

VALUATION WORKBOOK

2893 Buena Vista Way, Berkeley, CA 94708



Presented by

Patrick Hale

California Real Estate Licenses: 01777558, 01896291
File ID: 2893 Buena Vista Way, Berkeley, CA 94708



THE LOCAL REALTY™

A Lifestyle Real Estate Company

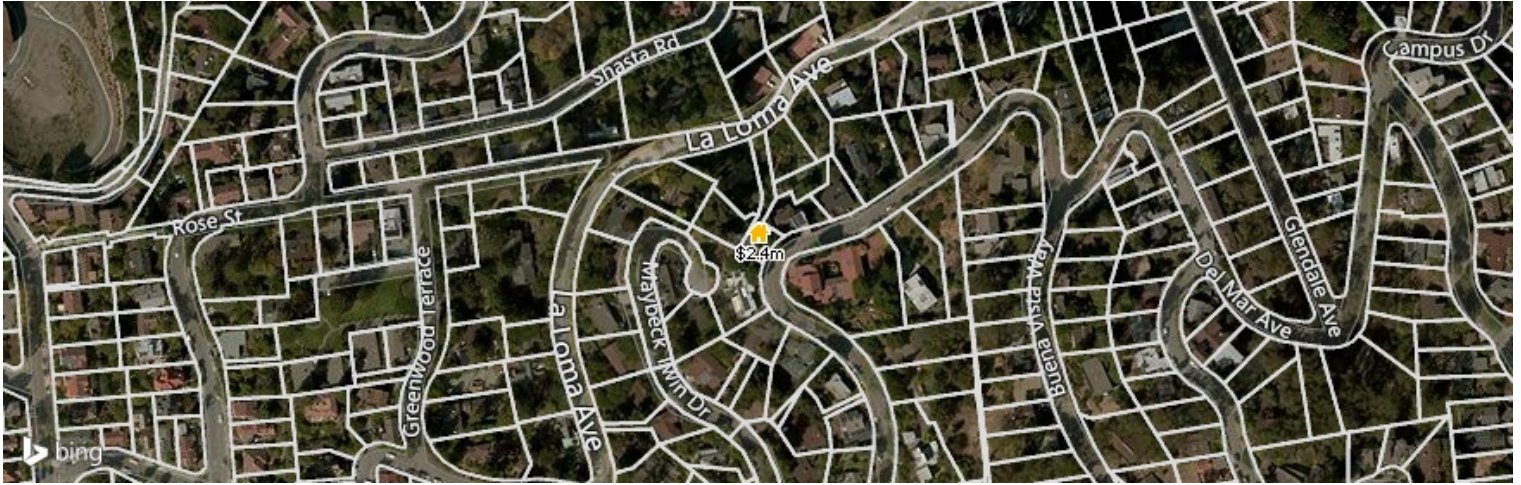
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<http://www.TheLocalRealty.com>

Camel Brokers

2893 Buena Vista Way, Berkeley, CA 94708

Listing Date: -
MLS Name: -
MLS Listing ID: -



Legend: 🏠 Subject Property

OFF MARKET • Public Record

Result of Sales Comparison Analysis

\$1,781,000 (or \$771 / sq ft)

Last Analysis Update: 11/27/2016

Number of Comps Chosen

7

Comps Range

\$1,500,000 – \$2,100,000

Current Estimated Value

\$2,068,500

Last RVM® Update: 11/15/2016

RVM® Est. Range: \$1,840,965 – \$2,296,035

RVM® Confidence: ★★★★★☆

📉 RVM® Change - Last 1 Month: -\$90,580

📉 RVM® Change - Last 12 Months: -0.92%

Homeowner Facts

Owner Name (Public)

Gerstler Rosenberg 1998 Trust ; Gerstler, Diane

Mailing Address

2893 Buena Vista Way Berkeley CA 94708-2015

Vesting

Trustee/Conservator, Company/Corporation

Owner Occupied

Yes

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

2893 Buena Vista Way, Berkeley, CA 94708

Listing Date: -
 MLS Name: -
 MLS Listing ID: -

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	-	-	-
Property Type	Single Family Residence	Single Family Residence	-
Property Subtype	Single Family	Detached	-
Total Rooms	9	9	-
Total Rooms Above Grade	-	-	-
Bedrooms	4	4	-
Bedrooms Above Grade	-	-	-
Total Baths	3.0	3.0	-
Total Baths Above Grade	-	-	-
Full Baths	3	3	-
Full Baths Above Grade	-	-	-
Partial Baths	-	-	-
Partial Baths Above Grade	-	-	-
Living Area (sq ft)	2,311	3,149	-
Living Area Above Grade (sq ft)	-	-	-
Basement (sq ft)	-	-	-
Finished Rooms Below Grade	-	-	-
Lot Size	6,388 sq ft	6,388 sq ft	-
Lot Dimensions	6388 SF	-	-
Garage	Yes	-	-
Garage (sq ft)	-	-	-
Pool	-	None	-
Location	-	-	-
Tenure	-	-	-
View	-	-	-
View Factors	-	Bay, Bay Bridge, Golden Gate Bridge, Hills, Mountain, San Francisco	-
Style	-	Contemporary	-
Quality of Construction	-	-	-
Year Built	1983	1983	-
Age	33	33	-
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	-	Forced Air, Gas	-
Cooling Features	-	No Air Conditioning	-
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-

Extended Home Facts

Listing Date: –
MLS Name: –
MLS Listing ID: –



Legend: 🏠 Subject Property

Location Details

Walkability Score (out of 5) Overall: 1.7 | Amenity: 1.6 | Leisure: 2.1

Property Photos

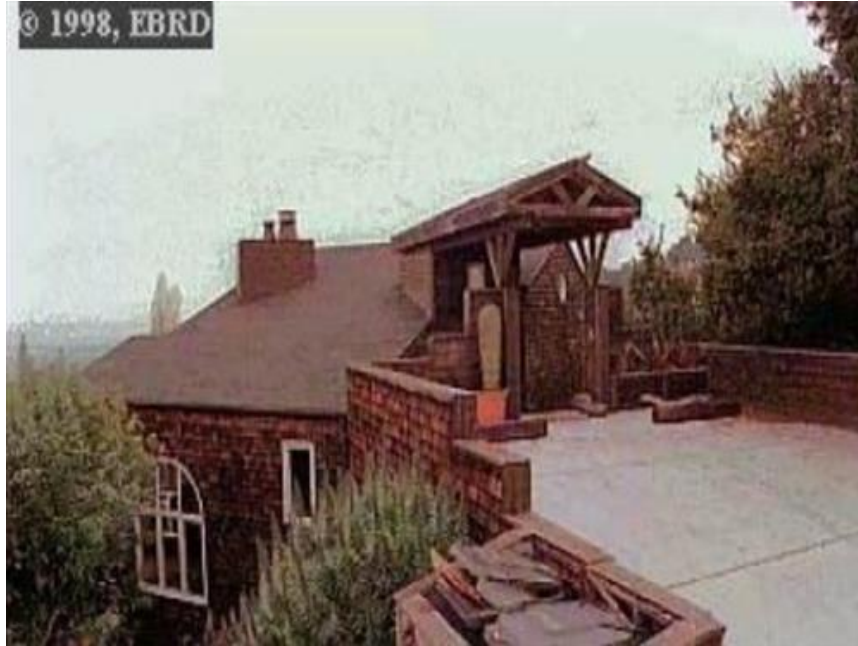
Listing Date: –
MLS Name: –
MLS Listing ID: –





Historical Photos

MLS Name: Contra Costa Association of REALTORS[®], Bay East Association of REALTORS[®], and EBRD MLS
Listing Date: 3/13/1998
MLS Listing ID: 28115722



Historical Photos

Listing Date: 4/27/2004
MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40010764



Historical Photos

Listing Date: 6/21/2015
MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40704197





Property History

Legal Description

Parcel Number:	58-2242-12
Zoning:	-
Abbreviated Description:	LOT:25&26 SUBD:LA LOMA PARK
Census Tract:	060014216.002005
City/Municipality/Township:	-

Tax and Assessed Values

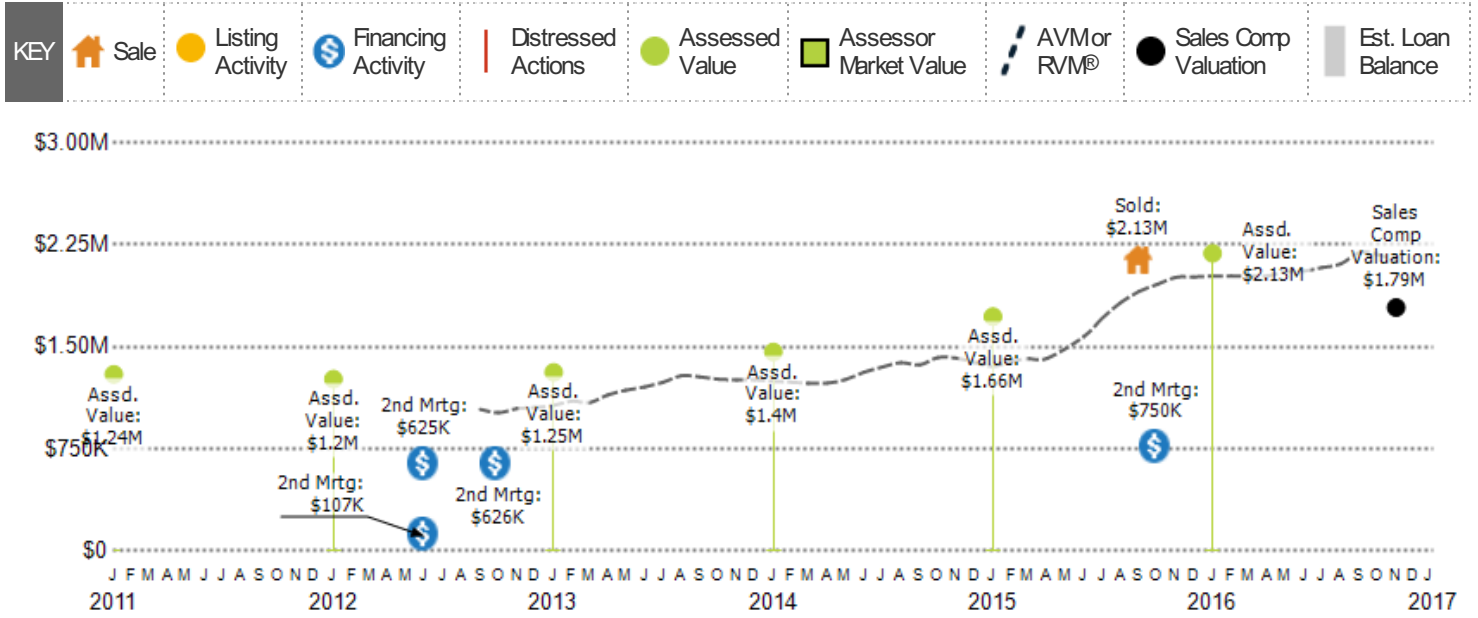
Date	Improvements	Land	Total	Tax
2016	\$1,575,000 +	\$550,000 =	\$2,125,000	\$28,939
2015	\$1,162,107 +	\$498,046 =	\$1,660,153	\$23,285
2014	\$980,000 +	\$420,000 =	\$1,400,000	\$20,259
2013	\$875,000 +	\$375,000 =	\$1,250,000	\$18,666
2012	\$840,000 +	\$360,000 =	\$1,200,000	\$17,662
2011	\$864,500 +	\$370,500 =	\$1,235,000	\$18,091
2010	- +	- =	-	\$18,024

