

Listing & Market Activity



**1234 SAMPLE ST.,
ANYTOWN, USA 12345**

Owner Name: Smith Family Trust
Phone Number: (000)123-4567
Mailing Address: 1234 Sample St.,
 Anytown, USA 12345

LISTING INFORMATION

Current Listing Status	Active
Last 12 Months	Active
Current Listing Price	\$725,000
Original Listing Price	\$750,000
Listing Date	03/15/2010
Days on Market	38
Sale Type	

ESTIMATED VALUE

Average	\$673,000
High	\$740,300
Low	\$605,700

LOCATION

County	Anytown
Census Tract	KOL 0X0
Subdivision	Dana View
Map reference	11-00/000 A0
APN	00-000-00

SITE

Land Use	Residential
Zoning	R1
Lot Size	0.08 Acres
School District	Anytown Unified

CHARACTERISTICS

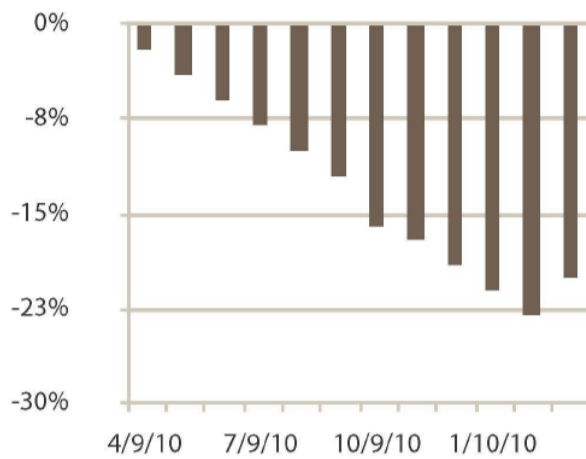
Year Built	1985
Bed / Bath	3 / 2
Living Area	1,641
Garage Info	2 Car
Fireplace / Pool	Yes/ No

LAST MARKET SALE

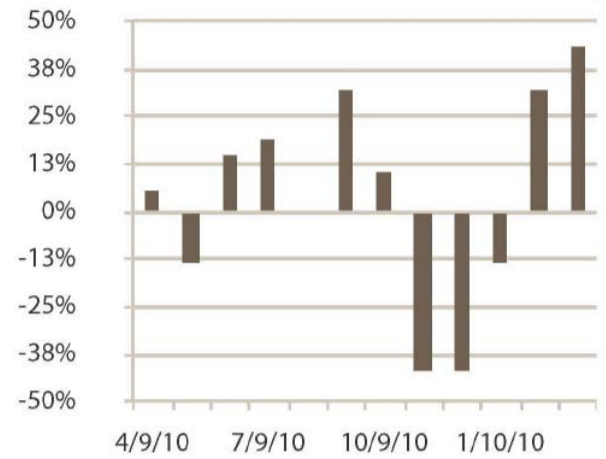
Recording Date	June 1, 2005
Sale Price	\$782,000
Sale Date	May 31, 2005
Sale Type	--
Assessed Value	\$675,000
Tax Amount	\$6,750

MARKET TRENDS FOR 12345

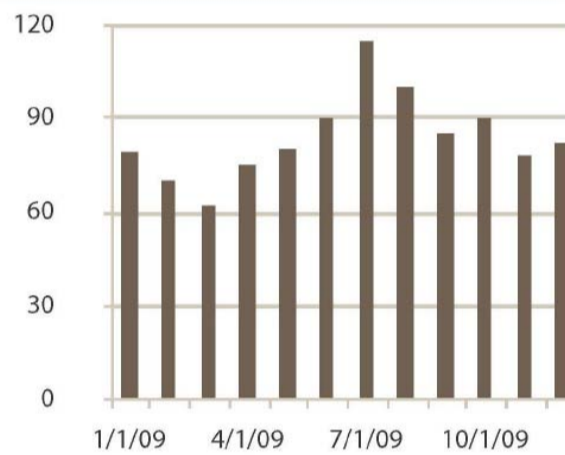
12 MONTH LISTING PRICE (% CHANGE)



