

Summary Results for 100 Diverse Properties in San Diego County

Aggregate Predicted Price	\$73,984,354		Expected Confidence Level	50	90	95
Aggregate Sales Price	\$74,342,415		Observed Confidence Level	53.00	87.00	96.00
Difference	\$358,061					
% Difference	0.481637648					

Detailed property list

APN	Address	Price Predicted	Price Variance	Sale Date	Sale Value	Value Diff	% Value Diff	% Variance
274-720-69-00	12541 RIOS RD	\$484,567	\$10,103	5/15/2007	\$498,000	\$13,433	2.7	2.08
274-850-05-00	16229 VIA EMBELESO	\$704,479	\$19,878	5/10/2007	\$702,500	\$1,979	0.3	2.82
274-921-30-00	15948 CAMINITO AIRE PURO	\$506,230	\$14,724	8/22/2007	\$505,000	\$1,230	0.2	2.91
304-121-09-00	3245 LOWER RIDGE RD	\$845,364	\$18,207	5/29/2007	\$838,000	\$7,364	0.9	2.15
304-163-24-00	3673 FOXGROVE PL	\$854,911	\$23,754	4/30/2007	\$840,000	\$14,911	1.8	2.78
304-242-22-00	12938 QUINNEL CT	\$674,277	\$13,055	6/26/2007	\$680,000	\$5,723	0.8	1.94
304-242-33-00	4198 GRAYDON RD	\$754,777	\$12,165	4/27/2007	\$754,000	\$777	0.1	1.61
304-243-11-00	4128 STURGEON CT	\$786,861	\$18,241	4/2/2007	\$800,000	\$13,139	1.6	2.32
304-244-18-00	4268 KERWOOD CT	\$692,405	\$10,661	5/25/2007	\$677,000	\$15,405	2.3	1.54
304-261-27-00	4479 FOXHOLLOW CT	\$1,054,356	\$25,597	6/5/2007	\$1,050,000	\$4,356	0.4	2.43
304-262-50-00	12710 MONTEREY CYPRESS WAY	\$1,002,724	\$19,082	7/17/2007	\$1,010,000	\$7,276	0.7	1.90
304-280-16-00	4362 CORTE DE LA FONDA	\$867,279	\$19,856	6/20/2007	\$870,000	\$2,721	0.3	2.29
304-282-20-00	4218 CORTE FAMOSA	\$806,460	\$14,161	8/17/2007	\$820,000	\$13,540	1.7	1.76
304-291-34-00	4694 BRYSON TER	\$793,031	\$14,995	6/29/2007	\$772,000	\$21,031	2.7	1.89
304-312-01-00	12695 INTERMEZZO WAY	\$1,027,874	\$26,967	6/15/2007	\$1,000,000	\$27,874	2.8	2.62
304-470-15-00	4970 BEAUCHAMP CT	\$1,174,130	\$26,271	5/18/2007	\$1,175,000	\$870	0.1	2.24
309-195-07-00	11138 ADRIATIC PL	\$469,120	\$12,124	8/17/2007	\$455,000	\$14,120	3.1	2.58
309-212-27-00	7522 ANDASOL ST	\$451,798	\$9,167	7/18/2007	\$460,000	\$8,202	1.8	2.03
309-224-05-00	11462 VELA DR	\$431,258	\$7,515	4/2/2007	\$430,000	\$1,258	0.3	1.74

