

# Area Summary Report

## Summary Statistics

	<u>High</u>	<u>Low</u>	<u>Average</u>	<u>Median</u>
List Price:	\$4,300,000	\$799,000	\$1,578,725	\$1,449,000
Sold Price:	\$4,200,000	\$849,000	\$1,539,530	\$1,439,500

### Res. Single Family

#### Active

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81729406	Willow Glen	1733 Dry Creek Road	\$3,685,000	2,454	\$1,501.63	126		
ML81724563	Willow Glen	2241 Dry Creek Road	\$3,499,000	4,129	\$847.42	64		
ML81730469	Willow Glen	1816 Monte Carlo Way	\$3,475,000	3,484	\$997.42	17		
ML81731177	Willow Glen	1831 Arroyo Seco Drive	\$3,400,000	3,517	\$966.73	74		
ML81730302	Willow Glen	2110 Ardis Drive	\$3,298,000	4,245	\$776.91	18		
ML81723042	Willow Glen	1621 Campbell Avenue	\$3,199,000	3,904	\$819.42	73		
ML81728937	Willow Glen	2370 Lansford Avenue	\$3,198,000	3,663	\$873.05	30		
ML81723063	Willow Glen	1451 Glenwood Avenue	\$2,975,000	4,028	\$738.58	73		
ML81731841	Willow Glen	1063 Carolyn Avenue	\$2,950,000	3,000	\$983.33	1		
ML81730676	Willow Glen	1620 Campbell Avenue	\$2,899,000	3,400	\$852.65	15		
ML81720517	Willow Glen	1157 Doralee Way	\$2,800,000	4,170	\$671.46	92		
ML81729612	Willow Glen	1267 Coolidge Avenue	\$2,699,000	2,989	\$902.98	24		
ML81729967	Willow Glen	1238 Clark Way	\$2,698,000	3,150	\$856.51	22		
ML81723727	Willow Glen	1403 Koch Lane	\$2,623,000	3,495	\$750.50	54		
ML81724277	Willow Glen	1150 Norval Way	\$2,399,000	3,000	\$799.67	66		
ML81729600	Willow Glen	713 Iris Gardens Court	\$2,249,000	3,936	\$571.39	24		
ML81722286	Willow Glen	2440 Shibley Avenue	\$2,150,000	2,449	\$877.91	78		
ML81727913	Willow Glen	1232 Delmas Avenue	\$2,099,000	3,368	\$623.22	38		
ML81718922	Willow Glen	1904 Creek Drive	\$1,998,888	3,506	\$570.13	102		
ML81731840	Willow Glen	1721 Laurelwood Drive	\$1,950,000	2,354	\$828.38	1		
ML81728818	Willow Glen	1524 Santa Maria Avenue	\$1,949,500	2,310	\$843.94	31		
ML81730605	Willow Glen	1912 Creek Drive	\$1,899,000	2,899	\$655.05	16		
ML81730118	Willow Glen	1097 Camino Pablo	\$1,799,000	2,485	\$723.94	21		
ML81723036	Willow Glen	1730 Glen Una Avenue	\$1,750,000	2,693	\$649.83	73		
ML81729868	Willow Glen	1950 Creek Drive	\$1,699,800	2,050	\$829.17	23		
ML81728857	Willow Glen	1941 Hamilton Avenue	\$1,695,000	3,096	\$547.48	31		
ML81714942	Willow Glen	1477 Hicks Avenue	\$1,660,000	1,900	\$873.68	130		
ML81730411	Willow Glen	1697 Willow Creek Drive	\$1,650,000	2,092	\$788.72	18		
ML81713081	Willow Glen	1560 Bird Avenue	\$1,650,000	3,070	\$537.46	129		
ML81724662	Willow Glen	1852 Cavalier Court	\$1,649,999	2,116	\$779.77	64		
ML81728382	Willow Glen	1757 Miriam Court	\$1,625,000	2,670	\$608.61	36		
ML81720937	Willow Glen	1191 Denise Way	\$1,549,000	1,573	\$984.74	87		
ML81731140	Willow Glen	1998 Lincoln Avenue	\$1,548,888	1,848	\$838.14	10		
ML81729483	Willow Glen	1571 De Anza Way	\$1,525,000	1,678	\$908.82	39		

