

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$6,888,888	\$549,000	\$1,413,420	\$1,280,000
Sold Price:	\$3,387,500	\$577,000	\$1,386,349	\$1,300,000

## 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	320		
ML81676725	Willow Glen	1591 Peregrino Way	\$3,700,000	6,000	\$616.67	32		
ML81668429	Willow Glen	1820 Georgetta Drive	\$3,299,000	5,029	\$656.00	97		
ML81669867	Willow Glen	1514 Padres Drive	\$2,934,789	4,527	\$648.29	73		
ML81671479	Willow Glen	1694 Lupton Avenue	\$2,769,000	3,594	\$770.45	74		
ML81645461	Willow Glen	1227 Glenwood Avenue	\$2,695,000	4,572	\$589.46	186		
ML81678911	Willow Glen	1000 Laura Ville Lane	\$2,598,888	4,862	\$534.53	17		
ML81673612	Willow Glen	1528 Padres Drive	\$2,498,000	4,459	\$560.22	58		
ML81677085	Willow Glen	1510 Hicks Avenue	\$2,398,000	2,737	\$876.14	30		
ML81680106	Willow Glen	1030 Laura Ville Lane	\$2,395,000	3,594	\$666.39	6		
ML81678499	Willow Glen	2087 Ardis Drive	\$2,298,800	2,508	\$916.59	19		
ML81678024	Willow Glen	1514 Willowbrae Avenue	\$2,298,000	3,239	\$709.48	23		
ML81669587	Willow Glen	2446 Cherry Avenue	\$2,288,000	3,049	\$750.41	88		
ML81680314	Willow Glen	1038 Cherry Avenue	\$2,249,000	2,791	\$805.80	4		
ML81679505	Willow Glen	1578 Robsheal Drive	\$2,099,888	2,813	\$746.49	11		
ML81679817	Willow Glen	1343 Willow Street	\$2,099,500	3,290	\$638.15	10		
ML81674417	Willow Glen	1495 Norman Avenue	\$1,999,500	2,038	\$981.11	25		
ML81679856	Willow Glen	1275 Vernon Avenue	\$1,988,800	2,694	\$738.23	9		
ML81673594	Willow Glen	1534 Darlene Avenue	\$1,899,000	2,736	\$694.08	59		
ML81680125	Willow Glen	1145 Roycott Way	\$1,875,000	2,480	\$756.05	6		
ML81678597	Willow Glen	2103 Coastland	\$1,760,000	2,934	\$599.86	18		
ML81680730	Willow Glen	1588 Koch Lane	\$1,725,000	2,170	\$794.93	2		
ML81676187	Willow Glen	1562 Curtner Avenue	\$1,650,000	2,836	\$581.81	38		
ML81678819	Willow Glen	1567 Garden Glen Way	\$1,475,000	1,625	\$907.69	17		
ML81680570	Willow Glen	1754 Curtner Avenue	\$1,349,000	2,430	\$555.14	3		
ML81680340	Willow Glen	1730 Valpico Drive	\$1,299,950	1,842	\$705.73	4		
ML81677581	Willow Glen	1497 Gerhardt Avenue	\$1,299,000	2,498	\$520.02	26		
ML81680510	Willow Glen	1271 Minnesota Avenue	\$1,295,000	1,690	\$766.27	3		
ML81679571	Willow Glen	1957 Curtner Avenue	\$1,250,000	1,537	\$813.27	11		
ML81680476	Willow Glen	1525 Foxworthy Avenue	\$1,249,888	1,628	\$767.74	3		
ML81680124	Willow Glen	1387 Pine Avenue	\$1,225,000	1,705	\$718.48	6		
ML81677445	Willow Glen	1004 Ramona Avenue	\$1,200,000	1,198	\$1,001.67	27		
ML81680345	Willow Glen	2440 Shibley Avenue	\$1,199,000	1,921	\$624.15	2		
ML81680663	Willow Glen	2446 Westgate Avenue	\$1,198,000	1,506	\$795.48	2		

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

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81676744	Willow Glen	2619 Meridian Avenue	\$1,198,000	1,569	\$763.54	24		
ML81680088	Willow Glen	1168 Norval Way	\$1,195,000	1,242	\$962.16	5		
ML81680157	Willow Glen	1839 Rochelle Drive	\$1,069,000	1,226	\$871.94	5		
ML81680566	Willow Glen	392 Hull Avenue	\$925,000	1,236	\$748.38	3		
ML81677925	Willow Glen	2428 Rinconada Drive	\$899,999	1,508	\$596.82	21		
<b>Average:</b>			<b>\$1,993,177</b>	<b>2,769</b>	<b>\$737.95</b>	<b>35</b>		

**Contingent**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81675103	Willow Glen	1595 Newport Avenue	\$3,875,000	5,331	\$726.88	42		
ML81675950	Willow Glen	2301 Dry Creek Road	\$2,550,000	3,404	\$749.12	17		
ML81668299	Willow Glen	1188 Fairview Avenue	\$2,350,000	2,691	\$873.28	30		
ML81677090	Willow Glen	1045 Laurie Avenue	\$1,975,000	2,868	\$688.63	24		
ML81678662	Willow Glen	2583 Marsha Way	\$1,849,000	2,288	\$808.13	16		
ML81677067	Willow Glen	909 Nevada Avenue	\$1,595,000	1,962	\$812.95	26		
ML81678857	Willow Glen	1755 Glen Una Avenue	\$1,495,000	1,634	\$914.93	7		
ML81676726	Willow Glen	2927 Lansford Avenue	\$1,485,500	1,867	\$795.66	19		
ML81678849	Willow Glen	1010 Fairview Avenue	\$1,465,000	1,514	\$967.64	11		
ML81669563	Willow Glen	1561 Santa Inez Drive	\$1,450,000	2,173	\$667.28	58		
ML81678842	Willow Glen	1220 Curtner Avenue	\$1,299,000	2,474	\$525.06	6		
ML81677387	Willow Glen	1568 Minnesota Avenue	\$1,299,000	864	\$1,503.47	16		
ML81677512	Willow Glen	1689 Arbor Drive	\$1,274,888	1,470	\$867.27	17		
ML81678679	Willow Glen	1643 Curtner Avenue	\$874,900	1,296	\$675.08	9		
ML81677089	Willow Glen	1830 Bird Avenue	\$829,000	891	\$930.42	8		
ML81673880	Willow Glen	1951 Curtner Avenue	\$799,000	1,814	\$440.46	17		
<b>Average:</b>			<b>\$1,654,081</b>	<b>2,159</b>	<b>\$809.14</b>	<b>20</b>		

