

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$6,888,888	\$549,000	\$1,375,564	\$1,250,000
Sold Price:	\$3,387,500	\$577,000	\$1,363,792	\$1,289,000

### Res. Single Family

#### Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81632450	Willow Glen	1724 Dry Creek Road	\$6,888,888	6,685	\$1,030.50	257		
ML81668429	Willow Glen	1820 Georgetta Drive	\$3,549,000	5,029	\$705.71	34		
ML81669867	Willow Glen	1514 Padres Drive	\$2,934,789	4,527	\$648.29	10		
ML81671479	Willow Glen	1694 Lupton Avenue	\$2,899,000	3,594	\$806.62	11		
ML81656974	Willow Glen	1248 Coolidge Avenue	\$2,895,000	3,750	\$772.00	46		
ML81645461	Willow Glen	1227 Glenwood Avenue	\$2,795,000	4,572	\$611.33	123		
ML81669574	Willow Glen	1940 Hicks Avenue	\$2,749,900	3,768	\$729.80	25		
ML81670058	Willow Glen	1653 Arbor Drive	\$2,445,000	3,400	\$719.12	23		
ML81655880	Willow Glen	1225 Kottenberg Avenue	\$2,299,000	4,065	\$565.56	53		
ML81669587	Willow Glen	2446 Cherry Avenue	\$2,288,000	3,049	\$750.41	25		
ML81670926	Willow Glen	1049 Lincoln Court	\$2,198,000	2,896	\$758.98	16		
ML81671805	Willow Glen	1134 Clark Way	\$2,088,888	2,505	\$833.89	10		
ML81654580	Willow Glen	1691 Santa Lucia Drive	\$1,749,900	2,848	\$614.43	62		
ML81672821	Willow Glen	1670 Marina Way	\$1,699,000	2,272	\$747.80	2		
ML81656916	Willow Glen	1487 Hervey Lane	\$1,648,000	3,416	\$482.44	32		
ML81639203	Willow Glen	1697 Husted Avenue	\$1,475,000	2,470	\$597.17	171		
ML81669563	Willow Glen	1561 Santa Inez Drive	\$1,450,000	2,173	\$667.28	25		
ML81669771	Willow Glen	1564 Darlene Avenue	\$1,399,000	2,335	\$599.14	24		
ML81669850	Willow Glen	2425 Briarwood Drive	\$1,380,000	2,299	\$600.26	24		
ML81672454	Willow Glen	1763 El Codo Way	\$1,350,000	2,191	\$616.16	4		
ML81671423	Willow Glen	1837 Robin Drive	\$1,324,999	2,670	\$496.25	12		
ML81671032	Willow Glen	1592 Alisal Avenue	\$1,299,999	1,880	\$691.49	2		
ML81671373	Willow Glen	2969 Bolla Court	\$1,288,800	1,995	\$646.02	12		
ML81671390	Willow Glen	1653 Collingwood Avenue	\$1,198,000	1,160	\$1,032.76	12		
ML81672537	Willow Glen	2920 Ross Avenue	\$1,168,000	1,440	\$811.11	4		
ML81672773	Willow Glen	432 Marshall Avenue	\$1,150,000	1,333	\$862.72	2		
ML81672009	Willow Glen	2298 Leigh Avenue	\$1,100,000	1,928	\$570.54	9		
ML81671383	Willow Glen	2472 Nightingale Drive	\$999,000	1,270	\$786.61	2		
ML81672247	Willow Glen	2564 Malaga Drive	\$995,000	1,584	\$628.16	5		
ML81672747	Willow Glen	598 Brooks Avenue	\$925,000	1,100	\$840.91	2		
ML81671759	Willow Glen	2432 Rinconada Drive	\$919,000	1,441	\$637.75	10		
ML81672510	Willow Glen	1074 Pine Avenue	\$899,900	1,418	\$634.63	4		
ML81654142	Willow Glen	1373 Curtiss Avenue	\$899,800	792	\$1,136.11	62		
ML81670022	Willow Glen	2589 Leigh Avenue	\$899,000	1,100	\$817.27	23		

**Res. Single Family****Active**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81669168	Willow Glen	1082 Curtner Avenue	\$898,000	1,485	\$604.71	27		
<b>Average:</b>			<b>\$1,832,739</b>	<b>2,584</b>	<b>\$715.83</b>	<b>33</b>		

**Contingent**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81655598	Willow Glen	1074 Fairview Avenue	\$2,299,000	3,289	\$699.00	52		
ML81651396	Willow Glen	1225 Cherry Avenue	\$2,099,888	3,089	\$679.80	70		
ML81647145	Willow Glen	1449 Hervey Lane	\$2,099,000	3,300	\$636.06	74		
ML81653972	Willow Glen	2151 Bello Avenue	\$1,998,000	2,705	\$738.63	42		
ML81643568	Willow Glen	1213 Hermosa Way	\$1,895,000	2,701	\$701.59	51		
ML81643690	Willow Glen	1801 Arroyo Seco Drive	\$1,699,999	3,244	\$524.04	133		
ML81667771	Willow Glen	2377 Walden Square	\$1,688,000	2,364	\$714.04	7		
ML81656917	Willow Glen	2510 Lambert Lane	\$1,499,950	2,298	\$652.72	18		
ML81649660	Willow Glen	1731 Glen Una Avenue	\$1,499,000	2,146	\$698.51	70		
ML81669044	Willow Glen	2660 Briarwood Drive	\$1,399,950	2,211	\$633.18	7		
ML81669405	Willow Glen	2056 Cirone Way	\$1,275,000	1,731	\$736.57	13		
ML81667634	Willow Glen	1991 Glen Una Avenue	\$1,268,999	1,861	\$681.89	22		
ML81671036	Willow Glen	1915 Coastland Avenue	\$1,195,000	1,641	\$728.21	7		
ML81668607	Willow Glen	732 Willis Avenue	\$1,150,000	2,062	\$557.71	15		
ML81656299	Willow Glen	1055 Warren Avenue	\$1,050,000	1,289	\$814.58	13		
ML81656226	Willow Glen	1112 Pine Avenue	\$995,000	1,273	\$781.62	28		
ML81654633	Willow Glen	2893 Rubino Circle	\$948,000	1,889	\$501.85	9		
ML81632451	Willow Glen	857 Canoas Creek Circle	\$935,000	2,500	\$374.00	14		
ML81669493	Willow Glen	1761 Urna Avenue	\$930,000	1,320	\$704.55	20		
ML81646586	Willow Glen	1813 Bird Avenue	\$899,950	1,167	\$771.17	107		
ML81656880	Willow Glen	1104 Husted Avenue	\$899,000	1,234	\$728.53	31		
<b>Average:</b>			<b>\$1,415,416</b>	<b>2,158</b>	<b>\$669.44</b>	<b>38</b>		

**Pending**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81651944	Willow Glen	1651 Cabana Drive	\$2,899,000	5,187	\$558.90	41		
ML81642739	Willow Glen	1585 Newport Avenue	\$2,798,000	3,650	\$766.58	112		
ML81670445	Willow Glen	951 Riverside Drive	\$2,485,000	3,400	\$730.88	6		
ML81640526	Willow Glen	1643 Patio Drive	\$2,100,000	2,535	\$828.40	18		
ML81668726	Willow Glen	1041 Ellis Avenue	\$2,100,000	2,421	\$867.41	21		
ML81647755	Willow Glen	1840 Dry Creek Road	\$1,900,000	3,690	\$514.91	56		
ML81650210	Willow Glen	1142 Nevada Avenue	\$1,799,000	2,953	\$609.21	62		
ML81671653	Willow Glen	1081 Glen Brook Avenue	\$1,699,000	2,354	\$721.75	9		
ML81671775	Willow Glen	1032 Byerley Avenue	\$1,699,000	2,795	\$607.87	7		
ML81668523	Willow Glen	1802 Marlyn Way	\$1,698,000	2,253	\$753.66	2		
ML81670670	Willow Glen	1572 Fuchsia Drive	\$1,659,000	2,024	\$819.66	4		
ML81652529	Willow Glen	1295 Clark Way	\$1,649,000	2,318	\$711.39	55		

