

CMA Report

Listings as of 12/05/07 at 1:26pm

Property Type Residential **Property Subtype** Detached **Area** 22, 23 **Status** Sold (6/8/2007 or after)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
6816 W Santa Barbara Ave	Ventura	366, C5	3	2	912	2625sf	1964	11/14/07	296.05	28	296,000	279,900	270,000	96.50
1216 Seafarer St	Ventura	491, G5	3	2	1,439	5694sf	1969	10/10/07	486.45	72	749,000	715,000	700,000	97.90
1348 Seafarer St	Ventura	491, F6	3	2	1,439	5657sf	1969	09/28/07	508.34	14	719,000	732,000	731,500	99.90
2490 Pierpont Blvd	Ventura	491, F4	3	1	962	4333sf	1956	10/24/07	774.43	153	859,000	799,000	745,000	93.20
2188 Monmouth Dr	Ventura	491, E4	2	1	740	3557sf	1954	10/11/07	1,013.51	268	849,950	849,950	750,000	88.20
1217 Beachmont St	Ventura	491, G5	3	2	1,439	5284sf	1969	08/08/07	534.40	123	799,900	777,777	769,000	98.90
796 San Pedro St	Ventura	491, E3	3	2	1,164	3242sf	1957	09/26/07	682.99	78	950,000	849,300	795,000	93.60
2756 Surfrider Ave	Ventura	491, F5	3	1.75	1,690	6300sf	1965	09/04/07	479.29	1	849,000	849,000	810,000	95.40
1071 Dover	Ventura	491, E4	2	1	725	5220sf	1955	06/29/07	1,186.21	146	949,000	889,000	860,000	96.70
924 Waterbury	Ventura	491, E3	3	1	1,026	3567sf	1959	06/12/07	877.19	129	975,000	950,000	900,000	94.70
1229 Norwich Ln	Ventura	491, E5	2	1	1,004	3049sf	1959	07/12/07	896.41	106	945,000	945,000	900,000	95.20
1272 Sagamore Ln	Ventura	491, F5	2	2	1,427	5700sf	1955	11/20/07	644.71	16	1,100,000	1,100,000	920,000	83.60
969-971 Sandpiper Ct	Ventura	491, F5	5	4	2,720	6098sf	Unkn	08/01/07	360.29	68	1,198,000	1,075,000	980,000	91.20
2531 Seahorse Ave	Ventura	491, F4	5	2.75	2,337	7971sf	1965	11/26/07	440.31	173	1,245,000	1,092,000	1,029,000	94.20
1142 Brunswick Ln	Ventura	491, E5	3	3	2,350	3057sf	1996	08/30/07	536.17	32	1,495,000	1,345,000	1,260,000	93.70
2925 Pierpont Blvd	Ventura	491, F5	2	1.75	1,742	2952sf	1978	11/15/07	746.27	41	1,595,000	1,525,000	1,300,000	85.20
2655 Pierpont Blvd	Ventura	491, F5	5	3.50	3,211	4000sf	1998	07/27/07	404.86	139	1,497,500	1,397,500	1,300,000	93.00
3051 Seaview Ave	Ventura	491, F5	4	3	2,505	4500sf	1969	08/17/07	578.84	4	1,479,000	1,479,000	1,450,000	98.00
2950 Bayshore Ave	Ventura	491, F5	3	3	2,057	4500sf	1965	11/19/07	748.66	72	1,695,000	1,645,000	1,540,000	93.60
4267 Faria	Ventura	470, A3	3	3	1,608	3349sf	1963	08/03/07	963.93	200	1,749,000	1,749,000	1,550,000	88.60
1210 Kingston Ln	Ventura	491, E4	2	1	912	3458sf	1954	08/06/07	1,754.39	16	1,699,000	1,699,000	1,600,000	94.20
1218 Brunswick Ln	Ventura	491, E5	3	2.50	2,469	3915sf	2002	06/21/07	648.04	24	1,695,000	1,695,000	1,600,000	94.40
2677 Surfrider Ave	Ventura	491, F4	4	3.50	2,765	6146sf	1968	06/26/07	591.62	99	1,995,000	1,895,000	1,635,839	86.30
2734 Sailor Ave	Ventura	491, F5	4	3	3,818	5069sf	2004	07/13/07	429.81	49	2,195,000	2,099,000	1,641,000	78.20
1109 Winthrop Ln	Ventura	491, E4	5	4	3,565	4510sf	2007	09/21/07	503.51	79	2,049,000	1,890,000	1,795,000	95.00
1008 Peninsula St	Ventura	491, F4	4	3	2,656	4700sf	1976	09/07/07	734.19	22	2,250,000	2,250,000	1,950,000	86.70
3828 W Pacific Coast Hwy	Ventura	470, C3	3	2	1,472	3049sf	1983	06/12/07	1,604.96	21	2,495,000	2,495,000	2,362,500	94.70
4224 Faria Rd	Ventura	470, A3	2	2	1,478	5227sf	1964	09/28/07	1,708.39	159	2,895,000	2,649,000	2,525,000	95.30
3532 W Pacific Coast Hwy	Ventura	470, B3	2	3	2,637	10468sf	1975	11/15/07	1,137.66	21	3,599,000	3,599,000	3,000,000	83.40
3784 N Pacific Coast Hwy	Ventura	470, B3	4	2.50	2,116	8649sf	1973	06/13/07	1,713.14	55	3,995,000	3,995,000	3,625,000	90.70
5518 Rincon Beach Park Dr	Ventura	469, G1	3	3.50	3,000	5031sf	New	09/18/07	1,216.67	65	3,750,000	3,750,000	3,650,000	97.30
Listing Count 31	Averages				1,916				812.96	80	1,632,624	1,582,562	1,449,801	91.61
					High 3,650,000				Low 270,000			Median 1,300,000		
Report Count 31	Report Averages				1916				812.96	80	1,632,624	1,582,562	1,449,801	

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