Listing and Sales History

MLS Name	List Date	Sold Date	Days in RPR	Amount	Status	Change Date
Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	6/21/2015	9/2/2015	73	\$2,125,000	Sold	9/2/2015
				\$2,000,000	Pending	7/24/2015
				\$2,000,000	Active	6/22/2015
Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1/14/2005	2/24/2005	41	\$1,685,000	Sold	2/24/2005
Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	4/27/2004	-	95	\$1,675,000	Expired	7/31/2004
Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	3/13/1998	-	56	\$1,250,000	Withdrawn	5/8/1998
				\$1,250,000	Cancelled	5/8/1998
				\$1,250,000	Withdrawn	5/8/1998

Sales and Financing Activity

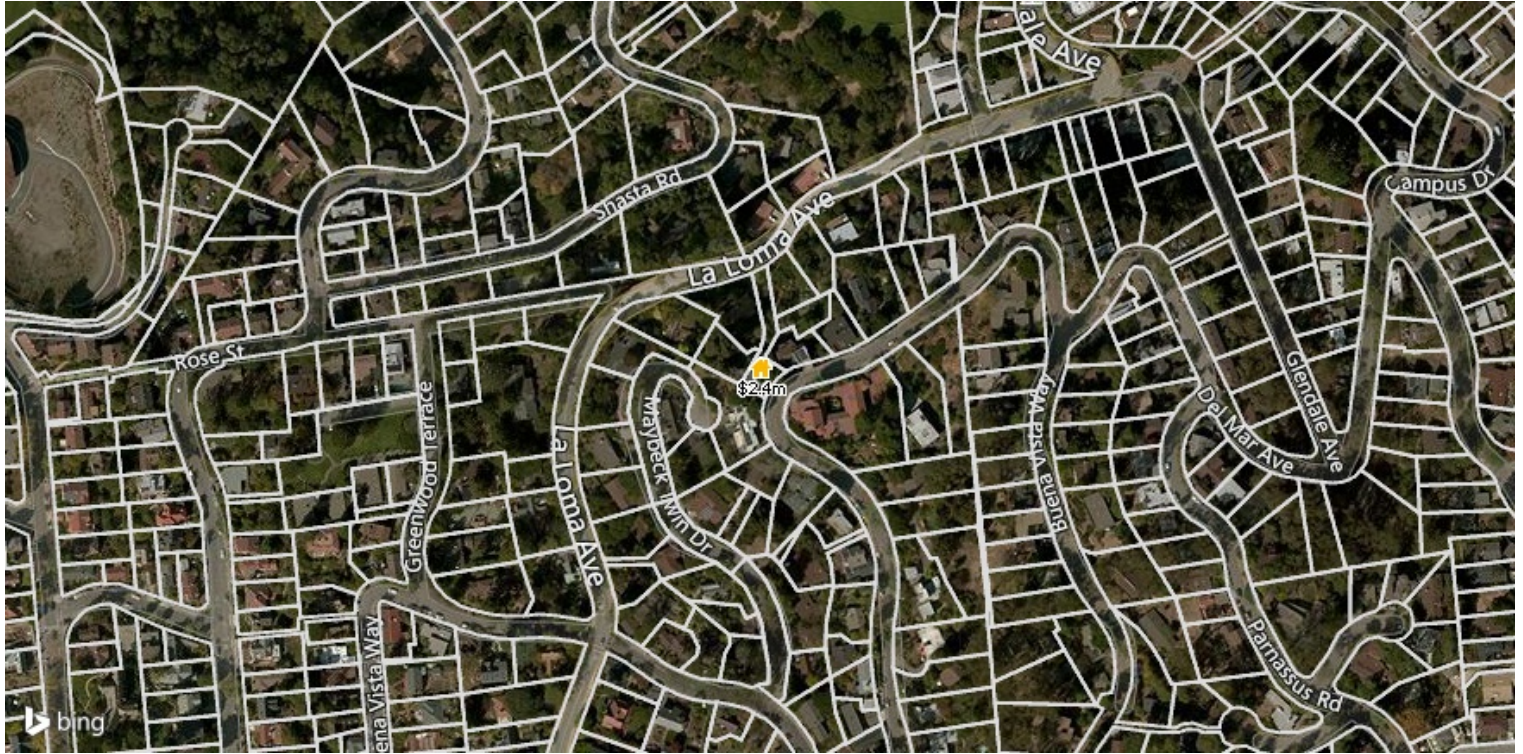
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Aerial Map



Legend: 🏠 Subject Property

Birdseye Map



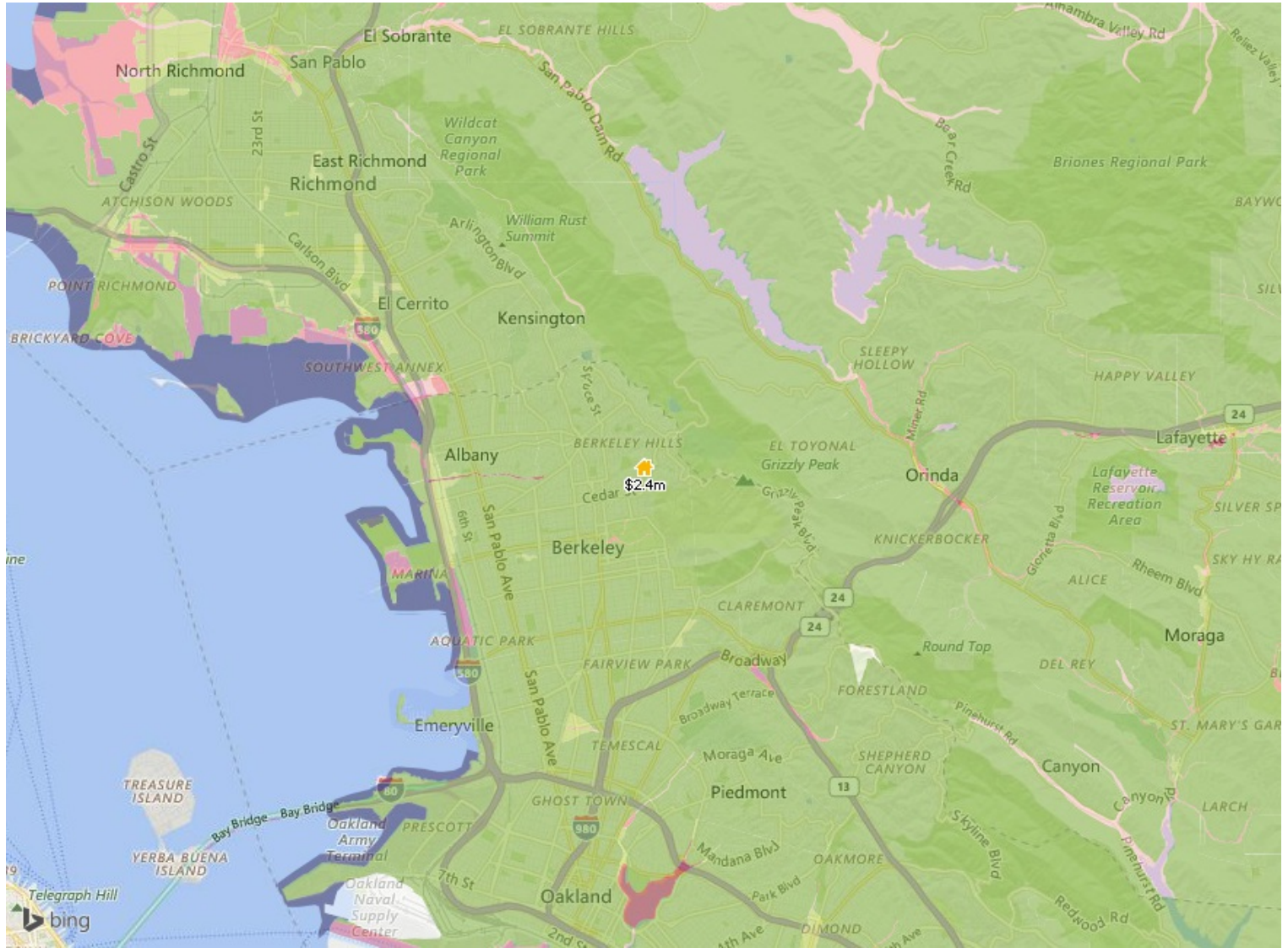
Legend: 🏠 Subject Property

Flood Zone

This property is in Flood Zone: X (unshaded)
Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

Flood Map

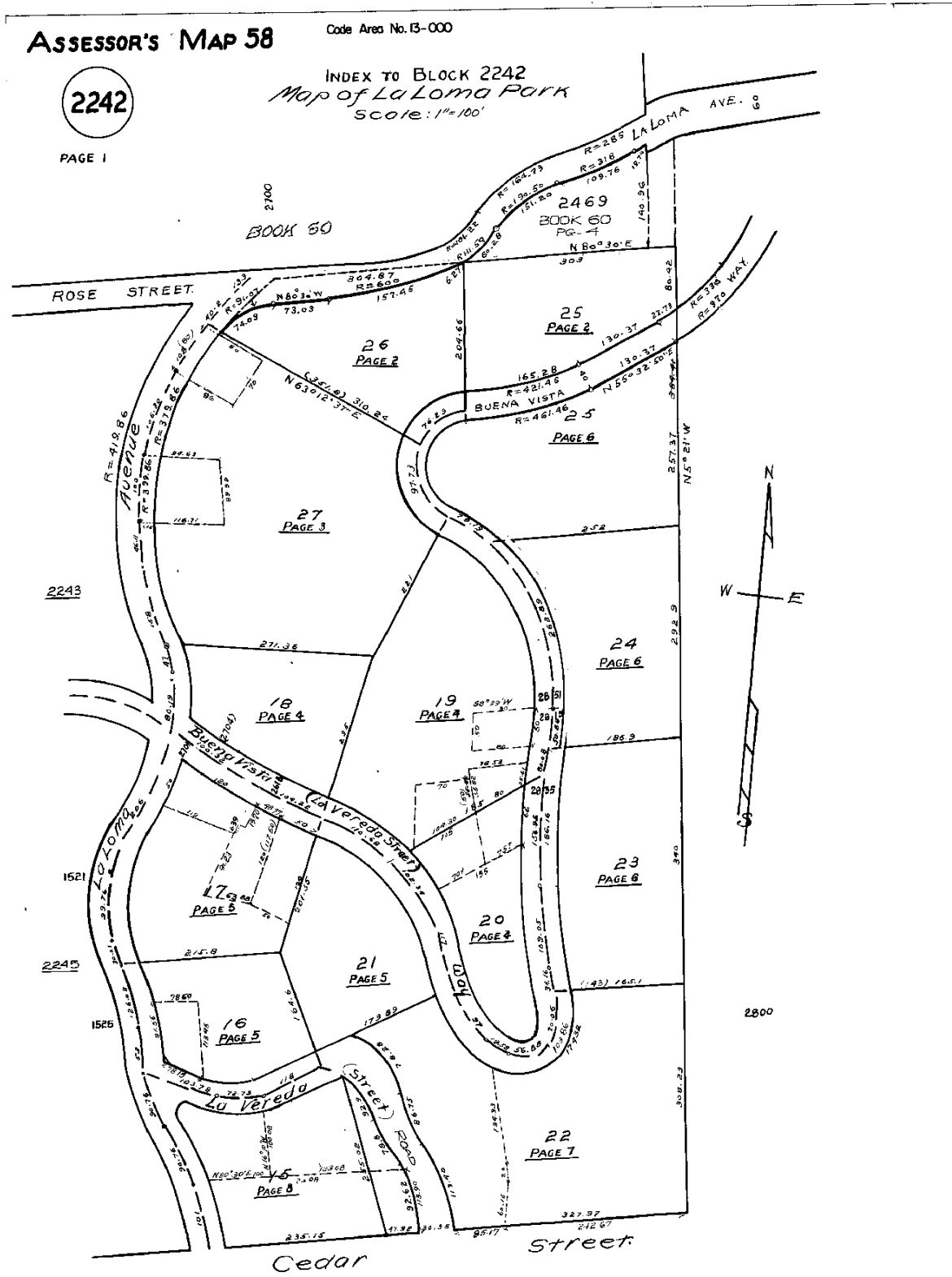


Flood Zones



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas, shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Plat Map



