

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$3,985,000	\$599,000	\$1,589,836	\$1,450,000
Sold Price:	\$3,350,000	\$606,450	\$1,517,749	\$1,420,000

## Res. Single Family

### Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81742755	Willow Glen	1951 Peregrino Drive	\$3,985,000	5,947	\$670.09	40		
ML81742117	Willow Glen	1549 Keesling Avenue	\$3,790,000	4,396	\$862.15	43		
ML81742423	Willow Glen	1901 Mcbain Avenue	\$3,429,000	4,477	\$765.91	41		
ML81736877	Willow Glen	2110 Ardis Drive	\$3,198,000	4,245	\$753.36	84		
ML81743712	Willow Glen	841 Willow Glen Way	\$2,999,999	3,700	\$810.81	32		
ML81740683	Willow Glen	1621 Campbell Avenue	\$2,999,950	3,904	\$768.43	54		
ML81735000	Willow Glen	805 Willow Glen Way	\$2,998,000	3,900	\$768.72	102		
ML81745556	Willow Glen	2867 Richland Avenue	\$2,899,000	3,700	\$783.51	19		
ML81729967	Willow Glen	1238 Clark Way	\$2,850,000	3,150	\$904.76	172		
ML81743298	Willow Glen	1157 Doralee Way	\$2,650,000	4,170	\$635.49	28		
ML81733005	Willow Glen	2295 Cottle Avenue	\$2,649,000	3,400	\$779.12	137		
ML81742801	Willow Glen	1428 Gerhardt Avenue	\$2,599,900	3,224	\$806.42	39		
ML81743348	Willow Glen	2995 Foxstone Court	\$2,595,900	3,691	\$703.31	40		
ML81741062	Willow Glen	1055 Camino Pablo	\$2,495,000	3,100	\$804.84	48		
ML81745957	Willow Glen	1302 Mildred Avenue	\$2,399,999	2,821	\$850.76	17		
ML81743545	Willow Glen	1519 Glenwood Avenue	\$2,399,000	3,454	\$694.56	33		
ML81743381	Willow Glen	1268 Glenwood Avenue	\$2,295,000	2,185	\$1,050.34	34		
ML81741320	Willow Glen	1522 Padres Drive	\$2,199,945	3,286	\$669.49	49		
ML81746450	Willow Glen	2461 Marsha Way	\$2,149,000	2,220	\$968.02	13		
ML81747467	Willow Glen	2369 Plummer Avenue	\$2,148,000	2,893	\$742.48	6		
ML81739274	Willow Glen	1595 Minnesota Avenue	\$2,098,888	3,100	\$677.06	35		
ML81747648	Willow Glen	2136 Mulberry Circle	\$2,050,000	2,868	\$714.78	33		
ML81739459	Willow Glen	1358 Pine Avenue	\$1,999,999	2,939	\$680.50	63		
ML81747757	Willow Glen	1431 Carmel Drive	\$1,898,000	2,548	\$744.90	5		
ML81747283	Willow Glen	625 Minnesota Avenue	\$1,850,000	2,260	\$818.58	7		
ML81747703	Willow Glen	2833 Cambridge Drive	\$1,799,000	2,517	\$714.74	5		
ML81747816	Willow Glen	989 Michigan Avenue	\$1,789,000	2,557	\$699.65	4		
ML81747478	Willow Glen	1132 Denise Way	\$1,788,000	2,466	\$725.06	6		
ML81742410	Willow Glen	2647 La Mirada Drive	\$1,720,000	2,754	\$624.55	41		
ML81747999	Willow Glen	1187 Janis Way	\$1,699,000	2,325	\$730.75	1		
ML81746826	Willow Glen	1651 Santa Lucia Drive	\$1,688,888	2,053	\$822.64	11		
ML81745456	Willow Glen	1970 Glen Una Avenue	\$1,650,000	1,503	\$1,097.80	20		
ML81745217	Willow Glen	1776 Willowhurst Avenue	\$1,600,000	1,825	\$876.71	21		
ML81746279	Willow Glen	1612 Creek Drive	\$1,599,000	1,767	\$904.92	14		

