

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$4,300,000	\$599,000	\$1,590,837	\$1,455,000
Sold Price:	\$4,200,000	\$606,450	\$1,519,109	\$1,405,000

### Res. Single Family

#### Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81737115	Willow Glen	1324 Cherry Avenue	\$3,395,000	4,312	\$787.34	9		
ML81734582	Willow Glen	2241 Dry Creek Road	\$3,395,000	4,129	\$822.23	32		
ML81736158	Willow Glen	1816 Monte Carlo Way	\$3,390,000	3,484	\$973.02	18		
ML81736877	Willow Glen	2110 Ardis Drive	\$3,298,000	4,245	\$776.91	11		
ML81735703	Willow Glen	2370 Lansford Avenue	\$3,198,000	3,663	\$873.05	22		
ML81735000	Willow Glen	805 Willow Glen Way	\$2,998,000	3,900	\$768.72	29		
ML81735953	Willow Glen	1322 Settle Avenue	\$2,925,000	3,600	\$812.50	19		
ML81733005	Willow Glen	2295 Cottle Avenue	\$2,749,000	3,400	\$808.53	64		
ML81729967	Willow Glen	1238 Clark Way	\$2,698,000	3,150	\$856.51	99		
ML81732240	Willow Glen	1428 Gerhardt Avenue	\$2,599,900	3,224	\$806.42	72		
ML81732122	Willow Glen	1256 Glenwood Avenue	\$2,499,000	2,828	\$883.66	52		
ML81735705	Willow Glen	1403 Koch Lane	\$2,488,000	3,495	\$711.87	22		
ML81737960	Willow Glen	1015 Lincoln Court	\$2,399,000	2,928	\$819.33	3		
ML81737536	Willow Glen	2206 Bello Avenue	\$2,399,000	3,416	\$702.28	5		
ML81736235	Willow Glen	1325 Prevost Street	\$2,298,000	2,602	\$883.17	17		
ML81735044	Willow Glen	1063 Bennett Way	\$2,198,000	2,280	\$964.04	11		
ML81737895	Willow Glen	1232 Delmas Avenue	\$2,149,000	3,368	\$638.06	3		
ML81736900	Willow Glen	1534 Darlene Avenue	\$2,099,999	2,736	\$767.54	11		
ML81738053	Willow Glen	1031 Byerley Avenue	\$2,099,000	3,010	\$697.34	2		
ML81737905	Willow Glen	853 Hartford Avenue	\$1,998,000	3,223	\$619.92	3		
ML81737004	Willow Glen	2173 Dry Creek Road	\$1,949,000	2,525	\$771.88	10		
ML81734735	Willow Glen	1824 Constitution Court	\$1,899,000	2,563	\$740.93	31		
ML81736963	Willow Glen	2030 Ellen Avenue	\$1,849,000	2,236	\$826.92	1		
ML81737036	Willow Glen	989 Michigan Avenue	\$1,799,850	2,231	\$806.75	10		
ML81734395	Willow Glen	2184 Glenkirk Drive	\$1,795,000	2,866	\$626.31	33		
ML81732603	Willow Glen	1564 Darlene Avenue	\$1,789,000	2,335	\$766.17	67		
ML81733440	Willow Glen	1241 Kottenberg Avenue	\$1,759,999	1,868	\$942.18	57		
ML81737591	Willow Glen	1312 Cristina Avenue	\$1,750,000	2,213	\$790.78	5		
ML81735431	Willow Glen	1651 Santa Lucia Drive	\$1,725,000	2,053	\$840.23	24		
ML81737808	Willow Glen	1322 Britton Avenue	\$1,698,000	1,804	\$941.24	4		
ML81737912	Willow Glen	1753 Johnston Avenue	\$1,695,000	1,568	\$1,080.99	3		
ML81735305	Willow Glen	1743 Balsa Avenue	\$1,649,000	2,423	\$680.56	25		
ML81734452	Willow Glen	1704 Grizilo Drive	\$1,648,000	1,981	\$831.90	33		
ML81737932	Willow Glen	1758 Lorenzen Drive	\$1,499,000	2,326	\$644.45	3		

