

# CMA Summary Report

## RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,050,000	\$798,000	\$930,999	\$899,000
SP:\$1,375,000	\$1,100,000	\$1,249,100	\$1,278,000

## RESIDENTIAL - Active

Number of Properties: 1

Num	Address	Unit	LD	MLS No	D/N/S	BR	Bth	HOA Fee	DOMLS	Orig Price	Lot SqFt	YrBlt	SqFt	DOM	LP	LP/SqFt
1	1487 10Th St		4/2/2025	41090695	NORTH/WEST	2	1		10	\$895,000	4,902	1924	0	2	\$895,000	

## RESIDENTIAL - Sold

Number of Properties: 10

Num	Address	Unit	Close Date	MLS No	BR	Bth	HOA Fee	DOMLS	Orig Price	YrBlt	Lot SqFt	SqFt	DOM	LP	LP/SqFt	SP	SP/SqFt
1	1305 Blake St		5/20/2024	41056173	2	1		15	\$860,000	1925	3,500	864	13	\$860,000	\$995.37	\$1,100,000	\$1,273.15
2	1312 Carrison St		6/26/2024	41061213	2	1		8	\$895,000	1945	4,340	880	8	\$895,000	\$1,017.05	\$1,100,000	\$1,250.00
3	1216 Gilman Street		6/24/2024	41059847	2	1		15	\$948,000	1923	2,500	821	15	\$948,000	\$1,154.69	\$1,120,000	\$1,364.19
4	1220 Peralta Avenue		4/30/2024	ML81960834	2	1		12	\$1,050,000	1923	4,025	915	12	\$1,050,000	\$1,147.54	\$1,220,000	\$1,333.33
5	795 Vincente Ave		4/30/2024	41054108	2	1		12	\$798,000	1925	4,752	942	12	\$798,000	\$847.13	\$1,276,000	\$1,354.56
6	1336 Stannage Ave		10/4/2024	41072167	2	1		5	\$899,000	1925	3,800	912	5	\$899,000	\$985.75	\$1,280,000	\$1,403.51
7	1444 Stannage Ave		4/5/2024	41050973	2	1		14	\$998,000	1926	3,300	978	12	\$998,000	\$1,020.45	\$1,300,000	\$1,329.24
8	1450 Curtis St		3/10/2025	41077583	2	1		79	\$899,990	1906	3,700	917	79	\$849,990	\$926.92	\$1,350,000	\$1,472.19
9	912 Jones St		11/25/2024	41077963	3	2		12	\$1,050,000	1943	3,440	1054	12	\$1,050,000	\$996.20	\$1,370,000	\$1,299.81
10	1316 Evelyn Ave		4/26/2024	41053445	2	1		12	\$998,000	1926	3,800	1000	12	\$998,000	\$998.00	\$1,375,000	\$1,375.00
<b>Avg</b>					<b>2</b>	<b>1</b>		<b>18</b>	<b>939599</b>	<b>1926</b>	<b>3715</b>	<b>928</b>	<b>18</b>	<b>\$934,599</b>	<b>\$1,008.91</b>	<b>\$1,249,100</b>	<b>\$1,345.50</b>
<b>Min</b>					<b>2</b>	<b>1</b>		<b>5</b>	<b>798000</b>	<b>1906</b>	<b>2500</b>	<b>821</b>	<b>5</b>	<b>\$798,000</b>	<b>\$847.13</b>	<b>\$1,100,000</b>	<b>\$1,250.00</b>
<b>Max</b>					<b>3</b>	<b>2</b>		<b>79</b>	<b>1050000</b>	<b>1945</b>	<b>4752</b>	<b>1054</b>	<b>79</b>	<b>\$1,050,000</b>	<b>\$1,154.69</b>	<b>\$1,375,000</b>	<b>\$1,472.19</b>
<b>Med</b>					<b>2</b>	<b>1</b>		<b>12</b>	<b>923995</b>	<b>1925</b>	<b>3750</b>	<b>916</b>	<b>12</b>	<b>\$923,500</b>	<b>\$997.10</b>	<b>\$1,278,000</b>	<b>\$1,343.95</b>