

**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
758 Jarvis Lane	Hollister	4	2 0	88	2,099	\$345.40	217,364	\$750,000	20	\$725,000	07/31/15
1220 S Ridgemark Drive	Hollister	3	2 1	16	3,105	\$201.29	9,975	\$645,000	28	\$625,000	07/31/15
114 5Th Street	San Juan Bautista	5	3 0	39	2,400	\$245.83	10,742	\$585,000	11	\$590,000	07/28/15
751 Del Monte Drive	Hollister	3	2 0	7	1,378	\$315.67	6,421	\$439,900	21	\$435,000	07/29/15
640 Nash Road	Hollister	3	1 1	13	1,532	\$266.32	6,299	\$389,000	39	\$408,000	07/30/15
410 Rose Avenue	Aromas	4	3 0	19	1,200	\$337.50	18,117	\$419,000	37	\$405,000	07/28/15
561 Recht Street	Hollister	3	2 1	13	1,170	\$320.51	2,204	\$389,900	18	\$375,000	07/31/15
211 San Juan Drive	Hollister	3	1 0	8	950	\$294.74	5,001	\$280,000	57	\$280,000	07/29/15
329 Haydon Street	Hollister	3	2 0	463	1,000	\$230.00	6,368	\$274,900	109	\$230,000	07/31/15

**SOLD**

<b># LISTINGS:</b>	<b>9</b>	<b>AVG VALUES:</b>	<b>74</b>	<b>1,648</b>	<b>\$284.14</b>	<b>31,388</b>	<b>\$463,633</b>	<b>38</b>	<b>\$452,556</b>
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<b># LISTINGS TOTAL:</b>	<b>9</b>	<b>AVG VALUES FOR ALL:</b>	<b>74</b>	<b>1,648</b>	<b>\$284.14</b>	<b>31,388</b>	<b>\$463,633</b>	<b>38</b>	<b>\$452,556</b>
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**Quick Statistics ( 9 Listings Total )**

	Min	Max	Median
<b>List Price</b>	\$274,900	\$750,000	\$419,000
<b>Sale Price</b>	\$230,000	\$725,000	\$408,000

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

## Quick Summary of Comparable Properties

### Residential Brief Report

**Residential**

<b>Sold</b>	<b>758 Jarvis Lane , Hollister 95023 (San Benito - N. County)</b>	<b>\$750,000</b>	<b>MLS: ML81461129</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 88</b>



Property Overview	Pricing / Dates		
Area: <b>San Benito - N. County (180)</b>	Original: <b>\$775,000</b>	Date: <b>04/21/2015</b>	
Bds,Bth: <b>4, 2 0</b>	Age: <b>20</b>	List: <b>\$750,000</b>	
Sqft: <b>2,099</b>	Lot: <b>217,364 SqFt</b>	Sold <b>\$725,000</b>	
		Date: <b>7/31/2015</b>	
		\$/SqFT: <b>\$345.40</b>	
		OffMktDate: <b>07/18/2015</b>	

**Remarks**

A private driveway brings you to this Four Bd/Two Bath Single Story home, 2099 square feet. This home has NEW stainless steel Bosch appliances, granite countertops, cathedral ceilings, tiled fireplace for windy nights, and an incredible view of the Diablo Mountains. NEW carpet, and Fresh interior paint throughout. A patio off of the Master Bedroom opens to the private backyard. Two car garage. Fruit trees and mature landscaping. This home has great potential for a horse or farm property. Shared Well.

### Property Features

<b>Family Room</b> Separate Family Room	<b>Dining Area</b> Formal Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached

Listed By Susan Fixsen, Pacific Oak Real Estate Services

<b>Sold</b>	<b>1220 S Ridgemark Drive , Hollister 95023 (Ridgemark)</b>	<b>\$645,000</b>	<b>MLS: ML81483182</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 16</b>



Property Overview	Pricing / Dates		
Area: <b>Ridgemark (186)</b>	Original: <b>\$645,000</b>	Date: <b>07/01/2015</b>	
Bds,Bth: <b>3, 2 1</b>	Age: <b>28</b>	List: <b>\$645,000</b>	
Sqft: <b>3,105</b>	Lot: <b>9,975 SqFt</b>	Sold <b>\$625,000</b>	
		Date: <b>7/31/2015</b>	
		\$/SqFT: <b>\$201.29</b>	
		OffMktDate: <b>07/17/2015</b>	

**Remarks**

Hardwood floors. Open floor plan with lots of light. Neighborhood Description  
 This is a great gated community in Hollister, with the county's best elementary school and wonderfully wide streets to take walks on. The house sits in the middle of a beautiful golf course.

