

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 2007	1563	108	\$244,892	\$239,050	-2.39%	-0.45%	-9.33%	\$353,490	\$187,500	128
Feb 2007	1555	111	\$244,277	\$239,070	-2.13%	0.01%	-8.28%	\$357,900	\$170,000	132
Mar 2007	1567	96	\$240,291	\$234,758	-2.30%	-1.80%	-11.67%	\$389,800	\$189,900	144
Apr 2007	1550	110	\$242,868	\$237,066	-2.39%	0.98%	-10.49%	\$399,000	\$185,000	148
May 2007	1538	98	\$243,601	\$237,638	-2.45%	0.24%	-7.59%	\$392,000	\$190,000	170
Jun 2007	1550	108	\$240,775	\$233,680	-2.95%	-1.67%	-9.43%	\$377,702	\$175,000	165
Jul 2007	1556	93	\$239,130	\$232,447	-2.79%	-0.53%	-8.23%	\$426,000	\$174,900	127
Aug 2007	1560	98	\$230,048	\$225,565	-1.95%	-2.96%	-11.17%	\$351,153	\$170,000	113
Sep 2007	1548	103	\$232,080	\$225,572	-2.80%	0.00%	-11.03%	\$325,000	\$179,900	85
Oct 2007	1579	114	\$226,805	\$218,391	-3.71%	-3.18%	-10.21%	\$332,500	\$156,000	92
Nov 2007	1557	95	\$224,495	\$217,776	-2.99%	-0.28%	-10.06%	\$325,000	\$156,000	79
Dec 2007	1559	103	\$214,976	\$204,929	-4.67%	-5.90%	-14.66%	\$357,000	\$140,000	95
Jan 2008	1542	117	\$201,661	\$195,376	-3.12%	-4.66%	-18.27%	\$384,000	\$134,000	79
Feb 2008	1549	139	\$193,689	\$187,194	-3.35%	-4.19%	-21.70%	\$280,000	\$107,000	92
Mar 2008	1560	116	\$193,523	\$188,175	-2.76%	0.52%	-19.84%	\$330,000	\$60,000	134
Apr 2008	1594	126	\$189,544	\$184,609	-2.60%	-1.90%	-22.13%	\$300,000	\$109,000	114
May 2008	1555	105	\$180,542	\$177,048	-1.94%	-4.10%	-25.50%	\$310,000	\$108,500	170
Jun 2008	1570	105	\$176,255	\$172,813	-1.95%	-2.39%	-26.05%	\$300,000	\$105,000	187
Jul 2008	1556	116	\$167,350	\$165,401	-1.16%	-4.29%	-28.84%	\$292,000	\$94,000	176
Aug 2008	1551	92	\$164,116	\$162,902	-0.74%	-1.51%	-27.78%	\$282,990	\$96,700	203
Sep 2008	1562	83	\$161,259	\$161,952	0.43%	-0.58%	-28.20%	\$299,000	\$94,900	253
Oct 2008	1571	81	\$153,055	\$151,795	-0.82%	-6.27%	-30.49%	\$297,000	\$62,000	187
Nov 2008	1550	94	\$143,175	\$140,545	-1.84%	-7.41%	-35.46%	\$237,500	\$72,500	143
Dec 2008	1575	79	\$141,764	\$139,750	-1.42%	-0.57%	-31.81%	\$260,000	\$40,000	165
Jan 2009	1560	93	\$140,686	\$136,477	-2.99%	-2.34%	-30.15%	\$307,000	\$62,000	131
Feb 2009	1556	104	\$131,685	\$128,575	-2.36%	-5.79%	-31.31%	\$245,000	\$63,000	125
Mar 2009	1569	100	\$125,326	\$121,898	-2.74%	-5.19%	-35.22%	\$281,980	\$40,000	202
Apr 2009	1553	108	\$120,113	\$117,298	-2.34%	-3.77%	-36.46%	\$246,985	\$58,000	222
May 2009	1569	99	\$122,781	\$121,743	-0.85%	3.79%	-31.24%	\$248,000	\$57,750	278
Jun 2009	1553	92	\$121,609	\$121,063	-0.45%	-0.56%	-29.95%	\$267,500	\$52,000	284
Jul 2009	1557	81	\$118,744	\$119,666	0.78%	-1.15%	-27.65%	\$255,500	\$37,500	276
