

Search criteria: Property Closed (Sold) during specified month; Property is in selected subdivisions of freeway-accessible middle-class Valley suburbs; Property is *not* in an Adults-only community; House is a single story, single family, detached house between 1300 and 1900 square feet, with exactly 3 bedrooms; House was built since 1998 and has an all tile roof; and there is *no* private pool. *Egregiously anomalous transactions omitted to reflect typical market behavior.*

| Month | Avg Sq Ft | Avg Days on Market | Avg List Price | Avg Sales Price | List to Sales Price Variance | Avg Sales Price Variance from Previous Month | Avg Sales Price Variance from 12 Months Prior | High Sale | Low Sale | Total # Closed |
|----------|-----------|--------------------|----------------|-----------------|------------------------------|--|---|-----------|-----------|----------------|
| | | | | | | | | | | |
| Jan 2004 | 1547 | 69 | \$149,802 | \$147,833 | -1.31% | | | \$222,000 | \$111,000 | 146 |
| Feb 2004 | 1556 | 56 | \$156,041 | \$154,186 | -1.19% | 4.30% | | \$253,000 | \$119,000 | 137 |
| Mar 2004 | 1544 | 53 | \$153,834 | \$152,302 | -1.00% | -1.22% | | \$244,500 | \$116,900 | 210 |
| Apr 2004 | 1544 | 59 | \$156,812 | \$155,490 | -0.84% | | 2.09% | \$237,500 | \$110,000 | 208 |
| May 2004 | 1562 | 52 | \$156,884 | \$155,575 | -0.83% | | 0.05% | \$232,900 | \$117,000 | 258 |
| Jun 2004 | 1543 | 49 | \$157,672 | \$156,799 | -0.55% | | 0.79% | \$253,900 | \$125,000 | 297 |
| Jul 2004 | 1543 | 39 | \$160,706 | \$159,974 | -0.46% | | 2.02% | \$249,500 | \$118,500 | 290 |
| Aug 2004 | 1536 | 34 | \$163,825 | \$163,637 | -0.11% | | 2.29% | \$266,900 | \$124,000 | 315 |
| Sep 2004 | 1542 | 28 | \$170,873 | \$171,307 | 0.25% | | 4.69% | \$268,000 | \$130,000 | 263 |
| Oct 2004 | 1552 | 17 | \$175,609 | \$175,981 | 0.21% | | 2.73% | \$350,000 | \$122,400 | 244 |
| Nov 2004 | 1546 | 17 | \$186,513 | \$187,177 | 0.36% | | 6.36% | \$300,000 | \$137,000 | 241 |
| Dec 2004 | 1530 | 17 | \$184,783 | \$185,250 | 0.25% | | -1.03% | \$355,000 | \$123,900 | 228 |
| Jan 2005 | 1550 | 16 | \$192,943 | \$193,637 | 0.36% | | 4.53% | \$317,000 | \$147,000 | 208 |
| Feb 2005 | 1531 | 17 | \$199,058 | \$199,247 | 0.09% | | 2.90% | \$310,000 | \$146,000 | 254 |
| Mar 2005 | 1551 | 14 | \$207,493 | \$209,014 | 0.73% | | 4.90% | \$329,900 | \$157,000 | 317 |
| Apr 2005 | 1545 | 14 | \$217,795 | \$220,364 | 1.18% | | 5.43% | \$347,000 | \$159,900 | 300 |
| May 2005 | 1546 | 15 | \$230,231 | \$232,764 | 1.10% | | 5.63% | \$395,000 | \$155,000 | 368 |
| Jun 2005 | 1544 | 10 | \$242,688 | \$244,804 | 0.87% | | 5.17% | \$399,000 | \$130,000 | 354 |
| Jul 2005 | 1525 | 11 | \$250,095 | \$251,845 | 0.70% | | 2.88% | \$398,000 | \$130,000 | 352 |
| Aug 2005 | 1534 | 14 | \$258,179 | \$258,363 | 0.07% | | 2.59% | \$392,000 | \$160,000 | 386 |
| Sep 2005 | 1519 | 17 | \$262,896 | \$261,791 | -0.42% | | 1.33% | \$375,000 | \$123,900 | 337 |
| Oct 2005 | 1529 | 20 | \$265,575 | \$264,280 | -0.49% | | 0.95% | \$395,000 | \$190,000 | 293 |
| Nov 2005 | 1546 | 30 | \$266,578 | \$265,286 | -0.48% | | 0.38% | \$350,000 | \$210,000 | 230 |
| Dec 2005 | 1556 | 39 | \$272,492 | \$269,875 | -0.96% | | 1.73% | \$410,000 | \$217,000 | 188 |
