

CMA Report

Sorted by Price (asc)

Listings as of 01/15/10 at 1:24pm

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Property Type Residential Income **Include Property Subtype** Duplex **County** Sacramento **Statuses** Active, Active Rel. Clause, Active Short Sale, Active Short Cont., Active Court Appr., Active Court Cont., Temp. Off Mkt., Pending, Pending Bring Backup **Price** 1, 000 to 200, 000

RESIDENTIAL INCOME

ACTIVE Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
7418-7420 Della Cir	Sacramento	338, C2	0		1977	01/13/10	0.00	2/2	79,900	79,900
3716 19th Ave	Sacramento	317, F3	0	0.128ac	1922	10/04/09	0.00	102/102	89,500	89,499
5404 Rockwell Rd	North Highlan	258, G6	0	0.270ac	1973	10/16/09	0.00	81/81	99,000	89,500
1741 Nogales St	Sacramento	278, B4	0	0.170ac	1946	12/11/09	0.00	34/34	89,900	89,900
6020 Camellia Ln	Sacramento	317, F5	0	9350sf	1950	01/06/10	0.00	9/9	89,950	89,950(V)
1109 Rivera Dr	Sacramento	277, J4	0	4792sf	1930	09/01/09	0.00	67/67	105,000	97,500
5936-5938 Clover Manor Wa	Sacramento	317, H5	0	0.150ac	1977	12/06/09	0.00	40/40	109,900	109,900
6829-6831 Fruitridge Rd	Sacramento	318, B4	0		1947	11/12/09	0.00	64/64	119,000	113,000
6224 39th St	Sacramento	317, G6	0	9244sf	1944	11/18/09	0.00	17/17	115,000	115,000
400-404 W Silver Eagle Rd	Sacramento	277, F4	0	0.294ac	1963	12/09/09	0.00	34/213	117,900	117,900
371 W El Camino Ave	Sacramento	277, F6	0		2001	01/14/10	0.00	1/1	119,900	119,900
5128 Robertson Ave	Carmichael	279, B5	0		1952	12/18/09	0.00	7/7	129,900	129,900
4100 Wheatley Cir	Sacramento	278, A2	0	0.160ac	1963	01/04/10	0.00	11/116	129,988	129,988
4012 Martin Luther King J	Sacramento	317, G2	0		1960	12/09/09	0.00	36/36	135,000	137,000
5112-5114 Shell St	North Highlan	258, G7	0		1978	01/04/10	0.00	11/11	139,900	139,900
4949 Yucca Way	North Highlan	258, H7	0		1976	01/12/10	0.00	3/3	142,000	142,000
2800 65th St	Sacramento	318, B1	0		1953	11/17/09	0.00	59/59	150,000	150,000
1261 N B St	Sacramento	437, A1	0	0.040ac	1915	10/07/08	0.00	464/464	150,000	150,000
3100 Judah St	Sacramento	278, B5	0		1940	09/21/09	0.00	116/116	169,900	159,000
5507 Shaver Ct	Sacramento	259, B6	0		1978	01/06/10	0.00	9/9	174,900	174,900
2821 21st Ave	Sacramento	317, E3	0	0.280ac	1985	01/12/10	0.00	2/2	175,000	175,000
6540 Mauana Way	Citrus Height	259, J3	0	0.170ac	1974	01/13/10	0.00	1/1	175,000	175,000
5861-5863 Tangerine Ave	Sacramento	338, A3	0		1962	08/06/09	0.00	76/76	199,000	178,500
5364 Castle St	Fair Oaks	259, G7	0	0.152ac	1963	12/28/09	0.00	16/16	179,900	179,900
2141 18th Ave	Sacramento	317, D3	0		1963	01/14/10	0.00	1/1	179,900	179,900
4206 Casa Blanca Ln	Carmichael	279, C2	0	0.178ac	1976	01/06/10	0.00	5/5	181,000	181,000
4212-4214 Casa Blanca Ln	Carmichael	279, C2	0		1976	10/26/09	0.00	73/73	199,900	184,900
4532 Zachary Way	Sacramento	258, J6	0		1983	12/28/09	0.00	18/18	185,000	185,000
4411 Palm Ave	Sacramento	258, J6	0		1977	12/17/09	0.00	28/28	189,900	189,900
3808 2nd Ave	Sacramento	297, F7	0		1910	12/23/09	0.00	23/23	194,900	194,900
6641 W 4th St	Rio Linda	257, F3	0	2.710ac	2000	09/14/09	0.00	122/122	195,000	195,000
5228 Karm Way	Sacramento	259, G3	0	0.170ac	1976	01/07/10	0.00	7/7	196,000	196,000
6025 Rye Way	Carmichael	279, D1	0		1963	11/20/09	0.00	56/56	229,600	199,900
2765 Branch St	Sacramento	277, J6	0	0.530ac	Unkn	01/08/10	0.00	7/7	200,000	200,000
Listing Count 34	Averages		0				0.00	47/55	151,078	148,222
	High	200,000		Low	79,900			Median	150,000	

