

## *Chapman Park Neighborhood Summary*

### Properties Currently for Sale (as of June 26, 2007)

<u>Address</u>	<u>Beds</u>	<u>Baths</u>	<u>D.O.M.</u>	<u>List Price</u>
30 Tamalpais Ave.	4	3	7	\$2,195,000

*Please call me regarding the two properties currently in escrow*

### Properties Sold in the Last Six Months

<u>Address</u>	<u>Beds</u>	<u>Baths</u>	<u>D.O.M.</u>	<u>List Price</u>	<u>Sold Price</u>
244 Corte Madera Ave.	2	2	70 (R)	\$699,000	\$649,000
256 Sausalito St.	3	1 ½	36	\$699,000	\$734,038
119 Willow Ave.	2	1	45 (R)	\$849,000	\$785,000
406 Manzanita Ave.	3	2	71 (R)	\$899,000	\$800,000
626 Oakdale Ave.	3	1	68 (R)	\$925,000	\$875,000
305 Corte Madera Ave.	3	1	19	\$849,000	\$900,000
516 Manzanita Ave.	4	1 ½	0	\$940,000	\$940,000
322 Oakdale Ave.	3	2	21	\$940,000	\$950,000
309 Oakdale Ave.	2	1	104	\$975,000	\$950,000
495 Corte Madera Ave.	3	2 ½	25	\$949,000	<b>\$969,000</b>
4 Willow Ave.	2	1	95	\$1,075,000	\$975,000
413 Oakdale Ave.	3	2	51	\$1,039,000	\$1,000,000
628 Manzanita Ave.	4	2	208 (R)	\$1,197,777	\$1,000,000
502 Oakdale Ave.	3	2	62	\$1,100,000	\$1,040,000
356 Chapman Dr.	5	2 ½	35 (R)	\$1,095,000	\$1,065,000
444 Oakdale Ave.	3	2 ½	28	\$1,049,000	\$1,100,000
408 Oakdale Ave.	3	2	25 (R)	\$1,249,000	\$1,243,000
332 Sausalito St.	4	2 ½	16	\$1,269,000	\$1,259,000
474 Chapman Dr.	4	2 ½	183 (R)	\$1,550,000	\$1,295,000
364 Chapman Dr.	3	2	34 (R)	\$1,400,000	\$1,365,000
544 Chapman Dr.	3	2	54 (R)	\$1,499,000	\$1,465,000
307 Oakdale Ave.	4	4	34	\$1,645,000	\$1,645,000
435 Manzanita Ave.	4	3	9	\$1,975,000	<b>\$2,300,000</b>

\*\*This information derived from the MLS is believed to be accurate but is not guaranteed\*\*