



Comparative Market Analysis
 507 University
 Los Gatos, 95032
 Tuesday, April 20, 2010

CMA Price Adjustments
 This page outlines the subject property versus comparable properties.

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CMA Pro Report
 These pages give a general overview of the selected properties.

Active Properties
 Total # of Listings 4
 Lowest Price \$1,379,000
 Highest Price \$1,399,000
 Average Price \$1,393,000
 Avg. Price/SqFt \$645.77
 Avg DOM 26

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Brief Summary of Compared Listings
 This report summarizes the comparable listings contained in this market analysis.

Active listings

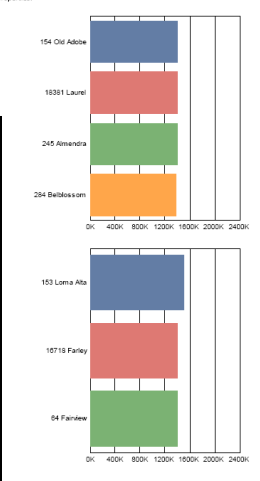
Address	List Price	Sold Price	Bd	Bth	Sqft	\$/Sq	Age	DOM
507 University #			8	4	4,800		83	
154 Old Adobe	\$1,390,000		3	3.00	2600	\$538	50	33
18381 Laurel	\$1,390,000		3	3.00	2361	\$593	56	1
245 Almendra	\$1,395,000		3	1.00	1440	\$969	99	13
284 Bellblossom	\$1,379,000		3	3.00	2051	\$664	43	56
	\$1,393,000		3.50	2.50	2313	\$646	62	26

Pending W/O Release listings

Address	List Price	Sold Price	Bd	Bth	Sqft	\$/Sq	Age	DOM
507 University #			8	4	4,800		83	
153 Loma Alta	\$1,490,000		3	3.00	2544	\$589	88	7
64 Fairview	\$1,398,000		4	2.00	2284	\$612	92	26
16718 Farley	\$1,398,000		4	4.00	2825	\$494	5	2
	\$1,431,667		3.67	3.00	2552	\$565	62	12

Pending, Do Not Show listings

Address	List Price	Sold Price	Bd	Bth	Sqft	\$/Sq	Age	DOM
507 University #			8	4	4,800		83	
118 Lansberry	\$1,359,000		4	2.00	2300	\$591	40	3
	\$1,359,000		4.00	2.00	2300	\$591	40	3



Details	Adjust	Details	Adjust
18055 Cypress 81020610		154 Old Adobe 81013104	
Sold (Closed Sale)	Active		
\$1,490,000	\$1,390,000		
03/02/2010	03/18/2010		
\$1,376,000	\$1,376,000		
4/16/2010			
Los Gatos	0	Los Gatos	0
Los Gatos/Monte Sereno	0	Los Gatos/Monte Sereno	0
Single Family Residential	0	Single Family Residential	0
17	33		
3	0		
3	0		
Gas Starter In Prepara	0	Prestarting Prepara. Gas	0
		Center: If Prepara	0
Attached: 2 Car Garage, Off	0	Attached: Electric Door Op Gate	0
Street Parking	0	Other: 2 Car Garage, Off	0
2370	0	2000	0
Central Air Conditioning	0	Central Air Conditioning	0
Los Gatos Union Elementary	0	Campbell Union Elementary	0
19	8	80	0

CMA Training

Friday, Feb. 17th 1 pm to 2:30 pm

This 90 minute course will provide you with the **basic skill requirements** for the **Matrix CMA** application. Upon completion you will have learned:

- ◆ Navigating the NEW CMA Wizard
- ◆ Inputting Search Queries
- ◆ Pre-Foreclosure Searches
- ◆ Comparable Properties
- ◆ Price Adjustments
- ◆ Recalling a CMA
- ◆ CMA Report Options
- ◆ Emailing & Printing

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