

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$4,500,000	\$300,000	\$1,560,667	\$1,399,975
Sold Price:	\$4,200,000	\$700,000	\$1,654,416	\$1,586,500

## Res. Single Family

### Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81703994	Willow Glen	1733 Dry Creek Road	\$4,500,000	2,454	\$1,833.74	36		
ML81697685	Willow Glen	2571 Westgate Avenue	\$3,475,000	4,053	\$857.39	67		
ML81704627	Willow Glen	1621 Campbell Avenue	\$2,999,000	4,113	\$729.15	31		
ML81704843	Willow Glen	1010 Laura Ville Lane	\$2,695,000	4,133	\$652.07	11		
ML81706852	Willow Glen	1015 Lincoln Court	\$2,499,000	2,928	\$853.48	17		
ML81709252	Willow Glen	1074 Pine Avenue	\$2,399,000	3,200	\$749.69	1		
ML81708814	Willow Glen	1345 Kottenberg Avenue	\$2,399,000	3,289	\$729.40	3		
ML81702156	Willow Glen	755 Minnesota Avenue	\$2,399,000	3,624	\$661.98	47		
ML81705551	Willow Glen	2111 Ardis Drive	\$2,250,000	2,949	\$762.97	25		
ML81703321	Willow Glen	1852 Cherry Avenue	\$2,199,000	2,760	\$796.74	39		
ML81693742	Willow Glen	1471 Cherry Avenue	\$2,199,000	2,550	\$862.35	80		
ML81705208	Willow Glen	2288 Mazzaglia Avenue	\$2,195,000	2,810	\$781.14	28		
ML81703571	Willow Glen	1601 Dry Creek Road	\$2,175,000	3,166	\$686.99	38		
ML81709046	Willow Glen	1167 Denise Way	\$2,099,000	2,068	\$1,014.99	2		
ML81707823	Willow Glen	1128 El Abra Way	\$1,999,888	2,558	\$781.82	10		
ML81707663	Willow Glen	1115 Lennon Way	\$1,980,000	2,459	\$805.21	10		
ML81708723	Willow Glen	1344 Pine Avenue	\$1,950,000	2,850	\$684.21	4		
ML81707509	Willow Glen	1016 Riverside Drive	\$1,950,000	2,168	\$899.45	11		
ML81708894	Willow Glen	1131 Ruth Drive	\$1,949,000	2,316	\$841.54	3		
ML81706327	Willow Glen	2422 Pebble Beach Court	\$1,849,900	1,974	\$937.13	22		
ML81707914	Willow Glen	1469 Richards Avenue	\$1,799,000	2,100	\$856.67	9		
ML81706887	Willow Glen	2481 Parquet Court	\$1,750,000	2,639	\$663.13	40		
ML81705926	Willow Glen	1759 Frobisher Way	\$1,750,000	2,677	\$653.72	24		
ML81708151	Willow Glen	1296 Bird Avenue	\$1,700,000	2,244	\$757.58	8		
ML81704555	Willow Glen	2025 Park Royal Drive	\$1,699,000	2,673	\$635.62	30		
ML81708972	Willow Glen	1450 Meridian Avenue	\$1,695,000	2,100	\$807.14	3		
ML81707645	Willow Glen	1601 Norman Avenue	\$1,688,000	2,404	\$702.16	10		
ML81709261	Willow Glen	995 California Avenue	\$1,625,000	1,900	\$855.26	1		
ML81707863	Willow Glen	1344 Iris Court	\$1,599,000	1,882	\$849.63	10		
ML81705673	Willow Glen	2310 Elkhorn Court	\$1,599,000	2,598	\$615.47	25		
ML81704634	Willow Glen	1812 Curtner Avenue	\$1,599,000	2,191	\$729.80	31		
ML81707672	Willow Glen	2238 Marques Avenue	\$1,598,000	2,196	\$727.69	10		
ML81701914	Willow Glen	2743 Custer Drive	\$1,597,999	2,070	\$771.98	42		
ML81708280	Willow Glen	2384 Richland Avenue	\$1,549,000	1,185	\$1,307.17	8		

**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>
ML81708913	Willow Glen	1247 Madrona Avenue	\$1,499,988	1,723	\$870.57	3		
ML81704185	Willow Glen	1541 San Gabriel Way	\$1,495,000	2,335	\$640.26	31		
ML81708716	Willow Glen	1206 Sandra Drive	\$1,475,000	1,837	\$802.94	4		
ML81696939	Willow Glen	2627 La Mirada Drive	\$1,400,000	1,584	\$883.84	82		
ML81700180	Willow Glen	1995 Kobara Lane	\$1,399,950	1,868	\$749.44	8		
ML81708498	Willow Glen	1797 Frobisher Way	\$1,399,000	1,802	\$776.36	5		
ML81708850	Willow Glen	2469 La Mirada Drive	\$1,395,000	1,927	\$723.92	3		
ML81707727	Willow Glen	829 Nevada Avenue	\$1,349,000	1,411	\$956.06	10		
ML81707339	Willow Glen	1017 Bird Avenue	\$1,349,000	1,550	\$870.32	14		
ML81698913	Willow Glen	1126 Roy Avenue	\$1,349,000	1,744	\$773.51	51		
ML81707660	Willow Glen	1533 Georgetta Drive	\$1,299,000	1,214	\$1,070.02	10		
ML81706848	Willow Glen	2416 Pebble Beach Court	\$1,298,000	1,970	\$658.88	17		
ML81704628	Willow Glen	1518 Marcia Avenue	\$1,295,000	1,512	\$856.48	31		
ML81709251	Willow Glen	2326 Cherry Avenue	\$1,268,000	1,349	\$939.96	1		
ML81702887	Willow Glen	1965 Curtner Avenue	\$1,250,000	1,800	\$694.44	36		