**Res. Single Family****Pending**

<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>
ML81656500	Willow Glen	968 Delmas Avenue	\$1,548,000	2,780	\$556.83	20		
ML81669719	Willow Glen	1021 Westwood Drive	\$1,459,000	2,054	\$710.32	7		
ML81670405	Willow Glen	1220 Sandra Drive	\$1,349,000	1,757	\$767.79	10		
ML81670509	Willow Glen	1238 Redondo Drive	\$1,300,000	1,634	\$795.59	8		
ML81671350	Willow Glen	2218 Cherry Avenue	\$1,299,000	1,887	\$688.39	9		
ML81670362	Willow Glen	2127 Harmil Way	\$1,250,000	1,511	\$827.27	9		
ML81671904	Willow Glen	2327 Booksin Avenue	\$1,199,000	1,656	\$724.03	5		
ML81668738	Willow Glen	1149 Brace Avenue	\$1,180,000	1,088	\$1,084.56	7		
ML81668653	Willow Glen	2069 Ellen Avenue	\$1,179,000	1,930	\$610.88	8		
ML81671299	Willow Glen	1666 Creek Drive	\$1,099,000	1,377	\$798.11	4		
ML81671754	Willow Glen	809 Dederick Court	\$1,098,000	2,654	\$413.72	8		
ML81668616	Willow Glen	2650 Coit Drive	\$1,050,000	1,410	\$744.68	22		
ML81669378	Willow Glen	1866 Orange Grove Drive	\$998,000	1,380	\$723.19	13		
ML81671311	Willow Glen	3085 Rubino Circle	\$995,000	2,153	\$462.15	10		
ML81671467	Willow Glen	1048 Hazelwood Avenue	\$990,000	1,289	\$768.04	6		
ML81672189	Willow Glen	2551 Tioga Way	\$985,900	1,411	\$698.72	2		
ML81669836	Willow Glen	1513 Marcia Avenue	\$929,000	1,167	\$796.06	8		
ML81670518	Willow Glen	1242B Minnesota Avenue	\$895,000	1,193	\$750.21	7		
ML81651192	Willow Glen	2452 Nightingale	\$849,888	1,508	\$563.59	16		
ML81669120	Willow Glen	1268 Prevost Street	\$820,000	1,210	\$677.69	5		
ML81669360	Willow Glen	833 Apple Valley Drive	\$798,800	1,270	\$628.98	10		
ML81653907	Willow Glen	853 Delmas Avenue	\$789,900	1,239	\$637.53	62		
<b>Average:</b>			<b>\$1,427,838</b>	<b>2,092</b>	<b>\$703.50</b>	<b>19</b>		

**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>
ML81644158	Willow Glen	1474 Lupton Avenue	\$3,450,000	4,380	\$787.67	11	\$3,387,500	\$773.40
ML81652330	Willow Glen	1693 Patio Drive	\$3,195,000	4,980	\$641.57	6	\$3,110,000	\$624.50
ML81636258	Willow Glen	1730 Peregrino Way	\$3,299,000	6,548	\$503.82	68	\$3,000,000	\$458.16
ML81651019	Willow Glen	1445 Cherry Avenue	\$2,799,000	3,001	\$932.69	27	\$2,750,000	\$916.36
ML81652310	Willow Glen	2308 Westgate Avenue	\$2,698,000	4,108	\$656.77	5	\$2,698,000	\$656.77
ML81646697	Willow Glen	1173 Nevada Avenue	\$2,788,000	3,533	\$789.13	35	\$2,687,500	\$760.68
ML81648027	Willow Glen	1322 Settle Avenue	\$2,649,000	3,600	\$735.83	5	\$2,585,000	\$718.06
ML81655345	Willow Glen	2102 Bello Avenue	\$2,498,000	3,350	\$745.67	12	\$2,560,000	\$764.18
ML81645174	Willow Glen	1071 Carolyn Avenue	\$2,499,999	3,188	\$784.19	0	\$2,557,000	\$802.07
ML81650865	Willow Glen	1966 Patio Drive	\$2,498,000	4,077	\$612.71	9	\$2,490,000	\$610.74
ML81642779	Willow Glen	2130 Booksin Avenue	\$2,498,000	4,006	\$623.56	25	\$2,450,000	\$611.58
ML81637543	Willow Glen	1890 Johnston Avenue	\$2,299,000	2,990	\$768.90	42	\$2,400,000	\$802.68
ML81637641	Willow Glen	1079 Fairview Avenue	\$2,199,000	2,815	\$781.17	1	\$2,400,000	\$852.58
ML81642718	Willow Glen	1416 Curtiss Avenue	\$2,299,000	3,833	\$599.79	0	\$2,400,000	\$626.14
ML81637938	Willow Glen	1553 Cherry Glen Way	\$2,295,000	3,422	\$670.66	47	\$2,399,000	\$701.05
ML81642375	Willow Glen	932 California Avenue	\$2,450,000	3,056	\$801.70	6	\$2,370,000	\$775.52

