

Area Summary Report

Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$3,875,000	\$585,000	\$1,472,378	\$1,349,000
Sold Price:	\$3,700,000	\$615,000	\$1,483,540	\$1,390,000

Res. Single Family

Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81691583	Willow Glen	1592 Newport Avenue	\$3,368,000	3,737	\$901.26	4		
ML81689947	Willow Glen	1063 Carolyn Avenue	\$2,650,000	3,000	\$883.33	19		
ML81689941	Willow Glen	000 Clintonia Avenue	\$2,398,000	3,005	\$798.00	19		
ML81689226	Willow Glen	1789 Johnston Avenue	\$2,325,000	2,735	\$850.09	25		
ML81689721	Willow Glen	2215 Parkwood Way	\$2,298,000	2,697	\$852.06	20		
ML81689713	Willow Glen	979 California Avenue	\$2,250,000	3,215	\$699.84	16		
ML81677829	Willow Glen	1650 Saint Anthony Drive	\$2,199,000	3,269	\$672.68	4		
ML81690343	Willow Glen	2553 Plummer Avenue	\$2,195,000	3,256	\$674.14	16		
ML81690255	Willow Glen	1082 Pine Avenue	\$2,148,000	2,940	\$730.61	16		
ML81688828	Willow Glen	1067 Broadway Avenue	\$1,999,995	2,007	\$996.51	30		
ML81689875	Willow Glen	1343 Willow Street	\$1,899,000	3,290	\$577.20	19		
ML81687158	Willow Glen	1115 Lennon Way	\$1,889,000	2,459	\$768.20	58		
ML81691932	Willow Glen	1754 Curtner Avenue	\$1,599,999	2,430	\$658.44	2		
ML81689379	Willow Glen	1757 Miriam Court	\$1,599,000	2,670	\$598.88	24		
ML81691515	Willow Glen	1005 Byerley Ave	\$1,575,000	2,052	\$767.54	5		
ML81690420	Willow Glen	1490 Gerhardt Avenue	\$1,550,000	2,242	\$691.35	10		
ML81689975	Willow Glen	1474 Gerhardt Avenue	\$1,549,000	2,206	\$702.18	3		
ML81691532	Willow Glen	1040 Ramona Avenue	\$1,499,000	2,053	\$730.15	4		
ML81691256	Willow Glen	1030 Glen Brook Avenue	\$1,488,000	1,929	\$771.38	6		
ML81691425	Willow Glen	1165 Doralee Way	\$1,470,000	2,184	\$673.08	5		
ML81691247	Willow Glen	2534 Dumbarton Avenue	\$1,398,000	1,622	\$861.90	2		
ML81691448	Willow Glen	1049 Malone Road	\$1,395,500	1,650	\$845.76	5		
ML81691544	Willow Glen	1314 Crestfield Drive	\$1,350,000	1,573	\$858.23	4		
ML81687968	Willow Glen	840 Romani Court	\$1,349,000	2,654	\$508.29	3		
ML81691558	Willow Glen	1335 Avalon Drive	\$1,299,950	2,140	\$607.45	4		
ML81689516	Willow Glen	1951 Curtner Avenue	\$1,298,000	1,814	\$715.55	23		
ML81691401	Willow Glen	2111 Hicks Avenue	\$1,295,000	1,813	\$714.29	5		
ML81687943	Willow Glen	975 Plaza Drive	\$1,288,000	1,072	\$1,201.49	19		
ML81691365	Willow Glen	1894 Potrero Drive	\$1,050,000	1,242	\$845.41	5		
ML81690588	Willow Glen	1291 Spencer Avenue	\$1,025,000	1,545	\$663.43	12		
ML81690897	Willow Glen	1539 Jenvey Avenue	\$895,000	1,750	\$511.43	10		
			Average:	\$1,728,789	2,331	\$752.59	13	

Contingent

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
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Res. Single Family**Contingent**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81691592	Willow Glen	1586 Newport Avenue	\$3,368,000	3,737	\$901.26	0		
ML81686337	Willow Glen	1931 Cabana Drive	\$2,749,000	4,028	\$682.47	59		
ML81671479	Willow Glen	1694 Lupton Avenue	\$2,675,000	3,594	\$744.30	188		
ML81689291	Willow Glen	1503 Glen Ellen Way	\$2,649,000	3,151	\$840.69	16		
ML81678911	Willow Glen	1000 Laura Ville Lane	\$2,299,988	4,862	\$473.05	111		
ML81680106	Willow Glen	1030 Laura Ville Lane	\$2,288,888	3,594	\$636.86	124		
ML81669587	Willow Glen	2446 Cherry Avenue	\$2,238,000	3,049	\$734.01	201		
ML81690543	Willow Glen	963 California Avenue	\$1,675,000	2,131	\$786.02	8		
ML81685846	Willow Glen	579 West Virginia Avenue	\$995,000	1,184	\$840.37	41		
ML81690172	Willow Glen	883 Malone Road	\$949,950	1,338	\$709.98	6		
Average:			\$2,188,783	3,067	\$734.90	75		