### Property Features

<b>Family Room</b> Separate Family Room	<b>Dining Area</b> Breakfast Bar, Formal Room, Skylight(s)
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached

Listed By Ray Pierce, Pierce Real Estate

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## Quick Summary of Comparable Properties

<b>Sold</b>	114 5Th Street , San Juan Bautista 95045 (San Juan Bautista) Beds: 5 beds Baths Full/Partial: 3 0	\$585,000 MLS: ML81465830 DOM: 39
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Property Overview	Pricing / Dates	
Area: San Juan Bautista (183)	Original: \$585,000	Date: 05/18/2015
Bds,Bth: 5, 3 0	List: \$585,000	Date: 05/18/2015
Sqft: 2,400	Sold: \$590,000	Date: 7/28/2015
Age: 11	\$/SqFT: \$245.83	
Lot: 10,742 SqFt	OffMktDate: 06/26/2015	

**Remarks**

### Property Features

<b>Family Room</b> No Family Room	<b>Dining Area</b> Breakfast Bar, Formal Room	
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Gate/Door Opener, Guest / Visitor Parking	

Listed By Hana Yang, Hana Yang, Broker

<b>Sold</b>	751 Del Monte Drive , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$439,900 MLS: ML81469713 DOM: 7
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Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$439,900	Date: 06/10/2015
Bds,Bth: 3, 2 0	List: \$439,900	Date: 06/10/2015
Sqft: 1,378	Sold: \$435,000	Date: 7/29/2015
Age: 21	\$/SqFT: \$315.67	
Lot: 6,421 SqFt	OffMktDate: 06/17/2015	

**Remarks**

Wow! Wow!! Wow!!! This is the move in ready home you have been looking for! This single story, three bedroom, two bathroom home is centrally located in Hollister near the Hwy 25 bypass. Newer flooring throughout most of the home, newer interior and exterior paint, multiple living spaces, and a great backyard with a covered patio and southern exposure for sunshine all year long. Extensive garage cabinetry is great for storage and projects. Don't miss out on this beauty!

### Property Features

<b>Family Room</b> Kitchen/Family Room Combo	<b>Dining Area</b> In Living Room, Eat in Kitchen	
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached	

Listed By Karson Klauer, Nino Real Estate

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## Quick Summary of Comparable Properties

<b>Sold</b>	<b>410 Rose Avenue , Aromas 95004 (Aromas)</b>	<b>\$419,000</b> MLS: <b>ML81464375</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>	<b>DOM: 19</b>



### Property Overview

Area: **Aromas (185)**  
 Bds,Bth: **4, 3|0**      Age: **37**  
 Sqft: **1,200**      Lot: **18,117 SqFt**

### Pricing / Dates

Original: **\$419,000**      Date: **05/09/2015**  
 List: **\$419,000**      Date: **05/09/2015**  
 Sold: **\$405,000**      Date: **7/28/2015**  
 \$/SqFT: **\$337.50**  
 OffMktDate: **05/28/2015**

### Remarks

**A Diamond in the rough & a great VALUE. 2 bed, 2 full baths, w/character of high ceilings, coved archways, open floor plan, indoor laundry, 2-car garage w/large inviting covered front porch ideal for enjoying the great Aromas days & community. Plus a bonus 2 bedrooms 1 bath back unit on a Great sized flat lot that is nearly a 1/2 acre. (2)Special showing times 5/12 & 5/13 4:30-6:30. Do not disturb occupants please & legality/completion of permits on 2nd unit is unknown.**

### Property Features

**Family Room**  
 Kitchen/Family Room Combo

**Dining Area**  
 Dining "L"

**Pool Options**  
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**Garage/Parking**  
 Detached, Guest / Visitor Parking

Listed By Dee Dee Vargas, Coldwell Banker Residential Brokerage

<b>Sold</b>	<b>561 Recht Street , Hollister 95023 (Hollister)</b>	<b>\$389,900</b> MLS: <b>ML81468962</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>	<b>DOM: 13</b>



### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|1**      Age: **18**  
 Sqft: **1,170**      Lot: **2,204 SqFt**

### Pricing / Dates

Original: **\$389,900**      Date: **06/05/2015**  
 List: **\$389,900**      Date: **06/05/2015**  
 Sold: **\$375,000**      Date: **7/31/2015**  
 \$/SqFT: **\$320.51**  
 OffMktDate: **06/18/2015**