**Res. Single Family****Sold**

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ML81631003	Willow Glen	1143 Nevada Avenue	\$2,499,000	3,636	\$687.29	156	\$2,340,000	\$643.56
ML81656274	Willow Glen	1081 Carolyn Avenue	\$2,350,000	2,683	\$875.89	6	\$2,326,500	\$867.13
ML81639340	Willow Glen	2426 Lansford Avenue	\$2,350,000	3,450	\$681.16	8	\$2,285,000	\$662.32
ML81642401	Willow Glen	1318 Cherry Avenue	\$1,795,000	2,103	\$853.54	9	\$2,250,000	\$1,069.90
ML81645255	Willow Glen	1133 Norval Way	\$2,249,000	3,360	\$669.35	36	\$2,249,000	\$669.35
ML81641839	Willow Glen	2241 Dry Creek Road	\$2,398,000	3,937	\$609.09	11	\$2,175,000	\$552.45
ML81641472	Willow Glen	1408 Curtiss Avenue	\$2,095,000	3,047	\$687.56	4	\$2,164,000	\$710.21
ML81648993	Willow Glen	1679 Juanita Avenue	\$2,195,000	3,630	\$604.68	7	\$2,160,000	\$595.04
ML81636646	Willow Glen	1457 Mercer Avenue	\$2,199,000	3,582	\$613.90	55	\$2,050,000	\$572.31
ML81639713	Willow Glen	1099 Camino Ricardo	\$2,099,000	2,816	\$745.38	1	\$2,050,000	\$727.98
ML81637962	Willow Glen	1087 Broadway Avenue	\$1,998,000	3,597	\$555.46	10	\$2,018,000	\$561.02
ML81645250	Willow Glen	1196 Delmas Avenue	\$1,900,000	3,249	\$584.80	15	\$2,000,000	\$615.57
ML81640073	Willow Glen	720 Iris Gardens Court	\$1,990,000	3,650	\$545.21	20	\$1,990,000	\$545.21
ML81646026	Willow Glen	2911 Kring Drive	\$1,899,000	2,748	\$691.05	11	\$1,990,000	\$724.16
ML81646507	Willow Glen	2275 Richland Avenue	\$1,979,850	2,486	\$796.40	13	\$1,980,000	\$796.46
ML81642506	Willow Glen	2313 Shibley Avenue	\$1,998,000	3,000	\$666.00	0	\$1,975,000	\$658.33
ML81669401	Willow Glen	1361 Winona Drive	\$1,950,000	2,876	\$678.03	10	\$1,950,000	\$678.03
ML81642724	Willow Glen	884 Minnesota Avenue	\$1,895,000	3,025	\$626.45	0	\$1,945,000	\$642.98
ML81640010	Willow Glen	1442 Gerhardt Avenue	\$1,925,000	2,820	\$682.62	41	\$1,900,000	\$673.76
ML81642210	Willow Glen	1402 Curtiss Avenue	\$1,995,000	3,125	\$638.40	30	\$1,900,000	\$608.00
ML81645898	Willow Glen	1465 Grace Avenue	\$1,749,950	2,874	\$608.89	6	\$1,900,000	\$661.10
ML81646307	Willow Glen	1704 Sweetbriar Drive	\$1,749,999	2,477	\$706.50	9	\$1,875,000	\$756.96
ML81643993	Willow Glen	1523 Hicks Avenue	\$1,850,000	2,827	\$654.40	11	\$1,850,000	\$654.40
ML81655728	Willow Glen	2021 Booksin Avenue	\$1,798,000	2,713	\$662.73	8	\$1,850,000	\$681.90
ML81640503	Willow Glen	1820 Dry Creek Road	\$1,799,000	2,881	\$624.44	13	\$1,821,000	\$632.07
ML81645487	Willow Glen	1648 Cherry Avenue	\$1,799,000	2,265	\$794.26	8	\$1,800,000	\$794.70
ML81648116	Willow Glen	2610 Bobolink Drive	\$1,877,777	3,940	\$476.59	17	\$1,800,000	\$456.85
ML81649420	Willow Glen	1528 Padres Drive	\$1,888,000	4,459	\$423.41	19	\$1,800,000	\$403.68
ML81652501	Willow Glen	1760 Willowhurst Avenue	\$1,799,999	2,984	\$603.22	27	\$1,795,499	\$601.71
ML81647862	Willow Glen	1160 Camino Pablo	\$1,799,000	2,280	\$789.04	11	\$1,790,000	\$785.09
ML81650831	Willow Glen	2949 Lantz Avenue	\$1,775,000	2,200	\$806.82	0	\$1,775,000	\$806.82
ML81643871	Willow Glen	1141 Meredith Avenue	\$1,799,000	2,693	\$668.03	0	\$1,755,000	\$651.69
ML81651017	Willow Glen	1516 Norman Avenue	\$1,760,000	2,256	\$780.14	71	\$1,739,800	\$771.19
ML81641371	Willow Glen	2495 Marsha Way	\$1,799,999	2,709	\$664.45	10	\$1,725,000	\$636.77
ML81654791	Willow Glen	1755 El Codo Way	\$1,649,000	2,722	\$605.80	0	\$1,725,000	\$633.73
ML81637791	Willow Glen	1570 Willow Street	\$1,798,000	4,000	\$449.50	187	\$1,715,000	\$428.75
ML81649222	Willow Glen	1163 Janis Way	\$1,599,000	2,524	\$633.52	8	\$1,700,000	\$673.53
ML81642257	Willow Glen	1804 Greencreek Drive	\$1,675,000	2,392	\$700.25	10	\$1,690,888	\$706.89
ML81645279	Willow Glen	1546 Newport Avenue	\$1,798,000	2,238	\$803.40	64	\$1,690,000	\$755.14
ML81652276	Willow Glen	1982 Assunta Way	\$1,498,800	2,362	\$634.55	8	\$1,656,000	\$701.10
ML81655939	Willow Glen	553 Brooks Avenue	\$1,599,000	2,339	\$683.63	21	\$1,651,000	\$705.86

**Res. Single Family****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>
ML81635619	Willow Glen	1556 Koch Lane	\$1,699,000	2,053	\$827.57	40	\$1,650,000	\$803.70
ML81637939	Willow Glen	1063 Bird Avenue	\$1,699,000	2,897	\$586.47	29	\$1,650,000	\$569.55
ML81642374	Willow Glen	1210 Koch Lane	\$1,649,000	3,163	\$521.34	9	\$1,650,000	\$521.66
ML81644357	Willow Glen	1047 Clintonia Avenue	\$1,699,000	2,763	\$614.91	12	\$1,650,000	\$597.18
ML81642084	Willow Glen	1721 Husted Avenue	\$1,535,000	2,356	\$651.53	9	\$1,645,000	\$698.22
ML81636397	Willow Glen	1978 Coastland Avenue	\$1,729,000	2,660	\$650.00	25	\$1,640,000	\$616.54
ML81647271	Willow Glen	1038 Camino Pablo	\$1,648,000	2,225	\$740.67	56	\$1,630,000	\$732.58
ML81656551	Willow Glen	2325 Price	\$1,399,888	2,371	\$590.42	9	\$1,626,000	\$685.79
ML81670000	Willow Glen	1146 Laurie Avenue	\$1,400,000	1,884	\$743.10	9	\$1,615,000	\$857.22
ML81636841	Willow Glen	1725 Lincoln Avenue	\$1,550,000	2,600	\$596.15	13	\$1,605,000	\$617.31
ML81637465	Willow Glen	2162 Coastland Avenue	\$1,599,999	2,257	\$708.91	13	\$1,600,000	\$708.91
ML81640533	Willow Glen	1728 Cherry Avenue	\$1,550,000	2,529	\$612.89	6	\$1,600,000	\$632.66
ML81647421	Willow Glen	1982 Johnston Avenue	\$1,499,000	2,245	\$667.71	8	\$1,600,000	\$712.69
ML81655932	Willow Glen	1810 Comstock Lane	\$1,498,800	2,443	\$613.51	8	\$1,600,000	\$654.93
ML81667223	Willow Glen	1703 Laurelwood Drive	\$1,600,000	2,357	\$678.83	0	\$1,600,000	\$678.83
ML81656002	Willow Glen	1458 Cherry Valley Drive	\$1,499,900	2,100	\$714.24	8	\$1,586,000	\$755.24
ML81650814	Willow Glen	1266 Kottenberg Avenue	\$1,595,000	2,141	\$744.98	9	\$1,580,000	\$737.97
ML81655559	Willow Glen	1778 Coastland Avenue	\$1,549,000	1,844	\$840.02	3	\$1,575,000	\$854.12
ML81641564	Willow Glen	1767 Cherry Grove Drive	\$1,475,000	2,041	\$722.68	6	\$1,570,000	\$769.23
ML81642398	Willow Glen	1942 Campbell Avenue	\$1,599,000	2,100	\$761.43	31	\$1,565,000	\$745.24
ML81644297	Willow Glen	1623 Juanita Avenue	\$1,399,000	2,462	\$568.24	8	\$1,565,000	\$635.66
ML81643530	Willow Glen	2335 Constitution Drive	\$1,543,000	2,392	\$645.07	12	\$1,550,000	\$647.99
ML81647187	Willow Glen	2975 Faircliff Court	\$1,549,000	2,512	\$616.64	14	\$1,550,000	\$617.04
ML81650806	Willow Glen	1240 Camino Ramon	\$1,399,000	2,244	\$623.44	8	\$1,550,000	\$690.73
ML81634737	Willow Glen	1811 Kirklyn Drive	\$1,549,000	2,163	\$716.13	10	\$1,537,000	\$710.59
ML81647714	Willow Glen	1836 Frobisher	\$1,350,000	1,874	\$720.38	7	\$1,530,000	\$816.44
ML81648336	Willow Glen	1707 Hurst Avenue	\$1,448,000	1,751	\$826.96	3	\$1,530,000	\$873.79
ML81650873	Willow Glen	1523 Cherry Garden Lane	\$1,474,850	2,063	\$714.91	14	\$1,530,000	\$741.64
ML81639355	Willow Glen	1468 Grace Avenue	\$1,500,000	2,773	\$540.93	0	\$1,525,000	\$549.95
ML81644324	Willow Glen	1823 Jonathan Avenue	\$1,599,000	1,956	\$817.48	9	\$1,525,000	\$779.65
ML81636393	Willow Glen	2948 Faircliff Court	\$1,499,000	2,623	\$571.48	11	\$1,520,000	\$579.49
ML81647470	Willow Glen	2654 Hill Park	\$1,398,000	2,191	\$638.06	6	\$1,520,000	\$693.75
ML81653074	Willow Glen	1573 Norman Avenue	\$1,399,000	1,834	\$762.81	7	\$1,520,000	\$828.79
ML81639179	Willow Glen	1968 Marques Avenue	\$1,460,000	2,013	\$725.29	15	\$1,513,000	\$751.61
ML81632643	Willow Glen	1355 Bird Avenue	\$1,530,000	2,411	\$634.59	69	\$1,510,000	\$626.30
ML81648463	Willow Glen	1999 Campbell Avenue	\$1,575,000	2,895	\$544.04	35	\$1,500,000	\$518.13
ML81652192	Willow Glen	1746 Lorenzen Drive	\$1,499,000	2,355	\$636.52	9	\$1,500,000	\$636.94
ML81644303	Willow Glen	1981 Assunta Way	\$1,395,000	2,001	\$697.15	9	\$1,495,000	\$747.13
ML81639028	Willow Glen	1713 Don Avenue	\$1,488,000	3,106	\$479.07	55	\$1,488,000	\$479.07
ML81639013	Willow Glen	1758 Harmil Way	\$1,450,000	2,148	\$675.05	1	\$1,485,000	\$691.34
ML81643270	Willow Glen	1612 Creek Drive	\$1,340,000	1,904	\$703.78	10	\$1,485,000	\$779.94