Pending

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81683265	Willow Glen	1563 Georgetta Drive	\$2,249,000	2,800	\$803.21	54		
ML81685157	Willow Glen	1812 Dry Creek Road	\$2,200,000	2,754	\$798.84	58		
ML81688292	Willow Glen	1126 Doralee Way	\$1,899,950	3,200	\$593.73	18		
ML81689796	Willow Glen	1070 Louise Avenue	\$1,675,000	1,964	\$852.85	10		
ML81676187	Willow Glen	1562 Curtner Avenue	\$1,650,000	2,836	\$581.81	160		
ML81689753	Willow Glen	2106 Maykirk Road	\$1,599,900	2,095	\$763.68	9		
ML81690640	Willow Glen	2371 Richland Avenue	\$1,565,000	2,173	\$720.20	12		
ML81689984	Willow Glen	1570 Phantom Avenue	\$1,550,000	2,005	\$773.07	8		
ML81686138	Willow Glen	1003 Westwood Drive	\$1,549,000	1,780	\$870.22	41		
ML81688529	Willow Glen	2578 Fairglen Drive	\$1,450,000	1,783	\$813.24	0		
ML81689980	Willow Glen	1323 Camino Ramon	\$1,365,000	1,753	\$778.67	9		
ML81690547	Willow Glen	1910 Somersworth Drive	\$1,350,000	1,760	\$767.05	8		
ML81688748	Willow Glen	1465 Padres Drive	\$1,298,000	1,531	\$847.81	12		
ML81688663	Willow Glen	1386 Milton Way	\$1,249,000	1,352	\$923.82	18		
ML81689077	Willow Glen	2895 Quinto Way	\$1,198,888	1,597	\$750.71	9		
ML81688314	Willow Glen	2640 Meridian Avenue	\$1,190,000	1,584	\$751.26	8		
ML81689566	Willow Glen	1052 Pine Avenue	\$1,188,000	1,205	\$985.89	4		
ML81689539	Willow Glen	1635 Curtner Avenue	\$998,000	1,596	\$625.31	12		
ML81688362	Willow Glen	2992 Vivian Lane	\$998,000	1,400	\$712.86	8		
ML81691104	Willow Glen	1769 Curtner Avenue	\$879,950	1,802	\$488.32	6		
ML81689519	Willow Glen	366 Jerome Street	\$755,000	1,440	\$524.31	14		
Average:			\$1,421,795	1,924	\$748.90	23		

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81675103	Willow Glen	1595 Newport Avenue	\$3,875,000	5,331	\$726.88	42	\$3,700,000	\$694.05
ML81683448	Willow Glen	1184 Nevada Avenue	\$3,595,000	5,761	\$624.02	30	\$3,325,000	\$577.16
ML81668429	Willow Glen	1820 Georgetta Drive	\$3,299,000	5,029	\$656.00	111	\$2,975,000	\$591.57

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81688456	Willow Glen	2102 Bello Avenue	\$2,699,950	3,350	\$805.96	8	\$2,855,000	\$852.24
ML81656974	Willow Glen	1248 Coolidge Avenue	\$2,895,000	3,750	\$772.00	57	\$2,838,000	\$756.80
ML81678008	Willow Glen	1055 California Avenue	\$2,650,000	3,802	\$697.00	4	\$2,650,000	\$697.00
ML81669574	Willow Glen	1940 Hicks Avenue	\$2,749,900	3,768	\$729.80	51	\$2,650,000	\$703.29
ML81645461	Willow Glen	1227 Glenwood Avenue	\$2,695,000	4,572	\$589.46	193	\$2,550,000	\$557.74
ML81686928	Willow Glen	1323 Dale Avenue	\$2,498,000	3,126	\$799.10	31	\$2,523,000	\$807.10
ML81675069	Willow Glen	1188 Willow Glen Way	\$2,500,000	3,317	\$753.69	0	\$2,500,000	\$753.69
ML81686711	Willow Glen	2415 Lansford Avenue	\$2,498,000	3,578	\$698.16	0	\$2,498,000	\$698.16
ML81681990	Willow Glen	1437 Weaver Drive	\$2,350,000	2,233	\$1,052.40	16	\$2,350,000	\$1,052.40
ML81677656	Willow Glen	1020 Cherry Avenue	\$2,350,000	2,708	\$867.80	0	\$2,350,000	\$867.80