**Pending**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81678008	Willow Glen	1055 California Avenue	\$2,650,000	3,802	\$697.00	4		
ML81674557	Willow Glen	1230 Blewett Avenue	\$2,099,950	3,140	\$668.77	8		
ML81679305	Willow Glen	1704 Sweetbriar Drive	\$1,899,000	2,477	\$766.65	6		
ML81678409	Willow Glen	1436 Husted Avenue	\$1,899,000	2,465	\$770.39	17		
ML81673280	Willow Glen	1111 Nevada Avenue	\$1,799,000	1,350	\$1,332.59	24		
ML81677815	Willow Glen	1991 Arroyo Seco Drive	\$1,675,000	2,317	\$722.92	4		
ML81673327	Willow Glen	1508 Keesling	\$1,650,000	2,700	\$611.11	41		
ML81677421	Willow Glen	1431 Carmel Drive	\$1,648,000	2,548	\$646.78	3		
ML81677291	Willow Glen	976 Terra Bella Avenue	\$1,600,000	2,459	\$650.67	9		
ML81678426	Willow Glen	1418 Cherry Garden Lane	\$1,549,000	2,037	\$760.43	11		
ML81677294	Willow Glen	1390 Robsheal Drive	\$1,525,000	2,326	\$655.63	5		
ML81678209	Willow Glen	1180 Avalon Drive	\$1,469,000	2,393	\$613.87	3		
ML81669850	Willow Glen	2425 Briarwood Drive	\$1,380,000	2,299	\$600.26	78		

**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>
ML81679067	Willow Glen	1815 Comstock Lane	\$1,350,000	2,049	\$658.86	7		
ML81676058	Willow Glen	1751 Montemar Way	\$1,350,000	1,938	\$696.59	8		
ML81677704	Willow Glen	2634 Park Wilshire Drive	\$1,349,950	2,191	\$616.13	10		
ML81674629	Willow Glen	1247 Curtner Avenue	\$1,319,950	1,900	\$694.71	20		
ML81676252	Willow Glen	2515 Lodi Lane	\$1,295,000	2,326	\$556.75	5		
ML81676650	Willow Glen	1553 Koch Lane	\$1,280,000	1,792	\$714.29	9		
ML81676619	Willow Glen	1477 Hicks Avenue	\$1,249,000	1,900	\$657.37	8		
ML81676607	Willow Glen	1825 Comstock Lane	\$1,245,000	1,478	\$842.35	10		
ML81676149	Willow Glen	1685 Cherry Avenue	\$1,200,000	1,566	\$766.28	8		
ML81679599	Willow Glen	1988 Kobara Lane	\$1,198,000	1,765	\$678.75	8		
ML81679537	Willow Glen	2476 New Jersey Avenue	\$1,198,000	1,584	\$756.31	9		
ML81676486	Willow Glen	1196 Clark Street	\$1,189,000	1,228	\$968.24	10		
ML81680523	Willow Glen	2353 La Mirada Drive	\$1,099,000	1,450	\$757.93	17		
ML81679802	Willow Glen	1273 Blewett Avenue	\$1,098,000	1,185	\$926.58	3		
ML81676698	Willow Glen	963 Pascoe Avenue	\$1,050,000	1,415	\$742.05	12		
ML81656299	Willow Glen	1055 Warren Avenue	\$1,050,000	1,289	\$814.58	13		
ML81677065	Willow Glen	1650 Nord Lane	\$1,049,000	1,678	\$625.15	7		
ML81678625	Willow Glen	1483 Husted Avenue	\$1,045,000	1,363	\$766.69	7		
ML81677102	Willow Glen	1621 Knollwood Avenue	\$995,000	1,467	\$678.25	10		
ML81676551	Willow Glen	1273 Cristina Avenue	\$995,000	1,030	\$966.02	9		
ML81676836	Willow Glen	1521 Marcia Avenue	\$949,000	1,110	\$854.95	4		
ML81676422	Willow Glen	445 Northern Road	\$875,000	1,794	\$487.74	10		
ML81651192	Willow Glen	2452 Nightingale	\$849,888	1,508	\$563.59	16		
			<b>Average:</b>	<b>\$1,364,493</b>	<b>1,926</b>	<b>\$730.20</b>	<b>12</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
ML81651944	Willow Glen	1651 Cabana Drive	\$2,899,000	5,187	\$558.90	41	\$2,850,000	\$549.45
ML81656974	Willow Glen	1248 Coolidge Avenue	\$2,895,000	3,750	\$772.00	57	\$2,838,000	\$756.80
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
ML81669574	Willow Glen	1940 Hicks Avenue	\$2,749,900	3,768	\$729.80	51	\$2,650,000	\$703.29
ML81642739	Willow Glen	1585 Newport Avenue	\$2,798,000	3,650	\$766.58	112	\$2,600,000	\$712.33
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
ML81670445	Willow Glen	951 Riverside Drive	\$2,485,000	3,400	\$730.88	6	\$2,520,000	\$741.18
ML81675069	Willow Glen	1188 Willow Glen Way	\$2,500,000	3,317	\$753.69	0	\$2,500,000	\$753.69
ML81650865	Willow Glen	1966 Patio Drive	\$2,498,000	4,077	\$612.71	9	\$2,490,000	\$610.74