**Res. Single Family****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>
ML81649838	Willow Glen	1464 Santa Inez Drive	\$1,399,500	2,363	\$592.26	9	\$1,480,000	\$626.32
ML81651851	Willow Glen	2316 Walden Square	\$1,399,999	2,290	\$611.35	19	\$1,466,000	\$640.17
ML81641448	Willow Glen	2185 Northampton Drive	\$1,479,000	1,882	\$785.87	27	\$1,465,000	\$778.43
ML81645373	Willow Glen	1950 Ellen Avenue	\$1,375,000	1,815	\$757.58	9	\$1,455,000	\$801.65
ML81649489	Willow Glen	1085 Merle Avenue	\$1,450,000	1,742	\$832.38	9	\$1,450,000	\$832.38
ML81650207	Willow Glen	1444 Minnesota Avenue	\$1,475,000	2,242	\$657.89	28	\$1,450,000	\$646.74
ML81652830	Willow Glen	2567 Hill Park Drive	\$1,399,000	2,191	\$638.52	8	\$1,450,000	\$661.80
ML81655437	Willow Glen	1347 Winona Drive	\$1,399,995	2,437	\$574.47	8	\$1,450,000	\$594.99
ML81645686	Willow Glen	1679 Dry Creek Road	\$1,495,000	2,550	\$586.27	93	\$1,440,000	\$564.71
ML81646599	Willow Glen	1995 Assunta Way	\$1,325,000	1,709	\$775.31	17	\$1,430,000	\$836.75
ML81654088	Willow Glen	1063 Carolyn Avenue	\$1,425,000	1,784	\$798.77	6	\$1,430,000	\$801.57
ML81643276	Willow Glen	1229 Camino Pablo	\$1,425,000	1,982	\$718.97	0	\$1,420,000	\$716.45
ML81638209	Willow Glen	1101 Mayette Avenue	\$1,299,000	2,870	\$452.61	3	\$1,400,000	\$487.80
ML81644441	Willow Glen	1488 Cherry Garden Lane	\$1,420,000	2,036	\$697.45	43	\$1,400,000	\$687.62
ML81647670	Willow Glen	1880 Crestmont Drive	\$1,450,000	2,479	\$584.91	25	\$1,400,000	\$564.74
ML81647836	Willow Glen	1200 Blewett	\$1,399,888	1,897	\$737.95	32	\$1,400,000	\$738.01
ML81653811	Willow Glen	1582 Wawona Drive	\$1,399,000	2,117	\$660.84	10	\$1,400,000	\$661.31
ML81655760	Willow Glen	1294 Roycott Way	\$1,349,000	1,695	\$795.87	8	\$1,400,000	\$825.96
ML81649508	Willow Glen	2773 Lansford Avenue	\$1,399,950	2,150	\$651.14	20	\$1,399,950	\$651.14
ML81640921	Willow Glen	842 Jansen Avenue	\$1,299,000	1,735	\$748.70	12	\$1,394,000	\$803.46
ML81644316	Willow Glen	2373 Loma Park Court	\$1,299,000	2,364	\$549.49	8	\$1,390,000	\$587.99
ML81643080	Willow Glen	1054 Nevada Avenue	\$1,385,000	1,500	\$923.33	11	\$1,385,000	\$923.33
ML81652862	Willow Glen	1822 Harris Avenue	\$1,349,000	1,928	\$699.69	8	\$1,380,000	\$715.77
ML81656877	Willow Glen	1178 Meredith Avenue	\$1,299,995	1,522	\$854.14	0	\$1,380,000	\$906.70
ML81646368	Willow Glen	1298 Avalon Drive	\$1,250,000	1,882	\$664.19	14	\$1,379,000	\$732.73
ML81638275	Willow Glen	1080 Camino Ricardo	\$1,299,000	2,304	\$563.80	7	\$1,375,000	\$596.79
ML81640443	Willow Glen	2107 Marques Avenue	\$1,375,000	1,964	\$700.10	15	\$1,375,000	\$700.10
ML81642450	Willow Glen	603 Falcon Place	\$1,300,000	2,322	\$559.86	0	\$1,375,000	\$592.16
ML81654277	Willow Glen	2377 Walden Square	\$1,349,000	2,364	\$570.64	7	\$1,375,000	\$581.64
ML81650643	Willow Glen	1616 Husted Avenue	\$1,250,000	1,783	\$701.07	8	\$1,370,000	\$768.37
ML81654156	Willow Glen	2370 Mazzaglia Avenue	\$1,358,000	1,971	\$688.99	32	\$1,368,000	\$694.06
ML81652774	Willow Glen	2054 Bello Avenue	\$1,375,000	1,948	\$705.85	35	\$1,365,000	\$700.72
ML81637225	Willow Glen	1693 Don Avenue	\$1,225,000	1,981	\$618.37	8	\$1,360,000	\$686.52
ML81645820	Willow Glen	1086 Camino Ricardo	\$1,475,000	2,132	\$691.84	14	\$1,360,000	\$637.90
ML81652740	Willow Glen	1472 Hamilton Way	\$1,359,000	1,758	\$773.04	10	\$1,360,000	\$773.61
ML81653765	Willow Glen	2220 Cheryl Way	\$1,360,000	1,723	\$789.32	14	\$1,360,000	\$789.32
ML81649940	Willow Glen	2553 Malaga Drive	\$1,199,000	1,854	\$646.71	5	\$1,355,000	\$730.85
ML81639222	Willow Glen	1243 Pine Avenue	\$1,250,000	1,998	\$625.63	8	\$1,350,000	\$675.68
ML81642214	Willow Glen	1233 Hermosa Way	\$1,250,000	1,582	\$790.14	9	\$1,350,000	\$853.35
ML81647353	Willow Glen	856 Nevada Avenue	\$1,274,850	1,584	\$804.83	8	\$1,350,000	\$852.27
ML81648031	Willow Glen	1039 Camino Ricardo	\$1,350,000	1,850	\$729.73	11	\$1,350,000	\$729.73