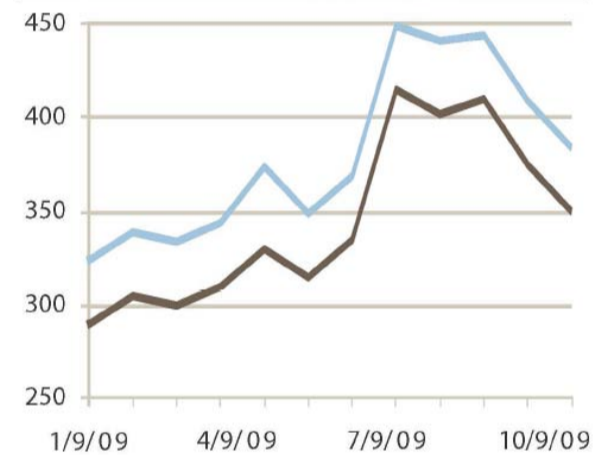
12 MONTH SALES (% CHANGE)



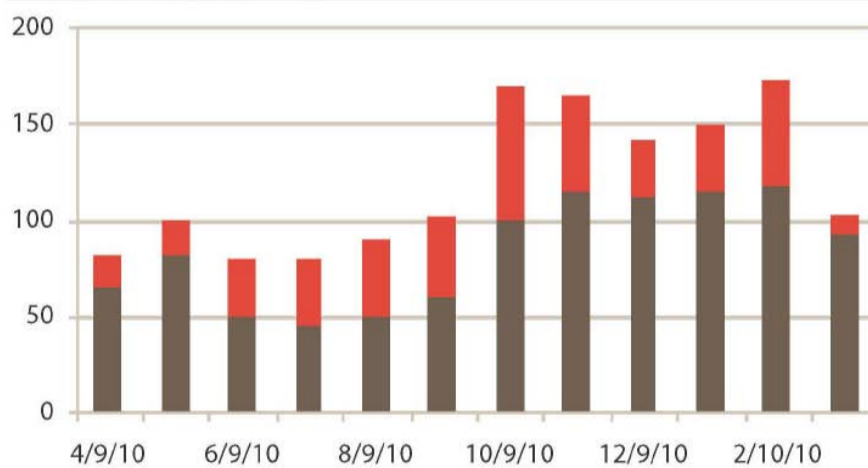
DAYS ON MARKET



MEDIAN SALES & LISTING PRICES



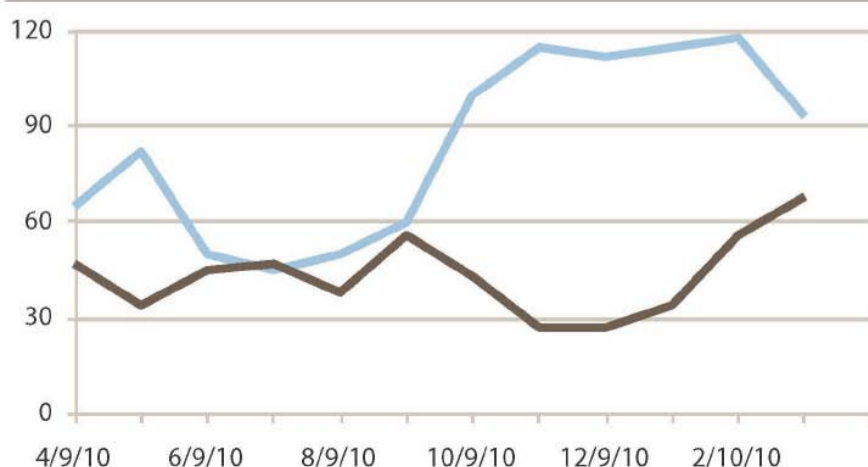
SALES & FORECLOSURES



FORECLOSURES

Current	2.8%
High	8.9%
Low	2.2%

LISTINGS & SALES



SALES RATIO

Current	1:1.62
High	1:1.95
Low	1:1.23



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1234 SAMPLE ST., ANYTOWN, USA 12345



