

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/06/09 at 11:56am

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Property Type Residential **Include Property Subtypes** Attached, Detached **Start Latitude** 34.21943205001066 **Start Longitude** -119.20852661132814 **End Latitude** 34.2083596080126 **End Longitude** -119.19457912445068 **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
1700 Cabrillo Way	Oxnard	522, E4	4	1.75	1,278	6300sf	1973	07/21/09	211.27	27/27	255,000	255,000	270,000	105.88
1834 Patricia St	Oxnard	522, E3	5	2	1,950	6447sf	1965	08/03/09	189.74	8/8	369,000	385,000	370,000	96.10
1600 Evangeline Pl	Oxnard	522, D4	4	3	2,258	6560sf	1969	08/03/09	163.86	34/86	350,000	350,000	370,000	105.71
1510 Astoria Pl	Oxnard	522, E4	5	2	1,958	6560sf	1969	06/26/09	192.80	16/16	364,900	364,900	377,500	103.45
2200 Ivanhoe Ave	Oxnard	522, D5	3	2.50	2,940	7522sf	1985	08/06/09	132.65	51/51	390,000	390,000	390,000	100.00
2600 Lilac Walk	Oxnard	522, D4	4	3	2,326	7235sf	1987	08/11/09	206.36	21/21	442,900	442,900	480,000	108.38
730 Waverly Ct	Oxnard	522, D4	4	3	2,587	8799sf	1984	06/08/09	187.48	13/13	499,000	499,000	485,000	97.19
2711 Norite Pl	Oxnard	522, D4	4	3	2,482	7857sf	1989	07/20/09	195.81	9/9	444,600	444,600	486,000	109.31
Listing Count 8	Averages				2,222				185.00	22/29	389,425	391,425	403,563	103.10
					High 486,000				Low 270,000			Median 383,750		
Report Count 8	Report Averages				2,222				185.00	22/29	389,425	391,425	403,563	

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Featured properties may not be listed by the office/agent presenting this brochure.

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