ML81675950	Willow Glen	2301 Dry Creek Road	\$2,550,000	3,404	\$749.12	17	\$2,350,000	\$690.36
ML81677085	Willow Glen	1510 Hicks Avenue	\$2,398,000	2,737	\$876.14	48	\$2,325,000	\$849.47
ML81681193	Willow Glen	941 Michigan Avenue	\$2,399,000	3,841	\$624.58	40	\$2,300,000	\$598.80
ML81673612	Willow Glen	1528 Padres Drive	\$2,398,000	4,459	\$537.79	96	\$2,300,000	\$515.81
ML81688452	Willow Glen	2313 Shibley Avenue	\$2,195,000	3,069	\$715.22	10	\$2,235,000	\$728.25
ML81680314	Willow Glen	1038 Cherry Avenue	\$2,249,000	2,791	\$805.80	9	\$2,200,000	\$788.25
ML81679505	Willow Glen	1578 Robsheal Drive	\$2,099,888	2,813	\$746.49	37	\$2,200,000	\$782.08
ML81668299	Willow Glen	1188 Fairview Avenue	\$2,350,000	2,691	\$873.28	30	\$2,200,000	\$817.54
ML81655880	Willow Glen	1225 Kottenberg Avenue	\$2,299,000	4,065	\$565.56	55	\$2,200,000	\$541.21
ML81655598	Willow Glen	1074 Fairview Avenue	\$2,299,000	3,289	\$699.00	52	\$2,200,000	\$668.90
ML81684865	Willow Glen	2087 Ardis Drive	\$2,198,800	2,508	\$876.71	63	\$2,198,800	\$876.71
ML81683480	Willow Glen	1728 Willowhurst Avenue	\$2,098,000	3,312	\$633.45	13	\$2,159,000	\$651.87
ML81674557	Willow Glen	1230 Blewett Avenue	\$2,099,950	3,140	\$668.77	8	\$2,125,000	\$676.75
ML81670926	Willow Glen	1049 Lincoln Court	\$2,098,000	2,896	\$724.45	25	\$2,100,000	\$725.14
ML81685170	Willow Glen	1816 Monte Carlo Way	\$2,080,000	3,416	\$608.90	0	\$2,080,000	\$608.90
ML81668726	Willow Glen	1041 Ellis Avenue	\$2,100,000	2,421	\$867.41	21	\$2,075,000	\$857.08
ML81685617	Willow Glen	1760 Maykirk Court	\$1,899,000	3,274	\$580.02	16	\$2,010,000	\$613.93
ML81676517	Willow Glen	2524 Gerald Way	\$1,798,000	2,578	\$697.44	9	\$2,005,711	\$778.01
ML81678024	Willow Glen	1514 Willowbrae Avenue	\$2,150,000	3,239	\$663.79	87	\$2,000,000	\$617.47
ML81682212	Willow Glen	1277 Lennon Way	\$1,890,000	2,457	\$769.23	8	\$1,980,000	\$805.86
ML81679305	Willow Glen	1704 Sweetbriar Drive	\$1,899,000	2,477	\$766.65	6	\$1,980,000	\$799.35
ML81683292	Willow Glen	1134 Clark Way	\$1,995,000	2,505	\$796.41	0	\$1,975,000	\$788.42
ML81680125	Willow Glen	1145 Roycott Way	\$1,875,000	2,480	\$756.05	10	\$1,975,000	\$796.37
ML81682800	Willow Glen	1127 Roycott Way	\$2,098,850	2,526	\$830.90	22	\$1,950,000	\$771.97
ML81678409	Willow Glen	1436 Husted Avenue	\$1,899,000	2,465	\$770.39	17	\$1,950,000	\$791.08
ML81677090	Willow Glen	1045 Laurie Avenue	\$1,975,000	2,868	\$688.63	24	\$1,950,000	\$679.92
ML81678662	Willow Glen	2583 Marsha Way	\$1,849,000	2,288	\$808.13	16	\$1,925,000	\$841.35
ML81673594	Willow Glen	1534 Darlene Avenue	\$1,899,000	2,736	\$694.08	61	\$1,900,000	\$694.44
ML81689754	Willow Glen	1543 Phantom Avenue	\$1,595,000	1,880	\$848.40	4	\$1,870,000	\$994.68
ML81682873	Willow Glen	1188 Crescent Drive	\$1,699,000	2,030	\$836.95	6	\$1,855,000	\$913.79
ML81674515	Willow Glen	1723 Dolores Drive	\$1,849,000	2,230	\$829.15	6	\$1,849,000	\$829.15