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NEARBY LISTINGS

#	Status Type	Address	List Date / Price	DOM	\$/ Sq Ft	Beds Baths	Garage Pool	GLA / Lot Size	Age	Dist.
S		1234 Sample St.	01/01/2010 \$725,000	15	\$427	2 2	2 Yes	1,699 0.75	28	0
1	Active A	1240 Famous St.	04/01/2010 \$725,000	43	\$427	2 2	2 Yes	1.622 0.75	28	0.1
2	Closed	1235 Sample St.	05/19/2010 \$829,000	43	\$511	2 2	2 Yes	1.651 0.75	25	0.1
3	Sold	1239 Sample St.	07/19/2010 \$788,000	59	\$477	2 2	2 No	1.528 0.70	25	0.1
4	Sold	4042 Quick Rd.	07/10/2010 \$737,000	7	\$482	2 1	1 No	1.690 0.90	27	0.1
5	Closed S	5070 Adam Rd.	09/06/2010 \$858,000	1	\$508	2 2	1 No	1.528 0.90	28	0.1
6	Active	6002 Adam Rd.	04/16/2010 \$1,019,000	79	\$657	4 3	2 Yes	1.589 0.60	25	0.1
7	Active A	5284 East Rd.	03/23/2010 \$819,000	12	\$578	2 2	2 No	1.589 0.80	27	0.2
8	Sold R	4936 Edison Rd.	02/16/2010 \$834,000	67	\$634	3 3	2 Yes	1.467 0.70	24	0.2
9	Sold	5024 Massa Rd.	02/21/2010 \$792,000	12	\$735	3 3	2 Yes	1.598 0.80	28	0.2
10	Sold S	1242 Sam St.	03/19/2010 \$891,000	67	\$823	3 3	2 Yes	1.611 0.75	24	0.2
11	Active A	5756 Poppy Rd.	05/20/2010 \$725,000	12	\$427	2 2	1 No	1.622 0.70	25	0.3
12	Closed	3049 Park Place	05/19/2010 \$829,000	1	\$511	3 3	2 Yes	1.651 0.90	25	0.3
13	Sold	9990 Morse Avenue	04/20/2010 \$788,000	43	\$477	2 2	1 No	1.528 0.90	27	0.3
14	Sold	45678 Doreen Dr.	07/19/2010 \$737,000	43	\$482	2 2	1 No	1.690 0.80	25	0.4
15	Closed Y	50730 Main Rd.	09/29/2010 \$858,000	59	\$657	2 2	2 No	1.526 0.80	27	0.4
16	Active	8887 Dark Rd.	03/10/2010 \$1,019,000	79	\$578	4 3	2 Yes	1.589 0.60	28	0.4
17	Active Y	9190 Umbra Dr.	07/19/2010 \$819,000	12	\$634	3 3	2 Yes	1.589 0.80	25	0.5
18	Sold R	9890 Eastern St.	07/10/2010 \$834,000	67	\$735	3 3	2 Yes	1.598 0.80	27	0.5
19	Sold	8127 Western Rd.	07/09/2010 \$792,000	12	\$823	3 3	2 Yes	1.467 0.70	28	0.5
20	Sold S	8900 Valmarana Rd.	06/09/2010 \$891,000	1	\$891	3 2	2 No	1.598 0.80	24	0.5

LEGEND: **R:**REO **S:** REO Sale **A:** Auction Pending **Y:** Pre-Foreclosure/Default

