

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 02/05/12 at 2:17pm

Property Type Residential Transaction Type Sale Area 664 Status Sold (8/9/2011 or after)

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RESIDENTIAL
SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	Price SP	% LP
40810 Village Pass Ln	Shaver Lake	2		2	2,297	792sf	1990	F	09/28/11	128.76	85/85	199,900	169,900	167,000	98.29	
40744 Oakwoods Ln #91	Shaver Lake	2	1.50		1,017	591sf		FP	01/19/12	176.99	832/832	250,000	205,000	180,000	87.80	
41719 Musick Dr	Shaver Lake	2		1	1,024	37500sf	1961	F	09/28/11	195.31	437/437	359,000	235,000	200,000	85.11	
35585 Cressman Rd	Shaver Lake	1		2	1,439	5.000ac	2009		08/26/11	144.54	0/0	208,000	208,000	208,000	100.00	
41968 N Evergreen Rd	Shaver Lake	2		1	620	8000sf	1962	F	09/22/11	347.58	5/5	269,000	269,000	215,500	80.11	
40790 Mill Run Ln	Shaver Lake	2	1.75		1,004	450sf	1978	FP	08/09/11	224.10	425/425	259,000	235,000	225,000	95.74	
40903 Mill Run Ln #58	Shaver Lake	2		2	1,004		1978	P	01/19/12	224.10	386/386	299,000	239,900	225,000	93.79	
40790 Village Pass Ln	Fresno	3	3.50		2,035	1539sf	2006	F	09/28/11	113.02	32/352	227,900	227,900	230,000	100.92	
41363 Musick Dr	Shaver Lake	2		2	1,864	11550sf	1990	F	01/12/12	123.77	531/531	365,000	249,900	230,700	92.32	
39443 Woodland Rd	Shaver Lake	3		2	1,596	4.612ac	1989	F	11/09/11	150.38	102/102	309,000	279,000	240,000	86.02	
40878 Village Pass Ln #2	Shaver Lake	4		3	2,035	1539sf	2007		01/26/12	123.34	63/63	249,900	249,900	251,000	100.44	
41549 Sunset Rock Rd	Shaver Lake	3		2	1,248	4950sf		F	09/16/11	204.33	292/292	369,000	309,000	255,000	82.52	
41042 Woodridge Ln	Shaver Lake	3	1.75		1,350	8400sf	1984		01/13/12	199.93	18/18	269,900	269,900	269,900	100.00	
41541 Musick Dr	Shaver Lake	3		1	1,020	10625sf	1957	F	09/09/11	264.71	17/17	299,000	279,000	270,000	96.77	
41244 Rock Rd.	Shaver Lake	2		1	896	13090sf		F	09/16/11	301.34	111/111	299,000	299,000	270,000	90.30	
42316 Blue Meadow Ln	Shaver Lake	2	1.50		1,044	13800sf	1976	F	09/22/11	267.24	41/41	299,000	299,000	279,000	93.31	
41942 Black Oak Way	Shaver Lake	3	1.75		1,272	15000sf	1980		08/30/11	224.06	564/564	399,000	299,900	285,000	95.03	
42109 Evergreen Ln	Shaver Lake	4		2	1,331	9000sf	1963	F	10/19/11	214.12	137/318	349,900	299,900	285,000	95.03	
41615 Elderberry Rd	Shaver Lake	3		2	1,552	16800sf	1952	F	12/23/11	183.63	145/145	349,000	299,000	285,000	95.32	
42135 Hanging Branch Rd	Shaver Lake	3		2	1,320	15400sf	1968	F	10/25/11	215.91	37/37	329,000	329,000	285,000	86.63	
41904 Black Oak Way	Shaver Lake	3		2	1,308	7488sf	1969		11/30/11	221.71	181/181	349,900	299,000	290,000	96.99	
40749 Silvertip Ln	Shaver Lake	3		2	1,319	1750sf	1999	F	12/01/11	227.07	149/149	375,000	299,500	299,500	100.00	
42101 Ouzel Ln	Shaver Lake	2	2.50		1,120	0.491ac	1966	F	10/18/11	280.36	27/27	275,000	350,000	314,000	89.71	
42398 Rock Ledge Rd	Shaver Lake	3	1.75		1,496	20300sf	1973	F	12/02/11	210.56	58/58	350,000	350,000	315,000	90.00	
40828 Village Pass Ln	Shaver Lake	6		4	2,699	1539sf	2006	F	10/20/11	116.71	95/95	389,900	335,900	315,000	93.78	
44261 Shaver Lake Rd	Shaver Lake	3		2	1,587	6660sf	1978	F	12/08/11	204.79	41/41	429,000	349,000	325,000	93.12	
42068 Buckeye Ln	Shaver Lake	3		2	1,210	3850sf	1952	F	09/19/11	270.66	42/42	349,000	349,000	327,500	93.84	
42109 Buckeye Ln	Shaver Lake	3		2	1,216	6875sf	1972	F	11/22/11	270.56	28/28	349,000	349,000	329,000	94.27	
42088 Elderberry Ln	Shaver Lake	3	1.50		1,564	0.177ac	1956	F	12/21/11	211.00	194/194	349,000	310,000	330,000	106.45	