### Remarks

**Why rent when you can own? And no HOA dues here to add to your monthly expenses! New interior and exterior paint, new granite slab counters in kitchen, stainless appliances and sink, new tile and carpet flooring, new plumbing fixtures, light fixtures, new front door and all new oil rubbed bronze door hardware. Prepped for air conditioning, too! Must see to appreciate. Call your realtor today to show you this "duet" style home.**

### Property Features

**Family Room**  
 No Family Room

**Dining Area**  
 Dining "L"

**Pool Options**  
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**Garage/Parking**  
 Attached, Gate/Door Opener, Off-Street Parking

Listed By Jason Noble, Nino Real Estate

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<b>Sold</b>	<b>640 Nash Road , Hollister 95023 (Hollister)</b> Beds: 3 beds      Baths Full/Partial: 1 1	<b>\$389,000</b> <b>MLS: ML81470093</b> <b>DOM: 13</b>
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### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 1|1**      Age: **39**  
 Sqft: **1,532**      Lot: **6,299 SqFt**

### Pricing / Dates

Original: **\$389,000**      Date: **06/12/2015**  
 List: **\$389,000**      Date: **06/12/2015**  
 Sold: **\$408,000**      Date: **7/30/2015**  
 \$/SqFT: **\$266.32**  
 OffMktDate: **06/25/2015**

### Remarks

Well kept home in desirable area. Home has new 30 year roof, dual pane windows, new paint inside and on front. Built in cabinet in dining area, central vac unit, huge garage w/workshop, great outdoor area for entertaining w/storage shed, dog run and raised garden beds. Has solar power fully transferable and drought resistant front yard, seller will credit buyer with \$1500 for flooring.

### Property Features

#### Family Room

No Family Room

#### Dining Area

Breakfast Nook, Dining Area, Eat in Kitchen, Formal Room

#### Pool Options

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#### Garage/Parking

Attached, Guest / Visitor Parking, Has Workshop

Listed By John Dodson, Realty World-Premier Associates

<b>Sold</b>	<b>211 San Juan Drive , Hollister 95023 (Hollister)</b> Beds: 3 beds      Baths Full/Partial: 1 0	<b>\$280,000</b> <b>MLS: ML81470298</b> <b>DOM: 8</b>
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### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 1|0**      Age: **57**  
 Sqft: **950**      Lot: **5,001 SqFt**

### Pricing / Dates

Original: **\$280,000**      Date: **06/12/2015**  
 List: **\$280,000**      Date: **06/12/2015**  
 Sold: **\$280,000**      Date: **7/29/2015**  
 \$/SqFT: **\$294.74**  
 OffMktDate: **06/20/2015**

### Remarks

### Property Features

#### Family Room

No Family Room

#### Dining Area

Breakfast Room

#### Pool Options

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#### Garage/Parking

Attached

Listed By Ray Pierce, Pierce Real Estate

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## Quick Summary of Comparable Properties

<b>Sold</b>	<b>329 Haydon Street , Hollister 95023 (Hollister)</b> Beds: 3 beds      Baths Full/Partial: 2 0	<b>\$274,900</b> <b>MLS: ML81408290</b> <b>DOM: 463</b>
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Property Overview		Pricing / Dates	
Area: <b>Hollister (182)</b>		Original: <b>\$189,900</b>	Date: <b>03/16/2014</b>
Bds,Bth: <b>3, 2 0</b>	Age: <b>109</b>	List: <b>\$274,900</b>	Date: <b>03/16/2014</b>
Sqft: <b>1,000</b>	Lot: <b>6,368 SqFt</b>	Sold: <b>\$230,000</b>	Date: <b>7/31/2015</b>
		\$/SqFT: <b>\$230.00</b>	
		OffMktDate: <b>06/22/2015</b>	

**Remarks**  
Cute older home with lots of potential, located in good, central area. Large back porch with 2nd bath and 3rd bedroom ( both not permitted). Garage conversion. Two storage sheds/small work shop. Large covered patio in backyard. Additional parking on side of house.

### Property Features

<p><b>Family Room</b> No Family Room</p> <p><b>Pool Options</b> Pool - No</p>	<p><b>Dining Area</b> In Living Room, No Informal</p> <p><b>Garage/Parking</b> Uncovered</p>
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Listed By Lisa Scagliotti, Intero Real Estate Services

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