

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/06/09 at 11:54am

Page 1

Property Type Residential **Area** 31 **Tract Codes** exact: 523403, 523404, 523405, 523401, 523402 **Status** Sold (6/1/2009 or after)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
3667 Dry Creek Ln	Oxnard	522, C3	3	3	2,623	7705sf	2003	08/10/09	194.82	21/21	493,800	493,800	511,000	103.48
2123 Shadow Creek Dr	Oxnard	522, B3	4	3	2,882	7613sf	2004	08/18/09	183.55	475/475	799,000	565,000	529,000	93.63
3322 Brookwood Ln	Oxnard	522, C3	5	3	3,149	7150sf	2003	07/29/09	168.31	90/90	649,900	549,000	530,000	96.54
2043 Keltic Lodge Dr	Oxnard	522, C3	3	3	2,895	7150sf	2003	06/09/09	186.53	241/241	599,000	599,000	540,000	90.15
3677 Dry Creek Ln	Oxnard	522, C3	4	3	2,882	7644sf	2003	06/01/09	190.84	71/71	590,000	515,000	550,000	106.80
3612 Glen Abbey Ln	Oxnard	522, C2	5	3	3,041	9387sf	2003	06/16/09	182.51	34/34	574,900	560,900	555,000	98.95
3448 Glen Abbey Ln	Oxnard	522, C2	5	3	3,137	7350sf	2003	06/04/09	178.51	5/5	559,900	559,900	560,000	100.02
3637 Dry Creek Ln	Oxnard	522, C3	3	2.50	2,623	7717sf	2003	07/31/09	215.40	52/52	635,000	580,000	565,000	97.41
2053 Keltic Lodge Dr	Oxnard	522, C3	5	3	3,149	12668sf	2003	07/03/09	193.71	22/245	610,000	610,000	610,000	100.00
3140 Ardmore Ln	Oxnard	522, D3	5	3.50	4,041	9180sf	2003	06/19/09	153.43	63/63	669,800	629,800	620,000	98.44
3617 Dry Creek Ln	Oxnard	522, C3	3	2.50	2,464	8475sf	2003	06/26/09	257.71	100/100	645,000	645,000	635,000	98.45
3232 Brookwood Ln	Oxnard	522, C3	4	4	3,260	9479sf	2003	08/17/09	205.52	6/6	695,000	695,000	670,000	96.40
1944 Long Cove Dr	Oxnard	522, C3	5	3	3,149	7789sf	2002	08/19/09	214.35	215/215	739,000	699,000	675,000	96.57

Listing Count 13

Averages 3,023 194.25 107/124 635,408 592,415 580,769 98.03

High 675,000 **Low** 511,000 **Median** 560,000

Report Count 13

Report Averages 3,023 194.25 107/124 635,408 592,415 580,769

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