

MATRIX Training

from



Comparative Market Analysis

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

June 17, 2009

Active listings

Address	L/S	Price	Bd	Bth	Sqft	\$/sq	Age	MLS#	Date	DOM
25220 Pine Hills	\$1,995,000	4	3.00	3293	6607	1966	00905882	02/04/2009	133	
0 Quailcove 2Ne 6Th	\$1,995,000	3	2.00	1600	11,247	2000	00942259	10/03/2008	235	
24623 Castro	\$1,995,000	3	3.00	2600	6767	1980	00900996	05/04/2009	162	
0 Monte Verde SSw Of 5Th	\$1,995,000	3	3.00	1800	11,073	1999	00916602	04/02/2009	76	
25974 Mission	\$1,987,000	2	2.00	1400	11,419	1934	00922940	05/01/2009	37	
1 Northwest San Carlos SAmj; 3R	\$1,950,000	3	3.00	2700	8722	1982	00909997	12/31/2008	168	
0 Camino Real 3Ne At 11Th	\$1,950,000	3	3.00	1996	11,222	1989	00920235	01/15/2009	153	
26113 Carmelo	\$1,900,000	2	2.00	1967	8966	1957	00917210	04/07/2009	71	
0 Forest 4 Sw Of 7Th	\$1,899,500	3	2.00	2054	8928	1930	00917057	04/05/2009	73	
3526 Taylor	\$1,895,000	4	2.00	3504	6941	2006	00904373	01/07/2009	141	
1 SouthWest 5Th	\$1,895,000	2	2.00	1322	11,433	2005	00900069	12/19/2008	180	
Lincoln 2 Se Of 2Nd Ave	\$1,895,000	3	2.00	1750	11,083	2000	00901264	01/09/2009	159	
3373 Meritt	\$1,878,000	4	3.00	3197	8596	1987	00932039	05/02/2009	36	
2 NorthEast Traces	\$1,850,000	3	3.00	1695	11,091	1969	00946028	12/06/2008	191	
	\$1,849,000	2	2.00	856	82,130	1929	00912000	03/09/2009	100	
	\$2,799,000	3	2.00	2181	8028	1987	00921883	04/00/2009	400	
	\$1,700,000	2	2.00	1007	11,688	1946	00940597	11/13/2008	216	
	\$1,699,000	3	2.00							
	\$1,695,000	4	2.00							
	\$1,650,000	3	3.00							
	\$1,499,000	2	2.00							
	\$1,425,000	2	2.00							
	\$1,399,900	4	2.00							
	\$1,395,000	3	2.00							
	\$1,395,000	2	2.00							
	\$1,325,000	3	2.00							
	\$1,300,000	2	2.00							
	\$1,299,000	2	2.00							
	\$1,290,000	2	2.00							
	\$1,289,238	2,93								
Median	\$1,849,000									
Average	\$1,795,238									



24625 CASTRO LANE, Carmel 93923

Single Family Residential

Class: Single Family Residential
Beds: 3
Baths: 2,600 (Seller)
Elem Dist: Carmel Unified
High Dist: Carmel Unified

Remarks: One of the finest crafted homes in Carmel, on oversized double lot. Soaring vaulted ceilings in living room & master bedroom. Cherry wood floors, wool berber carpet, gourmet kitchen, & bay windows. Easy stroll to shops & restaurants. Priced to sell in today's market.

Private: Easy to show 1 hour notice ok. Furnishings available separately.

MLS #: 009005096 DOM: 162
Status: Active

0 MONTE VERDE SSW OF 5TH, Carmel 93921

Single Family Residential

Class: Single Family Residential
Beds: 3
Baths: 2,172
Sqft: 1,860 (Seller)
Elem Dist: Carmel Unified
High Dist: Carmel Unified

Remarks: Warm and cozy colors, hardwood floors, multiple sitting areas and three bedrooms, two and one half baths, formal dining and family room. Spacious deck with some ocean views, updated kitchen and baths are impeccably kept. Easy walk to town.

Private: Reports are underway. Park in driveway to show. Call Mary @ 595-4999

MLS #: 009166602 DOM: 76
Status: Active

Wednesday, Feb. 29th 1:00-2:30 pm

Matrix Advanced

This 90 minute course will provide you with **advanced skill levels** for the Matrix search application.

Upon completion you will have learned:

- ◆ Sorting Results
- ◆ Statistics from Results
- ◆ CMA's from Results
- ◆ Area Statistics
- ◆ Customizing Results
- ◆ Building Hotsheets
- ◆ Emailing Results
- ◆ Auto Emailing

To register send an email to flint@scaor.org, call the SCCAR office at 831-464-2000 or go online to www.mysccar.org