

**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		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
		on Market	Avg Days								
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%	30.98%	\$317,000	\$147,000	208
Feb 2005	1531	17		\$199,058	\$199,247	0.09%	2.90%	29.23%	\$310,000	\$146,000	254
Mar 2005	1551	14		\$207,493	\$209,014	0.73%	4.90%	37.24%	\$329,900	\$157,000	317
Apr 2005	1545	14		\$217,795	\$220,364	1.18%	5.43%	41.72%	\$347,000	\$159,900	300
May 2005	1546	15		\$230,231	\$232,764	1.10%	5.63%	49.62%	\$395,000	\$155,000	368
Jun 2005	1544	10		\$242,688	\$244,804	0.87%	5.17%	56.13%	\$399,000	\$130,000	354
Jul 2005	1525	11		\$250,095	\$251,845	0.70%	2.88%	57.43%	\$398,000	\$130,000	352
Aug 2005	1534	14		\$258,179	\$258,363	0.07%	2.59%	57.89%	\$392,000	\$160,000	386
Sep 2005	1519	17		\$262,896	\$261,791	-0.42%	1.33%	52.82%	\$375,000	\$123,900	337
Oct 2005	1529	20		\$265,575	\$264,280	-0.49%	0.95%	50.18%	\$395,000	\$190,000	293
Nov 2005	1546	30		\$266,578	\$265,286	-0.48%	0.38%	41.73%	\$350,000	\$210,000	230
Dec 2005	1556	39		\$272,492	\$269,875	-0.96%	1.73%	45.68%	\$410,000	\$217,000	188
Jan 2006	1538	47		\$266,836	\$263,638	-1.20%	-2.31%	36.15%	\$400,000	\$214,000	151
Feb 2006	1528	58		\$264,396	\$260,645	-1.42%	-1.14%	30.82%	\$380,000	\$212,000	145
Mar 2006	1537	62		\$269,469	\$265,778	-1.37%	1.97%	27.16%	\$405,000	\$200,000	189
Apr 2006	1557	76		\$269,079	\$264,856	-1.57%	-0.35%	20.19%	\$481,000	\$209,900	184
May 2006	1536	70		\$260,562	\$257,148	-1.31%	-2.91%	10.48%	\$390,000	\$209,900	211
Jun 2006	1539	69		\$262,607	\$257,999	-1.75%	0.33%	5.39%	\$410,000	\$205,000	176
Jul 2006	1538	74		\$257,432	\$253,284	-1.61%	-1.83%	0.57%	\$369,000	\$190,000	151
Aug 2006	1557	78		\$257,609	\$253,923	-1.43%	0.25%	-1.72%	\$401,938	\$195,000	199
Sep 2006	1568	100		\$258,796	\$253,551	-2.03%	-0.15%	-3.15%	\$441,111	\$200,000	183
Oct 2006	1552	103		\$248,075	\$243,224	-1.96%	-4.07%	-7.97%	\$350,000	\$195,000	162
Nov 2006	1551	103		\$247,552	\$242,146	-2.18%	-0.44%	-8.72%	\$407,852	\$183,500	184
Dec 2006	1555	108		\$245,343	\$240,124	-2.13%	-0.84%	-11.02%	\$450,000	\$185,000	154
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