**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>
ML81729603	Willow Glen	2949 Lansford Avenue	\$1,499,000	1,580	\$948.73	24		
ML81729223	Willow Glen	2425 Briarwood Drive	\$1,499,000	2,299	\$652.02	115		
ML81714963	Willow Glen	1444 Madrona Avenue	\$1,480,000	2,064	\$717.05	109		
ML81729665	Willow Glen	2645 Malaga Drive	\$1,475,000	1,678	\$879.02	24		
ML81729023	Willow Glen	1619 Koch Lane	\$1,468,000	1,678	\$874.85	30		
ML81728827	Willow Glen	1999 Lincoln Avenue	\$1,450,000	1,929	\$751.68	31		
ML81727843	Willow Glen	1261 Curtner Avenue	\$1,425,000	1,849	\$770.69	39		
ML81727801	Willow Glen	1839 Tioga Way	\$1,399,000	2,308	\$606.15	39		
ML81720920	Willow Glen	1516 San Ardo Drive	\$1,375,000	1,548	\$888.24	87		
ML81726756	Willow Glen	000 Clintonia Avenue	\$1,350,000	2,700	\$500.00	47		
ML81728979	Willow Glen	824 Riverside Drive	\$1,349,950	1,585	\$851.70	30		
ML81728319	Willow Glen	2980 Booksin Avenue	\$1,349,500	1,845	\$731.44	36		
ML81725925	Willow Glen	765 Willow Glen Way	\$1,349,000	1,500	\$899.33	53		
ML81727936	Willow Glen	1873 Harris Avenue	\$1,338,000	1,481	\$903.44	38		
ML81730619	Willow Glen	1296 Curtner Avenue	\$1,299,000	1,562	\$831.63	16		
ML81731557	Willow Glen	908 Minnesota Avenue	\$1,298,000	1,204	\$1,078.07	5		
ML81729187	Willow Glen	1667 Arbor Drive	\$1,249,950	1,470	\$850.31	29		
ML81731267	Willow Glen	2815 Rubino Circle	\$1,225,000	1,889	\$648.49	9		
ML81729431	Willow Glen	1726 Guadalupe Avenue	\$1,200,000	2,426	\$494.64	26		
ML81727426	Willow Glen	2587 Nightingale Drive	\$1,198,000	1,460	\$820.55	43		
ML81714646	Willow Glen	495 Dorothy Avenue	\$1,175,000	1,289	\$911.56	64		
ML81722859	Willow Glen	1125 Roy Avenue	\$1,125,000	912	\$1,233.55	67		
ML81724673	Willow Glen	1418 Bird Avenue	\$1,099,995	997	\$1,103.30	64		
ML81725144	Willow Glen	1212 Delmas Avenue	\$1,095,000	1,156	\$947.23	59		
ML81731119	Willow Glen	671 Fuller Avenue	\$1,089,000	1,100	\$990.00	10		
ML81727926	Willow Glen	1720 Lincoln Avenue	\$999,888	1,359	\$735.75	36		
ML81731134	Willow Glen	2466 Schubert Avenue	\$998,900	1,484	\$673.11	10		
ML81731449	Willow Glen	764 Willis Avenue	\$998,000	1,232	\$810.06	8		
ML81728897	Willow Glen	222 Monte Vista	\$998,000	1,937	\$515.23	31		
ML81731095	Willow Glen	1786 Wema Way	\$917,000	1,136	\$807.22	11		
ML81717254	Willow Glen	447 Dawson Avenue	\$899,950	1,080	\$833.29	108		
<b>Average:</b>			<b>\$1,824,096</b>	<b>2,315</b>	<b>\$809.80</b>	<b>46</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>
ML81729819	Willow Glen	1024 Camino Ramon	\$2,639,500	2,962	\$891.12	44		
ML81726880	Willow Glen	1650 Saint Anthony Drive	\$2,399,950	3,269	\$734.15	11		
ML81731508	Willow Glen	1778 Nomark Court	\$2,195,000	3,217	\$682.31	4		
ML81729955	Willow Glen	1155 Camino Pablo	\$1,875,000	1,987	\$943.63	8		