41359 Melody Ln	Shaver Lake	4	2.75		2,420	0.230ac	1960	F	08/11/11	139.67	46/46	399,000	349,900	338,000	96.60	
42082 Ouzel Ln	Shaver Lake	2		2	1,040	5400sf	2011	F	09/01/11	331.73	75/75	379,000	353,000	345,000	97.73	
38681 Applewine	Shaver Lake	4		2	1,690	4.530ac	1980	F	11/22/11	207.10	149/149	424,850	392,100	350,000	89.26	
39638 Crest Point Ln	Shaver Lake	3		3	1,998	10032sf	2003	F	10/07/11	179.68	63/348	399,000	399,000	359,000	89.97	
41212 Windwood Rd	Shaver Lake	2		2	1,416	10400sf	1994	F	08/19/11	257.06	12/12	364,000	364,000	364,000	100.00	
42032 Aspen	Shaver Lake	3		2	1,100	6300sf	1958	F	09/22/11	181.90	78/78	329,000	382,000	382,000	100.00	
40934 Windwood Rd	Shaver Lake	3		3	1,996	7777sf	1985	F	12/16/11	195.39	179/179	445,000	445,000	390,000	87.64	
39221 Littlefield Rd	Shaver Lake	4	2.50		2,240	40950sf	1980	F	11/10/11	178.57	170/170	599,000	599,000	400,000	66.78	
40936 Woodridge Ln	Shaver Lake	3	2.50		2,693	7875sf	2004		08/22/11	148.53	155/155	539,900	414,900	400,000	96.41	
41800 N Dogwood	Shaver Lake	4	1.75		1,800	8800sf	1980	F	09/23/11	225.00	46/46	439,000	439,000	405,000	92.26	
41957 N Aspen Rd	Shaver Lake	3		2	1,820	10600sf		F	09/22/11	228.02	6/6	429,000	429,000	415,000	96.74	
38766 Applewine	Shaver Lake	3		2	1,847	4.440ac	1987	F	08/17/11	227.13	8/8	429,000	429,000	419,500	97.79	
42123 Granite Ledge	Shaver Lake	4		3	2,400	22000sf	1997	F	01/19/12	179.17	903/903	820,000	499,900	430,000	86.02	
39937 Wild Rose Ln	Shaver Lake	3	1.75		1,814	0.440ac	2005	F	11/21/11	253.03	515/515	559,000	469,500	459,000	97.76	
42103 Granite Ridge Rd	Shaver Lake	3	2.50		2,512	0.540ac	1996	F	12/06/11	183.12	449/449	749,000	499,900	460,000	92.02	
39421 Granite Ln	Shaver Lake	4		3	2,136	0.661ac	1995	F	11/22/11	215.36	114/114	549,000	499,000	460,000	92.18	
42284 Majestic Lane Ln	Shaver Lake	4	2.50		2,247		New	F	01/04/12	204.72	92/92	499,000	499,000	460,000	92.18	
40416 Wild Rose Ln	Shaver Lake	3	2.50		2,845	0.402ac	2005	F	10/19/11	163.44	16/100	499,000	499,000	465,000	93.19	
39519 Musick Falls Dr	Shaver Lake	3	2.50		2,930	10000sf	2008	F	01/04/12	160.24	305/305	519,000	519,000	469,500	90.46	
44465 Hillcrest	Shaver Lake	3		2	1,304	6600sf	1958		12/01/11	412.19	132/132	649,000	599,000	537,500	89.73	
39091 Applewine	Shaver Lake	3	3.75		2,159	5.020ac	1992	F	08/17/11	252.43	25/25	649,000	649,000	545,000	83.98	
42011 Granite Ridge Rd	Shaver Lake	3	2.50		2,180	0.593ac	1997	F	09/13/11	268.35	7/7	585,000	585,000	585,000	100.00	
40836 Woodland Rd	Shaver Lake	4		3	3,989	10.000ac	1996	F	01/27/12	200.55	160/526	939,950	829,000	800,000	96.50	
41771 Timber Ridge Ln	Shaver Lake	4		4	3,573		2010	F	11/14/11	291.07	2/2	1,050,000	1,050,000	1,040,000	99.05	
44423 Lakeview	Shaver Lake	4		2	1,441	6300sf	1957	F	09/28/11	832.76	159/159	1,495,000	1,495,000	1,200,000	80.27	
44709 Lakeview	Shaver Lake	3		3	2,686	7425sf	1980	F	11/18/11	651.53	77/77	2,200,000	2,200,000	1,750,000	79.55	

Presented By: Gregory L Judd Lic: 01326907 / RE/MAX Gold - Shaver Lake Phone: 559-779-2020 Lic: 00983982

Information herein deemed reliable but not guaranteed. Representations are

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U.S. Patent 6,910,045

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RESIDENTIAL

SOLD Properties

Listing Count 55

Report Count 55

Averages	1,759	232.88	163/186	474,764	438,760	398,720	90.87
High	1,750,000		Low 167,000		Median 329,000		
Report Averages	1,759	232.88	163/186	474,764	438,760	398,720	

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