

CMA Report

Listings as of 11/24/08 at 1:23pm

Changes 11/16/2008 12:01:00 AM to 11/22/2008 11:59:00 PM **Changes Included** New Listings, Contingents, Pendings, Solds **Property Type** Residential **Property Subtypes** Condo, PUD, SFR **Stick Built Cities** Arroyo Grande, Avila Beach, Grover Beach, Nipomo, Oceano, Pismo Beach **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
2011 Nipomo St	Oceano	734, F1	2	1,162	0.184	1920	11/20/08	172.03	4/4	199,900	199,900
532 1st St	Grover Beach	714, D4	1	725		1942	11/21/08	351.72	3/3	255,000	255,000
1255 Seabright Ave	Grover Beach	714, E5	3	2,133		1998	11/17/08	223.64	7/7	299,000	299,000
250 E Vintage St	Nipomo	756, D2	6	4,284	0.177	1988	11/14/08	135.68	10/10	309,900	309,900
158 Atlantic City Ave	Grover Beach	714, D4	2	1,100	7500sf	1946	11/18/08	290.00	6/6	319,000	319,000
748 Crystal Way	Nipomo	756, C4	3	2,147	1.130	1989	11/18/08	258.08	6/6	379,900	379,900
744 Rosana Pl	Nipomo	756, B4	4	2,180	0.181	2003	11/17/08	213.36	7/7	384,900	384,900
1297 Aberdeen Ct	Grover Beach	714, E6	3	3,189		2004	11/11/08	210.67	13/13	399,000	399,000
596 Sheridan Rd	Arroyo Grande	735, A7	5	3,947	4.700	1977	09/19/08	161.18	61/61	649,000	475,000
416 Bakeman Lane	Arroyo Grande	714, G6	3	2,138	0.095	2007	11/14/08	376.74	10/10	519,900	519,900
127 Capistrano Ave	Pismo Beach	693, H7	2	1,634	0.062	1951	11/17/08	867.43	7/7	549,950	549,950
433 Carpenter Canyon Rd	Arroyo Grande	715, A1	3	2,140	2.000	Unkn	11/21/08	463.29	3/3	650,000	650,000
608 Misty Glen Pl	Nipomo	755, F1	3	2,315	0.489	2006	11/20/08	291.14	4/4	674,000	674,000
250 Morro Ave	Pismo Beach	693, H7	2	1,728		1949	11/21/08	927.20	3/3	675,000	675,000
815 Blacklake Canyon Dr	Nipomo	755, E1	3	4,178	1.040	2004	11/21/08	243.86	3/3	774,999	774,999
1014 Sunday Dr	Nipomo	755, F1	4	3,100	0.407	2007	11/17/08	251.29	7/7	779,000	779,000
1255 Kiwi Lane	Nipomo	755, H4	4	3,290	5.000	2009	11/20/08	333.74	4/96	1,098,000	1,098,000
420 Piedra Springs Rd	Arroyo Grande	695, F6	4	5,361	1.360	2007	11/19/08	475.47	5/5	2,549,000	2,549,000
Listing Count 18	Averages			2,006				347.03	9/14	636,969	627,303
				High 2,549,000				Low 199,900			Median 497,450

CONTINGENT Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
621 Eman Ct	Arroyo Grande	714, J5	3	2,146		1964	11/19/08	266.44	5/5	389,000	389,000
91 Valley View Dr	Pismo Beach	714, E2	3	3,205	0.139	1993	11/20/08	468.33	12/12	939,000	939,000
Listing Count 2	Averages			1,733				367.39	9/9	664,000	664,000
				High 939,000				Low 389,000			Median 664,000