HPN 115 *[Signature]*

Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

\$1,781,000 (or \$771 / sq ft)

Last Analysis Update: 11/27/2016

Number of Comps Chosen

7

Comps Range

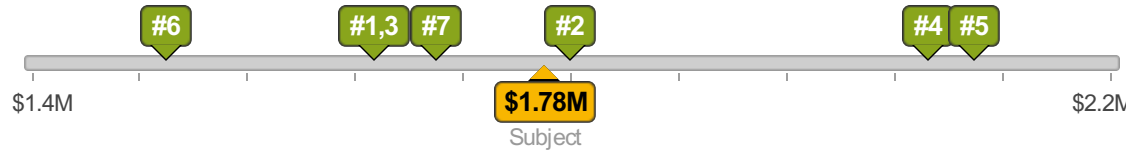
\$1,500,000 – \$2,100,000

Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

Comps:

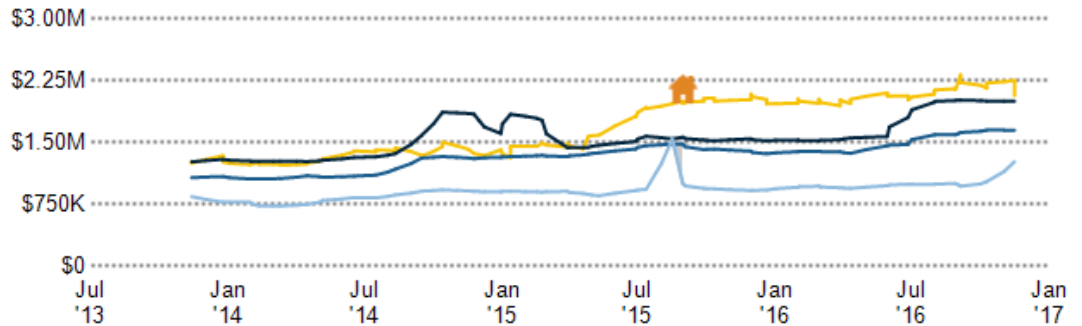
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Sold (Sold Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)



Historical Range of Comparable Homes

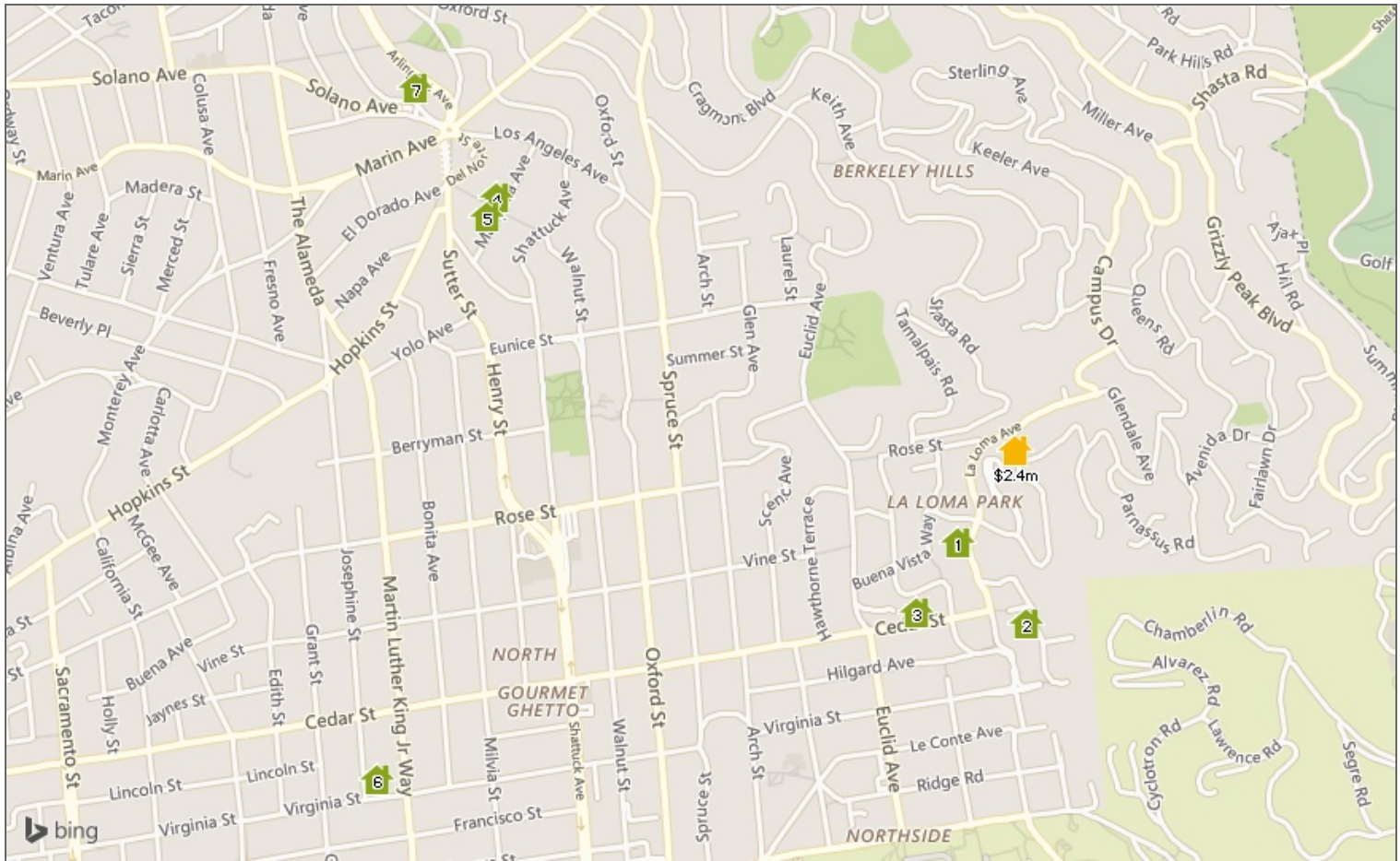
Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.




- Subject Property Estimated Value
- Subject Property Sold
- Highest
- Median
- Lowest



Comps and Adjustments Map


<p>2893 Buena Vista Way, Berkeley, CA 94708</p> <p>OFF MARKET Public Record</p>  <p>Price: \$2,354,329</p> <p>4 bed 3.0 bath 3,149 sq ft</p>	<p>1512 La Loma Ave, Berkeley, CA 94708</p> <p>RECENTLY SOLD</p> <p>Sold Date: 6/24/2016 • MLS Listing 40740402, 5/13/20</p>  <p>Price: \$1,650,000</p> <p>4 bed 4.0 bath 2,027 sq ft</p>	<p>1606 La Vereda Rd, Berkeley, CA 94709</p> <p>RECENTLY SOLD</p> <p>Sold Date: 8/26/2016 • MLS Listing 40755362, 6/28/20</p>  <p>Price: \$1,800,000</p> <p>4 bed 2.1 bath 2,271 sq ft</p>
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<p>2559 Cedar St, Berkeley, CA 94708</p> <p>RECENTLY SOLD</p> <p>Sold Date: 6/1/2016 • MLS Listing 40736991, 4/20/201</p>  <p>Price: \$1,660,000</p> <p>6 bed 4.0 bath 2,076 sq ft</p>	<p>1036 Mariposa Ave, Berkeley, CA 94707</p> <p>RECENTLY SOLD</p> <p>Sold Date: 10/7/2016 • MLS Listing 40755577, 9/1/201</p>  <p>Price: \$2,065,000</p> <p>3 bed 2.1 bath 2,516 sq ft</p>	<p>1050 Mariposa Ave, Berkeley, CA 94707</p> <p>RECENTLY SOLD</p> <p>Sold Date: 6/15/2016 • MLS Listing 40742163, 5/26/20</p>  <p>Price: \$2,100,000</p> <p>4 bed 2.1 bath 2,411 sq ft</p>
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Comps and Adjustments Map

1641 Josephine St, Berkeley, CA 94703

 **RECENTLY SOLD**

** Sold Date: 10/21/2016 * MLS Listing 40757446, 9/15/2016*



Price:
\$1,500,000

4 bed
3.0 bath
2,123 sq ft

946 Arlington Ave, Berkeley, CA 94707

 **RECENTLY SOLD**

** Sold Date: 6/24/2016 * MLS Listing 40740364, 5/13/2016*






Price:
\$1,700,000

4 bed
3.1 bath
2,753 sq ft

Comps Selected In Analysis



Address	2893 Buena Vista Way Berkeley, CA 94708	1512 La Loma Ave Berkeley, CA 94708	1606 La Vereda Rd Berkeley, CA 94709
Status	 Subject Property	 Recently Sold	 Recently Sold
MLS Name	—	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS
MLS Listing ID	—	40740402	40755362
Proximity	—	.15 Mi. SW	.24 Mi. S
Value	\$1,781,000	\$1,650,000	\$1,800,000
Price Per Sq. Ft.	\$771	\$814	\$793
Sale/Finance Concession	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Detached	Detached	Detached
Total Rooms	9	7	9
Total Rooms Above Grade	—	—	—
Bedrooms	4	4	4
Bedrooms Above Grade	—	—	—
Living Area sq ft range (low)	—	—	—
Living Area sq ft range (high)	—	—	—
Total Baths	3.0	4.0	2.1
Total Baths Above Grade	—	—	—
Full Baths	3	4	2
Full Baths Above Grade	—	—	—
Partial Baths	—	—	1
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	3,149	2,027	2,271
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	6,388 sq ft	7,478 sq ft	7,500 sq ft
Lot Dimensions	6388 SF	7478 SF	7500 SF
Garage	Yes	—	Yes
Garage (sq ft)	—	—	—
Pool	None	None	None
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	Bay, Bay Bridge, Golden Gate Bridge, Hills, Mountain, San Francisco	Bay, Bay Bridge, Golden Gate Bridge, Panoramic, San Francisco, Water	Bay, Bay Bridge
Style	Contemporary	English	Custom, Traditional
Quality of Construction	—	—	—



Comps Selected
In Analysis



Address	2893 Buena Vista Way Berkeley, CA 94708	1512 La Loma Ave Berkeley, CA 94708	1606 La Vereda Rd Berkeley, CA 94709
Status	Subject Property	Recently Sold	Recently Sold
Year Built	1983	1924	1919
Age	33	92	97
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Forced Air, Gas	Forced Air, Wall Furnace	Forced Air
Cooling Features	No Air Conditioning	None	Other
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Net Adjustments (%)		-	-
Gross Adjustments (%)		-	-
Net Adjustments		-	-
Net Adjustments Per Sq. Ft.		-	-
Net Adjusted Value		\$1,650,000	\$1,800,000
Net Adjusted Value Per Sq. Ft.		\$814	\$793
Comp Weighting		15%	15%
Notes from Patrick Hale		-	-