ML81728815	Willow Glen	1317 Mildred Avenue	\$1,849,000	2,272	\$813.82	12		
ML81729109	Willow Glen	1261 Pine Avenue	\$1,698,000	2,131	\$796.81	19		
ML81727968	Willow Glen	1554 Willow Oaks Drive	\$1,598,000	2,163	\$738.79	11		

**Res. Single Family****Contingent**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81726099	Willow Glen	1192 Blewett Avenue	\$1,588,000	1,679	\$945.80	31		
ML81726399	Willow Glen	2733 Dumbarton Avenue	\$1,499,000	1,860	\$805.91	29		
ML81715778	Willow Glen	1987 Lincoln Avenue	\$1,399,950	2,094	\$668.55	111		
ML81726548	Willow Glen	1658 Koch Lane	\$1,399,000	2,392	\$584.87	21		
ML81728181	Willow Glen	2812 Theresa Lane	\$1,098,000	1,760	\$623.86	11		
ML81724894	Willow Glen	2953 Leigh Avenue	\$999,999	1,080	\$925.93	49		
<b>Average:</b>			<b>\$1,710,646</b>	<b>2,220</b>	<b>\$781.20</b>	<b>28</b>		

**Pending**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81724335	Willow Glen	1716 Laurelwood Drive	\$2,360,000	2,880	\$819.44	29		
ML81728102	Willow Glen	1224 Glenwood Avenue	\$2,298,000	3,224	\$712.78	9		
ML81725574	Willow Glen	1128 El Abra Way	\$1,898,888	2,558	\$742.33	50		
ML81724434	Willow Glen	2261 Gunar Drive	\$1,699,999	2,208	\$769.93	29		
ML81727969	Willow Glen	1540 De Anza Way	\$1,699,000	2,343	\$725.14	17		
ML81725003	Willow Glen	1708 Grizilo Drive	\$1,690,000	2,010	\$840.80	54		
ML81729746	Willow Glen	2409 Fair oak Court	\$1,625,000	1,618	\$1,004.33	11		
ML81727309	Willow Glen	1428 Husted Avenue	\$1,599,000	3,078	\$519.49	30		
ML81727381	Willow Glen	1058 Lovoi Way	\$1,499,000	1,903	\$787.70	21		
ML81729720	Willow Glen	1476 Carmel Drive	\$1,488,000	1,883	\$790.23	21		
ML81726428	Willow Glen	856 Franquette Avenue	\$1,425,000	1,781	\$800.11	28		
ML81728760	Willow Glen	904 Pine Avenue	\$1,399,000	1,818	\$769.53	18		
ML81723499	Willow Glen	2794 Gardendale Drive	\$1,399,000	1,866	\$749.73	42		
ML81730282	Willow Glen	1624 Glenfield Drive	\$1,398,000	1,783	\$784.07	17		
ML81728652	Willow Glen	1662 Trona Way	\$1,395,000	1,678	\$831.35	17		
ML81719666	Willow Glen	1896 Ellen Avenue	\$1,299,000	1,400	\$927.86	47		
ML81724223	Willow Glen	435 Coe Avenue	\$1,275,000	1,584	\$804.92	14		
ML81727325	Willow Glen	2914 Cherry Avenue	\$1,200,000	2,000	\$600.00	19		
ML81728135	Willow Glen	996 Spencer Avenue	\$1,199,999	1,235	\$971.66	33		
ML81728752	Willow Glen	2305 Mazzaglia Avenue	\$1,130,999	1,482	\$763.16	28		
ML81730803	Willow Glen	2116 Bello Avenue	\$998,000	1,148	\$869.34	1		
ML81729446	Willow Glen	2943 Kilo Avenue	\$995,000	1,320	\$753.79	6		
ML81727713	Willow Glen	1129 Malone Road	\$988,000	1,260	\$784.13	19		
ML81723729	Willow Glen	2740 Custer Drive	\$960,000	1,136	\$845.07	17		
<b>Average:</b>			<b>\$1,454,954</b>	<b>1,883</b>	<b>\$790.29</b>	<b>24</b>		