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

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81744445	Willow Glen	868 Redbird Drive	\$1,598,888	2,926	\$546.44	26		
ML81745475	Willow Glen	1280 Avis Drive	\$1,597,000	1,772	\$901.24	19		
ML81747023	Willow Glen	1110 Norval Way	\$1,499,000	1,909	\$785.23	11		
ML81745271	Willow Glen	992 Pascoe Avenue	\$1,499,000	1,834	\$817.34	21		
ML81740744	Willow Glen	2775 Booksin Avenue	\$1,498,000	2,251	\$665.48	54		
ML81747262	Willow Glen	1740 Marina Way	\$1,479,988	1,621	\$913.01	5		
ML81747475	Willow Glen	2585 Malaga Drive	\$1,449,950	1,678	\$864.09	6		
ML81747917	Willow Glen	1739 Curtner Avenue	\$1,438,000	2,042	\$704.21	3		
ML81743505	Willow Glen	1310 Curtner Avenue	\$1,400,000	2,326	\$601.89	34		
ML81748049	Willow Glen	1532 Creek Drive	\$1,387,800	1,490	\$931.41	1		
ML81745137	Willow Glen	2964 Custer Drive	\$1,349,000	1,631	\$827.10	21		
ML81741298	Willow Glen	1652 Husted Avenue	\$1,349,000	1,678	\$803.93	49		
ML81747601	Willow Glen	2291 Shibley Avenue	\$1,331,000	1,714	\$776.55	5		
ML81746832	Willow Glen	2249 Hicks Avenue	\$1,300,000	1,511	\$860.36	11		
ML81740494	Willow Glen	1519 Legacy Way	\$1,299,000	2,104	\$617.40	55		
ML81738651	Willow Glen	1873 Harris Avenue	\$1,298,000	1,481	\$876.43	70		
ML81747926	Willow Glen	1184 Blewett Avenue	\$1,250,000	1,190	\$1,050.42	3		
ML81742293	Willow Glen	1838 Glen Una Avenue	\$1,250,000	1,378	\$907.11	22		
ML81746249	Willow Glen	1818 Kirkland Avenue	\$1,249,000	1,416	\$882.06	14		
ML81743384	Willow Glen	2889 Lexford Avenue	\$1,243,889	1,274	\$976.36	34		
ML81744340	Willow Glen	949 Wren Drive	\$1,235,000	1,572	\$785.62	27		
ML81746177	Willow Glen	2697 Sutro Drive	\$1,199,000	1,506	\$796.15	15		
ML81742966	Willow Glen	2878 New Jersey Avenue	\$1,199,000	1,560	\$768.59	39		
ML81745285	Willow Glen	1851 Meridian Avenue	\$1,195,000	1,429	\$836.25	20		
ML81726756	Willow Glen	000 Clintonia Avenue	\$1,195,000	2,700	\$442.59	197		
ML81746768	Willow Glen	1977 Curtner Avenue	\$1,182,900	1,750	\$675.94	12		
ML81746251	Willow Glen	961 Curtner Avenue	\$1,150,000	959	\$1,199.17	14		
ML81745548	Willow Glen	2587 Nightingale Drive	\$1,150,000	1,460	\$787.67	19		
ML81747498	Willow Glen	906 Hummingbird Drive	\$1,098,888	1,891	\$581.11	6		
ML81746801	Willow Glen	1560 Willowhaven Court	\$1,088,000	1,500	\$725.33	12		
ML81747357	Willow Glen	1252 Spencer Avenue	\$1,075,000	1,306	\$823.12	7		
ML81739021	Willow Glen	945 Curtner Avenue	\$999,000	895	\$1,116.20	68		
ML81742192	Willow Glen	2104 Radio Avenue	\$998,888	1,513	\$660.20	28		
ML81742673	Willow Glen	575 Harrison Street	\$920,750	1,450	\$635.00	35		
<b>Average:</b>			<b>\$1,829,594</b>	<b>2,383</b>	<b>\$790.68</b>	<b>33</b>		

**Contingent**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81734232	Willow Glen	1733 Dry Creek Road	\$3,685,000	2,454	\$1,501.63	174		
ML81747161	Willow Glen	1846 Schooldale Drive	\$1,499,950	1,841	\$814.75	6		
ML81742701	Willow Glen	1300 Blewett Avenue	\$1,499,000	1,518	\$987.48	7		
ML81744274	Willow Glen	1833 Curtner Avenue	\$1,480,000	2,479	\$597.01	21		

**Res. Single Family****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>
ML81745347	Willow Glen	1992 Kirby Way	\$1,358,000	1,704	\$796.95	16		
ML81742716	Willow Glen	2766 Pitkin Court	\$1,339,000	2,292	\$584.21	11		
ML81744126	Willow Glen	1758 Harte Drive	\$1,299,000	1,778	\$730.60	23		
ML81743160	Willow Glen	1448 Norman Avenue	\$1,150,000	1,053	\$1,092.12	15		
ML81738148	Willow Glen	1145 Roy Avenue	\$1,084,000	930	\$1,165.59	50		
ML81742158	Willow Glen	1835 Calistoga Drive	\$982,800	1,300	\$756.00	21		
ML81732384	Willow Glen	649 Illinois Avenue	\$805,000	1,638	\$491.45	87		
<b>Average:</b>			<b>\$1,471,068</b>	<b>1,726</b>	<b>\$865.25</b>	<b>39</b>		

