

**CMA Summary Report**

*San Pedro Hills*

*July 07' - Jan 08'*

**Single Residential - Active**

MLS #	ADDRESS	Status	Area	Sale/Rent	SqFt	DOM	LP	\$/SqFt	SP	\$/SqFt
688028	15211 WAYSIDE OAKS	Active	1400	For Sale	1569	83	\$139,900	\$89.17		
664845	1750 BRANDENBURG DR	Active Option	1400	For Sale	2247	204	\$154,900	\$68.94		
675873	2607 MOSS BRANCH	Active	1400	For Sale	1697	148	\$155,000	\$91.34		
670035	15911 HEIMER ROAD	Price Change	1400	For Sale	1927	177	\$163,900	\$85.05		
697760	1742 TIMBER OAK DR	Active	1400	For Sale	1911	12	\$164,900	\$86.29		
699908	1711 BRANDENBURG DR	New	1400	For Sale	1920	0	\$169,900	\$88.49		
699744	15223 CHALET	Price Change	1400	For Sale	1832	2	\$174,900	\$95.47		
696636	1726 BRANDENBURG DR	Active	1400	For Sale	1885	19	\$175,000	\$92.84		
699424	2110 OAKWILD DR	New	1400	For Sale	2328	4	\$189,900	\$81.57		
698524	2030 SHADOW CLIFF	New	1400	For Sale	1937	8	\$199,900	\$103.20		
	<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
	<b>10</b>					<b>65</b>	<b>\$168,820</b>	<b>\$88</b>		

**Single Residential - Sold**

MLS #	ADDRESS	Status	Area	Sale/Rent	SqFt	DOM	LP	\$/SqFt	SP	\$/SqFt
677534	1715 TALCOTT DR	Sold	1400	For Sale	1530	28	\$141,500	\$92.48	\$135,000	\$88.24
657404	2022 SHADOW CLIFF	Sold	1400	For Sale	1615	75	\$159,950	\$99.04	\$140,000	\$86.69
680596	2234 RIPPLING RILL	Sold	1400	For Sale	1610	62	\$145,000	\$90.06	\$143,500	\$89.13
685635	2107 OAKWILD DR	Sold	1400	For Sale	2458	32	\$152,900	\$62.21	\$144,000	\$58.58
666798	15110 HEIMER ROAD	Sold	1400	For Sale	2094	13	\$159,900	\$76.36	\$159,800	\$76.31
674405	15907 HEIMER ROAD	Sold	1400	For Sale	1829	44	\$171,900	\$93.99	\$164,900	\$90.16
667892	15015 ELKTON	Sold	1400	For Sale	1683	76	\$165,000	\$98.04	\$165,000	\$98.04
665496	15302 AMESWOOD DR	Sold	1400	For Sale	1985	3	\$169,000	\$85.14	\$165,000	\$83.12
677288	2039 S ADOBE TRL	Sold	1400	For Sale	2039	58	\$175,000	\$85.83	\$165,000	\$80.92
661062	14615 MOUNTAIN WOOD	Sold	1400	For Sale	1992	11	\$167,500	\$84.09	\$166,000	\$83.33
655182	2226 SHADOW CLIFF	Sold	1400	For Sale	1711	65	\$169,900	\$99.30	\$168,000	\$98.19
657739	2514 ROCKAWAY	Sold	1400	For Sale	2133	87	\$178,000	\$83.45	\$176,000	\$82.51
660399	2506 FALLBROOK	Sold	1400	For Sale	2136	63	\$180,000	\$84.27	\$176,500	\$82.63
663590	2610 SHADOW CLIFF	Sold	1400	For Sale	2193	96	\$185,000	\$84.36	\$179,900	\$82.03
666917	15307 WOOD BR	Sold	1400	For Sale	2006	5	\$189,800	\$94.62	\$187,000	\$93.22
666324	2426 SHADOW CLIFF	Sold	1400	For Sale	2126	9	\$189,900	\$89.32	\$189,900	\$89.32
673132	2126 REDWOODS CREST	Sold	1400	For Sale	2264	55	\$195,000	\$86.13	\$190,000	\$83.92
677093	2115 REDWOODS CREST	Sold	1400	For Sale	2412	27	\$194,900	\$80.80	\$192,900	\$79.98
663372	15403 BLUFFVIEW	Sold	1400	For Sale	2031	7	\$196,500	\$96.75	\$195,000	\$96.01
657856	2246 SHADOW CLIFF	Sold	1400	For Sale	2456	53	\$199,900	\$81.39	\$196,900	\$80.17
664803	2514 CEDAR FALLS	Sold	1400	For Sale	2065	15	\$198,500	\$96.13	\$197,000	\$95.40
675959	15614 CREEKSIDE	Sold	1400	For Sale	1980	12	\$209,500	\$105.81	\$205,000	\$103.54
676753	2039 PINETREE LANE	Sold	1400	For Sale	2259	17	\$209,900	\$92.92	\$206,000	\$91.19
688080	2311 TORY HILL	Sold	1400	For Sale	2662	13	\$230,000	\$86.40	\$230,000	\$86.40
	<b>Total Listings</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
	<b>24</b>					<b>38</b>	<b>\$180,602</b>	<b>\$88</b>	<b>\$176,595</b>	<b>\$86</b>