

CMA Summary Report

RESIDENTIAL Summary Statistics															
High				Low				Average				Median			
LP:\$1,598,000				\$1,290,000				\$1,441,977				\$1,458,000			
SP:\$1,645,000				\$1,450,000				\$1,573,333				\$1,625,000			

RESIDENTIAL - Active

Number of Properties: 2

Num	Address	Unit	LD	MLS No	D/N/S	BR	Bth	HOA Fee	DOMLS	Orig Price	Lot SqFt	YrBlt	SqFt	DOM	LP	LP/SqFt
1	3178 Santa Marta Court		10/23/2025	ML82025683		4	2		7	\$1,290,000	6,710	1971	1675	7	\$1,290,000	\$770.15
2	31274 Santa Maria Drive		10/30/2025	41116183	CASA VERDE	4	2		0	\$1,375,000	5,500	1973	1770	0	\$1,375,000	\$776.84
Avg						4	2		3	1332500	6105	1972	1722	3	\$1,332,500	\$773.50

RESIDENTIAL - Sold

Number of Properties: 3

Num	Address	Unit	Close Date	MLS No	BR	Bth	HOA Fee	DOMLS	Orig Price	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt	SP	SP/SqFt
1	3255 San Pablo Way		6/6/2025	41094489	4	4		22	\$1,458,000	1969	5,500	1762	22	\$1,458,000	\$827.47	\$1,450,000	\$822.93
2	3156 San Joaquin		9/3/2025	41106655	4	2		13	\$1,488,888	1971	5,500	1810	13	\$1,488,888	\$822.59	\$1,645,000	\$908.84
3	31301 San Andreas Drive		8/4/2025	ML82011839	4	3		13	\$1,598,000	1969	6,018	1618	13	\$1,598,000	\$987.64	\$1,625,000	\$1,004.33
Avg					4	3		16	1514962	1969	5672	1730	16	\$1,514,963	\$879.23	\$1,573,333	\$912.03
Min					4	2		13	1458000	1969	5500	1618	13	\$1,458,000	\$822.59	\$1,450,000	\$822.93
Max					4	4		22	1598000	1971	6018	1810	22	\$1,598,000	\$987.64	\$1,645,000	\$1,004.33
Med					4	3		13	1488888	1969	5500	1762	13	\$1,488,888	\$827.47	\$1,625,000	\$908.84