**Res. Single Family****Sold**

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ML81649052	Willow Glen	1015 Louise Avenue	\$1,350,000	1,396	\$967.05	31	\$1,350,000	\$967.05
ML81649472	Willow Glen	1215 Fairview Avenue	\$1,230,000	1,493	\$823.84	9	\$1,350,000	\$904.22
ML81649636	Willow Glen	996 Prevost Street	\$1,249,000	2,769	\$451.07	5	\$1,350,000	\$487.54
ML81656330	Willow Glen	2285 Cottle Avenue	\$1,298,000	1,869	\$694.49	0	\$1,350,000	\$722.31
ML81636066	Willow Glen	1515 Grace Avenue	\$1,349,998	1,786	\$755.88	22	\$1,349,998	\$755.88
ML81584371	Willow Glen	1016 Meridian Avenue	\$1,349,000	2,862	\$471.35	360	\$1,349,000	\$471.35
ML81638182	Willow Glen	1318 Britton Avenue	\$1,348,000	1,629	\$827.50	9	\$1,348,000	\$827.50
ML81651220	Willow Glen	1898 Orange Grove Drive	\$1,198,888	1,609	\$745.11	12	\$1,345,000	\$835.92
ML81645018	Willow Glen	1702 Montemar Way	\$1,289,950	1,938	\$665.61	11	\$1,342,000	\$692.47
ML81647086	Willow Glen	998 Patricia	\$1,295,000	1,483	\$873.23	10	\$1,330,000	\$896.83
ML81649680	Willow Glen	1221 Sandra Drive	\$1,280,000	1,443	\$887.04	8	\$1,330,000	\$921.69
ML81655949	Willow Glen	1600 Patio Drive	\$1,248,000	1,639	\$761.44	7	\$1,330,000	\$811.47
ML81642936	Willow Glen	1749 Clarence Court	\$1,249,000	2,396	\$521.29	5	\$1,328,000	\$554.26
ML81651660	Willow Glen	1628 Tiffany Way	\$1,199,000	1,783	\$672.46	3	\$1,328,000	\$744.81
ML81643698	Willow Glen	1135 Koch Lane	\$1,299,000	2,130	\$609.86	23	\$1,319,000	\$619.25
ML81651565	Willow Glen	2951 Bolla Court	\$1,289,000	1,995	\$646.12	17	\$1,319,000	\$661.15
ML81667323	Willow Glen	1448 Madrona Avenue	\$1,299,000	2,247	\$578.10	6	\$1,318,750	\$586.89
ML81643614	Willow Glen	1799 Santa Lucia Drive	\$1,190,000	1,854	\$641.86	10	\$1,315,000	\$709.28
ML81639671	Willow Glen	722 Trinity Glen Court	\$1,269,000	1,942	\$653.45	8	\$1,310,000	\$674.56
ML81647089	Willow Glen	1954 Patio Drive	\$1,245,000	1,267	\$982.64	10	\$1,310,000	\$1,033.94
ML81636600	Willow Glen	1355 Cherry Avenue	\$1,395,000	2,093	\$666.51	83	\$1,300,000	\$621.12
ML81642518	Willow Glen	1087 Carolyn Avenue	\$1,150,000	1,200	\$958.33	0	\$1,300,000	\$1,083.33
ML81647446	Willow Glen	660 Coe Avenue	\$1,299,000	2,098	\$619.16	12	\$1,300,000	\$619.64
ML81647487	Willow Glen	1239 Husted Avenue	\$1,300,000	1,620	\$802.47	10	\$1,300,000	\$802.47
ML81648603	Willow Glen	550 Hull Avenue	\$1,099,950	1,667	\$659.84	10	\$1,300,000	\$779.84
ML81653804	Willow Glen	2482 Cordoba Way	\$1,195,000	1,584	\$754.42	8	\$1,300,000	\$820.71
ML81653808	Willow Glen	1958 Kobara Lane	\$1,088,000	1,744	\$623.85	7	\$1,300,000	\$745.41
ML81654134	Willow Glen	1832 Arbor Drive	\$1,259,000	1,604	\$784.91	6	\$1,300,000	\$810.47
ML81656240	Willow Glen	2581 Dumbarton Avenue	\$1,299,000	2,191	\$592.88	12	\$1,300,000	\$593.34
ML81653140	Willow Glen	2529 Lodi Lane	\$1,299,950	2,355	\$552.00	0	\$1,299,950	\$552.00
ML81636624	Willow Glen	1109 Glenn Avenue	\$1,295,000	1,257	\$1,030.23	17	\$1,295,000	\$1,030.23
ML81641451	Willow Glen	1585 Trona Way	\$1,199,000	1,523	\$787.26	7	\$1,295,000	\$850.30
ML81654755	Willow Glen	1640 Isabel Drive	\$1,275,000	2,133	\$597.75	20	\$1,293,000	\$606.19
ML81653754	Willow Glen	1998 Lincoln Avenue	\$1,280,000	1,533	\$834.96	13	\$1,290,000	\$841.49
ML81635942	Willow Glen	1123 Pascoe Avenue	\$1,288,000	1,620	\$795.06	15	\$1,288,000	\$795.06
ML81649225	Willow Glen	2823 Quinto Way	\$988,000	1,635	\$604.28	9	\$1,285,001	\$785.93
ML81589319	Willow Glen	1343 Willow Street	\$1,345,000	3,290	\$408.81	194	\$1,285,000	\$390.58
ML81643152	Willow Glen	1648 Tiffany Way	\$1,200,000	1,523	\$787.92	11	\$1,285,000	\$843.73
ML81655083	Willow Glen	906 Willowshire Way	\$1,199,000	1,994	\$601.30	5	\$1,285,000	\$644.43
ML81643720	Willow Glen	2478 Gunar Drive	\$1,199,000	1,720	\$697.09	6	\$1,282,925	\$745.89
ML81648608	Willow Glen	2822 Nicholas Drive	\$1,249,850	1,579	\$791.55	9	\$1,280,000	\$810.64

