

Listings as of 7/22/2017 6:15:05 AM

Property Type: Residential Include Property Subtypes: 1 House on Lot, 2 Houses on Lot, Other Transaction Type: Sale Area: 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 (1/22/2017 or after) , Sold Short Sale (1/22/2017 or after) , Sold REO (1/22/2017 or after) Price: 260,000 or less Structure: 400 or more (also
 includes 0 values) Approx Lot Size: .05 ac or more

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Residential**Active**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
328 2nd St	Grass Val	27, E	3	2 (2 0)	1040	0.1200ac	2008	03/22/17	187.50	102/102	275,000	195,000
319 Main St	Grass Val,		3	2 (2 0)	1038	0.1600ac	1890	06/23/17	201.35	24/24	209,000	209,000
10741 Butte View Dr	Grass Val,		1	1 (1 0)	850	0.1400ac	Unkn	07/17/17	255.29	4/4	217,000	217,000
325 Second St	Grass Val,		2	2 (2 0)	1070	0.0900ac	1978	06/23/17	228.97	29/29	245,000	245,000
16022 Dry Creek Ln	Grass Val,		2	2 (2 0)	1172	2.5000ac	1986	07/21/17	219.71	1/1	257,500	257,500
Listing Count	5	Averages			1034				218.56	32/32	240,700	224,700
					High	257,500			Low	195,000		Median 217,000

Active REO

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
121 Empire St	Grass Val,		5	2 (2 0)	1785	0.2700ac	1881	07/11/17	126.05	10/10	225,000	225,000
Listing Count	1	Averages			1785				126.05	10/10	225,000	225,000
					High	225,000			Low	225,000		Median 225,000

Pending

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
10789 Conifer Ln	Grass Val,		2	1 (1 0)	416	0.1700ac	1939	07/01/17	276.44	59/59	125,000	115,000
18679 Acorn Pl	Grass Val,		2	1 (1 0)	1300	1.3800ac	Unkn	06/28/17	91.50	68/68	189,950	118,950
501 Kate Hayes St	Grass Val,		1	1 (1 0)	631	0.1000ac	1941	07/13/17	311.41	0/0	196,500	196,500
10424 Manzanita Dr	Grass Val,		2	1 (1 0)	572	0.5000ac	1943	06/21/17	347.90	12/12	199,000	199,000
10790 Pine Hill Dr	Grass Val,		1	1 (1 0)	1363	0.2600ac	1932	07/14/17	154.07	1/1	210,000	210,000
170 Lucas Ln	Grass Val,		3	1 (1 0)	1273	0.1800ac	1940	06/05/17	176.75	10/10	225,000	225,000
795 Annex Ave	Grass Val,		3	1 (1 0)	852	0.2200ac	1937	07/19/17	268.78	5/5	229,000	229,000
10847 Pine Hill Dr	Grass Val,		3	1 (1 0)	1008	0.2800ac	1990	07/10/17	227.18	10/10	229,000	229,000
13038 Park View Dr	Grass Val,		2	1 (1 0)	930	0.2300ac	1953	07/12/17	258.06	72/72	280,000	240,000
11460 Squirrel Creek R	Grass Val,		2	1 (1 0)	1088	0.4400ac	1936	07/11/17	225.18	9/9	245,000	245,000
11357 Oh Wah Wee Pl	Grass Val,		2	2 (1 1)	1692	2.5000ac	1987	06/21/17	147.75	1/1	250,000	250,000
Listing Count	11	Averages			1011				225.91	22/22	216,223	205,223
					High	250,000			Low	115,000		Median 225,000

Pending REO

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price
369 Mill St	Grass Val,		3	2 (2 0)	1311	0.3000ac	1881	06/22/17	79.33	16/16	104,000	104,000
Listing Count	1	Averages			1311				79.33	16/16	104,000	104,000
					High	104,000			Low	104,000		Median 104,000

Sold

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % LP
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
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
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
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
14104 Pauls Pl	Grass Val,		1	1 (1 0)	940	1.5100ac	Unkn	04/22/17	226.22	0/0	194,900	194,900	212,650	109.11
10292 Sugar Pine Ct	Grass Val,		3	2 (2 0)	1266	0.5100ac	1965	02/09/17	173.78	6/6	250,000	250,000	220,000	88.00
139 Glenwood Ave	Grass Val,		3	2 (1 1)	1496	0.1600ac	1937	05/26/17	147.06	79/79	295,000	249,500	220,000	88.18
15697 Lakewood Ln	Grass Val36, E		2	1 (1 0)	1166	1.0000ac	1964	01/24/17	194.68	7/7	224,900	224,900	227,000	100.93
15317 Brewer Rd	Grass Val,		3	3 (3 0)	2131	1.3000ac	Unde	02/28/17	108.40	17/17	229,000	229,000	231,000	100.87
130 Mainhart Dr	Grass Val,		2	1 (1 0)	979	0.1100ac	1939	04/06/17	236.98	2/2	275,000	259,000	232,000	89.58
115 E Colfax Ave	Grass Val,		2	2 (1 1)	762	0.0600ac	1953	07/13/17	322.18	57/57	265,000	249,500	245,500	98.40
536 Brighton St	Grass Val,		2	1 (1 0)	774	0.1200ac	1936	04/24/17	320.28	26/26	284,900	272,900	247,900	90.84
478 Lamarque Ct	Grass Val,		3	2 (1 1)	1129	0.1600ac	1987	06/29/17	219.66	1/1	238,500	238,500	248,000	103.98
11416 Cedar Ridge Dr	Grass Val,		2	1 (1 0)	881	0.1400ac	1977	03/31/17	295.12	187/187	289,000	274,000	260,000	94.89
Listing Count	15	Averages			1059				221.16	50/57	236,276	225,397	212,733	94.43
					High	260,000			Low	88,000		Median	220,000	

Sold Short Sale

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

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CMA Report

Sorted by Price (asc), Area (asc), Square Feet (asc)

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12029 Pine Cone Cir	Grass Val,		2	2 (2 0)	1364	3.0500 ac	1981	01/26/17	168.62	85/85	259,950	259,950	230,000	88.48
Listing Count	1	Averages			1364				168.62	85/85	259,950	259,950	230,000	88.48
					High	230,000			Low	230,000		Median	230,000	

Sold REO

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % LP
221 Hughes Rd	Grass Val	27, D	3	2 (2 0)	1416	0.1700 ac	1978	02/28/17	141.24	5/5	200,000	200,000	200,000	100.00
654 Brighton St	Grass Val	27, C	2	1 (1 0)	1124	0.1300 ac	1931	01/23/17	217.97	14/14	239,900	239,900	245,000	102.13
11566 Alta Vista Ave	Grass Val	27, D	3	2 (2 0)	1374	0.1700 ac	1946	06/05/17	178.31	154/154	330,000	300,000	245,000	81.67
Listing Count	3	Averages			1305				179.17	58/58	256,633	246,633	230,000	94.60
					High	245,000			Low	200,000		Median	245,000	
Property Type Count	37	Averages			1096				210.99	39/42	229,323	218,669	216,368	

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