

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
845 Heatherwood Estates Drive	Hollister	3	3 0	115	2,469	\$327.66	217,800	\$834,900	17	\$809,000	09/18/15
6921 San Felipe Road	Hollister	3	2 1	137	2,400	\$316.67	980,536	\$850,800	47	\$760,000	09/16/15
960 Quail Hollow Drive	Hollister	5	3 0	55	2,480	\$247.98	10,733	\$617,500	15	\$615,000	09/15/15
9 Via Serra	San Juan Bautista	3	2 0	44	2,299	\$233.80	6,159	\$549,000	36	\$537,500	09/18/15
1481 Panorama Drive	Hollister	4	2 0	0	1,648	\$279.07	6,090	\$459,000	13	\$459,900	09/16/15
1351 Scenic Circle	Hollister	3	2 0	8	1,078	\$389.61	7,296	\$409,900	43	\$420,000	09/15/15
180 Alvarado Street	Hollister	2	1 0	13	882	\$362.81	6,702	\$309,900	33	\$320,000	09/18/15

SOLD

# LISTINGS:	7	AVG VALUES:		53	1,894	\$308.23	176,474	\$575,857	29	\$560,200
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# LISTINGS TOTAL:	7	AVG VALUES FOR ALL:		53	1,894	\$308.23	176,474	\$575,857	29	\$560,200
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Quick Statistics (7 Listings Total)

	Min	Max	Median
List Price	\$309,900	\$850,800	\$549,000
Sale Price	\$320,000	\$809,000	\$537,500

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

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	6921 San Felipe Road , Hollister 95023 (San Benito - N. County)	\$850,800	MLS: ML81451830
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 137



Property Overview

Area: **San Benito - N. County (180)**
 Bds,Bth: **3, 2|1** Age: **47**
 Sqft: **2,400** Lot: **980,536 SqFt**

Pricing / Dates

Original: **\$999,800** Date: **02/23/2015**
 List: **\$850,800** Date: **02/23/2015**
 Sold **\$760,000** Date: **9/16/2015**
 \$/SqFT: **\$316.67**
 OffMktDate: **07/10/2015**

Remarks

RARE FIND - Over 22 acres of a Bing Cherry Orchard - Approx. 500 Trees replaced last yr of the approx. 3000. Great water sources a private ag well approx. 180' deep and produces approx. 600 gals. per minute + blue valve available on site. The irrigation system is approx. 8 years old. Excellent soil conditions + a 2800 sq. ft. shop with some sections of the ceiling 26' high. The house is charming and features a cozy family rm off the kitchen and 2 master suites. 3 bedrooms, 2.5 baths

Property Features

Family Room

Kitchen/Family Room Combo

Dining Area

Breakfast Bar, Breakfast Room, Eat in Kitchen

Pool Options

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Garage/Parking

Attached, Parking Area, Has Workshop

Listed By Marilyn Ferreira, Intero Real Estate Services

Sold	845 Heatherwood Estates Drive , Hollister 95023 (Hollister)	\$834,900	MLS: ML81460707
	Beds: 3 beds Baths Full/Partial: 3 0		DOM: 115



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 3|0** Age: **17**
 Sqft: **2,469** Lot: **217,800 SqFt**

Pricing / Dates

Original: **\$849,900** Date: **04/19/2015**
 List: **\$834,900** Date: **04/19/2015**
 Sold **\$809,000** Date: **9/18/2015**
 \$/SqFT: **\$327.66**
 OffMktDate: **08/12/2015**

Remarks

Price reduced! Relax and enjoy the view from your 2100 sq. ft. covered paved patio complete with soothing fountain and outdoor kitchen. The property has fenced pastures a barn and a separate hay storage. Plenty of room for RV's, boats or vehicles. The energy efficient home has double pane windows, R19 insulation, 2 thermostat controlled attic fans. It also boasts 8lbs carpet padding, granite kitchen with an island, brand new oven and micro. Double shower in M. Bath.

Property Features

Family Room

Other

Dining Area

Eat in Kitchen

Pool Options

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Garage/Parking

Attached, Enclosed, Gate/Door Opener, Room for Oversized Vehicle(s)

Listed By Toni Viscomi, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	960 Quail Hollow Drive , Hollister 95023 (Hollister)	\$617,500	MLS: ML81470844
	Beds: 5 beds Baths Full/Partial: 3 0		DOM: 55



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$647,500 Date: 06/17/2015
Bds,Bth:	5, 3 0	List:	\$617,500 Date: 06/17/2015
Sqft:	2,480	Sold	\$615,000 Date: 9/15/2015
	Age: 15	\$/SqFT:	\$247.98
	Lot: 10,733 SqFt	OffMktDate:	08/11/2015

Remarks
 Motivated Sellers Beautifully landscaped Quail Hollow home on a 1/4 acre lot, flanked by a seasonal creek.. Wonderful low maintenance back yard with paver stones and foliage. There will also be plenty of room for all your toys in the spacious side yard. . The large 3 car garage has 20 ft. custom work benches as well as upper and lower cabinets. Come view and make Quail Hollow your new home..

