

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$4,050,000	\$300,000	\$1,569,820	\$1,465,000
Sold Price:	\$4,200,000	\$780,000	\$1,650,738	\$1,560,000

## Res. Single Family

### Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81711641	Willow Glen	1733 Dry Creek Road	\$3,895,000	2,454	\$1,587.20	64		
ML81712741	Willow Glen	2370 Lansford Avenue	\$3,400,000	3,663	\$928.20	6		
ML81711369	Willow Glen	1281 Settle Avenue	\$2,799,000	2,982	\$938.63	17		
ML81709976	Willow Glen	1275 Camino Pablo	\$2,799,000	3,091	\$905.53	25		
ML81711390	Willow Glen	1150 Norval Way	\$2,725,000	3,000	\$908.33	17		
ML81712161	Willow Glen	2896 Gardendale Drive	\$2,599,000	2,777	\$935.90	11		
ML81706852	Willow Glen	1015 Lincoln Court	\$2,399,000	2,928	\$819.33	46		
ML81709252	Willow Glen	1074 Pine Avenue	\$2,325,000	3,200	\$726.56	30		
ML81712128	Willow Glen	2215 Parkwood Way	\$2,298,888	2,697	\$852.39	11		
ML81694410	Willow Glen	1904 Creek Drive	\$2,200,000	3,506	\$627.50	73		
ML81703321	Willow Glen	1852 Cherry Avenue	\$2,199,000	2,760	\$796.74	68		
ML81712898	Willow Glen	1365 Milton Way	\$2,188,000	2,812	\$778.09	2		
ML81703571	Willow Glen	1601 Dry Creek Road	\$2,175,000	3,166	\$686.99	62		
ML81705208	Willow Glen	2288 Mazzaglia Avenue	\$2,149,000	2,810	\$764.77	57		
ML81693742	Willow Glen	1471 Cherry Avenue	\$2,100,000	2,550	\$823.53	109		
ML81707823	Willow Glen	1128 El Abra Way	\$1,998,888	2,558	\$781.43	39		
ML81712042	Willow Glen	1097 Camino Pablo	\$1,998,000	2,485	\$804.02	12		
ML81712109	Willow Glen	1150 Carolyn Avenue	\$1,995,000	2,239	\$891.02	11		
ML81712444	Willow Glen	1215 Lennon Way	\$1,988,888	2,775	\$716.72	0		
ML81711226	Willow Glen	1624 Juanita Avenue	\$1,898,000	2,457	\$772.49	18		
ML81712659	Willow Glen	1016 Riverside Drive	\$1,850,000	2,168	\$853.32	39		
ML81709827	Willow Glen	2425 Briarwood Drive	\$1,800,000	2,299	\$782.95	26		
ML81708894	Willow Glen	1131 Ruth Drive	\$1,800,000	2,316	\$777.20	32		
ML81713135	Willow Glen	1711 Santa Lucia Drive	\$1,799,000	3,342	\$538.30	3		
ML81709371	Willow Glen	1695 Cherry Avenue	\$1,789,000	2,315	\$772.79	24		
ML81709990	Willow Glen	1706 Hamilton Avenue	\$1,775,000	2,030	\$874.38	25		
ML81705926	Willow Glen	1759 Frobisher Way	\$1,699,000	2,677	\$634.67	53		
ML81712163	Willow Glen	2313 Walden Square	\$1,674,950	2,392	\$700.23	11		
ML81711384	Willow Glen	1021 Malone Road	\$1,650,000	1,578	\$1,045.63	17		
ML81709984	Willow Glen	2794 Gardendale Drive	\$1,649,000	1,866	\$883.71	25		
ML81710235	Willow Glen	1644 Creek Drive	\$1,599,900	1,754	\$912.14	24		
ML81706327	Willow Glen	2422 Pebble Beach Court	\$1,599,000	1,974	\$810.03	51		
ML81707672	Willow Glen	2238 Marques Avenue	\$1,598,000	2,196	\$727.69	39		
ML81708972	Willow Glen	1450 Meridian Avenue	\$1,595,000	2,100	\$759.52	32		

