

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
1179 Oak Creek Drive	Hollister	4	3 1	38	3,130	\$234.82	18,400	\$735,000	11	\$735,000	09/30/15
21 Eastview Drive	Hollister	3	2 1	7	2,045	\$244.50	7,701	\$499,000	46	\$500,000	09/28/15
2030 Clearview Drive	Hollister	3	2 0	15	1,959	\$237.88	6,499	\$489,500	24	\$466,000	09/28/15
940 Somme Avenue	Hollister	3	2 0	24	1,849	\$237.97	6,107	\$439,900	30	\$440,000	09/30/15
540 Tiffany Drive	Hollister	3	1 0	8	1,100	\$390.91	7,549	\$439,000	65	\$430,000	09/30/15
1090 South Street	Hollister	3	2 0	12	1,422	\$295.36	6,499	\$434,900	16	\$420,000	09/30/15
491 Bridgevale Road	Hollister	3	2 0	100	1,113	\$345.91	8,712	\$359,900	16	\$385,000	10/02/15
261 Ranchito Drive	Hollister	3	2 0	57	1,100	\$336.36	5,606	\$359,000	43	\$370,000	09/28/15

SOLD

# LISTINGS:	8	AVG VALUES:	33	1,715	\$290.46	8,384	\$469,525	31	\$468,250
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:	33	1,715	\$290.46	8,384	\$469,525	31	\$468,250
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$359,000	\$735,000	\$439,450
Sale Price	\$370,000	\$735,000	\$435,000

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

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	1179 Oak Creek Drive , Hollister 95023 (Hollister)	\$735,000	MLS: ML81467896
	Beds: 4 beds Baths Full/Partial: 3 1		DOM: 38



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$745,300	Date: 05/30/2015	
Bds,Bth: 4, 3 1	Age: 11	List: \$735,000	Date: 05/30/2015
Sqft: 3,130	Lot: 18,400 SqFt	Sold: \$735,000	Date: 9/30/2015
	\$/SqFT: \$234.82		
	OffMktDate: 07/07/2015		

Remarks

INCREDIBLE CUSTOM OAK CREEK HOME WITH HUGE KITCHEN, GREAT ROOM & AMAZING VIEWS. FORMAL DINING ROOM & SEPARATE OFFICE/DEN, MASTER BEDROOM FEATURES OVERSIZED BATHROOM, WALK-IN SHOWER & BALCONY. CROWN MOULDING THRU OUT. PRIVATE GRANNY UNIT RENT \$850/MO W/SEPARATE ENTRANCE. BEAUTIFULLY LANDSCAPED YARDS WITH PERGOLA, GAZEBO AND LARGE STORAGE SHED. WONDERFUL HOME FOR ENTERTAINING! (Main home 3bed/2.5 baths (2761sq ft), Granny Unit (369sq ft) is 1bedroom w/full bath and living area/kitchenette.)

Property Features

<p>Family Room Kitchen/Family Room Combo</p> <p>Pool Options --</p>	<p>Dining Area Breakfast Bar, Formal Room</p> <p>Garage/Parking Attached, Gate/Door Opener, Off-Street Parking</p>
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Listed By Joanna Hooks, Intero Real Estate Services

Sold	21 Eastview Drive , Hollister 95023 (Hollister)	\$499,000	MLS: ML81500711
	Beds: 3 beds Baths Full/Partial: 2 1		DOM: 7



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$499,000	Date: 08/19/2015	
Bds,Bth: 3, 2 1	Age: 46	List: \$499,000	Date: 08/19/2015
Sqft: 2,045	Lot: 7,701 SqFt	Sold: \$500,000	Date: 9/28/2015
	\$/SqFT: \$244.50		
	OffMktDate: 08/26/2015		

Remarks

Beautiful 3 bedroom, 2.5 bath home. Lots of wood flooring. New roof and insulated windows. Some updating to the bathrooms. Home features a large master bedroom, separate living room, dining room and family room. Large kitchen with attached nook. Beautiful palm trees provide the relaxing environment for the back yard pool.

Property Features

<p>Family Room Separate Family Room</p> <p>Pool Options Gunite, In Ground, Sweep</p>	<p>Dining Area Formal Room</p> <p>Garage/Parking Attached</p>
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Listed By John Kunz, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	2030 Clearview Drive , Hollister 95023 (Hollister)	\$489,500 MLS: ML81498761
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 15



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$489,500	Date: 08/12/2015	
Bds,Bth: 3, 2 0	Age: 24	List: \$489,500	Date: 08/12/2015
Sqft: 1,959	Lot: 6,499 SqFt	Sold: \$466,000	Date: 9/28/2015
		\$/SqFT: \$237.88	
		OffMktDate: 08/27/2015	

Remarks
GREAT SUNNYSLOPE AREA. THREE BEDROOM, TWO FULL BATHS, 1960 SQ. FT. NEW 50YR. COMPOSITION ROOF 2012. FRESHLY PAINTED IN AND OUT. INSIDED LAUNDRY. FIRE PLACE IN FR. TWO CAR GARAGE. GOOD SIZE BEDROOMS. WALKIN M.B. CLOSET. DROUGHT TOLERANT FRONT YARD. TURN KEY READY TO GO.....