**Sold**

MLS #	Area	Address	List Price	SqFt	\$/ SqFt	DOM	Sale Price	\$/ SqFt
ML81724610	Willow Glen	2067 Booksin Avenue	\$4,300,000	5,500	\$781.82	1	\$4,200,000	\$763.64
ML81713997	Willow Glen	1591 Newport Avenue	\$3,400,000	4,215	\$806.64	42	\$3,350,000	\$794.78
ML81720497	Willow Glen	2571 Westgate Avenue	\$3,325,000	3,769	\$882.20	0	\$3,325,000	\$882.20
ML81714294	Willow Glen	1173 Nevada Avenue	\$3,075,000	3,533	\$870.37	8	\$3,275,000	\$926.97

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

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ML81717077	Willow Glen	1069 Franquette Avenue	\$2,699,000	3,539	\$762.64	0	\$2,900,000	\$819.44
ML81712620	Willow Glen	2311 Cottle Avenue	\$2,875,000	3,239	\$887.62	0	\$2,875,000	\$887.62
ML81718219	Willow Glen	2295 Gundersen Drive	\$2,799,000	3,807	\$735.22	78	\$2,700,000	\$709.22
ML81719861	Willow Glen	1275 Camino Pablo	\$2,699,000	3,091	\$873.18	7	\$2,664,000	\$861.86
ML81720080	Willow Glen	2464 Cottle Avenue	\$2,599,000	3,000	\$866.33	51	\$2,650,000	\$883.33
ML81721229	Willow Glen	1190 Willow Glen Way	\$2,699,000	3,481	\$775.35	25	\$2,600,000	\$746.91
ML81712154	Willow Glen	1279 Curtiss Avenue	\$2,379,000	4,070	\$584.52	7	\$2,425,000	\$595.82
ML81710277	Willow Glen	1138 Garfield Avenue	\$2,374,000	3,010	\$788.70	9	\$2,400,000	\$797.34
ML81714567	Willow Glen	1236 Mildred Avenue	\$2,399,000	2,671	\$898.17	14	\$2,399,000	\$898.17
ML81708814	Willow Glen	1345 Kottenberg Avenue	\$2,399,000	3,289	\$729.40	15	\$2,350,000	\$714.50
ML81704843	Willow Glen	1010 Laura Ville Lane	\$2,395,000	4,133	\$579.48	29	\$2,350,000	\$568.59
ML81722571	Willow Glen	2896 Gardendale Drive	\$1,999,000	2,777	\$719.84	22	\$2,300,000	\$828.23
ML81709252	Willow Glen	1074 Pine Avenue	\$2,325,000	3,200	\$726.56	52	\$2,270,000	\$709.38
ML81725702	Willow Glen	1714 Mulberry Lane	\$2,199,999	2,656	\$828.31	13	\$2,200,000	\$828.31
ML81722023	Willow Glen	1382 Fulai Court	\$2,199,000	4,193	\$524.45	27	\$2,200,000	\$524.68
ML81725393	Willow Glen	1967 Campbell Avenue	\$2,100,000	2,929	\$716.97	4	\$2,100,000	\$716.97
ML81720212	Willow Glen	1821 Harmil Way	\$2,197,988	2,546	\$863.31	49	\$2,100,000	\$824.82
ML81710888	Willow Glen	1770 Phantom Avenue	\$1,995,000	2,339	\$852.93	3	\$2,100,000	\$897.82
ML81712898	Willow Glen	1365 Milton Way	\$2,188,000	2,812	\$778.09	33	\$2,096,000	\$745.38
ML81724147	Willow Glen	1476 Glen Ellen Way	\$2,099,000	2,313	\$907.48	14	\$2,080,000	\$899.27
ML81705208	Willow Glen	2288 Mazzaglia Avenue	\$2,149,000	2,810	\$764.77	87	\$2,075,000	\$738.43
ML81712109	Willow Glen	1150 Carolyn Avenue	\$1,995,000	2,239	\$891.02	13	\$2,070,000	\$924.52
ML81707663	Willow Glen	1115 Lennon Way	\$1,980,000	2,459	\$805.21	15	\$2,050,000	\$833.67
ML81703321	Willow Glen	1852 Cherry Avenue	\$2,050,000	2,760	\$742.75	136	\$2,050,000	\$742.75
ML81715263	Willow Glen	1030 Laurie Avenue	\$1,998,000	3,046	\$655.94	14	\$1,998,000	\$655.94
ML81705551	Willow Glen	2111 Ardis Drive	\$1,998,000	2,949	\$677.52	94	\$1,998,000	\$677.52
ML81703571	Willow Glen	1601 Dry Creek Road	\$2,075,000	3,166	\$655.40	78	\$1,965,000	\$620.66
ML81722801	Willow Glen	945 Louise Avenue	\$1,899,000	2,222	\$854.64	6	\$1,910,000	\$859.59
ML81706438	Willow Glen	2646 Gerald Way	\$1,898,000	2,147	\$884.02	21	\$1,898,000	\$884.02
ML81707914	Willow Glen	1469 Richards Avenue	\$1,799,000	2,100	\$856.67	11	\$1,890,000	\$900.00
ML81714770	Willow Glen	1576 Marcia Avenue	\$1,885,000	2,181	\$864.28	0	\$1,885,000	\$864.28
ML81719271	Willow Glen	1566 Lupton Avenue	\$1,799,000	2,001	\$899.05	6	\$1,875,000	\$937.03
ML81717119	Willow Glen	1286 Mildred Avenue	\$1,899,000	2,221	\$855.02	9	\$1,875,000	\$844.21
ML81724187	Willow Glen	1679 Dry Creek Road	\$1,849,000	2,288	\$808.13	12	\$1,870,000	\$817.31
ML81712659	Willow Glen	1016 Riverside Drive	\$1,850,000	2,168	\$853.32	43	\$1,860,000	\$857.93
ML81707582	Willow Glen	1542 Grace Avenue	\$1,599,000	2,055	\$778.10	9	\$1,860,000	\$905.11
ML81719649	Willow Glen	1440 Glen Ellen Way	\$1,699,000	2,357	\$720.83	14	\$1,857,000	\$787.87
ML81716886	Willow Glen	1809 Mcniff Place	\$1,799,000	2,876	\$625.52	0	\$1,856,000	\$645.34
ML81719880	Willow Glen	1077 Byerley Avenue	\$1,798,000	1,843	\$975.58	15	\$1,826,000	\$990.78
ML81713970	Willow Glen	2809 La Rhee Drive	\$1,799,000	2,386	\$753.98	13	\$1,800,000	\$754.40
ML81712121	Willow Glen	1672 Fairwood Avenue	\$1,800,000	1,618	\$1,112.48	0	\$1,800,000	\$1,112.48