**Res. Single Family****Active**

<b>MLS #</b>	<b>Area</b>	<b>Address</b>	<b>List Price</b>	<b>SqFt</b>	<b>\$/ SqFt</b>	<b>DOM</b>	<b>Sale Price</b>	<b>\$/ SqFt</b>
ML81737813	Willow Glen	2297 Lansford Avenue	\$1,499,000	1,852	\$809.40	4		
ML81735042	Willow Glen	1477 Gerhardt Avenue	\$1,499,000	1,937	\$773.88	29		
ML81738150	Willow Glen	2569 Booksin Avenue	\$1,475,000	1,783	\$827.26	2		
ML81732246	Willow Glen	1993 Cherry Avenue	\$1,450,000	2,138	\$678.20	72		
ML81734631	Willow Glen	1512 Altamont Avenue	\$1,425,000	1,839	\$774.88	31		
ML81737248	Willow Glen	1984 Meridian Avenue	\$1,399,000	1,773	\$789.06	8		
ML81734984	Willow Glen	2964 Custer Drive	\$1,375,000	1,631	\$843.04	29		
ML81736849	Willow Glen	1450 Meridian Avenue	\$1,350,000	2,100	\$642.86	12		
ML81726756	Willow Glen	000 Clintonia Avenue	\$1,350,000	2,700	\$500.00	124		
ML81737217	Willow Glen	2516 Cordoba Way	\$1,298,800	1,584	\$819.95	9		
ML81736830	Willow Glen	1567 Georgetta Drive	\$1,250,000	1,159	\$1,078.52	12		
ML81738296	Willow Glen	918 Chabrant Way	\$1,249,000	1,057	\$1,181.65	1		
ML81737422	Willow Glen	1965 Curtner Avenue	\$1,199,500	1,800	\$666.39	7		
ML81736909	Willow Glen	1501 Norman Avenue	\$1,199,000	1,381	\$868.21	11		
ML81731267	Willow Glen	2815 Rubino Circle	\$1,198,000	1,889	\$634.20	86		
ML81736959	Willow Glen	460 Snyder Avenue	\$1,195,000	1,256	\$951.43	11		
ML81737906	Willow Glen	1178 Spencer Avenue	\$1,150,000	1,138	\$1,010.54	3		
ML81735634	Willow Glen	1831 Calistoga Drive	\$1,149,888	1,226	\$937.92	23		
ML81738148	Willow Glen	1145 Roy Avenue	\$1,099,000	930	\$1,181.72	2		
ML81736131	Willow Glen	944 Chabrant Way	\$1,099,000	1,080	\$1,017.59	18		
ML81734549	Willow Glen	901 Kingfisher Drive	\$1,098,000	1,302	\$843.32	18		
ML81731119	Willow Glen	671 Fuller Avenue	\$1,089,000	1,100	\$990.00	59		
ML81736147	Willow Glen	1900 Meridian Avenue	\$972,500	1,636	\$594.44	18		
ML81717254	Willow Glen	447 Dawson Avenue	\$849,950	1,080	\$786.99	182		
<b>Average:</b>			<b>\$1,856,834</b>	<b>2,334</b>	<b>\$818.37</b>	<b>27</b>		

**Contingent**

<b>MLS #</b>	<b>Area</b>	<b>Address</b>	<b>List Price</b>	<b>SqFt</b>	<b>\$/ SqFt</b>	<b>DOM</b>	<b>Sale Price</b>	<b>\$/ SqFt</b>
ML81734232	Willow Glen	1733 Dry Creek Road	\$3,685,000	2,454	\$1,501.63	174		
ML81736183	Willow Glen	1440 Brookdale Drive	\$1,975,000	2,025	\$975.31	12		
ML81728818	Willow Glen	1524 Santa Maria Avenue	\$1,949,500	2,310	\$843.94	85		
ML81731840	Willow Glen	1721 Laurelwood Drive	\$1,899,000	2,354	\$806.71	68		
ML81730605	Willow Glen	1912 Creek Drive	\$1,799,000	2,899	\$620.56	79		
ML81735699	Willow Glen	1688 Willowhurst Avenue	\$1,699,000	3,081	\$551.44	18		
ML81735470	Willow Glen	1548 Santa Inez Drive	\$1,549,000	2,028	\$763.81	5		
ML81732709	Willow Glen	1238 Redondo Drive	\$1,425,000	1,634	\$872.09	63		
ML81727801	Willow Glen	1839 Tioga Way	\$1,399,000	2,308	\$606.15	67		
ML81720920	Willow Glen	1516 San Ardo Drive	\$1,375,000	1,548	\$888.24	135		
ML81734378	Willow Glen	2755 Coit Drive	\$1,198,000	1,492	\$802.95	16		
ML81735450	Willow Glen	2254 Richland Avenue	\$1,150,000	1,437	\$800.28	15		
ML81734646	Willow Glen	1862 Orange Grove Drive	\$998,888	1,080	\$924.90	13		
ML81734364	Willow Glen	933 Chabrant Way	\$899,000	765	\$1,175.16	28		