**Pending**

<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>
ML81737115	Willow Glen	1324 Cherry Avenue	\$3,295,000	4,312	\$764.15	62		
ML81741647	Willow Glen	1333 Weaver Drive	\$3,150,000	4,142	\$760.50	19		
ML81735703	Willow Glen	2370 Lansford Avenue	\$2,988,000	3,663	\$815.72	80		
ML81741425	Willow Glen	1043 Lovoi Way	\$2,499,999	3,815	\$655.31	14		
ML81742982	Willow Glen	1707 Sweetbriar Drive	\$2,199,000	2,422	\$907.93	5		
ML81740677	Willow Glen	1641 West Creek Drive	\$2,199,000	3,012	\$730.08	9		
ML81744291	Willow Glen	1978 Cabana Drive	\$2,098,000	2,538	\$826.64	7		
ML81743341	Willow Glen	1818 Montemar Way	\$1,749,000	2,203	\$793.92	6		
ML81734735	Willow Glen	1824 Constitution Court	\$1,690,000	2,563	\$659.38	75		
ML81737591	Willow Glen	1312 Cristina Avenue	\$1,675,000	2,213	\$756.89	52		
ML81746209	Willow Glen	2353 Walden Square	\$1,649,000	2,392	\$689.38	7		
ML81744023	Willow Glen	2110 Ellen Avenue	\$1,599,800	2,029	\$788.47	8		
ML81746395	Willow Glen	2633 Media Way	\$1,599,000	1,678	\$952.92	4		
ML81744014	Willow Glen	1018 Carolyn Avenue	\$1,598,800	1,637	\$976.66	9		
ML81743942	Willow Glen	1370 Pine Avenue	\$1,595,000	1,942	\$821.32	3		
ML81742674	Willow Glen	971 Ellis Avenue	\$1,585,000	1,737	\$912.49	16		
ML81744459	Willow Glen	1935 Jonathan Avenue	\$1,568,000	1,823	\$860.12	18		
ML81743405	Willow Glen	1710 Marina Way	\$1,549,000	1,743	\$888.70	3		
ML81744223	Willow Glen	1957 Booksin Avenue	\$1,499,000	2,045	\$733.01	7		
ML81744331	Willow Glen	2927 Lansford Avenue	\$1,498,000	1,867	\$802.36	4		
ML81741335	Willow Glen	1458 Phantom Avenue	\$1,498,000	1,556	\$962.72	13		
ML81744352	Willow Glen	2933 Varden Avenue	\$1,488,888	2,204	\$675.54	16		
ML81745291	Willow Glen	507 Falcon Place	\$1,450,000	2,322	\$624.46	12		
ML81746187	Willow Glen	1278 Roycott Way	\$1,399,000	1,530	\$914.38	0		
ML81746116	Willow Glen	1838 Coastland Avenue	\$1,399,000	1,324	\$1,056.65	5		
ML81745094	Willow Glen	1290 Mildred Avenue	\$1,350,000	1,174	\$1,149.91	9		
ML81744338	Willow Glen	2129 Marques Avenue	\$1,349,000	1,088	\$1,239.89	13		
ML81745051	Willow Glen	2528 Saint Lawrence Drive	\$1,338,000	1,937	\$690.76	12		
ML81742021	Willow Glen	1191 Curtiss Avenue	\$1,298,888	1,116	\$1,163.88	36		
ML81740423	Willow Glen	1999 Jonathan Avenue	\$1,295,000	1,420	\$911.97	17		
ML81745746	Willow Glen	1884 Patio Drive	\$1,288,000	1,402	\$918.69	14		

**Res. Single Family****Pending**

<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>
ML81739739	Willow Glen	2108 Newport Avenue	\$1,250,000	1,179	\$1,060.22	47		
ML81746472	Willow Glen	2906 Rustic Drive	\$1,199,000	1,400	\$856.43	7		
ML81736959	Willow Glen	460 Snyder Avenue	\$1,150,000	1,256	\$915.61	82		
ML81744333	Willow Glen	785 Minnesota Avenue	\$1,148,000	1,317	\$871.68	5		
ML81745299	Willow Glen	3047 Canoas Villa Court	\$1,099,000	1,875	\$586.13	4		
ML81746388	Willow Glen	489 Atlanta Avenue	\$1,050,000	932	\$1,126.61	7		
ML81744284	Willow Glen	1927 Jonathan Avenue	\$998,000	988	\$1,010.12	6		
ML81744108	Willow Glen	1409 Hervey Lane	\$998,000	1,200	\$831.67	10		
ML81742820	Willow Glen	637 Fuller Avenue	\$998,000	1,289	\$774.24	15		
ML81742558	Willow Glen	2603 Sutro Drive	\$998,000	1,066	\$936.21	13		
ML81740788	Willow Glen	1440 Bird Avenue	\$779,000	1,046	\$744.74	14		
<b>Average:</b>			<b>\$1,573,914</b>	<b>1,914</b>	<b>\$859.96</b>	<b>18</b>		