ACTIVE SHORT SALE Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3063 Judah St	Sacramento	278, B5	0		1971	01/14/10	0.00	1/1	89,950	89,950
3905 34th St	Sacramento	317, F2	0	0.120ac	1983	01/05/09	0.00	374/374	110,000	98,000
639 Arden Way	Sacramento	277, H7	0		1955	12/31/09	0.00	15/15	100,000	100,000
4400 Orinda Way	Sacramento	317, H2	0	0.170ac	1951	11/11/09	0.00	64/561	108,000	108,000
3621 Willow St	Sacramento	278, B3	0		2005	04/01/09	0.00	289/289	150,000	120,000(V)
7434 Della Cir	Sacramento	338, C2	0		1977	08/27/09	0.00	141/141	109,000	121,000
5417-5419 Sky Pkwy	Sacramento	161, A3	0	0.156ac	1978	12/21/09	0.00	25/25	125,000	125,000
112-114 Spruce Ave	Galt	419, E7	0		1964	11/25/09	0.00	51/51	220,000	145,000
4585 Bomark Way	Sacramento	259, A6	0	0.181ac	1984	05/15/09	0.00	243/243	159,000	149,000
10518-10520 Mills Tower D	Rancho Cordov	299, G2	0		1978	05/11/09	0.00	248/248	315,000	157,000
5412 Olympic Way	Sacramento	279, J1	0	0.210ac	1972	04/22/09	0.00	267/267	250,000	159,000
6823 Concert Way	Sacramento	259, B2	0	0.160ac	1978	01/15/10	0.00	0/0	165,000	165,000
4528 Didion Ct	Sacramento	258, J6	0		1979	11/03/09	0.00	72/72	170,000	170,000
6500 Weatherford Way	Sacramento	338, A6	0	0.280ac	Unkn	09/08/09	0.00	125/125	179,900	170,900
6446-6448 Mauana Way	Citrus Height	259, J4	0	0.150ac	1975	01/04/10	0.00	11/11	172,000	172,000
2347 Imran Dr	Sacramento	298, D3	0	0.176ac	1978	02/01/09	0.00	332/332	185,000	185,000
7223-0000 Oconee Ct	Citrus Height	260, A2	0		1964	11/19/09	0.00	56/56	399,000	185,000
5516 Missie Way	Sacramento	259, A6	0	8712sf	1977	12/29/09	0.00	9/9	190,000	190,000
Listing Count 18	Averages		0				0.00	129/157	177,603	144,992
	High	190,000		Low	89,950			Median	153,000	

ACTIVE SHORT CONT. Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3364 Western Ave	Sacramento	277, F4	0	0.150ac	1963	01/09/10	0.00	7/7	54,900	54,900
441 Arden Way	Sacramento	277, H7	0	0.180ac	1925	01/07/10	0.00	31/31	85,600	70,000

Presented By: Ryan P Lundquist Lic: AL032169 / Lunquist Appraisal Company Phone: 916-595-3735

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

(0040 -0)