## Res. Single Family

			Average:	\$1,642,885	1,958	\$866.66	56		
<b>Pending</b>									
MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt	
ML81735701	Willow Glen	1773 Ellen Avenue	\$2,499,000	3,485	\$717.07	5			
ML81731948	Willow Glen	2407 Shibley Avenue	\$2,199,000	3,162	\$695.45	49			
CRPI1901796	Willow Glen	1825 Grace Avenue	\$1,799,999	2,496	\$721.15				
ML81736331	Willow Glen	1825 Grace Avenue	\$1,799,999	2,496	\$721.15	7			
ML81734663	Willow Glen	1843 Creek Drive	\$1,699,950	2,010	\$845.75	21			
ML81734739	Willow Glen	1697 Willow Creek Drive	\$1,525,000	2,092	\$728.97	6			
ML81736018	Willow Glen	2485 Bachmann Court	\$1,499,950	1,971	\$761.01	9			
ML81726399	Willow Glen	2733 Dumbarton Avenue	\$1,499,000	1,860	\$805.91	84			
ML81734260	Willow Glen	1594 Koch Lane	\$1,498,000	2,100	\$713.33	7			
ML81735459	Willow Glen	2278 Fairglen Drive	\$1,498,000	1,959	\$764.68	7			
ML81720937	Willow Glen	1191 Denise Way	\$1,489,000	1,573	\$946.60	145			
ML81735837	Willow Glen	2798 Custer Drive	\$1,459,000	1,817	\$802.97	6			
ML81735344	Willow Glen	2589 Fairdell Drive	\$1,369,000	1,523	\$898.88	24			
ML81734429	Willow Glen	2707 Dumbarton Avenue	\$1,299,000	1,478	\$878.89	11			
ML81736185	Willow Glen	1532 Camino Monde	\$1,199,000	1,280	\$936.72	12			
ML81736042	Willow Glen	2888 Via Carmen	\$1,198,000	1,506	\$795.48	9			
ML81734849	Willow Glen	2621 Leigh Avenue	\$1,098,000	1,564	\$702.05	10			
ML81724673	Willow Glen	1418 Bird Avenue	\$975,000	997	\$977.93	138			
ML81734385	Willow Glen	764 Willis Avenue	\$899,000	1,232	\$729.71	24			
ML81736587	Willow Glen	1346 Vernon Avenue	\$898,888	939	\$957.28	5			
ML81732384	Willow Glen	649 Illinois Avenue	\$850,000	1,638	\$518.93	81			
			Average:	\$1,440,561	1,866	\$791.42	33		
<b>Sold</b>									
MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt	
ML81724610	Willow Glen	2067 Booksin Avenue	\$4,300,000	5,500	\$781.82	1	\$4,200,000	\$763.64	
ML81731177	Willow Glen	1831 Arroyo Seco Drive	\$3,500,000	3,517	\$995.17	87	\$3,350,000	\$952.52	
ML81720497	Willow Glen	2571 Westgate Avenue	\$3,325,000	3,769	\$882.20	0	\$3,325,000	\$882.20	
ML81717077	Willow Glen	1069 Franquette Avenue	\$2,699,000	3,539	\$762.64	0	\$2,900,000	\$819.44	
ML81718219	Willow Glen	2295 Gundersen Drive	\$2,799,000	3,807	\$735.22	78	\$2,700,000	\$709.22	
ML81719861	Willow Glen	1275 Camino Pablo	\$2,699,000	3,091	\$873.18	7	\$2,664,000	\$861.86	
ML81720080	Willow Glen	2464 Cottle Avenue	\$2,599,000	3,000	\$866.33	51	\$2,650,000	\$883.33	
ML81729819	Willow Glen	1024 Camino Ramon	\$2,639,500	2,962	\$891.12	44	\$2,635,000	\$889.60	
ML81721229	Willow Glen	1190 Willow Glen Way	\$2,699,000	3,481	\$775.35	25	\$2,600,000	\$746.91	
ML81729612	Willow Glen	1267 Coolidge Avenue	\$2,699,000	2,989	\$902.98	58	\$2,500,000	\$836.40	
ML81726880	Willow Glen	1650 Saint Anthony Drive	\$2,399,950	3,269	\$734.15	11	\$2,350,000	\$718.87	
ML81724335	Willow Glen	1716 Laurelwood Drive	\$2,360,000	2,880	\$819.44	29	\$2,310,000	\$802.08	
ML81724277	Willow Glen	1150 Norval Way	\$2,399,000	3,000	\$799.67	69	\$2,300,000	\$766.67	
ML81722571	Willow Glen	2896 Gardendale Drive	\$1,999,000	2,777	\$719.84	22	\$2,300,000	\$828.23	
ML81728102	Willow Glen	1224 Glenwood Avenue	\$2,298,000	3,224	\$712.78	9	\$2,250,000	\$697.89	
ML81731508	Willow Glen	1778 Nomark Court	\$2,195,000	3,217	\$682.31	4	\$2,200,000	\$683.87	

