

CMA Report
S d by Price (asc), Area (asc), Square Feet (asc)

Listings as of 9/13/2017 5:11:57 PM

Property Type: Residential Include Property Subtypes: 1 House on Lot, 2 Houses on Lot, Other Transaction Type: Sale Areas: Alta Sierra, Big Oak Valley, High Country/Washing, Lake of the Pines, Lake Wildwood, McCourtney, Nevada City, North San Juan, Peardale/Chicago Par, Penn Valley, Rough and Ready, Smartsville, South County, Grass Valley County: Nevada Statuses: Active, Active Short Sale, Active REO, Active Shrt Sale Con, Active Rel. Clause, Pending, Pending Short Sale, Pending REO, Sold (2/14/2017 or after) , Sold Short Sale (2/14/2017 or after) , Sold REO (2/14/2017 or after) Price: 200,000 or less Structure: 400 or more (also includes 0 values) Approx Lot Size: .05 ac or more

Residential

Active

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
19303 Tyler Foote Rd	Nevada C,		1	1 (1 0)	600	11.390ac	2016	02/25/17	308.33	199/199	249,000	185,000	
Listing Count	1	Averages			600				308.33	199/199	249,000	185,000	
					High	185,000			Low	185,000		Median	185,000

Active Shrt Sale Con

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
13030 Roadrunner Dr	Penn Vall,		2	2 (2 0)	1036	0.3900ac	1985	06/07/17	163.13	121/121	199,000	169,000	
Listing Count	1	Averages			1036				163.13	121/121	199,000	169,000	
					High	169,000			Low	169,000		Median	169,000

Pending

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
102 Kendall St	Grass Val27, E		1	1 (1 0)	472	4356 sf	1928	08/24/17	211.65	9/9	99,900	99,900	
12603 Shady Creek Dr	Nevada C,		1	1 (1 0)	1440	0.7600ac	1999	08/29/17	90.28	82/82	150,000	130,000	
13216 La Barr Meadows	Grass Val,		2	1 (1 0)	875	0.5300ac	Unkn	09/06/17	181.71	6/6	159,000	159,000	
10424 Manzanita Dr	Grass Val,		2	1 (1 0)	572	0.5000ac	1943	06/21/17	347.90	12/12	199,000	199,000	
Listing Count	4	Averages			840				207.89	27/27	151,975	146,975	
					High	199,000			Low	99,900		Median	144,500

Pending REO

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	
13755 Frontier Ln	Grass Val,		2	1 (1 0)	756	3.0000ac	1978	07/10/17	185.19	16/16	140,000	140,000	
Listing Count	1	Averages			756				185.19	16/16	140,000	140,000	
					High	140,000			Low	140,000		Median	140,000

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
10789 Conifer Ln	Grass Val,		2	1 (1 0)	416	0.1700ac	1939	08/08/17	192.31	59/59	125,000	115,000	80,000	69.57
14612 Harter Pl	Nevada C,		2	1 (1 0)	450	0.4000ac	Unkn	04/13/17	191.11	1/1	89,000	89,000	86,000	96.63
11910 Paradise Ln	Grass Val,		2	1 (1 0)	828	1.2100ac	1976	02/17/17	106.28	59/59	130,000	99,900	88,000	88.09
156 Harris St	Grass Val27, E		2	1 (1 0)	1273	0.4200ac	1880	08/25/17	90.34	7/7	135,000	135,000(V)	115,000	85.19
18679 Acom Pl	Grass Val,		2	1 (1 0)	1300	1.3800ac	Unkn	07/26/17	88.46	68/68	189,950	118,950	115,000	96.68
12640 Shady Creek Dr	Nevada C,		2	1 (1 0)	908	0.8200ac	1992	05/26/17	142.07	4/4	129,000	129,000	129,000	100.00
26206 Sweetland Rd	North Sa ,		1	1 (1 0)	600	1.6000ac	Unkn	07/14/17	241.67	3/3	149,000	149,000	145,000	97.32
18825 Pinnacle Ln	Penn Vall ,		1	1 (1 0)	447	2.5600ac	Unkn	09/01/17	380.31	69/69	189,000	189,000	170,000	89.95
10148 Adam Ave	Grass Val,		2	1 (1 0)	876	0.8400ac	1948	03/20/17	198.57	136/136	179,950	179,950	173,950	96.67
11059 Sierra Cir	Penn Vall ,		3	2 (2 0)	1236	0.1700ac	2000	08/24/17	141.59	14/14	160,000	160,000	175,000	109.38
12691 Greenbrook Loop	Penn Vall ,		2	1 (1 0)	880	0.2900ac	1981	07/26/17	206.25	52/52	205,000	185,000	181,500	98.11
18690 Jones Ridge Rd	Grass Val29, F		1	1 (1 0)	486	10.000ac	Unkn	06/28/17	380.66	7/7	199,000	199,000	185,000	92.96
19840 Cruzon Grade Rd	Nevada C,		3	2 (2 0)	1128	3.3000ac	1994	05/04/17	170.21	35/35	249,000	229,000	192,000	83.84
10476 Valley View Dr	Grass Val,		2	1 (1 0)	840	0.1800ac	1940	06/12/17	238.10	159/263	258,997	229,900	200,000	86.99
11597 Shangrila Ln	Grass Val27, C		2	2 (2 0)	1338	0.5600ac	1972	04/27/17	149.48	3/3	230,000	230,000	200,000	86.96
Listing Count	15	Averages			867				194.49	45/52	174,526	162,513	149,030	91.89
					High	200,000			Low	80,000		Median	170,000	

Sold REO

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
22752 Pleasant Valley	North Sa ,		2	2 (2 0)	1152	2.2900ac	1987	08/02/17	97.66	13/13	91,900	91,900	112,500	122.42
18450 Blue Teal Loop	Penn Vall 26, A		2	1 (1 0)	858	0.7200ac	1978	03/16/17	132.29	139/139	179,900	114,900	113,501	98.78
369 Mill St	Grass Val,		3	2 (2 0)	1311	0.3000ac	1881	07/25/17	100.31	16/16	104,000	104,000	131,500	126.44
13001 Byron Rd	Nevada C,		4	2 (2 0)	1528	1.1000ac	1970	05/01/17	100.73	87/382	180,200	160,200	153,914	96.08
10308 Daffodil Ln	Penn Vall ,		1	1 (1 0)	672	0.2100ac	1992	08/09/17	244.59	73/73	196,100	172,000	164,364	95.56
14310 Lodgepole Dr	Penn Vall 22, F		2	1 (1 0)	1040	0.2900ac	1978	04/28/17	177.88	95/95	195,000	185,000	185,000	100.00
10982 Juanita Ct	Grass Val,		3	2 (2 0)	1761	0.3500ac	1986	08/14/17	107.84	135/135	219,000	189,900	189,900	100.00
221 Hughes Rd	Grass Val27, D		3	2 (2 0)	1416	0.1700ac	1978	02/28/17	141.24	5/5	200,000	200,000	200,000	100.00
Listing Count	8	Averages			1217				137.82	70/107	170,763	152,238	156,335	104.91

Presented By: Gordon Baker Lic: 01377575 / CENTURY 21 CORNERSTONE REALTY Phone: 530-263-0644 Lic: 01011224

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