**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>
ML81731177	Willow Glen	1831 Arroyo Seco Drive	\$3,500,000	3,517	\$995.17	87	\$3,350,000	\$952.52
ML81734582	Willow Glen	2241 Dry Creek Road	\$3,395,000	4,129	\$822.23	42	\$3,250,000	\$787.12
ML81735953	Willow Glen	1322 Settle Avenue	\$2,925,000	3,600	\$812.50	21	\$2,825,000	\$784.72
ML81740041	Willow Glen	1390 Robsheal Drive	\$2,798,000	3,108	\$900.26	13	\$2,798,000	\$900.26
ML81741642	Willow Glen	1281 Settle Avenue	\$2,599,000	3,053	\$851.29	5	\$2,700,000	\$884.38
ML81738814	Willow Glen	1197 Crescent Drive	\$2,695,000	3,526	\$764.32	6	\$2,695,000	\$764.32
ML81729819	Willow Glen	1024 Camino Ramon	\$2,639,500	2,962	\$891.12	44	\$2,635,000	\$889.60
ML81735701	Willow Glen	1773 Ellen Avenue	\$2,499,000	3,485	\$717.07	5	\$2,600,000	\$746.05
ML81729612	Willow Glen	1267 Coolidge Avenue	\$2,699,000	2,989	\$902.98	58	\$2,500,000	\$836.40
ML81732122	Willow Glen	1256 Glenwood Avenue	\$2,439,888	2,828	\$862.76	81	\$2,450,000	\$866.34
MR40851611	Willow Glen	2173 Dry Creek Rd	\$1,949,000	2,525	\$771.88		\$2,375,000	\$940.59
ML81737004	Willow Glen	2173 Dry Creek Road	\$1,949,000	2,525	\$771.88	25	\$2,375,000	\$940.59
ML81737536	Willow Glen	2206 Bello Avenue	\$2,399,000	3,416	\$702.28	8	\$2,351,500	\$688.38
ML81737960	Willow Glen	1015 Lincoln Court	\$2,399,000	2,928	\$819.33	19	\$2,350,000	\$802.60
ML81726880	Willow Glen	1650 Saint Anthony Drive	\$2,399,950	3,269	\$734.15	11	\$2,350,000	\$718.87
ML81735705	Willow Glen	1403 Koch Lane	\$2,488,000	3,495	\$711.87	48	\$2,285,000	\$653.79
ML81728102	Willow Glen	1224 Glenwood Avenue	\$2,298,000	3,224	\$712.78	9	\$2,250,000	\$697.89
ML81736235	Willow Glen	1325 Prevost Street	\$2,088,000	2,602	\$802.46	36	\$2,200,000	\$845.50
ML81731948	Willow Glen	2407 Shibley Avenue	\$2,199,000	3,162	\$695.45	49	\$2,200,000	\$695.76
ML81731508	Willow Glen	1778 Nomark Court	\$2,195,000	3,217	\$682.31	4	\$2,200,000	\$683.87
ML81738760	Willow Glen	1033 Broadway Avenue	\$2,249,000	2,843	\$791.07	12	\$2,187,000	\$769.26
ML81745600	Willow Glen	1929 Harmil Way	\$2,178,000	2,700	\$806.67	0	\$2,180,000	\$807.41
ML81735044	Willow Glen	1063 Bennett Way	\$2,198,000	2,280	\$964.04	30	\$2,150,000	\$942.98
ML81737895	Willow Glen	1232 Delmas Avenue	\$2,149,000	3,368	\$638.06	7	\$2,100,000	\$623.52
ML81738053	Willow Glen	1031 Byerley Avenue	\$2,099,000	3,010	\$697.34	21	\$2,050,000	\$681.06
ML81729600	Willow Glen	713 Iris Gardens Court	\$2,149,000	3,936	\$545.99	48	\$2,030,000	\$515.75
ML81736183	Willow Glen	1440 Brookdale Drive	\$1,975,000	2,025	\$975.31	12	\$2,000,000	\$987.65