Property Features

Family Room Kitchen/Family Room Combo	Dining Area In Living Room, Formal Room
Pool Options --	Garage/Parking Attached, Gate/Door Opener, Room for Oversized Vehicle(s), Has Workshop

Listed By Dianne Tranchina, Pierce Real Estate

Sold	9 Via Serra , San Juan Bautista 95045 (San Juan Bautista)	\$549,000	MLS: ML81484463
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 44



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	Original:	\$575,000 Date: 07/10/2015
Bds,Bth:	3, 2 0	List:	\$549,000 Date: 07/10/2015
Sqft:	2,299	Sold	\$537,500 Date: 9/18/2015
	Age: 36	\$/SqFT:	\$233.80
	Lot: 6,159 SqFt	OffMktDate:	08/23/2015

Remarks
 Bring on summer! Large 2200 square foot home with 3 bedrooms and 2 baths. Open floor plan with remodeled kitchen and baths, vaulted ceilings, and lots of light. Come and enjoy barbecues and swimming in your own private pool. Stroll to the sweet town of San Juan Bautista.

Property Features

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

Listed By Judy Mullikin, Century 21 Scenic Bay Properties

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Quick Summary of Comparable Properties

Sold	1481 Panorama Drive , Hollister 95023 (San Benito - E. County)	\$459,000	MLS: ML81500263
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 0



Property Overview	Pricing / Dates
Area: San Benito - E. County (187)	Original: \$459,000 Date: 08/16/2015
Bds,Bth: 4, 2 0 Age: 13	List: \$459,000 Date: 08/16/2015
Sqft: 1,648 Lot: 6,090 SqFt	Sold \$459,900 Date: 9/16/2015
	\$/SqFT: \$279.07
	OffMktDate: 08/16/2015

Remarks
 Well Kept and Darling Single Story home offering 4 bedrooms and 2 full baths. There are laminate floors throughout with custom paint. Ceiling fans in most rooms. Come relax on the front porch or in the backyard on the elevated deck surrounded by mature landscaping!

Property Features

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

Listed By Charlene King, Flora Real Estate Group

Sold	1351 Scenic Circle , Hollister 95023 (Hollister)	\$409,900	MLS: ML81498660
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 8



Property Overview	Pricing / Dates
Area: Hollister (182)	Original: \$409,900 Date: 08/06/2015
Bds,Bth: 3, 2 0 Age: 43	List: \$409,900 Date: 08/06/2015
Sqft: 1,078 Lot: 7,296 SqFt	Sold \$420,000 Date: 9/15/2015
	\$/SqFT: \$389.61
	OffMktDate: 08/14/2015

Remarks
 Don't wait to see this one! You have found the home you have been searching for! This 3 bedroom, 2 bathroom home is ready for your family to move right in. Granite counters, tile floors, stainless appliances, recessed lighting and full back splash in the kitchen. This home has ample storage, including in the attic & storage sheds in the extra large backyard. Relax and BBQ on the patio on summer evenings or stay cool with the A/C inside. This well kept home is in great condition.

Property Features

Family Room No Family Room	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Attached, Off-Street Parking, On Street

Listed By Karson Klauer, Nino Real Estate

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Quick Summary of Comparable Properties

Sold	180 Alvarado Street , Hollister 95023 (Hollister) Beds: 2 beds Baths Full/Partial: 1 0	\$309,900 MLS: ML81496772 DOM: 13
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Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$309,900 Date: 07/24/2015
Bds,Bth:	2, 1 0 Age: 33	List:	\$309,900 Date: 07/24/2015
Sqft:	882 Lot: 6,702 SqFt	Sold:	\$320,000 Date: 9/18/2015
		\$/SqFT:	\$362.81
		OffMktDate:	08/06/2015

Remarks
 Why rent when you can own? Recently repainted inside and out, new carpet, new vinyl, and more! Large, spacious back yard with mature trees and large concrete patio to enjoy those Summer nights outside! Kitchen has newer cabinets and tile floor and new sink and stove. Call your Realtor to make arrangements to see it today! It won't last too long!

Property Features	
Family Room No Family Room	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Garage - None, Uncovered

Listed By Jason Noble, Nino Real Estate

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