

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
300 Ricardo Drive	Aromas	5	3 0	16	2,800	\$267.50	217,800	\$749,000	8	\$749,000	07/07/15
550 Monterey Street	Hollister	6	0 4	149	3,625	\$135.17	7,549	\$529,000	124	\$490,000	07/10/15
1440 Ghione Drive	Hollister	4	2 0	31	1,950	\$238.46	6,800	\$469,000	29	\$465,000	07/10/15
1510 Santa Ana Road	Hollister	2	1 0	17	1,024	\$439.45	43,560	\$449,900	115	\$450,000	07/06/15
1970 Cerra Vista Drive	Hollister	3	2 0	4	1,510	\$297.95	6,499	\$449,900	31	\$449,900	07/07/15
103 The Alameda	San Juan Bautista	2	1 0	1698	1,400	\$300.00	7,320	\$439,000	105	\$420,000	07/06/15
350 Howard Court	Hollister	3	2 0	24	1,350	\$311.11	6,007	\$419,900	27	\$420,000	07/08/15
2040 Cerra Vista Drive	Hollister	3	2 0	22	1,650	\$254.55	9,767	\$428,000	33	\$420,000	07/10/15
598 6Th Street	Hollister	3	2 0	6	1,150	\$365.22	6,582	\$414,000	85	\$420,000	07/10/15
2350 Valley View Road	Hollister	3	2 0	20	1,100	\$363.64	6,708	\$414,999	15	\$400,000	07/06/15
829 Suiter Street	Hollister	4	3 0	8	2,034	\$196.66	6,909	\$410,000	78	\$400,000	07/10/15
1540 Memorial Drive	Hollister	3	2 0	7	1,456	\$246.57	6,839	\$359,000	35	\$359,000	07/10/15
220 Ranchito Drive	Hollister	3	2 0	4	1,100	\$313.64	6,111	\$350,000	43	\$345,000	07/09/15
439 Line Street	Hollister	3	2 0	46	1,100	\$286.36	3,250	\$335,000	73	\$315,000	07/10/15

SOLD

# LISTINGS:	14	AVG VALUES:		147	1,661	\$286.88	24,407	\$444,050	57	\$435,921
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# LISTINGS TOTAL:	14	AVG VALUES FOR ALL:		147	1,661	\$286.88	24,407	\$444,050	57	\$435,921
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Quick Statistics (14 Listings Total)

	Min	Max	Median
List Price	\$335,000	\$749,000	\$423,950
Sale Price	\$315,000	\$749,000	\$420,000

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	300 Ricardo Drive , Aromas 95004 (Aromas) Beds: 5 beds Baths Full/Partial: 3 0	\$749,000 MLS: ML81462483 DOM: 16
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Property Overview	Pricing / Dates		
Area: Aromas (185)	Original: \$749,000	Date: 04/29/2015	
Bds,Bth: 5, 3 0	Age: 8	List: \$749,000	
Sqft: 2,800	Lot: 217,800 SqFt	Sold \$749,000	
		Date: 7/7/2015	
		\$/SqFT: \$267.50	
		OffMktDate: 05/15/2015	

Remarks
 This gorgeous home has a floor plan that is ideal for daily family living and entertaining family and friends. Prepare meals with ease in the well appointed kitchen with stainless appliances, granite, large island, 3 breakfast bars, 2 ovens, wine cooler and walk in pantry. Sumptuous master suite is a perfect retreat after a long day. 5 acres is perfect for all your outdoor activities. Soak up the sun and views from the large deck. Don't miss this fabulous home!