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

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ML81642779	Willow Glen	2130 Booksin Avenue	\$2,498,000	4,006	\$623.56	25	\$2,450,000	\$611.58
ML81677656	Willow Glen	1020 Cherry Avenue	\$2,350,000	2,708	\$867.80	0	\$2,350,000	\$867.80
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
ML81645255	Willow Glen	1133 Norval Way	\$2,249,000	3,360	\$669.35	36	\$2,249,000	\$669.35
ML81655880	Willow Glen	1225 Kottenberg Avenue	\$2,299,000	4,065	\$565.56	55	\$2,200,000	\$541.21
ML81655598	Willow Glen	1074 Fairview Avenue	\$2,299,000	3,289	\$699.00	52	\$2,200,000	\$668.90
ML81648993	Willow Glen	1679 Juanita Avenue	\$2,195,000	3,630	\$604.68	7	\$2,160,000	\$595.04
ML81670926	Willow Glen	1049 Lincoln Court	\$2,098,000	2,896	\$724.45	25	\$2,100,000	\$725.14
ML81668726	Willow Glen	1041 Ellis Avenue	\$2,100,000	2,421	\$867.41	21	\$2,075,000	\$857.08
ML81651396	Willow Glen	1225 Cherry Avenue	\$2,099,888	3,089	\$679.80	70	\$2,023,125	\$654.94
ML81676517	Willow Glen	2524 Gerald Way	\$1,798,000	2,578	\$697.44	9	\$2,005,711	\$778.01
ML81645250	Willow Glen	1196 Delmas Avenue	\$1,900,000	3,249	\$584.80	15	\$2,000,000	\$615.57
ML81647145	Willow Glen	1449 Hervey Lane	\$2,099,000	3,300	\$636.06	74	\$1,990,000	\$603.03
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
ML81669401	Willow Glen	1361 Winona Drive	\$1,950,000	2,876	\$678.03	10	\$1,950,000	\$678.03
ML81653972	Willow Glen	2151 Bello Avenue	\$1,998,000	2,705	\$738.63	42	\$1,910,000	\$706.10
ML81645898	Willow Glen	1465 Grace Avenue	\$1,749,950	2,874	\$608.89	6	\$1,900,000	\$661.10
ML81642210	Willow Glen	1402 Curtiss Avenue	\$1,995,000	3,125	\$638.40	30	\$1,900,000	\$608.00
ML81643568	Willow Glen	1213 Hermosa Way	\$1,895,000	2,701	\$701.59	51	\$1,880,000	\$696.04
ML81646307	Willow Glen	1704 Sweetbriar Drive	\$1,749,999	2,477	\$706.50	9	\$1,875,000	\$756.96
ML81655728	Willow Glen	2021 Booksin Avenue	\$1,798,000	2,713	\$662.73	8	\$1,850,000	\$681.90
ML81647755	Willow Glen	1840 Dry Creek Road	\$1,900,000	3,690	\$514.91	56	\$1,850,000	\$501.36
ML81643993	Willow Glen	1523 Hicks Avenue	\$1,850,000	2,827	\$654.40	11	\$1,850,000	\$654.40
ML81674515	Willow Glen	1723 Dolores Drive	\$1,849,000	2,230	\$829.15	6	\$1,849,000	\$829.15
ML81674977	Willow Glen	1753 Whispering Willow Place	\$1,695,000	3,189	\$531.51	9	\$1,800,000	\$564.44
ML81671653	Willow Glen	1081 Glen Brook Avenue	\$1,699,000	2,354	\$721.75	9	\$1,800,000	\$764.66
ML81670670	Willow Glen	1572 Fuchsia Drive	\$1,659,000	2,024	\$819.66	4	\$1,800,000	\$889.33
ML81668523	Willow Glen	1802 Marlyn Way	\$1,698,000	2,253	\$753.66	2	\$1,800,000	\$798.93
ML81649420	Willow Glen	1528 Padres Drive	\$1,888,000	4,459	\$423.41	19	\$1,800,000	\$403.68
ML81648116	Willow Glen	2610 Bobolink Drive	\$1,877,777	3,940	\$476.59	17	\$1,800,000	\$456.85
ML81645487	Willow Glen	1648 Cherry Avenue	\$1,799,000	2,265	\$794.26	8	\$1,800,000	\$794.70
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
ML81671775	Willow Glen	1032 Byerley Avenue	\$1,699,000	2,795	\$607.87	7	\$1,762,000	\$630.41
ML81650210	Willow Glen	1142 Nevada Avenue	\$1,799,000	2,953	\$609.21	62	\$1,760,000	\$596.00
ML81674238	Willow Glen	1634 Fairorchard Avenue	\$1,499,000	1,672	\$896.53	9	\$1,750,000	\$1,046.65
ML81672821	Willow Glen	1670 Marina Way	\$1,699,000	2,272	\$747.80	16	\$1,750,000	\$770.25
ML81651017	Willow Glen	1516 Norman Avenue	\$1,760,000	2,256	\$780.14	71	\$1,739,800	\$771.19

**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>
ML81654580	Willow Glen	1691 Santa Lucia Drive	\$1,749,900	2,848	\$614.43	83	\$1,730,000	\$607.44
ML81654791	Willow Glen	1755 El Codo Way	\$1,649,000	2,722	\$605.80	0	\$1,725,000	\$633.73
ML81677692	Willow Glen	2973 Cottle Avenue	\$1,499,950	2,070	\$724.61	6	\$1,720,000	\$830.92
ML81667771	Willow Glen	2377 Walden Square	\$1,688,000	2,364	\$714.04	7	\$1,708,000	\$722.50
ML81673390	Willow Glen	1660 Lupton Avenue	\$1,600,000	2,197	\$728.27	4	\$1,700,000	\$773.78
ML81656500	Willow Glen	968 Delmas Avenue	\$1,548,000	2,780	\$556.83	20	\$1,700,000	\$611.51
ML81649222	Willow Glen	1163 Janis Way	\$1,599,000	2,524	\$633.52	8	\$1,700,000	\$673.53
ML81645279	Willow Glen	1546 Newport Avenue	\$1,798,000	2,238	\$803.40	64	\$1,690,000	\$755.14
ML81673272	Willow Glen	2347 Mazzaglia Avenue	\$1,498,000	2,240	\$668.75	9	\$1,675,000	\$747.77
ML81652276	Willow Glen	1982 Assunta Way	\$1,498,800	2,362	\$634.55	8	\$1,656,000	\$701.10
ML81675156	Willow Glen	1503 Wendy Way	\$1,475,000	2,211	\$667.12	7	\$1,655,000	\$748.53
ML81655939	Willow Glen	553 Brooks Avenue	\$1,599,000	2,339	\$683.63	21	\$1,651,000	\$705.86
ML81673263	Willow Glen	1355 Cherry Avenue	\$1,675,000	2,093	\$800.29	15	\$1,650,000	\$788.34
ML81644357	Willow Glen	1047 Clintonia Avenue	\$1,699,000	2,763	\$614.91	12	\$1,650,000	\$597.18
ML81643690	Willow Glen	1801 Arroyo Seco Drive	\$1,699,999	3,244	\$524.04	133	\$1,650,000	\$508.63
ML81652529	Willow Glen	1295 Clark Way	\$1,649,000	2,318	\$711.39	55	\$1,649,000	\$711.39
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
ML81674957	Willow Glen	2364 Gundersen Drive	\$1,588,000	2,170	\$731.80	20	\$1,608,000	\$741.01
ML81667223	Willow Glen	1703 Laurelwood Drive	\$1,600,000	2,357	\$678.83	0	\$1,600,000	\$678.83
ML81655932	Willow Glen	1810 Comstock Lane	\$1,498,800	2,443	\$613.51	8	\$1,600,000	\$654.93
ML81647421	Willow Glen	1982 Johnston Avenue	\$1,499,000	2,245	\$667.71	8	\$1,600,000	\$712.69
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
ML81644297	Willow Glen	1623 Juanita Avenue	\$1,399,000	2,462	\$568.24	8	\$1,565,000	\$635.66
ML81642398	Willow Glen	1942 Campbell Avenue	\$1,599,000	2,100	\$761.43	31	\$1,565,000	\$745.24
ML81669719	Willow Glen	1021 Westwood Drive	\$1,459,000	2,054	\$710.32	7	\$1,550,000	\$754.63
ML81650806	Willow Glen	1240 Camino Ramon	\$1,399,000	2,244	\$623.44	8	\$1,550,000	\$690.73
ML81647187	Willow Glen	2975 Faircliff Court	\$1,549,000	2,512	\$616.64	14	\$1,550,000	\$617.04
ML81643530	Willow Glen	2335 Constitution Drive	\$1,543,000	2,392	\$645.07	12	\$1,550,000	\$647.99
ML81674942	Willow Glen	1729 Husted Avenue	\$1,288,000	2,554	\$504.31	11	\$1,531,000	\$599.45
ML81650873	Willow Glen	1523 Cherry Garden Lane	\$1,474,850	2,063	\$714.91	14	\$1,530,000	\$741.64
ML81648336	Willow Glen	1707 Hurst Avenue	\$1,448,000	1,751	\$826.96	3	\$1,530,000	\$873.79
ML81647714	Willow Glen	1836 Frobisher	\$1,350,000	1,874	\$720.38	7	\$1,530,000	\$816.44
ML81669044	Willow Glen	2660 Briarwood Drive	\$1,399,950	2,211	\$633.18	7	\$1,525,000	\$689.73
ML81644324	Willow Glen	1823 Jonathan Avenue	\$1,599,000	1,956	\$817.48	9	\$1,525,000	\$779.65
ML81653074	Willow Glen	1573 Norman Avenue	\$1,399,000	1,834	\$762.81	7	\$1,520,000	\$828.79
ML81647470	Willow Glen	2654 Hill Park	\$1,398,000	2,191	\$638.06	6	\$1,520,000	\$693.75
ML81639021	Willow Glen	2226 Coastland Avenue	\$1,510,000	2,363	\$639.02	158	\$1,510,000	\$639.02