00								
309-240-08-00	8636 CAPRICORN WAY	\$414,218	\$7,345	5/23/2007	\$418,000	\$3,782	0.9	1.77
309-300-04-00	11141 BLYTHE RD	\$502,492	\$10,786	6/29/2007	\$492,000	\$10,492	2.1	2.15
309-351-15-00	11065 ROCKSIDE CT	\$527,215	\$8,475	5/31/2007	\$543,000	\$15,785	2.9	1.61
309-361-06-00	7455 ANDASOL ST	\$547,485	\$9,576	4/27/2007	\$545,500	\$1,985	0.4	1.75
309-370-13-00	7545 FLOWER MEADOW DR	\$510,044	\$11,290	7/19/2007	\$508,000	\$2,044	0.4	2.21
309-391-34-00	12416 RAGWEED ST	\$727,628	\$14,491	4/20/2007	\$728,000	\$372	0.1	1.99
309-421-27-00	12465 DARKWOOD RD	\$686,444	\$14,192	8/6/2007	\$713,000	\$26,556	3.7	2.07
309-422-31-00	12403 DARKWOOD RD	\$706,758	\$14,228	4/11/2007	\$720,000	\$13,242	1.8	2.01
309-441-44-00	7270 PARK VILLAGE RD	\$770,664	\$18,362	7/12/2007	\$760,000	\$10,664	1.4	2.38
309-474-40-00	7660 PIPIT PL	\$782,748	\$16,845	6/26/2007	\$750,000	\$32,748	4.4	2.15
309-491-47-00	11404 CORLEY CT	\$598,079	\$16,106	8/16/2007	\$610,000	\$11,921	2.0	2.69
309-492-30-00	8225 RIMRIDGE LN	\$642,922	\$16,905	6/29/2007	\$625,000	\$17,922	2.9	2.63
309-493-38-00	11586 LORIRAE PL	\$638,189	\$15,852	8/27/2007	\$665,000	\$26,811	4.0	2.48
309-502-18-00	11744 THOMAS HAYES LN	\$625,223	\$14,223	9/6/2007	\$635,265	\$10,042	1.6	2.27
309-513-22-00	7910 RUFUS CT	\$711,656	\$15,160	4/2/2007	\$695,000	\$16,656	2.4	2.13
309-555-01-00	7933 PRAIRIE SHADOW RD	\$624,980	\$16,591	4/26/2007	\$650,000	\$25,020	3.8	2.65
309-561-26-00	11469 KEISHA CV	\$639,838	\$15,832	7/10/2007	\$669,000	\$29,162	4.4	2.47
311-053-27-00	8676 BENNINGTON ST	\$443,838	\$7,447	8/13/2007	\$455,000	\$11,162	2.5	1.68
311-073-18-00	8521 FLANDERS DR	\$500,536	\$10,669	4/2/2007	\$510,000	\$9,464	1.9	2.13
311-092-14-00	8665 GOLD COAST DR	\$412,734	\$7,600	8/16/2007	\$420,000	\$7,266	1.7	1.84
311-104-24-00	8737 JADE COAST DR	\$408,613	\$5,800	4/19/2007	\$415,000	\$6,387	1.5	1.42
311-161-14-00	7852 PARMA LN	\$434,174	\$5,843	7/16/2007	\$440,000	\$5,826	1.3	1.35
306-221-46-00	13922 SPARREN AVE	\$676,547	\$12,957	7/6/2007	\$738,000	\$61,453	8.3	1.92
306-221-58-00	8812 HAMPE CT	\$639,680	\$11,550	7/20/2007	\$640,000	\$320	0.1	1.81
306-232-05-00	12682 VIA COLMENAR	\$822,972	\$19,678	8/29/2007	\$845,000	\$22,028	2.6	2.39
306-240-15-00	14015 CAMINITO VISTANA	\$2,386,746	\$82,707	4/20/2007	\$2,275,000	\$111,746	4.9	3.47
306-241-17-00	14125 CAMINITO VISTANA	\$2,050,000	\$62,509	5/31/2007	\$2,000,000	\$50,000	2.5	3.05
306-263-16-00	13991 AMBER PL	\$766,577	\$22,137	6/5/2007	\$760,000	\$6,577	0.9	2.89
306-270-09-00	7708 MARKER RD	\$737,572	\$14,238	4/2/2007	\$765,000	\$27,428	3.6	1.93
306-273-31-00	7638 HEATHERLY LN	\$963,410	\$16,852	8/31/2007	\$985,000	\$21,590	2.2	1.75
306-280-22-00	8534 GALWAY PL	\$1,015,981	\$21,403	7/20/2007	\$1,085,000	\$69,019	6.4	2.11