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81684899	Willow Glen	1831 Hurst Avenue	\$1,745,000	2,303	\$757.71	7	\$1,840,000	\$798.96
ML81683350	Willow Glen	1052 Lovoi Way	\$1,825,000	2,000	\$912.50	12	\$1,825,000	\$912.50
ML81674977	Willow Glen	1753 Whispering Willow Place	\$1,695,000	3,189	\$531.51	9	\$1,800,000	\$564.44
ML81671653	Willow Glen	1081 Glen Brook Avenue	\$1,699,000	2,354	\$721.75	9	\$1,800,000	\$764.66
ML81678426	Willow Glen	1418 Cherry Garden Lane	\$1,549,000	2,037	\$760.43	11	\$1,780,000	\$873.83
ML81674417	Willow Glen	1495 Norman Avenue	\$1,799,500	2,038	\$882.97	125	\$1,775,000	\$870.95
ML81673280	Willow Glen	1111 Nevada Avenue	\$1,799,000	1,350	\$1,332.59	24	\$1,775,000	\$1,314.81
ML81671775	Willow Glen	1032 Byerley Avenue	\$1,699,000	2,795	\$607.87	7	\$1,762,000	\$630.41
ML81689359	Willow Glen	1222 Prevost Street	\$1,499,000	2,003	\$748.38	5	\$1,760,000	\$878.68
ML81674238	Willow Glen	1634 Fairorchard Avenue	\$1,499,000	1,672	\$896.53	9	\$1,750,000	\$1,046.65
ML81672821	Willow Glen	1670 Marina Way	\$1,699,000	2,272	\$747.80	16	\$1,750,000	\$770.25
ML81677421	Willow Glen	1431 Carmel Drive	\$1,648,000	2,548	\$646.78	3	\$1,745,000	\$684.85
ML81654580	Willow Glen	1691 Santa Lucia Drive	\$1,749,900	2,848	\$614.43	83	\$1,730,000	\$607.44
ML81677815	Willow Glen	1991 Arroyo Seco Drive	\$1,675,000	2,317	\$722.92	4	\$1,725,000	\$744.50
ML81677692	Willow Glen	2973 Cottle Avenue	\$1,499,950	2,070	\$724.61	6	\$1,720,000	\$830.92
ML81682397	Willow Glen	2304 Richland Avenue	\$1,689,000	1,950	\$866.15	38	\$1,712,000	\$877.95
ML81681179	Willow Glen	1113 Lincoln Court	\$1,575,000	2,578	\$610.94	8	\$1,705,000	\$661.37
ML81683493	Willow Glen	1460 Kiner Avenue	\$1,499,000	1,928	\$777.49	9	\$1,700,000	\$881.74
ML81673390	Willow Glen	1660 Lupton Avenue	\$1,600,000	2,197	\$728.27	4	\$1,700,000	\$773.78
ML81679856	Willow Glen	1275 Vernon Avenue	\$1,799,000	2,694	\$667.78	77	\$1,699,000	\$630.66
ML81687633	Willow Glen	2323 Ben Hur Court	\$1,675,000	2,226	\$752.47	0	\$1,675,000	\$752.47
ML81684055	Willow Glen	1564 Camino Monde	\$1,558,000	1,977	\$788.06	12	\$1,675,000	\$847.24
ML81677291	Willow Glen	976 Terra Bella Avenue	\$1,600,000	2,459	\$650.67	9	\$1,675,000	\$681.17
ML81673327	Willow Glen	1508 Keesling	\$1,650,000	2,700	\$611.11	41	\$1,675,000	\$620.37
ML81673272	Willow Glen	2347 Mazzaglia Avenue	\$1,498,000	2,240	\$668.75	9	\$1,675,000	\$747.77
ML81675156	Willow Glen	1503 Wendy Way	\$1,475,000	2,211	\$667.12	7	\$1,655,000	\$748.53
ML81680730	Willow Glen	1588 Koch Lane	\$1,699,500	2,170	\$783.18	38	\$1,650,000	\$760.37
ML81679067	Willow Glen	1815 Comstock Lane	\$1,350,000	2,049	\$658.86	7	\$1,650,000	\$805.27
ML81673263	Willow Glen	1355 Cherry Avenue	\$1,675,000	2,093	\$800.29	15	\$1,650,000	\$788.34
ML81643690	Willow Glen	1801 Arroyo Seco Drive	\$1,699,999	3,244	\$524.04	133	\$1,650,000	\$508.63
ML81688198	Willow Glen	1275 Redondo Drive	\$1,700,000	2,399	\$708.63	11	\$1,630,000	\$679.45
ML81688006	Willow Glen	1712 Saint Anthony Drive	\$1,500,000	2,147	\$698.65	7	\$1,628,000	\$758.27
ML81684485	Willow Glen	1487 Hervey Lane	\$1,648,000	3,416	\$482.44	2	\$1,615,000	\$472.78
ML81683982	Willow Glen	1326 Britton Avenue	\$1,800,000	2,315	\$777.54	21	\$1,610,000	\$695.46
ML81674957	Willow Glen	2364 Gundersen Drive	\$1,588,000	2,170	\$731.80	20	\$1,608,000	\$741.01
ML81687907	Willow Glen	2613 Briarwood Drive	\$1,285,000	1,678	\$765.79	9	\$1,602,000	\$954.71
ML81685763	Willow Glen	1058 Bennett Way	\$1,374,000	1,482	\$927.13	7	\$1,600,000	\$1,079.62
ML81684897	Willow Glen	1685 Cottle Avenue	\$1,599,000	2,464	\$648.94	13	\$1,600,000	\$649.35
ML81681840	Willow Glen	1161 Elysian Place	\$1,550,000	2,565	\$604.29	17	\$1,600,000	\$623.78
ML81687854	Willow Glen	673 Dorothy Avenue	\$1,350,000	1,576	\$856.60	9	\$1,578,000	\$1,001.27
ML81678857	Willow Glen	1755 Glen Una Avenue	\$1,495,000	1,634	\$914.93	7	\$1,560,000	\$954.71

