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**CMA Report**  
Sorted by Status (asc), Area (asc), Price (asc)

Listings as of 6/25/2016 11:30:45 AM

Property Type: Residential Transaction Type: Sale Area: 664 Status: Sold (12/28/2015 or after)

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**Residential**

Listing #	Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	\$/SqFt	DOM/ CDOM	Orig Price	List Price	Sale Price	SP % LP	
457857	40813 Mill Run Ln #42	Shaver Lake		1	1	450	450 sf	1978	FP	02/24/16	166.89	12/217	85,500	74,900	76,000	101.47	
434086	5222 Niblock #66	Shaver Lake		1	1	500	sf	1940	FP	05/13/16	190.50	521/521	125,000	99,999	95,250	95.25	
458219	5 Dinkey Creek Bluffs	Shaver Lake		1	1	300	sf	1955	FP	01/27/16	333.33	7/458	110,000	110,000	100,000	90.91	
447808	52258 Camp Sierra Rd #	Shaver Lake		3	1	800	sf	Unknow	FP	04/13/16	183.13	265/265	169,000	169,000	146,500	86.69	
461423	40785 Oakwoods Ln #10	Shaver Lake		1	1	835	924 sf	1980	FP	06/10/16	224.55	21/21	190,000	190,000	187,500	98.68	
463288	41431 Indian Rock Rd	Shaver Lake		1	1	583	11200 sf	1930	FP	06/17/16	377.36	28/28	229,900	229,900	220,000	95.69	
443328	40094 Big Shuteye Ln	Shaver Lake		1	1	1225	234353sf	1983	FP	01/19/16	183.67	232/232	309,900	295,000	225,000	76.27	
453883	42019 Nulmeg Ln	Shaver Lake		2	1	736	5850 sf	1950	FP	01/09/16	324.73	22/22	249,000	249,000	239,000	95.98	
444176	41998 Hemlock Lane Ln	Shaver Lake		2	1	756	3850 sf	1930	FP	05/18/16	330.69	330/330	315,000	259,000	250,000	96.53	
446294	52186 Exchequer Dr	Shaver Lake		2	2	2080	0.7000ac	1975	FP	03/15/16	120.19	192/192	414,900	289,900	250,000	86.24	
443745	40810 Mill Run Ln	Shaver Lake		3	2	1178	1400 sf	1978	FP	04/04/16	224.96	292/292	289,000	289,000	265,000	91.70	
446985	41938 Aspen Ln	Shaver Lake		2	1	657	11000 sf	Unknow	FP	12/31/15	410.96	128/128	289,000	289,000	270,000	93.43	
454688	41687 N Aspen Rd	Shaver Lake		3	1	1054	9900 sf	1955	FP	02/05/16	279.89	34/34	313,000	313,000	295,000	94.25	
462692	41939 Knobcone Ln	Shaver Lake		3	2	950	6000 sf	1947	FP	05/18/16	343.68	6/6	310,000	310,000	326,500	105.32	
455790	41465 Indian Rock Rd	Shaver Lake		2	2	1274	13000 sf	1946	FP	01/07/16	262.95	6/6	335,000	335,000	335,000	100.00	
452524	40830 SilverTip Ln	Shaver Lake		2	2	1371	1890 sf	2000	FP	05/20/16	254.08	195/195	335,000	345,600	336,000	97.25	
455787	41651 Harmony Ln	Shaver Lake		4	2	1536	10875 sf	Unknow	FP	01/21/16	224.61	18/18	359,900	359,900	345,000	95.86	
457583	40641 SilverTip Ln	Shaver Lake		2	2	1371	2650 sf	1998	FP	05/04/16	258.94	78/78	369,500	359,500	355,000	98.75	
454733	41919 N Aspen Rd	Shaver Lake		3	1	1108	0.1550ac	1963	FP	01/15/16	333.94	14/14	389,000	389,000	370,000	95.12	
457104	40842 Village Pass Ln	Shaver Lake		6	4	2699	1539 sf	2006	FP	05/27/16	137.09	45/45	399,000	399,000	370,000	92.73	
452825	44261 Shaver Lake Rd	Shaver Lake		3	2	1587	6660 sf	1978	FP	02/10/16	248.90	109/291	425,000	425,000	395,000	92.94	
460442	42201 Elderberry Ln	Shaver Lake		3	2	1392	9880 sf	1979	FP	03/16/16	285.56	3/3	400,000	400,000	397,500	99.38	