**Res. Single Family****Sold**

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ML81725702	Willow Glen	1714 Mulberry Lane	\$2,199,999	2,656	\$828.31	13	\$2,200,000	\$828.31
ML81722023	Willow Glen	1382 Fulai Court	\$2,199,000	4,193	\$524.45	27	\$2,200,000	\$524.68
ML81725393	Willow Glen	1967 Campbell Avenue	\$2,100,000	2,929	\$716.97	4	\$2,100,000	\$716.97
ML81720212	Willow Glen	1821 Harmil Way	\$2,197,988	2,546	\$863.31	49	\$2,100,000	\$824.82
ML81724147	Willow Glen	1476 Glen Ellen Way	\$2,099,000	2,313	\$907.48	14	\$2,080,000	\$899.27
ML81729600	Willow Glen	713 Iris Gardens Court	\$2,149,000	3,936	\$545.99	48	\$2,030,000	\$515.75
ML81722286	Willow Glen	2440 Shibley Avenue	\$2,150,000	2,449	\$877.91	96	\$2,010,000	\$820.74
ML81722801	Willow Glen	945 Louise Avenue	\$1,899,000	2,222	\$854.64	6	\$1,910,000	\$859.59
ML81728815	Willow Glen	1317 Mildred Avenue	\$1,849,000	2,272	\$813.82	12	\$1,900,000	\$836.27
ML81719271	Willow Glen	1566 Lupton Avenue	\$1,799,000	2,001	\$899.05	6	\$1,875,000	\$937.03
ML81717119	Willow Glen	1286 Mildred Avenue	\$1,899,000	2,221	\$855.02	9	\$1,875,000	\$844.21
ML81724187	Willow Glen	1679 Dry Creek Road	\$1,849,000	2,288	\$808.13	12	\$1,870,000	\$817.31
ML81725574	Willow Glen	1128 El Abra Way	\$1,898,888	2,558	\$742.33	50	\$1,860,000	\$727.13
ML81719649	Willow Glen	1440 Glen Ellen Way	\$1,699,000	2,357	\$720.83	14	\$1,857,000	\$787.87
ML81729955	Willow Glen	1155 Camino Pablo	\$1,875,000	1,987	\$943.63	8	\$1,850,000	\$931.05
ML81719880	Willow Glen	1077 Byerley Avenue	\$1,798,000	1,843	\$975.58	15	\$1,826,000	\$990.78
ML81733794	Willow Glen	1414 Brookdale Drive	\$1,798,000	1,834	\$980.37	7	\$1,815,000	\$989.64
ML81717847	Willow Glen	1188 Dean Avenue	\$1,798,000	2,249	\$799.47	27	\$1,790,000	\$795.91
ML81718922	Willow Glen	1904 Creek Drive	\$1,998,888	3,506	\$570.13	132	\$1,760,000	\$502.00
ML81718075	Willow Glen	1205 Fairview Avenue	\$1,750,000	1,678	\$1,042.91	20	\$1,750,000	\$1,042.91
ML81724155	Willow Glen	1167 Denise Way	\$1,799,000	2,068	\$869.92	36	\$1,740,000	\$841.39
ML81727969	Willow Glen	1540 De Anza Way	\$1,699,000	2,343	\$725.14	17	\$1,699,000	\$725.14
ML81724434	Willow Glen	2261 Gunar Drive	\$1,699,999	2,208	\$769.93	29	\$1,699,000	\$769.47
ML81730118	Willow Glen	1097 Camino Pablo	\$1,750,000	2,485	\$704.23	36	\$1,690,000	\$680.08
ML81725003	Willow Glen	1708 Grizilo Drive	\$1,690,000	2,010	\$840.80	54	\$1,690,000	\$840.80
ML81718902	Willow Glen	1522 Arata Court	\$1,648,000	1,887	\$873.34	9	\$1,685,000	\$892.95
ML81724662	Willow Glen	1852 Cavalier Court	\$1,649,999	2,116	\$779.77	66	\$1,650,000	\$779.77
ML81729746	Willow Glen	2409 Fairoak Court	\$1,625,000	1,618	\$1,004.33	11	\$1,625,000	\$1,004.33
ML81732580	Willow Glen	1774 Wilcox Way	\$1,698,000	2,370	\$716.46	10	\$1,600,063	\$675.13
ML81728382	Willow Glen	1757 Miriam Court	\$1,575,000	2,670	\$589.89	52	\$1,600,000	\$599.25
ML81724900	Willow Glen	1973 Sycamore Glen	\$1,600,000	1,825	\$876.71	0	\$1,600,000	\$876.71
ML81718978	Willow Glen	2330 Westgate Avenue	\$1,449,000	1,734	\$835.64	3	\$1,600,000	\$922.72
ML81723137	Willow Glen	1495 Norman Avenue	\$1,599,950	2,038	\$785.06	27	\$1,590,000	\$780.18
ML81727968	Willow Glen	1554 Willow Oaks Drive	\$1,598,000	2,163	\$738.79	11	\$1,586,460	\$733.45
ML81720827	Willow Glen	1964 Margot Place	\$1,480,000	1,765	\$838.53	6	\$1,580,000	\$895.18
ML81718621	Willow Glen	1584 Santa Maria Avenue	\$1,599,000	2,224	\$718.97	39	\$1,570,000	\$705.94
ML81727316	Willow Glen	1254 Blewett Ave	\$1,595,000	1,780	\$896.07	12	\$1,565,000	\$879.21
ML81716885	Willow Glen	2137 Jonathan Avenue	\$1,495,000	1,839	\$812.94	6	\$1,565,000	\$851.01
ML81732988	Willow Glen	1739 El Codo Way	\$1,550,000	2,464	\$629.06	64	\$1,560,000	\$633.12
ML81727381	Willow Glen	1058 Lovoi Way	\$1,499,000	1,903	\$787.70	21	\$1,550,000	\$814.50
ML81724643	Willow Glen	1734 Balsa Avenue	\$1,499,000	2,760	\$543.12	16	\$1,550,000	\$561.59