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Breakfast Bar, Formal Room
Pool Options --	Garage/Parking Attached, Room for Oversized Vehicle(s)

Listed By **Karlene DiNapoli, Intero Real Estate Services**

Sold	550 Monterey Street , Hollister 95023 (Hollister) Beds: 6 beds Baths Full/Partial: 0 4	\$529,000 MLS: ML81441547 DOM: 149
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Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$619,000	Date: 12/03/2014	
Bds,Bth: 6, 0 4	Age: 124	List: \$529,000	
Sqft: 3,625	Lot: 7,549 SqFt	Sold \$490,000	
		Date: 7/10/2015	
		\$/SqFT: \$135.17	
		OffMktDate: 05/01/2015	

Remarks
 This Queen Anne Victorian also known as the Porter House was originally constructed in 1890 by the Porter family for their primary residence. All major structural components of the building have been remodeled and updated. HO (Home or Office) Zoning by City of Hollister allows for the property to be used for either residential or office uses or a combination of the two.

Property Features

Family Room Separate Family Room	Dining Area No Formal, No Informal
Pool Options Pool - No	Garage/Parking Off-Street Parking

Listed By **Erik Barbic, Sherman & Boone Realtors**

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Quick Summary of Comparable Properties

Sold	1440 Ghione Drive , Hollister 95023 (Hollister)	\$469,000 MLS: ML81465561
	Beds: 4 beds Baths Full/Partial: 2 0	DOM: 31



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$479,000	Date: 05/15/2015
Bds,Bth: 4, 2 0	List: \$469,000	Date: 05/15/2015
Age: 29	Sold: \$465,000	Date: 7/10/2015
Sqft: 1,950	\$/SqFT: \$238.46	OffMktDate: 06/15/2015
Lot: 6,800 SqFt		

Remarks
Great four bedroom, two bathroom home on established street near Cerra Vista Elementary School and Park. Desirable, quiet neighborhood a short distance from medical facilities, shops, and restaurants. Over sized 6800 square foot lot.

Property Features

Family Room Separate Family Room	Dining Area Eat in Kitchen, Formal Room
Pool Options --	Garage/Parking Attached

Listed By Thomas Nino, Nino Real Estate

Sold	1510 Santa Ana Road , Hollister 95023 (Hollister)	\$449,900 MLS: ML81463614
	Beds: 2 beds Baths Full/Partial: 1 0	DOM: 17



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$449,900	Date: 05/05/2015
Bds,Bth: 2, 1 0	List: \$449,900	Date: 05/05/2015
Age: 115	Sold: \$450,000	Date: 7/6/2015
Sqft: 1,024	\$/SqFT: \$439.45	OffMktDate: 05/22/2015
Lot: 43,560 SqFt		

Remarks
Cute home on one acre lot! Open living area and kitchen; two bedrooms and small bonus room plus inside laundry area. Fenced in yard. Behind fence or via the alley you will find an expansive lot with a huge detached garage/shop. Rare opportunity to purchase a home in Hollister on flat acre. A must see!

Property Features

Family Room No Family Room	Dining Area No Formal
Pool Options --	Garage/Parking Detached

Listed By Melissa Mitchell, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	1970 Cerra Vista Drive , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$449,900 MLS: ML81469162 DOM: 4
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Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$449,900	Date: 06/07/2015
Bds,Bth: 3, 2 0	List: \$449,900	Date: 06/07/2015
Sqft: 1,510	Sold: \$449,900	Date: 7/7/2015
Age: 31	\$/SqFT: \$297.95	
Lot: 6,499 SqFt	OffMktDate: 06/11/2015	

Remarks
Home is immaculately cared for and in excellent condition. Has new carpeting in living room and bedrooms and newer flooring throughout the rest of the home. New paint and crown molding. New A/C and Furnace. Nicely landscaped in front and rear with lots of plants. Had concrete pad outside back door leading to backyard and dog run or possible RV parking.