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81686637	Willow Glen	1623 Carmel Drive	\$1,399,000	2,573	\$543.72	4	\$1,555,000	\$604.35
ML81686148	Willow Glen	1797 Coastland Avenue	\$1,495,000	1,833	\$815.60	0	\$1,555,000	\$848.34
ML81677294	Willow Glen	1390 Robsheal Drive	\$1,525,000	2,326	\$655.63	5	\$1,555,000	\$668.53
ML81689756	Willow Glen	1588 Carmel Drive	\$1,600,000	2,329	\$686.99	0	\$1,550,000	\$665.52
ML81686991	Willow Glen	1666 Andalusia Way	\$1,199,000	1,623	\$738.76	9	\$1,550,000	\$955.02
ML81677067	Willow Glen	909 Nevada Avenue	\$1,595,000	1,962	\$812.95	26	\$1,550,000	\$790.01
ML81681191	Willow Glen	2870 Aragon Way	\$1,525,000	1,678	\$908.82	9	\$1,535,000	\$914.78
ML81674942	Willow Glen	1729 Husted Avenue	\$1,288,000	2,554	\$504.31	11	\$1,531,000	\$599.45
ML81678842	Willow Glen	1220 Curtner Avenue	\$1,299,000	2,474	\$525.06	6	\$1,530,000	\$618.43
ML81687222	Willow Glen	1714 Montemar Way	\$1,450,000	1,910	\$759.16	2	\$1,525,000	\$798.43
ML81639021	Willow Glen	2226 Coastland Avenue	\$1,510,000	2,363	\$639.02	158	\$1,510,000	\$639.02
ML81685635	Willow Glen	1612 Glenfield Drive	\$1,350,000	1,594	\$846.93	10	\$1,502,000	\$942.28
ML81676595	Willow Glen	1047 Westwood Drive	\$1,499,000	2,075	\$722.41	17	\$1,500,000	\$722.89
ML81678209	Willow Glen	1180 Avalon Drive	\$1,469,000	2,393	\$613.87	3	\$1,495,000	\$624.74
ML81676726	Willow Glen	2927 Lansford Avenue	\$1,485,500	1,867	\$795.66	19	\$1,485,500	\$795.66
ML81683752	Willow Glen	1975 Kobara Lane	\$1,249,000	2,092	\$597.04	12	\$1,480,000	\$707.46
ML81681824	Willow Glen	1837 Harris Avenue	\$1,525,000	2,479	\$615.17	24	\$1,480,000	\$597.01
ML81649660	Willow Glen	1731 Glen Una Avenue	\$1,499,000	2,146	\$698.51	82	\$1,480,000	\$689.66
ML81683378	Willow Glen	2391 Harris Court	\$1,375,000	2,042	\$673.36	9	\$1,475,000	\$722.33
ML81679599	Willow Glen	1988 Kobara Lane	\$1,198,000	1,765	\$678.75	8	\$1,470,000	\$832.86
ML81678849	Willow Glen	1010 Fairview Avenue	\$1,465,000	1,514	\$967.64	11	\$1,465,000	\$967.64
ML81678819	Willow Glen	1567 Garden Glen Way	\$1,475,000	1,625	\$907.69	27	\$1,460,000	\$898.46
ML81677704	Willow Glen	2634 Park Wilshire Drive	\$1,349,950	2,191	\$616.13	10	\$1,460,000	\$666.36
ML81680833	Willow Glen	1983 Elden Drive	\$1,199,000	2,214	\$541.55	10	\$1,451,000	\$655.37
ML81686651	Willow Glen	2933 Bolla Court	\$1,294,000	1,995	\$648.62	6	\$1,450,000	\$726.82
ML81676058	Willow Glen	1751 Montemar Way	\$1,350,000	1,938	\$696.59	8	\$1,450,000	\$748.19
ML81676650	Willow Glen	1553 Koch Lane	\$1,280,000	1,792	\$714.29	9	\$1,450,000	\$809.15
ML81676607	Willow Glen	1825 Comstock Lane	\$1,245,000	1,478	\$842.35	10	\$1,450,000	\$981.06
ML81669563	Willow Glen	1561 Santa Inez Drive	\$1,450,000	2,173	\$667.28	58	\$1,450,000	\$667.28
ML81673145	Willow Glen	2245 Gunar Drive	\$1,399,000	2,159	\$647.99	9	\$1,445,000	\$669.29
ML81674230	Willow Glen	1039 Camino Ricardo	\$1,375,000	2,132	\$644.93	5	\$1,442,000	\$676.36
ML81676619	Willow Glen	1477 Hicks Avenue	\$1,249,000	1,900	\$657.37	8	\$1,425,000	\$750.00
ML81676252	Willow Glen	2515 Lodi Lane	\$1,295,000	2,326	\$556.75	5	\$1,425,000	\$612.64
ML81684699	Willow Glen	1684 Don Avenue	\$1,325,000	1,981	\$668.85	17	\$1,410,000	\$711.76
ML81671904	Willow Glen	2327 Booksin Avenue	\$1,199,000	1,656	\$724.03	5	\$1,410,000	\$851.45
ML81682896	Willow Glen	549 Falcon Place	\$1,399,000	2,391	\$585.11	15	\$1,405,000	\$587.62
ML81686555	Willow Glen	2633 Media Way	\$1,149,000	1,678	\$684.74	8	\$1,400,000	\$834.33
ML81683992	Willow Glen	2110 Ardis Drive	\$1,298,888	1,572	\$826.26	2	\$1,400,000	\$890.59
ML81680340	Willow Glen	1730 Valpico Drive	\$1,299,950	1,842	\$705.73	8	\$1,400,000	\$760.04
ML81672970	Willow Glen	888 Lincoln Court	\$1,400,000	1,737	\$805.99	0	\$1,400,000	\$805.99
ML81671350	Willow Glen	2218 Cherry Avenue	\$1,299,000	1,887	\$688.39	9	\$1,400,000	\$741.92

