

CMA Report

Listings as of 11/24/08 at 1:28pm

Changes 11/16/2008 12:01:00 AM to 11/22/2008 11:59:00 PM **Changes Included** New Listings, Contingents, Pendencies, Solds **Property Type**

Residential Property Subtypes Condo, PUD, SFR Stick Built **Cities** Cambria, Cayucos, Harmony, Los Osos, Morro Bay, San Simeon **Statuses** Active, Contingent, Pending, Sold (11/16/2008 to 11/22/2008)

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
1492 15th St	Los Osos	631, J5	3	2	1,120	6229sf	1973	11/20/08	258.04	4/145	289,000	289,000
1870 Sunny Hill Ave	Los Osos	631, F6	3	2	1,364	4000sf	1969	11/16/08	274.85	8/8	374,900	374,900
5212 Hillcrest Dr	Cambria	528, F6	2	1	1,023	0.288ac	1960	11/03/08	517.11	21/21	529,000	529,000
2575 Bay Vista	Los Osos	631, H7	3	3	2,691		1983	11/20/08	241.17	4/4	649,000	649,000
2140 Sherwood Dr	Cambria	548, F2	2	3	1,304	2500sf	1988	11/17/08	648.01	7/7	845,000	845,000
240 Chatham	Cambria	346, B5	5	5	3,600	5000sf	1970	11/22/08	305.56	2/2	1,100,000	1,100,000
3466 Toro	Morro Bay	611, D1	3	3	2,000	4830sf	2001	10/23/08	1,450.00	32/32	2,900,000	2,900,000
Listing Count 7	Averages				1,872				527.82	11/31	955,271	955,271
					High 2,900,000				Low 289,000		Median 649,000	

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
729 Santa Maria Ave	Los Osos	631, G4	2	1	818	0.215ac	Unkn	11/14/08	413.81	28/28	338,500	338,500
330 Henrietta Ave	Los Osos	631, F6	3	2	1,392	4007sf	Unkn	11/16/08	264.73	58/58	368,500	368,500
660 Bernardo Ave	Morro Bay	611, G7	2	1	775	0.132ac	1928	11/22/08	489.03	68/68	519,950	379,000
2465 Ironwood Ave	Morro Bay	611, F3	2	2	1,320	0.092ac	1972	11/20/08	347.73	206/206	459,000	459,000
1848 Astor Ave	Cambria	548, G2	2	3	2,208	0.080ac	1982	10/27/08	210.55	138/138	774,900	464,900
2651 Koa Ave	Morro Bay	611, F3	3	2	1,796		1974	11/16/08	314.59	218/218	695,000	565,000
Listing Count 6	Averages				1,385				340.07	119/119	525,975	429,150
					High 565,000				Low 338,500		Median 419,000	

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP % LP
4305 Bridge St	Cambria	528, G6	2	3	1,837	0.104ac	2000	11/20/08	291.92	88/88	639,000	559,000	536,250	95.93
1211 S Ocean Ave	Cayucos	591, A2	4	3	2,843	0.136ac	2005	11/21/08	321.84	49/248	1,078,000	1,034,900	915,000	88.41
749 Pacific Ave	Cayucos	591, A2	4	4	3,018	0.169ac	1953	11/21/08	497.02	27/27	1,575,000	1,575,000	1,500,000	95.24
2699 Cottontail Creek Rd	Cayucos	324, L9	5	4	1,630	681.800ac	Unkn	11/18/08	1,693.25	54/54	3,100,000	3,100,000	2,760,000	89.03
Listing Count 4	Averages				2,332				701.01	55/104	1,598,000	1,567,225	1,427,813	91.10
					High 2,760,000				Low 536,250		Median 1,207,500			

Report Count 17

Report Averages 1808 502.31 60/80 954,985 913,571 1,427,813

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