Comps Selected In Analysis



Address	2559 Cedar St Berkeley, CA 94708	1036 Mariposa Ave Berkeley, CA 94707	1050 Mariposa Ave Berkeley, CA 94707
Status	 Recently Sold	 Recently Sold	 Recently Sold
MLS Name	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS
MLS Listing ID	40736991	40755577	40742163
Proximity	.27 Mi. SW	.86 Mi. W	.86 Mi. W
Value	\$1,660,000	\$2,065,000	\$2,100,000
Price Per Sq. Ft.	\$800	\$821	\$871
Sale/Finance Concession	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Detached	Detached	Detached
Total Rooms	13	6	7
Total Rooms Above Grade	—	—	—
Bedrooms	6	3	4
Bedrooms Above Grade	—	—	—
Living Area sq ft range (low)	—	—	—
Living Area sq ft range (high)	—	—	—
Total Baths	4.0	2.1	2.1
Total Baths Above Grade	—	—	—
Full Baths	4	2	2
Full Baths Above Grade	—	—	—
Partial Baths	—	1	1
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	2,076	2,516	2,411
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	5,014 sq ft	5,850 sq ft	6,000 sq ft
Lot Dimensions	5014 SF	5850 SF	6000 SF
Garage	Yes	Yes	Yes
Garage (sq ft)	—	—	—
Pool	None	None	None
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	Bay, Bay Bridge, City Lights, Golden Gate Bridge, Hills, Mountain, Panoramic, San Francisco, Water	Bay, Bay Bridge, City Lights, San Francisco	Bay, City Lights, Golden Gate Bridge
Style	Traditional	Traditional	Traditional
Quality of Construction	—	—	—

Comps Selected
In Analysis



Address	2559 Cedar St Berkeley, CA 94708	1036 Mariposa Ave Berkeley, CA 94707	1050 Mariposa Ave Berkeley, CA 94707
Status	Recently Sold	Recently Sold	Recently Sold
Year Built	1920	1920	1923
Age	96	96	93
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	Forced Air	Forced Air	Forced Air
Cooling Features	Ceiling Fans	None	None
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Net Adjustments (%)	-	-	-
Gross Adjustments (%)	-	-	-
Net Adjustments	-	-	-
Net Adjustments Per Sq. Ft.	-	-	-
Net Adjusted Value	\$1,660,000	\$2,065,000	\$2,100,000
Net Adjusted Value Per Sq. Ft.	\$800	\$821	\$871
Comp Weighting	14%	14%	14%
Notes from Patrick Hale	-	-	-

Comps Selected
In Analysis



Address	1641 Josephine St Berkeley, CA 94703	946 Arlington Ave Berkeley, CA 94707
Status	Recently Sold	Recently Sold
MLS Name	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS
MLS Listing ID	40757446	40740364
Proximity	1.05 Mi. W	1.04 Mi. NW
Value	\$1,500,000	\$1,700,000
Price Per Sq. Ft.	\$707	\$618
Sale/Finance Concession	—	—
Property Type	Single Family Residence	Single Family Residence
Property Subtype	Detached	Detached
Total Rooms	7	12
Total Rooms Above Grade	—	—
Bedrooms	4	4
Bedrooms Above Grade	—	—
Living Area sq ft range (low)	—	—
Living Area sq ft range (high)	—	—
Total Baths	3.0	3.1
Total Baths Above Grade	—	—
Full Baths	3	3
Full Baths Above Grade	—	—
Partial Baths	—	1
Partial Baths Above Grade	—	—
Living Area (sq ft)	2,123	2,753
Living Area Above Grade (sq ft)	—	—
Basement (sq ft)	—	—
Finished Rooms Below Grade	—	—
Lot Size	5,535 sq ft	3,285 sq ft
Lot Dimensions	5535 SF	3285 SF
Garage	Carport	Yes
Garage (sq ft)	—	—
Pool	None	None
Location	—	—
Tenure	—	—
View	—	—
View Factors	—	Bay, Golden Gate Bridge, Partial
Style	Craftsman	English
Quality of Construction	—	—

Comps Selected
In Analysis

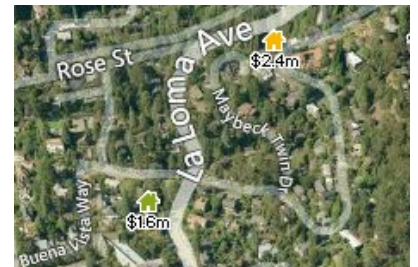


Address	1641 Josephine St Berkeley, CA 94703	946 Arlington Ave Berkeley, CA 94707
Status	Recently Sold	Recently Sold
Year Built	1910	1928
Age	106	88
Condition	-	-
Functional Utility	-	-
Heating Features	Forced Air	Forced Air
Cooling Features	None	None
Energy Efficient Items	-	-
Porch/Patio/Deck	-	-
Net Adjustments (%)	-	-
Gross Adjustments (%)	-	-
Net Adjustments	-	-
Net Adjustments Per Sq. Ft.	-	-
Net Adjusted Value	\$1,500,000	\$1,700,000
Net Adjusted Value Per Sq. Ft.	\$707	\$618
Comp Weighting	14%	14%
Notes from Patrick Hale	-	-

1512 La Loma Ave, Berkeley, CA 94708

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40740402

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.15 Mi. SW	
Value	\$1,650,000	
Price Per Sq. Ft.	\$814	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	7	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	4.0	
Total Baths Above Grade	-	
Full Baths	4	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,027	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	7,478 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	Bay, Bay Bridge, Golden Gate Bridge, Panoramic, San Francisco, Water	
Style	English	
Quality of Construction	-	
Year Built	1924	
Age	92	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air, Wall Furnace	
Cooling Features	None	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/24/2016
- MLS Listing 40740402, 5/13/2016

Sold Price

\$1,650,000

Adjusted Price

\$1,650,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -

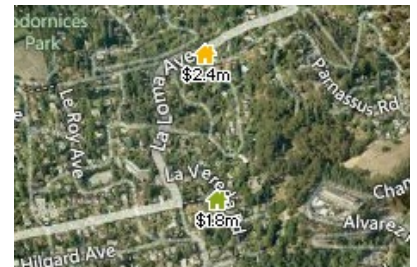
Property Photos: 1512 La Loma Ave, Berkeley, CA 94708



2 1606 La Vereda Rd, Berkeley, CA 94709

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDI MLS
MLS Listing ID: 40755362

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.24 Mi. S	
Value	\$1,800,000	
Price Per Sq. Ft.	\$793	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	9	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	2.1	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,271	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	7,500 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	Bay, Bay Bridge, City Lights, Downtown Location, Golden Gate Bridge, Marina, Panoramic, San Francisco, Water	Bay, Bay Bridge
Style	Custom, Traditional	
Quality of Construction	-	
Year Built	1919	
Age	97	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	Other	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 8/26/2016
- MLS Listing 40755362, 6/28/2016

Sold Price

\$1,800,000

Adjusted Price

\$1,800,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

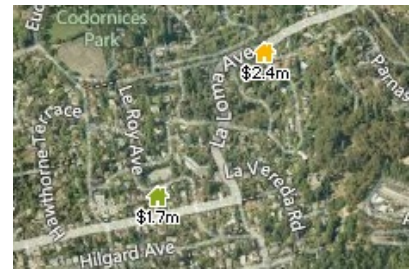
- / -

 Property Photos: 1606 La Vereda Rd, Berkeley, CA 94709

2559 Cedar St, Berkeley, CA 94708

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40736991

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.27 Mi. SW	
Value	\$1,660,000	
Price Per Sq. Ft.	\$800	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	13	
Total Rooms Above Grade	-	
Bedrooms	6	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	4.0	
Total Baths Above Grade	-	
Full Baths	4	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,076	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	5,014 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	Bay, Bay Bridge, City Lights, Golden Gate Bridge, Hills, Mountain, Panoramic, San Francisco, Water	
Style	Traditional	
Quality of Construction	-	
Year Built	1920	
Age	96	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	Ceiling Fans	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🌿 This Property

RECENTLY SOLD

- Sold Date: 6/1/2016
- MLS Listing 40736991, 4/20/2016

Sold Price

\$1,660,000

Adjusted Price

\$1,660,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -

 Property Photos: 2559 Cedar St, Berkeley, CA 94708

Living Room View

Stunning View of Golden Gate Bridge

Bay View: GG Bridge and Bay Bridge

View of Campanile

Direct View of Campanile

Bedroom 1 with two directions of natural light

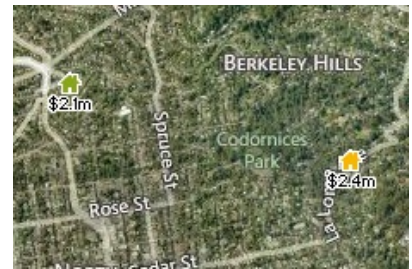
Bedroom 2 with two directions of natural light

Bedroom 2 with two directions of natural light

1036 Mariposa Ave, Berkeley, CA 94707

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40755577

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.86 Mi. W	
Value	\$2,065,000	
Price Per Sq. Ft.	\$821	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	6	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	2.1	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,516	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	5,850 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	Bay, Bay Bridge, City Lights, San Francisco	
Style	Traditional	
Quality of Construction	-	
Year Built	1920	
Age	96	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	None	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🌿 This Property

RECENTLY SOLD

- Sold Date: 10/7/2016
- MLS Listing 40755577, 9/1/2016

Sold Price

\$2,065,000

Adjusted Price

\$2,065,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

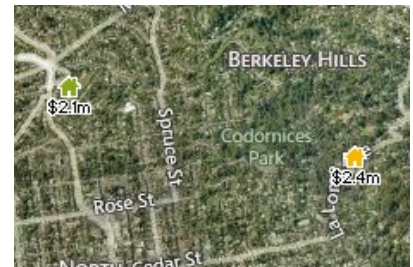
- / -

 Property Photos: 1036 Mariposa Ave, Berkeley, CA 94707

1050 Mariposa Ave, Berkeley, CA 94707

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40742163

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	.86 Mi. W	
Value	\$2,100,000	
Price Per Sq. Ft.	\$871	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	7	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	2.1	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,411	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	6,000 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	Bay, City Lights, Golden Gate Bridge	
Style	Traditional	
Quality of Construction	-	
Year Built	1923	
Age	93	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	None	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY SOLD

- Sold Date: 6/15/2016
- MLS Listing 40742163, 5/26/2016

Sold Price

\$2,100,000

Adjusted Price

\$2,100,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

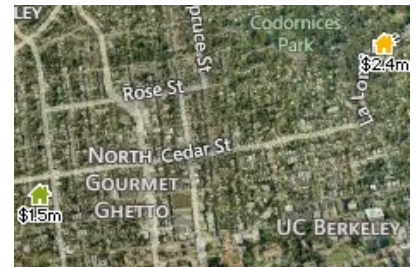
- / -

 Property Photos: 1050 Mariposa Ave, Berkeley, CA 94707

1641 Josephine St, Berkeley, CA 94703

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40757446

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	1.05 Mi. W	
Value	\$1,500,000	
Price Per Sq. Ft.	\$707	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	7	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	3.0	
Total Baths Above Grade	-	
Full Baths	3	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,123	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	5,535 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	Craftsman	
Quality of Construction	-	
Year Built	1910	
Age	106	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	None	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🏠 This Property