| Jan 2006 | 1538 | 47 | \$266,836 | \$263,638 | -1.20% | | -2.31% | \$400,000 | \$214,000 | 151 |
| Feb 2006 | 1528 | 58 | \$264,396 | \$260,645 | -1.42% | | -1.14% | \$380,000 | \$212,000 | 145 |
| Mar 2006 | 1537 | 62 | \$269,469 | \$265,778 | -1.37% | | 1.97% | \$405,000 | \$200,000 | 189 |
| Apr 2006 | 1557 | 76 | \$269,079 | \$264,856 | -1.57% | | -0.35% | \$481,000 | \$209,900 | 184 |
| May 2006 | 1536 | 70 | \$260,562 | \$257,148 | -1.31% | | -2.91% | \$390,000 | \$209,900 | 211 |
| Jun 2006 | 1539 | 69 | \$262,607 | \$257,999 | -1.75% | | 0.33% | \$410,000 | \$205,000 | 176 |
| Jul 2006 | 1538 | 74 | \$257,432 | \$253,284 | -1.61% | | -1.83% | \$369,000 | \$190,000 | 151 |
| Aug 2006 | 1557 | 78 | \$257,609 | \$253,923 | -1.43% | | 0.25% | \$401,938 | \$195,000 | 199 |
| Sep 2006 | 1568 | 100 | \$258,796 | \$253,551 | -2.03% | | -0.15% | \$441,111 | \$200,000 | 183 |
| Oct 2006 | 1552 | 103 | \$248,075 | \$243,224 | -1.96% | | -4.07% | \$350,000 | \$195,000 | 162 |
| Nov 2006 | 1551 | 103 | \$247,552 | \$242,146 | -2.18% | | -0.44% | \$407,852 | \$183,500 | 184 |
| Dec 2006 | 1555 | 108 | \$245,343 | \$240,124 | -2.13% | | -0.84% | \$450,000 | \$185,000 | 154 |
| Jan 2007 | 1563 | 108 | \$244,892 | \$239,050 | -2.39% | | -0.45% | \$353,490 | \$187,500 | 128 |
| Feb 2007 | 1555 | 111 | \$244,277 | \$239,070 | -2.13% | | 0.01% | \$357,900 | \$170,000 | 132 |
| Mar 2007 | 1567 | 96 | \$240,291 | \$234,758 | -2.30% | | -1.80% | \$389,800 | \$189,900 | 144 |
| Apr 2007 | 1550 | 110 | \$242,868 | \$237,066 | -2.39% | | 0.98% | \$399,000 | \$185,000 | 148 |
| May 2007 | 1538 | 98 | \$243,601 | \$237,638 | -2.45% | | 0.24% | \$392,000 | \$190,000 | 170 |
| Jun 2007 | 1550 | 108 | \$240,775 | \$233,680 | -2.95% | | -1.67% | \$377,702 | \$175,000 | 165 |
| Jul 2007 | 1556 | 93 | \$239,130 | \$232,447 | -2.79% | | -0.53% | \$426,000 | \$174,900 | 127 |
| Aug 2007 | 1560 | 98 | \$230,048 | \$225,565 | -1.95% | | -2.96% | \$351,153 | \$170,000 | 113 |
| Sep 2007 | 1548 | 103 | \$232,080 | \$225,572 | -2.80% | | 0.00% | \$325,000 | \$179,900 | 85 |
| Oct 2007 | 1579 | 114 | \$226,805 | \$218,391 | -3.71% | | -3.18% | \$332,500 | \$156,000 | 92 |
| Nov 2007 | 1557 | 95 | \$224,495 | \$217,776 | -2.99% | | -0.28% | \$325,000 | \$156,000 | 79 |
| Dec 2007 | 1559 | 103 | \$214,976 | \$204,929 | -4.67% | | -5.90% | \$357,000 | \$140,000 | 95 |
| Jan 2008 | 1542 | 117 | \$201,661 | \$195,376 | -3.12% | | -4.66% | \$384,000 | \$134,000 | 79 |
| Feb 2008 | 1549 | 139 | \$193,689 | \$187,194 | -3.35% | | -4.19% | \$280,000 | \$107,000 | 92 |
| Mar 2008 | 1560 | 116 | \$193,523 | \$188,175 | -2.76% | | 0.52% | \$330,000 | \$60,000 | 134 |
| Apr 2008 | 1594 | 126 | \$189,544 | \$184,609 | -2.60% | | -1.90% | \$300,000 | \$109,000 | 114 |
| May 2008 | 1555 | 105 | \$180,542 | \$177,048 | -1.94% | | -4.10% | \$310,000 | \$108,500 | 170 |
| Jun 2008 | 1570 | 105 | \$176,255 | \$172,813 | -1.95% | | -2.39% | \$300,000 | \$105,000 | 187 |
| Jul 2008 | 1556 | 116 | \$167,350 | \$165,401 | -1.16% | | -4.29% | \$292,000 | \$94,000 | 176 |
| Aug 2008 | 1551 | 92 | \$164,116 | \$162,902 | -0.74% | | -1.51% | \$282,990 | \$96,700 | 203 |
| Sep 2008 | 1562 | 83 | \$161,259 | \$161,952 | 0.43% | | -0.58% | \$299,000 | \$94,900 | 253 |