**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>
ML81676595	Willow Glen	1047 Westwood Drive	\$1,499,000	2,075	\$722.41	17	\$1,500,000	\$722.89
ML81652192	Willow Glen	1746 Lorenzen Drive	\$1,499,000	2,355	\$636.52	9	\$1,500,000	\$636.94
ML81648463	Willow Glen	1999 Campbell Avenue	\$1,575,000	2,895	\$544.04	35	\$1,500,000	\$518.13
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
ML81649838	Willow Glen	1464 Santa Inez Drive	\$1,399,500	2,363	\$592.26	9	\$1,480,000	\$626.32
ML81649660	Willow Glen	1731 Glen Una Avenue	\$1,499,000	2,146	\$698.51	82	\$1,480,000	\$689.66
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
ML81670405	Willow Glen	1220 Sandra Drive	\$1,349,000	1,757	\$767.79	10	\$1,450,000	\$825.27
ML81655437	Willow Glen	1347 Winona Drive	\$1,399,995	2,437	\$574.47	8	\$1,450,000	\$594.99
ML81652830	Willow Glen	2567 Hill Park Drive	\$1,399,000	2,191	\$638.52	8	\$1,450,000	\$661.80
ML81650207	Willow Glen	1444 Minnesota Avenue	\$1,475,000	2,242	\$657.89	28	\$1,450,000	\$646.74
ML81649489	Willow Glen	1085 Merle Avenue	\$1,450,000	1,742	\$832.38	9	\$1,450,000	\$832.38
ML81673145	Willow Glen	2245 Gunar Drive	\$1,399,000	2,159	\$647.99	9	\$1,445,000	\$669.29
ML81674230	Willow Glen	1039 Camino Ricardo	\$1,375,000	2,132	\$644.93	5	\$1,442,000	\$676.36
ML81645686	Willow Glen	1679 Dry Creek Road	\$1,495,000	2,550	\$586.27	93	\$1,440,000	\$564.71
ML81656917	Willow Glen	2510 Lambert Lane	\$1,499,950	2,298	\$652.72	18	\$1,430,000	\$622.28
ML81654088	Willow Glen	1063 Carolyn Avenue	\$1,425,000	1,784	\$798.77	6	\$1,430,000	\$801.57
ML81646599	Willow Glen	1995 Assunta Way	\$1,325,000	1,709	\$775.31	17	\$1,430,000	\$836.75
ML81643276	Willow Glen	1229 Camino Pablo	\$1,425,000	1,982	\$718.97	0	\$1,420,000	\$716.45
ML81671904	Willow Glen	2327 Booksin Avenue	\$1,199,000	1,656	\$724.03	5	\$1,410,000	\$851.45
ML81672970	Willow Glen	888 Lincoln Court	\$1,400,000	1,737	\$805.99	0	\$1,400,000	\$805.99
ML81671350	Willow Glen	2218 Cherry Avenue	\$1,299,000	1,887	\$688.39	9	\$1,400,000	\$741.92
ML81655760	Willow Glen	1294 Roycott Way	\$1,349,000	1,695	\$795.87	8	\$1,400,000	\$825.96
ML81653811	Willow Glen	1582 Wawona Drive	\$1,399,000	2,117	\$660.84	10	\$1,400,000	\$661.31
ML81647836	Willow Glen	1200 Blewett	\$1,399,888	1,897	\$737.95	32	\$1,400,000	\$738.01
ML81647670	Willow Glen	1880 Crestmont Drive	\$1,450,000	2,479	\$584.91	25	\$1,400,000	\$564.74
ML81644441	Willow Glen	1488 Cherry Garden Lane	\$1,420,000	2,036	\$697.45	43	\$1,400,000	\$687.62
ML81649508	Willow Glen	2773 Lansford Avenue	\$1,399,950	2,150	\$651.14	20	\$1,399,950	\$651.14
ML81670509	Willow Glen	1238 Redondo Drive	\$1,300,000	1,634	\$795.59	8	\$1,391,000	\$851.29
ML81644316	Willow Glen	2373 Loma Park Court	\$1,299,000	2,364	\$549.49	8	\$1,390,000	\$587.99
ML81656877	Willow Glen	1178 Meredith Avenue	\$1,299,995	1,522	\$854.14	0	\$1,380,000	\$906.70
ML81652862	Willow Glen	1822 Harris Avenue	\$1,349,000	1,928	\$699.69	8	\$1,380,000	\$715.77
ML81646368	Willow Glen	1298 Avalon Drive	\$1,250,000	1,882	\$664.19	14	\$1,379,000	\$732.73
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
ML81669771	Willow Glen	1564 Darlene Avenue	\$1,349,500	2,335	\$577.94	32	\$1,365,000	\$584.58
ML81652774	Willow Glen	2054 Bello Avenue	\$1,375,000	1,948	\$705.85	35	\$1,365,000	\$700.72