**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>
ML81737905	Willow Glen	853 Hartford Avenue	\$1,998,000	3,223	\$619.92	8	\$1,950,000	\$605.03
ML81740616	Willow Glen	1451 Glen Ellen Way	\$1,798,000	2,434	\$738.70	8	\$1,900,000	\$780.61
ML81728818	Willow Glen	1524 Santa Maria Avenue	\$1,949,500	2,310	\$843.94	85	\$1,900,000	\$822.51
ML81728815	Willow Glen	1317 Mildred Avenue	\$1,849,000	2,272	\$813.82	12	\$1,900,000	\$836.27
ML81725574	Willow Glen	1128 El Abra Way	\$1,898,888	2,558	\$742.33	50	\$1,860,000	\$727.13
CRP1901795	Willow Glen	1825 Grace Avenue	\$1,799,999	2,496	\$721.15		\$1,850,000	\$741.19
ML81736331	Willow Glen	1825 Grace Avenue	\$1,799,999	2,496	\$721.15	7	\$1,850,000	\$741.19
ML81729955	Willow Glen	1155 Camino Pablo	\$1,875,000	1,987	\$943.63	8	\$1,850,000	\$931.05
ML81733794	Willow Glen	1414 Brookdale Drive	\$1,798,000	1,834	\$980.37	7	\$1,815,000	\$989.64
ML81731840	Willow Glen	1721 Laurelwood Drive	\$1,899,000	2,354	\$806.71	68	\$1,800,000	\$764.66
ML81734395	Willow Glen	2184 Glenkirk Drive	\$1,795,000	2,866	\$626.31	46	\$1,795,000	\$626.31
ML81742594	Willow Glen	1196 Carolyn Avenue	\$1,799,000	2,298	\$782.85	8	\$1,790,000	\$778.94
ML81739599	Willow Glen	1561 Larkspur Drive	\$1,788,888	2,254	\$793.65	10	\$1,770,000	\$785.27
ML81736963	Willow Glen	2030 Ellen Avenue	\$1,699,000	2,236	\$759.84	32	\$1,730,000	\$773.70
ML81737808	Willow Glen	1322 Britton Avenue	\$1,698,000	1,804	\$941.24	8	\$1,720,000	\$953.44
ML81741538	Willow Glen	1581 Wawona Drive	\$1,798,000	2,732	\$658.13	9	\$1,711,000	\$626.28
ML81747415	Willow Glen	1532 Cherry Avenue	\$1,675,000	1,457	\$1,149.62	2	\$1,700,000	\$1,166.78
ML81730605	Willow Glen	1912 Creek Drive	\$1,799,000	2,899	\$620.56	79	\$1,700,000	\$586.41
ML81727969	Willow Glen	1540 De Anza Way	\$1,699,000	2,343	\$725.14	17	\$1,699,000	\$725.14
ML81730118	Willow Glen	1097 Camino Pablo	\$1,750,000	2,485	\$704.23	36	\$1,690,000	\$680.08
ML81740541	Willow Glen	1734 Hudson Drive	\$1,648,000	1,622	\$1,016.03	7	\$1,685,000	\$1,038.84
ML81741849	Willow Glen	1261 Pine Avenue	\$1,728,000	2,131	\$810.89	0	\$1,680,000	\$788.36
ML81741806	Willow Glen	1818 Kirklyn Drive	\$1,699,000	2,566	\$662.12	9	\$1,675,000	\$652.77
ML81737944	Willow Glen	867 Hartford Avenue	\$1,650,000	2,153	\$766.37	13	\$1,675,000	\$777.98
ML81742350	Willow Glen	2745 Dumbarton Avenue	\$1,599,000	2,191	\$729.80	5	\$1,660,000	\$757.64
ML81733440	Willow Glen	1241 Kottenberg Avenue	\$1,699,999	1,868	\$910.06	71	\$1,655,000	\$885.97
ML81734663	Willow Glen	1843 Creek Drive	\$1,699,950	2,010	\$845.75	21	\$1,650,000	\$820.90
ML81738479	Willow Glen	1524 Jenvey Avenue	\$1,648,000	2,445	\$674.03	17	\$1,648,000	\$674.03
ML81729746	Willow Glen	2409 Fairoak Court	\$1,625,000	1,618	\$1,004.33	11	\$1,625,000	\$1,004.33
ML81734260	Willow Glen	1594 Koch Lane	\$1,498,000	2,100	\$713.33	7	\$1,620,000	\$771.43
ML81732580	Willow Glen	1774 Wilcox Way	\$1,698,000	2,370	\$716.46	10	\$1,600,063	\$675.13
ML81737813	Willow Glen	2297 Lansford Avenue	\$1,499,000	1,852	\$809.40	7	\$1,600,000	\$863.93
ML81728382	Willow Glen	1757 Miriam Court	\$1,575,000	2,670	\$589.89	52	\$1,600,000	\$599.25
ML81735699	Willow Glen	1688 Willowhurst Avenue	\$1,699,000	3,081	\$551.44	18	\$1,593,360	\$517.16
ML81739199	Willow Glen	2714 Barbara Way	\$1,498,000	1,910	\$784.29	13	\$1,590,000	\$832.46
ML81735305	Willow Glen	1743 Balsa Avenue	\$1,649,000	2,423	\$680.56	27	\$1,590,000	\$656.21
ML81727968	Willow Glen	1554 Willow Oaks Drive	\$1,598,000	2,163	\$738.79	11	\$1,586,460	\$733.45
ML81738691	Willow Glen	514 Hull Avenue	\$1,475,000	1,704	\$865.61	9	\$1,580,000	\$927.23
ML81735459	Willow Glen	2278 Fairglen Drive	\$1,498,000	1,959	\$764.68	7	\$1,575,000	\$803.98
ML81734739	Willow Glen	1697 Willow Creek Drive	\$1,525,000	2,092	\$728.97	6	\$1,575,000	\$752.87
ML81727316	Willow Glen	1254 Blewett Ave	\$1,595,000	1,780	\$896.07	12	\$1,565,000	\$879.21