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ML81649389	Willow Glen	1905 Shulman Avenue	\$1,280,000	1,891	\$676.89	0	\$1,280,000	\$676.89
ML81656366	Willow Glen	1582 Marcia Avenue	\$1,299,000	1,887	\$688.39	0	\$1,280,000	\$678.33
ML81643438	Willow Glen	1522 Husted Avenue	\$1,198,000	1,873	\$639.62	2	\$1,277,250	\$681.93
ML81644607	Willow Glen	1139 El Abra	\$1,250,000	1,584	\$789.14	9	\$1,275,000	\$804.92
ML81654034	Willow Glen	1519 Husted Avenue	\$1,199,000	1,784	\$672.09	6	\$1,275,000	\$714.69
ML81640464	Willow Glen	943 Chabrant Way	\$1,198,888	1,830	\$655.13	0	\$1,270,000	\$693.99
ML81641812	Willow Glen	1360 Settle Avenue	\$1,199,000	1,659	\$722.72	5	\$1,270,000	\$765.52
ML81644667	Willow Glen	1655 Trona Way	\$949,888	1,584	\$599.68	13	\$1,269,000	\$801.14
ML81635700	Willow Glen	1014 Westwood Drive	\$1,275,000	1,748	\$729.41	24	\$1,265,000	\$723.68
ML81654086	Willow Glen	2961 Briona Court	\$1,199,000	1,879	\$638.11	16	\$1,260,000	\$670.57
ML81653762	Willow Glen	1353 Cristina Avenue	\$1,099,000	1,342	\$818.93	8	\$1,258,000	\$937.41
ML81640559	Willow Glen	2924 Rustic Drive	\$1,199,950	2,044	\$587.06	7	\$1,257,750	\$615.34
ML81649531	Willow Glen	1311 Mildred Avenue	\$1,149,000	1,566	\$733.72	9	\$1,255,000	\$801.40
ML81638617	Willow Glen	1331 Blewett Avenue	\$1,189,000	1,350	\$880.74	11	\$1,251,000	\$926.67
ML81637686	Willow Glen	1648 Nord Lane	\$1,124,000	1,557	\$721.90	7	\$1,250,000	\$802.83
ML81638614	Willow Glen	1619 Glenfield Drive	\$1,195,000	1,467	\$814.59	3	\$1,250,000	\$852.08
ML81651755	Willow Glen	1588 Koch Lane	\$1,248,000	2,170	\$575.12	13	\$1,250,000	\$576.04
ML81655903	Willow Glen	1995 Meridian Avenue	\$1,180,000	1,998	\$590.59	8	\$1,250,000	\$625.63
ML81656802	Willow Glen	735 Palm Haven Avenue	\$1,250,000	1,341	\$932.14	0	\$1,250,000	\$932.14
ML81668095	Willow Glen	1177 Dean Avenue	\$1,279,900	1,650	\$775.70	18	\$1,245,000	\$754.55
ML81649394	Willow Glen	2680 Custer Drive	\$1,299,000	2,367	\$548.80	33	\$1,240,000	\$523.87
ML81652867	Willow Glen	1125 Glenn Avenue	\$1,149,000	1,378	\$833.82	8	\$1,240,000	\$899.85
ML81650216	Willow Glen	1450 Padres Drive	\$1,228,000	1,583	\$775.74	7	\$1,238,000	\$782.06
ML81644348	Willow Glen	1033 Lovoi Way	\$1,199,850	1,219	\$984.29	9	\$1,235,000	\$1,013.13
ML81653939	Willow Glen	1438 Hamilton Way	\$1,225,000	1,521	\$805.39	10	\$1,233,000	\$810.65
ML81639250	Willow Glen	381 Atlanta Avenue	\$1,199,888	2,058	\$583.04	12	\$1,230,000	\$597.67
ML81640113	Willow Glen	520 Coe Avenue	\$1,199,000	2,044	\$586.59	19	\$1,230,000	\$601.76
ML81651837	Willow Glen	1018 Pine Avenue	\$1,099,000	1,716	\$640.44	9	\$1,223,000	\$712.70
ML81670499	Willow Glen	1634 Husted Avenue	\$1,198,500	1,957	\$612.42	5	\$1,220,000	\$623.40
ML81638846	Willow Glen	1723 Harte Drive	\$1,160,000	1,571	\$738.38	7	\$1,215,000	\$773.39
ML81645439	Willow Glen	2614 Aragon Way	\$1,180,000	1,584	\$744.95	9	\$1,215,000	\$767.05
ML81648534	Willow Glen	1971 Elden Drive	\$1,149,000	1,760	\$652.84	8	\$1,210,000	\$687.50
ML81643511	Willow Glen	1127 Doralee Way	\$999,000	1,560	\$640.38	13	\$1,205,000	\$772.44
ML81652173	Willow Glen	950 Mcbride Loop	\$1,125,950	2,377	\$473.69	9	\$1,201,888	\$505.63
ML81641660	Willow Glen	2224 Bello Avenue	\$1,149,800	1,540	\$746.62	7	\$1,200,000	\$779.22
ML81645256	Willow Glen	2325 Leigh Avenue	\$1,299,950	1,935	\$671.81	31	\$1,200,000	\$620.16
ML81646940	Willow Glen	2954 Cottle Avenue	\$1,100,000	1,645	\$668.69	0	\$1,200,000	\$729.48
ML81647746	Willow Glen	1544 Altamont Avenue	\$1,145,000	1,628	\$703.32	6	\$1,200,000	\$737.10
ML81649350	Willow Glen	1142 Willow Glen	\$1,200,000	1,605	\$747.66	16	\$1,200,000	\$747.66
ML81640711	Willow Glen	1549 Keesling Avenue	\$1,199,000	1,228	\$976.38	2	\$1,199,000	\$976.38
ML81644315	Willow Glen	875 El Rio Drive	\$1,098,000	1,774	\$618.94	6	\$1,195,000	\$673.62