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

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ML81653765	Willow Glen	2220 Cheryl Way	\$1,360,000	1,723	\$789.32	14	\$1,360,000	\$789.32
ML81652740	Willow Glen	1472 Hamilton Way	\$1,359,000	1,758	\$773.04	10	\$1,360,000	\$773.61
ML81645820	Willow Glen	1086 Camino Ricardo	\$1,475,000	2,132	\$691.84	14	\$1,360,000	\$637.90
ML81649940	Willow Glen	2553 Malaga Drive	\$1,199,000	1,854	\$646.71	5	\$1,355,000	\$730.85
ML81674657	Willow Glen	2608 La Mirada Drive	\$1,149,000	1,678	\$684.74	6	\$1,350,000	\$804.53
ML81656330	Willow Glen	2285 Cottle Avenue	\$1,298,000	1,869	\$694.49	0	\$1,350,000	\$722.31
ML81649636	Willow Glen	996 Prevost Street	\$1,249,000	2,769	\$451.07	5	\$1,350,000	\$487.54
ML81649472	Willow Glen	1215 Fairview Avenue	\$1,230,000	1,493	\$823.84	9	\$1,350,000	\$904.22
ML81649052	Willow Glen	1015 Louise Avenue	\$1,350,000	1,396	\$967.05	31	\$1,350,000	\$967.05
ML81648031	Willow Glen	1039 Camino Ricardo	\$1,350,000	1,850	\$729.73	11	\$1,350,000	\$729.73
ML81647353	Willow Glen	856 Nevada Avenue	\$1,274,850	1,584	\$804.83	8	\$1,350,000	\$852.27
ML81584371	Willow Glen	1016 Meridian Avenue	\$1,349,000	2,862	\$471.35	360	\$1,349,000	\$471.35
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
ML81674757	Willow Glen	1781 Montemar Way	\$1,349,000	2,025	\$666.17	9	\$1,340,000	\$661.73
ML81655949	Willow Glen	1600 Patio Drive	\$1,248,000	1,639	\$761.44	7	\$1,330,000	\$811.47
ML81649680	Willow Glen	1221 Sandra Drive	\$1,280,000	1,443	\$887.04	8	\$1,330,000	\$921.69
ML81647086	Willow Glen	998 Patricia	\$1,295,000	1,483	\$873.23	10	\$1,330,000	\$896.83
ML81651660	Willow Glen	1628 Tiffany Way	\$1,199,000	1,783	\$672.46	3	\$1,328,000	\$744.81
ML81651565	Willow Glen	2951 Bolla Court	\$1,289,000	1,995	\$646.12	17	\$1,319,000	\$661.15
ML81643698	Willow Glen	1135 Koch Lane	\$1,299,000	2,130	\$609.86	23	\$1,319,000	\$619.25
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
ML81647089	Willow Glen	1954 Patio Drive	\$1,245,000	1,267	\$982.64	10	\$1,310,000	\$1,033.94
ML81671423	Willow Glen	1837 Robin Drive	\$1,324,999	2,670	\$496.25	20	\$1,305,000	\$488.76
ML81671299	Willow Glen	1666 Creek Drive	\$1,099,000	1,377	\$798.11	4	\$1,300,000	\$944.08
ML81656240	Willow Glen	2581 Dumbarton Avenue	\$1,299,000	2,191	\$592.88	12	\$1,300,000	\$593.34
ML81654134	Willow Glen	1832 Arbor Drive	\$1,259,000	1,604	\$784.91	6	\$1,300,000	\$810.47
ML81653808	Willow Glen	1958 Kobara Lane	\$1,088,000	1,744	\$623.85	7	\$1,300,000	\$745.41
ML81653804	Willow Glen	2482 Cordoba Way	\$1,195,000	1,584	\$754.42	8	\$1,300,000	\$820.71
ML81648603	Willow Glen	550 Hull Avenue	\$1,099,950	1,667	\$659.84	10	\$1,300,000	\$779.84
ML81647487	Willow Glen	1239 Husted Avenue	\$1,300,000	1,620	\$802.47	10	\$1,300,000	\$802.47
ML81647446	Willow Glen	660 Coe Avenue	\$1,299,000	2,098	\$619.16	12	\$1,300,000	\$619.64
ML81636600	Willow Glen	1355 Cherry Avenue	\$1,395,000	2,093	\$666.51	83	\$1,300,000	\$621.12
ML81653140	Willow Glen	2529 Lodi Lane	\$1,299,950	2,355	\$552.00	0	\$1,299,950	\$552.00
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
ML81674999	Willow Glen	2323 Gunar Drive	\$1,250,000	1,795	\$696.38	12	\$1,286,000	\$716.43
ML81649225	Willow Glen	2823 Quinto Way	\$988,000	1,635	\$604.28	9	\$1,285,001	\$785.93
ML81655083	Willow Glen	906 Willowshire Way	\$1,199,000	1,994	\$601.30	5	\$1,285,000	\$644.43
ML81656366	Willow Glen	1582 Marcia Avenue	\$1,299,000	1,887	\$688.39	0	\$1,280,000	\$678.33