ML81709212	Willow Glen	1190 Spencer Avenue	\$1,199,000	1,720	\$697.09	2		
ML81706930	Willow Glen	1563 Curtner Avenue	\$1,199,000	1,105	\$1,085.07	10		
ML81706738	Willow Glen	861 Kingfisher Drive	\$1,199,000	1,582	\$757.90	18		
ML81705445	Willow Glen	477 Minnesota Avenue	\$1,199,000	1,486	\$806.86	26		
ML81704364	Willow Glen	1811 Comstock Lane	\$1,199,000	1,478	\$811.23	33		
ML81709117	Willow Glen	2983 Rubino Circle	\$1,198,000	1,889	\$634.20	2		
ML81707850	Willow Glen	2142 Ardis Drive	\$1,099,000	891	\$1,233.45	10		
ML81709467	Willow Glen	1137 Brace Avenue #4	\$999,950	1,092	\$915.71	0		
ML81702297	Willow Glen	1726 Guadalupe Avenue	\$999,000	1,115	\$895.96	32		
ML81708604	Willow Glen	2941 Quinto Way	\$998,000	1,136	\$878.52	4		
ML81707394	Willow Glen	1530 Cross Way	\$998,000	1,080	\$924.07	12		
<b>Average:</b>			<b>\$1,736,945</b>	<b>2,158</b>	<b>\$829.36</b>	<b>20</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>
ML81705794	Willow Glen	2265 Glenkirk Drive	\$1,749,000	2,566	\$681.61	15		
ML81703247	Willow Glen	1276 Prevost Street	\$1,599,000	1,722	\$928.57	29		
ML81701318	Willow Glen	868 Clintonia Avenue	\$1,475,000	1,466	\$1,006.14	35		
ML81704620	Willow Glen	1311 Cherry Avenue	\$1,399,000	1,811	\$772.50	15		
ML81700794	Willow Glen	2024 Jonathan Avenue	\$1,299,000	1,375	\$944.73	40		
<b>Average:</b>			<b>\$1,504,200</b>	<b>1,788</b>	<b>\$866.71</b>	<b>27</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>
ML81706144	Willow Glen	1117 Nevada Avenue	\$3,900,000	4,233	\$921.33	0		
ML81704900	Willow Glen	1318 Cherry Avenue	\$3,700,000	4,028	\$918.57	0		
ML81693716	Willow Glen	1087 Carolyn Avenue	\$3,535,000	3,928	\$899.95	0		

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

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ML81689947	Willow Glen	1063 Carolyn Avenue	\$2,700,000	3,000	\$900.00	99		
ML81694410	Willow Glen	1904 Creek Drive	\$2,399,000	3,506	\$684.26	51		
ML81705759	Willow Glen	2119 Harmil Way	\$1,948,000	2,824	\$689.80	6		
ML81705256	Willow Glen	1465 Saint Francis Drive	\$1,874,000	2,017	\$929.10	5		
ML81704677	Willow Glen	1670 Lincoln Avenue	\$1,750,000	2,288	\$764.86	22		
ML81706857	Willow Glen	1912 Harris Avenue	\$1,749,000	2,443	\$715.92	14		
ML81705786	Willow Glen	1976 Adele Place	\$1,749,000	1,892	\$924.42	8		
ML81705346	Willow Glen	1801 Willow Street	\$1,699,888	1,997	\$851.22	15		
ML81706942	Willow Glen	2515 Lodi Lane	\$1,695,000	2,326	\$728.72	8		
ML81707582	Willow Glen	1542 Grace Avenue	\$1,599,000	2,055	\$778.10	9		
ML81703536	Willow Glen	1920 Adele Place	\$1,599,000	1,892	\$845.14	22		
ML81694483	Willow Glen	1648 Fairwood Avenue	\$1,569,000	1,966	\$798.07	57		
ML81707662	Willow Glen	2123 Ardis Drive	\$1,528,000	1,727	\$884.77	6		
ML81705945	Willow Glen	2435 Lansford Avenue	\$1,488,888	1,501	\$991.93	9		
ML81705923	Willow Glen	1548 Saint Francis Drive	\$1,448,000	1,542	\$939.04	23		
ML81707710	Willow Glen	1711 Willowhurst Avenue	\$1,399,000	1,601	\$873.83	7		
ML81707200	Willow Glen	1730 Lorenzen Drive	\$1,399,000	2,185	\$640.27	14		
ML81704894	Willow Glen	1136 Lincoln Court	\$1,399,000	1,257	\$1,112.97	48		
ML81705514	Willow Glen	2768 Sunbonnet Court	\$1,398,000	2,377	\$588.14	18		
ML81704298	Willow Glen	2797 Lena Drive	\$1,398,000	2,191	\$638.06	23		
ML81703366	Willow Glen	1209 Delmas Avenue	\$1,379,000	1,974	\$698.58	9		
ML81702590	Willow Glen	2871 Nicholas Drive	\$1,375,000	1,979	\$694.80	30		
ML81701607	Willow Glen	1779 Balsa Avenue	\$1,369,500	1,478	\$926.59	18		
ML81704844	Willow Glen	2830 Briarwood Drive	\$1,358,888	1,376	\$987.56	6		
ML81707505	Willow Glen	2365 La Mirada Drive	\$1,349,000	1,593	\$846.83	9		
ML81698315	Willow Glen	1106 Malone Road	\$1,300,000	1,472	\$883.15	39		
ML81703672	Willow Glen	2946 Rubino Circle	\$1,299,950	2,069	\$628.30	24		
ML81706971	Willow Glen	1031 Westwood Drive	\$1,299,000	1,202	\$1,080.70	8		
