/08	120.15	11/348	144,900	144,900
8635 Aspen Ridge Ct	Antelope	238, G4	3	3,164	0.113ac	1993	SN	10/10/08	125.32	9/9	205,900	205,900
Listing Count 6		Averages		1,239					93.03	37/93	132,583	118,417
				High 205,900					Low 44,900			Median 119,950

SOLD Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
3630 6th Ave	Sacramento	317, F1	2	1,053	0.140ac	1934	SN	10/01/08	38.46	7/7	29,900	29,900	40,500	135.45	
2320 Traction Ave	Sacramento	277, G7	3	1,080	0.090ac	1946	SN	08/26/08	46.30	8/8	40,500	40,500	50,000	123.46	
9051 Montoya St #4	Sacramento	297, H7	2	1,924		1968	SN	09/11/08	56.82	120/323	89,000	58,500	52,500	89.74	
3908 17th Ave	Sacramento	317, G2	2	1,984	0.130ac	1941	SN	10/06/08	55.89	84/84	74,500	54,900	55,000	100.18	
673 Alamos Ave	Sacramento	277, H5	3	1,816	0.130ac	1951	SN	10/16/08	74.14	8/8	50,000	50,000	60,500	121.00	
3918 Kern St	Sacramento	278, B3	2	1,773	0.140ac	1947	SN	07/30/08	79.56	34/241	57,500	57,500	61,500	106.96	
1434 Bell Ave	Sacramento	278, A1	3	1,004	0.165ac	1977	SN	08/28/08	61.75	9/9	65,900	65,900	62,000	94.08	
4915 Willard Ave	Sacramento	257, H7	2	1,832	0.280ac	1953	SN	09/30/08	77.52	55/55	79,900	69,900	64,500	92.27	
2764 Del Paso Blvd	Sacramento	277, J6	3	3,944	0.180ac	1989	SN	07/17/08	72.56	7/7	68,500	68,500	68,500	100.00	
4901 Bradford Dr	Sacramento	318, C3	3	2,988	0.110ac	1952	SN	10/20/08	70.75	11/11	75,000	75,000	69,900	93.20	
2926 38th St	Sacramento	317, G1	2	1,864	0.060ac	1950	SN	06/17/08	81.02	7/183	89,900	89,900	70,000	77.86	
7628 Lytle St	Sacramento	337, C3	3	2,102	0.150ac	1960	SN	09/26/08	71.57	16/16	84,900	84,900	73,000	85.98	
3401 Douglas St	Sacramento	278, B4	3	1,071	0.340ac	1951	SN	10/09/08	72.88	14/14	71,900	71,900	78,050	108.55	
9512 Emerald Park Dr #3	Elk Grove	358, H7	2	1,840	0.045ac	1972	SN	06/30/08	95.24	6/6	69,900	69,900	80,000	114.45	
66 Santiago Ave	Sacramento	277, G6	3	2,117	0.180ac	1957	SN	08/23/08	67.97	8/190	75,000	75,000	80,000	106.67	
