

**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
6583 Pacheco Pass Highway	Hollister	2	2 0	114	1,433	\$474.53	1,405,246	\$680,000	37	\$680,000	10/09/15
370 Linda Drive	Hollister	4	2 0	14	1,988	\$296.78	11,047	\$569,900	22	\$590,000	10/08/15
1101 Juniper Drive	Hollister	3	2 0	7	1,675	\$328.36	12,149	\$519,000	48	\$550,000	10/07/15
1699 Monte Vista Drive	Hollister	4	2 1	5	2,200	\$245.45	6,543	\$534,900	14	\$540,000	10/07/15
1574 Mimosa	Hollister	4	3 1	9	2,200	\$240.45	6,000	\$579,000	15	\$529,000	10/08/15
940 S Ridgemark Drive	Hollister	3	2 0	56	2,180	\$240.83	10,019	\$539,000	25	\$525,000	10/08/15
1661 Vallejo	Hollister	3	2 0	25	1,572	\$270.36	6,700	\$429,000	32	\$425,000	10/06/15
534 5Th Street	Hollister	2	1 0	43	1,700	\$197.59	5,602	\$335,900	115	\$335,900	10/09/15

**SOLD**

<b># LISTINGS:</b>	<b>8</b>	<b>AVG VALUES:</b>	<b>34</b>	<b>1,869</b>	<b>\$286.79</b>	<b>182,913</b>	<b>\$523,338</b>	<b>39</b>	<b>\$521,863</b>
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<b># LISTINGS TOTAL:</b>	<b>8</b>	<b>AVG VALUES FOR ALL:</b>	<b>34</b>	<b>1,869</b>	<b>\$286.79</b>	<b>182,913</b>	<b>\$523,338</b>	<b>39</b>	<b>\$521,863</b>
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**Quick Statistics ( 8 Listings Total )**

	Min	Max	Median
<b>List Price</b>	\$335,900	\$680,000	\$536,950
<b>Sale Price</b>	\$335,900	\$680,000	\$534,500

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

## Quick Summary of Comparable Properties

### Residential Brief Report

**Residential**

<b>Sold</b>	<b>6583 Pacheco Pass Highway , Hollister 95023 (San Benito - N. C</b>	<b>\$680,000</b>	<b>MLS: ML81459862</b>
	<b>Beds: 2 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 114</b>



Property Overview	Pricing / Dates		
Area: <b>San Benito - N. County (180)</b>	Original: <b>\$680,000</b>	Date: <b>04/14/2015</b>	
Bds,Bth: <b>2, 2 0</b>	Age: <b>37</b>	List: <b>\$680,000</b>	Date: <b>04/14/2015</b>
Sqft: <b>1,433</b>	Lot: <b>1,405,246 Sqft</b>	Sold <b>\$680,000</b>	Date: <b>10/9/2015</b>
	\$/SqFT: <b>\$474.53</b>		
	OffMktDate: <b>08/06/2015</b>		

**Remarks**  
 Easy Highway Access! 32+ acres Two Shops! 1425 sq ft home,-updated kitchen -granite slab counters, island- cooktop, dishwasher, tiled floor, 2 bed Plus Office & 2 Baths- Master Bath-Jetted tub, eating area- wood burning stove,family room, pantry area, 2 garage. A/C, Water softener. Potting sheds. 7000+ sq ft SHOPS with electricity. #1 shop has 2000+ sq ft loft area- cement flooring & two roll up doors #2 shop- one roll up door & wood floors.Private wells -main & 2nd back up

### Property Features

<b>Family Room</b> Separate Family Room	<b>Dining Area</b> Breakfast Bar, Dining Area, Skylight(s)
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Guest / Visitor Parking, Off-Site Parking, Room for Oversized Vehicle(s)

Listed By Karen Para, Intero Real Estate Services

<b>Sold</b>	<b>1574 Mimosa , Hollister 95023 (Hollister)</b>	<b>\$579,000</b>	<b>MLS: ML81499212</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 1</b>		<b>DOM: 9</b>



Property Overview	Pricing / Dates		
Area: <b>Hollister (182)</b>	Original: <b>\$579,000</b>	Date: <b>08/10/2015</b>	
Bds,Bth: <b>4, 3 1</b>	Age: <b>15</b>	List: <b>\$579,000</b>	Date: <b>08/10/2015</b>
Sqft: <b>2,200</b>	Lot: <b>6,000 SqFt</b>	Sold <b>\$529,000</b>	Date: <b>10/8/2015</b>
	\$/SqFT: <b>\$240.45</b>		
	OffMktDate: <b>08/19/2015</b>		

**Remarks**  
 Looking to move without having to do any work, then look no further. Newly remodeled kitchen with stainless steel appliances, tile flooring throughout, plantation shutters, master suite with separate sitting room or fourth bedroom, park like backyard, large bedrooms, two full baths and much more! Great neighborhood close to schools and shopping!

