

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
320 Taryn Court	Hollister	4	3 0	17	2,898	\$276.05	64,033	\$829,800	12	\$800,000	08/18/15
1763 Sunnyslope Lane	Hollister	4	2 1	25	2,493	\$260.73	21,780	\$624,000	27	\$650,000	08/17/15
2100 Cypress Street	Hollister	4	2 0	37	2,020	\$247.52	6,931	\$505,000	17	\$500,000	08/18/15
1104 3Rd Street	San Juan Bautista	3	2 1	26	1,981	\$242.30	4,000	\$495,000	8	\$480,000	08/21/15
1111 Trieste	Hollister	3	2 1	7	1,850	\$251.35	6,807	\$479,900	19	\$465,000	08/21/15
1910 Hermosa Way	Hollister	3	2 0	94	1,500	\$280.00	8,350	\$439,900	50	\$420,000	08/20/15
1161 El Cerro Drive	Hollister	3	2 0	26	1,315	\$311.79	7,096	\$429,000	22	\$410,000	08/21/15
141 Rustic Street	Hollister	3	1 1	2	1,500	\$233.33	5,998	\$339,000	60	\$350,000	08/17/15

SOLD

# LISTINGS:	8	AVG VALUES:	29	1,945	\$262.89	15,624	\$517,700	27	\$509,375
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:	29	1,945	\$262.89	15,624	\$517,700	27	\$509,375
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$339,000	\$829,800	\$487,450
Sale Price	\$350,000	\$800,000	\$472,500

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

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	320 Taryn Court , Hollister 95023 (Hollister)	\$829,800	MLS: ML81483869
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 17



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$829,800	Date: 07/07/2015	
Bds,Bth: 4, 3 0	Age: 12	List: \$829,800	Date: 07/07/2015
Sqft: 2,898	Lot: 64,033 SqFt	Sold \$800,000	Date: 8/18/2015
	\$/SqFT: \$276.05		
	OffMktDate: 07/24/2015		

Remarks
HOLLISTER RANCH ESTATES, set on a knoll w/view of city lights, rolling hills & beautiful sunsets.Solar-owned.Formal entry,LR & DR. Updated kitchen w/new gas stove top, Granite counters, cabinets were refurbished.Hardwood and tile floors.Spacious deck where you can enjoy sunsets and incredible.views.Home in move in condition. 1 full acre, with room for shop or outbuildings.Mutual water Co,Community tennis court.Large 4 car garage. Ample storage under the home.

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Breakfast Bar, Breakfast Room, Formal Room
Pool Options --	Garage/Parking Guest / Visitor Parking

Listed By Marilyn Ferreira, Intero Real Estate Services

Sold	1763 Sunnyslope Lane , Hollister 95023 (Hollister)	\$624,000	MLS: ML81471321
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 25



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$624,000	Date: 06/19/2015	
Bds,Bth: 4, 2 1	Age: 27	List: \$624,000	Date: 06/19/2015
Sqft: 2,493	Lot: 21,780 SqFt	Sold \$650,000	Date: 8/17/2015
	\$/SqFT: \$260.73		
	OffMktDate: 07/14/2015		

Remarks
Bank Owned !!! Spacious 4 Bedrooms, 2.5 Baths Home, 2 Car Attached Garage with Huge Lot.
 Horse ok with Playstructure Area. Corian Kitchen Counter Tops with Stainless Steel Appliances.
 Carpet, Hardwood and Tile Floorings.

Property Features

Family Room Separate Family Room	Dining Area Formal Room
Pool Options In Ground	Garage/Parking Detached

Listed By John Lee, MRL Group, Inc.

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Quick Summary of Comparable Properties

Sold	2100 Cypress Street , Hollister 95023 (San Benito - N. County)	\$505,000 MLS: ML81466069
	Beds: 4 beds Baths Full/Partial: 2 0	DOM: 37



Property Overview	Pricing / Dates	
Area: San Benito - N. County (180)	Original: \$515,000	Date: 05/18/2015
Bds,Bth: 4, 2 0 Age: 17	List: \$505,000	Date: 05/18/2015
Sqft: 2,020 Lot: 6,931 SqFt	Sold \$500,000	Date: 8/18/2015
	\$/SqFT: \$247.52	
	OffMktDate: 06/24/2015	

Remarks
 Very well maintained home for those who like or need extra room. Just painted on the exterior. Corner lot plus a 3 car garage and single story make this very desirable.