**Res. Single Family****Sold**

<b>MLS #</b>	<b>Area</b>	<b>Address</b>	<b>List Price</b>	<b>SqFt</b>	<b>\$/ SqFt</b>	<b>DOM</b>	<b>Sale Price</b>	<b>\$/ SqFt</b>
ML81726099	Willow Glen	1192 Blewett Avenue	\$1,588,000	1,679	\$945.80	31	\$1,540,000	\$917.21
ML81727309	Willow Glen	1428 Husted Avenue	\$1,599,000	3,078	\$519.49	30	\$1,530,000	\$497.08
ML81733135	Willow Glen	1697 Don Avenue	\$1,495,000	2,191	\$682.34	7	\$1,525,000	\$696.03
ML81725782	Willow Glen	2313 Walden Square	\$1,525,000	2,392	\$637.54	0	\$1,525,000	\$637.54
ML81717842	Willow Glen	776 Minnesota Avenue	\$1,488,000	1,768	\$841.63	10	\$1,520,000	\$859.73
ML81722426	Willow Glen	1485 Gerhardt Avenue	\$1,448,000	1,903	\$760.90	7	\$1,517,000	\$797.16
ML81729223	Willow Glen	2425 Briarwood Drive	\$1,499,000	2,299	\$652.02	117	\$1,510,000	\$656.81
ML81722990	Willow Glen	1025 Bird Avenue	\$1,498,000	2,020	\$741.58	8	\$1,510,000	\$747.52
ML81718393	Willow Glen	829 Nevada Avenue	\$1,450,000	1,411	\$1,027.64	1	\$1,510,000	\$1,070.16
ML81724172	Willow Glen	2688 Custer Drive	\$1,499,000	1,928	\$777.49	10	\$1,500,000	\$778.01
ML81721835	Willow Glen	1264 Pine Avenue	\$1,575,000	1,933	\$814.80	34	\$1,500,000	\$776.00
ML81729665	Willow Glen	2645 Malaga Drive	\$1,475,000	1,678	\$879.02	42	\$1,490,000	\$887.96
ML81728752	Willow Glen	2305 Mazzaglia Avenue	\$1,130,999	1,482	\$763.16	28	\$1,475,000	\$995.28
ML81725931	Willow Glen	1568 Edgewood Way	\$1,395,000	2,024	\$689.23	9	\$1,475,000	\$728.75
ML81729483	Willow Glen	1571 De Anza Way	\$1,525,000	1,678	\$908.82	48	\$1,465,000	\$873.06
ML81723909	Willow Glen	2378 Westgate Avenue	\$1,455,000	1,137	\$1,279.68	0	\$1,455,000	\$1,279.68
ML81734754	Willow Glen	2913 Westgate Avenue	\$1,348,000	1,725	\$781.45	7	\$1,450,000	\$840.58
ML81731140	Willow Glen	1998 Lincoln Avenue	\$1,499,000	1,848	\$811.15	21	\$1,450,000	\$784.63
ML81724181	Willow Glen	1305 Mildred Avenue	\$1,498,880	1,548	\$968.27	36	\$1,450,000	\$936.69
ML81715778	Willow Glen	1987 Lincoln Avenue	\$1,399,950	2,094	\$668.55	111	\$1,445,000	\$690.07
ML81718788	Willow Glen	2285 Cottle Avenue	\$1,458,000	1,869	\$780.10	38	\$1,430,000	\$765.12
ML81730282	Willow Glen	1624 Glenfield Drive	\$1,392,800	1,783	\$781.16	37	\$1,420,000	\$796.41
ML81717780	Willow Glen	969 Franquette Avenue	\$1,400,000	1,634	\$856.79	12	\$1,420,000	\$869.03
ML81729023	Willow Glen	1619 Koch Lane	\$1,425,000	1,678	\$849.23	43	\$1,410,000	\$840.29
ML81728857	Willow Glen	1941 Hamilton Avenue	\$1,299,000	3,096	\$419.57	64	\$1,410,000	\$455.43
ML81728827	Willow Glen	1999 Lincoln Avenue	\$1,400,000	1,929	\$725.76	36	\$1,400,000	\$725.76
ML81726428	Willow Glen	856 Franquette Avenue	\$1,425,000	1,781	\$800.11	28	\$1,400,000	\$786.08
ML81725896	Willow Glen	1601 Trona Way	\$1,395,000	1,523	\$915.96	15	\$1,400,000	\$919.24
ML81718378	Willow Glen	804 Pitkin Loop	\$1,350,000	2,654	\$508.67	14	\$1,400,000	\$527.51
ML81714963	Willow Glen	1444 Madrona Avenue	\$1,480,000	2,064	\$717.05	133	\$1,400,000	\$678.29
ML81724843	Willow Glen	1021 Malone Road	\$1,395,000	1,578	\$884.03	19	\$1,395,000	\$884.03
ML81722838	Willow Glen	1692 Morocco Drive	\$1,388,000	1,828	\$759.30	10	\$1,388,000	\$759.30
ML81718973	Willow Glen	1616 Trona Way	\$1,250,000	1,523	\$820.75	9	\$1,385,000	\$909.39
ML81723499	Willow Glen	2794 Gardendale Drive	\$1,399,000	1,866	\$749.73	42	\$1,380,000	\$739.55
ML81723049	Willow Glen	1618 Fairlawn Avenue	\$1,318,800	1,408	\$936.65	7	\$1,380,000	\$980.11
ML81721454	Willow Glen	2056 Cowles	\$1,295,000	1,969	\$657.69	11	\$1,375,000	\$698.32
ML81728760	Willow Glen	904 Pine Avenue	\$1,399,000	1,818	\$769.53	18	\$1,355,000	\$745.32
ML81728652	Willow Glen	1662 Trona Way	\$1,395,000	1,678	\$831.35	17	\$1,350,000	\$804.53
ML81722904	Willow Glen	2751 Blaine Court	\$1,300,000	2,429	\$535.20	10	\$1,350,000	\$555.78
ML81719729	Willow Glen	1692 Arbor Drive	\$1,350,000	1,531	\$881.78	23	\$1,350,000	\$881.78
ML81722690	Willow Glen	2133 Cherry Avenue	\$1,269,888	1,490	\$852.27	6	\$1,345,000	\$902.68