**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>
ML81717847	Willow Glen	1188 Dean Avenue	\$1,798,000	2,249	\$799.47	27	\$1,790,000	\$795.91
ML81707710	Willow Glen	1711 Willowhurst Avenue	\$1,399,000	1,601	\$873.83	7	\$1,775,000	\$1,108.68
ML81716945	Willow Glen	1502 Keesling Avenue	\$1,698,000	2,775	\$611.89	22	\$1,755,000	\$632.43
ML81718075	Willow Glen	1205 Fairview Avenue	\$1,750,000	1,678	\$1,042.91	20	\$1,750,000	\$1,042.91
ML81712444	Willow Glen	1215 Lennon Way	\$1,649,888	2,775	\$594.55	41	\$1,750,000	\$630.63
ML81711494	Willow Glen	1605 Collingwood Avenue	\$1,750,000	1,703	\$1,027.60	0	\$1,750,000	\$1,027.60
ML81709261	Willow Glen	995 California Avenue	\$1,625,000	1,900	\$855.26	6	\$1,745,000	\$918.42
ML81708723	Willow Glen	1344 Pine Avenue	\$1,799,000	2,850	\$631.23	28	\$1,742,500	\$611.40
ML81724155	Willow Glen	1167 Denise Way	\$1,799,000	2,068	\$869.92	36	\$1,740,000	\$841.39
ML81708894	Willow Glen	1131 Ruth Drive	\$1,797,000	2,316	\$775.91	78	\$1,725,000	\$744.82
ML81706857	Willow Glen	1912 Harris Avenue	\$1,749,000	2,443	\$715.92	14	\$1,715,000	\$702.01
ML81708151	Willow Glen	1296 Bird Avenue	\$1,700,000	2,244	\$757.58	9	\$1,710,000	\$762.03
ML81715503	Willow Glen	1701 Dolores Drive	\$1,698,000	2,807	\$604.92	42	\$1,700,000	\$605.63
ML81718902	Willow Glen	1522 Arata Court	\$1,648,000	1,887	\$873.34	9	\$1,685,000	\$892.95
ML81709371	Willow Glen	1695 Cherry Avenue	\$1,759,000	2,315	\$759.83	71	\$1,685,000	\$727.86
ML81704555	Willow Glen	2025 Park Royal Drive	\$1,699,000	2,673	\$635.62	32	\$1,680,000	\$628.51
ML81716193	Willow Glen	2481 Parquet Court	\$1,595,000	2,639	\$604.40	70	\$1,655,000	\$627.13
ML81713135	Willow Glen	1711 Santa Lucia Drive	\$1,779,000	3,342	\$532.32	52	\$1,650,000	\$493.72
ML81710096	Willow Glen	2654 Briarwood Drive	\$1,499,000	1,523	\$984.24	9	\$1,650,000	\$1,083.39
ML81709799	Willow Glen	1253 Settle Avenue	\$1,650,000	1,246	\$1,324.24	0	\$1,650,000	\$1,324.24
ML81715928	Willow Glen	1278 Glen Dell Drive	\$1,670,000	1,964	\$850.31	11	\$1,610,000	\$819.76
ML81710194	Willow Glen	1278 Glen Dell Drive	\$1,499,000	1,964	\$763.24	1	\$1,610,000	\$819.76
ML81724900	Willow Glen	1973 Sycamore Glen	\$1,600,000	1,825	\$876.71	0	\$1,600,000	\$876.71
ML81718978	Willow Glen	2330 Westgate Avenue	\$1,449,000	1,734	\$835.64	3	\$1,600,000	\$922.72
ML81715101	Willow Glen	2500 Gerald Way	\$1,399,000	2,069	\$676.17	6	\$1,600,000	\$773.32
ML81707863	Willow Glen	1344 Iris Court	\$1,599,000	1,882	\$849.63	12	\$1,599,000	\$849.63
ML81705926	Willow Glen	1759 Frobisher Way	\$1,599,000	2,677	\$597.31	66	\$1,599,000	\$597.31
ML81723137	Willow Glen	1495 Norman Avenue	\$1,599,950	2,038	\$785.06	27	\$1,590,000	\$780.18
ML81720827	Willow Glen	1964 Margot Place	\$1,480,000	1,765	\$838.53	6	\$1,580,000	\$895.18
ML81708850	Willow Glen	2469 La Mirada Drive	\$1,395,000	1,927	\$723.92	7	\$1,575,000	\$817.33
ML81718621	Willow Glen	1584 Santa Maria Avenue	\$1,599,000	2,224	\$718.97	39	\$1,570,000	\$705.94
ML81711067	Willow Glen	1908 Harris Avenue	\$1,468,000	1,933	\$759.44	5	\$1,570,000	\$812.21
ML81727316	Willow Glen	1254 Blewett Ave	\$1,595,000	1,780	\$896.07	12	\$1,565,000	\$879.21
ML81716885	Willow Glen	2137 Jonathan Avenue	\$1,495,000	1,839	\$812.94	6	\$1,565,000	\$851.01
ML81708913	Willow Glen	1247 Madrona Avenue	\$1,499,988	1,723	\$870.57	9	\$1,560,000	\$905.40
ML81724643	Willow Glen	1734 Balsa Avenue	\$1,499,000	2,760	\$543.12	16	\$1,550,000	\$561.59
ML81717024	Willow Glen	1637 Husted Avenue	\$1,475,000	1,560	\$945.51	14	\$1,530,000	\$980.77
ML81707662	Willow Glen	2123 Ardis Drive	\$1,528,000	1,727	\$884.77	6	\$1,528,000	\$884.77
ML81725782	Willow Glen	2313 Walden Square	\$1,525,000	2,392	\$637.54	0	\$1,525,000	\$637.54
ML81717842	Willow Glen	776 Minnesota Avenue	\$1,488,000	1,768	\$841.63	10	\$1,520,000	\$859.73
ML81705673	Willow Glen	2310 Elkhorn Court	\$1,599,000	2,598	\$615.47	35	\$1,520,000	\$585.07