ML81703606	Willow Glen	2916 New Jersey Avenue	\$1,299,000	1,812	\$716.89	13		
ML81705213	Willow Glen	1007 Twin Brook Drive	\$1,290,000	1,571	\$821.13	3		
ML81702626	Willow Glen	1750 Lincoln Avenue	\$1,249,000	1,322	\$944.78	20		
ML81705248	Willow Glen	440 Coe Avenue	\$1,200,000	2,077	\$577.76	11		
ML81707408	Willow Glen	2734 Coit Drive	\$1,199,000	1,280	\$936.72	10		
ML81702915	Willow Glen	2634 Meridian Avenue	\$1,199,000	1,678	\$714.54	26		
ML81705010	Willow Glen	1459 Marcia Avenue	\$1,149,000	1,441	\$797.36	12		
ML81705661	Willow Glen	2995 Rubino Circle	\$1,099,000	1,848	\$594.70	10		
ML81704454	Willow Glen	1544 Willow Street	\$1,095,000	1,983	\$552.19	3		
ML81703506	Willow Glen	2144 Parkwood Way	\$1,090,000	1,159	\$940.47	7		
ML81703691	Willow Glen	515 Coe Avenue	\$1,025,000	996	\$1,029.12	29		
ML81701405	Willow Glen	1775 Foxworthy Avenue	\$999,999	1,589	\$629.33	13		
ML81706083	Willow Glen	752 Delmas Avenue	\$998,000	1,271	\$785.21	6		

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

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ML81706744	Willow Glen	915 Chabrant Way	\$990,000	823	\$1,202.92	7		
ML81705553	Willow Glen	375 Jerome Street	\$899,000	1,280	\$702.34	9		
ML81705910	Willow Glen	1015 Delmas Avenue	\$849,000	1,078	\$787.57	8		
<b>Average:</b>			<b>\$1,559,236</b>	<b>1,939</b>	<b>\$819.11</b>	<b>17</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>
ML81697472	Willow Glen	2155 Dry Creek Road	\$4,050,000	6,423	\$630.55	3	\$4,200,000	\$653.90
ML81696184	Willow Glen	1901 Cabana Drive	\$3,200,000	3,843	\$832.68	2	\$3,300,000	\$858.70
ML81695229	Willow Glen	1703 Laurelwood Drive	\$3,199,000	3,776	\$847.19	8	\$3,250,000	\$860.70
ML81691592	Willow Glen	1586 Newport Avenue	\$3,368,000	3,737	\$901.26	0	\$3,199,000	\$856.03
ML81691583	Willow Glen	1592 Newport Avenue	\$3,189,000	3,737	\$853.36	85	\$3,100,000	\$829.54
ML81696237	Willow Glen	1593 Cherry Glen Way	\$2,799,000	4,248	\$658.90	21	\$3,025,000	\$712.10
ML81699444	Willow Glen	1553 Cherry Glen Way	\$2,995,000	3,422	\$875.22	13	\$2,995,000	\$875.22
ML81688456	Willow Glen	2102 Bello Avenue	\$2,699,950	3,350	\$805.96	8	\$2,855,000	\$852.24
ML81693733	Willow Glen	1536 Larkspur Drive	\$2,850,000	4,084	\$697.85	17	\$2,835,000	\$694.17
ML81689291	Willow Glen	1503 Glen Ellen Way	\$2,649,000	3,151	\$840.69	16	\$2,775,000	\$880.67
ML81694692	Willow Glen	1930 Kocher Drive	\$2,795,000	4,623	\$604.59	43	\$2,725,000	\$589.44
ML81697263	Willow Glen	1557 Peregrino Way	\$2,448,000	3,865	\$633.38	7	\$2,675,000	\$692.11
ML81699415	Willow Glen	1049 Fairview Avenue	\$2,499,000	2,885	\$866.20	2	\$2,620,000	\$908.15
ML81693906	Willow Glen	1698 Laurelwood Drive	\$2,549,000	3,189	\$799.31	30	\$2,550,000	\$799.62
ML81701400	Willow Glen	875 Plaza Drive	\$2,000,000	3,095	\$646.20	12	\$2,500,000	\$807.75
ML81698878	Willow Glen	1161 Nevada Avenue	\$2,350,000	3,200	\$734.38	12	\$2,500,000	\$781.25
ML81693317	Willow Glen	2400 Lansford Avenue	\$2,499,000	3,470	\$720.17	29	\$2,425,000	\$698.85
ML81698006	Willow Glen	1071 Ellis Avenue	\$2,350,000	3,025	\$776.86	9	\$2,422,500	\$800.83
ML81692877	Willow Glen	1792 Johnston Avenue	\$2,450,000	2,731	\$897.11	28	\$2,410,000	\$882.46
ML81706323	Willow Glen	1708 Jonathan Avenue	\$2,400,000	3,000	\$800.00	0	\$2,400,000	\$800.00
ML81695023	Willow Glen	1212 Avalon Drive	\$1,895,000	3,000	\$631.67	9	\$2,400,000	\$800.00
ML81695162	Willow Glen	1653 Arbor Drive	\$2,399,000	3,289	\$729.40	9	\$2,399,000	\$729.40
ML81700505	Willow Glen	1507 Cherry Avenue	\$2,198,000	2,274	\$966.58	1	\$2,381,000	\$1,047.05
ML81696179	Willow Glen	1478 Hervey Lane	\$2,395,000	2,461	\$973.18	22	\$2,312,500	\$939.66
ML81696950	Willow Glen	1737 Isabel Drive	\$2,300,000	2,469	\$931.55	0	\$2,300,000	\$931.55
ML81689226	Willow Glen	1789 Johnston Avenue	\$2,325,000	2,735	\$850.09	27	\$2,250,000	\$822.67
ML81688452	Willow Glen	2313 Shibley Avenue	\$2,195,000	3,069	\$715.22	10	\$2,235,000	\$728.25