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

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81711690	Willow Glen	824 Riverside Drive	\$1,475,000	1,585	\$930.60	15		
ML81713111	Willow Glen	1454 Leshner Court	\$1,470,000	1,903	\$772.46	3		
ML81710008	Willow Glen	2439 Booksin Avenue	\$1,465,000	1,783	\$821.65	25		
ML81698913	Willow Glen	1126 Roy Avenue	\$1,349,000	1,744	\$773.51	80		
ML81712972	Willow Glen	1893 Orange Grove Drive	\$1,325,000	2,033	\$651.75	4		
ML81711922	Willow Glen	2359 Briarwood Drive	\$1,299,000	1,394	\$931.85	12		
ML81707339	Willow Glen	1017 Bird Avenue	\$1,299,000	1,550	\$838.06	43		
ML81712438	Willow Glen	1769 Curtner Avenue	\$1,298,000	1,802	\$720.31	9		
ML81706848	Willow Glen	2416 Pebble Beach Court	\$1,298,000	1,970	\$658.88	46		
ML81711447	Willow Glen	954 Delmas Avenue	\$1,288,888	1,811	\$711.70	12		
ML81709963	Willow Glen	1445 Koch Lane	\$1,199,000	1,250	\$959.20	25		
ML81708621	Willow Glen	1897 Orange Grove Drive	\$1,189,000	1,734	\$685.70	33		
ML81706738	Willow Glen	861 Kingfisher Drive	\$1,148,000	1,582	\$725.66	47		
ML81709251	Willow Glen	2326 Cherry Avenue	\$1,100,000	1,091	\$1,008.25	30		
ML81710820	Willow Glen	1726 Guadalupe Avenue	\$1,019,000	1,115	\$913.90	61		
ML81710689	Willow Glen	913 Hummingbird Drive	\$999,888	1,302	\$767.96	20		
<b>Average:</b>			<b>\$1,844,586</b>	<b>2,271</b>	<b>\$819.79</b>	<b>31</b>		

**Contingent**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81704843	Willow Glen	1010 Laura Ville Lane	\$2,395,000	4,133	\$579.48	29		
ML81712154	Willow Glen	1279 Curtiss Avenue	\$2,379,000	4,070	\$584.52	7		
ML81707663	Willow Glen	1115 Lennon Way	\$1,980,000	2,459	\$805.21	15		
ML81708723	Willow Glen	1344 Pine Avenue	\$1,799,000	2,850	\$631.23	28		
ML81704634	Willow Glen	1812 Curtner Avenue	\$1,499,000	2,191	\$684.16	58		
ML81701914	Willow Glen	2743 Custer Drive	\$1,498,000	2,070	\$723.67	63		
ML81711067	Willow Glen	1908 Harris Avenue	\$1,468,000	1,933	\$759.44	5		
ML81711633	Willow Glen	941 Sunbonnet Loop	\$1,375,000	2,200	\$625.00	7		
ML81700794	Willow Glen	2024 Jonathan Avenue	\$1,299,000	1,375	\$944.73	40		
ML81704628	Willow Glen	1518 Marcia Avenue	\$1,295,000	1,512	\$856.48	58		
ML81700180	Willow Glen	1995 Kobara Lane	\$1,249,950	1,868	\$669.14	34		
ML81706930	Willow Glen	1563 Curtner Avenue	\$1,199,000	1,105	\$1,085.07	38		
ML81712180	Willow Glen	730 Arbor Drive	\$1,099,000	1,004	\$1,094.62	9		
<b>Average:</b>			<b>\$1,579,612</b>	<b>2,213</b>	<b>\$772.52</b>	<b>30</b>		

**Pending**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81693716	Willow Glen	1087 Carolyn Avenue	\$3,535,000	3,928	\$899.95	0		
ML81708814	Willow Glen	1345 Kottenberg Avenue	\$2,399,000	3,289	\$729.40	15		
ML81710277	Willow Glen	1138 Garfield Avenue	\$2,374,000	3,010	\$788.70	9		
ML81710888	Willow Glen	1770 Phantom Avenue	\$1,995,000	2,339	\$852.93	3		
ML81708151	Willow Glen	1296 Bird Avenue	\$1,700,000	2,244	\$757.58	9		