306-280-30-00	8582 GALWAY PL	\$1,028,445	\$35,566	6/15/2007	\$1,020,000	\$8,445	0.8	3.46
306-311-28-00	7280 CANYON GLEN CT	\$794,025	\$19,156	5/11/2007	\$741,000	\$53,025	7.2	2.41
306-361-08-00	7138 SHERBOURNE LN	\$806,766	\$14,379	8/14/2007	\$845,000	\$38,234	4.5	1.78
306-361-13-00	7195 CARIBOU CT	\$831,981	\$15,661	7/25/2007	\$845,000	\$13,019	1.5	1.88
306-361-24-00	7305 CARIBOU CT	\$826,883	\$14,711	7/27/2007	\$853,000	\$26,117	3.1	1.78
306-361-27-00	7306 CARIBOU CT	\$814,055	\$18,066	4/25/2007	\$782,000	\$32,055	4.1	2.22
306-362-14-00	7020 SHERBOURNE LN	\$805,728	\$15,645	9/4/2007	\$818,000	\$12,272	1.5	1.94
306-362-25-00	7050 CANTABERRA CT	\$863,390	\$15,133	7/12/2007	\$895,000	\$31,610	3.5	1.75
306-362-30-00	7027 CANTABERRA CT	\$866,499	\$13,927	8/31/2007	\$880,000	\$13,501	1.5	1.61
306-380-42-00	13241 VIA SANTILLANA	\$619,487	\$20,245	5/1/2007	\$600,000	\$19,487	3.2	3.27
306-380-58-00	7407 CORTILE BELLAZA	\$637,286	\$14,432	6/25/2007	\$610,000	\$27,286	4.5	2.26
306-381-05-00	13310 VIA SANTILLANA	\$678,829	\$23,152	5/24/2007	\$692,500	\$13,671	2.0	3.41
307-162-20-00	4036 CARMEL BROOKS WAY APT B-304	\$646,504	\$22,117	9/12/2007	\$702,500	\$55,996	8.0	3.42
307-192-12-00	4149 DEL MAR TRL	\$632,639	\$20,266	8/23/2007	\$660,000	\$27,361	4.1	3.20
307-192-71-00	4210 CORDOBES CV	\$752,064	\$15,530	5/4/2007	\$742,000	\$10,064	1.4	2.06
307-322-09-00	4561 CAMPOBELLO ST	\$969,716	\$25,481	4/30/2007	\$1,000,000	\$30,284	3.0	2.63
307-322-19-00	4570 CAMPOBELLO ST	\$988,259	\$22,042	7/31/2007	\$925,000	\$63,259	6.8	2.23
307-351-06-10	11302 CARMEL CREEK RD	\$674,714	\$12,863	6/28/2007	\$640,000	\$34,714	5.4	1.91
307-351-06-15	11278 CARMEL CREEK RD	\$596,480	\$15,596	9/13/2007	\$607,500	\$11,020	1.8	2.61
307-440-25-00	3590 TORREY VIEW CT	\$861,800	\$20,800	6/8/2007	\$880,000	\$18,200	2.1	2.41
307-441-30-00	3757 TORREY VIEW CT	\$844,077	\$18,036	8/20/2007	\$860,000	\$15,923	1.9	2.14
307-480-16-00	4955 STERLING GROVE LN	\$1,052,379	\$23,108	6/6/2007	\$1,025,000	\$27,379	2.7	2.20
307-481-63-00	5274 TIMBER BRANCH WAY	\$921,165	\$19,003	9/10/2007	\$910,000	\$11,165	1.2	2.06
307-491-20-00	4239 CALLE MAR DE BALLENAS	\$819,177	\$16,543	4/23/2007	\$790,000	\$29,177	3.7	2.02
386-660-46-00	8568 PASEO DEL SOL	\$520,306	\$10,563	6/19/2007	\$550,000	\$29,694	5.4	2.03
418-052-01-00	4228 CLAIREMONT DR	\$407,276	\$10,695	6/26/2007	\$410,000	\$2,724	0.7	2.63
418-081-02-00	4212 CLAIREMONT DR	\$417,207	\$8,727	4/23/2007	\$394,650	\$22,557	5.7	2.09
418-112-08-00	3950 CHIPPEWA CT	\$481,516	\$12,391	4/20/2007	\$494,000	\$12,484	2.5	2.57
425-160-10-00	3450 BAKER ST	\$1,354,929	\$18,571	6/26/2007	\$1,390,000	\$35,071	2.5	1.37
425-322-06-00	3776 MACTIBBY ST	\$532,776	\$22,231	6/22/2007	\$610,000	\$77,224	12.7	4.17
425-322-08-00	3342 CHICAGO ST	\$808,559	\$18,615	7/31/2007	\$825,000	\$16,441	2.0	2.30
425-782-22-00	2741 ERIE ST	\$568,450	\$14,198	5/4/2007	\$550,000	\$18,450	3.4	2.50