ML81699091	Willow Glen	1112 Glenn Avenue	\$1,899,000	2,163	\$877.95	0	\$2,200,000	\$1,017.11
ML81698219	Willow Glen	2553 Plummer Avenue	\$2,175,000	3,256	\$668.00	53	\$2,200,000	\$675.68
ML81697856	Willow Glen	2950 Lansford Avenue	\$1,999,888	2,856	\$700.24	9	\$2,200,000	\$770.31
ML81693252	Willow Glen	1619 Mulberry Lane	\$1,699,000	2,940	\$577.89	7	\$2,200,000	\$748.30
ML81701261	Willow Glen	1777 Kirkmont Drive	\$1,849,000	2,306	\$801.82	9	\$2,177,700	\$944.36
ML81700192	Willow Glen	1268 Prevost Street	\$1,799,000	2,448	\$734.89	8	\$2,150,000	\$878.27
ML81693491	Willow Glen	1099 Camino Ricardo	\$2,199,000	2,816	\$780.89	8	\$2,150,000	\$763.49
ML81695227	Willow Glen	1007 Broadway Avenue	\$2,125,000	2,870	\$740.42	9	\$2,125,000	\$740.42

**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>
ML81697854	Willow Glen	1792 Kirkmont Drive	\$1,899,950	2,569	\$739.57	9	\$2,080,000	\$809.65
ML81690255	Willow Glen	1082 Pine Avenue	\$2,148,000	2,940	\$730.61	23	\$2,070,000	\$704.08
ML81697151	Willow Glen	1017 Michigan Avenue	\$1,799,850	2,013	\$894.11	9	\$2,060,000	\$1,023.35
ML81704637	Willow Glen	2517 Richland Avenue	\$1,799,000	2,438	\$737.90	5	\$2,050,000	\$840.85
ML81698982	Willow Glen	1134 Lennon Way	\$1,725,000	1,954	\$882.80	9	\$2,016,000	\$1,031.73
ML81693938	Willow Glen	979 California Avenue	\$1,999,999	3,215	\$622.08	56	\$1,975,000	\$614.31
ML81692468	Willow Glen	1008 Laurie Avenue	\$1,975,000	2,468	\$800.24	7	\$1,975,000	\$800.24
ML81694237	Willow Glen	1195 Settle Avenue	\$1,975,000	2,646	\$746.41	22	\$1,950,000	\$736.96
ML81700047	Willow Glen	912 Riverside Drive	\$1,649,000	1,912	\$862.45	7	\$1,940,000	\$1,014.64
ML81701871	Willow Glen	351 Sheffield Court	\$1,599,000	2,000	\$799.50	6	\$1,930,000	\$965.00
ML81689875	Willow Glen	1343 Willow Street	\$1,899,000	3,290	\$577.20	21	\$1,930,000	\$586.63
ML81703345	Willow Glen	1139 Delynn Way	\$1,598,800	2,270	\$704.32	8	\$1,921,000	\$846.26
ML81689754	Willow Glen	1543 Phantom Avenue	\$1,595,000	1,880	\$848.40	4	\$1,870,000	\$994.68
ML81694119	Willow Glen	1242 Norval Way	\$1,725,000	2,227	\$774.58	8	\$1,858,000	\$834.31
ML81696053	Willow Glen	1062 Hazelwood Avenue	\$1,548,000	1,855	\$834.50	2	\$1,850,000	\$997.30
ML81690543	Willow Glen	963 California Avenue	\$1,675,000	2,131	\$786.02	8	\$1,850,000	\$868.14
ML81688292	Willow Glen	1126 Doralee Way	\$1,899,950	3,200	\$593.73	18	\$1,850,000	\$578.13
ML81700959	Willow Glen	1904 Blackford Lane	\$1,650,000	1,986	\$830.82	4	\$1,845,000	\$929.00
ML81695616	Willow Glen	2194 Westmoreland Drive	\$1,599,000	2,397	\$667.08	13	\$1,840,000	\$767.63
ML81704692	Willow Glen	1162 Denise Way	\$1,599,960	2,268	\$705.45	7	\$1,831,000	\$807.32
ML81693062	Willow Glen	613 Dorothy Avenue	\$1,699,888	2,205	\$770.92	15	\$1,820,000	\$825.40
ML81696227	Willow Glen	2317 Constitution Drive	\$1,799,000	2,566	\$701.09	9	\$1,815,000	\$707.33
ML81698711	Willow Glen	1578 Alisal Avenue	\$1,558,000	1,880	\$828.72	5	\$1,810,000	\$962.77
ML81694241	Willow Glen	1787 Coastland Avenue	\$1,550,000	1,707	\$908.03	7	\$1,800,000	\$1,054.48
ML81688828	Willow Glen	1067 Broadway Avenue	\$1,999,995	2,007	\$996.51	66	\$1,800,000	\$896.86
ML81693965	Willow Glen	1817 Kirklyn Drive	\$1,799,000	2,392	\$752.09	0	\$1,799,000	\$752.09
ML81700601	Willow Glen	462 Hull Avenue	\$1,725,000	2,377	\$725.70	0	\$1,792,000	\$753.89
ML81700140	Willow Glen	1815 Greencreek Drive	\$1,729,800	2,548	\$678.89	10	\$1,780,000	\$698.59
ML81692478	Willow Glen	1516 Saint Francis Drive	\$1,488,888	1,665	\$894.23	10	\$1,775,000	\$1,066.07
ML81697267	Willow Glen	1533 San Ardo Drive	\$1,499,000	1,707	\$878.15	8	\$1,770,000	\$1,036.91
ML81689359	Willow Glen	1222 Prevost Street	\$1,499,000	2,003	\$748.38	5	\$1,760,000	\$878.68
ML81701283	Willow Glen	2647 Hill Park Drive	\$1,675,000	2,191	\$764.49	9	\$1,750,000	\$798.72
ML81700135	Willow Glen	1354 Duke Way	\$1,650,000	2,148	\$768.16	6	\$1,750,000	\$814.71
ML81695541	Willow Glen	1042 Camino Ramon	\$1,750,000	1,693	\$1,033.67	0	\$1,750,000	\$1,033.67