7909 Rockhurst Way	Sacramento	338, C2	4	2,131	0.137ac	1972	SN	09/17/08	63.36	31/485	121,900	121,900	83,000	68.09	
7560 Bellini Way	Sacramento	318, C7	3	1,888	0.230ac	1960	SN	05/22/08	101.35	7/7	89,900	89,900	90,000	100.11	
4960 Cibola Way	Sacramento	318, A3	3	1,146	0.120ac	1950	SN	06/09/08	62.20	7/7	84,500	84,500	91,000	107.69	
2100 South Ave	Sacramento	278, C3	3	1,242	0.150ac	1963	SN	09/02/08	73.27	117/117	144,900	95,900	91,000	94.89	
6321 38th Ave	Sacramento	318, A5	2	1,860	0.140ac	1947	SN	08/04/08	115.12	17/17	109,900	109,900	99,000	90.08	
8016 43rd Ave	Sacramento	318, C6	3	1,308	0.230ac	1955	SN	08/20/08	79.13	37/37	128,000	128,000	103,500	80.86	
6350 Westholme Way	Sacramento	338, A5	3	2,160	0.150ac	1964	SN	06/27/08	89.66	5/5	89,900	89,900	104,000	115.68	
5399 Whittier Dr	Sacramento	318, B4	3	1,062	0.220ac	1952	SN	08/22/08	102.64	114/370	129,000	109,000	109,000	100.00	
7959 Hanford Way	Sacramento	338, A5	3	2,172	0.160ac	1971	SN	08/20/08	93.00	17/280	119,999	119,999	109,000	90.83	
3329 Marlene Dr	Sacramento	278, D4	3	1,298	0.110ac	1954	SN	08/21/08	84.75	14/14	119,900	119,900	110,000	91.74	
1904 Waterford Rd	Sacramento	298, C1	4	2,109	0.170ac	1955	SN	08/14/08	104.83	10/10	119,900	119,900	115,000	95.91	
3443 Smilax Way	Sacramento	277, D4	3	3,136	0.130ac	1986	SN	09/12/08	86.08	19/209	137,000	137,000	115,000	83.94	
12 Costa Brase Ct	Sacramento	257, G7	3	2,129	0.108ac	1992	SN	09/12/08	96.80	26/26	135,000	120,000	118,000	98.33	
1606 Bannan Creek Dr	Sacramento	277, B5	2	2,122	0.091ac	1981	SN	07/14/08	106.06	88/88	158,000	150,000	119,000	79.33	
6736 51st St	Sacramento	317, J7	3	1,986	0.140ac	1960	SNP	07/30/08	121.70	16/16	89,900	89,900	120,000	133.48	
7021 Alcott Dr	Sacramento	318, B4	3-4	1,018	0.120ac	1952	SN	05/09/08	118.07	7/7	114,900	114,900	120,200	104.61	
8212 Summer Falls Cir	Sacramento	338, D5	3	2,180	0.126ac	1992	SN	10/20/08	105.93	4/4	124,900	124,900	125,000	100.08	
3135 Gladys Ave	West Sacramen	316, E3	2	1,088		1962	SN	07/28/08	114.89	18/18	108,000	108,000	125,000	115.74	