Aug 2009	1580	69	\$118,135	\$119,872	1.47%	0.17%	-26.41%	\$234,000	\$65,000	226
Sep 2009	1584	66	\$122,561	\$123,652	0.89%	3.15%	-23.65%	\$230,000	\$55,500	250
Oct 2009	1566	63	\$126,292	\$126,293	0.00%	2.14%	-16.80%	\$250,000	\$47,000	252
Nov 2009	1564	62	\$128,390	\$129,097	0.55%	2.22%	-8.15%	\$263,157	\$65,000	232
Dec 2009	1557	60	\$117,804	\$118,726	0.78%	-8.03%	-15.04%	\$240,000	\$53,000	244
Jan 2010	1571	75	\$122,132	\$122,317	0.15%	3.02%	-10.38%	\$230,900	\$48,900	174
Feb 2010	1551	79	\$119,822	\$119,159	-0.55%	-2.58%	-7.32%	\$239,900	\$60,000	183
Mar 2010	1576	89	\$122,586	\$120,999	-1.29%	1.54%	-0.74%	\$261,950	\$55,000	233
Apr 2010	1567	82	\$124,171	\$123,267	-0.73%	1.87%	5.09%	\$272,000	\$69,900	286
May 2010	1573	85	\$125,405	\$124,728	-0.54%	1.19%	2.45%	\$285,830	\$57,000	242
Jun 2010	1556	87	\$120,507	\$118,367	-1.78%	-5.10%	-2.23%	\$236,500	\$49,000	457
Jul 2010	1555	88	\$118,032	\$115,399	-2.23%	-2.51%	-3.57%	\$238,500	\$48,900	185
Aug 2010	1542	86	\$115,686	\$113,707	-1.71%	-1.47%	-5.14%	\$262,982	\$40,000	206
Sep 2010	1586	87	\$115,512	\$112,766	-2.38%	-0.83%	-8.80%	\$237,900	\$54,900	216
Oct 2010	1555	101	\$119,245	\$115,702	-2.97%	2.60%	-8.39%	\$232,999	\$46,000	193
Nov 2010	1563	97	\$121,827	\$117,637	-3.44%	1.67%	-8.88%	\$250,000	\$50,000	209
Dec 2010	1564	112	\$115,613	\$111,049	-3.95%	-5.60%	-6.47%	\$286,500	\$57,750	253
Jan 2011	1571	96	\$110,063	\$105,867	-3.81%	-4.67%	-13.45%	\$264,950	\$54,075	175
Feb 2011	1557	105	\$107,553	\$104,935	-2.43%	-0.88%	-11.94%	\$225,000	\$40,000	172
Mar 2011	1553	105	\$106,952	\$103,895	-2.86%	-0.99%	-14.14%	\$267,000	\$45,000	253
Apr 2011	1559	116	\$109,970	\$107,962	-1.83%	3.91%	-12.42%	\$269,000	\$55,650	252
May 2011	1542	101	\$104,436	\$102,733	-1.63%	-4.84%	-17.63%	\$225,000	\$50,000	277
Jun 2011	1539	103	\$104,079	\$102,401	-1.61%	-0.32%	-13.49%	\$254,000	\$31,500	297
Jul 2011	1570	94	\$103,820	\$102,902	-0.88%	0.49%	-10.83%	\$232,950	\$47,500	244
Aug 2011	1557	90	\$105,749	\$104,966	-0.74%	2.01%	-7.69%	\$230,020	\$58,199	247
Sep 2011	1573	90	\$108,798	\$107,845	-0.88%	2.74%	-4.36%	\$263,308	\$50,199	224
Oct 2011	1570	84	\$109,272	\$108,109	-1.06%	0.24%	-6.56%	\$201,412	\$60,000	209
Nov 2011	1578	97	\$108,331	\$107,102	-1.13%	-0.93%	-8.96%	\$230,000	\$57,600	192
Dec 2011	1555	79	\$109,909	\$108,360	-1.41%	1.17%	-2.42%	\$265,000	\$46,000	208
Jan 2012	1572	72	\$115,856	\$114,802	-0.91%	5.94%	8.44%	\$239,950	\$62,000	164
Feb 2012	1559	64	\$113,993	\$112,963	-0.90%	-1.60%	7.65%	\$192,950	\$58,000	179
Mar 2012	1566	83	\$113,791	\$112,797	-0.87%	-0.15%	8.57%	\$230,000	\$10,000	130