ML81695244	Willow Glen	2402 Fairglen Drive	\$1,499,000	1,672	\$896.53	9	\$1,750,000	\$1,046.65
ML81694112	Willow Glen	1136 Speciale Way	\$1,649,000	2,209	\$746.49	10	\$1,750,000	\$792.21
ML81693296	Willow Glen	1146 Meredith Avenue	\$1,799,000	1,937	\$928.76	20	\$1,750,000	\$903.46
ML81691120	Willow Glen	1623 Glenfield Drive	\$1,598,000	2,211	\$722.75	7	\$1,750,000	\$791.50
ML81689796	Willow Glen	1070 Louise Avenue	\$1,675,000	1,964	\$852.85	10	\$1,750,000	\$891.04
ML81697104	Willow Glen	430 Snyder Avenue	\$1,650,000	2,015	\$818.86	15	\$1,745,000	\$866.00
ML81698703	Willow Glen	1141 Malone Road	\$1,699,000	2,058	\$825.56	25	\$1,725,000	\$838.19

**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>
ML81693917	Willow Glen	2779 Dumbarton Avenue	\$1,599,000	2,284	\$700.09	11	\$1,725,000	\$755.25
ML81693165	Willow Glen	2676 Evora Drive	\$1,575,000	2,101	\$749.64	8	\$1,725,000	\$821.04
ML81691532	Willow Glen	1040 Ramona Avenue	\$1,499,000	2,053	\$730.15	8	\$1,720,000	\$837.80
ML81689753	Willow Glen	2106 Maykirk Road	\$1,599,900	2,095	\$763.68	9	\$1,706,000	\$814.32
ML81696903	Willow Glen	1901 Mcbain Avenue	\$1,495,000	1,644	\$909.37	2	\$1,705,000	\$1,037.10
ML81702239	Willow Glen	1614 Everett Avenue	\$1,478,000	1,374	\$1,075.69	8	\$1,700,000	\$1,237.26
ML81700479	Willow Glen	1260 Camino Ramon	\$1,450,000	1,860	\$779.57	9	\$1,700,000	\$913.98
ML81693189	Willow Glen	1355 Bird Avenue	\$1,590,000	2,411	\$659.48	13	\$1,700,000	\$705.10
ML81691544	Willow Glen	1314 Crestfield Drive	\$1,350,000	1,573	\$858.23	9	\$1,700,000	\$1,080.74
ML81692481	Willow Glen	1844 Schooldale Drive	\$1,699,900	2,389	\$711.55	20	\$1,685,000	\$705.32
ML81689984	Willow Glen	1570 Phantom Avenue	\$1,550,000	2,005	\$773.07	8	\$1,680,000	\$837.91
ML81695011	Willow Glen	2367 Booksin Avenue	\$1,498,000	1,672	\$895.93	10	\$1,675,000	\$1,001.79
ML81692156	Willow Glen	1310 Dale Avenue	\$1,399,888	1,894	\$739.12	16	\$1,670,000	\$881.73
ML81702847	Willow Glen	1099 Westwood Drive	\$1,399,000	1,964	\$712.32	4	\$1,650,000	\$840.12
ML81702844	Willow Glen	1832 Grace Avenue	\$1,599,800	2,014	\$794.34	5	\$1,650,000	\$819.27
ML81696204	Willow Glen	1151 Norval Way	\$1,450,000	1,386	\$1,046.18	7	\$1,650,000	\$1,190.48
ML81695761	Willow Glen	1220 Curtiss Avenue	\$1,380,000	1,360	\$1,014.71	40	\$1,650,000	\$1,213.24
ML81694239	Willow Glen	1355 Winona Drive	\$1,575,000	2,339	\$673.36	10	\$1,650,000	\$705.43
ML81701257	Willow Glen	911 Pascoe Avenue	\$1,299,000	1,511	\$859.70	6	\$1,638,000	\$1,084.05
ML81688198	Willow Glen	1275 Redondo Drive	\$1,700,000	2,399	\$708.63	11	\$1,630,000	\$679.45
ML81691247	Willow Glen	2534 Dumbarton Avenue	\$1,398,000	2,091	\$668.58	9	\$1,629,000	\$779.05
ML81688006	Willow Glen	1712 Saint Anthony Drive	\$1,500,000	2,147	\$698.65	7	\$1,628,000	\$758.27
ML81699374	Willow Glen	1741 Harmil Way	\$1,150,000	1,309	\$878.53	8	\$1,625,000	\$1,241.41
ML81693119	Willow Glen	1069 Byerley Avenue	\$1,375,000	1,605	\$856.70	9	\$1,625,000	\$1,012.46
ML81691932	Willow Glen	1754 Curtner Avenue	\$1,599,999	2,430	\$658.44	7	\$1,625,000	\$668.72
ML81701049	Willow Glen	1678 Willow Creek Drive	\$1,550,000	1,902	\$814.93	9	\$1,614,000	\$848.58
ML81705316	Willow Glen	2620 Cardinal Lane	\$1,399,000	1,677	\$834.23	6	\$1,610,000	\$960.05
ML81688748	Willow Glen	1465 Padres Drive	\$1,298,000	1,531	\$847.81	12	\$1,610,000	\$1,051.60
ML81702932	Willow Glen	1716 Dorrance	\$1,588,888	1,858	\$855.16	1	\$1,605,000	\$863.83
ML81687907	Willow Glen	2613 Briarwood Drive	\$1,285,000	1,678	\$765.79	9	\$1,602,000	\$954.71
ML81690640	Willow Glen	2371 Richland Avenue	\$1,565,000	2,173	\$720.20	12	\$1,601,000	\$736.77
ML81704640	Willow Glen	2370 Valencia Court	\$1,499,000	1,678	\$893.33	8	\$1,600,000	\$953.52
ML81702145	Willow Glen	1160 Janis Way	\$1,187,500	1,427	\$832.17	8	\$1,600,000	\$1,121.23
ML81697308	Willow Glen	853 Jansen Avenue	\$1,499,999	1,577	\$951.17	10	\$1,600,000	\$1,014.58
