

Chapman Park Neighborhood Summary

Properties Currently for Sale (as of January 30, 2008)

<u>Address</u>	<u>Beds</u>	<u>Baths</u>	<u>D.O.M.</u>	<u>List Price</u>
247 Sausalito St.	3	2	1	\$799,000
317 Oakdale Ave.	4	3	14	\$949,000
659 Chapman Dr.	5	4 ½ ½	217	\$3,995,000

Please call me regarding the 1 property 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>
520 Oakdale Ave.	2	2	49 (R)	\$785,000	\$685,000
316 Oakdale Ave.	3	1	20 (R)	\$740,000	\$740,000
479 Montecito Dr.	3	2	101 (R)	\$849,000	\$775,000
124 Grove Ave.	2	2	45	\$849,500	\$800,000
418 Manzanita Ave.	2	1	24	\$889,000	\$900,000
31 Grove Ave.	2	1	2	\$979,000	\$940,000
444 Oakdale Ave.	3	2 ½	66 (R)	\$1,100,000	\$1,075,000
355 Willow Ave.	3	2	20	\$1,059,000	\$1,195,000
33 Montecito Dr.	4	1 ½	210 (R)	\$1,175,000	\$1,250,000
145 Grove Ave.	3	2 ½	86 (R)	\$1,975,000	\$1,870,000

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