Listing & Market Activity

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COMPARABLES

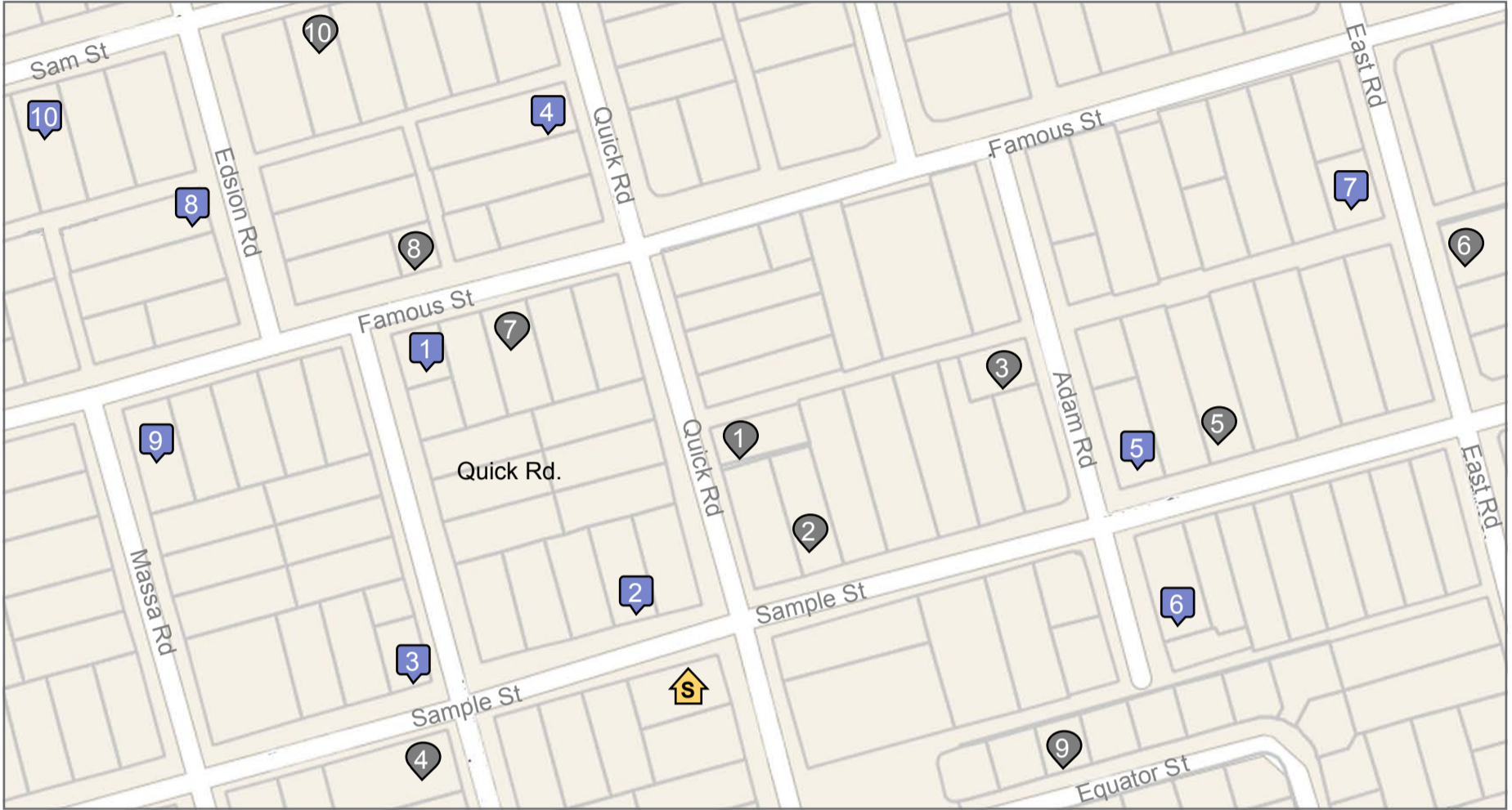
#	Source Type	Address	List / Sale Date	List / Sale Price	DOM	\$/ Sq Ft	Beds Baths	Garage Pool	GLA / Lot Size	Age	Dist.
S	MLS	1234 Sample St.	04/01/2010 06/16/2010	\$755,000 \$725,000	15	\$427	2 2	2 Yes	1,699 0.75	28	0
1	PR A	5200 Quick Rd.	04/01/2010 04/29/2010	\$710,000 \$705,000	43	\$427	2 2	2 Yes	1.622 0.75	28	0.1
2	PR	1229 Sample St.	05/19/2010 06/12/2010	\$855,000 \$829,000	43	\$511	2 2	2 Yes	1.651 0.75	25	0.1
3	MLS	5200 Adam Rd.	07/19/2010 12/15/2010	\$825,000 \$788,000	59	\$477	2 2	2 No	1.528 0.70	25	0.1
4	PR	1238 Sample St.	07/10/2010 08/12/2010	\$737,000 \$700,000	7	\$482	2 1	1 No	1.690 0.90	27	0.1
5	MLS S	1107 Sample St.	09/06/2010 10/12/2010	\$840,000 \$818,000	1	\$508	2 2	1 No	1.528 0.90	28	0.1
6	PR	5279 East Rd.	04/16/2010 09/01/2010	\$1,020,000 \$1,019,000	79	\$657	4 3	2 Yes	1.589 0.60	25	0.1
7	PR A	1244 Famous St.	03/23/2010 04/15/2010	\$850,000 \$819,000	12	\$578	2 2	2 No	1.589 0.80	27	0.2
8	MLS R	1247 Famous St.	02/16/2010 03/15/2010	\$834,000 \$814,000	67	\$634	3 3	2 Yes	1.467 0.70	24	0.2
9	MLS	1239 Equator St.	02/21/2010 08/01/2010	\$792,000 \$712,000	12	\$735	3 3	2 Yes	1.598 0.80	28	0.2
10	PR S	1230 Sam St.	03/19/2010 05/15/2010	\$900,000 \$891,000	67	\$823	3 3	2 Yes	1.611 0.75	24	0.2
11	PR A	5757 Poppy St.	05/20/2010 08/29/2010	\$710,000 \$700,000	12	\$427	2 2	1 No	1.622 0.70	25	0.3
12	PR	3050 Park Place	05/19/2010 11/21/2010	\$855,000 \$729,000	1	\$511	3 3	2 Yes	1.651 0.90	25	0.3
13	MLS	9999 Morse Ave.	04/20/2010 12/01/2010	\$825,000 \$788,000	43	\$477	2 2	1 No	1.528 0.90	27	0.3
14	PR	45699 Dori Dr.	07/19/2010 09/01/2010	\$825,000 \$737,000	43	\$482	2 2	1 No	1.690 0.80	25	0.4
15	MLS Y	50799 Main St.	09/29/2010 12/21/2010	\$900,000 \$858,000	59	\$657	2 2	2 No	1.526 0.80	27	0.4
16	PR	8899 Brighter Rd.	03/10/2010 09/21/2010	\$1,020,000 \$1,000,000	79	\$578	4 3	2 Yes	1.589 0.60	28	0.4
17	PR Y	9190 Union Dr.	07/19/2010 08/21/2010	\$910,000 \$870,000	12	\$634	3 3	2 Yes	1.589 0.80	25	0.5
18	MLS R	9890 Houston St.	07/10/2010 09/01/2010	\$850,000 \$819,000	67	\$735	3 3	2 Yes	1.598 0.80	27	0.5
19	MLS	8127 Broadway Rd.	07/09/2010 09/21/2010	\$810,000 \$800,000	12	\$823	3 3	2 Yes	1.467 0.70	28	0.5
20	PR S	8990 Telegraph Rd.	06/09/2010 09/25/2010	\$900,000 \$850,000	1	\$891	3 2	2 No	1.598 0.80	24	0.5

