

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqF	Lot (SF)	List Price	Age	Sale Price	COE
1070 Paullus Drive	Hollister	4	3 0	23	2,736	\$257.68	10,611	\$729,888	14	\$705,000	10/28/15
1021 Harbor Court	Hollister	3	2 0	6	1,967	\$261.82	9,706	\$519,900	1	\$515,000	10/29/15
1340 Sunset Drive	Hollister	3	2 0	7	1,470	\$347.62	19,364	\$511,000	65	\$511,000	10/30/15
150 Donald Drive	Hollister	4	3 0	5	2,700	\$188.44	11,099	\$505,000	38	\$508,800	10/30/15
2249 Valley View Road	Hollister	4	2 1	127	2,100	\$233.33	5,776	\$489,000	12	\$490,000	10/28/15
161 Le Chateau Drive	Hollister	4	2 1	37	1,830	\$254.10	6,273	\$439,000	16	\$465,000	10/24/15
2820 Valley View Road	Hollister	3	2 0	22	1,758	\$261.09	7,248	\$459,000	14	\$459,000	10/26/15
41 N Sally Street	Hollister	3	2 0	7	1,434	\$301.26	12,872	\$429,900	24	\$432,000	10/28/15

SOLD

# LISTINGS:	8	AVG VALUES:		29	1,999	\$263.17	10,369	\$510,336	23	\$510,725
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:		29	1,999	\$263.17	10,369	\$510,336	23	\$510,725
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$429,900	\$729,888	\$497,000
Sale Price	\$432,000	\$705,000	\$499,400

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

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	1070 Paullus Drive , Hollister 95023 (Ridgemark)	\$729,888	MLS: ML81501811
	Beds: 4 beds Baths Full/Partial: 3 0		DOM: 23



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	Original:	\$729,888 Date: 08/26/2015
Bds,Bth:	4, 3 0 Age: 14	List:	\$729,888 Date: 08/26/2015
Sqft:	2,736 Lot: 10,611 SqFt	Sold	\$705,000 Date: 10/28/2015
		\$/SqFT:	\$257.68
		OffMktDate:	09/18/2015

Remarks
 Home Sweet Home describes this Beautiful home. 4 Bedrooms and 3 full baths with 3 car garage. Great Room plan,9FT ceilings,Solid Oak cabinets,Granite counters,Walk In Pantry,Hardwood floors, in-lay,Crown molding,Gas F/P,Grohe Faucets,Double Tray ceiling. Zeta Rod Water Treatment! Located in The Premier community of Ridgemark Estates!

Property Features

Family Room Separate Family Room	Dining Area Breakfast Bar, Dining Area in Family Room, Formal Room
Pool Options --	Garage/Parking Attached, Gate/Door Opener

Listed By Dan Valcazar, CSR Real Estate Services

Sold	1021 Harbor Court , Hollister 95023 (Hollister)	\$519,900	MLS: ML81499598
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 6



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$519,900 Date: 08/12/2015
Bds,Bth:	3, 2 0 Age: 1	List:	\$519,900 Date: 08/12/2015
Sqft:	1,967 Lot: 9,706 SqFt	Sold	\$515,000 Date: 10/29/2015
		\$/SqFT:	\$261.82
		OffMktDate:	08/18/2015

Remarks
 Perfectly Situated on a Cul-de-Sac in Hacienda Square by KBHomes, This Home is Less Than 1 Year Old! | 3 Bedrooms 2 Baths | 3-Car Garage | 6" Plank Flooring in Historic Oak Charcoal | Chef's Kitchen w/Granite Counters | Electrical Upgrades | 9' Ceilings | 8' Interior Doors | Maple Cabinets in Cypress w/Soft Close | Certified Energy Efficient Home | Levolor Custom Window Treatments | 10-Yr Builder Warranty | 9000+ Lot | So Much More! |Available Now - Bring The Kids - This is Home!

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Dining Area
Pool Options --	Garage/Parking Attached, Gate/Door Opener, Guest / Visitor Parking, Off-Street Parking, Room for Oversized V

Listed By Loren Burks, Coldwell Banker

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Quick Summary of Comparable Properties

Sold	1340 Sunset Drive , Hollister 95023 (Hollister)	\$511,000 MLS: ML81515326
	Beds: 3 beds Baths Full/Partial: 2 0	DOM: 7



Property Overview	Pricing / Dates		
Area: Hollister (182)	Original: \$511,000	Date: 09/18/2015	
Bds,Bth: 3, 2 0	Age: 65	List: \$511,000	
Sqft: 1,470	Lot: 19,364 SqFt	Date: 10/30/2015	
	Sold: \$511,000		
	\$/SqFT: \$347.62		
	OffMktDate: 09/25/2015		

Remarks
 Nice Sunnyslope Home! Great home with room to grow! With newer roof and windows, this spacious home offers 3 bedrooms and 2 bathrooms as well as separate living room & family room and large eat in kitchen! The lot size for this property is nearly a 1/2 acre! The separate bonus room is a permitted 450sf that with city approval may be converted into a separate living unit with bathroom! Entry through the back of the property through an easement road - plenty of room for a shop, family garden, pool or ?