ML81694282	Willow Glen	2592 Briarwood Drive	\$1,249,000	1,821	\$685.89	8	\$1,600,000	\$878.64
ML81693320	Willow Glen	1826 Frobisher Way	\$1,475,000	1,960	\$752.55	25	\$1,600,000	\$816.33
ML81693245	Willow Glen	1802 Coastland Avenue	\$1,299,000	1,354	\$959.38	8	\$1,600,000	\$1,181.68
ML81691401	Willow Glen	2111 Hicks Avenue	\$1,295,000	1,813	\$714.29	10	\$1,600,000	\$882.52
ML81688529	Willow Glen	2578 Fairglen Drive	\$1,450,000	1,783	\$813.24	0	\$1,600,000	\$897.36
ML81698214	Willow Glen	2111 Coastland Avenue	\$1,530,000	1,854	\$825.24	5	\$1,595,000	\$860.30
ML81687854	Willow Glen	673 Dorothy Avenue	\$1,350,000	1,576	\$856.60	9	\$1,578,000	\$1,001.27

**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>
ML81702997	Willow Glen	2567 Horace Avenue	\$1,375,000	1,877	\$732.55	12	\$1,575,000	\$839.10
ML81698920	Willow Glen	650 Palm Haven Avenue	\$1,399,000	1,836	\$761.98	9	\$1,575,000	\$857.84
ML81688723	Willow Glen	1593 Searles Avenue	\$1,678,000	2,341	\$716.79	27	\$1,575,000	\$672.79
ML81691425	Willow Glen	1165 Doralee Way	\$1,470,000	2,184	\$673.08	9	\$1,570,000	\$718.86
ML81690420	Willow Glen	1490 Gerhardt Avenue	\$1,550,000	2,242	\$691.35	13	\$1,565,000	\$698.04
ML81698949	Willow Glen	1037 Hazelwood Avenue	\$1,548,000	1,715	\$902.62	14	\$1,560,000	\$909.62
ML81691515	Willow Glen	1005 Byerley Ave	\$1,575,000	2,052	\$767.54	13	\$1,560,000	\$760.23
ML81689975	Willow Glen	1474 Gerhardt Avenue	\$1,549,000	2,206	\$702.18	22	\$1,551,888	\$703.49
ML81695213	Willow Glen	1590 Minardi Avenue	\$1,199,000	1,265	\$947.83	14	\$1,550,000	\$1,225.30
ML81689756	Willow Glen	1588 Carmel Drive	\$1,600,000	2,329	\$686.99	0	\$1,550,000	\$665.52
ML81694623	Willow Glen	757 Pine Avenue	\$1,299,000	1,470	\$883.67	10	\$1,544,000	\$1,050.34
ML81693407	Willow Glen	2261 Gunar Drive	\$1,599,950	2,208	\$724.62	25	\$1,535,000	\$695.20
ML81695225	Willow Glen	1668 Juanita Avenue	\$1,298,000	1,325	\$979.62	7	\$1,530,000	\$1,154.72
ML81695211	Willow Glen	1072 Bennett Way	\$1,349,000	1,470	\$917.69	9	\$1,530,000	\$1,040.82
ML81694813	Willow Glen	2433 La Mirada Drive	\$1,399,000	1,554	\$900.26	5	\$1,525,000	\$981.34
ML81699118	Willow Glen	2143 Marques Avenue	\$1,299,000	1,057	\$1,228.95	8	\$1,505,000	\$1,423.84
ML81697261	Willow Glen	1517 Hervey Lane	\$1,139,000	1,570	\$725.48	8	\$1,503,000	\$957.32
ML81691558	Willow Glen	1335 Avalon Drive	\$1,299,950	2,140	\$607.45	7	\$1,500,000	\$700.93
ML81691448	Willow Glen	1049 Malone Road	\$1,395,500	1,650	\$845.76	7	\$1,500,000	\$909.09
ML81696458	Willow Glen	1974 Harmil Way	\$1,249,888	1,541	\$811.09	6	\$1,485,000	\$963.66
ML81692455	Willow Glen	1479 Maxine Avenue	\$1,249,000	1,300	\$960.77	6	\$1,482,000	\$1,140.00
ML81705782	Willow Glen	1801 Johnston Avenue	\$1,295,000	1,315	\$984.79	7	\$1,480,000	\$1,125.48
ML81696989	Willow Glen	2563 New Jersey Avenue	\$1,299,000	1,707	\$760.98	9	\$1,480,000	\$867.02
ML81698197	Willow Glen	1897 Ellen Avenue	\$1,348,888	1,400	\$963.49	15	\$1,475,000	\$1,053.57
ML81695193	Willow Glen	1748 Harte Drive	\$1,399,000	2,029	\$689.50	10	\$1,462,500	\$720.80
ML81697217	Willow Glen	2646 Gerald Way	\$1,299,000	2,147	\$605.03	10	\$1,460,000	\$680.02
ML81695293	Willow Glen	2798 Custer Drive	\$1,199,000	1,817	\$659.88	9	\$1,460,000	\$803.52
ML81699079	Willow Glen	1235 Laurie Avenue	\$1,399,000	1,505	\$929.57	8	\$1,450,000	\$963.46
ML81695954	Willow Glen	471 Minnesota Avenue	\$1,250,000	1,704	\$733.57	11	\$1,450,000	\$850.94
ML81691256	Willow Glen	1030 Glen Brook Avenue	\$1,488,000	1,929	\$771.38	25	\$1,450,000	\$751.68
ML81689980	Willow Glen	1323 Camino Ramon	\$1,365,000	1,753	\$778.67	9	\$1,450,000	\$827.15
ML81692542	Willow Glen	1643 Curtner Avenue	\$1,249,000	1,475	\$846.78	8	\$1,430,000	\$969.49
ML81690547	Willow Glen	1910 Somersworth Drive	\$1,350,000	1,760	\$767.05	8	\$1,425,000	\$809.66
ML81698692	Willow Glen	2544 New Jersey Avenue	\$1,195,000	1,626	\$734.93	10	\$1,420,000	\$873.31