Property Features

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

Listed By **Dave Baumgartner, Intero Real Estate Services**

Sold	940 Somme Avenue , Hollister 95023 (Hollister)	\$439,900 MLS: ML81499487
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 24



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$474,900	Date: 08/11/2015	
Bds,Bth: 3, 2 0	Age: 30	List: \$439,900	Date: 08/11/2015
Sqft: 1,849	Lot: 6,107 SqFt	Sold: \$440,000	Date: 9/30/2015
		\$/SqFT: \$237.97	
		OffMktDate: 09/04/2015	

Remarks
Remodel completed. Now, just add you! New interior and exterior paint, carpeting, vinyl and laminate flooring,, stainless appliances, light fixtures, plumbing fixtures, new doors and hardware,, baseboards, and casings, and more! Newer composition roof, huge concrete patio in back yard, large yard and even has a large outbuilding with power for gardening supplies, storage or? Vanities with granite tops in both bathrooms! Master has two closets and a stall shower.

Property Features

Family Room Separate Family Room	Dining Area Eat in Kitchen
Pool Options --	Garage/Parking Off-Street Parking

Listed By **Jason Noble, Nino Real Estate**

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Quick Summary of Comparable Properties

Sold	540 Tiffany Drive , Hollister 95023 (Hollister)	\$439,000 MLS: ML81500456
	Beds: 3 beds Baths Full/Partial: 1 0	DOM: 8



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$439,000 Date: 08/17/2015
Bds,Bth:	3, 1 0 Age: 65	List:	\$439,000 Date: 08/17/2015
Sqft:	1,100 Lot: 7,549 SqFt	Sold	\$430,000 Date: 9/30/2015
		\$/SqFT:	\$390.91
		OffMktDate:	08/25/2015

Remarks
 Attention Investors Two Units on one lot. Close to park and schools. Front unit is 3 bedrooms, 1 bath (approx. 1100 sq ft) Back unit is 1 bedroom, 1 full bath (approx. 700 sq ft) Buyer to verify all information

Property Features

Family Room No Family Room	Dining Area Breakfast Room, Dining Bar
Pool Options --	Garage/Parking Carport(s), Off-Street Parking

Listed By Seth Muenzer, Pierce Real Estate

Sold	1090 South Street , Hollister 95023 (Hollister)	\$434,900 MLS: ML81499134
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 12



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$434,900 Date: 08/09/2015
Bds,Bth:	3, 2 0 Age: 16	List:	\$434,900 Date: 08/09/2015
Sqft:	1,422 Lot: 6,499 SqFt	Sold	\$420,000 Date: 9/30/2015
		\$/SqFT:	\$295.36
		OffMktDate:	08/21/2015

Remarks
 This home has it all: Vaulted ceilings, fireplace, air conditioning, newer carpeting, lots of cabinets and closet space, built-in shelving in garage. Backyard boasts automatic sprinklers, a covered patio, a good-sized storage shed and a delightful plum tree. Functional floor plan with eating in LR/DR combo or in huge kitchen. Well-maintained and ready for you!

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 Nants Foley, Four Corners Real Estate Group Inc

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Quick Summary of Comparable Properties

Sold	491 Bridgevale Road , Hollister 95023 (Hollister)	\$359,900 MLS: ML81471982
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 100



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$359,900	Date: 06/24/2015	
Bds,Bth: 3, 2 0	Age: 16	List: \$359,900	Date: 06/24/2015
Sqft: 1,113	Lot: 8,712 SqFt	Sold \$385,000	Date: 10/2/2015
		\$/SqFT: \$345.91	
		OffMktDate: 10/02/2015	

Remarks
 Clean and move and ready. Granite counters, new stainless appliances, gorgeous wood laminate flooring. New: paint, carpet, fixtures, faucets. Huge nearly 9000 sqft corner lot! Great commute location!

Property Features

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

Listed By Mark Delano Vincent, Coldwell Banker

Sold	261 Ranchito Drive , Hollister 95023 (Hollister)	\$359,000 MLS: ML81472164
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 57



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$359,000	Date: 06/25/2015	
Bds,Bth: 3, 2 0	Age: 43	List: \$359,000	Date: 06/25/2015
Sqft: 1,100	Lot: 5,606 SqFt	Sold \$370,000	Date: 9/28/2015
		\$/SqFT: \$336.36	
		OffMktDate: 08/21/2015	

Remarks
 This home has a beautifully maintained interior. Newer tile and cabinets in kitchen. Both bathrooms totally re-done. Roof is three years old. Great starter home.

Property Features

Family Room Separate Family Room	Dining Area Breakfast Bar, Dining Area
Pool Options --	Garage/Parking Attached

Listed By Kathleen Gastello, Nino Real Estate

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