**Res. Single Family****Sold**

<b>MLS #</b>	<b>Area</b>	<b>Address</b>	<b>List Price</b>	<b>SqFt</b>	<b>\$/ SqFt</b>	<b>DOM</b>	<b>Sale Price</b>	<b>\$/ SqFt</b>
ML81732315	Willow Glen	1665 Isabel Drive	\$1,095,000	1,647	\$664.85	1	\$1,335,000	\$810.56
ML81728319	Willow Glen	2980 Booksin Avenue	\$1,349,500	1,845	\$731.44	47	\$1,330,000	\$720.87
ML81724223	Willow Glen	435 Coe Avenue	\$1,275,000	1,584	\$804.92	14	\$1,330,000	\$839.65
ML81716720	Willow Glen	2824 Plummer Avenue	\$1,349,000	1,632	\$826.59	21	\$1,325,000	\$811.89
ML81718062	Willow Glen	1555 Koch Lane	\$1,299,000	2,100	\$618.57	30	\$1,315,000	\$626.19
ML81726548	Willow Glen	1658 Koch Lane	\$1,399,000	2,392	\$584.87	21	\$1,312,500	\$548.70
ML81722981	Willow Glen	1275 Mildred Avenue	\$1,250,000	1,101	\$1,135.33	2	\$1,310,000	\$1,189.83
ML81721327	Willow Glen	1126 Roy Avenue	\$1,299,999	1,744	\$745.41	13	\$1,305,000	\$748.28
ML81734131	Willow Glen	1305 Cristina Avenue	\$1,375,000	1,621	\$848.24	13	\$1,300,000	\$801.97
ML81731676	Willow Glen	1761 Meridian Avenue	\$1,289,000	1,486	\$867.43	0	\$1,300,000	\$874.83
ML81716937	Willow Glen	1433 Gerhardt Avenue	\$1,349,888	1,900	\$710.47	29	\$1,300,000	\$684.21
ML81718748	Willow Glen	2574 Fairglen Drive	\$1,395,000	1,783	\$782.39	47	\$1,300,000	\$729.11
ML81723350	Willow Glen	1459 Marcia Avenue	\$1,249,000	1,441	\$866.76	6	\$1,290,000	\$895.21
ML81721241	Willow Glen	1344 Avalon Drive	\$1,058,000	1,933	\$547.34	12	\$1,275,000	\$659.60
ML81736922	Willow Glen	765 Willow Glen Way	\$1,249,000	1,500	\$832.67	0	\$1,270,000	\$846.67
ML81731557	Willow Glen	908 Minnesota Avenue	\$1,298,000	1,204	\$1,078.07	24	\$1,250,000	\$1,038.21
BE40837108	Willow Glen	2102 Ellen Ave	\$1,299,000	1,672	\$776.91		\$1,250,000	\$747.61
ML81721876	Willow Glen	2102 Ellen Avenue	\$1,299,000	1,672	\$776.91	43	\$1,250,000	\$747.61
ML81719846	Willow Glen	1360 Blewett Avenue	\$1,299,000	1,330	\$976.69	8	\$1,245,000	\$936.09
ML81728084	Willow Glen	1564 Garden Glen Way	\$1,095,000	1,214	\$901.98	8	\$1,220,000	\$1,004.94