**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>
ML81707863	Willow Glen	1344 Iris Court	\$1,599,000	1,882	\$849.63	12		
ML81705673	Willow Glen	2310 Elkhorn Court	\$1,599,000	2,598	\$615.47	35		
ML81708913	Willow Glen	1247 Madrona Avenue	\$1,499,988	1,723	\$870.57	9		
ML81710194	Willow Glen	1278 Glen Dell Drive	\$1,499,000	1,964	\$763.24	1		
ML81710096	Willow Glen	2654 Briarwood Drive	\$1,499,000	1,523	\$984.24	9		
ML81705945	Willow Glen	2435 Lansford Avenue	\$1,488,888	1,501	\$991.93	9		
ML81711332	Willow Glen	1206 Sandra Drive	\$1,449,000	1,837	\$788.79	28		
ML81708498	Willow Glen	1797 Frobisher Way	\$1,399,000	1,802	\$776.36	19		
ML81707200	Willow Glen	1730 Lorenzen Drive	\$1,399,000	2,185	\$640.27	14		
ML81708850	Willow Glen	2469 La Mirada Drive	\$1,395,000	1,927	\$723.92	7		
ML81712054	Willow Glen	1985 Hicks Avenue	\$1,385,000	1,164	\$1,189.86	2		
ML81707505	Willow Glen	2365 La Mirada Drive	\$1,349,000	1,593	\$846.83	9		
ML81711376	Willow Glen	1670 Husted Avenue	\$1,288,888	1,582	\$814.72	6		
ML81708985	Willow Glen	2925 Newark Way	\$1,280,000	1,560	\$820.51	15		
ML81705445	Willow Glen	477 Minnesota Avenue	\$1,199,000	1,486	\$806.86	31		
ML81709117	Willow Glen	2983 Rubino Circle	\$1,198,000	1,889	\$634.20	14		
ML81709969	Willow Glen	1167 Brace Avenue	\$1,149,950	2,006	\$573.26	8		
ML81710883	Willow Glen	2683 Sutro Drive	\$1,098,000	1,060	\$1,035.85	8		
ML81704454	Willow Glen	1544 Willow Street	\$1,095,000	1,983	\$552.19	12		
ML81703691	Willow Glen	515 Coe Avenue	\$1,025,000	996	\$1,029.12	29		
ML81708604	Willow Glen	2941 Quinto Way	\$998,000	1,136	\$878.52	20		
ML81711021	Willow Glen	775 Malone Road	\$990,000	1,167	\$848.33	11		
ML81711484	Willow Glen	888 Ironwood Drive	\$988,888	1,270	\$778.65	11		
ML81708757	Willow Glen	442 Snyder Avenue	\$955,333	1,343	\$711.34	6		
<b>Average:</b>			<b>\$1,476,894</b>	<b>1,862</b>	<b>\$812.18</b>	<b>12</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
ML81706144	Willow Glen	1117 Nevada Avenue	\$3,900,000	4,233	\$921.33	0	\$4,000,000	\$944.96
ML81704900	Willow Glen	1318 Cherry Avenue	\$3,700,000	4,028	\$918.57	0	\$3,700,000	\$918.57
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
ML81712620	Willow Glen	2311 Cottle Avenue	\$2,875,000	3,239	\$887.62	0	\$2,875,000	\$887.62
ML81693733	Willow Glen	1536 Larkspur Drive	\$2,850,000	4,084	\$697.85	17	\$2,835,000	\$694.17
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

**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>
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
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
ML81697854	Willow Glen	1792 Kirkmont Drive	\$1,899,950	2,569	\$739.57	9	\$2,080,000	\$809.65
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
ML81705759	Willow Glen	2119 Harmil Way	\$1,948,000	2,824	\$689.80	6	\$2,049,000	\$725.57
ML81698982	Willow Glen	1134 Lennon Way	\$1,725,000	1,954	\$882.80	9	\$2,016,000	\$1,031.73
ML81705256	Willow Glen	1465 Saint Francis Drive	\$1,874,000	2,017	\$929.10	5	\$2,000,000	\$991.57
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
ML81703345	Willow Glen	1139 Delynn Way	\$1,598,800	2,270	\$704.32	8	\$1,921,000	\$846.26
ML81705346	Willow Glen	1801 Willow Street	\$1,699,888	1,997	\$851.22	15	\$1,900,000	\$951.43
ML81707914	Willow Glen	1469 Richards Avenue	\$1,799,000	2,100	\$856.67	11	\$1,890,000	\$900.00
ML81707582	Willow Glen	1542 Grace Avenue	\$1,599,000	2,055	\$778.10	9	\$1,860,000	\$905.11
ML81694119	Willow Glen	1242 Norval Way	\$1,725,000	2,227	\$774.58	8	\$1,858,000	\$834.31
ML81705794	Willow Glen	2265 Glenkirk Drive	\$1,749,000	2,566	\$681.61	15	\$1,850,000	\$720.97
ML81696053	Willow Glen	1062 Hazelwood Avenue	\$1,548,000	1,855	\$834.50	2	\$1,850,000	\$997.30
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