ML81689379	Willow Glen	1757 Miriam Court	\$1,499,000	2,670	\$561.42	35	\$1,415,000	\$529.96
ML81696850	Willow Glen	1630 Minardi Avenue	\$1,350,000	1,884	\$716.56	0	\$1,410,000	\$748.41
ML81692400	Willow Glen	1885 Orange Grove Drive	\$1,199,000	1,400	\$856.43	10	\$1,405,000	\$1,003.57
ML81703500	Willow Glen	2605 Malaga Drive	\$1,175,000	1,584	\$741.79	8	\$1,400,000	\$883.84
ML81697277	Willow Glen	1539 Darlene Avenue	\$1,469,000	1,745	\$841.83	38	\$1,400,000	\$802.29
ML81695405	Willow Glen	1157 Clark Way	\$1,299,000	1,104	\$1,176.63	7	\$1,400,000	\$1,268.12
ML81695190	Willow Glen	1786 Lincoln Avenue	\$1,249,000	1,851	\$674.77	9	\$1,400,000	\$756.35

**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>
ML81688314	Willow Glen	2640 Meridian Avenue	\$1,190,000	1,584	\$751.26	8	\$1,400,000	\$883.84
ML81698083	Willow Glen	1008 Byerley Avenue	\$1,199,000	1,077	\$1,113.28	2	\$1,395,000	\$1,295.26
ML81692774	Willow Glen	1970 Curtner Avenue	\$1,149,000	1,585	\$724.92	8	\$1,390,000	\$876.97
ML81694389	Willow Glen	1242 Minnesota Avenue	\$1,288,000	1,795	\$717.55	15	\$1,389,000	\$773.82
ML81700064	Willow Glen	1964 Kobara Lane	\$1,399,000	1,380	\$1,013.77	28	\$1,386,000	\$1,004.35
ML81698276	Willow Glen	861 Curtner Avenue	\$1,175,888	1,776	\$662.10	7	\$1,385,000	\$779.84
ML81688362	Willow Glen	2992 Vivian Lane	\$998,000	1,400	\$712.86	8	\$1,385,000	\$989.29
ML81698958	Willow Glen	1672 Fairwood Avenue	\$1,399,000	1,618	\$864.65	14	\$1,380,000	\$852.90
ML81692852	Willow Glen	1228 Curtiss Avenue	\$1,495,000	864	\$1,730.32	10	\$1,380,000	\$1,597.22
ML81693249	Willow Glen	1036 Lincoln Court	\$1,199,000	1,196	\$1,002.51	3	\$1,375,000	\$1,149.67
ML81689539	Willow Glen	1635 Curtner Avenue	\$998,000	1,596	\$625.31	12	\$1,372,000	\$859.65
ML81696571	Willow Glen	1708 Arbor Drive	\$1,250,000	1,470	\$850.34	12	\$1,360,000	\$925.17
ML81690897	Willow Glen	1539 Jenvey Avenue	\$895,000	1,750	\$511.43	13	\$1,360,000	\$777.14
ML81702389	Willow Glen	1376 Kottenberg Avenue	\$1,199,000	1,080	\$1,110.19	9	\$1,355,000	\$1,254.63
ML81699164	Willow Glen	2764 Bungalow Court	\$1,249,000	1,949	\$640.84	7	\$1,350,000	\$692.66
ML81696881	Willow Glen	1832 Flood Drive	\$1,275,000	1,328	\$960.09	7	\$1,350,000	\$1,016.57
ML81688062	Willow Glen	1440 Kiner Avenue	\$1,199,999	1,250	\$960.00	8	\$1,350,000	\$1,080.00
ML81703748	Willow Glen	1909 Quebec Way	\$1,299,000	1,600	\$811.88	8	\$1,345,000	\$840.63
ML81702481	Willow Glen	2199 Radio Avenue	\$1,299,000	1,512	\$859.13	8	\$1,335,000	\$882.94
ML81691365	Willow Glen	1894 Potrero Drive	\$1,050,000	1,242	\$845.41	9	\$1,331,000	\$1,071.66
ML81695358	Willow Glen	1261 Pine Avenue	\$1,300,000	2,131	\$610.04	2	\$1,330,000	\$624.12
ML81692789	Willow Glen	803 Canoas Creek Circle	\$1,198,000	2,155	\$555.92	12	\$1,330,000	\$617.17
ML81687968	Willow Glen	840 Romani Court	\$1,349,000	2,654	\$508.29	8	\$1,325,000	\$499.25
ML81689566	Willow Glen	1052 Pine Avenue	\$1,188,000	1,205	\$985.89	4	\$1,325,000	\$1,099.59
ML81697099	Willow Glen	2452 Nightingale Drive	\$1,299,000	1,508	\$861.41	16	\$1,321,000	\$875.99
ML81699103	Willow Glen	749 Portofino Place	\$1,195,000	2,666	\$448.24	8	\$1,320,000	\$495.12
ML81694739	Willow Glen	554 Fisk Avenue	\$1,349,900	2,552	\$528.96	70	\$1,320,000	\$517.24
ML81688131	Willow Glen	2978 Manda Drive	\$1,199,000	2,175	\$551.26	7	\$1,320,000	\$606.90
ML81693644	Willow Glen	2323 Cottle Avenue	\$1,189,000	1,063	\$1,118.53	8	\$1,305,000	\$1,227.66
ML81701479	Willow Glen	1146 Garfield Avenue	\$1,089,000	1,337	\$814.51	7	\$1,303,000	\$974.57
ML81694816	Willow Glen	1163 Dean Avenue	\$1,099,000	1,100	\$999.09	5	\$1,301,000	\$1,182.73
ML81704193	Willow Glen	1238 Clark Way	\$1,299,000	1,280	\$1,014.84	0	\$1,300,000	\$1,015.63
ML81700593	Willow Glen	1752 Urna Avenue	\$998,000	1,320	\$756.06	10	\$1,300,000	\$984.85
ML81693130	Willow Glen	2059 Jonathan Avenue	\$1,098,000	1,005	\$1,092.54	2	\$1,300,000	\$1,293.53