LEGEND: R: REO S: REO Sale A: Auction Pending Y: Pre-Foreclosure/Default

Listing & Market Activity



LISTING REPORT MAP



NEARBY LISTINGS

1	1240 Famous St.
2	1235 Sample St.
3	1239 Sample St.
4	4042 Quick Rd.
5	5070 Adam Rd.
6	6002 Adam Rd.
7	5284 East Rd.
8	4936 Edison Rd.
9	5024 Massa Rd.
10	1242 Sam St.
11	5756 Poppy Rd.
12	3049 Park Place
13	9990 Morse Avenue
14	45678 Doreen Dr.

COMPARABLE SALES

15	50730 Main Rd.
16	8887 Dark Rd.
17	9190 Umbra Dr.
18	9890 Eastern St.
19	8127 Western Rd.
20	8900 Valmarana Rd.
21	1595 Tereno Rd.
22	1900 Third St.
23	1902 Third St.
24	2500 Fourth St.
25	3500 Fourth St.
26	4599 Main St.
27	4999 Main St.
28	1900 Fifth St.
1	5200 Quick Rd.
2	1229 Sample St.
3	5200 Adam Rd.
4	1238 Sample St.
5	1107 Sample St.
6	5279 East Rd.
7	1244 Famous St.
8	1247 Famous St.
9	1239 Equator St.
10	1230 Sam St.
11	5757 Poppy St.
12	3050 Park Place
13	9999 Morse Ave.
14	45699 Dori Dr.
15	50799 Main St.
16	8899 Brighter Rd.
17	9190 Union Dr.
18	9890 Houston St.
19	8127 Broadway Rd.
20	8990 Telegraph Rd.
21	1595 Telephone Rd.
22	1900 Sixth St.
23	1902 Sixth St.
24	2500 Seventh St.
25	3500 Elevation St.
26	4599 Town St.
27	4999 Town St.
28	1900 Center St.