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Dining Area in Family Room, In Living Room
Pool Options --	Garage/Parking Attached, Gate/Door Opener

Listed By Millard Strohn, Intero Real Estate Services

Sold	1104 3Rd Street , San Juan Bautista 95045 (San Juan Bautista)	\$495,000 MLS: ML81470007
	Beds: 3 beds Baths Full/Partial: 2 1	DOM: 26



Property Overview	Pricing / Dates	
Area: San Juan Bautista (183)	Original: \$495,000	Date: 06/11/2015
Bds,Bth: 3, 2 1 Age: 8	List: \$495,000	Date: 06/11/2015
Sqft: 1,981 Lot: 4,000 SqFt	Sold \$480,000	Date: 8/21/2015
	\$/SqFT: \$242.30	
	OffMktDate: 07/07/2015	

Remarks
 Newer two-story home in San Juan Bautista close to historical downtown. The three bedrooms and two and half bathrooms home has an open floor plan with living and kitchen areas ideal for entertaining. Large walk-in closet for the master bedroom with sitting area. Jack and Jill dual sinks bathroom in the front bedrooms. Lots of natural sunlight from double pane windows that allow the afternoon breeze to cool down the home. Indoor laundry area and walk-in pantry. Large upstairs hall closet for storage.

Property Features

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

Listed By Kristen Jurevich, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold

1111 Trieste , Hollister 95023 (Hollister)
Beds: 3 beds Baths Full/Partial: 2|1

\$479,900 MLS: ML81470529
DOM: 7



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|1** Age: **19**
 Sqft: **1,850** Lot: **6,807 SqFt**

Pricing / Dates

Original: **\$479,900** Date: **06/16/2015**
 List: **\$479,900** Date: **06/16/2015**
 Sold: **\$465,000** Date: **8/21/2015**
 \$/SqFT: **\$251.35**
 OffMktDate: **06/23/2015**

Remarks

Come take a tour of this 3 bed 2.5 bathroom home just walking distance to schools and shopping. Fresh paint inside and out, updated lighting and brand new carpet throughout. Bright kitchen with breakfast nook, new built-in stove, microwave and built-in oven. Master bedroom/bathroom located downstairs, two additional bedrooms and a full bathroom upstairs. Backyard is ideal for entertaining with a built in brick BBQ, covered patio and raised garden bed with seating. This home is move in ready!

Property Features

Family Room
 No Family Room

Dining Area
 Breakfast Nook, In Living Room, Eat in Kitchen

Pool Options
 --

Garage/Parking
 Attached

Listed By Vedana & Company, RE/MAX Synergy

Sold

1910 Hermosa Way , Hollister 95023 (Hollister)
Beds: 3 beds Baths Full/Partial: 2|0

\$439,900 MLS: ML81461635
DOM: 94



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **50**
 Sqft: **1,500** Lot: **8,350 SqFt**

Pricing / Dates

Original: **\$439,900** Date: **04/23/2015**
 List: **\$439,900** Date: **04/23/2015**
 Sold: **\$420,000** Date: **8/20/2015**
 \$/SqFT: **\$280.00**
 OffMktDate: **07/26/2015**

Remarks

Very well maintained home in a nice mature area of Hollister. Home offers: 3 bedrooms, 2 full baths, large updated kitchen for your big family, fireplace, central vacuum with all attachments, RV parking, Courtyard in the front, newer roof, dual pane windows, water softener, wrap around deck from the side of home to the back covered with trellis, complete with a bar and step down to your pool and Jacuzzi and more decking! This home is made for entertaining! \$2500 carpet allowance!

Property Features

Family Room
 No Family Room

Dining Area
 Eat in Kitchen, No Formal

Pool Options
 Above Ground, Spa/Hot Tub

Garage/Parking
 Attached, Other

Listed By Michelle Gutierrez, Four Corners Real Estate Group Inc

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Quick Summary of Comparable Properties

Sold	1161 El Cerro Drive , Hollister 95023 (Hollister)	\$429,000 MLS: ML81485723
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 26



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$449,000	Date: 07/17/2015
Bds,Bth: 3, 2 0	List: \$429,000	Date: 07/17/2015
Sqft: 1,315	Age: 22	Date: 8/21/2015
	Lot: 7,096 SqFt	Sold \$410,000
		\$/SqFT: \$311.79
		OffMktDate: 08/12/2015

Remarks
 Don't miss this one! Corner Lot on El Cerro Dr. Large garage (possible 4 car.) Fireplace, New kitchen flooring, new paint, auto sprinklers front and back. Drip irrigation, rock work in front. **A must see!**

Property Features

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

Listed By Ko Cooper, 360 Real Estate Services

Sold	141 Rustic Street , Hollister 95023 (Hollister)	\$339,000 MLS: ML81485738
	Beds: 3 beds Baths Full/Partial: 1 1	DOM: 2



Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$339,000	Date: 07/15/2015
Bds,Bth: 3, 1 1	List: \$339,000	Date: 07/15/2015
Sqft: 1,500	Age: 60	Date: 8/17/2015
	Lot: 5,998 SqFt	Sold \$350,000
		\$/SqFT: \$233.33
		OffMktDate: 07/17/2015

Remarks

Property Features

Family Room No Family Room	Dining Area Breakfast Nook
Pool Options --	Garage/Parking Attached, On Street

Listed By Ray Pierce, Pierce Real Estate

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