00								
425-834-04-00	4334 UTE DR	\$440,384	\$8,850	4/13/2007	\$466,000	\$25,616	5.5	2.01
455-092-11-00	11096 PALLON WAY	\$764,334	\$12,390	7/31/2007	\$755,000	\$9,334	1.2	1.62
455-130-34-00	4380 CALLE DE VIDA	\$700,160	\$15,360	7/11/2007	\$705,000	\$4,840	0.7	2.19
455-140-09-00	4415 VIVARACHO CT	\$665,958	\$12,395	8/30/2007	\$710,000	\$44,042	6.2	1.86
455-176-14-00	3930 CATAMARCA DR	\$710,022	\$13,769	7/27/2007	\$700,000	\$10,022	1.4	1.94
455-192-17-00	10727 VIACHA DR	\$717,246	\$23,279	8/17/2007	\$725,000	\$7,754	1.1	3.25
455-202-06-00	10405 VIACHA DR	\$746,794	\$15,265	4/19/2007	\$775,000	\$28,206	3.6	2.04
670-021-11-00	2702 GOBAT AVE	\$625,779	\$14,292	4/16/2007	\$646,000	\$20,221	3.1	2.28
670-034-06-00	2821 LANGE AVE	\$874,666	\$22,057	5/2/2007	\$899,000	\$24,334	2.7	2.52
670-034-15-00	5805 LAMAS ST	\$682,343	\$15,304	7/12/2007	\$699,000	\$16,657	2.4	2.24
670-120-09-00	5569 STRESEMANN ST	\$696,287	\$15,326	4/2/2007	\$685,000	\$11,287	1.6	2.20
670-194-18-00	2951 GOVERNOR DR	\$658,492	\$15,573	5/31/2007	\$660,000	\$1,508	0.2	2.36
670-200-05-00	6051 DUNANT ST	\$666,946	\$11,729	4/18/2007	\$665,000	\$1,946	0.3	1.76
670-251-13-00	3080 SANDBURG CT	\$684,960	\$13,174	6/21/2007	\$695,000	\$10,040	1.4	1.92
670-291-02-00	5450 HONORS DR	\$720,191	\$14,688	7/31/2007	\$725,000	\$4,809	0.7	2.04
670-311-01-00	5726 TULANE ST	\$611,859	\$11,894	4/11/2007	\$620,000	\$8,141	1.3	1.94
670-380-07-00	5927 ETON CT	\$626,974	\$13,601	7/6/2007	\$615,000	\$11,974	1.9	2.17
670-400-19-00	3456 SYRACUSE AVE	\$669,727	\$12,018	8/7/2007	\$654,000	\$15,727	2.4	1.79