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Property Type Residential Income **Include Property Subtype** Duplex **County** Sacramento **Statuses** Active, Active Rel. Clause, Active Short Sale, Active Short Cont., Active Court Appr., Active Court Cont., Temp. Off Mkt., Pending, Pending Bring Backup **Price** 1, 000 to 200, 000

RESIDENTIAL INCOME

ACTIVE SHORT CONT. Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
2608 Del Paso Blvd	Sacramento	277, J6	0	0.120ac	1976	09/29/09	0.00	120/120	184,900	74,900
395 Las Palmas Ave	Sacramento	277, G5	0		1952	12/17/09	0.00	29/29	80,000	80,000
7307-7309 Florinda Way	Sacramento	338, C2	0	0.154ac	1977	11/20/09	0.00	73/73	85,000	85,000
7466-7468 Della Cir	Sacramento	338, C2	0	0.166ac	1977	11/02/09	0.00	182/182	115,000	90,000
7912-7914 Loucreta Dr	Sacramento	338, C2	0		1963	09/11/09	0.00	135/135	99,000	99,000
7625 Eagle Park Dr	Sacramento	338, C4	0		1980	03/23/09	0.00	302/332	119,000	99,900
3109 2nd Ave	Sacramento	318, A1	0		1908	12/26/09	0.00	70/70	125,000	100,000
4500 Bomark Way	Sacramento	258, J6	0	0.185ac	1964	01/07/10	0.00	18/145	119,000	119,000
5018 Lori Jo Way	North Highlan	258, H7	0		1979	06/19/09	0.00	210/210	119,000	119,000
3600 Natoma Way	Sacramento	278, B3	0		Unkn	01/04/10	0.00	13/286	124,900	124,900
10300 S White Rock Rd	Rancho Cordov	299, G4	0	0.166ac	1962	12/17/09	0.00	150/150	125,000	125,000
2628 Los Nogales Way	Rancho Cordov	299, J1	0		1977	01/04/10	0.00	74/74	140,000	125,000
7554 Cripple Creek Rd	Citrus Height	239, H7	0	0.322ac	1963	01/11/10	0.00	199/199	240,000	130,000
4800 Robert Frost Way	Sacramento	259, A4	0		1973	07/12/09	0.00	144/144	135,000	135,000
5572 Hillsdale Blvd	Sacramento	258, J5	0	0.180ac	1977	10/06/09	0.00	104/104	150,000	135,000
3436 Marysville Blvd	Sacramento	278, A4	0		2004	12/05/09	0.00	64/537	141,000	141,000
2609-2611 Edinger Ave	Sacramento	317, E7	0	10019sf	Unkn	01/04/10	0.00	231/231	145,000	145,000
6800 Concert Way	Sacramento	259, B3	0	0.212ac	1977	11/23/09	0.00	71/71	199,000	149,000
3158-3160 Jersey Way	Sacramento	278, F6	0		1950	12/08/09	0.00	37/334	149,000	149,000
2714 Bravado Dr	Rancho Cordov	299, E3	0		1970	11/02/09	0.00	100/100	169,000	149,000
5047 North Ave	Carmichael	279, A5	0		2003	08/10/09	0.00	207/207	199,000	149,000
7501 Handy Way	Sacramento	337, B3	0		1992	02/03/09	0.00	353/353	149,000	149,000
7615-7617 Oak Grove Ave	Citrus Height	239, H6	0		1950	01/12/10	0.00	197/197	150,000	150,000
7732 Sayonara Dr	Citrus Height	259, J4	0	0.160ac	1976	10/20/09	0.00	117/117	150,000	150,000