Property Features

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

Listed By Valerie Smith, Intero Real Estate Services

Sold	150 Donald Drive , Hollister 95023 (Ridgemark)	\$505,000 MLS: ML81515355
	Beds: 4 beds Baths Full/Partial: 3 0	DOM: 5



Property Overview	Pricing / Dates		
Area: Ridgemark (186)	Original: \$505,000	Date: 09/18/2015	
Bds,Bth: 4, 3 0	Age: 38	List: \$505,000	
Sqft: 2,700	Lot: 11,099 SqFt	Date: 10/30/2015	
	Sold: \$508,800		
	\$/SqFT: \$188.44		
	OffMktDate: 09/23/2015		

Remarks
 Spacious home with 2 master suites. Open and airy living room space with wood beam ceilings. Large back yard area with covered patio, great area for entertaining. Remodeled master suite/bath. 5th room is perfect for home office or hobby room. Inviting sun room off back master area. Oversized utility room with sink and cabinet space. Yards and home need a little TLC and updating, but this property has loads of possibilities.

Property Features

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

Listed By Augie Bertao, Bertao Real Estate Group

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Quick Summary of Comparable Properties

Sold	2249 Valley View Road , Hollister 95023 (Hollister) Beds: 4 beds Baths Full/Partial: 2 1	\$489,000 MLS: ML81462322 DOM: 127
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Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$489,000	Date: 04/28/2015
Bds,Bth: 4, 2 1	Age: 12	List: \$489,000
Sqft: 2,100	Lot: 5,776 SqFt	Date: 10/28/2015
	Sold: \$490,000	Date: 10/28/2015
	\$/SqFT: \$233.33	
	OffMktDate: 09/02/2015	

Remarks
 Gather the clan and hurry to see this! Enough room for all of you with room to spare. You will love the 4 bd 2 1/2 bath, 2-car-garage Contemporary Home! Bring your toys and park them in the concrete side yard completely fenced! Large sun-filled family room with Open kitchen and delightful backyard big enough to entertain in! With great financing available now, Its ready to go and priced to sell!

Property Features

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

Listed By Christine Fortney, Intero Real Estate Services

Sold	2820 Valley View Road , Hollister 95023 (Hollister) Beds: 3 beds Baths Full/Partial: 2 0	\$459,000 MLS: ML81501449 DOM: 22
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Property Overview	Pricing / Dates	
Area: Hollister (182)	Original: \$439,000	Date: 08/24/2015
Bds,Bth: 3, 2 0	Age: 14	List: \$459,000
Sqft: 1,758	Lot: 7,248 SqFt	Date: 10/26/2015
	Sold: \$459,000	Date: 10/26/2015
	\$/SqFT: \$261.09	
	OffMktDate: 09/15/2015	

Remarks
 Wow - Newer home located right next to the Valley View Park. The home features 3 bedrooms and 2 baths. There is a bonus room/office located at the front of the structure. Large kitchen/living room area. Large 18 X 19 master suite with walk in closet. Large corner lot with lots of grass and a play structure for the kids. Wont last long at this price.

Property Features

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

Listed By John Kunz, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold 161 Le Chateau Drive , Hollister 95023 (Hollister) **\$439,000** MLS: ML81485272
Beds: 4 beds Baths Full/Partial: 2|1 **DOM: 37**



Property Overview		Pricing / Dates		
Area:	Hollister (182)	Original:	\$439,000	Date: 07/15/2015
Bds,Bth:	4, 2 1	Age:	16	List: \$439,000
Sqft:	1,830	Lot:	6,273 SqFt	Sold \$465,000
				Date: 10/24/2015
				\$/SqFT: \$254.10
				OffMktDate: 08/21/2015

Remarks
 Great family home with vaulted ceilings and a large backyard is ready for you. 4th bedroom is located downstairs next to living room and its currently being used as a den. Open floor plan in Kitchen, dining and living room area. Living room has a gas fireplace This home is located very close to HWY 25 for easy commuting. There is space for gardening, entertaining and even a future pool in the backyard.

Property Features

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

Listed By Ivonne C. Valdes, Coldwell Banker

Sold 41 N Sally Street , Hollister 95023 (Hollister) **\$429,900** MLS: ML81515630
Beds: 3 beds Baths Full/Partial: 2|0 **DOM: 7**



Property Overview		Pricing / Dates		
Area:	Hollister (182)	Original:	\$429,900	Date: 09/22/2015
Bds,Bth:	3, 2 0	Age:	24	List: \$429,900
Sqft:	1,434	Lot:	12,872 SqFt	Sold \$432,000
				Date: 10/28/2015
				\$/SqFT: \$301.26
				OffMktDate: 09/29/2015

Remarks
 Completely remodeled 3 bedroom, 2 bathroom home! Perfect for the first time home buyer or someone looking to downsize. Oversized 12,872 square foot lots means this property has huge back & side yards. New interior/exterior paint, laminate & carpet, bathroom vanities, granite counter tops, hardware, light fixtures & kitchen appliances. This home also has a finished garage, new fencing in some areas & drought tolerant landscaping. Convenient location near services and close to HWY 25. Don't miss this one!

Property Features

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

Listed By Karson Klauer, Nino Real Estate

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