**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>
ML81722426	Willow Glen	1485 Gerhardt Avenue	\$1,448,000	1,903	\$760.90	7	\$1,517,000	\$797.16
ML81722990	Willow Glen	1025 Bird Avenue	\$1,498,000	2,020	\$741.58	8	\$1,510,000	\$747.52
ML81718393	Willow Glen	829 Nevada Avenue	\$1,450,000	1,411	\$1,027.64	1	\$1,510,000	\$1,070.16
ML81714855	Willow Glen	2601 Aragon Court	\$1,399,000	1,568	\$892.22	9	\$1,502,500	\$958.23
ML81724172	Willow Glen	2688 Custer Drive	\$1,499,000	1,928	\$777.49	10	\$1,500,000	\$778.01
ML81721835	Willow Glen	1264 Pine Avenue	\$1,575,000	1,933	\$814.80	34	\$1,500,000	\$776.00
ML81716531	Willow Glen	1866 Glen Una Avenue	\$1,419,888	1,359	\$1,044.80	10	\$1,500,000	\$1,103.75
ML81712972	Willow Glen	1893 Orange Grove Drive	\$1,325,000	2,033	\$651.75	9	\$1,490,000	\$732.91
ML81706327	Willow Glen	2422 Pebble Beach Court	\$1,449,000	1,974	\$734.04	71	\$1,490,000	\$754.81
ML81714935	Willow Glen	2715 New Jersey Avenue	\$1,490,000	1,887	\$789.61	7	\$1,488,000	\$788.55
ML81714162	Willow Glen	573 Falcon Place	\$1,499,000	2,322	\$645.56	12	\$1,480,000	\$637.38
ML81710008	Willow Glen	2439 Booksin Avenue	\$1,465,000	1,783	\$821.65	26	\$1,476,333	\$828.01
ML81725931	Willow Glen	1568 Edgewood Way	\$1,395,000	2,024	\$689.23	9	\$1,475,000	\$728.75
ML81712054	Willow Glen	1985 Hicks Avenue	\$1,385,000	1,164	\$1,189.86	2	\$1,475,000	\$1,267.18
ML81723909	Willow Glen	2378 Westgate Avenue	\$1,455,000	1,137	\$1,279.68	0	\$1,455,000	\$1,279.68
ML81724181	Willow Glen	1305 Mildred Avenue	\$1,498,880	1,548	\$968.27	36	\$1,450,000	\$936.69
ML81712134	Willow Glen	1142 Garfield Avenue	\$1,399,000	1,590	\$879.87	7	\$1,450,000	\$911.95
ML81713919	Willow Glen	1690 Mount Vernon Drive	\$1,394,888	1,600	\$871.81	19	\$1,450,000	\$906.25
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
ML81701914	Willow Glen	2743 Custer Drive	\$1,498,000	2,070	\$723.67	63	\$1,450,000	\$700.48
ML81711332	Willow Glen	1206 Sandra Drive	\$1,449,000	1,837	\$788.79	28	\$1,440,000	\$783.89
ML81705923	Willow Glen	1548 Saint Francis Drive	\$1,448,000	1,542	\$939.04	23	\$1,440,000	\$933.85
ML81710235	Willow Glen	1644 Creek Drive	\$1,449,000	1,754	\$826.11	78	\$1,439,000	\$820.41
ML81718788	Willow Glen	2285 Cottle Avenue	\$1,458,000	1,869	\$780.10	38	\$1,430,000	\$765.12
ML81717780	Willow Glen	969 Franquette Avenue	\$1,400,000	1,634	\$856.79	12	\$1,420,000	\$869.03
ML81713111	Willow Glen	1454 Leshner Court	\$1,470,000	1,903	\$772.46	26	\$1,420,000	\$746.19
ML81707505	Willow Glen	2365 La Mirada Drive	\$1,349,000	1,593	\$846.83	9	\$1,415,000	\$888.26
ML81707200	Willow Glen	1730 Lorenzen Drive	\$1,399,000	2,185	\$640.27	14	\$1,410,000	\$645.31
ML81725896	Willow Glen	1601 Trona Way	\$1,395,000	1,523	\$915.96	15	\$1,400,000	\$919.24
ML81718378	Willow Glen	804 Pitkin Loop	\$1,350,000	2,654	\$508.67	14	\$1,400,000	\$527.51
ML81714038	Willow Glen	1263 Norval Way	\$1,449,900	1,855	\$781.62	8	\$1,400,000	\$754.72
ML81704634	Willow Glen	1812 Curtner Avenue	\$1,499,000	2,191	\$684.16	58	\$1,400,000	\$638.98
ML81724843	Willow Glen	1021 Malone Road	\$1,395,000	1,578	\$884.03	19	\$1,395,000	\$884.03
ML81722838	Willow Glen	1692 Morocco Drive	\$1,388,000	1,828	\$759.30	10	\$1,388,000	\$759.30
ML81718973	Willow Glen	1616 Trona Way	\$1,250,000	1,523	\$820.75	9	\$1,385,000	\$909.39
ML81723049	Willow Glen	1618 Fairlawn Avenue	\$1,318,800	1,408	\$936.65	7	\$1,380,000	\$980.11
ML81704454	Willow Glen	1544 Willow Street	\$1,095,000	1,983	\$552.19	12	\$1,380,000	\$695.92
ML81716779	Willow Glen	1493 Gerhardt Avenue	\$1,199,000	1,650	\$726.67	10	\$1,378,000	\$835.15
ML81721454	Willow Glen	2056 Cowles	\$1,295,000	1,969	\$657.69	11	\$1,375,000	\$698.32
ML81711633	Willow Glen	941 Sunbonnet Loop	\$1,375,000	2,200	\$625.00	7	\$1,375,000	\$625.00