PENDING Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price
525 Grande St	Nipomo	756, B3	1	1,400	0.010	1992	11/20/08	199.75	190/457	129,900	79,900
183 E Dana St	Nipomo	756, C2	3	1,020	0.161	1958	11/21/08	186.26	4/4	189,990	189,990
517 Alegre Ave	Nipomo	756, C4	4	1,332	0.260	1983	11/17/08	160.66	66/66	250,000	214,000
1253 Galaxy St	Nipomo	756, A6	3	2,126	0.146	2003	11/18/08	201.10	56/56	290,000	255,000
527 Avenida Montecito Verde	Nipomo	756, C4	3	2,161	0.148	1977	11/18/08	223.86	11/11	259,900	259,900
897 Peregrine	Nipomo	756, B4	3	2,146	0.215	1995	11/19/08	198.56	23/23	289,900	289,900
754 Ashland Lane	Nipomo	756, C4	4	2,202	0.470	2005	11/20/08	188.42	7/7	414,900	414,900
204 McKinley St	Arroyo Grande	715, A4	2	2,160		1983	11/17/08	295.00	189/189	499,900	472,000
635 Sequoia	Nipomo	611, F2	4	3,261	0.413	2004	11/20/08	206.38	22/127	539,900	539,900
1879 Costa Brava	Pismo Beach	693, H7	3	3,179	0.071	2004	11/21/08	431.68	117/117	795,000	755,000
109 Calle Corea	Pismo Beach	693, G6	3	3,241	6200sf	1989	11/11/08	455.30	194/194	1,247,000	1,100,000
2170 Shoreline Dr	Pismo Beach	693, G7	4	4,263	0.188	1986	11/22/08	682.73	78/78	1,799,000	1,799,000
Listing Count 12	Averages			1,655				285.81	80/111	558,783	530,791
				High 1,799,000				Low 79,900			Median 352,400

SOLD Properties

Address	City	Map	Bd Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP %	LP
1158 Pacific Pointe Way	Arroyo Grande	714, G6	3	2,132	0.061	1989	11/17/08	236.05	3/411	313,000	313,000	313,000	100.00	
1510 Longbranch Ave	Grover Beach	714, E5	3	2,126	6000sf	1987	11/21/08	260.66	419/419	497,000	360,000	330,000	91.67	
950 Sycamore Dr	Arroyo Grande	714, H7	3	2,120	5400sf	1964	11/21/08	287.50	185/185	439,000	359,000	345,000	96.10	
846 Primrose Lane	Nipomo	756, A3	3	2,167	0.216	1990	11/21/08	223.94	19/19	399,900	399,900	376,000	94.02	
402 Ocean View Ave	Grover Beach	714, D4	3	2,152	6299sf	1982	11/21/08	278.87	100/100	520,000	449,000	425,000	94.65	
344 N 3rd St	Grover Beach	714, A4	4	3,195	3750sf	New	11/20/08	317.95	40/40	639,000	639,000	620,000	97.03	
2301 Sanderling Ct #56	Arroyo Grande	735, A5	3	4,230	0.278	2008	11/21/08	278.97	12/12	660,000	660,000	650,000	98.48	
565 Pinecone Way	Arroyo Grande	735, B5	3	2,187	0.980	1999	11/18/08	374.33	64/64	749,000	749,000	700,000	93.46	
578 Sombrillo	Arroyo Grande	714, J3	4	3,276	1.346	2002	11/18/08	279.25	54/54	799,000	799,000	771,000	96.50	
1938 Eucalyptus Rd	Nipomo	756, C4	3	4,323	8635sf	2008	11/19/08	289.79	52/52	925,190	853,162	933,986	109.47	
445 Vista Del Robles Pl	Arroyo Grande	694, G6	4	4,330	4.730	1985	11/18/08	339.39	493/493	1,300,000	1,250,000	1,120,000	89.60	
Listing Count 11	Averages			2,039				287.88	131/168	658,281	621,006	598,544	96.38	
				High 1,120,000				Low 313,000			Median 620,000			
Report Count 43	Report Averages			1904				315.76	60/80	621,859	600,465	598,544		

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