7717 Elsie Ave	Sacramento	338, C2	0		1977	01/07/10	0.00	16/16	150,000	150,000
2508 Michelle Dr	Sacramento	223, E5	0		1953	11/23/09	0.00	55/55	150,000	150,000(V)
7665-7667 San Simeon Dr	Citrus Height	259, J4	0		1966	11/17/09	0.00	347/347	190,000	155,000
3280 Sanbury Cir	Rancho Cordov	299, F4	0		1979	11/06/09	0.00	69/69	159,000	159,000
5416 Olympic Way	Sacramento	259, B3	0		1972	11/17/09	0.00	72/72	159,900	159,900
7637-7639 San Simeon Dr	Citrus Height	259, H4	0		1973	03/02/09	0.00	353/353	200,000	160,000
5605 Hazel Ave	Orangevale	260, F6	0	0.190ac	1973	08/26/09	0.00	240/240	160,000	160,000
4008 Darb Ct	North Highlan	258, H6	0		1978	01/05/10	0.00	71/71	199,000	169,000
4505-4507 Zachary Way	Sacramento	258, J6	0	0.230ac	1979	01/07/10	0.00	17/17	169,900	169,900
6831 Concert Way	Sacramento	259, B3	0	0.127ac	1978	08/06/09	0.00	168/168	199,900	169,900
6844 Concert Way	Sacramento	259, B3	0		1985	12/29/09	0.00	152/152	170,000	170,000
7626-7628 Oak Grove Ave	Citrus Height	239, H6	0	0.295ac	1978	01/08/10	0.00	102/102	170,000	170,000
5633 PALM Ave	Carmichael	259, C6	0	0.213ac	1979	05/02/09	0.00	263/263	149,000	170,000
4022 Senate Ave	North Highlan	258, H6	0		1978	08/03/09	0.00	190/190	170,000	170,000
5217-5219 Karm Way	Sacramento	259, B3	0	0.170ac	1976	09/29/09	0.00	110/110	170,000	170,000
3812-3814 Arden Way	Sacramento	298, G2	0	0.220ac	1951	08/07/09	0.00	116/233	230,000	175,000
5810 Nonnie Ave	Sacramento	259, D6	0		1961	09/27/09	0.00	113/113	175,000	175,000
2037 Marconi Ave	Sacramento	278, C5	0		1936	10/08/09	0.00	153/153	175,000	175,000
6813 Barbara Lee Cir	Sacramento	259, B3	0		1977	11/05/09	0.00	70/223	175,000	175,000(V)
6085 Peoria Dr	Citrus Height	259, G5	0		1974	12/23/09	0.00	24/24	180,000	180,000
6601-6603 Todd Ct	Sacramento	259, B3	0	0.190ac	1975	07/22/09	0.00	239/239	180,000	180,000
4836 Mary Kate Dr	Sacramento	259, A6	0	0.152ac	1977	08/11/09	0.00	347/347	220,000	189,000
2700 Matheson Way	Sacramento	298, E3	0		1971	09/14/09	0.00	165/165	249,000	199,000
1421 Topaz Way	Sacramento	298, E2	0		1960	11/23/09	0.00	367/367	199,000	199,000
5391-5393 Manzanita Ave	Carmichael	259, D6	0	0.160ac	1974	01/11/10	0.00	8/80	199,000	199,000
2720 Lafayette Dr	Sacramento	278, D6	0	0.330ac	1954	01/11/10	0.00	268/268	199,999	199,999
4701-4703 Large Oak Ct	Sacramento	279, A1	0	0.150ac	1974	10/07/09	0.00	104/104	200,000	200,000
4821-4823 Lewis Carroll W	Sacramento	259, A4	0	0.160ac	1977	11/16/09	0.00	65/65	200,000	200,000
Listing Count 54		Averages	0				0.00	139/167	161,130	148,080
		High	200,000	Low	54,900	Median	150,000			