ML81732836	Willow Glen	1594 Koch Lane	\$1,200,000	1,990	\$603.02	0	\$1,200,000	\$603.02
ML81730803	Willow Glen	2116 Bello Avenue	\$998,000	1,148	\$869.34	1	\$1,200,000	\$1,045.30
ML81724976	Willow Glen	1878 Crestmont Drive	\$1,350,000	2,042	\$661.12	23	\$1,200,000	\$587.66
ML81723200	Willow Glen	1847 Rochelle Drive	\$1,198,000	1,186	\$1,010.12	6	\$1,200,000	\$1,011.80
ML81717309	Willow Glen	2271 Lansford Avenue	\$999,000	1,152	\$867.19	1	\$1,200,000	\$1,041.67
ML81729720	Willow Glen	1476 Carmel Drive	\$1,488,000	1,883	\$790.23	21	\$1,190,000	\$631.97
ML81726973	Willow Glen	1374 Newport Avenue	\$1,150,000	1,155	\$995.67	7	\$1,180,000	\$1,021.65
ML81726519	Willow Glen	1527 Marcia Avenue	\$1,098,000	1,263	\$869.36	5	\$1,177,000	\$931.91
ML81728135	Willow Glen	996 Spencer Avenue	\$1,199,999	1,235	\$971.66	33	\$1,170,000	\$947.37
ML81727325	Willow Glen	2914 Cherry Avenue	\$1,200,000	2,000	\$600.00	19	\$1,161,000	\$580.50
ML81734514	Willow Glen	1435 Norman Avenue	\$1,150,000	1,188	\$968.01	8	\$1,155,435	\$972.59
ML81732715	Willow Glen	1553 Fuchsia Drive	\$998,000	1,214	\$822.08	8	\$1,150,000	\$947.28
ML81730619	Willow Glen	1296 Curtner Avenue	\$1,249,000	1,562	\$799.62	63	\$1,150,000	\$736.24
ML81729514	Willow Glen	719 Willow Glen Way	\$999,998	921	\$1,085.77	0	\$1,150,000	\$1,248.64
BE40843275	Willow Glen	2812 Theresa Ln	\$1,098,000	1,760	\$623.86		\$1,150,000	\$653.41
ML81728181	Willow Glen	2812 Theresa Lane	\$1,098,000	1,760	\$623.86	11	\$1,150,000	\$653.41
ML81722424	Willow Glen	1638 Nord Lane	\$1,099,000	1,296	\$847.99	4	\$1,150,000	\$887.35
ML81729187	Willow Glen	1667 Arbor Drive	\$1,249,950	1,470	\$850.31	49	\$1,100,000	\$748.30
ML81723227	Willow Glen	1853 Arbor Drive	\$974,999	891	\$1,094.27	2	\$1,100,000	\$1,234.57
ML81720526	Willow Glen	2956 Manda Drive	\$999,999	1,136	\$880.28	16	\$1,094,500	\$963.47
ML81733425	Willow Glen	1093 Hazelwood Avenue	\$1,099,000	1,368	\$803.36	6	\$1,075,000	\$785.82