RECENTLY SOLD

- Sold Date: 10/21/2016
- MLS Listing 40757446, 9/15/2016

Sold Price

\$1,500,000

Adjusted Price

\$1,500,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -

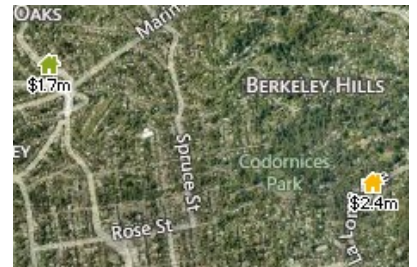
 Property Photos: 1641 Josephine St, Berkeley, CA 94703

Second bedroom or office space

7 946 Arlington Ave, Berkeley, CA 94707

MLS Name: Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRD MLS
MLS Listing ID: 40740364

	Listing Facts	Adjustments
Status	Recently Sold	
Proximity	1.04 Mi. NW	
Value	\$1,700,000	
Price Per Sq. Ft.	\$618	
Sale/Finance Concession	-	
Property Type	Single Family Residence	
Property Subtype	Detached	
Total Rooms	12	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Living Area sq ft range (low)	-	
Living Area sq ft range (high)	-	
Total Baths	3.1	
Total Baths Above Grade	-	
Full Baths	3	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	2,753	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	3,285 sq ft	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	None	
Location	-	
Tenure	-	
View	-	
View Factors	Bay, Golden Gate Bridge, Partial	
Style	English	
Quality of Construction	-	
Year Built	1928	
Age	88	
Condition	-	
Functional Utility	-	
Heating Features	Forced Air	
Cooling Features	None	
Energy Efficient Items	-	
Porch/Patio/Deck	-	



LEGEND: 🏠 Subject Property 🌿 This Property

RECENTLY SOLD

- Sold Date: 6/24/2016
- MLS Listing 40740364, 5/13/2016

Sold Price

\$1,700,000

Adjusted Price

\$1,700,000

Net Adjustments (\$ / %)

- / -

Gross Adjustments (\$ / %)

- / -

 Property Photos: 946 Arlington Ave, Berkeley, CA 94707

946 Arlington Ave Berkeley Open Sun 5/15 2-5 pm

Local Market Conditions: Summary

The Local Market Conditions tables summarize trends and statistics in the local market: the area around the subject property that was searched for comps in the Sales Comparison Analysis.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 2 to 4 bathroom, 2,361 to 3,937 sq. ft., single family residence listings located within 0.8 miles of the subject property.

Inventory Analysis	Trend (span)		Trend (span)		Trend (Total)
	Last 7-12 Months (6-month period)		Last 4-6 Months (3-month period)	Last 3 Months (3-month period)	
Sales	35	126%	22	59%	74%
Absorption Rate (sales/month)	5.83	126%	7.33	59%	74%
Total # of Active Listings (on last day)	14	57%	8	100%	57%
Months of Housing Supply	2.4	45%	1.1	169%	77%
Median Comp Sales Price	\$1,201,000	82%	\$1,212,500	91%	97%
Median Comp Sales Days in RPR	42	119%	50	52%	62%
Median Comp Listing Price	\$941,944	104%	\$980,000	119%	124%
Median Comp Listing Days in RPR	-	-	-	-	-
Median Sales Price as % of List Price	1.16%	105%	1.22%	87%	92%

Comparable Properties in Local Market

	Currently for Sale	Sales Within the Last 12 Months
Count	7	18
Range	\$729,000 – \$2,950,000	-
Average	\$1,470,857	\$1,052,400
Median	\$979,000	\$990,000

Property Attributes

Property Attributes	Minimum	Maximum	Average
Year Built	1900	2007	1942
Living Area (sq ft)	765	6,661	2,102
Lot Size	2,485	30,780	7,465
# Samples	79	-	-

Local Market Conditions: Sales of Similar-Size Properties

These tables show the sales trends for properties similar in size to the subject property in the local market: the area around the subject property that was searched for comps in the Sales Comparison Analysis. They are calculated in variations that include and exclude distressed listings.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 2 to 4 bathroom, 2,361 to 3,937 sq. ft., single family residence listings located within 0.8 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			Trend (Total)		
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)					
Sales	35	126%	↑	22	59%	↓	74%	↓	
Absorption Rate (sales/month)	5.83	126%	↑	7.33	59%	↓	74%	↓	
Total # of Active Listings (on last day)	14	57%	↓	8	100%	→	57%	↓	
Months of Housing Supply	2.4	45%	↓	1.1	169%	↑	77%	↓	
Median Comp Sales Price	\$1,201,000	82%	↓	\$1,212,500	91%	→	\$1,100,000	97%	→
Median Comp Sales Days in RPR	42	119%	↑	50	52%	↓	26	62%	↓
Median Comp Listing Price	\$941,944	104%	→	\$980,000	119%	↑	\$1,164,500	124%	↑
Median Comp Listing Days in RPR	–	–	–	–	–	–	–	–	–
Median Sales Price as % of List Price	1.16%	105%	→	1.22%	87%	↓	1.06%	92%	→

WITHOUT Distressed Listings

Sales	35	126%	↑	22	59%	↓	13	74%	↓
Absorption Rate (sales/month)	5.83	126%	↑	7.33	59%	↓	4.33	74%	↓
Total # of Active Listings (on last day)	14	57%	↓	8	100%	→	8	57%	↓
Months of Housing Supply	2.4	45%	↓	1.1	169%	↑	1.8	77%	↓
Median Comp Sales Price	\$1,201,000	82%	↓	\$1,212,500	91%	→	\$1,100,000	97%	→
Median Comp Sales Days in RPR	42	119%	↑	50	52%	↓	26	62%	↓
Median Comp Listing Price	\$941,944	104%	→	\$980,000	119%	↑	\$1,164,500	124%	↑
Median Comp Listing Days in RPR	–	–	–	–	–	–	–	–	–
Median Sales Price as % of List Price	1.16%	105%	→	1.22%	87%	↓	1.06%	92%	→

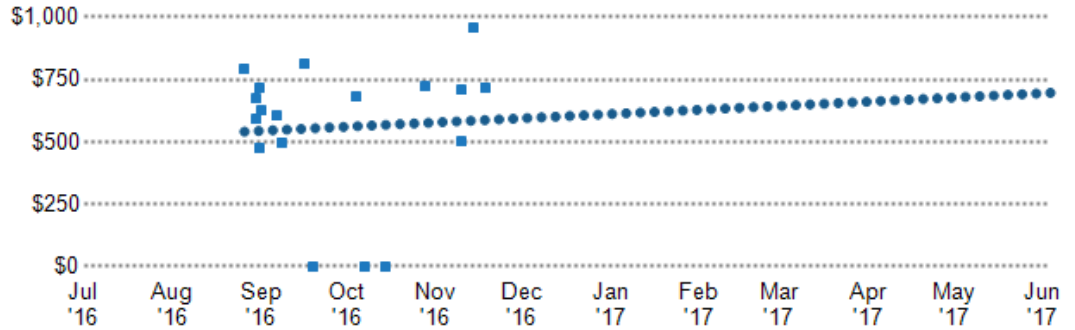
ONLY Distressed Listings

Sales	–	–	–	–	–	–	–	–	–
Absorption Rate (sales/month)	–	–	–	–	–	–	–	–	–
Total # of Active Listings (on last day)	–	–	–	–	–	–	–	–	–
Months of Housing Supply	–	–	–	–	–	–	–	–	–
Median Comp Sales Price	–	–	–	–	–	–	–	–	–
Median Comp Sales Days in RPR	–	–	–	–	–	–	–	–	–
Median Comp Listing Price	–	–	–	–	–	–	–	–	–
Median Comp Listing Days in RPR	–	–	–	–	–	–	–	–	–
Median Sales Price as % of List Price	–	–	–	–	–	–	–	–	–

Price per Square Foot

This graph compares the local market's median estimated home value per square foot with sample properties in the market.

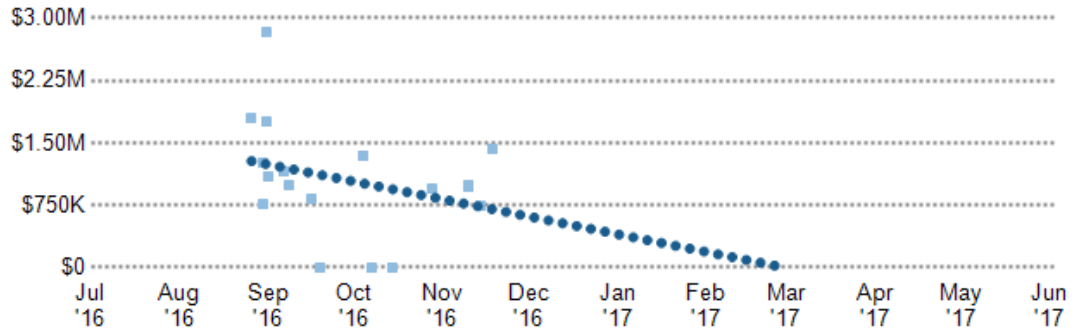
Price / sq ft
Trend



Median Sales Price

This graph compares the local market's median sales price with the sales price for the sample properties in the market.

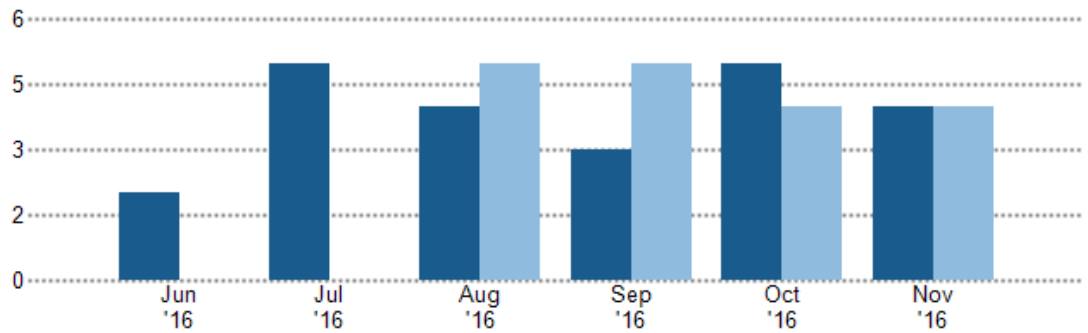
Sale Price
Trend



Total Sales and Listings

This graph compares the number of sales with the number of listings in the local market.

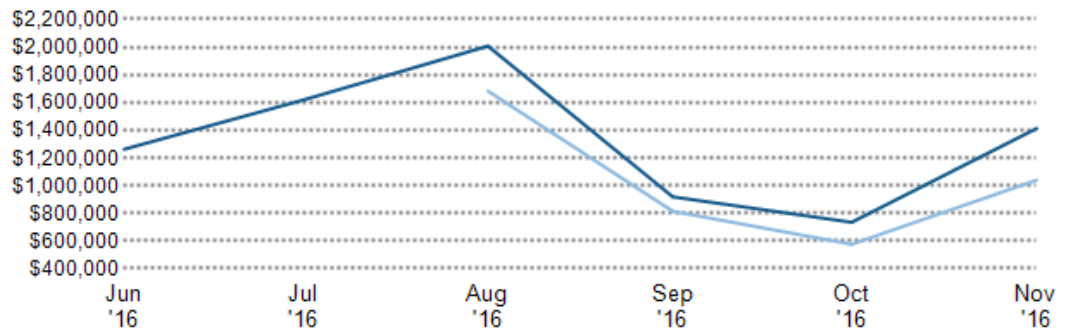
Listings
Sales



List Price vs. Sales Price

This graph compares the median listing price with the sales price in the local market.