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81683662	Willow Glen	2384 Richland Avenue	\$1,399,000	1,185	\$1,180.59	0	\$1,390,000	\$1,173.00
ML81680345	Willow Glen	2440 Shibley Avenue	\$1,199,000	1,921	\$624.15	7	\$1,385,000	\$720.98
ML81685137	Willow Glen	1807 Comstock Lane	\$988,000	2,191	\$450.94	4	\$1,365,000	\$623.00
ML81669771	Willow Glen	1564 Darlene Avenue	\$1,349,500	2,335	\$577.94	32	\$1,365,000	\$584.58
ML81688062	Willow Glen	1440 Kiner Avenue	\$1,199,999	1,250	\$960.00	8	\$1,350,000	\$1,080.00
ML81680476	Willow Glen	1525 Foxworthy Avenue	\$1,249,888	1,628	\$767.74	11	\$1,350,000	\$829.24
ML81674657	Willow Glen	2608 La Mirada Drive	\$1,149,000	1,678	\$684.74	6	\$1,350,000	\$804.53
ML81684943	Willow Glen	928 Pascoe Avenue	\$1,100,000	1,744	\$630.73	7	\$1,340,000	\$768.35
ML81674757	Willow Glen	1781 Montemar Way	\$1,349,000	2,025	\$666.17	9	\$1,340,000	\$661.73
ML81682654	Willow Glen	2648 Meridian Avenue	\$1,150,000	1,584	\$726.01	13	\$1,330,000	\$839.65
ML81680663	Willow Glen	2446 Westgate Avenue	\$1,198,000	1,506	\$795.48	4	\$1,330,000	\$883.13
ML81682876	Willow Glen	941 Jansen Avenue	\$1,199,000	1,233	\$972.42	12	\$1,327,000	\$1,076.24
ML81679537	Willow Glen	2476 New Jersey Avenue	\$1,198,000	1,584	\$756.31	9	\$1,325,000	\$836.49
ML81687425	Willow Glen	497 Marshall Avenue	\$1,190,000	1,850	\$643.24	9	\$1,321,888	\$714.53
ML81688131	Willow Glen	2978 Manda Drive	\$1,199,000	2,175	\$551.26	7	\$1,320,000	\$606.90
ML81669850	Willow Glen	2425 Briarwood Drive	\$1,380,000	2,299	\$600.26	78	\$1,320,000	\$574.16
ML81677512	Willow Glen	1689 Arbor Drive	\$1,274,888	1,470	\$867.27	17	\$1,311,000	\$891.84
ML81680088	Willow Glen	1168 Norval Way	\$1,195,000	1,242	\$962.16	7	\$1,310,000	\$1,054.75
ML81671423	Willow Glen	1837 Robin Drive	\$1,324,999	2,670	\$496.25	20	\$1,305,000	\$488.76
ML81684512	Willow Glen	929 Mcbride Loop	\$1,149,000	2,194	\$523.70	6	\$1,300,005	\$592.53
ML81686505	Willow Glen	1126 Denise Way	\$1,199,000	1,805	\$664.27	0	\$1,300,000	\$720.22
ML81684408	Willow Glen	1404 Carmel Drive	\$1,199,000	1,569	\$764.18	7	\$1,300,000	\$828.55
ML81683342	Willow Glen	2311 Radio Avenue	\$1,098,000	1,469	\$747.45	8	\$1,300,000	\$884.96
ML81683253	Willow Glen	2521 Malaga Drive	\$1,399,000	1,868	\$748.93	25	\$1,300,000	\$695.93
ML81681322	Willow Glen	1142 Willow Glen Way	\$999,000	1,605	\$622.43	6	\$1,300,000	\$809.97
ML81681288	Willow Glen	1225 Mildred Avenue	\$1,299,000	1,316	\$987.08	13	\$1,300,000	\$987.84
ML81676486	Willow Glen	1196 Clark Street	\$1,189,000	1,228	\$968.24	10	\$1,300,000	\$1,058.63
ML81674629	Willow Glen	1247 Curtner Avenue	\$1,319,950	1,900	\$694.71	20	\$1,298,888	\$683.63
ML81674999	Willow Glen	2323 Gunar Drive	\$1,250,000	1,795	\$696.38	12	\$1,286,000	\$716.43
ML81680124	Willow Glen	1387 Pine Avenue	\$1,225,000	1,705	\$718.48	11	\$1,285,000	\$753.67
ML81683391	Willow Glen	863 Dederick Court	\$1,149,888	2,654	\$433.27	10	\$1,275,000	\$480.41
ML81672773	Willow Glen	432 Marshall Avenue	\$1,150,000	1,333	\$862.72	8	\$1,275,000	\$956.49
ML81675007	Willow Glen	1506 Bird Avenue	\$1,295,000	1,717	\$754.22	16	\$1,273,000	\$741.41
ML81684129	Willow Glen	1059 Lovoi Way	\$1,198,000	1,428	\$838.94	10	\$1,270,000	\$889.36
ML81677387	Willow Glen	1568 Minnesota Avenue	\$1,299,000	864	\$1,503.47	53	\$1,270,000	\$1,469.91
ML81676698	Willow Glen	963 Pascoe Avenue	\$1,050,000	1,415	\$742.05	12	\$1,270,000	\$897.53
ML81672454	Willow Glen	1763 El Codo Way	\$1,265,000	2,191	\$577.36	14	\$1,265,000	\$577.36
ML81683343	Willow Glen	857 Canoas Creek Circle	\$1,049,000	2,361	\$444.30	9	\$1,260,000	\$533.67
ML81679571	Willow Glen	1957 Curtner Avenue	\$1,250,000	1,537	\$813.27	16	\$1,260,000	\$819.78
ML81678625	Willow Glen	1483 Husted Avenue	\$1,045,000	1,363	\$766.69	7	\$1,260,000	\$924.43
ML81677065	Willow Glen	1650 Nord Lane	\$1,049,000	1,678	\$625.15	7	\$1,260,000	\$750.89