Presented By: Scott G Olson / Realty Plus Phone: 800-898-8507

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RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
7917 Pebble Ridge Ct	Sacramento	338, D5	4	2	1,590	0.231ac	1992	SN	06/30/08	79.87	9/9	99,900	119,900	127,000	105.92	
5600 Carmela Way	Sacramento	317, C4	2	1	870	0.164ac	1950	SN	08/05/08	149.43	44/44	149,900	139,900	130,000	92.92	
315 N Cottonwood St #21	Woodland	1, 2D	2	2	1,100	0.026ac	1992	SN	10/07/08	122.73	9/9	125,900	125,900	135,000	107.23	
8116 Cottonmill Cir	Sacramento	338, D3	3	2	1,364	0.135ac	1980	SN	07/14/08	102.64	3/215	129,900	129,900	140,000	107.78	
7909 Deer Lake Dr	Sacramento	337, G5	4	2	1,448	0.150ac	1981	SN	05/28/08	98.07	11/11	135,500	135,500	142,000	104.80	
724 Albemarle Ave	Rio Linda	257, J2	3	2	1,144	0.150ac	1961	SN	07/03/08	124.56	83/83	168,000	146,000	142,500	97.60	
2020 Rockbridge Rd	Sacramento	298, B1	4	2	1,121	0.210ac	1955	SN	09/22/08	132.03	21/21	115,000	115,000	148,000	128.70	
8200 Cottonfield Way	Sacramento	338, D3	3	2	1,428	0.169ac	1979	SNP	07/25/08	103.64	7/160	124,900	124,900	148,000	118.49	
10000 Nebula Way	Sacramento	299, D5	3	2	1,164	0.250ac	1961	SN	09/12/08	128.01	61/151	189,900	149,900	149,000	99.40	
3525 Astral Dr	Sacramento	299, D6	3	2	1,092	0.131ac	1977	SN	09/30/08	136.77	65/65	159,000	147,900	149,350	100.98	
2271 Sandcastle Way	Sacramento	277, D7	3	3	1,328	0.070ac	1986	SN	08/20/08	117.85	117/117	205,000	167,500	156,500	93.43	
303 Bridge Pl	West Sacramen	296, G7	3	3	1,478	0.033ac	1974	SNP	09/25/08	106.90	18/18	165,900	165,900	158,000	95.24	
9254 Harrogate Way	Elk Grove	358, C5	2	2	1,006	0.139ac	1988	SNP	09/08/08	159.05	7/7	154,999	154,999	160,000	103.23	
4800 Westlake Pkwy #306	Sacramento	256, G6	2	3	1,288		2005	SN	06/13/08	124.22	10/10	138,800	138,800	160,000	115.27	
1470 Woodridge Oak Way	Sacramento	277, C5	4	3	1,817	0.146ac	1979	SNP	10/16/08	90.60	8/8	148,900	148,900	164,625	110.56	
2601 San Fernando Way	Sacramento	297, E7	2	1	881	0.070ac	1918	SN	08/27/08	190.35	22/22	164,900	164,900	167,700	101.70	
826 Elmridge Way	Sacramento	277, E3	4	3	1,419	0.100ac	1985	SN	10/02/08	119.80	25/253	154,900	154,900	170,000	109.75	
8574 New Valley Way	Sacramento	338, F7	3	2	1,237	0.130ac	1992	SN	07/18/08	138.16	44/220	199,900	199,900	170,910	85.50	
3 Starview Ct	Sacramento	358, A1	4	3	1,695	0.109ac	1990	SN	06/25/08	106.19	10/10	172,500	172,500	180,000	104.35	
8319 Northam Dr	Antelope	238, G6	3	3	1,725	0.130ac	1990	SN	09/22/08	114.20	21/21	189,900	180,500	197,000	109.14	
2871 Londonderry Dr	Sacramento	299, C4	3	2	1,465	0.138ac	1972	SN	09/26/08	143.34	13/13	200,000	200,000	210,000	105.00	
110 Copper Leaf Way	Sacramento	257, G7	3-4	3	2,142	0.140ac	1989	SN	05/19/08	101.77	22/22	224,000	224,000	218,000	97.32	
8813 Hiddenspring Way	Elk Grove	358, A3	4	3	2,059	0.132ac	1993	SN	09/16/08	106.07	65/145	239,900	218,400	218,400	100.00	
3488 Kauai Rd	West Sacramen	316, D2	3	2	1,148	0.110ac	2001	SN	10/16/08	191.42	26/26	229,900	184,900	219,750	118.85	
8284 Red Fox Way	Elk Grove	358, E5	4	3	1,685	0.160ac	1994	SN	08/06/08	131.75	7/7	199,000	199,000	222,000	111.56	
7706 Walsh Way	Sacramento	337, D4	4	3	1,783	0.130ac	2005	SN	05/08/08	126.75	22/22	219,900	219,900	226,000	102.77	
5943 Laguna Ranch Cir	Sacramento	358, A1	4	3	1,935	0.148ac	1990	SN	06/03/08	120.41	31/31	249,900	249,900	233,000	93.24	
