

CMA Report



Listing as of 07/09/08 at 8:40pm

RESIDENTIAL

SOLD Properties

City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP%LP
Modesto	247, F8	3	4	3,296		1987	SP	04/04/08	257.89	90/242	925,000	925,000	850,000	91.90
Modesto	305, F1	4	4	3,279	16800sf	1975	SNP	06/27/08	289.72	165/165	1,195,000	995,000	950,000	95.50
Modesto	306, A1	4	3	4,006	20175sf	1989	SP	04/21/08	240.89	3/3	975,000	975,000	965,000	99.00
Modesto	306, B1	4	3	3,954	0.480ac	1972	SNP	05/30/08	245.95	73/73	1,275,000	995,000	972,500	97.70
Modesto	247, C8 3-4		3	3,315	20977sf	2002	SN	05/15/08	294.12	211/211	1,099,000	995,000	975,000	98.00
Modesto	247, A7	5	4	4,260	0.456ac	1987	SP	04/15/08	241.81	122/122	1,295,000	1,198,900	1,030,100	85.90
Modesto	248, B8	4	3	3,456	0.496ac	2005	SP	04/25/08	331.31	26/26	1,250,000	1,250,000	1,145,000	91.60
Modesto	306, A1	4	4	4,100	15900sf	2000	SP	03/27/08	341.46	120/120	1,600,000	1,485,000	1,400,000	94.30
Modesto	247, F7	5	5	5,100	20238sf	2007	S	03/05/08	313.73	25/178	1,789,000	1,699,999	1,600,000	94.10
Modesto	247, F8	4	4	4,400	1.400ac	1986	SP	01/30/08	386.36	120/120	1,895,000	1,895,000	1,700,000	89.70
Modesto	248, B7	4	4	6,393	0.450ac	2005	SP	01/30/08	359.77	56/56	2,995,000	2,995,000	2,300,000	76.80

Listing Count	11	Averages	4,142						300.27	92/120	1,481,182	1,400,809	1,262,509	90.13
Report Count	11	Report Averages	4142	High 2,300,000					300.27	92/120	1,481,182	1,400,809	1,262,509	
												Median 1,030,100		

Presented By: Irene K Lai Chan / Rando Real Estate & Financing Phone: 209-505-4812

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

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