ML81689516	Willow Glen	1951 Curtner Avenue	\$1,298,000	1,814	\$715.55	27	\$1,280,000	\$705.62
ML81700214	Willow Glen	1814 Curtner Avenue	\$1,149,000	2,191	\$524.42	8	\$1,250,000	\$570.52
ML81699471	Willow Glen	1896 Creek Drive	\$1,000,000	891	\$1,122.33	6	\$1,250,000	\$1,402.92
ML81692846	Willow Glen	1778 Ellen Avenue	\$995,950	905	\$1,100.50	7	\$1,250,000	\$1,381.22
ML81689077	Willow Glen	2895 Quinto Way	\$1,198,888	1,597	\$750.71	9	\$1,250,000	\$782.72
ML81688663	Willow Glen	1386 Milton Way	\$1,249,000	1,352	\$923.82	18	\$1,250,000	\$924.56
ML81694352	Willow Glen	538 Fuller Avenue	\$799,000	1,408	\$567.47	8	\$1,245,000	\$884.23



## Res. Single Family

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81699458	Willow Glen	2898 Lexford Avenue	\$1,050,000	1,248	\$841.35	13	\$1,240,000	\$993.59
ML81687943	Willow Glen	975 Plaza Drive	\$1,249,000	1,072	\$1,165.11	56	\$1,230,000	\$1,147.39
ML81703478	Willow Glen	1301 Foxworthy Avenue	\$998,000	1,360	\$733.82	10	\$1,225,000	\$900.74
ML81699107	Willow Glen	411 Belmont Way	\$989,999	1,079	\$917.52	8	\$1,225,000	\$1,135.31
ML81698404	Willow Glen	952 Kingfisher Drive	\$975,000	1,302	\$748.85	7	\$1,200,000	\$921.66
ML81691112	Willow Glen	939 Hummingbird Drive	\$978,800	1,709	\$572.73	5	\$1,200,000	\$702.17
ML81690588	Willow Glen	1291 Spencer Avenue	\$1,025,000	1,545	\$663.43	15	\$1,188,000	\$768.93
ML81689125	Willow Glen	1881 Pandora Drive	\$975,000	1,220	\$799.18	2	\$1,170,000	\$959.02
ML81693335	Willow Glen	1032 Curtner Avenue	\$948,888	1,157	\$820.13	8	\$1,160,000	\$1,002.59
ML81694746	Willow Glen	1546 Mackey Avenue	\$1,099,000	1,274	\$862.64	11	\$1,150,000	\$902.67
ML81695407	Willow Glen	901 Kingfisher Drive	\$950,000	1,302	\$729.65	6	\$1,135,000	\$871.74
ML81693774	Willow Glen	914 Delmas Avenue	\$899,000	1,067	\$842.55	11	\$1,111,000	\$1,041.24
ML81704101	Willow Glen	1249 Prevost Street	\$1,100,000	1,120	\$982.14	7	\$1,100,000	\$982.14
ML81703006	Willow Glen	1580 Willowbrae Avenue	\$899,000	816	\$1,101.72	10	\$1,100,000	\$1,348.04
ML81699761	Willow Glen	1455 Hervey Lane	\$899,000	1,080	\$832.41	15	\$1,100,000	\$1,018.52
ML81693131	Willow Glen	1050 Curtner Avenue	\$895,000	972	\$920.78	4	\$1,100,000	\$1,131.69
ML81690172	Willow Glen	883 Malone Road	\$949,950	1,338	\$709.98	6	\$1,080,000	\$807.17
ML81691131	Willow Glen	1054 Broadway Court	\$800,000	857	\$933.49	12	\$1,065,000	\$1,242.71
ML81691104	Willow Glen	1769 Curtner Avenue	\$879,950	1,802	\$488.32	6	\$1,065,000	\$591.01
ML81701101	Willow Glen	2742 Coit Drive	\$950,000	1,050	\$904.76	1	\$1,050,000	\$1,000.00
ML81692271	Willow Glen	1579 Curtner Avenue	\$1,049,000	1,072	\$978.54	0	\$1,050,000	\$979.48
ML81702780	Willow Glen	1496 Minnesota Avenue	\$1,100,000	1,785	\$616.25	11	\$1,040,000	\$582.63
ML81698201	Willow Glen	1744 Guadalupe Avenue	\$885,000	1,002	\$883.23	9	\$1,010,000	\$1,007.98
ML81703068	Willow Glen	2887 Custer Drive	\$970,000	1,136	\$853.87	0	\$970,000	\$853.87
ML81689088	Willow Glen	1847 Rochelle Drive	\$825,000	1,186	\$695.62	1	\$960,000	\$809.44
ML81695207	Willow Glen	1063 Bennett Way	\$824,000	1,124	\$733.10	0	\$940,000	\$836.30
ML81700339	Willow Glen	1375 Bird Avenue	\$799,000	1,066	\$749.53	6	\$938,000	\$879.92
ML81692415	Willow Glen	607 Lu Levitt Court	\$902,500	1,475	\$611.86	1	\$924,500	\$626.78
ML81706769	Willow Glen	822 Spencer Avenue	\$799,988	920	\$869.55	7	\$903,800	\$982.39
ML81703918	Willow Glen	621 Minor Avenue	\$300,000	832	\$360.58	6	\$788,000	\$947.12
ML81694399	Willow Glen	352 Jerome Street	\$889,000	1,263	\$703.88	60	\$780,000	\$617.58
ML81688224	Willow Glen	375 Jerome Street	\$725,000	1,280	\$566.41	2	\$705,063	\$550.83
ML81689519	Willow Glen	366 Jerome Street	\$755,000	1,440	\$524.31	27	\$700,000	\$486.11
<b>Average:</b>			<b>\$1,516,585</b>	<b>1,962</b>	<b>\$798.35</b>	<b>12</b>	<b>\$1,654,416</b>	<b>\$885.47</b>
<b>Total Average:</b>			<b>\$1,560,667</b>	<b>1,991</b>	<b>\$807.59</b>	<b>14</b>	<b>\$1,654,416</b>	<b>\$885.47</b>