TEMP. OFF MKT. Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3608 Willow St	Sacramento	278, B3	0	0.180ac	1946	09/29/09	0.00	204/204	69,000	69,000
3612 Willow St	Sacramento	278, B3	0	0.180ac	1947	09/29/09	0.00	204/204	69,000	69,000
3371 Lerwick Rd	Sacramento	322, F2	0		1964	08/08/09	0.00	12/12	135,000	135,000
2819 Lerwick Rd	Sacramento	278, E4	0		1973	01/06/10	0.00	75/75	140,000	140,000
4142 Oberon Ave	North Highlan	258, H6	0		1980	05/31/09	0.00	23/23	159,950	159,950
2908-2910 Dain Ct	Rancho Cordov	299, F3	0	0.160ac	1972	08/17/09	0.00	60/60	179,900	179,900
8907 Montoya St	Sacramento	298, H7	0	0.190ac	1975	12/10/09	0.00	45/45	179,900	179,900
6868 Barbara Lee Cir	Sacramento	259, B3	0		1977	01/03/10	0.00	61/61	229,900	198,900
Listing Count 8		Averages	0				0.00	86/86	145,331	141,456
		High	198,900	Low	69,000	Median	149,975			

PENDING Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
242-246 Santiago Ave	Sacramento	277, G6	0	0.170ac	1943	01/04/10	0.00	11/11	54,900	54,900
8001 Loucreta Dr	Sacramento	338, C2	0	0.214ac	1963	09/22/09	0.00	6/6	79,900	79,900
2554 Taft St	Sacramento	278, A6	0	0.160ac	1946	09/11/09	0.00	3/3	79,950	79,950
2318-2324 Boxwood St	Sacramento	277, J7	0		1930	09/11/09	0.00	3/3	79,950	79,950
5416 Watt Ave	North Highlan	258, G6	0		1936	01/06/10	0.00	62/62	98,900	84,900
5855-5857 34th Ave	Sacramento	317, J5	0	0.160ac	1948	11/23/09	0.00	18/18	95,000	95,000