Res. Single Family**Sold**

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ML81672247	Willow Glen	2564 Malaga Drive	\$995,000	1,584	\$628.16	8	\$1,260,000	\$795.45
ML81671373	Willow Glen	2969 Bolla Court	\$1,250,000	1,995	\$626.57	31	\$1,255,000	\$629.07
ML81674343	Willow Glen	2974 Bolla Court	\$1,235,000	1,635	\$755.35	8	\$1,252,500	\$766.06
ML81686443	Willow Glen	1361 Blewett Avenue	\$1,149,000	1,334	\$861.32	16	\$1,250,000	\$937.03
ML81682471	Willow Glen	1290 Clark Way	\$1,295,000	1,418	\$913.26	7	\$1,250,000	\$881.52
ML81683047	Willow Glen	1519 Legacy Way	\$1,148,000	2,104	\$545.63	12	\$1,250,000	\$594.11
ML81680986	Willow Glen	2706 Coit Drive	\$899,000	1,186	\$758.01	9	\$1,250,000	\$1,053.96
ML81674265	Willow Glen	2370 Lansford Avenue	\$1,198,850	1,373	\$873.16	9	\$1,250,000	\$910.42
ML81675016	Willow Glen	576 Brooks	\$1,075,000	1,410	\$762.41	3	\$1,248,000	\$885.11
ML81682761	Willow Glen	1239 Blewett Avenue	\$1,085,000	1,177	\$921.84	8	\$1,240,000	\$1,053.53
ML81674971	Willow Glen	2415 Briarwood Drive	\$1,049,000	1,684	\$622.92	8	\$1,240,000	\$736.34
ML81681783	Willow Glen	822 Romani Court	\$1,099,888	2,654	\$414.43	8	\$1,238,000	\$466.47
ML81686252	Willow Glen	1583 Saint Francis Drive	\$1,050,000	1,394	\$753.23	2	\$1,225,000	\$878.77
ML81671032	Willow Glen	1592 Alisal Avenue	\$1,249,999	1,880	\$664.89	26	\$1,225,000	\$651.60
ML81685249	Willow Glen	1584 Keesling Avenue	\$1,258,800	1,365	\$922.20	18	\$1,223,800	\$896.56
ML81673610	Willow Glen	1918 Somersworth Drive	\$1,199,950	1,760	\$681.79	7	\$1,220,000	\$693.18
ML81683221	Willow Glen	556 Atlanta Avenue	\$1,148,888	1,462	\$785.83	10	\$1,215,000	\$831.05
ML81674315	Willow Glen	2997 Briona Court	\$1,188,000	1,879	\$632.25	9	\$1,210,000	\$643.96
ML81684371	Willow Glen	1478 Bird Avenue	\$1,270,000	1,906	\$666.32	14	\$1,205,000	\$632.21
ML81672979	Willow Glen	1465 Maxine Avenue	\$1,099,000	1,438	\$764.26	13	\$1,205,000	\$837.97
ML81682473	Willow Glen	78 Lester Avenue	\$1,098,000	946	\$1,160.68	12	\$1,200,000	\$1,268.50
ML81680523	Willow Glen	2353 La Mirada Drive	\$1,099,000	1,450	\$757.93	17	\$1,200,000	\$827.59
ML81677911	Willow Glen	1196 Malone Road	\$1,150,000	1,502	\$765.65	14	\$1,200,000	\$798.93
ML81677735	Willow Glen	1890 Lincoln Avenue	\$899,000	1,911	\$470.43	9	\$1,200,000	\$627.94
ML81677445	Willow Glen	1004 Ramona Avenue	\$1,200,000	1,198	\$1,001.67	36	\$1,200,000	\$1,001.67
ML81676149	Willow Glen	1685 Cherry Avenue	\$1,200,000	1,566	\$766.28	8	\$1,200,000	\$766.28
ML81671390	Willow Glen	1653 Collingwood Avenue	\$1,198,000	1,160	\$1,032.76	24	\$1,198,000	\$1,032.76
ML81677102	Willow Glen	1621 Knollwood Avenue	\$995,000	1,467	\$678.25	10	\$1,180,000	\$804.36
ML81671754	Willow Glen	809 Dederick Court	\$1,098,000	2,654	\$413.72	8	\$1,180,000	\$444.61
ML81679802	Willow Glen	1273 Blewett Avenue	\$1,170,000	1,185	\$987.34	5	\$1,170,000	\$987.34
ML81684627	Willow Glen	2919 Julio Avenue	\$899,000	1,143	\$786.53	8	\$1,165,000	\$1,019.25
ML81685562	Willow Glen	1040 Curtner Avenue	\$949,000	1,356	\$699.85	9	\$1,158,000	\$853.98
ML81680157	Willow Glen	1839 Rochelle Drive	\$1,069,000	1,226	\$871.94	8	\$1,155,000	\$942.09
ML81686821	Willow Glen	81 Lester Avenue	\$988,000	1,400	\$705.71	11	\$1,150,000	\$821.43
ML81684755	Willow Glen	2843 Quinto Way	\$899,950	1,320	\$681.78	8	\$1,150,000	\$871.21
ML81680570	Willow Glen	1754 Curtner Avenue	\$1,349,000	2,430	\$555.14	13	\$1,150,000	\$473.25
ML81676551	Willow Glen	1273 Cristina Avenue	\$995,000	1,030	\$966.02	9	\$1,135,000	\$1,101.94
ML81676744	Willow Glen	2619 Meridian Avenue	\$1,098,000	1,569	\$699.81	36	\$1,125,000	\$717.02
ML81685988	Willow Glen	1208 Prevost Street	\$995,000	1,441	\$690.49	7	\$1,103,900	\$766.07
ML81682188	Willow Glen	1476 Marcia Avenue	\$1,049,800	1,400	\$749.86	10	\$1,101,000	\$786.43
ML81671467	Willow Glen	1048 Hazelwood Avenue	\$990,000	1,289	\$768.04	6	\$1,100,000	\$853.37

