

CMA Report

Listings as of 12/05/07 at 12:58pm

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Property Type Residential **Property Subtype** Attached **Areas** 36, 31, 33, 35, 34 **Status** Sold (7/1/2007 to 11/30/2007)

RESIDENTIAL
SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
2604 N Victoria Ave	Port Hueneme	552, B2	2	1	892	1742sf	1971	09/23/07	187.78	14	210,000	210,000	167,500	79.80
1440 Friedrich Ln #B	Oxnard	552, E2	2	1.50	989	2614sf	1971	09/17/07	169.36	153	280,000	229,900	167,500	72.90
1920 N H St #150	Oxnard	522, F3	2	1.50	840	1742sf	1967	09/28/07	202.38	26	199,000	199,000	170,000	85.40
1925 Gexter St #109	Oxnard	522, F3	2	1.50	840	2178sf	1967	09/21/07	208.33	11	173,900	173,900	175,000	100.60
2636 Sextant Ave	Port Hueneme	552, C2	2	1	856	1742sf	1971	11/05/07	204.44	88	260,000	210,000	175,000	83.30
2602 Tiller Ave	Port Hueneme	552, C2	2	1	892	1742sf	1971	11/28/07	208.52	160	229,900	194,900	186,000	95.40
1920 N H St #243	Oxnard	522, F3	2	1.50	840	1742sf	1967	07/19/07	226.19	138	281,000	199,900	190,000	95.00
1411 Casa San Carlos Ln #	Oxnard	552, E2	2	2	989	2613sf	1971	11/16/07	195.15	123	274,900	199,900	193,000	96.50
2615 N Spinnaker Ave	Port Hueneme	552, C2	2	1	892	1742sf	1971	10/05/07	218.61	16	204,900	204,900	195,000	95.20
2612 N Victoria Ave	Port Hueneme	552, B2	2	1	892	1742sf	1971	07/31/07	224.22	3	200,000	200,000	200,000	100.00
2587 N Anchor Ave	Port Hueneme	552, B2	2	1	892	1742sf	1971	10/26/07	229.82	138	282,500	232,900	205,000	88.00
2602 Rudder Ave	Port Hueneme	552, C2	2	1	892	1742sf	1971	10/11/07	235.43	98	249,900	239,900	210,000	87.50
2620 Rudder Ave	Port Hueneme	552, C2	2	1	856	1742sf	1971	08/29/07	259.35	45	215,000	230,000	222,000	96.50
5130 Longfellow Way	Oxnard	552, H5	2	1	928	467sf	1980	11/14/07	242.46	84	279,900	244,900	225,000	91.90
245 W Channel Islands Blv	Port Hueneme	552, D2	2	2	967	2178sf	1973	10/16/07	237.85	179	317,900	249,900	230,000	92.00
610 W Gonzales Rd #B	Oxnard	552, H3	2	2	1,165	1742sf	1969	10/08/07	201.72	60	294,900	244,900	235,000	96.00
760 W Hemlock St #1	Port Hueneme	552, D1	2	1	806	1742sf	1971	09/14/07	291.56	87	249,000	249,000	235,000	94.40
176 E Garden Green	Port Hueneme	552, D1	1	1	784	3484sf	1964	11/28/07	299.74	122	279,000	249,000	235,000	94.40
219 W Channel Islands Blv	Port Hueneme	552, D2	2	2	967	2178sf	1973	10/23/07	243.02	62	236,900	236,900	235,000	99.20
607 W Halyard St	Port Hueneme	552, C1	2	1	856	1742sf	1971	10/12/07	274.53	16	245,000	245,000	235,000	95.90
223 W Channel Islands Blv	Port Hueneme	552, E2	2	2	967	2178sf	1973	10/03/07	243.02	6	238,900	238,900	235,000	98.40
169 W Elfin Green St	Port Hueneme	552, D2	3	2	1,085	3049sf	1964	08/31/07	232.26	6	260,000	260,000	252,000	96.90
73 W Garden Green	Port Hueneme	552, E1	2	1	784	3049sf	1964	10/31/07	324.62	93	254,500	254,500	254,500	100.00
2556 N Victoria Ave	Port Hueneme	552, B2	2	1	856	1742sf	1971	08/01/07	300.23	34	278,000	262,900	257,000	97.80
263 Glenwood Dr	Oxnard	522, G4	2	2	1,329	1sf	1981	09/28/07	194.13	14	279,900	279,900	258,000	92.20
177 W Channel Islands Blv	Port Hueneme	552, D2	2	2	892	3049sf	1964	10/30/07	297.09	153	329,000	269,000	265,000	98.50
2951 Isle Way #C	Oxnard	552, D1	2	1.50	756	905sf	1973	10/25/07	357.14	77	299,900	273,500	270,000	98.70
5220 Longfellow Way	Oxnard	552, H5	2	1	928	467sf	1980	08/09/07	296.34	139	319,900	272,900	275,000	100.80
1901 Fisher Dr #A	Oxnard	552, C1	3	2	1,138	3049sf	1973	08/28/07	245.78	117	359,000	320,900	279,700	87.20
139 E Channel Islands Blv	Port Hueneme	552, E2	2	2	1,257	3484sf	1964	07/02/07	223.25	148	323,400	280,630	280,630	100.00
1304 Gina Dr	Oxnard	522, E4	3	3	1,344	3049sf	1977	11/30/07	215.77	52	349,900	329,900	290,000	87.90
3077 Kelp Ln	Oxnard	522, C7	2	1.50	1,042	1306sf	1980	11/30/07	278.31	59	310,000	310,000	290,000	93.50