**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>
ML81735470	Willow Glen	1548 Santa Inez Drive	\$1,549,000	2,028	\$763.81	5	\$1,561,548	\$769.99
ML81741666	Willow Glen	2068 Jonathan Avenue	\$1,600,000	2,003	\$798.80	5	\$1,560,000	\$778.83
ML81736018	Willow Glen	2485 Bachmann Court	\$1,499,950	1,971	\$761.01	9	\$1,560,000	\$791.48
ML81732988	Willow Glen	1739 El Codo Way	\$1,550,000	2,464	\$629.06	64	\$1,560,000	\$633.12
ML81737912	Willow Glen	1753 Johnston Avenue	\$1,595,000	1,568	\$1,017.22	19	\$1,550,000	\$988.52
ML81734452	Willow Glen	1704 Grizilo Drive	\$1,648,000	1,981	\$831.90	32	\$1,550,000	\$782.43
ML81727381	Willow Glen	1058 Lovoi Way	\$1,499,000	1,903	\$787.70	21	\$1,550,000	\$814.50
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
ML81729223	Willow Glen	2425 Briarwood Drive	\$1,499,000	2,299	\$652.02	117	\$1,510,000	\$656.81
ML81741393	Willow Glen	1250 Glenn Avenue	\$1,387,000	1,737	\$798.50	10	\$1,500,000	\$863.56
ML81737932	Willow Glen	1758 Lorenzen Drive	\$1,499,000	2,326	\$644.45	7	\$1,500,000	\$644.88
ML81735837	Willow Glen	2798 Custer Drive	\$1,459,000	1,817	\$802.97	6	\$1,500,000	\$825.54
ML81729665	Willow Glen	2645 Malaga Drive	\$1,475,000	1,678	\$879.02	42	\$1,490,000	\$887.96
ML81726399	Willow Glen	2733 Dumbarton Avenue	\$1,499,000	1,860	\$805.91	84	\$1,490,000	\$801.08
ML81741033	Willow Glen	1625 Glenfield Drive	\$1,399,000	1,783	\$784.63	13	\$1,480,000	\$830.06
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
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
ML81738150	Willow Glen	2569 Booksin Avenue	\$1,399,000	1,783	\$784.63	21	\$1,425,000	\$799.21
ML81738881	Willow Glen	866 Brevins Loop	\$1,438,000	2,654	\$541.82	12	\$1,420,000	\$535.04
ML81730282	Willow Glen	1624 Glenfield Drive	\$1,392,800	1,783	\$781.16	37	\$1,420,000	\$796.41
ML81740537	Willow Glen	1557 Darlene Avenue	\$1,399,000	1,490	\$938.93	8	\$1,415,000	\$949.66
ML81739360	Willow Glen	2586 Custer Drive	\$1,415,000	1,860	\$760.75	21	\$1,415,000	\$760.75
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
ML81742290	Willow Glen	911 Clintonia Avenue	\$1,098,000	1,449	\$757.76	9	\$1,400,500	\$966.53
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
ML81736849	Willow Glen	1450 Meridian Avenue	\$1,350,000	2,100	\$642.86	47	\$1,385,000	\$659.52
ML81734631	Willow Glen	1512 Altamont Avenue	\$1,425,000	1,839	\$774.88	37	\$1,385,000	\$753.13
ML81740553	Willow Glen	548 Snyder Avenue	\$1,424,850	1,475	\$966.00	9	\$1,375,000	\$932.20
ML81735042	Willow Glen	1477 Gerhardt Avenue	\$1,449,000	1,937	\$748.06	70	\$1,374,000	\$709.34
ML81727801	Willow Glen	1839 Tioga Way	\$1,399,000	2,308	\$606.15	67	\$1,365,000	\$591.42
ML81735344	Willow Glen	2589 Fairdell Drive	\$1,369,000	1,523	\$898.88	24	\$1,358,000	\$891.66
ML81728760	Willow Glen	904 Pine Avenue	\$1,399,000	1,818	\$769.53	18	\$1,355,000	\$745.32