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

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ML81649389	Willow Glen	1905 Shulman Avenue	\$1,280,000	1,891	\$676.89	0	\$1,280,000	\$676.89
ML81648608	Willow Glen	2822 Nicholas Drive	\$1,249,850	1,579	\$791.55	9	\$1,280,000	\$810.64
ML81672773	Willow Glen	432 Marshall Avenue	\$1,150,000	1,333	\$862.72	8	\$1,275,000	\$956.49
ML81654034	Willow Glen	1519 Husted Avenue	\$1,199,000	1,784	\$672.09	6	\$1,275,000	\$714.69
ML81644607	Willow Glen	1139 El Abra	\$1,250,000	1,584	\$789.14	9	\$1,275,000	\$804.92
ML81675007	Willow Glen	1506 Bird Avenue	\$1,295,000	1,717	\$754.22	16	\$1,273,000	\$741.41
ML81644667	Willow Glen	1655 Trona Way	\$949,888	1,584	\$599.68	13	\$1,269,000	\$801.14
ML81672454	Willow Glen	1763 El Codo Way	\$1,265,000	2,191	\$577.36	14	\$1,265,000	\$577.36
ML81672247	Willow Glen	2564 Malaga Drive	\$995,000	1,584	\$628.16	8	\$1,260,000	\$795.45
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
ML81671373	Willow Glen	2969 Bolla Court	\$1,250,000	1,995	\$626.57	31	\$1,255,000	\$629.07
ML81649531	Willow Glen	1311 Mildred Avenue	\$1,149,000	1,566	\$733.72	9	\$1,255,000	\$801.40
ML81674343	Willow Glen	2974 Bolla Court	\$1,235,000	1,635	\$755.35	8	\$1,252,500	\$766.06
ML81674265	Willow Glen	2370 Lansford Avenue	\$1,198,850	1,373	\$873.16	9	\$1,250,000	\$910.42
ML81669405	Willow Glen	2056 Cirone Way	\$1,275,000	1,731	\$736.57	13	\$1,250,000	\$722.13
ML81668653	Willow Glen	2069 Ellen Avenue	\$1,179,000	1,930	\$610.88	8	\$1,250,000	\$647.67
ML81656802	Willow Glen	735 Palm Haven Avenue	\$1,250,000	1,341	\$932.14	0	\$1,250,000	\$932.14
ML81655903	Willow Glen	1995 Meridian Avenue	\$1,180,000	1,998	\$590.59	8	\$1,250,000	\$625.63
ML81651755	Willow Glen	1588 Koch Lane	\$1,248,000	2,170	\$575.12	13	\$1,250,000	\$576.04
ML81675016	Willow Glen	576 Brooks	\$1,075,000	1,410	\$762.41	3	\$1,248,000	\$885.11
ML81668095	Willow Glen	1177 Dean Avenue	\$1,279,900	1,650	\$775.70	18	\$1,245,000	\$754.55
ML81674971	Willow Glen	2415 Briarwood Drive	\$1,049,000	1,684	\$622.92	8	\$1,240,000	\$736.34
ML81670362	Willow Glen	2127 Harmil Way	\$1,250,000	1,511	\$827.27	9	\$1,240,000	\$820.65
ML81652867	Willow Glen	1125 Glenn Avenue	\$1,149,000	1,378	\$833.82	8	\$1,240,000	\$899.85
ML81649394	Willow Glen	2680 Custer Drive	\$1,299,000	2,367	\$548.80	33	\$1,240,000	\$523.87
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
ML81667634	Willow Glen	1991 Glen Una Avenue	\$1,268,999	1,861	\$681.89	22	\$1,230,000	\$660.93
ML81671032	Willow Glen	1592 Alisal Avenue	\$1,249,999	1,880	\$664.89	26	\$1,225,000	\$651.60
ML81671036	Willow Glen	1915 Coastland Avenue	\$1,195,000	1,641	\$728.21	7	\$1,225,000	\$746.50
ML81651837	Willow Glen	1018 Pine Avenue	\$1,099,000	1,716	\$640.44	9	\$1,223,000	\$712.70
ML81673610	Willow Glen	1918 Somersworth Drive	\$1,199,950	1,760	\$681.79	7	\$1,220,000	\$693.18
ML81670499	Willow Glen	1634 Husted Avenue	\$1,198,500	1,957	\$612.42	5	\$1,220,000	\$623.40
ML81668738	Willow Glen	1149 Brace Avenue	\$1,180,000	1,088	\$1,084.56	7	\$1,220,000	\$1,121.32
ML81645439	Willow Glen	2614 Aragon Way	\$1,180,000	1,584	\$744.95	9	\$1,215,000	\$767.05
ML81674315	Willow Glen	2997 Briona Court	\$1,188,000	1,879	\$632.25	9	\$1,210,000	\$643.96
ML81648534	Willow Glen	1971 Elden Drive	\$1,149,000	1,760	\$652.84	8	\$1,210,000	\$687.50
ML81672979	Willow Glen	1465 Maxine Avenue	\$1,099,000	1,438	\$764.26	13	\$1,205,000	\$837.97
ML81643511	Willow Glen	1127 Doralee Way	\$999,000	1,560	\$640.38	13	\$1,205,000	\$772.44