2931 W Hemlock St #A	Oxnard	552, D1	2	1.50	756	871sf	1973	07/27/07	384.92	78	310,000	289,000	291,000	100.70
2725 Wendy Pl	Port Hueneme	552, D1	3	2	1,196	2613sf	1977	10/23/07	245.87	15	319,500	285,500	294,065	103.00
2931-C W Hemlock St	Oxnard	552, D1	2	1.50	756	871sf	1973	07/05/07	396.83	34	324,000	305,000	300,000	98.40
2742 Wendy Pl	Port Hueneme	552, D1	3	2	1,196	2614sf	1972	10/16/07	255.02	168	378,900	315,000	305,000	96.80
420 W Vineyard Ave	Oxnard	522, G2	2	1	1,019	946sf	1973	08/31/07	304.22	54	339,900	319,900	310,000	96.90
2931 Isle Way #B	Oxnard	552, D1	2	1.50	950	905sf	1973	07/27/07	331.58	5	315,000	315,000	315,000	100.00
81 W Delta Green	Port Hueneme	492, G4	3	2	1,245	3049sf	1964	10/19/07	253.01	30	339,000	339,000	315,000	92.90
169 W Alta	Port Hueneme	478, H7	3	2	1,085	3049sf	1964	07/23/07	294.93	6	325,000	325,000	320,000	98.50
5145 Perkins Rd	Oxnard	552, G5	3	1.50	1,266	1305sf	1982	10/01/07	252.76	132	375,000	335,000	320,000	95.50
5168 Columbus Pl	Oxnard	552, G5	3	2	1,152	1099sf	1991	08/21/07	278.65	68	349,900	334,900	321,000	95.80
2057 E Bard Rd	Oxnard	553, A4	2	1.50	1,158	5000sf	1980	07/10/07	279.79	60	340,000	325,000	324,000	99.70
865 S B St #D1	Oxnard	522, G7	2	2	1,113	1sf	1992	07/25/07	296.50	31	340,000	340,000	330,000	97.10
5111 Perkins Rd #4	Oxnard	552, G5	3	2.50	1,182	1412sf	1982	09/11/07	279.19	53	385,000	330,000	330,000	100.00
3624 Olds Rd	Oxnard	553, A3	2	3	1,573	1145sf	1987	10/11/07	209.79	31	334,900	329,900	330,000	100.00
1229 Jamaica Ln	Oxnard	522, F6	2	2.50	1,274	1sf	1992	10/30/07	262.17	160	399,000	364,000	334,000	91.80
2949 Kelp Ln	Oxnard	522, C7	2	1.50	1,051	1307sf	1980	08/08/07	317.79	64	367,500	354,900	334,000	94.10
2636 Captains Ave	Port Hueneme	522, C1	2	2	1,002	3920sf	1978	09/18/07	333.33	70	389,900	349,000	334,000	95.70
521 Percy St	Oxnard	552, H4	3	2	1,344	1sf	1981	10/08/07	249.26	14	339,900	339,900	335,000	98.60
3644 Olds Rd	Oxnard	553, A3	2	2.50	1,573	1145sf	1982	08/15/07	213.92	100	389,900	345,900	336,500	97.30
1128 Mooring Walk	Oxnard	522, F7	3	2.50	1,604	1604sf	1994	11/28/07	211.35	154	427,900	349,900	339,000	96.90
2117 Blackberry	Oxnard	522, G3	2	2	1,332	1sf	1990	09/26/07	255.18	230	450,000	349,900	339,900	97.10
1300 Gina Dr	Oxnard	522, E4	2	2	1,157	3049sf	1977	10/10/07	293.86	47	368,900	368,900	340,000	92.20
3247 Kelp Ln	Oxnard	522, C7	3	2	1,292	1306sf	1980	09/14/07	263.16	12	345,000	345,000	340,000	98.60
504 Percy St	Oxnard	552, H4	2	2.50	1,195	1184sf	1988	10/19/07	288.62	53	349,900	349,900	344,900	98.60
2713 Jill Pl	Port Hueneme	552, D2	3	2	1,528	2614sf	1977	09/13/07	226.44	90	389,000	369,000	346,000	93.80
3114 Ventura Rd	Oxnard	492, G7	2	2	1,388	1sf	Unde	11/08/07	252.13	90	357,950	349,950	349,950	100.00
270 E Fiesta Green St	Port Hueneme	552, E2	2	2	1,257	3920sf	1964	09/05/07	278.44	1	360,000	360,000	350,000	97.20
785 E Pleasant Valley Rd	Port Hueneme	552, F5	2	2.50	1,365	1613sf	1990	07/10/07	267.40	106	419,900	374,000	365,000	97.60
2595 Cabin Cove	Port Hueneme	552, C2	2	2	1,017	1465sf	1986	10/26/07	358.90	29	385,000	365,000	365,000	100.00
2585 Outlook Cove	Port Hueneme	552, C2	2	3	1,485	1697sf	1986	08/22/07	247.14	303	475,000	415,000	367,000	88.40
2636 Barnacle Cove	Port Hueneme	552, C1	2	2	1,017	1465sf	1986	10/12/07	362.83	34	415,000	399,000	369,000	92.50
661 Nandina Pl	Oxnard	522, F2	2	2	1,194	3049sf	1978	07/09/07	309.80	70	429,900	369,900	369,900	100.00
749 Moby Dick Ln	Oxnard	522, E6	2	2.50	1,424	9800sf	1992	07/31/07	263.34	5	395,000	395,000	375,000	94.90
663 Nandina Cir	Oxnard	522, F2	2	2	1,194	3049sf	1978	09/19/07	318.26	46	399,900	399,900	380,000	95.00
2683 Hurricane	Port Hueneme	552, C2	2	3	1,485	1697sf	1985	07/02/07	260.61	115	444,900	399,000	387,000	97.00
3554 Olds Rd	Oxnard	553, A3	2	2.50	1,573	871sf	1987	07/23/07	246.03	58	419,000	394,900	387,000	98.00