**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>
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
ML81712121	Willow Glen	1672 Fairwood Avenue	\$1,800,000	1,618	\$1,112.48	0	\$1,800,000	\$1,112.48
ML81694241	Willow Glen	1787 Coastland Avenue	\$1,550,000	1,707	\$908.03	7	\$1,800,000	\$1,054.48
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
ML81707710	Willow Glen	1711 Willowhurst Avenue	\$1,399,000	1,601	\$873.83	7	\$1,775,000	\$1,108.68
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
ML81711494	Willow Glen	1605 Collingwood Avenue	\$1,750,000	1,703	\$1,027.60	0	\$1,750,000	\$1,027.60
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
ML81705786	Willow Glen	1976 Adele Place	\$1,749,000	1,892	\$924.42	8	\$1,749,000	\$924.42
ML81709261	Willow Glen	995 California Avenue	\$1,625,000	1,900	\$855.26	6	\$1,745,000	\$918.42
ML81697104	Willow Glen	430 Snyder Avenue	\$1,650,000	2,015	\$818.86	15	\$1,745,000	\$866.00
ML81706942	Willow Glen	2515 Lodi Lane	\$1,695,000	2,326	\$728.72	8	\$1,730,000	\$743.77
ML81704677	Willow Glen	1670 Lincoln Avenue	\$1,750,000	2,288	\$764.86	22	\$1,730,000	\$756.12
ML81698703	Willow Glen	1141 Malone Road	\$1,699,000	2,058	\$825.56	25	\$1,725,000	\$838.19
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
ML81706857	Willow Glen	1912 Harris Avenue	\$1,749,000	2,443	\$715.92	14	\$1,715,000	\$702.01
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
ML81704555	Willow Glen	2025 Park Royal Drive	\$1,699,000	2,673	\$635.62	32	\$1,680,000	\$628.51
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
ML81709799	Willow Glen	1253 Settle Avenue	\$1,650,000	1,246	\$1,324.24	0	\$1,650,000	\$1,324.24
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

**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>
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
ML81691247	Willow Glen	2534 Dumbarton Avenue	\$1,398,000	2,091	\$668.58	9	\$1,629,000	\$779.05
ML81704620	Willow Glen	1311 Cherry Avenue	\$1,399,000	1,811	\$772.50	15	\$1,625,000	\$897.29
ML81703247	Willow Glen	1276 Prevost Street	\$1,599,000	1,722	\$928.57	29	\$1,625,000	\$943.67
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
ML81702932	Willow Glen	1716 Dorrance	\$1,588,888	1,858	\$855.16	1	\$1,605,000	\$863.83
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
ML81698214	Willow Glen	2111 Coastland Avenue	\$1,530,000	1,854	\$825.24	5	\$1,595,000	\$860.30
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
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
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
ML81707662	Willow Glen	2123 Ardis Drive	\$1,528,000	1,727	\$884.77	6	\$1,528,000	\$884.77
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
ML81703536	Willow Glen	1920 Adele Place	\$1,599,000	1,892	\$845.14	22	\$1,500,000	\$792.81
ML81694483	Willow Glen	1648 Fairwood Avenue	\$1,569,000	1,966	\$798.07	57	\$1,500,000	\$762.97
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

**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>
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
ML81701318	Willow Glen	868 Clintonia Avenue	\$1,475,000	1,466	\$1,006.14	35	\$1,470,000	\$1,002.73
ML81701607	Willow Glen	1779 Balsa Avenue	\$1,369,500	1,478	\$926.59	18	\$1,469,000	\$993.91
ML81695193	Willow Glen	1748 Harte Drive	\$1,399,000	2,029	\$689.50	10	\$1,462,500	\$720.80
ML81704844	Willow Glen	2830 Briarwood Drive	\$1,358,888	1,376	\$987.56	6	\$1,460,000	\$1,061.05
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
ML81705514	Willow Glen	2768 Sunbonnet Court	\$1,398,000	2,377	\$588.14	18	\$1,450,000	\$610.01
ML81704185	Willow Glen	1541 San Gabriel Way	\$1,495,000	2,335	\$640.26	34	\$1,450,000	\$620.99
ML81704298	Willow Glen	2797 Lena Drive	\$1,398,000	2,191	\$638.06	23	\$1,450,000	\$661.80
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
ML81705923	Willow Glen	1548 Saint Francis Drive	\$1,448,000	1,542	\$939.04	23	\$1,440,000	\$933.85
ML81703366	Willow Glen	1209 Delmas Avenue	\$1,379,000	1,974	\$698.58	9	\$1,440,000	\$729.48
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
ML81705213	Willow Glen	1007 Twin Brook Drive	\$1,290,000	1,571	\$821.13	3	\$1,420,000	\$903.88
ML81698692	Willow Glen	2544 New Jersey Avenue	\$1,195,000	1,626	\$734.93	10	\$1,420,000	\$873.31
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
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
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
ML81702590	Willow Glen	2871 Nicholas Drive	\$1,375,000	1,979	\$694.80	30	\$1,375,000	\$694.80
ML81693249	Willow Glen	1036 Lincoln Court	\$1,199,000	1,196	\$1,002.51	3	\$1,375,000	\$1,149.67
ML81704894	Willow Glen	1136 Lincoln Court	\$1,399,000	1,257	\$1,112.97	48	\$1,365,000	\$1,085.92
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