Property Features

Family Room No Family Room	Dining Area Formal Room	
Pool Options --	Garage/Parking Attached, Off-Street Parking	

Listed By Pearl Cotti, Bellamia Real Estate Services

Sold	103 The Alameda , San Juan Bautista 95045 (San Juan Bautista) Beds: 2 beds Baths Full/Partial: 1 0	\$439,000 MLS: ML81045922 DOM: 1698
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Property Overview	Pricing / Dates	
Area: San Juan Bautista (183)	Original: \$499,000	Date: 09/17/2010
Bds,Bth: 2, 1 0	List: \$439,000	Date: 09/17/2010
Sqft: 1,400	Sold: \$420,000	Date: 7/6/2015
Age: 105	\$/SqFT: \$300.00	
Lot: 7,320 SqFt	OffMktDate: 05/12/2015	

Remarks
Main Street in San Juan Bautista. Remodeled a few years ago top to bottom, electrical, plumbing, ceiling sprinklers, newer windows, handicap bathroom and ramp, storage building, driveway on side. Mixed use zoning.

Property Features

Family Room No Family Room, No Separate Family Room	Dining Area No Formal, No Informal	
Pool Options Pool - No	Garage/Parking Uncovered	

Listed By Rebecca L. Campos, Coldwell Banker-Campos Real Estate

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Quick Summary of Comparable Properties

Sold	2040 Cerra Vista Drive , Hollister 95023 (Hollister)	\$428,000 MLS: ML81464883
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 22



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$435,000	Date: 05/13/2015
Bds,Bth: 3, 2 0	List: \$428,000	Date: 05/13/2015
Age: 33	Lot: 9,767 SqFt	Date: 7/10/2015
Sqft: 1,650	Sold \$420,000	Date: 7/10/2015
	\$/SqFT: \$254.55	
	OffMktDate: 06/04/2015	

Remarks
Walnut Park Neighborhood Home featuring 3 bedrooms and 2 baths and Living Room features cozy wood burning fireplace with blower.

Property Features

Family Room Kitchen/Family Room Combo	Dining Area No Formal
Pool Options --	Garage/Parking Attached, Gate/Door Opener

Listed By Joanna Hooks, Intero Real Estate Services

Sold	350 Howard Court , Hollister 95023 (Hollister)	\$419,900 MLS: ML81460541
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 24



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$419,900	Date: 04/17/2015
Bds,Bth: 3, 2 0	List: \$419,900	Date: 04/17/2015
Age: 27	Lot: 6,007 SqFt	Date: 7/8/2015
Sqft: 1,350	Sold \$420,000	Date: 7/8/2015
	\$/SqFT: \$311.11	
	OffMktDate: 05/11/2015	

Remarks
Renovation completed, just add you! Extensive remodeling included interior and exterior paint, front landscaping, light fixtures, doors and hardware, baseboards, carpeting, tile at entry, vinyl, granite slab counters in kitchen and baths, new showers, plumbing fixtures, new hall bath vanity, stainless appliances in kitchen, painted garage floor, many new windows, and more! Must see today!

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Gate/Door Opener, Off-Street Parking

Listed By Jason Noble, Nino Real Estate

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Sold	2350 Valley View Road , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$414,999 MLS: ML81463012 DOM: 20
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Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$414,999	Date: 04/30/2015
Bds,Bth: 3, 2 0	List: \$414,999	Date: 04/30/2015
Age: 15	Sold \$400,000	Date: 7/6/2015
Sqft: 1,100	Lot: 6,708 SqFt	\$/SqFT: \$363.64
	OffMktDate: 05/20/2015	

Remarks
 This is a must see 3 bedroom 2 bath home. Spacious and open floor plan offer endless opportunities for entertainment and fun. Fresh paint and flooring along with new appliances offer a move in condition opportunity. Bring your designer eyes and landscape the back yard to your pleasure. Do not pass up the opportunity to make this house your home!!