Presented By: Dave Gosnell / Gosnell REALTORS Phone: 805-983-1582

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CMA Report

Listings as of 12/05/07 at 12:58pm

Property Type Residential **Property Subtype** Attached **Areas** 36, 31, 33, 35, 34 **Status** Sold (7/1/2007 to 11/30/2007)

**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
5220 Saviers	Oxnard	552, G5	3	3	1,759	5000sf	2005	09/28/07	220.30	87	419,000	399,000	387,500	97.10
3000 Orleans Dr	Oxnard	492, G7	3	2.50	1,662	1sf	New	08/29/07	234.06	11	429,950	429,950	389,000	90.50
1314 Oyster Pl	Oxnard	522, E7	2	2.50	1,360	9,800sf	1992	07/11/07	286.76	99	429,900	399,900	390,000	97.50
5206 Saviers	Oxnard	552, G5	3	3	1,759	5000sf	2005	07/09/07	227.35	19	399,900	399,900	399,900	100.00
451 4th Pl	Port Hueneme	552, E5	3	2.50	1,685	5000sf	1991	10/18/07	237.39	26	429,000	429,000	400,000	93.20
2561 Mariner Cove	Port Hueneme	552, C2	3	3	1,485	1697sf	1986	09/21/07	271.38	247	464,900	403,000	403,000	100.00
716 Holly Ave	Oxnard	522, F2	3	2	1,277	5227sf	1975	07/20/07	317.15	18	405,000	405,000	405,000	100.00
2610 Explorer Cove	Port Hueneme	552, C2	2	2	1,255	1525sf	1986	07/27/07	322.71	92	455,000	434,900	405,000	93.10
2030 Blackberry Cir	Oxnard	522, G3	2	2	1,114	11704sf	1990	07/11/07	366.25	68	429,900	422,500	408,000	96.60
465 Las Palomas Dr	Port Hueneme	552, D2	3	2	1,327	3920sf	1980	09/14/07	324.04	155	489,000	439,000	430,000	97.90
418 Reed Way	Port Hueneme	552, D2	2	2	1,372	5227sf	1977	08/03/07	327.26	67	459,000	449,000	449,000	100.00
341 Kiawah Dr #26	Oxnard	492, G7	4	2.75	2,137	1sf	New	11/08/07	210.55	82	469,950	459,950	449,950	97.80
120 E Pearl St	Port Hueneme	552, E6	4	2.50	1,470	1700sf	1990	08/21/07	312.24	6	459,000	459,000	459,000	100.00
1673 N 7th St	Port Hueneme	552, F4	3	2	1,442	6200sf	1958	08/02/07	318.93	23	499,900	459,900	459,900	100.00
3073 Orleans Dr #3	Oxnard	492, G7	4	2.75	2,137	18499sf	2007	09/27/07	215.23	7	469,950	469,950	459,950	97.90
2950 Fanshell	Oxnard	522, D7	3	3	2,376	4312sf	1989	10/05/07	193.60	68	565,000	460,000	460,000	100.00
428 Hudson Ln	Port Hueneme	552, D2	2	2	1,372	5227sf	1977	08/16/07	338.74	65	479,999	475,000	464,750	97.80
Listing Count 85					Averages	1,198			266.30	74	350,764	326,929	314,188	96.10
					High 464,750				Low 167,500			Median 324,000		
Report Count 85					Report Averages	1198			266.30	74	350,764	326,929	314,188	

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