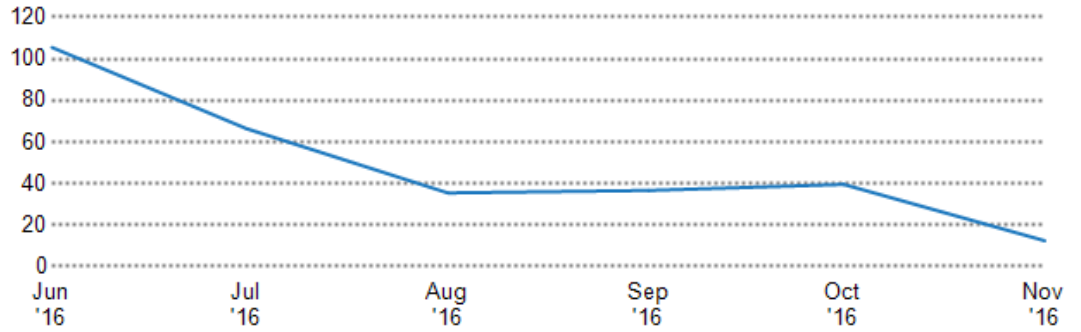
Listing Price
Sales Price



Median Days in RPR

This graph displays the median days in RPR in the local market.

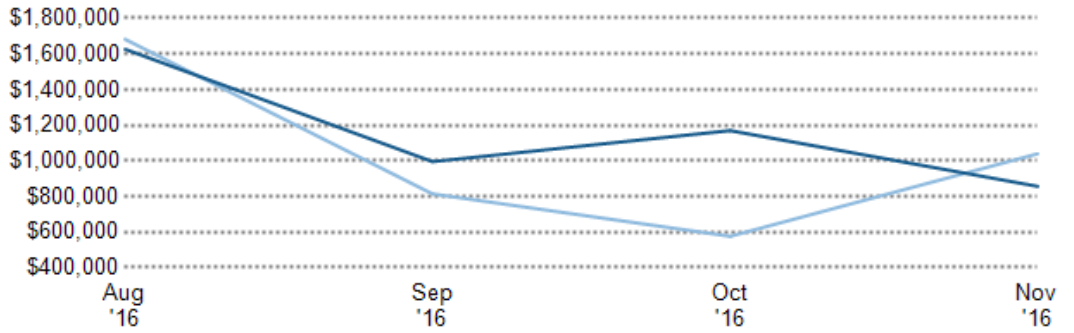
Days in RPR



Sales Price vs. RVM

This graph compares the sales price with the RVM in the local market.

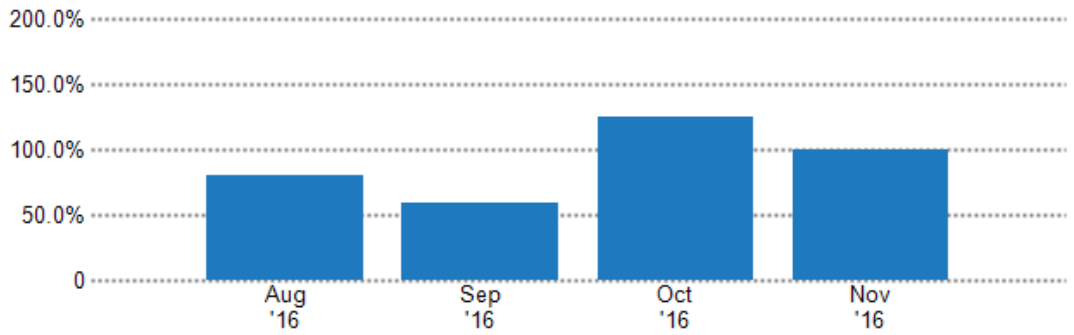
RVM
Sales Price



Months Supply of Housing Inventory

This chart shows the trend in housing inventory in the local market.

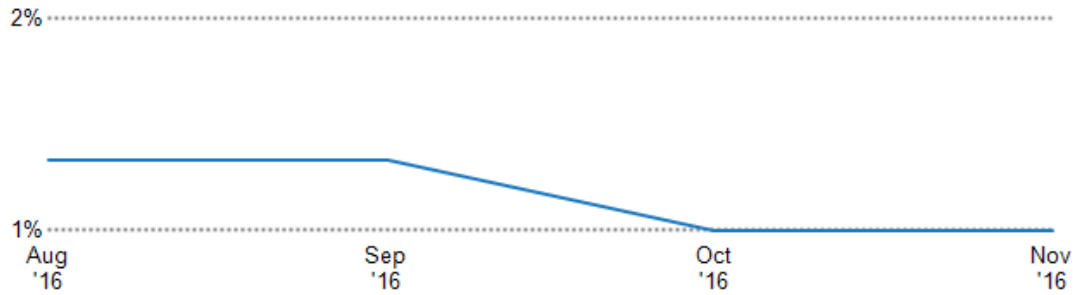
Inventory



Absorption Rate

This chart shows the trend in absorption rate in the local market.

Absorption Rate



General Market Health Charts

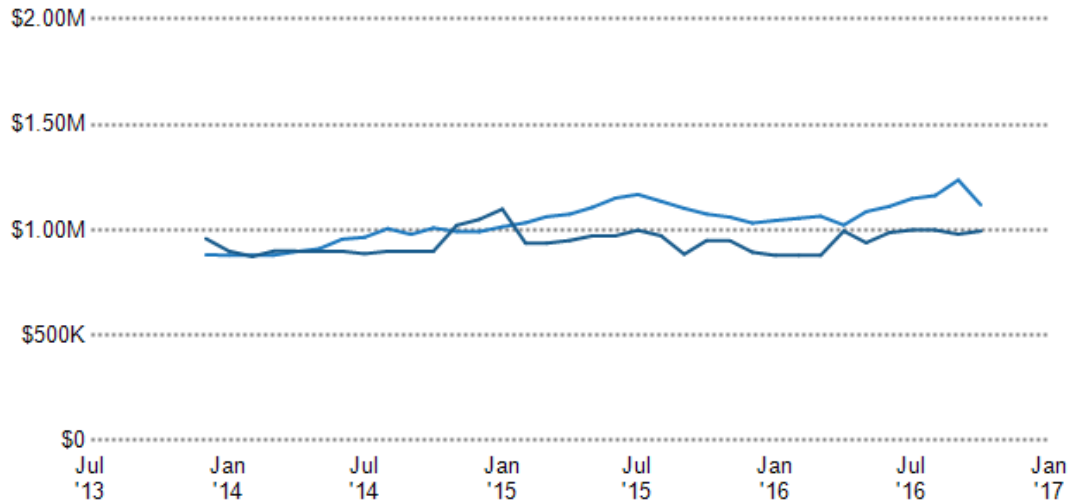
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

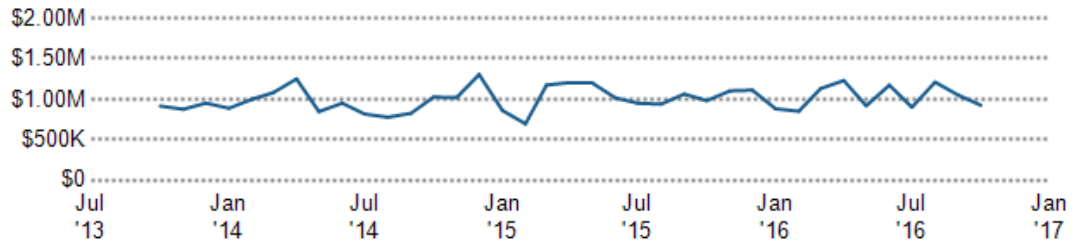
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

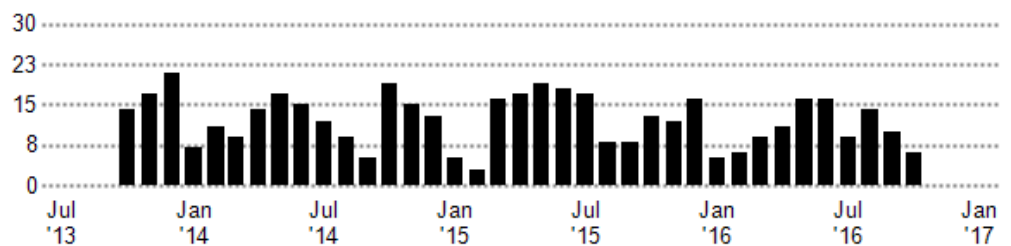
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

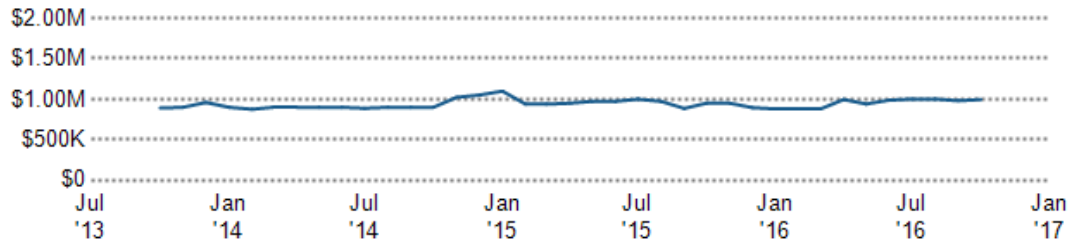
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

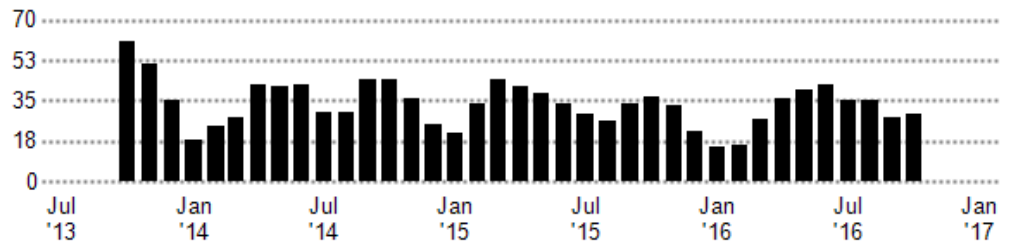
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily



ZIP Count Listings by Property Type

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House

\$589K 1

Comps

> \$120K 15

This House
Comps

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown

for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

This House

2,311 sq. ft. \$2,354,329

Comps

> 2,400 sq. ft. \$1,723,333

2,200 - 2,400 sq. ft. \$1,596,500

2,000 - 2,200 sq. ft. \$1,204,333

1,800 - 2,000 sq. ft. \$1,036,666

1,600 - 1,800 sq. ft. \$899,000

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

This House
Comps

This House

\$2.4M 1

Comps

> \$350K 15

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

This House

\$1,018 1

Comps

> \$195 15

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

This House
Comps

This House

33 yrs 1

Comps

> 50 yrs 14

40 - 45 yrs 1

Number of Bedrooms in

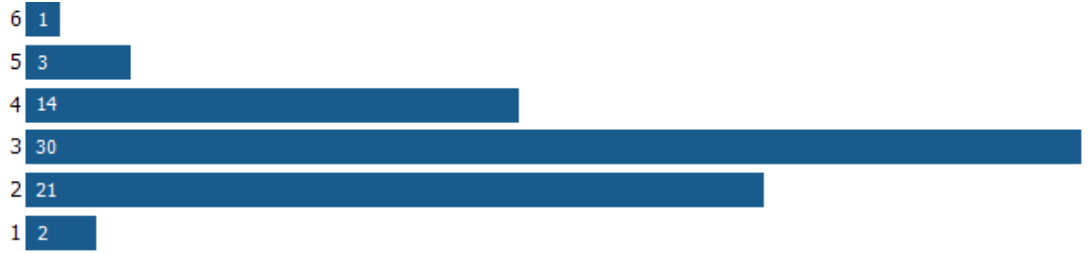
Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