**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>
ML81702389	Willow Glen	1376 Kottenberg Avenue	\$1,199,000	1,080	\$1,110.19	9	\$1,355,000	\$1,254.63
ML81706971	Willow Glen	1031 Westwood Drive	\$1,299,000	1,202	\$1,080.70	8	\$1,350,000	\$1,123.13
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
ML81707660	Willow Glen	1533 Georgetta Drive	\$1,299,000	1,214	\$1,070.02	14	\$1,348,000	\$1,110.38
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
ML81697099	Willow Glen	2452 Nightingale Drive	\$1,299,000	1,508	\$861.41	16	\$1,321,000	\$875.99
ML81703606	Willow Glen	2916 New Jersey Avenue	\$1,299,000	1,812	\$716.89	13	\$1,320,000	\$728.48
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
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
ML81703672	Willow Glen	2946 Rubino Circle	\$1,299,950	2,069	\$628.30	24	\$1,292,500	\$624.70
ML81702626	Willow Glen	1750 Lincoln Avenue	\$1,249,000	1,322	\$944.78	20	\$1,270,000	\$960.67
ML81707408	Willow Glen	2734 Coit Drive	\$1,199,000	1,280	\$936.72	10	\$1,260,000	\$984.38
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
ML81694352	Willow Glen	538 Fuller Avenue	\$799,000	1,408	\$567.47	8	\$1,245,000	\$884.23
ML81704364	Willow Glen	1811 Comstock Lane	\$1,199,000	1,478	\$811.23	36	\$1,240,000	\$838.97
ML81699458	Willow Glen	2898 Lexford Avenue	\$1,050,000	1,248	\$841.35	13	\$1,240,000	\$993.59
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
ML81703506	Willow Glen	2144 Parkwood Way	\$1,090,000	1,159	\$940.47	7	\$1,210,000	\$1,044.00
ML81705661	Willow Glen	2995 Rubino Circle	\$1,099,000	1,848	\$594.70	10	\$1,200,000	\$649.35
ML81705248	Willow Glen	440 Coe Avenue	\$1,200,000	2,077	\$577.76	11	\$1,200,000	\$577.76
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
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
ML81705010	Willow Glen	1459 Marcia Avenue	\$1,149,000	1,441	\$797.36	12	\$1,155,000	\$801.53
ML81694746	Willow Glen	1546 Mackey Avenue	\$1,099,000	1,274	\$862.64	11	\$1,150,000	\$902.67



## Res. Single Family

Sold

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81702915	Willow Glen	2634 Meridian Avenue	\$1,199,000	1,678	\$714.54	26	\$1,135,000	\$676.40
ML81695407	Willow Glen	901 Kingfisher Drive	\$950,000	1,302	\$729.65	6	\$1,135,000	\$871.74
ML81705553	Willow Glen	375 Jerome Street	\$899,000	1,280	\$702.34	9	\$1,120,000	\$875.00
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
ML81701405	Willow Glen	1775 Foxworthy Avenue	\$999,999	1,589	\$629.33	13	\$1,100,000	\$692.26
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
ML81706083	Willow Glen	752 Delmas Avenue	\$998,000	1,271	\$785.21	6	\$1,086,000	\$854.45
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
ML81705910	Willow Glen	1015 Delmas Avenue	\$849,000	1,078	\$787.57	8	\$940,000	\$871.99
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
ML81706744	Willow Glen	915 Chabrant Way	\$990,000	823	\$1,202.92	7	\$925,000	\$1,123.94
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
ML81710554	Willow Glen	996 Spencer Avenue	\$928,888	1,235	\$752.14	7	\$855,000	\$692.31
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
<b>Average:</b>			<b>\$1,524,225</b>	<b>1,937</b>	<b>\$813.51</b>	<b>12</b>	<b>\$1,650,738</b>	<b>\$893.14</b>
<b>Total Average:</b>			<b>\$1,569,820</b>	<b>1,991</b>	<b>\$812.75</b>	<b>15</b>	<b>\$1,650,738</b>	<b>\$893.14</b>