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

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ML81704894	Willow Glen	1136 Lincoln Court	\$1,399,000	1,257	\$1,112.97	48	\$1,365,000	\$1,085.92
ML81711376	Willow Glen	1670 Husted Avenue	\$1,288,888	1,582	\$814.72	6	\$1,356,300	\$857.33
ML81722904	Willow Glen	2751 Blaine Court	\$1,300,000	2,429	\$535.20	10	\$1,350,000	\$555.78
ML81719729	Willow Glen	1692 Arbor Drive	\$1,350,000	1,531	\$881.78	23	\$1,350,000	\$881.78
ML81714177	Willow Glen	1004 Patricia Way	\$1,100,000	1,240	\$887.10	6	\$1,350,000	\$1,088.71
ML81713911	Willow Glen	2512 Cherry Avenue	\$1,475,000	2,063	\$714.98	45	\$1,350,000	\$654.39
ML81710883	Willow Glen	2683 Sutro Drive	\$1,098,000	1,060	\$1,035.85	8	\$1,350,000	\$1,273.58
ML81706971	Willow Glen	1031 Westwood Drive	\$1,299,000	1,202	\$1,080.70	8	\$1,350,000	\$1,123.13
ML81707660	Willow Glen	1533 Georgetta Drive	\$1,299,000	1,214	\$1,070.02	14	\$1,348,000	\$1,110.38
ML81722690	Willow Glen	2133 Cherry Avenue	\$1,269,888	1,490	\$852.27	6	\$1,345,000	\$902.68
ML81716900	Willow Glen	1601 Norman Avenue	\$1,399,000	2,404	\$581.95	89	\$1,335,000	\$555.32
ML81713774	Willow Glen	799 Coe Avenue	\$1,450,000	1,704	\$850.94	34	\$1,335,000	\$783.45
ML81716720	Willow Glen	2824 Plummer Avenue	\$1,349,000	1,632	\$826.59	21	\$1,325,000	\$811.89
ML81712438	Willow Glen	1769 Curtner Avenue	\$1,298,000	1,802	\$720.31	18	\$1,320,000	\$732.52
ML81718062	Willow Glen	1555 Koch Lane	\$1,299,000	2,100	\$618.57	30	\$1,315,000	\$626.19
ML81708498	Willow Glen	1797 Frobisher Way	\$1,399,000	1,802	\$776.36	19	\$1,313,000	\$728.63
ML81722981	Willow Glen	1275 Mildred Avenue	\$1,250,000	1,101	\$1,135.33	2	\$1,310,000	\$1,189.83
ML81716457	Willow Glen	968 Desmet Lane	\$1,374,888	2,377	\$578.41	22	\$1,310,000	\$551.11
ML81716318	Willow Glen	916 Lanewood Court	\$1,320,000	1,772	\$744.92	19	\$1,310,000	\$739.28
ML81721327	Willow Glen	1126 Roy Avenue	\$1,299,999	1,744	\$745.41	13	\$1,305,000	\$748.28
ML81731676	Willow Glen	1761 Meridian Avenue	\$1,289,000	1,486	\$867.43	0	\$1,300,000	\$874.83
ML81716937	Willow Glen	1433 Gerhardt Avenue	\$1,349,888	1,900	\$710.47	29	\$1,300,000	\$684.21
ML81718748	Willow Glen	2574 Fairglen Drive	\$1,395,000	1,783	\$782.39	47	\$1,300,000	\$729.11
ML81723350	Willow Glen	1459 Marcia Avenue	\$1,249,000	1,441	\$866.76	6	\$1,290,000	\$895.21
ML81715926	Willow Glen	2995 Casa Nueva Court	\$1,298,000	1,879	\$690.79	30	\$1,290,000	\$686.54
ML81714733	Willow Glen	1175 Brace Avenue	\$1,299,000	1,735	\$748.70	24	\$1,280,000	\$737.75
ML81721241	Willow Glen	1344 Avalon Drive	\$1,058,000	1,933	\$547.34	12	\$1,275,000	\$659.60
ML81714845	Willow Glen	3055 Canoas Creek Court	\$1,300,000	2,155	\$603.25	32	\$1,268,000	\$588.40
ML81709963	Willow Glen	1445 Koch Lane	\$1,199,000	1,250	\$959.20	34	\$1,260,000	\$1,008.00
ML81707408	Willow Glen	2734 Coit Drive	\$1,199,000	1,280	\$936.72	10	\$1,260,000	\$984.38
ML81711447	Willow Glen	954 Delmas Avenue	\$1,199,999	1,811	\$662.62	36	\$1,259,000	\$695.20
ML81721876	Willow Glen	2102 Ellen Avenue	\$1,299,000	1,672	\$776.91	43	\$1,250,000	\$747.61
ML81716934	Willow Glen	1715 Lincoln Avenue	\$1,298,000	1,492	\$869.97	29	\$1,250,000	\$837.80
ML81715057	Willow Glen	1490 Maxine Avenue	\$1,249,000	1,130	\$1,105.31	28	\$1,250,000	\$1,106.19
ML81714513	Willow Glen	1848 Rochelle Drive	\$1,000,000	1,577	\$634.12	4	\$1,250,000	\$792.64
ML81713460	Willow Glen	1635 Cottle Avenue	\$1,200,000	1,218	\$985.22	11	\$1,250,000	\$1,026.27
ML81704628	Willow Glen	1518 Marcia Avenue	\$1,295,000	1,512	\$856.48	58	\$1,247,500	\$825.07
ML81719846	Willow Glen	1360 Blewett Avenue	\$1,299,000	1,330	\$976.69	8	\$1,245,000	\$936.09
ML81708985	Willow Glen	2925 Newark Way	\$1,280,000	1,560	\$820.51	15	\$1,240,000	\$794.87
ML81704364	Willow Glen	1811 Comstock Lane	\$1,199,000	1,478	\$811.23	36	\$1,240,000	\$838.97
ML81713956	Willow Glen	572 Hull Avenue	\$1,059,000	1,347	\$786.19	7	\$1,236,000	\$917.59