**Res. Single Family****Sold**

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ML81645061	Willow Glen	2410 Booksin Avenue	\$1,143,000	1,490	\$767.11	14	\$1,195,000	\$802.01
ML81669657	Willow Glen	2620 La Mirada Drive	\$999,000	1,584	\$630.68	8	\$1,190,000	\$751.26
ML81643921	Willow Glen	803 Dederick Court	\$1,149,888	2,654	\$433.27	11	\$1,188,888	\$447.96
ML81641763	Willow Glen	2220 Booksin Avenue	\$999,990	1,210	\$826.44	14	\$1,188,000	\$981.82
ML81645565	Willow Glen	2619 Aragon Way	\$1,149,000	1,678	\$684.74	6	\$1,185,000	\$706.20
ML81637909	Willow Glen	1757 El Codo Way	\$1,130,000	1,478	\$764.55	11	\$1,181,000	\$799.05
ML81647553	Willow Glen	1915 Coastland	\$1,149,000	1,641	\$700.18	11	\$1,175,000	\$716.03
ML81668196	Willow Glen	1650 Trona Way	\$995,000	1,678	\$592.97	12	\$1,175,000	\$700.24
ML81668451	Willow Glen	841 Pitkin Loop	\$1,098,000	2,429	\$452.04	9	\$1,172,000	\$482.50
ML81648536	Willow Glen	1212 Malone Road	\$1,100,000	1,304	\$843.56	6	\$1,170,000	\$897.24
ML81646256	Willow Glen	1672 Arbor Drive	\$1,068,000	1,308	\$816.51	9	\$1,168,000	\$892.97
ML81639898	Willow Glen	2910 Hidalgo Court	\$1,150,000	1,584	\$726.01	8	\$1,165,000	\$735.48
ML81653846	Willow Glen	862 Dederick Court	\$1,098,888	2,654	\$414.05	4	\$1,165,000	\$438.96
ML81667384	Willow Glen	1129 Manor Drive	\$999,999	1,638	\$610.50	10	\$1,165,000	\$711.23
ML81644125	Willow Glen	898 Malone Road	\$1,049,000	1,400	\$749.29	2	\$1,162,617	\$830.44
ML81655715	Willow Glen	823 Romani Court	\$1,099,999	2,429	\$452.86	9	\$1,161,000	\$477.97
ML81648072	Willow Glen	1538 Altamont Avenue	\$999,500	1,628	\$613.94	10	\$1,160,000	\$712.53
ML81654401	Willow Glen	2526 Gunar Drive	\$1,149,000	1,620	\$709.26	6	\$1,160,000	\$716.05
ML81634901	Willow Glen	2092 Harmil Way	\$1,179,000	1,509	\$781.31	36	\$1,150,000	\$762.09
ML81636631	Willow Glen	1534 Phantom Avenue	\$974,950	1,651	\$590.52	10	\$1,150,000	\$696.55
ML81640546	Willow Glen	1748 Valpico Drive	\$1,150,000	1,688	\$681.28	26	\$1,150,000	\$681.28
ML81648511	Willow Glen	1925 Kirkland Avenue	\$1,199,000	1,737	\$690.27	36	\$1,150,000	\$662.06
ML81651359	Willow Glen	990 Ellis Avenue	\$895,000	1,332	\$671.92	7	\$1,150,000	\$863.36
ML81648343	Willow Glen	2925 Rubino Circle	\$1,098,000	2,377	\$461.93	8	\$1,140,000	\$479.60
ML81667193	Willow Glen	1735 Lincoln Avenue	\$1,180,000	1,506	\$783.53	6	\$1,140,000	\$756.97
ML81639582	Willow Glen	2012 Coastland Avenue	\$999,950	1,146	\$872.56	9	\$1,135,000	\$990.40
ML81642397	Willow Glen	906 Curtner Avenue	\$998,000	1,714	\$582.26	8	\$1,132,000	\$660.44
ML81645459	Willow Glen	2003 Coastland	\$1,049,000	1,553	\$675.47	9	\$1,130,000	\$727.62
ML81651563	Willow Glen	1641 Trona Way #1641	\$995,000	1,584	\$628.16	12	\$1,130,000	\$713.38
ML81631049	Willow Glen	430 Belmont Avenue	\$1,188,000	1,629	\$729.28	99	\$1,125,000	\$690.61
ML81649986	Willow Glen	2856 Benjamin Avenue	\$875,000	1,708	\$512.30	11	\$1,117,000	\$653.98
ML81651193	Willow Glen	1663 Curtner Avenue	\$999,000	1,584	\$630.68	13	\$1,115,000	\$703.91
ML81639959	Willow Glen	1143 Lincoln Court	\$999,950	1,269	\$787.98	12	\$1,111,111	\$875.58
ML81642924	Willow Glen	1773 Wema Way	\$995,000	1,449	\$686.68	5	\$1,110,000	\$766.05
ML81654730	Willow Glen	1680 Phantom Avenue	\$1,038,000	1,653	\$627.95	8	\$1,110,000	\$671.51
ML81635575	Willow Glen	1807 Blackford Lane	\$1,099,000	1,427	\$770.15	44	\$1,100,000	\$770.85
ML81640480	Willow Glen	2215 Parkwood Way	\$975,000	1,151	\$847.09	4	\$1,100,000	\$955.69
ML81644095	Willow Glen	860 Pitkin Loop	\$1,100,000	2,292	\$479.93	12	\$1,100,000	\$479.93
ML81647639	Willow Glen	970 Minnesota	\$995,000	1,357	\$733.24	5	\$1,100,000	\$810.61
ML81641706	Willow Glen	1959 Jonathan Avenue	\$1,099,000	1,478	\$743.57	13	\$1,099,000	\$743.57
ML81645382	Willow Glen	2056 Cowles Common	\$1,095,000	1,969	\$556.12	9	\$1,095,000	\$556.12

**Res. Single Family****Sold**

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ML81634559	Willow Glen	1684 Husted Avenue	\$1,049,950	1,584	\$662.85	0	\$1,082,500	\$683.40
ML81640647	Willow Glen	2863 Quinto Way	\$975,888	1,320	\$739.31	6	\$1,080,000	\$818.18
ML81652118	Willow Glen	1069 Franquette Avenue	\$1,080,000	1,360	\$794.12	2	\$1,080,000	\$794.12
ML81638711	Willow Glen	2138 Newport Avenue	\$969,000	1,526	\$634.99	9	\$1,077,000	\$705.77
ML81641059	Willow Glen	1487 Hervey Lane	\$998,000	3,416	\$292.15	0	\$1,075,000	\$314.70
ML81653810	Willow Glen	1162 Garfield Avenue	\$1,099,000	1,133	\$969.99	25	\$1,066,937	\$941.69
ML81645558	Willow Glen	1303 Milton Way	\$895,000	1,667	\$536.89	9	\$1,065,000	\$638.87
ML81637126	Willow Glen	1052 Lovoi Way	\$1,195,000	1,465	\$815.70	21	\$1,062,500	\$725.26
ML81651935	Willow Glen	2153 Cheryl Way	\$975,000	1,159	\$841.24	7	\$1,055,000	\$910.27
ML81638714	Willow Glen	1643 Trona Way	\$995,000	1,584	\$628.16	11	\$1,050,000	\$662.88
ML81645176	Willow Glen	1657 Curtner Avenue	\$925,000	1,296	\$713.73	9	\$1,050,000	\$810.19
ML81647091	Willow Glen	695 Fuller Avenue	\$1,099,000	2,616	\$420.11	51	\$1,050,000	\$401.38
ML81650701	Willow Glen	2848 La Jolla Avenue	\$949,000	1,176	\$806.97	9	\$1,050,000	\$892.86
ML81646268	Willow Glen	1428 Gerhardt Avenue	\$899,000	900	\$998.89	15	\$1,040,000	\$1,155.56
ML81646936	Willow Glen	1840 Flood Drive	\$950,000	1,300	\$730.77	2	\$1,040,000	\$800.00
ML81647100	Willow Glen	1969 Kirby	\$910,000	1,448	\$628.45	16	\$1,035,000	\$714.78
ML81652090	Willow Glen	1689 Arbor Drive	\$1,075,000	1,470	\$731.29	25	\$1,030,000	\$700.68
ML81655755	Willow Glen	2688 Evora Drive	\$899,000	1,440	\$624.31	10	\$1,030,000	\$715.28
ML81639082	Willow Glen	868 Kingfisher Drive	\$1,030,000	1,302	\$791.09	1	\$1,020,000	\$783.41
ML81641354	Willow Glen	2943 Rubino Circle	\$924,000	2,153	\$429.17	6	\$1,020,000	\$473.76
ML81644932	Willow Glen	2666 Sutro Drive	\$899,999	1,420	\$633.80	6	\$1,010,000	\$711.27
ML81668941	Willow Glen	1718 Don Avenue	\$979,000	1,143	\$856.52	8	\$1,010,000	\$883.64
ML81641056	Willow Glen	2992 Quinto Way	\$889,999	1,320	\$674.24	8	\$1,007,000	\$762.88
ML81654673	Willow Glen	1528 Curtner Avenue	\$999,000	1,341	\$744.97	14	\$1,007,000	\$750.93
ML81637428	Willow Glen	2446 Westgate Avenue	\$999,900	1,506	\$663.94	7	\$1,000,000	\$664.01
ML81643143	Willow Glen	1015 Lincoln Court	\$1,000,000	915	\$1,092.90	0	\$1,000,000	\$1,092.90
ML81646903	Willow Glen	2791 Lexford Avenue	\$899,000	1,176	\$764.46	5	\$1,000,000	\$850.34
ML81638994	Willow Glen	776 Nirasa Lane	\$999,000	2,319	\$430.79	57	\$999,000	\$430.79
ML81649279	Willow Glen	1141 Malone Road	\$998,000	1,038	\$961.46	23	\$998,000	\$961.46
ML81637392	Willow Glen	1970 Glen Una Avenue	\$1,045,000	1,096	\$953.47	54	\$990,000	\$903.28
ML81638492	Willow Glen	2651 Sutro Drive	\$899,000	1,060	\$848.11	4	\$985,000	\$929.25
ML81656637	Willow Glen	1465 Padres Drive	\$899,000	1,531	\$587.20	3	\$976,000	\$637.49
ML81637964	Willow Glen	1737 Isabel Drive	\$950,000	1,404	\$676.64	0	\$975,000	\$694.44
ML81638122	Willow Glen	730 Arbor Drive	\$899,000	1,004	\$895.42	0	\$975,000	\$971.12
ML81639283	Willow Glen	893 Nevada Avenue	\$875,000	1,096	\$798.36	0	\$975,000	\$889.60
ML81649557	Willow Glen	905 Wren Drive	\$899,000	1,512	\$594.58	9	\$975,000	\$644.84
ML81651223	Willow Glen	1886 Pandora Drive	\$879,888	930	\$946.12	7	\$975,000	\$1,048.39
ML81636417	Willow Glen	2637 Sutro Drive	\$969,000	1,060	\$914.15	10	\$970,000	\$915.09
ML81650808	Willow Glen	1644 Creek Drive	\$800,000	1,754	\$456.10	7	\$970,000	\$553.02
ML81648526	Willow Glen	1542 Maxine Avenue	\$999,000	891	\$1,121.21	37	\$965,000	\$1,083.05
ML81656913	Willow Glen	1779 Harmil Way	\$980,000	1,027	\$954.24	11	\$965,000	\$939.63

