

# 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	S/1/2	Age	MLS#	Date	DOM
	23220 Pine Hills	\$1,999,000	4	3,00	3293	6607	1996	09058802	02/04/2009	133	
	0 Quailcove 2Ne 6Th	\$1,995,000	3	3,00	1600	11,247	2000	00642059	10/20/2008	239	
	24420 Cedar	\$1,995,000	3	3,00	2600	1767	1960	00600796	01/06/2009	182	
	0 Monto Verde SSw Of 5Th	\$1,995,000	3	3,00	1860	11,073	1999	00916402	04/02/2009	76	
	23974 Mission	\$1,987,000	2	2,00	1400	\$1,419	1984	00923440	05/12/2009	37	
	1 Northwest San Carlos SAmpl; 2R	\$1,950,000	3	3,00	2700	1722	1992	00630097	10/31/2008	168	
	0 Camino Real 2Ne At 11Th	\$1,950,000	3	3,00	1996	\$1,222	1969	00602325	01/10/2009	153	
	23123 Carmel	\$1,900,000	2	2,00	1967	1994	1997	00617110	04/07/2009	71	
	0 Forest 4 Ss Of 7Th	\$1,899,000	3	2,00	2034	8929	1930	00617057	04/03/2009	73	
	3526 Taylor	\$1,899,000	4	2,00	3904	1341	2004	00604073	01/27/2009	141	
	1 SouthWest 3Th	\$1,895,000	2	2,00	3262	\$1,422	2003	00630069	10/19/2008	100	
	Lincoln 2 Ss Of 2Nd Ave	\$1,895,000	3	3,00	1750	\$1,083	2000	00603264	01/09/2009	139	
	3373 Maple	\$1,875,000	4	3,00	3187	1994	1997	00623039	09/22/2009	24	
	0 McHale	\$1,850,000	3	3,00	1435	\$1,091	1969	00604828	11/06/2008	191	
		\$1,849,000	2	2,00	868	\$2,130	1979	00612000	03/09/2009	100	
		\$1,799,000	3	2,00	2181	\$823	1997	00621883	04/09/2009	408	
		\$1,700,000	2	2,00	1007	\$1,468	1946	00645097	11/13/2008	214	
		\$1,499,000	3	2,00							
		\$1,495,000	2	2,00							
		\$1,495,000	4	2,00							
		\$1,495,000	2	2,00							
		\$1,450,000	3	3,00							
		\$1,429,000	2	2,00							
		\$1,399,000	4	3,00							
		\$1,395,000	3	2,00							
		\$1,329,000	3	2,00							
		\$1,325,000	4	2,00							
		\$1,329,000	2	2,00							
		\$1,300,000	3	2,00							
		\$1,789,238.203									
		Median: \$1,849,000									
		Average: \$1,798,238									



**24625 CASTRO LANE, Carmel 93923**

Class: Single Family Residential  
 Beds: 3  
 Baths: 2 1/2  
 Sqft: 2,650 (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.

List Date: 01/06/2009  
 List Price: \$1,995,000  
 Sale Price: 8,700 Sqft

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**0 MONTE VERDE SSW OF 5TH, Carmel 93921**

Class: Single Family Residential  
 Beds: 3  
 Baths: 2 1/2  
 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. Species 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

List Date: 04/02/2009  
 List Price: \$1,995,000  
 Sale Price: 7,000 Sqft

**Tuesday August 24 1:00-2:30pm**

## Mastering Matrix

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To register send an email to [kkirwan@scaor.org](mailto:kkirwan@scaor.org) or call the SCAOR office at 831-464-2000