

## CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 06/04/09 at 8:10pm

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**Property Type** Residential **Include Property Subtype** SFR Stick Built **Statuses** Active, Contingent, Contingent REO, Contingent SSale, Sold (12/6/2008 or after) **Price** 300, 000 to 475, 000 **Radius Address** 1565 Saratoga Ave, Grover Beach **Radius** 1.00 Mile

**RESIDENTIAL****ACTIVE Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
401 S Oak Park Blvd	Arroyo Grande	714, F5	3	2,1437	0.069ac	2002	04/29/09	271.33	36/36	425,000	389,900
291 Spruce St	Arroyo Grande	714, G6	3	3,1476	0.107ac	1995	06/02/09	301.49	2/153	445,000	445,000
1160 Maple St	Arroyo Grande	714, G7	3	2,2466	0.134ac	1979	05/28/09	190.55	7/524	469,900	469,900
1106 Trouville Ave	Grover Beach	714, E6	3	2,1488		1971	04/15/09	218.41	50/50	345,000	325,000
642 Seabright Ave	Grover Beach	714, E5	3	1,1200	0.172ac	1958	02/13/09	312.50	111/111	350,000	350,000
1210 Nice Ave	Grover Beach	714, E6	1	1,416	0.152ac	1952	04/17/08	959.13	404/404	495,000	399,000
261 N 11th St	Grover Beach	694, E5	3	2,1300	5000sf	Unkn	04/24/09	306.92	41/41	399,000	399,000
1527 Brighton	Grover Beach	714, D4	3	3,1572	0.080ac	2006	01/26/09	260.18	129/129	459,000	409,000
40 Jalama Ct	Grover Beach	714, F6	3	2,1346	5800sf	1979	05/13/09	311.96	22/22	419,900	419,900
884 Trouville Ave	Grover Beach	714, E6	3	2,1381	0.156ac	1996	03/31/09	321.87	65/65	459,000	444,500
262 N 14th St	Grover Beach	714, F5	3	3,1650		2007	04/18/09	272.12	47/47	489,000	449,000
1351 Baden Ave	Grover Beach	714, E6	3	3,1590	0.087ac	1992	02/20/08	282.96	307/307	525,000	449,900
545 Park View Ave	Grover Beach	714, E4	2	1,1200	0.140ac	Unkn	05/15/09	395.83	20/20	475,000	475,000
543 Atlantic City Ave	Grover Beach	714, E4	3	2,1086	0.144ac	Unkn	05/17/09	437.38	18/18	495,000	475,000
673 Vista Pacifica Cir	Pismo Beach	714, E3	2	2,1188	0.115ac	1986	06/02/09	314.81	2/2	374,000	374,000
694 Vista Pacifica Cir	Pismo Beach	714, F3	2	3,1138	3500sf	1985	09/26/08	369.07	251/251	489,000	420,000
772 Panorama Dr	Pismo Beach	714, E2	2	2,1212	3000sf	1985	02/24/09	354.79	94/94	450,000	430,000
101 Holly Way	Pismo Beach	714, E6	3	2,1416	0.127ac	1985	04/18/09	314.27	47/47	489,000	445,000
741 White Oak Blvd	Pismo Beach	714, E2	2	2,1202	3637sf	1985	03/06/09	381.86	90/377	459,000	459,000
<b>Listing Count</b> 19	<b>Averages</b>			1,352				346.18	92/142	447,989	422,532
				<b>High</b> 475,000				<b>Low</b> 325,000			<b>Median</b> 430,000

**CONTINGENT Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1130 Linda Dr	Arroyo Grande	714, H5	3	2,1538	0.349ac	1962	06/02/09	259.30	50/50	398,800	398,800
942 Newport Ave	Grover Beach	714, E4	2	1,768	0.133ac	1972	04/08/09	423.18	173/173	395,000	325,000
1795 Baden Ave	Grover Beach	714, F6	4	2,1631	0.153ac	1998	05/13/09	232.37	32/32	379,000	379,000
<b>Listing Count</b> 3	<b>Averages</b>			1,312				304.95	85/85	390,933	367,600
				<b>High</b> 398,800				<b>Low</b> 325,000			<b>Median</b> 379,000

**CONTINGENT REO Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1802 Alma Ct	Grover Beach	714, F4	4	3,2449	0.140ac	1995	06/01/09	173.54	178/178	539,000	425,000
<b>Listing Count</b> 1	<b>Averages</b>			2,449				173.54	178/178	539,000	425,000
				<b>High</b> 425,000				<b>Low</b> 425,000			<b>Median</b> 425,000