**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>
ML81732246	Willow Glen	1993 Cherry Avenue	\$1,350,000	2,138	\$631.43	90	\$1,350,000	\$631.43
ML81728652	Willow Glen	1662 Trona Way	\$1,395,000	1,678	\$831.35	17	\$1,350,000	\$804.53
ML81732315	Willow Glen	1665 Isabel Drive	\$1,095,000	1,647	\$664.85	1	\$1,335,000	\$810.56
ML81739604	Willow Glen	2941 Newark Way	\$1,199,000	1,560	\$768.59	13	\$1,330,000	\$852.56
ML81728319	Willow Glen	2980 Booksin Avenue	\$1,349,500	1,845	\$731.44	47	\$1,330,000	\$720.87
ML81737248	Willow Glen	1984 Meridian Avenue	\$1,350,000	1,773	\$761.42	20	\$1,325,000	\$747.32
ML81726548	Willow Glen	1658 Koch Lane	\$1,399,000	2,392	\$584.87	21	\$1,312,500	\$548.70
ML81732709	Willow Glen	1238 Redondo Drive	\$1,425,000	1,634	\$872.09	63	\$1,305,000	\$798.65
ML81745301	Willow Glen	1611 Cherry Avenue	\$1,298,000	1,723	\$753.34	8	\$1,300,000	\$754.50
ML81740787	Willow Glen	824 Riverside Dr.	\$1,299,000	1,585	\$819.56	23	\$1,300,000	\$820.19
ML81738296	Willow Glen	918 Chabrant Way	\$1,249,000	1,057	\$1,181.65	4	\$1,300,000	\$1,229.90
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
ML81736042	Willow Glen	2888 Via Carmen	\$1,198,000	1,506	\$795.48	9	\$1,295,000	\$859.89
ML81734429	Willow Glen	2707 Dumbarton Avenue	\$1,299,000	1,478	\$878.89	11	\$1,282,000	\$867.39
ML81740347	Willow Glen	508 Hull Avenue	\$1,249,000	1,372	\$910.35	18	\$1,280,000	\$932.94
ML81736922	Willow Glen	765 Willow Glen Way	\$1,249,000	1,500	\$832.67	0	\$1,270,000	\$846.67
ML81739755	Willow Glen	2861 Via Carmen	\$1,250,000	1,700	\$735.29	9	\$1,260,000	\$741.18
ML81731557	Willow Glen	908 Minnesota Avenue	\$1,298,000	1,204	\$1,078.07	24	\$1,250,000	\$1,038.21
ML81736830	Willow Glen	1567 Georgetta Drive	\$1,250,000	1,159	\$1,078.52	19	\$1,237,500	\$1,067.73
ML81739446	Willow Glen	1161 Crescent Drive	\$1,249,000	1,283	\$973.50	23	\$1,230,000	\$958.69
ML81736185	Willow Glen	1532 Camino Monde	\$1,199,000	1,280	\$936.72	12	\$1,230,000	\$960.94
ML81741286	Willow Glen	2761 Parasol Court	\$1,225,000	1,949	\$628.53	21	\$1,225,000	\$628.53
ML81740861	Willow Glen	947 Chabrant Way	\$1,199,000	1,200	\$999.17	7	\$1,225,000	\$1,020.83
ML81728084	Willow Glen	1564 Garden Glen Way	\$1,095,000	1,214	\$901.98	8	\$1,220,000	\$1,004.94
ML81737422	Willow Glen	1965 Curtner Avenue	\$1,199,500	1,800	\$666.39	33	\$1,205,000	\$669.44
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
ML81729720	Willow Glen	1476 Carmel Drive	\$1,488,000	1,883	\$790.23	21	\$1,190,000	\$631.97
ML81737217	Willow Glen	2516 Cordoba Way	\$1,298,800	1,584	\$819.95	11	\$1,180,000	\$744.95
ML81726973	Willow Glen	1374 Newport Avenue	\$1,150,000	1,155	\$995.67	7	\$1,180,000	\$1,021.65
ML81736131	Willow Glen	944 Chabrant Way	\$1,099,000	1,080	\$1,017.59	28	\$1,178,000	\$1,090.74
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
ML81743795	Willow Glen	1471 Maxine Avenue	\$1,098,000	1,393	\$788.23	10	\$1,150,000	\$825.56
ML81737906	Willow Glen	1178 Spencer Avenue	\$1,150,000	1,138	\$1,010.54	13	\$1,150,000	\$1,010.54
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

