

# CMA Report

Listings as of 08/22/07 at 9:01am

**Property Type** Residential **Property Subtypes** Attached, Detached **Area 45 Statuses** Active, Contingent-1st Right, Contingent-Back up, Pending, Sold (2/23/2007 or after) , Cancelled (2/23/2007 or after) , Conditional Cancel (2/23/2007 or after) , Expired (2/23/2007 to 8/21/2007) , Release From Showing (2/23/2007 or after) **Bedrooms** 3.00 to 3.00 **Bathrooms** 2.00 to 2.00 **Structure** 1900 to 2100

**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
408 Castleton St	Camarillo	524, G4	3	2	2004	6200sf	2005	08/03/07	378.74	19	779,000	759,000
314 Commons Park Dr	Camarillo	524, G4	3	2	2004	6534sf	2005	07/03/07	396.71	50	795,000	795,000
<b>Listing Count 2</b>	<b>Averages</b>				2004				387.72	35	787,000	777,000
					<b>High</b> 795,000				<b>Low</b> 759,000		<b>Median</b> 777,000	

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
465 Deerhurst Ave	Camarillo	524, H5	3	2	2038	8552sf	1980	08/13/07	308.15	45	649,000	628,000
4738 La Puma Ct	Camarillo	494, J7	3	2	1910	6098sf	2002	08/01/07	365.97	78	749,000	699,000
3775 Hedge	Camarillo	524, G4	3	2	2049	6395sf	2006	07/28/07	383.06	177	794,900	784,900
<b>Listing Count 3</b>	<b>Averages</b>				1999				352.16	100	730,967	703,967
					<b>High</b> 784,900				<b>Low</b> 628,000		<b>Median</b> 699,000	

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
1769 Avenida Navidad	Camarillo	524, J1	3	2	1910	5966sf	2003	05/30/07	356.02	149	799,000	719,000	680,000	94.60
4718 La Puma Ct	Camarillo	494, J7	3	2	1910	6515sf	2002	05/15/07	363.87	77	759,000	729,900	695,000	95.20
3095 Bridgehampton Way	Camarillo	, A1	3	2	2002	7109sf	2006	06/06/07	350.15	87	799,000	709,000	701,000	98.90
5061 Corte Tiara	Camarillo	524, J1	3	2	1910	6050sf	2004	05/10/07	371.73	51	759,000	735,500	710,000	96.50
3095 Bridgehampton Way	Camarillo	524, G4	3	2	2004	6970sf	2005	08/02/07	361.00	36	750,000	750,000	723,450	96.50
3755 Fountain St	Camarillo	524, G4	3	2	2049	5663sf	2005	05/16/07	377.38	159	789,000	774,999	773,250	99.80
<b>Listing Count 6</b>	<b>Averages</b>				1964				363.43	93	775,833	736,400	713,783	96.93
					<b>High</b> 773,250				<b>Low</b> 680,000		<b>Median</b> 705,500			

**CANCELLED Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
3755 Fountain St	Camarillo	524, G4	3	2	2049	5610sf	2005	03/14/07	385.07	97	789,000	789,000
<b>Listing Count 1</b>	<b>Averages</b>				2049				385.07	97	789,000	789,000
					<b>High</b> 789,000				<b>Low</b> 789,000		<b>Median</b> 789,000	

**EXPIRED Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price
1707 Coachman Dr	Camarillo	525, A1	3	2	2000	6098sf	1983	06/03/07	309.50	183	659,900	619,000
3010 White Rock	Camarillo	524, G4	3	2	2004	7054sf	2005	05/27/07	380.74	180	799,000	763,000
3064 White Rock Road	Camarillo	524, G4	3	2	2004	6214sf	2005	06/12/07	419.16	182	865,000	840,000
<b>Listing Count 3</b>	<b>Averages</b>				2003				369.78	182	774,633	740,667
					<b>High</b> 840,000				<b>Low</b> 619,000		<b>Median</b> 763,000	

**RELEASE FROM SHOWING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM	Orig Price	List Price	
155 Spindlewood Ave	Camarillo	524, H4	3	2	2038	7344sf	1983	06/28/07	355.74	79	725,000	725,000	
<b>Listing Count 1</b>	<b>Averages</b>				2038				355.74	79	725,000	725,000	
					<b>High</b> 725,000				<b>Low</b> 725,000		<b>Median</b> 725,000		
<b>Report Count 16</b>	<b>Report Averages</b>				1993				366.44	103	766,238	738,769	713,783

Presented By: Paul E. E Stansen / Troop Real Estate, Inc Phone: 888-529-6632

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

(0040 -0)

All information deemed reliable, but not guaranteed.

Copyright © 2007 Rapattoni Corporation. All rights reserved.