### Property Features

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

Listed By Jacqueline B McAbee, Nino Real Estate

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## Quick Summary of Comparable Properties

<b>Sold</b>	<b>370 Linda Drive , Hollister 95023 (Ridgemark)</b>	<b>\$569,900</b> <b>MLS: ML81512973</b>
	<b>Beds: 4 beds    Baths Full/Partial: 2 0</b>	<b>DOM: 14</b>



Property Overview	Pricing / Dates		
Area: <b>Ridgemark (186)</b>	Original: <b>\$569,900</b>	Date: <b>09/03/2015</b>	
Bds,Bth: <b>4, 2 0</b>	Age: <b>22</b>	List: <b>\$569,900</b>	Date: <b>09/03/2015</b>
Sqft: <b>1,988</b>	Lot: <b>11,047 SqFt</b>	Sold <b>\$590,000</b>	Date: <b>10/8/2015</b>
		\$/SqFT: <b>\$296.78</b>	
		OffMktDate: <b>09/17/2015</b>	

**Remarks**

Come home to serenity, to a meticulously maintained home on a quiet street and the 13th fairway at Ridgemark. Enjoy your bright, sunny living space with 4 bedrooms or 3 plus a den/office, 2 bathrooms, relaxing jet tub, walk-in closets, recessed lighting, French doors, built-in bookshelves, and a wood-burning fireplace with gas starter. A generous living space flows easily between inside and outside. Splash in the pristine pool and relax in the spa, both heated with state-of-the-art heaters and solar panels

### Property Features

<b>Family Room</b> No Family Room	<b>Dining Area</b> Breakfast Bar
<b>Pool Options</b> Heated - Solar, In Ground	<b>Garage/Parking</b> Attached, On Street

Listed By Vedana & Company, RE/MAX Synergy

<b>Sold</b>	<b>940 S Ridgemark Drive , Hollister 95023 (Ridgemark)</b>	<b>\$539,000</b> <b>MLS: ML81483511</b>
	<b>Beds: 3 beds    Baths Full/Partial: 2 0</b>	<b>DOM: 56</b>



Property Overview	Pricing / Dates		
Area: <b>Ridgemark (186)</b>	Original: <b>\$539,000</b>	Date: <b>07/06/2015</b>	
Bds,Bth: <b>3, 2 0</b>	Age: <b>25</b>	List: <b>\$539,000</b>	Date: <b>07/06/2015</b>
Sqft: <b>2,180</b>	Lot: <b>10,019 SqFt</b>	Sold <b>\$525,000</b>	Date: <b>10/8/2015</b>
		\$/SqFT: <b>\$240.83</b>	
		OffMktDate: <b>08/31/2015</b>	

**Remarks**

### Property Features

<b>Family Room</b> Separate Family Room	<b>Dining Area</b> Breakfast Nook, Eat in Kitchen, Formal Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached

Listed By Jacqueline B McAbee, Nino Real Estate

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## Quick Summary of Comparable Properties

<b>Sold</b>	<b>1699 Monte Vista Drive , Hollister 95023 (Hollister)</b>	<b>\$534,900</b> MLS: <b>ML81498071</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>	<b>DOM: 5</b>



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$534,900      Date: 09/02/2015
Bds,Bth:	4, 2 1      Age: 14	List:	\$534,900      Date: 09/02/2015
Sqft:	2,200      Lot: 6,543 SqFt	Sold:	\$540,000      Date: 10/7/2015
		\$/SqFT:	\$245.45
		OffMktDate:	09/07/2015

**Remarks**  
 Wonderful family home on corner lot near Cerra Vista School. This two story home has 4 BRs 2 1/2 baths. Check the kitchen out with granite tile countertops and tile floors throughout the first level with an open floor plan. Master retreat has fireplace, jetted tub and deck overlooking the backyard. You can enjoy the backyard while sitting in your hot tub overlooking the Koi pond. This home also has a dog run area and potential RV parking. You don't want to miss out on this wonderful family home.