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81675724	Willow Glen	2929 Lexford Avenue	\$920,000	1,260	\$730.16	12	\$1,080,000	\$857.14
ML81674030	Willow Glen	1830 Calistoga Drive	\$899,000	1,226	\$733.28	3	\$1,080,000	\$880.91
ML81672189	Willow Glen	2551 Tioga Way	\$985,900	1,411	\$698.72	2	\$1,080,000	\$765.41
ML81672510	Willow Glen	1074 Pine Avenue	\$899,900	1,418	\$634.63	8	\$1,075,000	\$758.11
ML81671383	Willow Glen	2472 Nightingale Drive	\$999,000	1,270	\$786.61	11	\$1,070,000	\$842.52
ML81671311	Willow Glen	3085 Rubino Circle	\$995,000	2,153	\$462.15	10	\$1,065,000	\$494.66
ML81676422	Willow Glen	445 Northern Road	\$875,000	1,794	\$487.74	10	\$1,060,000	\$590.86
ML81674447	Willow Glen	1997 Kirby Way	\$1,058,000	1,480	\$714.86	12	\$1,058,000	\$714.86
ML81675787	Willow Glen	2843 Rubino Circle	\$975,000	1,848	\$527.60	6	\$1,055,000	\$570.89
ML81672009	Willow Glen	2298 Leigh Avenue	\$1,100,000	1,928	\$570.54	21	\$1,037,000	\$537.86
ML81682726	Willow Glen	2108 Newport Avenue	\$888,888	1,179	\$753.93	9	\$1,028,000	\$871.93
ML81674232	Willow Glen	2380 Cherry Avenue	\$998,000	1,161	\$859.60	8	\$1,025,000	\$882.86
ML81685268	Willow Glen	1034 Spencer Avenue	\$1,049,000	1,284	\$816.98	25	\$1,020,000	\$794.39
ML81676836	Willow Glen	1521 Marcia Avenue	\$949,000	1,110	\$854.95	4	\$1,015,000	\$914.41
ML81686873	Willow Glen	717 Minnesota Avenue	\$925,000	990	\$934.34	6	\$1,000,000	\$1,010.10
ML81676124	Willow Glen	1050 Lincoln Court	\$949,000	1,497	\$633.93	0	\$1,000,000	\$668.00
ML81675210	Willow Glen	1276 Prevost Street	\$899,000	1,222	\$735.68	12	\$1,000,000	\$818.33
ML81674424	Willow Glen	1471 Carmel Drive	\$1,150,000	1,216	\$945.72	17	\$1,000,000	\$822.37
ML81673880	Willow Glen	1951 Curtner Avenue	\$799,000	1,814	\$440.46	17	\$1,000,000	\$551.27
ML81672747	Willow Glen	598 Brooks Avenue	\$925,000	1,100	\$840.91	14	\$971,000	\$882.73
ML81682822	Willow Glen	1786 Bird Avenue	\$898,888	1,245	\$722.00	24	\$970,000	\$779.12
ML81689088	Willow Glen	1847 Rochelle Drive	\$825,000	1,186	\$695.62	1	\$960,000	\$809.44
ML81680566	Willow Glen	392 Hull Avenue	\$925,000	1,236	\$748.38	6	\$960,000	\$776.70
ML81679552	Willow Glen	435 Coe Avenue	\$899,999	1,085	\$829.49	7	\$960,000	\$884.79
ML81684923	Willow Glen	844 Apple Valley Drive	\$850,000	1,270	\$669.29	0	\$950,000	\$748.03
ML81671759	Willow Glen	2432 Rinconada Drive	\$919,000	1,441	\$637.75	25	\$950,000	\$659.26
ML81676748	Willow Glen	1182 Curtner Avenue	\$899,888	1,336	\$673.57	8	\$940,000	\$703.59
ML81687394	Willow Glen	1325 Prevost Street	\$899,000	798	\$1,126.57	13	\$935,000	\$1,171.68
ML81669493	Willow Glen	1761 Urna Avenue	\$930,000	1,320	\$704.55	20	\$935,000	\$708.33
ML81670022	Willow Glen	2589 Leigh Avenue	\$899,000	1,100	\$817.27	45	\$935,000	\$850.00
ML81673906	Willow Glen	2743 Custer Drive	\$899,950	1,320	\$681.78	12	\$932,000	\$706.06
ML81673961	Willow Glen	1720 Lincoln Avenue	\$799,950	1,359	\$588.63	9	\$930,000	\$684.33
ML81654142	Willow Glen	1373 Curtiss Avenue	\$899,800	792	\$1,136.11	63	\$910,000	\$1,148.99
ML81683028	Willow Glen	2428 Rinconada Drive	\$875,000	1,508	\$580.24	37	\$895,000	\$593.50
ML81682921	Willow Glen	625 Minnesota (Quiet End) Avenue	\$818,000	919	\$890.10	7	\$895,000	\$973.88
ML81678679	Willow Glen	1643 Curtner Avenue	\$874,900	1,296	\$675.08	9	\$868,000	\$669.75
ML81669168	Willow Glen	1082 Curtner Avenue	\$898,000	1,485	\$604.71	28	\$862,000	\$580.47
ML81677089	Willow Glen	1830 Bird Avenue	\$829,000	891	\$930.42	8	\$860,000	\$965.21
ML81674173	Willow Glen	1915 Foxworthy Avenue	\$799,950	1,080	\$740.69	8	\$850,000	\$787.04
ML81683451	Willow Glen	945 Prevost Street	\$799,000	1,192	\$670.30	8	\$810,000	\$679.53
ML81686965	Willow Glen	1385 Milton Way	\$779,500	617	\$1,263.37	22	\$800,000	\$1,296.60

Res. Single Family**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81653907	Willow Glen	853 Delmas Avenue	\$789,900	1,239	\$637.53	62	\$800,000	\$645.68
ML81682259	Willow Glen	909 Redbird Drive	\$875,000	1,302	\$672.04	0	\$751,500	\$577.19
ML81688224	Willow Glen	375 Jerome Street	\$725,000	1,280	\$566.41	2	\$705,063	\$550.83
ML81683581	Willow Glen	830 Delmas Avenue	\$585,000	1,176	\$497.45	13	\$615,000	\$522.96
		Average:	\$1,416,842	1,998	\$733.95	18	\$1,483,540	\$777.35
		Total Average:	\$1,472,378	2,060	\$736.81	20	\$1,483,540	\$777.35