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

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ML81707339	Willow Glen	1017 Bird Avenue	\$1,299,000	1,550	\$838.06	74	\$1,236,000	\$797.42
ML81709117	Willow Glen	2983 Rubino Circle	\$1,198,000	1,889	\$634.20	14	\$1,230,000	\$651.14
ML81728084	Willow Glen	1564 Garden Glen Way	\$1,095,000	1,214	\$901.98	8	\$1,220,000	\$1,004.94
ML81724976	Willow Glen	1878 Crestmont Drive	\$1,350,000	2,042	\$661.12	23	\$1,200,000	\$587.66
ML81723200	Willow Glen	1847 Rochelle Drive	\$1,198,000	1,186	\$1,010.12	6	\$1,200,000	\$1,011.80
ML81717309	Willow Glen	2271 Lansford Avenue	\$999,000	1,152	\$867.19	1	\$1,200,000	\$1,041.67
ML81711922	Willow Glen	2359 Briarwood Drive	\$1,200,000	1,394	\$860.83	55	\$1,200,000	\$860.83
ML81700180	Willow Glen	1995 Kobara Lane	\$1,249,950	1,868	\$669.14	34	\$1,200,000	\$642.40
ML81706848	Willow Glen	2416 Pebble Beach Court	\$1,098,000	1,970	\$557.36	52	\$1,195,000	\$606.60
ML81716903	Willow Glen	1763 Foxworthy Avenue	\$1,198,000	1,320	\$907.58	14	\$1,190,000	\$901.52
ML81709969	Willow Glen	1167 Brace Avenue	\$1,149,950	2,006	\$573.26	8	\$1,185,000	\$590.73
ML81726973	Willow Glen	1374 Newport Avenue	\$1,150,000	1,155	\$995.67	7	\$1,180,000	\$1,021.65
ML81708621	Willow Glen	1897 Orange Grove Drive	\$1,189,000	1,734	\$685.70	57	\$1,179,000	\$679.93
ML81726519	Willow Glen	1527 Marcia Avenue	\$1,098,000	1,263	\$869.36	5	\$1,177,000	\$931.91
ML81705445	Willow Glen	477 Minnesota Avenue	\$1,199,000	1,486	\$806.86	31	\$1,175,000	\$790.71
ML81706738	Willow Glen	861 Kingfisher Drive	\$1,148,000	1,582	\$725.66	49	\$1,155,000	\$730.09
ML81729514	Willow Glen	719 Willow Glen Way	\$999,998	921	\$1,085.77	0	\$1,150,000	\$1,248.64
ML81722424	Willow Glen	1638 Nord Lane	\$1,099,000	1,296	\$847.99	4	\$1,150,000	\$887.35
ML81712180	Willow Glen	730 Arbor Drive	\$1,099,000	1,004	\$1,094.62	9	\$1,150,000	\$1,145.42
ML81714171	Willow Glen	845 Minnesota Avenue	\$998,000	1,284	\$777.26	9	\$1,140,000	\$887.85
ML81716175	Willow Glen	1530 Maxine Avenue	\$1,099,000	1,336	\$822.60	10	\$1,135,000	\$849.55
ML81709251	Willow Glen	2326 Cherry Avenue	\$1,100,000	1,091	\$1,008.25	33	\$1,105,000	\$1,012.83
ML81723227	Willow Glen	1853 Arbor Drive	\$974,999	891	\$1,094.27	2	\$1,100,000	\$1,234.57
ML81706930	Willow Glen	1563 Curtner Avenue	\$1,199,000	1,105	\$1,085.07	38	\$1,100,000	\$995.48
ML81720526	Willow Glen	2956 Manda Drive	\$999,999	1,136	\$880.28	16	\$1,094,500	\$963.47
ML81711484	Willow Glen	888 Ironwood Drive	\$988,888	1,270	\$778.65	11	\$1,090,000	\$858.27
ML81726005	Willow Glen	1531 Marcia Avenue	\$999,995	1,110	\$900.90	18	\$1,075,000	\$968.47
ML81719315	Willow Glen	2684 Sutro Drive	\$1,048,888	1,060	\$989.52	12	\$1,075,000	\$1,014.15
ML81708604	Willow Glen	2941 Quinto Way	\$998,000	1,136	\$878.52	20	\$1,075,000	\$946.30
ML81722810	Willow Glen	887 Redbird Drive	\$1,089,000	1,302	\$836.41	13	\$1,070,000	\$821.81
ML81720007	Willow Glen	2431 Meridian Avenue	\$999,000	2,050	\$487.32	31	\$1,070,000	\$521.95
ML81708757	Willow Glen	442 Snyder Avenue	\$955,333	1,343	\$711.34	6	\$1,070,000	\$796.72
ML81711021	Willow Glen	775 Malone Road	\$990,000	1,167	\$848.33	11	\$1,060,000	\$908.31
ML81713762	Willow Glen	924 Willow Glen Way	\$998,000	1,479	\$674.78	14	\$1,050,000	\$709.94
ML81710689	Willow Glen	913 Hummingbird Drive	\$1,050,000	1,302	\$806.45	45	\$1,050,000	\$806.45
ML81718819	Willow Glen	1883 Potrero Drive	\$899,000	1,002	\$897.21	11	\$1,030,000	\$1,027.94
ML81716149	Willow Glen	1393 Spencer Avenue	\$995,000	960	\$1,036.46	10	\$1,000,000	\$1,041.67
ML81725363	Willow Glen	856 Ironwood Drive	\$988,888	1,508	\$655.76	8	\$980,000	\$649.87
ML81724214	Willow Glen	1234 Curtner Avenue	\$925,000	792	\$1,167.93	12	\$965,000	\$1,218.43
ML81716154	Willow Glen	944 Chabrant Way	\$899,999	1,080	\$833.33	8	\$955,000	\$884.26
ML81718867	Willow Glen	1165 Prevost Street	\$998,000	1,326	\$752.64	13	\$945,000	\$712.67



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

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ML81713580	Willow Glen	590 Hull Avenue	\$898,000	1,088	\$825.37	10	\$945,000	\$868.57
ML81720380	Willow Glen	747 Delmas Avenue	\$899,000	1,130	\$795.58	9	\$940,000	\$831.86
ML81707394	Willow Glen	1530 Cross Way	\$799,000	1,080	\$739.81	56	\$920,000	\$851.85
ML81725786	Willow Glen	376 Jerome Street	\$899,000	1,159	\$775.67	16	\$880,000	\$759.28
ML81719225	Willow Glen	895 Coe Avenue	\$899,999	728	\$1,236.26	10	\$880,000	\$1,208.79
ML81718139	Willow Glen	382 Jerome Street	\$799,000	980	\$815.31	6	\$875,000	\$892.86
ML81710554	Willow Glen	996 Spencer Avenue	\$928,888	1,235	\$752.14	7	\$855,000	\$692.31
ML81710820	Willow Glen	1726 Guadalupe Avenue	\$899,000	1,115	\$806.28	117	\$850,000	\$762.33
ML81723032	Willow Glen	377 Atlanta Avenue	\$799,000	1,036	\$771.24	6	\$849,000	\$819.50
<b>Average:</b>			<b>\$1,511,323</b>	<b>1,939</b>	<b>\$809.19</b>	<b>22</b>	<b>\$1,539,530</b>	<b>\$829.48</b>
<b>Total Average:</b>			<b>\$1,578,725</b>	<b>2,022</b>	<b>\$806.76</b>	<b>27</b>	<b>\$1,539,530</b>	<b>\$829.48</b>