### Property Features

<b>Family Room</b> Kitchen/Family Room Combo	<b>Dining Area</b> Breakfast Bar, Dining Area, In Living Room, Formal Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Gate/Door Opener

Listed By Terri Doglione, Four Corners Real Estate Group Inc

<b>Sold</b>	<b>1101 Juniper Drive , Hollister 95023 (Hollister)</b>	<b>\$519,000</b> MLS: <b>ML81501769</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>	<b>DOM: 7</b>



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$519,000      Date: 08/25/2015
Bds,Bth:	3, 2 0      Age: 48	List:	\$519,000      Date: 08/25/2015
Sqft:	1,675      Lot: 12,149 SqFt	Sold:	\$550,000      Date: 10/7/2015
		\$/SqFT:	\$328.36
		OffMktDate:	09/01/2015

**Remarks**  
 This single story 3bd/2ba home has it all! Approx.1845 sq.ft. over 1/4 acre lot. Remodeled kitchen includes stainless appliances, refrig & wine ref., glass island cooktop hood, glass pantry doors, & under cabinet lighting. Living rm. has gas stove fireplace, custom built-ins and Bose surround system. Both baths remodeled, newer plumbing, wood & laminate floors, skylights, dual pane windows, laundry rm w/extra storage, beautiful pool w/ water features & sep. spa, covered patio,entertainers delight!

### Property Features

<b>Family Room</b> No Family Room	<b>Dining Area</b> No Formal
<b>Pool Options</b> Heated - Solar, Spa/Hot Tub	<b>Garage/Parking</b> Attached, Gate/Door Opener

Listed By Debbie Corona, Coldwell Banker

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## Quick Summary of Comparable Properties

<b>Sold</b>	<b>1661 Vallejo , Hollister 95023 (Hollister)</b>	<b>\$429,000</b> MLS: <b>ML81496957</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>	<b>DOM: 25</b>



Property Overview	Pricing / Dates	
Area: <b>Hollister (182)</b>	Original: <b>\$449,000</b>	Date: <b>07/25/2015</b>
Bds,Bth: <b>3, 2 0</b>	List: <b>\$429,000</b>	Date: <b>07/25/2015</b>
Age: <b>32</b>	Sold: <b>\$425,000</b>	Date: <b>10/6/2015</b>
Sqft: <b>1,572</b>	Lot: <b>6,700 SqFt</b>	\$/SqFT: <b>\$270.36</b>
	OffMktDate: <b>08/19/2015</b>	

**Remarks**  
Great price for a nice home in a desirable area. Must see!

### Property Features

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

Listed By Israel Gonzalez, Beale Properties

<b>Sold</b>	<b>534 5Th Street , Hollister 95023 (Hollister)</b>	<b>\$335,900</b> MLS: <b>ML81486407</b>
	<b>Beds: 2 beds      Baths Full/Partial: 1 0</b>	<b>DOM: 43</b>



Property Overview	Pricing / Dates	
Area: <b>Hollister (182)</b>	Original: <b>\$350,900</b>	Date: <b>07/22/2015</b>
Bds,Bth: <b>2, 1 0</b>	List: <b>\$335,900</b>	Date: <b>07/22/2015</b>
Age: <b>115</b>	Sold: <b>\$335,900</b>	Date: <b>10/9/2015</b>
Sqft: <b>1,700</b>	Lot: <b>5,602 SqFt</b>	\$/SqFT: <b>\$197.59</b>
	OffMktDate: <b>09/03/2015</b>	

**Remarks**  
Looking for a charming Victorian Home that you can put your finishing touches on to bring it back to glory? Then this is the house for you! Original finishes throughout by renowned house painter Charles Nash & owned by his family until 1980s. Restored in 2003 by well respected restoration expert Tim Lantz. Featured in Hollister downtown assoc. and historical society literature for self guided walking tour of historical houses of Hollister. Known as "the pumpkin house" due to its popular color scheme.

### Property Features

<b>Family Room</b> Separate Family Room	<b>Dining Area</b> Breakfast Room, Formal Room
<b>Pool Options</b> --	<b>Garage/Parking</b> On Street

Listed By Sonja Romero, Intero Real Estate Services

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