

# Area Summary Report

## Summary Statistics

|             |             |            |                |               |
|-------------|-------------|------------|----------------|---------------|
|             | <u>High</u> | <u>Low</u> | <u>Average</u> | <u>Median</u> |
| List Price: | \$938,000   | \$495,000  | \$726,238      | \$747,000     |
| Sold Price: | \$1,125,000 | \$510,000  | \$801,044      | \$805,250     |

### Res. Townhouse

#### Pending

| MLS #           | Area      | Address                  | List Price       | SqFt         | \$/ SqFt        | DOM       | Sale Price | \$/ SqFt |
|-----------------|-----------|--------------------------|------------------|--------------|-----------------|-----------|------------|----------|
| ML81678078      | Berryessa | 1792 Battersea Court     | \$800,000        | 1,474        | \$542.74        | 110       |            |          |
| ML81686495      | Berryessa | 1302 N Capitol Avenue #6 | \$749,000        | 1,464        | \$511.61        | 9         |            |          |
| <b>Average:</b> |           |                          | <b>\$774,500</b> | <b>1,469</b> | <b>\$527.18</b> | <b>60</b> |            |          |

#### Sold

| MLS #      | Area      | Address                   | List Price | SqFt  | \$/ SqFt | DOM | Sale Price  | \$/ SqFt |
|------------|-----------|---------------------------|------------|-------|----------|-----|-------------|----------|
| ML81679604 | Berryessa | 1056 Vanilla Walkway      | \$938,000  | 2,006 | \$467.60 | 7   | \$1,125,000 | \$560.82 |
| ML81681239 | Berryessa | 1035 Harebell Place       | \$900,000  | 1,622 | \$554.87 | 8   | \$1,085,000 | \$668.93 |
| ML81678641 | Berryessa | 1367 Tea Rose Circle      | \$900,000  | 1,920 | \$468.75 | 9   | \$1,080,000 | \$562.50 |
| ML81673282 | Berryessa | 1507 Fairway Green Circle | \$900,000  | 1,757 | \$512.24 | 15  | \$1,060,000 | \$603.30 |
| ML81682749 | Berryessa | 1245 Sierra Village Place | \$899,000  | 1,556 | \$577.76 | 9   | \$999,375   | \$642.27 |
| ML81679214 | Berryessa | 1822 Glacier Bay Terrace  | \$829,000  | 1,407 | \$589.20 | 9   | \$998,000   | \$709.31 |
| ML81684207 | Berryessa | 1623 Lorient Terrace      | \$838,000  | 1,778 | \$471.32 | 8   | \$975,000   | \$548.37 |
| ML81672420 | Berryessa | 1820 Glacier Bay Terrace  | \$849,999  | 1,651 | \$514.84 | 8   | \$975,000   | \$590.55 |
| ML81682785 | Berryessa | 2207 Beech Circle         | \$828,000  | 1,536 | \$539.06 | 8   | \$955,000   | \$621.74 |
| ML81682902 | Berryessa | 2104 Sheffield Drive      | \$838,000  | 1,376 | \$609.01 | 7   | \$945,000   | \$686.77 |
| ML81677879 | Berryessa | 1846 Bristol Bay Common   | \$799,000  | 1,407 | \$567.87 | 6   | \$942,000   | \$669.51 |
| ML81676030 | Berryessa | 1327 Westbury Drive       | \$849,950  | 1,376 | \$617.70 | 7   | \$935,000   | \$679.51 |
| ML81682325 | Berryessa | 1588 Fairway Green Circle | \$850,000  | 1,098 | \$774.13 | 8   | \$925,000   | \$842.44 |
| ML81681242 | Berryessa | 2616 Heritage Park Circle | \$768,000  | 1,670 | \$459.88 | 7   | \$920,000   | \$550.90 |
| ML81675090 | Berryessa | 1282 Tea Rose Circle      | \$798,000  | 1,543 | \$517.17 | 9   | \$920,000   | \$596.24 |
| ML81678873 | Berryessa | 2068 Sheffield Drive      | \$839,000  | 1,336 | \$627.99 | 8   | \$910,000   | \$681.14 |
| ML81671528 | Berryessa | 1081 Zucchini Terrace     | \$800,000  | 1,489 | \$537.27 | 5   | \$910,000   | \$611.15 |
| ML81668483 | Berryessa | 2043 Nola Ranch Way       | \$800,000  | 1,528 | \$523.56 | 8   | \$910,000   | \$595.55 |
| ML81679193 | Berryessa | 1057 Rock Avenue          | \$779,000  | 1,213 | \$642.21 | 7   | \$908,000   | \$748.56 |
| ML81680682 | Berryessa | 668 N Capitol Avenue      | \$800,000  | 1,774 | \$450.96 | 7   | \$906,000   | \$510.71 |
| ML81683665 | Berryessa | 1881 Sheri Ann Circle     | \$858,888  | 1,506 | \$570.31 | 18  | \$900,000   | \$597.61 |
| ML81670775 | Berryessa | 2106 Beech Circle         | \$838,000  | 1,536 | \$545.57 | 4   | \$900,000   | \$585.94 |
| ML81669839 | Berryessa | 2193 Beech Circle         | \$828,000  | 1,536 | \$539.06 | 7   | \$895,000   | \$582.68 |
| ML81680468 | Berryessa | 1184 Tea Rose Circle      | \$700,000  | 1,006 | \$695.83 | 6   | \$881,000   | \$875.75 |
| ML81676202 | Berryessa | 2618 Celadon Circle #1    | \$838,000  | 1,809 | \$463.24 | 7   | \$880,000   | \$486.46 |
| ML81671714 | Berryessa | 1006 N Jackson Avenue     | \$749,888  | 1,587 | \$472.52 | 7   | \$880,000   | \$554.51 |
| ML81669802 | Berryessa | 2570 Baton Rouge Drive    | \$799,000  | 1,648 | \$484.83 | 8   | \$870,000   | \$527.91 |
| ML81668586 | Berryessa | 2778 Sierra Village Court | \$828,000  | 1,556 | \$532.13 | 13  | \$870,000   | \$559.13 |
| ML81655708 | Berryessa | 2136 Sheffield Drive      | \$848,950  | 1,376 | \$616.97 | 22  | \$865,000   | \$628.63 |