## Res. Single Family

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
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
ML81736909	Willow Glen	1501 Norman Avenue	\$1,199,000	1,381	\$868.21	20	\$1,142,000	\$826.94
ML81734378	Willow Glen	2755 Coit Drive	\$1,198,000	1,492	\$802.95	16	\$1,135,000	\$760.72
ML81734849	Willow Glen	2621 Leigh Avenue	\$1,098,000	1,564	\$702.05	10	\$1,120,000	\$716.11
ML81729187	Willow Glen	1667 Arbor Drive	\$1,249,950	1,470	\$850.31	49	\$1,100,000	\$748.30
ML81735634	Willow Glen	1831 Calistoga Drive	\$1,149,888	1,226	\$937.92	27	\$1,080,000	\$880.91
ML81740342	Willow Glen	2892 Kilo Avenue	\$1,125,000	1,320	\$852.27	15	\$1,075,000	\$814.39
ML81734549	Willow Glen	901 Kingfisher Drive	\$1,098,000	1,302	\$843.32	27	\$1,075,000	\$825.65
ML81735450	Willow Glen	2254 Richland Avenue	\$1,150,000	1,437	\$800.28	15	\$1,075,000	\$748.09
ML81733425	Willow Glen	1093 Hazelwood Avenue	\$1,099,000	1,368	\$803.36	6	\$1,075,000	\$785.82
ML81726005	Willow Glen	1531 Marcia Avenue	\$999,995	1,110	\$900.90	18	\$1,075,000	\$968.47
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
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
BE40846028	Willow Glen	671 Fuller Ave	\$1,049,000	1,100	\$953.64		\$1,015,000	\$922.73
ML81731119	Willow Glen	671 Fuller Avenue	\$1,049,000	1,100	\$953.64	86	\$1,015,000	\$922.73
ML81744728	Willow Glen	1187 Malone Road	\$950,000	812	\$1,169.95	0	\$1,001,000	\$1,232.76
ML81727713	Willow Glen	1129 Malone Road	\$988,000	1,260	\$784.13	19	\$1,000,000	\$793.65
ML81732037	Willow Glen	1792 Creek Drive	\$999,000	891	\$1,121.21	20	\$999,000	\$1,121.21
ML81734646	Willow Glen	1862 Orange Grove Drive	\$998,888	1,080	\$924.90	13	\$993,636	\$920.03
ML81742230	Willow Glen	2560 Nightingale Drive	\$988,000	1,212	\$815.18	13	\$988,000	\$815.18
ML81738637	Willow Glen	875 Ironwood Drive	\$988,000	1,270	\$777.95	13	\$988,000	\$777.95
ML81744172	Willow Glen	1847 Foxworthy Avenue	\$949,888	1,080	\$879.53	9	\$978,000	\$905.56
ML81736587	Willow Glen	1346 Vernon Avenue	\$898,888	939	\$957.28	5	\$962,500	\$1,025.03
ML81731095	Willow Glen	1786 Wema Way	\$917,000	1,136	\$807.22	16	\$950,000	\$836.27
ML81737484	Willow Glen	893 Kingfisher Drive	\$920,000	1,302	\$706.61	6	\$935,500	\$718.51
ML81734385	Willow Glen	764 Willis Avenue	\$899,000	1,232	\$729.71	24	\$925,000	\$750.81
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
ML81738985	Willow Glen	375 Hull Avenue	\$799,000	780	\$1,024.36	0	\$880,000	\$1,128.21
ML81725786	Willow Glen	376 Jerome Street	\$899,000	1,159	\$775.67	16	\$880,000	\$759.28
ML81734364	Willow Glen	933 Chabrant Way	\$899,000	765	\$1,175.16	28	\$865,000	\$1,130.72
ML81741414	Willow Glen	1144 Curtner Avenue	\$839,900	1,096	\$766.33	9	\$840,000	\$766.42
ML81735566	Willow Glen	802 Delmas Avenue	\$599,000	1,430	\$418.88	0	\$606,450	\$424.09
<b>Average:</b>			<b>\$1,512,802</b>	<b>1,943</b>	<b>\$803.97</b>	<b>22</b>	<b>\$1,517,749</b>	<b>\$809.96</b>
<b>Total Average:</b>			<b>\$1,589,836</b>	<b>2,029</b>	<b>\$810.88</b>	<b>25</b>	<b>\$1,517,749</b>	<b>\$809.96</b>