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Dining Area in Family Room
Pool Options --	Garage/Parking Attached

Listed By Tony Lobue, Dual Pride Properties

Sold	598 6Th Street , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$414,000 MLS: ML81467857 DOM: 6
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Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$414,000	Date: 05/30/2015
Bds,Bth: 3, 2 0	List: \$414,000	Date: 05/30/2015
Age: 85	Sold \$420,000	Date: 7/10/2015
Sqft: 1,150	Lot: 6,582 SqFt	\$/SqFT: \$365.22
	OffMktDate: 06/05/2015	

Remarks

Property Features

Family Room No Family Room	Dining Area Formal Room
Pool Options --	Garage/Parking Attached

Listed By William Johnson, Realty Solution

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Quick Summary of Comparable Properties

Sold	829 Suiter Street , Hollister 95023 (Hollister)	\$410,000
	Beds: 4 beds Baths Full/Partial: 3 0	MLS: ML81468161 DOM: 8



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$410,000 Date: 06/01/2015
Bds,Bth:	4, 3 0	Age:	78 List: \$410,000 Date: 06/01/2015
Sqft:	2,034	Lot:	6,909 SqFt Sold: \$400,000 Date: 7/10/2015
			\$/SqFT: \$196.66
			OffMktDate: 06/09/2015

Remarks

This wonderful 4br 3ba home boasts with sunshine. 2 bedrooms downstairs. Centrally located near downtown, parks, churches, schools, restaurants & coffee shops. Freshly painted, newer dual pane windows, high ceilings, indoor laundry rm, beautiful flowers, private back yard for entertaining, park like front yard . Cozy front sun room for relaxing. A must see!

Property Features

Family Room Separate Family Room	Dining Area Eat in Kitchen, Formal Room
Pool Options --	Garage/Parking Carpport(s), Detached, Guest / Visitor Parking, Room for Oversized Vehicle(s), Has Workshop

Listed By Dora Alvarado, Tri-City Real Estate

Sold	1540 Memorial Drive , Hollister 95023 (Hollister)	\$359,000
	Beds: 3 beds Baths Full/Partial: 2 0	MLS: ML81454501 DOM: 7



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$399,000 Date: 03/10/2015
Bds,Bth:	3, 2 0	Age:	35 List: \$359,000 Date: 03/10/2015
Sqft:	1,456	Lot:	6,839 SqFt Sold: \$359,000 Date: 7/10/2015
			\$/SqFT: \$246.57
			OffMktDate: 03/17/2015

Remarks

Desirable location with large yard. Close to shopping and schools. Great floor plan with large living area spaces, and kitchen bar with seating. Composition roof and partly remodeled bathrooms about 9 years ago.

Property Features

Family Room No Family Room	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Attached

Listed By Marc A. Gallardo, Bluefin Realty Inc

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Quick Summary of Comparable Properties

Sold	220 Ranchito Drive , Hollister 95023 (Hollister)	\$350,000 MLS: ML81468617
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 4



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$350,000	Date: 06/03/2015
Bds,Bth: 3, 2 0	List: \$350,000	Date: 06/03/2015
Age: 43	Sold \$345,000	Date: 7/9/2015
Sqft: 1,100	Lot: 6,111 SqFt	\$/SqFT: \$313.64
	OffMktDate: 06/07/2015	

Remarks
 Three bedrooms two full bathrooms~Kitchen and bathrooms have been updated~All appliances stay~large lot with RV access~2 car garage~Newer roof~New central heat and cooling.

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Attached, Guest / Visitor Parking

Listed By Catherine Freeman, Mid-Coast Investments

Sold	439 Line Street , Hollister 95023 (Hollister)	\$335,000 MLS: ML81459628
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 46



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$335,000	Date: 04/13/2015
Bds,Bth: 3, 2 0	List: \$335,000	Date: 04/13/2015
Age: 73	Sold \$315,000	Date: 7/10/2015
Sqft: 1,100	Lot: 3,250 SqFt	\$/SqFT: \$286.36
	OffMktDate: 05/29/2015	

Remarks
 This is a cute 3 Bedroom, 2 Bath home, It has a detached single car Garage. Inside Laundry Room.

Property Features

Family Room No Family Room	Dining Area Breakfast Room, No Formal
Pool Options --	Garage/Parking Detached

Listed By Jack Kirk, Realty World - Advantage

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