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

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ML81652173	Willow Glen	950 McBride Loop	\$1,125,950	2,377	\$473.69	9	\$1,201,888	\$505.63
ML81677911	Willow Glen	1196 Malone Road	\$1,150,000	1,502	\$765.65	14	\$1,200,000	\$798.93
ML81677735	Willow Glen	1890 Lincoln Avenue	\$899,000	1,911	\$470.43	9	\$1,200,000	\$627.94
ML81672537	Willow Glen	2920 Ross Avenue	\$1,168,000	1,440	\$811.11	5	\$1,200,000	\$833.33
ML81649350	Willow Glen	1142 Willow Glen	\$1,200,000	1,605	\$747.66	16	\$1,200,000	\$747.66
ML81647746	Willow Glen	1544 Altamont Avenue	\$1,145,000	1,628	\$703.32	6	\$1,200,000	\$737.10
ML81646940	Willow Glen	2954 Cottle Avenue	\$1,100,000	1,645	\$668.69	0	\$1,200,000	\$729.48
ML81645256	Willow Glen	2325 Leigh Avenue	\$1,299,950	1,935	\$671.81	31	\$1,200,000	\$620.16
ML81671390	Willow Glen	1653 Collingwood Avenue	\$1,198,000	1,160	\$1,032.76	24	\$1,198,000	\$1,032.76
ML81645061	Willow Glen	2410 Booksin Avenue	\$1,143,000	1,490	\$767.11	14	\$1,195,000	\$802.01
ML81644315	Willow Glen	875 El Rio Drive	\$1,098,000	1,774	\$618.94	6	\$1,195,000	\$673.62
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
ML81669378	Willow Glen	1866 Orange Grove Drive	\$998,000	1,380	\$723.19	13	\$1,185,000	\$858.70
ML81645565	Willow Glen	2619 Aragon Way	\$1,149,000	1,678	\$684.74	6	\$1,185,000	\$706.20
ML81671754	Willow Glen	809 Dederick Court	\$1,098,000	2,654	\$413.72	8	\$1,180,000	\$444.61
ML81668196	Willow Glen	1650 Trona Way	\$995,000	1,678	\$592.97	12	\$1,175,000	\$700.24
ML81647553	Willow Glen	1915 Coastland	\$1,149,000	1,641	\$700.18	11	\$1,175,000	\$716.03
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
ML81667384	Willow Glen	1129 Manor Drive	\$999,999	1,638	\$610.50	10	\$1,165,000	\$711.23
ML81653846	Willow Glen	862 Dederick Court	\$1,098,888	2,654	\$414.05	4	\$1,165,000	\$438.96
ML81655715	Willow Glen	823 Romani Court	\$1,099,999	2,429	\$452.86	9	\$1,161,000	\$477.97
ML81654401	Willow Glen	2526 Gunar Drive	\$1,149,000	1,620	\$709.26	6	\$1,160,000	\$716.05
ML81648072	Willow Glen	1538 Altamont Avenue	\$999,500	1,628	\$613.94	10	\$1,160,000	\$712.53
ML81651359	Willow Glen	990 Ellis Avenue	\$895,000	1,332	\$671.92	7	\$1,150,000	\$863.36
ML81648511	Willow Glen	1925 Kirkland Avenue	\$1,199,000	1,737	\$690.27	36	\$1,150,000	\$662.06
ML81667193	Willow Glen	1735 Lincoln Avenue	\$1,180,000	1,506	\$783.53	6	\$1,140,000	\$756.97
ML81648343	Willow Glen	2925 Rubino Circle	\$1,098,000	2,377	\$461.93	8	\$1,140,000	\$479.60
ML81651563	Willow Glen	1641 Trona Way #1641	\$995,000	1,584	\$628.16	12	\$1,130,000	\$713.38
ML81645459	Willow Glen	2003 Coastland	\$1,049,000	1,553	\$675.47	9	\$1,130,000	\$727.62
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
ML81668616	Willow Glen	2650 Coit Drive	\$1,050,000	1,410	\$744.68	22	\$1,110,000	\$787.23
ML81654730	Willow Glen	1680 Phantom Avenue	\$1,038,000	1,653	\$627.95	8	\$1,110,000	\$671.51
ML81671467	Willow Glen	1048 Hazelwood Avenue	\$990,000	1,289	\$768.04	6	\$1,100,000	\$853.37
ML81647639	Willow Glen	970 Minnesota	\$995,000	1,357	\$733.24	5	\$1,100,000	\$810.61
ML81644095	Willow Glen	860 Pitkin Loop	\$1,100,000	2,292	\$479.93	12	\$1,100,000	\$479.93
ML81645382	Willow Glen	2056 Cowles Common	\$1,095,000	1,969	\$556.12	9	\$1,095,000	\$556.12
ML81675724	Willow Glen	2929 Lexford Avenue	\$920,000	1,260	\$730.16	12	\$1,080,000	\$857.14

**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>
ML81674030	Willow Glen	1830 Calistoga Drive	\$899,000	1,226	\$733.28	3	\$1,080,000	\$880.91
ML81672189	Willow Glen	2551 Tioga Way	\$985,900	1,411	\$698.72	2	\$1,080,000	\$765.41
ML81652118	Willow Glen	1069 Franquette Avenue	\$1,080,000	1,360	\$794.12	2	\$1,080,000	\$794.12
ML81672510	Willow Glen	1074 Pine Avenue	\$899,900	1,418	\$634.63	8	\$1,075,000	\$758.11
ML81671383	Willow Glen	2472 Nightingale Drive	\$999,000	1,270	\$786.61	11	\$1,070,000	\$842.52
ML81653810	Willow Glen	1162 Garfield Avenue	\$1,099,000	1,133	\$969.99	25	\$1,066,937	\$941.69
ML81671311	Willow Glen	3085 Rubino Circle	\$995,000	2,153	\$462.15	10	\$1,065,000	\$494.66
ML81645558	Willow Glen	1303 Milton Way	\$895,000	1,667	\$536.89	9	\$1,065,000	\$638.87
ML81674447	Willow Glen	1997 Kirby Way	\$1,058,000	1,480	\$714.86	12	\$1,058,000	\$714.86
ML81675787	Willow Glen	2843 Rubino Circle	\$975,000	1,848	\$527.60	6	\$1,055,000	\$570.89
ML81651935	Willow Glen	2153 Cheryl Way	\$975,000	1,159	\$841.24	7	\$1,055,000	\$910.27
ML81670518	Willow Glen	1242B Minnesota Avenue	\$895,000	1,193	\$750.21	7	\$1,050,000	\$880.13
ML81650701	Willow Glen	2848 La Jolla Avenue	\$949,000	1,176	\$806.97	9	\$1,050,000	\$892.86
ML81647091	Willow Glen	695 Fuller Avenue	\$1,099,000	2,616	\$420.11	51	\$1,050,000	\$401.38
ML81645176	Willow Glen	1657 Curtner Avenue	\$925,000	1,296	\$713.73	9	\$1,050,000	\$810.19
ML81646936	Willow Glen	1840 Flood Drive	\$950,000	1,300	\$730.77	2	\$1,040,000	\$800.00
ML81646268	Willow Glen	1428 Gerhardt Avenue	\$899,000	900	\$998.89	15	\$1,040,000	\$1,155.56
ML81672009	Willow Glen	2298 Leigh Avenue	\$1,100,000	1,928	\$570.54	21	\$1,037,000	\$537.86
ML81647100	Willow Glen	1969 Kirby	\$910,000	1,448	\$628.45	16	\$1,035,000	\$714.78
ML81655755	Willow Glen	2688 Evora Drive	\$899,000	1,440	\$624.31	10	\$1,030,000	\$715.28
ML81652090	Willow Glen	1689 Arbor Drive	\$1,075,000	1,470	\$731.29	25	\$1,030,000	\$700.68
ML81674232	Willow Glen	2380 Cherry Avenue	\$998,000	1,161	\$859.60	8	\$1,025,000	\$882.86
ML81668607	Willow Glen	732 Willis Avenue	\$1,150,000	2,062	\$557.71	15	\$1,023,000	\$496.12
ML81668941	Willow Glen	1718 Don Avenue	\$979,000	1,143	\$856.52	8	\$1,010,000	\$883.64
ML81644932	Willow Glen	2666 Sutro Drive	\$899,999	1,420	\$633.80	6	\$1,010,000	\$711.27
ML81654673	Willow Glen	1528 Curtner Avenue	\$999,000	1,341	\$744.97	14	\$1,007,000	\$750.93
ML81676124	Willow Glen	1050 Lincoln Court	\$949,000	1,497	\$633.93	0	\$1,000,000	\$668.00
ML81675210	Willow Glen	1276 Prevost Street	\$899,000	1,222	\$735.68	12	\$1,000,000	\$818.33
ML81674424	Willow Glen	1471 Carmel Drive	\$1,150,000	1,216	\$945.72	17	\$1,000,000	\$822.37
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
ML81656637	Willow Glen	1465 Padres Drive	\$899,000	1,531	\$587.20	3	\$976,000	\$637.49
ML81651223	Willow Glen	1886 Pandora Drive	\$879,888	930	\$946.12	7	\$975,000	\$1,048.39
ML81649557	Willow Glen	905 Wren Drive	\$899,000	1,512	\$594.58	9	\$975,000	\$644.84
ML81672747	Willow Glen	598 Brooks Avenue	\$925,000	1,100	\$840.91	14	\$971,000	\$882.73
ML81650808	Willow Glen	1644 Creek Drive	\$800,000	1,754	\$456.10	7	\$970,000	\$553.02
ML81656913	Willow Glen	1779 Harmil Way	\$980,000	1,027	\$954.24	11	\$965,000	\$939.63
ML81648526	Willow Glen	1542 Maxine Avenue	\$999,000	891	\$1,121.21	37	\$965,000	\$1,083.05
ML81651083	Willow Glen	615 Riverside Drive	\$850,000	1,232	\$689.94	8	\$961,500	\$780.44