2706 Marquette Dr	Sacramento	318, D1	3	2	1,434	0.175ac	1963	SN	05/08/08	163.88	77/77	279,000	249,900	235,000	94.04	
4905 Autumnree Ct	Sacramento	259, D7	3	2	1,469	0.250ac	1978	SN	09/18/08	159.97	17/17	229,900	229,900	235,000	102.22	
8641 Falmouth Way	Sacramento	358, B1	4	3	1,121	0.137ac	1991	SN	05/28/08	114.57	17/17	259,900	259,900	243,000	93.50	
1037 35th Ave	Sacramento	317, A4	3	2	1,290	0.170ac	1955	SN	05/15/08	193.33	64/64	289,900	249,900	249,400	99.80	
9223 Fife Ranch Way	Elk Grove	358, H4	3-4	2	2,305	0.145ac	2006	SN	09/12/08	109.76	116/116	309,900	284,999	253,000	88.77	
7890 Bothwell Dr	Sacramento	339, B6	4	2	1,993	0.187ac	2002	SN	06/30/08	130.46	13/13	235,000	235,000	260,000	110.64	
5411 Ashland Way	Sacramento	317, C4	3	2	1,336	0.140ac	1948	SN	07/03/08	198.35	11/11	239,900	239,900	265,000	110.46	
8108 Filifera Way	Antelope	239, A6	4	3	1,768	0.100ac	1991	SN	05/20/08	149.89	45/45	269,900	269,900	265,000	98.18	
5085 Meyers St	Rocklin	220, F3	4	2	1,642	0.131ac	2004	SN	10/02/08	164.43	14/14	350,000	235,000	270,000	114.89	
1720 50th St	Sacramento	159, A1	2	1	979	0.109ac	1942	SN	10/23/08	291.11	8/210	250,000	250,000	285,000	114.00	
310 Regency Park Cir	Sacramento	257, D5	3	2	1,709	0.145ac	2003	SN	08/21/08	166.76	7/7	249,900	249,900	285,000	114.05	
3740 Pyramid Pl	West Sacramen	316, C4	4	3	2,777	0.130ac	2006	SN	10/14/08	104.43	16/16	299,900	299,900	290,000	96.70	
968 Southbridge Cir	Lincoln	179, G4	3	3	2,523	0.170ac	2004	SN	06/02/08	116.92	14/90	305,900	290,900	295,000	101.41	
3742 Cat Island Rd	West Sacramen	296, C2	4	2	2,093	0.180ac	2003	SN	09/26/08	143.33	39/39	279,900	279,900	300,000	107.18	
8232 Crichton Way	Elk Grove	358, D3	5	3	2,724	0.133ac	2001	SN	05/02/08	119.68	35/35	325,000	325,000	326,000	100.31	
3840 Cortes Island Rd	West Sacramen	316, C2	4	3	2,668	0.170ac	2003	SN	08/14/08	123.78	12/12	314,900	314,900	330,250	104.87	
2924 Muttonbird Way	Sacramento	276, J4	5	4	4,096	0.152ac	2004	SN	05/02/08	104.98	49/233	475,000	449,900	430,000	95.58	
34258 Mallard St	Woodland	1, 7A	3-6	3	2,975	0.230ac	2005	SN	07/22/08	145.21	92/92	474,900	429,900	432,000	100.49	
3101 Garden Hwy	Sacramento	276, E5	2	2	2,200	0.342ac	1963	SNP	10/22/08	245.00	14/14	522,500	522,500	539,000	103.16	
111 Dawn River Way	Folsom	261, A4	4-5	3	3,206	0.364ac	1987	SNP	09/29/08	176.23	94/94	719,000	629,000	565,000	89.83	
10241 Wildhawk Dr	Sacramento	339, E5	5	4	4,097	0.929ac	2001	SN	06/23/08	162.31	7/7	639,900	639,900	665,000	103.92	
Listing Count 81		Averages			1,494					115.95	31/72	186,718	177,920	179,914	101.12	
					High 665,000					Low 40,500			Median 148,000			

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RESIDENTIAL INCOME

ACTIVE Properties

Address	Map	SqFt	Lot Sz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
4900-4902 Yucca Way	North Highlan 278, H1	0		1976		10/02/08	0.00	27/159	148,900	148,900
Listing Count 1	Averages	0					0.00	27/159	148,900	148,900
	High	148,900		Low	148,900	Median	148,900			

PENDING Properties

Address	Map	SqFt	Lot Sz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
400-404 W Silver Eagle Rd	Sacramento 277, F4	0		1963		10/06/08	0.00	88/88	135,000	85,000
Listing Count 1	Averages	0					0.00	88/88	135,000	85,000
	High	85,000		Low	85,000	Median	85,000			
Report Count 97	Report Averages	1,489					112.57	32/74	180,072	170,805 179,914

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