447156	40249 Mariposa Lily Ln	Shaver Lake		3	3	1788	22000 sf	2009	FP	01/12/16	232.10	149/149	589,900	424,900	415,000	97.67	
463274	42300 Rock Ledge Rd	Shaver Lake		3	2	2474	0.4811ac	1974	FP	06/17/16	167.74	3/3	449,000	449,000	415,000	92.43	
462886	41873 Elderberry Rd	Shaver Lake		3	3	1728	0.2159ac	1973	FP	06/15/16	243.06	6/6	439,000	439,000	420,000	95.67	
440587	42164 Majestic Lane Ln	Shaver Lake		3	2.50	1901	2380 sf	2008	FP	02/12/16	234.09	309/309	465,000	469,000	445,000	94.88	
465280	41052 Sandridge Ln	Shaver Lake		3	2.50	2060	0.2249ac	1985	FP	05/25/16	221.84	1/1	457,000	457,000	457,000	100.00	
461422	41704 Saddleback Rd	Shaver Lake		4	2	1847	0.3406ac	1972	FP	06/15/16	251.76	29/29	495,000	495,000	465,000	93.94	
447129	38511 Ridge Rd	Shaver Lake		5	3	2020	59600 sf	1977	FP	01/14/16	242.57	192/192	569,900	524,900	490,000	93.35	
458835	40946 Windwood	Shaver Lake		4	2	2319	0.2000ac	1987	FP	04/18/16	222.08	17/289	529,000	529,000	515,000	97.35	
455495	39985 Yellow Lupin	Shaver Lake		4	2	1900	0.4876ac	2002	FP	01/05/16	284.21	2/2	575,000	575,000	540,000	93.91	
450441	40815 Crest Vista Ln	Shaver Lake		4	3	2443	sf	2000	FP	03/15/16	235.37	179/179	639,000	599,000	575,000	95.99	
456578	40770 Crest Vista Ln	Shaver Lake		3	2.50	2720	10400 sf	2002	FP	04/05/16	217.85	33/33	599,000	599,000	592,000	98.83	
462277	40262 Snowflower Ln	Shaver Lake		3	2.50	2150	30000 sf	2016	FP	04/08/16	281.40	139/139	619,000	619,000	605,000	97.74	
453267	40879 Wild Iris Ln	Shaver Lake		4	2.50	2305	17920 sf	2015	FP	02/26/16	268.55	104/104	669,000	639,000	619,000	96.87	
447769	41981 Gray Rock Ln	Shaver Lake		4	3	2905	33280 sf	2002	FP	03/30/16	234.08	168/168	699,000	679,000	680,000	100.15	
447726	42376 Garnet Ln	Shaver Lake		3	3	2565	0.5030ac	Under C	FP	01/04/16	274.85	76/76	739,000	739,000	705,000	95.40	
450132	42284 Granite Cir	Shaver Lake		4	2.50	3110	30000 sf	2009	FP	01/22/16	241.16	123/123	799,000	799,000	750,000	93.87	
457335	42409 Garnet Ln	Shaver Lake		4	3.50	3242	0.5152ac	2014	FP	05/05/16	255.40	52/52	849,000	849,000	828,000	97.53	
461692	42120 Granite Ridge Rd.	Shaver Lake		4	3.50	3277	28600 sf	2006	FP	05/13/16	297.53	6/6	985,000	985,000	975,000	98.98	
437562	42555 Canyon Vista Ln	Shaver Lake		3	2.50	2643	0.4590ac	2004	FP	01/04/16	378.36	306/306	1,200,000	1,100,000	1,000,000	90.91	
409472	42495 Canyon Vista Ln	Shaver Lake		3	3	4028	0.6660ac	1999	FP	04/22/16	288.60	1012/1371	1,599,000	1,250,000	1,162,500	93.00	
456677	42586 Bretz Point Ln	Shaver Lake		4	3.50	3563	0.5165ac	2002	FP	01/15/16	336.79	0/544	1,295,000	1,295,000	1,200,000	92.66	
446544	44378 Lakeview Dr	Shaver Lake		4	4.50	2905	6000 sf	2015	FP	04/13/16	698.45	287/287	2,800,000	2,500,000	2,029,000	81.16	
Listing Count	44				Averages	1826					268.21	131/176	556,623	527,168	493,903	94.83	
						High	2,029,000				Low	76,000		Median	406,250		
Property Type Count	44				Property Type Avgs	1826					268.21	131/176	556,623	527,168	493,903		

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