2008 Juliese Ave	Sacramento	278, C5	0	0.170ac	1940	11/27/09	0.00	67/67	105,000	95,000
2818 Altos Ave	Sacramento	277, J5	0		1951	09/11/09	0.00	7/7	99,950	99,950
6717-6721 27th St	Sacramento	337, E1	0		1965	11/10/09	0.00	103/103	110,000	110,000
7314 14th Ave	Sacramento	318, C2	0	0.170ac	1980	12/28/09	0.00	38/38	195,000	115,000
3319 Chettenham Dr	Rancho Cordov	299, F4	0	0.170ac	1977	01/04/10	0.00	67/67	116,000	116,000
1714 Fianza Ave	Sacramento	278, B6	0		Unkn	01/04/10	0.00	80/80	119,000	119,000
3610-3612 Rio Linda Blvd	Sacramento	277, H4	0		2006	12/08/09	0.00	7/7	119,900	119,900
3600 27th Ave	Sacramento	317, F4	0		1945	11/20/09	0.00	43/43	120,000	120,000
2716 Toro Ct	Gold River	299, E3	0	0.180ac	1964	01/12/10	0.00	2/2	121,000	121,000
5825-5827 Ambler St	Sacramento	338, A3	0	0.255ac	1956	01/07/10	0.00	7/7	124,900	124,900
7813 Loucreta Dr	Sacramento	338, C2	0		1963	06/30/09	0.00	155/155	125,000	125,000
3719 Lenore Way	North Highlan	159, A1	0		1986	12/10/09	0.00	24/24	126,500	126,500
3725 Myrtle Ave	North Highlan	258, G7	0		1990	12/18/09	0.00	11/11	127,000	127,000
4906 Yucca Way	North Highlan	258, H7	0		1975	01/06/10	0.00	6/6	128,000	128,000
3202 38th St	Sacramento	317, F1	0		1947	01/11/10	0.00	98/98	137,500	129,000
5980 Tangerine Ave	Sacramento	338, A3	0		1980	12/31/09	0.00	179/179	179,900	129,900
7459-7457 Willowcreek Dr	Citrus Height	259, H6	0		1977	01/08/10	0.00	18/18	139,500	132,500
5100-5102 Shell St	North Highlan	258, G7	0		1978	11/25/09	0.00	28/28	134,900	134,900
10176 De Soto Way	Sacramento	299, E5	0		1963	12/10/09	0.00	0/0	135,000	135,000
5073 Shell St	North Highlan	258, G7	0	0.250ac	1978	11/19/09	0.00	244/244	130,000	138,000
10218 S White Rock Rd	Rancho Cordov	299, G5	0		1976	01/14/10	0.00	6/6	141,570	141,570
2628 Bravado Dr	Rancho Cordov	299, E3	0		1964	12/03/09	0.00	37/37	145,000	145,000
7956 Samantha Way	Sacramento	338, C2	0		1965	01/03/10	0.00	11/11	145,600	145,600
3321 Altos Ave	Sacramento	277, J4	0		1994	12/10/09	0.00	20/20	148,500	148,500
5340 Engle Rd	Carmichael	279, B4	0		1971	12/29/09	0.00	66/66	179,900	150,000
6421 Mauana Way	Citrus Height	259, J4	0		1975	10/12/09	0.00	41/680	159,900	159,900
3437 Viking Dr	Sacramento	299, C6	0		1977	12/01/09	0.00	0/0	160,000	160,000
2441 Yreka Ave	Sacramento	337, E1	0	0.200ac	2006	12/01/09	0.00	11/11	165,000	165,000
10427 El Mercado Dr	Rancho Cordov	299, F5	0	0.150ac	1976	11/19/09	0.00	3/216	165,000	165,000
5225 Fitzwilliam Way	Sacramento	337, J4	0		1977	01/08/10	0.00	85/85	165,000	165,000
6536 Mauana Way	Citrus Height	259, J4	0		1974	01/04/10	0.00	46/46	189,850	169,850
7037-7039 Zeeland Dr	Citrus Height	259, F1	0		1963	11/30/09	0.00	181/181	170,000	170,000
6725 Woodbine Ave	Sacramento	317, B3	0		Unkn	12/23/09	0.00	208/208	179,000	179,000
2025 3rd St	Sacramento	297, B5	0	0.073ac	1922	01/13/10	0.00	67/67	242,550	179,598
4501 ZACHARY Way	Sacramento	258, J6	0		1983	01/12/10	0.00	15/15	179,950	179,950
4213 Casa Blanca Ln	Carmichael	279, C2	0		1976	12/15/09	0.00	95/95	218,400	184,900
8009-8011 Zenith Dr	Citrus Height	269, E7	0	7841sf	1978	10/16/09	0.00	18/18	199,900	185,000
418 N St	Rio Linda	257, H2	0	1.150ac	2005	10/19/09	0.00	185/185	185,000	185,000
6909 Centennial Way	Sacramento	259, B2	0	0.122ac	1983	12/29/09	0.00	18/18	185,000	185,000
5347-5349 Castle St	Fair Oaks	259, G7	0		1963	10/26/09	0.00	5/5	189,900	189,900
6051 Northcrest Cir	Carmichael	279, D1	0	0.130ac	1974	01/15/10	0.00	12/12	190,000	190,000
6001 Leafwood Dr	Carmichael	279, D5	0		1966	12/28/09	0.00	98/98	198,000	198,000
4948 Summerwood Cir	Sacramento	259, A6	0		1976	12/04/09	0.00	39/180	199,000	199,000
5629 Robertson Ave	Carmichael	279, C5	0		1959	01/01/10	0.00	49/49	199,950	199,950
Listing Count 50		Averages	0				0.00	52/72	147,692	141,237
		High	199,950	Low	54,900	Median				

PENDING BRING BACKUP Properties

Address	City	Map	SqFt	Lot Sz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
3224 9th Ave	Sacramento	317, F2	0	10019sf	1923	01/04/10	0.00	48/48	75,000	95,000
286 La Plata Way	Sacramento	277, G1	0		1979	05/28/09	0.00	84/84	125,000	99,000
Listing Count 2		Averages	0				0.00	66/66	100,000	97,000
		High	99,000	Low	95,000	Median				
Report Count 166		Report Averages	0				0.00	89/109	155,312	144,778

Presented By: Ryan P Lundquist Lic: AL032169 / Lunquist Appraisal Company Phone: 916-595-3735

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

(0040-0)

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