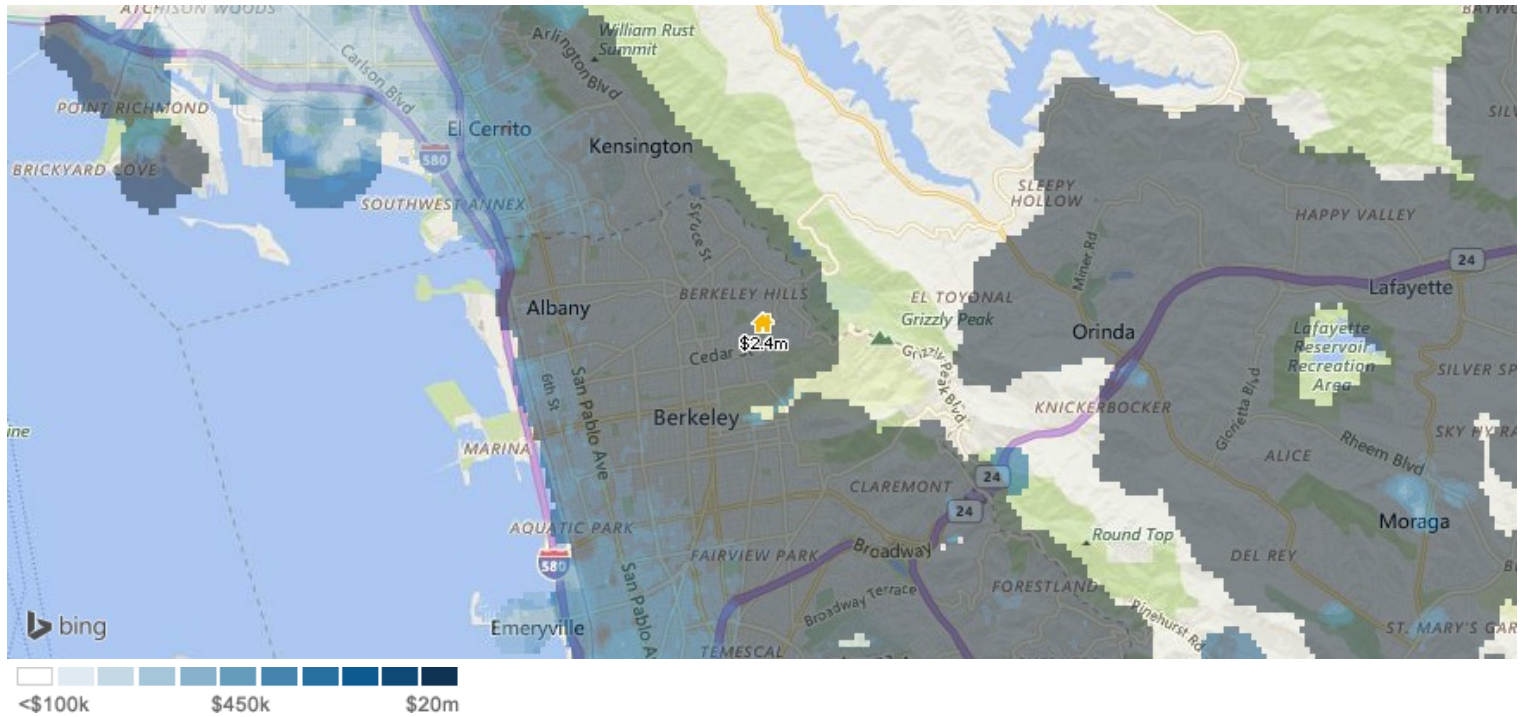
Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom

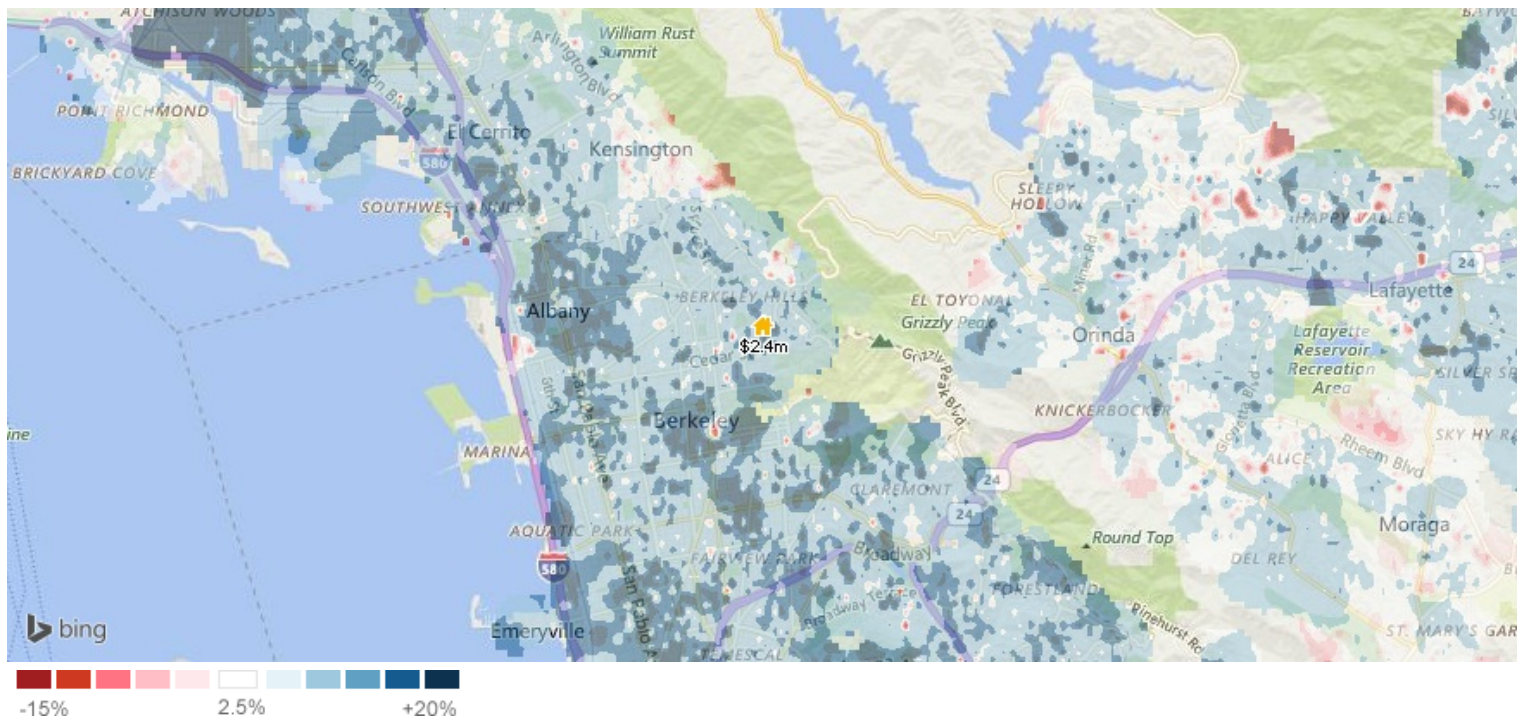


Estimated Home Values



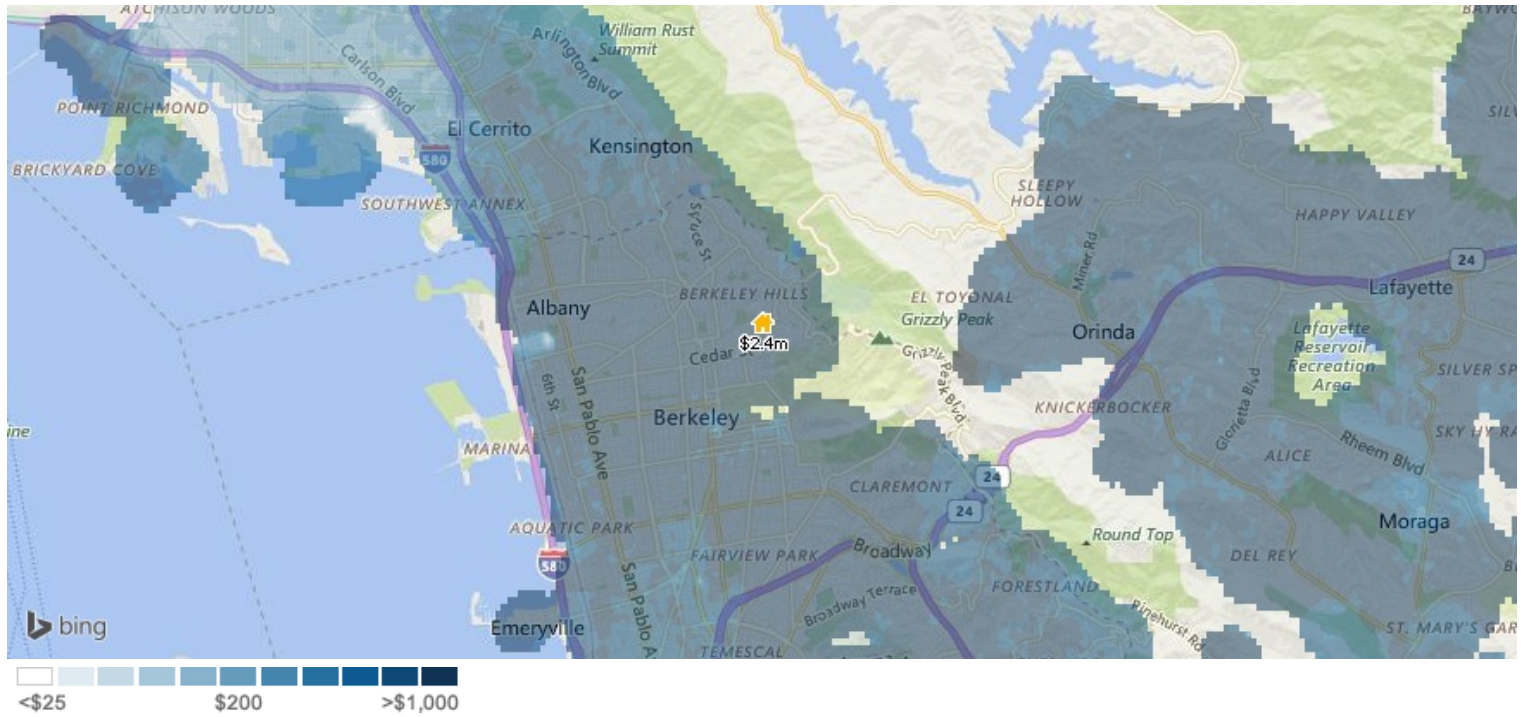
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