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ML81651083	Willow Glen	615 Riverside Drive	\$850,000	1,232	\$689.94	8	\$961,500	\$780.44
ML81641907	Willow Glen	1564 Camino Monde	\$875,000	1,326	\$659.88	6	\$960,000	\$723.98
ML81637086	Willow Glen	1136 Willow Glen Way	\$899,000	1,352	\$664.94	1	\$950,000	\$702.66
ML81642043	Willow Glen	1821 Harmil Way	\$975,000	1,114	\$875.22	12	\$950,000	\$852.78
ML81645052	Willow Glen	995 California Avenue	\$945,000	1,452	\$650.83	2	\$950,000	\$654.27
ML81653714	Willow Glen	456 Hull Avenue	\$879,000	1,121	\$784.12	3	\$950,000	\$847.46
ML81643003	Willow Glen	1506 Bird Avenue	\$999,000	1,717	\$581.83	8	\$945,000	\$550.38
ML81644778	Willow Glen	2944 Quinto Way	\$929,000	1,136	\$817.78	17	\$940,675	\$828.06
ML81640529	Willow Glen	2057 Coastland Avenue	\$949,000	1,010	\$939.60	14	\$930,000	\$920.79
ML81650774	Willow Glen	872 Redbird Drive	\$887,000	1,665	\$532.73	8	\$930,000	\$558.56
ML81652413	Willow Glen	939 Kingfisher Drive	\$899,000	1,522	\$590.67	14	\$930,000	\$611.04
ML81653721	Willow Glen	832 Canoas Creek Circle	\$995,000	2,361	\$421.43	16	\$925,000	\$391.78
ML81656391	Willow Glen	1807 Frobisher Way	\$899,950	2,191	\$410.75	0	\$925,000	\$422.18
ML81647244	Willow Glen	509 Hull Avenue	\$799,000	1,211	\$659.79	7	\$920,000	\$759.70
ML81654764	Willow Glen	450 Marshall Avenue	\$899,950	900	\$999.94	0	\$920,000	\$1,022.22
ML81650817	Willow Glen	1136 Lincoln Court	\$949,000	1,257	\$754.97	51	\$915,000	\$727.92
ML81645217	Willow Glen	1779 Foxworthy Avenue	\$849,000	1,136	\$747.36	10	\$908,000	\$799.30
ML81638555	Willow Glen	863 Ironwood Drive	\$799,500	1,717	\$465.64	9	\$900,000	\$524.17
ML81667918	Willow Glen	1196 Clark Street	\$895,000	1,228	\$728.83	0	\$890,000	\$724.76
ML81636504	Willow Glen	991 Pine Avenue	\$849,000	1,712	\$495.91	9	\$879,000	\$513.43
ML81645360	Willow Glen	2614 Nightingale Drive	\$899,000	1,376	\$653.34	13	\$875,000	\$635.90
ML81646513	Willow Glen	2818 Rustic Drive	\$849,900	1,098	\$774.04	9	\$870,000	\$792.35
ML81600933	Willow Glen	1619 Lincoln Avenue	\$899,000	1,236	\$727.35	174	\$850,000	\$687.70
ML81639330	Willow Glen	1443 Hervey Lane	\$799,000	1,157	\$690.58	7	\$850,000	\$734.66
ML81646948	Willow Glen	1686 Mackey Avenue	\$695,000	913	\$761.23	10	\$850,000	\$931.00
ML81647852	Willow Glen	523 Brooks Avenue	\$749,000	824	\$908.98	13	\$850,000	\$1,031.55
ML81637898	Willow Glen	443 Jerome Street	\$799,000	1,288	\$620.34	10	\$845,000	\$656.06
ML81639459	Willow Glen	2459 Nightingale Drive	\$749,000	1,270	\$589.76	9	\$835,000	\$657.48
ML81640147	Willow Glen	369 Jerome Street	\$799,000	1,380	\$578.99	38	\$800,000	\$579.71
ML81643850	Willow Glen	1049 Ramona Avenue	\$699,888	672	\$1,041.50	7	\$800,000	\$1,190.48
ML81638735	Willow Glen	381 Jerome Street	\$815,000	1,267	\$643.25	15	\$777,000	\$613.26
ML81649212	Willow Glen	640 Fuller Avenue	\$749,950	948	\$791.09	38	\$768,000	\$810.13
ML81668417	Willow Glen	915 Chabrant Way	\$775,000	823	\$941.68	8	\$750,000	\$911.30
ML81654173	Willow Glen	743 Drake Street	\$699,000	1,107	\$631.44	8	\$726,000	\$655.83
ML81637184	Willow Glen	1119 Kottenberg Avenue	\$749,888	660	\$1,136.19	9	\$725,000	\$1,098.48
ML81636366	Willow Glen	344 Jerome Street	\$699,999	1,040	\$673.08	47	\$715,000	\$687.50
ML81636081	Willow Glen	602 Drake Street	\$710,000	1,276	\$556.43	146	\$703,000	\$550.94
ML81638154	Willow Glen	498 Jerome Street	\$599,000	1,321	\$453.44	32	\$700,000	\$529.90
ML81643743	Willow Glen	422 Jerome Street	\$649,000	846	\$767.14	19	\$665,000	\$786.05
ML81637362	Willow Glen	501 Willow Street	\$649,000	836	\$776.32	23	\$650,000	\$777.51
ML81641383	Willow Glen	561 Fisk Avenue	\$639,000	783	\$816.09	17	\$645,000	\$823.75

**Res. Single Family****Sold**

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ML81631258	Willow Glen	654 Willis Avenue	\$695,000	1,584	\$438.76	81	\$609,000	\$384.47
ML81644329	Willow Glen	777 Gregory Street	\$549,000	960	\$571.88	12	\$577,000	\$601.04
		<b>Average:</b>	<b>\$1,321,763</b>	<b>1,976</b>	<b>\$694.56</b>	<b>17</b>	<b>\$1,363,792</b>	<b>\$722.32</b>
		<b>Total Average:</b>	<b>\$1,375,564</b>	<b>2,042</b>	<b>\$695.76</b>	<b>20</b>	<b>\$1,363,792</b>	<b>\$722.32</b>