**Res. Townhouse****Sold**

| <b>MLS #</b> | <b>Area</b> | <b>Address</b>           | <b>List Price</b> | <b>SqFt</b> | <b>\$/ SqFt</b> | <b>DOM</b> | <b>Sale Price</b> | <b>\$/ SqFt</b> |
|--------------|-------------|--------------------------|-------------------|-------------|-----------------|------------|-------------------|-----------------|
| ML81669012   | Berryessa   | 2526 Heron Court         | \$799,900         | 1,615       | \$495.29        | 7          | \$861,000         | \$533.13        |
| ML81668673   | Berryessa   | 592 Messina Gardens Lane | \$799,000         | 1,522       | \$524.97        | 8          | \$830,000         | \$545.34        |
| ML81668081   | Berryessa   | 381 Destino Circle       | \$794,888         | 1,954       | \$406.80        | 13         | \$830,000         | \$424.77        |
| ML81668280   | Berryessa   | 1841 Camino Leonor       | \$779,000         | 1,519       | \$512.84        | 13         | \$816,000         | \$537.20        |
| ML81683634   | Berryessa   | 706 Cedarville Lane      | \$699,000         | 1,316       | \$531.16        | 7          | \$815,000         | \$619.30        |
| ML81686363   | Berryessa   | 2618 Baton Rouge Drive   | \$699,888         | 1,504       | \$465.35        | 0          | \$805,500         | \$535.57        |
| ML81671911   | Berryessa   | 752 Grandview Terrace    | \$745,000         | 1,409       | \$528.74        | 11         | \$805,000         | \$571.33        |
| ML81671187   | Berryessa   | 676 N Capitol Avenue     | \$749,999         | 1,522       | \$492.77        | 8          | \$805,000         | \$528.91        |
| ML81684301   | Berryessa   | 720 Grandview Terrace    | \$699,000         | 1,416       | \$493.64        | 1          | \$800,000         | \$564.97        |
| ML81681520   | Berryessa   | 1908 Messina Drive       | \$708,000         | 1,240       | \$570.97        | 7          | \$800,000         | \$645.16        |
| ML81673372   | Berryessa   | 691 N Capitol Avenue #5  | \$749,000         | 1,522       | \$492.12        | 9          | \$790,000         | \$519.05        |
| ML81679542   | Berryessa   | 2052 Tangelo Way         | \$649,888         | 1,129       | \$575.63        | 9          | \$768,000         | \$680.25        |
| ML81681827   | Berryessa   | 2530 Heron Court         | \$689,888         | 1,270       | \$543.22        | 9          | \$760,000         | \$598.43        |
| ML81675130   | Berryessa   | 1520 Marburg Way         | \$720,000         | 1,663       | \$432.95        | 12         | \$760,000         | \$457.01        |
| ML81680563   | Berryessa   | 1237 Whitfield Court     | \$649,888         | 1,040       | \$624.89        | 5          | \$752,000         | \$723.08        |
| ML81672905   | Berryessa   | 2366 Meadowmont Drive    | \$738,800         | 1,596       | \$462.91        | 35         | \$745,000         | \$466.79        |
| ML81676404   | Berryessa   | 1114 Mallow Terrace      | \$725,000         | 1,129       | \$642.16        | 18         | \$742,300         | \$657.48        |
| ML81672640   | Berryessa   | 657 N Capitol Avenue     | \$739,000         | 1,504       | \$491.36        | 27         | \$726,000         | \$482.71        |
| ML81680805   | Berryessa   | 2539 Riparian Court      | \$700,000         | 1,270       | \$551.18        | 20         | \$725,888         | \$571.57        |
| ML81683640   | Berryessa   | 2931 Suttergate Way      | \$649,999         | 1,317       | \$493.55        | 6          | \$725,000         | \$550.49        |
| ML81681941   | Berryessa   | 1031 Ribisi Circle       | \$669,000         | 1,320       | \$506.82        | 10         | \$720,000         | \$545.45        |