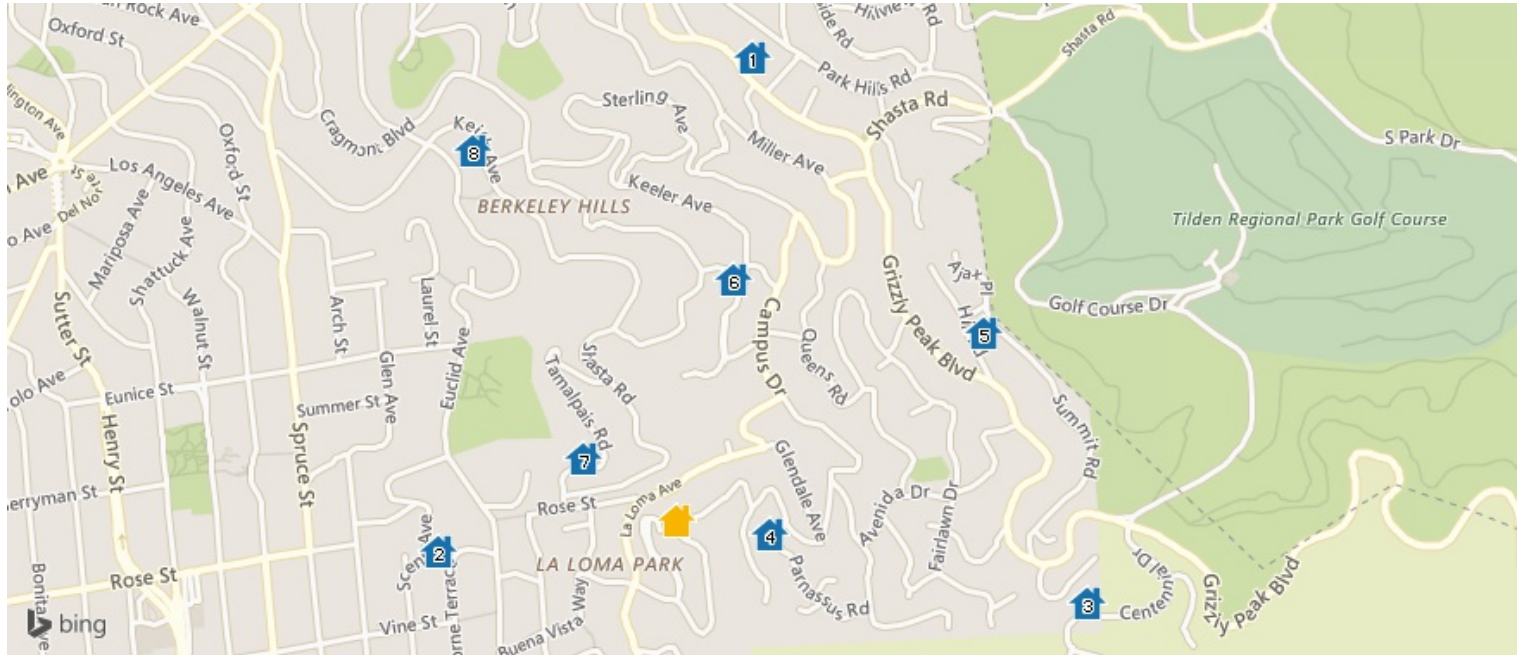
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

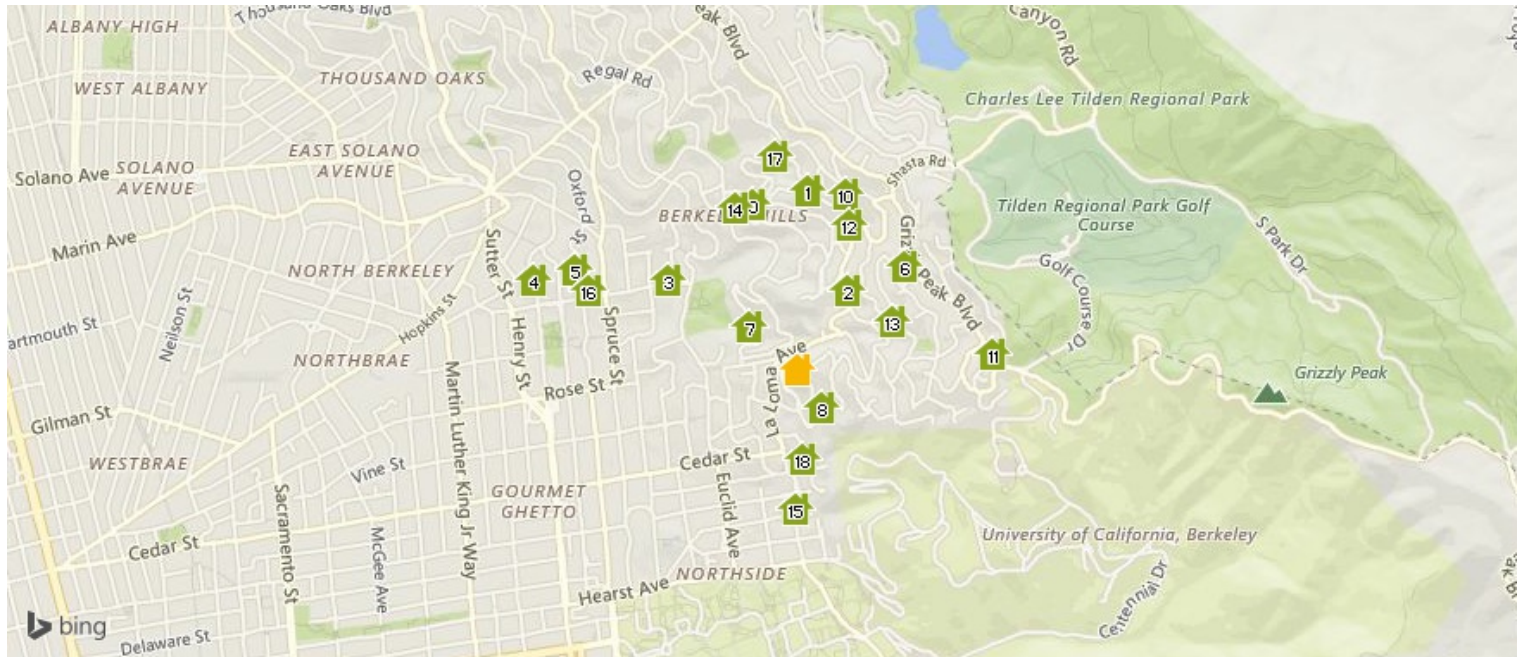
Active Listings: 8



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
1125 Grizzly Peak Blvd	FOR SALE • New, Active: 11/16/2016	11/16/2016	40764097	Single Family Residence	3/2	1,636	8,280	1950	11/16/2016	\$979,000	\$598
1409 Scenic Ave	FOR SALE • New, Active: 11/14/2016	11/14/2016	40763909	Single Family Residence	5/4	3,332	6,696	1900	11/14/2016	\$1,795,000	\$539
1524 Summit Rd	FOR SALE • New, Active: 11/13/2016	11/13/2016	40763862	Single Family Residence	3/4	2,522	19,758	1975	11/13/2016	\$1,525,000	\$605
8 Parnassus Rd	FOR SALE • Active: 11/11/2016	11/11/2016	40763760	Single Family Residence	3/2	1,725	6,061	1959	11/11/2016	\$1,350,000	\$783
1300 Summit Rd	FOR SALE LEASE • Active: 10/20/2016	10/20/2016	40761495	Single Family Residence	3/2	2,419	7,840	1956	10/20/2016	\$4,200	\$2
2821 Shasta Rd	FOR SALE • Active: 10/12/2016	10/12/2016	40760501	Single Family Residence	3/2	1,655	5,390	1939	10/12/2016	\$968,000	\$585
35 Tamalpais Rd	FOR SALE • Active: 8/30/2016	8/30/2016	40755360	Single Family Residence	4/5	792	13,631	1928	8/30/2016	\$2,950,000	\$3,725
1092 Keith Ave	FOR SALE • Back On Market: 6/27/2016	6/27/2016	40746764	Single	3/2	2,000	4,645	1927	6/27/2016	\$729,000	\$365

Family
Residence

Recent Sales: 18



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
1 Whitaker Ave	RECENTLY SOLD	11/18/2016	40759936	Single Family Residence	3/3	1,991	4,560	1972	10/6/2016	\$1,433,200	\$720
1269 Campus Dr	RECENTLY SOLD	11/14/2016	40758877	Single Family Residence	2/1	784	5,490	1951	9/28/2016	\$750,000	\$957
2389 Eunice St	RECENTLY SOLD	11/10/2016	40759684	Single Family Residence	2/2	1,413	4,050	1964	10/5/2016	\$1,000,000	\$708
1157 Amador Ave	RECENTLY SOLD	11/10/2016	40759543	Single Family Residence	3/2	1,950	3,683	1922	10/4/2016	\$975,000	\$500
1156 Oxford St	RECENTLY SOLD	10/28/2016	40757951	Single Family Residence	3/1	1,324	6,030	1920	9/20/2016	\$955,000	\$721
1292 Grizzly Peak Blvd	Public Record	10/14/2016	-	Single Family Residence	4/3	1,838	5,830	1955	-	-	-
85 Tamalpais Rd	Public Record	10/7/2016	-	Single Family Residence	4/4	3,054	12,225	1923	-	-	-
2830 Buena Vista Way	RECENTLY SOLD	10/4/2016	40756558	Single	3/2	1,975	10,098	1961	9/9/2016	\$1,350,000	\$684

Listing ID	Status	Courtesy	Address	Record	Date	Type	Bed	Bath	Sq Ft	Year	Sold Date	Price	Commission	
9	RECENTLY SOLD	Listing Courtesy of -	1135 Cragmont Ave	Public Record	9/19/2016	Single Family Residence	1/1	1,403	6,917	1982	-	-	-	
10	RECENTLY SOLD	Listing Courtesy of -	1168 Miller Ave	Public Record	9/16/2016	Single Family Residence	2/1	1,020	5,600	1950	-	\$830,000	\$814	
11	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1460 Summit Rd	Sold Date: 9/8/2016 * MLS Listing 4074:	9/8/2016	40747725	Single Family Residence	4/2	1,985	5,285	1950	7/6/2016	\$990,000	\$499
12	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	2887 Shasta Rd	Sold Date: 9/6/2016 * MLS Listing 4075:	9/6/2016	40751915	Single Family Residence	4/3	1,901	8,100	1950	8/3/2016	\$1,150,000	\$605
13	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1384 Queens Rd	Sold Date: 9/1/2016 * MLS Listing 4074:	9/1/2016	40748751	Single Family Residence	3/2	1,757	6,645	1956	7/12/2016	\$1,100,000	\$626
14	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1120 Cragmont Ave	Sold Date: 8/31/2016 * MLS Listing 407:	8/31/2016	40748810	Single Family Residence	5/5	3,671	11,906	2007	7/12/2016	\$1,750,000	\$477
15	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	2695 Le Conte Ave	Sold Date: 8/31/2016 * MLS Listing 407:	8/31/2016	40755491	Single Family Residence	3/5	3,956	12,500	1914	8/31/2016	\$2,830,000	\$715
16	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1197 Oxford St	Sold Date: 8/30/2016 * MLS Listing 407:	8/30/2016	40748726	Single Family Residence	3/1	1,146	4,200	1919	7/12/2016	\$770,000	\$672
17	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1079 Sterling Ave	Sold Date: 8/30/2016 * MLS Listing 407:	8/30/2016	40752884	Single Family Residence	3/2	2,138	7,450	1964	8/10/2016	\$1,260,000	\$589
18	RECENTLY SOLD	Listing Courtesy of Contra Costa Association of REALTORS®, Bay East Association of REALTORS®, and EBRDi MLS	1606 La Vereda Rd	Sold Date: 8/26/2016 * MLS Listing 407:	8/26/2016	40755362	Single Family Residence	4/3	2,271	7,500	1919	6/28/2016	\$1,800,000	\$793