**Res. Single Family****Sold**

<b>MLS #</b>	<b>Area</b>	<b>Address</b>	<b>List Price</b>	<b>SqFt</b>	<b>\$/ SqFt</b>	<b>DOM</b>	<b>Sale Price</b>	<b>\$/ SqFt</b>
ML81726005	Willow Glen	1531 Marcia Avenue	\$999,995	1,110	\$900.90	18	\$1,075,000	\$968.47
ML81719315	Willow Glen	2684 Sutro Drive	\$1,048,888	1,060	\$989.52	12	\$1,075,000	\$1,014.15
ML81722810	Willow Glen	887 Redbird Drive	\$1,089,000	1,302	\$836.41	13	\$1,070,000	\$821.81
ML81720007	Willow Glen	2431 Meridian Avenue	\$999,000	2,050	\$487.32	31	\$1,070,000	\$521.95
ML81731134	Willow Glen	2466 Schubert Avenue	\$998,900	1,484	\$673.11	11	\$1,065,000	\$717.65
ML81732356	Willow Glen	1495 Phantom Avenue	\$1,100,000	1,188	\$925.93	32	\$1,050,000	\$883.84
ML81718819	Willow Glen	1883 Potrero Drive	\$899,000	1,002	\$897.21	11	\$1,030,000	\$1,027.94
ML81737759	Willow Glen	1212 Delmas	\$1,095,000	1,156	\$947.23	0	\$1,028,450	\$889.66
ML81729446	Willow Glen	2943 Kilo Avenue	\$995,000	1,320	\$753.79	6	\$1,022,000	\$774.24
ML81727713	Willow Glen	1129 Malone Road	\$988,000	1,260	\$784.13	19	\$1,000,000	\$793.65
ML81722859	Willow Glen	1125 Roy Avenue	\$999,000	912	\$1,095.39	89	\$1,000,000	\$1,096.49
ML81732037	Willow Glen	1792 Creek Drive	\$999,000	891	\$1,121.21	20	\$999,000	\$1,121.21
ML81725363	Willow Glen	856 Ironwood Drive	\$988,888	1,508	\$655.76	8	\$980,000	\$649.87
ML81724894	Willow Glen	2953 Leigh Avenue	\$999,999	1,080	\$925.93	49	\$972,000	\$900.00
ML81724214	Willow Glen	1234 Curtner Avenue	\$925,000	792	\$1,167.93	12	\$965,000	\$1,218.43
ML81731095	Willow Glen	1786 Wema Way	\$917,000	1,136	\$807.22	16	\$950,000	\$836.27
ML81718867	Willow Glen	1165 Prevost Street	\$998,000	1,326	\$752.64	13	\$945,000	\$712.67
ML81720380	Willow Glen	747 Delmas Avenue	\$899,000	1,130	\$795.58	9	\$940,000	\$831.86
ML81732813	Willow Glen	2419 Pebble Beach Drive	\$945,000	1,508	\$626.66	43	\$910,000	\$603.45
ML81723729	Willow Glen	2740 Custer Drive	\$960,000	1,136	\$845.07	17	\$910,000	\$801.06
ML81725786	Willow Glen	376 Jerome Street	\$899,000	1,159	\$775.67	16	\$880,000	\$759.28
ML81719225	Willow Glen	895 Coe Avenue	\$899,999	728	\$1,236.26	10	\$880,000	\$1,208.79
ML81718139	Willow Glen	382 Jerome Street	\$799,000	980	\$815.31	6	\$875,000	\$892.86
ML81723032	Willow Glen	377 Atlanta Avenue	\$799,000	1,036	\$771.24	6	\$849,000	\$819.50
ML81735566	Willow Glen	802 Delmas Avenue	\$599,000	1,430	\$418.88	0	\$606,450	\$424.09
<b>Average:</b>			<b>\$1,511,564</b>	<b>1,935</b>	<b>\$807.59</b>	<b>24</b>	<b>\$1,519,109</b>	<b>\$816.80</b>
<b>Total Average:</b>			<b>\$1,590,837</b>	<b>2,021</b>	<b>\$811.92</b>	<b>27</b>	<b>\$1,519,109</b>	<b>\$816.80</b>