| ML81655023   | Berryessa   | 2377 Lava Drive          | \$688,000         | 1,596       | \$431.08        | 98         | \$702,000         | \$439.85        |
| ML81684318   | Berryessa   | 1767 Camino Leonor       | \$600,000         | 1,415       | \$424.03        | 8          | \$695,000         | \$491.17        |
| ML81677480   | Berryessa   | 2212 Amberwood Lane      | \$590,000         | 1,121       | \$526.32        | 15         | \$682,002         | \$608.39        |
| ML81668575   | Berryessa   | 766 Dragonfly Court      | \$689,000         | 1,596       | \$431.70        | 33         | \$680,000         | \$426.07        |
| ML81674743   | Berryessa   | 891 Beaver Creek Way     | \$629,000         | 1,342       | \$468.70        | 14         | \$670,000         | \$499.25        |
| ML81674031   | Berryessa   | 1766 Piedmont Road       | \$599,900         | 1,176       | \$510.12        | 11         | \$665,000         | \$565.48        |
| ML81675387   | Berryessa   | 2221 Amberwood Lane      | \$595,000         | 1,159       | \$513.37        | 8          | \$656,000         | \$566.01        |
| ML81686646   | Berryessa   | 3201 Parkhaven Drive     | \$579,000         | 888         | \$652.03        | 7          | \$650,000         | \$731.98        |
| ML81683423   | Berryessa   | 2483 Clear Spring Court  | \$605,000         | 1,040       | \$581.73        | 11         | \$640,000         | \$615.38        |
| ML81672947   | Berryessa   | 2363 Meadowmont Drive    | \$569,950         | 1,342       | \$424.70        | 11         | \$637,000         | \$474.66        |
| ML81676467   | Berryessa   | 3398 Landess Avenue #D   | \$549,999         | 1,130       | \$486.72        | 3          | \$610,000         | \$539.82        |
| ML81672102   | Berryessa   | 3324 Landess Avenue #D   | \$585,000         | 1,130       | \$517.70        | 17         | \$600,000         | \$530.97        |
| ML81667667   | Berryessa   | 1768 Piedmont Road       | \$525,000         | 988         | \$531.38        | 10         | \$600,000         | \$607.29        |
| ML81671595   | Berryessa   | 854 Toiyabe Court        | \$575,000         | 1,042       | \$551.82        | 14         | \$575,000         | \$551.82        |
| ML81669512   | Berryessa   | 3414 Prince Albert Court | \$525,000         | 988         | \$531.38        | 10         | \$575,000         | \$581.98        |
| ML81656862   | Berryessa   | 3192 Cropley Avenue      | \$525,000         | 1,003       | \$523.43        | 20         | \$575,000         | \$573.28        |
| ML81674320   | Berryessa   | 1908 Messina Drive       | \$570,000         | 1,240       | \$459.68        | 8          | \$560,000         | \$451.61        |
| ML81679970   | Berryessa   | 3150 Landess Avenue #C   | \$499,974         | 976         | \$512.27        | 7          | \$550,000         | \$563.52        |
| ML81667609   | Berryessa   | 408 Tortola Way          | \$495,000         | 1,067       | \$463.92        | 20         | \$535,000         | \$501.41        |
| ML81675913   | Berryessa   | 2483 Clear Spring Court  | \$499,500         | 1,040       | \$480.29        | 11         | \$510,000         | \$490.38        |

**Res. Townhouse**

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|                       |                  |              |                 |           |                  |                 |
|-----------------------|------------------|--------------|-----------------|-----------|------------------|-----------------|
| <b>Average:</b>       | <b>\$724,859</b> | <b>1,395</b> | <b>\$525.79</b> | <b>12</b> | <b>\$801,044</b> | <b>\$580.67</b> |
| <b>Total Average:</b> | <b>\$726,238</b> | <b>1,397</b> | <b>\$525.83</b> | <b>13</b> | <b>\$801,044</b> | <b>\$580.67</b> |