**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>
ML81679552	Willow Glen	435 Coe Avenue	\$899,999	1,085	\$829.49	7	\$960,000	\$884.79
ML81671759	Willow Glen	2432 Rinconada Drive	\$919,000	1,441	\$637.75	25	\$950,000	\$659.26
ML81653714	Willow Glen	456 Hull Avenue	\$879,000	1,121	\$784.12	3	\$950,000	\$847.46
ML81645052	Willow Glen	995 California Avenue	\$945,000	1,452	\$650.83	2	\$950,000	\$654.27
ML81656226	Willow Glen	1112 Pine Avenue	\$995,000	1,273	\$781.62	28	\$943,000	\$740.77
ML81644778	Willow Glen	2944 Quinto Way	\$929,000	1,136	\$817.78	17	\$940,675	\$828.06
ML81676748	Willow Glen	1182 Curtner Avenue	\$899,888	1,336	\$673.57	8	\$940,000	\$703.59
ML81669493	Willow Glen	1761 Urna Avenue	\$930,000	1,320	\$704.55	20	\$935,000	\$708.33
ML81670022	Willow Glen	2589 Leigh Avenue	\$899,000	1,100	\$817.27	45	\$935,000	\$850.00
ML81673906	Willow Glen	2743 Custer Drive	\$899,950	1,320	\$681.78	12	\$932,000	\$706.06
ML81673961	Willow Glen	1720 Lincoln Avenue	\$799,950	1,359	\$588.63	9	\$930,000	\$684.33
ML81652413	Willow Glen	939 Kingfisher Drive	\$899,000	1,522	\$590.67	14	\$930,000	\$611.04
ML81650774	Willow Glen	872 Redbird Drive	\$887,000	1,665	\$532.73	8	\$930,000	\$558.56
ML81669836	Willow Glen	1513 Marcia Avenue	\$929,000	1,167	\$796.06	8	\$929,000	\$796.06
ML81656391	Willow Glen	1807 Frobisher Way	\$899,950	2,191	\$410.75	0	\$925,000	\$422.18
ML81653721	Willow Glen	832 Canoas Creek Circle	\$995,000	2,361	\$421.43	16	\$925,000	\$391.78
ML81654764	Willow Glen	450 Marshall Avenue	\$899,950	900	\$999.94	0	\$920,000	\$1,022.22
ML81647244	Willow Glen	509 Hull Avenue	\$799,000	1,211	\$659.79	7	\$920,000	\$759.70
ML81650817	Willow Glen	1136 Lincoln Court	\$949,000	1,257	\$754.97	51	\$915,000	\$727.92
ML81654142	Willow Glen	1373 Curtiss Avenue	\$899,800	792	\$1,136.11	63	\$910,000	\$1,148.99
ML81645217	Willow Glen	1779 Foxworthy Avenue	\$849,000	1,136	\$747.36	10	\$908,000	\$799.30
ML81646586	Willow Glen	1813 Bird Avenue	\$899,950	1,167	\$771.17	107	\$900,000	\$771.21
ML81667918	Willow Glen	1196 Clark Street	\$895,000	1,228	\$728.83	0	\$890,000	\$724.76
ML81656880	Willow Glen	1104 Husted Avenue	\$899,000	1,234	\$728.53	31	\$889,000	\$720.42
ML81669360	Willow Glen	833 Apple Valley Drive	\$798,800	1,270	\$628.98	10	\$885,000	\$696.85
ML81645360	Willow Glen	2614 Nightingale Drive	\$899,000	1,376	\$653.34	13	\$875,000	\$635.90
ML81669120	Willow Glen	1268 Prevost Street	\$820,000	1,210	\$677.69	5	\$870,000	\$719.01
ML81646513	Willow Glen	2818 Rustic Drive	\$849,900	1,098	\$774.04	9	\$870,000	\$792.35
ML81669168	Willow Glen	1082 Curtner Avenue	\$898,000	1,485	\$604.71	28	\$862,000	\$580.47
ML81674173	Willow Glen	1915 Foxworthy Avenue	\$799,950	1,080	\$740.69	8	\$850,000	\$787.04
ML81647852	Willow Glen	523 Brooks Avenue	\$749,000	824	\$908.98	13	\$850,000	\$1,031.55
ML81646948	Willow Glen	1686 Mackey Avenue	\$695,000	913	\$761.23	10	\$850,000	\$931.00
ML81653907	Willow Glen	853 Delmas Avenue	\$789,900	1,239	\$637.53	62	\$800,000	\$645.68
ML81640147	Willow Glen	369 Jerome Street	\$799,000	1,380	\$578.99	38	\$800,000	\$579.71
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
ML81636081	Willow Glen	602 Drake Street	\$710,000	1,276	\$556.43	146	\$703,000	\$550.94
ML81643743	Willow Glen	422 Jerome Street	\$649,000	846	\$767.14	19	\$665,000	\$786.05
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

**Res. Single Family**

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<b>Average:</b>	<b>\$1,341,409</b>	<b>1,981</b>	<b>\$696.74</b>	<b>19</b>	<b>\$1,386,349</b>	<b>\$725.97</b>
<b>Total Average:</b>	<b>\$1,413,420</b>	<b>2,054</b>	<b>\$707.36</b>	<b>20</b>	<b>\$1,386,349</b>	<b>\$725.97</b>