| Oct 2008 | 1571 | 81 | \$153,055 | \$151,795 | -0.82% | | -6.27% | \$297,000 | \$62,000 | 187 |
| Nov 2008 | 1550 | 94 | \$143,175 | \$140,545 | -1.84% | | -7.41% | \$237,500 | \$72,500 | 143 |
| Dec 2008 | 1575 | 79 | \$141,764 | \$139,750 | -1.42% | | -0.57% | \$260,000 | \$40,000 | 165 |
| Jan 2009 | 1560 | 93 | \$140,686 | \$136,477 | -2.99% | | -2.34% | \$307,000 | \$62,000 | 131 |
| Feb 2009 | 1556 | 104 | \$131,685 | \$128,575 | -2.36% | | -5.79% | \$245,000 | \$63,000 | 125 |
| Mar 2009 | 1569 | 100 | \$125,326 | \$121,898 | -2.74% | | -5.19% | \$281,980 | \$40,000 | 202 |
| Apr 2009 | 1553 | 108 | \$120,113 | \$117,298 | -2.34% | | -3.77% | \$246,985 | \$58,000 | 222 |
| May 2009 | 1569 | 99 | \$122,781 | \$121,743 | -0.85% | | 3.79% | \$248,000 | \$57,750 | 278 |
| Jun 2009 | 1553 | 92 | \$121,609 | \$121,063 | -0.45% | | -0.56% | \$267,500 | \$52,000 | 284 |
| Jul 2009 | 1557 | 81 | \$118,744 | \$119,666 | 0.78% | | -1.15% | \$255,500 | \$37,500 | 276 |
| Aug 2009 | 1580 | 69 | \$118,135 | \$119,872 | 1.47% | | 0.17% | \$234,000 | \$65,000 | 226 |
| Sep 2009 | 1584 | 66 | \$122,561 | \$123,652 | 0.89% | | 3.15% | \$230,000 | \$55,500 | 250 |
| Oct 2009 | 1566 | 63 | \$126,292 | \$126,293 | 0.00% | | 2.14% | \$250,000 | \$47,000 | 252 |
| Nov 2009 | 1564 | 62 | \$128,390 | \$129,097 | 0.55% | | 2.22% | \$263,157 | \$65,000 | 232 |
| Dec 2009 | 1557 | 60 | \$117,804 | \$118,726 | 0.78% | | -8.03% | \$240,000 | \$53,000 | 244 |
| Jan 2010 | 1571 | 75 | \$122,132 | \$122,317 | 0.15% | | 3.02% | \$230,900 | \$48,900 | 174 |
| Feb 2010 | 1551 | 79 | \$119,822 | \$119,159 | -0.55% | | -2.58% | \$239,900 | \$60,000 | 183 |
| Mar 2010 | 1576 | 89 | \$122,586 | \$120,999 | -1.29% | | 1.54% | \$261,950 | \$55,000 | 233 |
| Apr 2010 | 1567 | 82 | \$124,171 | \$123,267 | -0.73% | | 1.87% | \$272,000 | \$69,900 | 286 |
| May 2010 | 1573 | 85 | \$125,405 | \$124,728 | -0.54% | | 1.19% | \$285,830 | \$57,000 | 242 |
| Jun 2010 | 1556 | 87 | \$120,507 | \$118,367 | -1.78% | | -5.10% | \$236,500 | \$49,000 | 457 |
| Jul 2010 | 1555 | 88 | \$118,032 | \$115,399 | -2.23% | | -2.51% | \$236,500 | \$48,900 | 185 |
| Aug 2010 | 1542 | 86 | \$115,686 | \$113,707 | -1.71% | | -1.47% | \$262,982 | \$40,000 | 206 |
| Sep 2010 | 1586 | 87 | \$115,514 | \$112,766 | -2.38% | | -0.83% | \$237,900 | \$54,900 | 216 |
| Oct 2010 | 1555 | 101 | \$119,245 | \$115,702 | -2.97% | | -2.60% | \$232,999 | \$46,000 | 193 |
| Nov 2010 | 1563 | 97 | \$121,827 | \$117,637 | -3.44% | | 1.67% | \$250,000 | \$50,000 | 209 |
| Dec 2010 | 1584 | 112 | \$115,613 | \$111,049 | -3.95% | | -5.60% | \$286,500 | \$57,750 | 253 |
| Jan 2011 | 1571 | 96 | \$110,063 | \$105,867 | -3.81% | | -4.67% | \$264,950 | \$54,075 | 175 |
| Feb 2011 | 1557 | 105 | \$107,553 | \$104,935 | -2.43% | | -0.88% | \$225,000 | \$40,000 | 172 |
| Mar 2011 | 1553 | 105 | \$106,952 | \$103,895 | -2.86% | | -0.99% | \$267,000 | \$45,000 | 253 |
| Apr 2011 | 1559 | 116 | \$109,970 | \$107,962 | -1.83% | | 3.91% | \$269,000 | \$55,650 | 252 |
| May 2011 | 1542 | 101 | \$104,436 | \$102,733 | -1.63% | | -4.84% | \$225,000 | \$50,000 | 277 |
| Jun 2011 | 1539 | 103 | \$104,079 | \$102,401 | -1.61% | | -0.32% | \$254,000 | \$31,500 | 297 |