**CONTINGENT SSALE Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
180 Aspen St	Arroyo Grande	714, G6	3	1,1056	0.189ac	1959	03/27/09	345.64	112/211	375,000	365,000
187 S Elm St	Arroyo Grande	714, G5	3	3,1568		2006	06/03/09	255.10	39/39	400,000	400,000
1442 Atlantic City Ave	Grover Beach	714, F4	3	3,1464	0.115ac	1959	06/02/09	231.56	55/251	379,750	339,000
1510 Seabright Ave	Grover Beach	714, F5	3	2,1346		Unkn	04/29/09	259.29	26/26	329,000	349,000
1042 Atlantic City Ave	Grover Beach	714, E4	3	1,1522	0.172ac	1959	05/02/09	229.89	37/37	349,900	349,900
1782 Baden Ave	Grover Beach	714, F6	3	2,1278	0.156ac	1998	05/06/09	293.43	43/43	375,000	375,000
1230 Newport Ave	Grover Beach	714, E4	3	2,1328	0.134ac	1945	05/05/09	292.92	3/3	389,000	389,000
<b>Listing Count</b> 7	<b>Averages</b>			1,366				272.55	45/87	371,093	366,700
				<b>High</b> 400,000				<b>Low</b> 339,000			<b>Median</b> 365,000

**SOLD Properties**

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
1142 Maple St	Arroyo Grande	714, H7	3	1,1027	8211sf	1960	03/13/09	335.93	119/119	372,500	359,000	345,000	96.10
1249 Cedar St	Arroyo Grande	714, G5	2	1,984		1959	05/22/09	360.77	31/31	374,900	369,000	355,000	96.21
185 Brisco Rd #C	Arroyo Grande	714, H5	3	3,1567	2763sf	2008	04/14/09	248.88	384/384	479,900	384,900	390,000	101.33
185 Brisco Rd #B	Arroyo Grande	714, H5	3	3,1640		2008	04/08/09	243.29	14/109	429,000	409,900	399,000	97.34
228 Cranberry St	Arroyo Grande	714, F6	3	3,1360		2002	05/22/09	312.50	25/25	435,000	435,000	425,000	97.70
350 Ledo Pl	Arroyo Grande	714, G5	3	3,1788	0.183ac	Unkn	05/15/09	240.49	6/6	439,000	439,000	430,000	97.95
171 Boysenberry St	Arroyo Grande	714, F6	3	2,1448	0.165ac	2003	03/27/09	311.46	78/78	487,900	459,900	451,000	98.06
333 N 14th St	Grover Beach	714, F5	3	2,1357	7100sf	1947	04/17/09	221.92	196/196	325,000	325,000	301,150	92.66
1211 Baden Ave	Grover Beach	714, E6	2	1,1416	0.303ac	1951	04/24/09	218.93	39/39	359,000	359,000	310,000	86.35
985 Ritchie Rd	Grover Beach	714, E4	3	2,1704	0.154ac	1973	01/23/09	190.73	265/265	495,000	425,000	325,000	76.47

Presented By: Lawrence E Miller / Lawrence E. Miller, Broker

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### CMA Report

Listings as of 06/04/09 at 8:10pm

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**RESIDENTIAL**

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
968 Seabright Ave	Grover Beach	714, E5	3	3	1,490	3500sf	1994	02/05/09	235.57	545/545	479,500	385,000	351,000	91.17	
1201 Atlantic City Ave	Grover Beach	714, E4	3	2	1,385	0.149ac	Unkn	04/24/09	253.43	6/6	349,000	349,000	351,000	100.57	
1203 Brighton Ave	Grover Beach	714, E5	3	1	1,092	0.151ac	1950	04/15/09	330.59	22/22	378,500	378,500	361,000	95.38	
342 N 14th St	Grover Beach	714, F5	3	2	1,533	7235sf	1963	05/05/09	238.10	68/68	349,000	349,000	365,000	104.58	
1799 Brighton Ave	Grover Beach	714, F5	4	2	1,600	0.160ac	1962	05/15/09	231.25	3/3	375,000	375,000	370,000	98.67	
543 Atlantic City Ave	Grover Beach	714, E4	3	2	1,086	6273sf	Unkn	04/30/09	345.30	13/13	299,000	299,000	375,000	125.42	
1509 Brighton Ave	Grover Beach	714, D4	3	3	1,635	0.067ac	1990	01/27/09	235.41	77/77	419,000	389,900	384,900	98.72	
413 Rockaway Ave	Grover Beach	714, D5	2	2	964	0.115ac	1961	05/29/09	404.56	9/9	390,000	390,000	390,000	100.00	
1561 Newport Ave	Grover Beach	714, E4	4	3	1,450	0.155ac	Unkn	03/12/09	275.17	152/152	469,000	399,900	399,000	99.77	
736 Vista Pacifica Cir	Pismo Beach	714, E3	2	2	1,138	0.098ac	1985	04/07/09	315.47	2/2	359,000	359,000	359,000	100.00	
991 Terry Dr	Pismo Beach	714, F3	3	2	1,392	0.112ac	1985	01/19/09	312.43	26/26	434,900	434,900	434,900	100.00	
662 Vista Pacifica Cir	Pismo Beach	714, E3	2	3	1,280	0.115ac	1986	02/25/09	359.30	11/11	459,900	459,900	459,900	100.00	
<b>Listing Count</b> 22		<b>Averages</b>			1,379				282.79	95/99	407,227	387,945	378,720	97.62	
					<b>High</b> 459,900				<b>Low</b> 301,150			<b>Median</b> 372,500			
<b>Report Count</b> 52		<b>Report Averages</b>			1,384				303.75	88/114	418,851	397,262	378,720		

*Presented By: Lawrence E Miller / Lawrence E. Miller, Broker*

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