

CMA Report

Sorted by Area (asc), Price (asc)

Listings as of 09/17/09 at 6:28pm

Property Type Residential **Include Property Subtype** Attached **Area** 32 **Status** Sold (6/1/2009 or after)

RESIDENTIAL

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	DOM/CDOM	Orig Price	List Price	Sale Price	SP	% LP
267 S Ventura Rd #277	Port Hueneme	552, E7	1	1	806	1742sf	1974	06/26/09	171.84	180/180	199,900	138,900	138,500	99.71	
209 S Ventura Rd #35	Port Hueneme	552, E7	2	1.50	967	1742sf	1974	06/01/09	155.12	130/130	182,850	154,900	150,000	96.84	
3101 Peninsula Rd #107	Oxnard	552, B3	1	1	681	691sf	1974	06/02/09	242.00	5/5	164,800	164,800	164,800	100.00	
838 Bluewater Way	Port Hueneme	552, F7	2	2	942	1742sf	1977	08/26/09	233.55	48/48	235,000	235,000	220,000	93.62	
251 S Ventura Rd #214	Port Hueneme	552, E7	2	1.50	965	1742sf	1974	08/20/09	233.16	115/115	219,000	219,000	225,000	102.74	
1901 Victoria Ave #103	Oxnard	522, B7	1	1	853		2008	06/26/09	269.62	124/124	295,990	229,990	229,990	100.00	
377 E Surfside Dr	Port Hueneme	552, E7	3	2	968	1306sf	1973	07/17/09	247.83	177/177	289,900	239,900	239,900	100.00	
637 Bluewater Way	Port Hueneme	552, F7	3	2	1,297	1306sf	1977	08/17/09	196.61	100/100	279,000	279,000	255,000	91.40	
297 E Surfside Dr	Port Hueneme	552, E7	2	1.75	933	1306sf	1973	06/23/09	278.67	112/112	349,000	299,000	260,000	86.96	
1310 Mandalay Beach Rd #1	Oxnard	521, J1	3	2.50	1,824	884sf	1992	06/09/09	142.54	70/70	375,000	324,998	260,000	80.00	
2901 Peninsula Rd #336	Oxnard	552, B3	1	1	681	1sf	1974	09/02/09	389.13	70/70	289,900	279,900	265,000	94.68	
289 E Surfside Dr	Port Hueneme	552, E7	2	1.50	933	1306sf	1973	09/04/09	291.53	34/34	299,000	299,000	272,000	90.97	
200 E Surfside Dr	Port Hueneme	552, E7	3	2	968	1306sf	1973	07/01/09	294.42	67/67	310,000	310,000	285,000	91.94	
1502 Windshore Way	Oxnard	522, B2	2	2	1,094	1sf	2006	09/04/09	273.31	257/257	353,000	299,000	299,000	100.00	
709 Island View Cir	Port Hueneme	552, F7	2	2	1,299	1sf	1985	08/21/09	234.80	147/147	379,900	329,900	305,000	92.45	
3126 Sunset Ln	Oxnard	552, B4	2	1	925	2178sf	1974	08/28/09	342.70	118/118	349,000	325,000	317,000	97.54	
5012 Nautilus St	Oxnard	521, J6	2	2.50	1,291	671sf	1979	09/03/09	247.87	54/54	375,000	359,900	320,000	88.91	
4338 Tradewinds Dr	Oxnard	522, A4	2	2.50	1,442	1379sf	2006	06/18/09	227.46	31/31	325,900	317,900	328,000	103.18	
1504 Windshore Way	Oxnard	522, B7	3	2.50	1,427	1014sf	2006	06/10/09	231.25	41/41	330,000	330,000	330,000	100.00	
3100 Sunset Ln #1	Oxnard	552, A3	2	1	925	2178sf	1974	09/10/09	363.24	47/47	385,000	374,000	336,000	89.84	
4558 La Brea St	Oxnard	552, A3	1	1	1,135	2178sf	1976	09/15/09	299.12	309/309	399,500	339,500	339,500	100.00	
622 Island View Cir	Port Hueneme	552, E7	2	2	1,240		1982	09/01/09	274.19	69/69	379,000	379,000	340,000	89.71	
1901 Victoria Ave #118	Other	522, B7	1	2	1,356		New	06/30/09	261.06	33/33	339,990	339,990	354,000	104.12	
718 Island View Cir	Port Hueneme	552, F7	2	2	1,299		1985	09/01/09	277.14	35/35	360,000	385,000	360,000	93.51	
4334 Tradewinds Dr	Oxnard	522, A1	2	2.50	1,734	1629sf	2006	09/05/09	210.50	79/79	369,000	369,000	365,000	98.92	
5010 Nautilus St	Oxnard	521, J6	2	2.50	1,840	910sf	1979	06/26/09	214.13	34/34	449,000	424,900	394,000	92.73	
2253 Martinique Ln	Oxnard	552, A2	2	2	1,113	1059sf	1985	08/04/09	354.90	91/91	459,888	459,888	395,000	85.89	
2212 Martinique Ln	Oxnard	552, A2	2	2	1,113	1060sf	1985	08/12/09	354.90	3/3	394,888	394,888	395,000	100.03	
1223 Bayside Cir	Oxnard	522, A7	3	2.50	1,844	1894sf	2003	09/09/09	216.38	50/50	399,000	399,000	399,000	100.00	
1447 Windshore Way	Oxnard	522, B7	2	2	1,700	1sf	2006	07/02/09	245.29	228/228	550,000	450,000	417,000	92.67	
1240 Bayside Ln	Oxnard	522, A7	4	3	2,372	1928sf	2004	08/11/09	184.23	15/15	439,800	439,800	437,000	99.36	
1933 Majorca Dr #253	Oxnard	552, A1	2	2	1,218	41382sf	1985	07/01/09	369.46	348/348	619,888	499,888	450,000	90.02	
4445 Antigua Way	Oxnard	552, A2	2	2	1,369	1sf	1985	06/30/09	328.71	88/234	498,000	475,000	450,000	94.74	
4512 Antigua Way	Oxnard	552, A2	2	2	1,217	1208sf	1985	08/17/09	382.09	4/4	498,888	498,888	465,000	93.21	
1276 Bayside Cir	Oxnard	522, A7	4	3	2,372	1913sf	2004	07/22/09	200.25	43/43	545,000	545,000	475,000	87.16	
1542 Seabridge Ln	Oxnard	552, B1	2	2	1,720		2007	06/01/09	290.69	7/7	679,990	499,990	499,990	100.00	
4327 Admiral Way	Oxnard	522, A7	4	2.50	2,599	3504sf	2004	09/15/09	193.92	9/9	498,960	498,960	504,000	101.01	
4461 Antigua Way	Oxnard	552, A2	2	2	1,627	1196sf	1985	06/26/09	310.39	271/271	649,888	629,888	505,000	80.17	
1987 San Sebastian Dr	Oxnard	552, A2	2	2	1,218	18731sf	1987	09/08/09	463.05	48/48	799,888	598,888	564,000	94.17	
2364 Vina Del Mar	Oxnard	552, A2	2	3	1,833	1825sf	1985	06/08/09	316.42	30/30	699,888	674,888	580,000	85.94	
5133 Neptune Sq #1	Oxnard	521, J7	2	2.50	1,473	1038sf	2004	06/30/09	468.43	13/13	699,900	699,900	690,000	98.59	
2336 Vina Del Mar	Oxnard	552, A2	3	3	1,833	1953sf	1985	07/01/09	409.17	42/42	824,900	824,900	750,000	90.92	
4560 Falkirk Bay	Oxnard	552, A1	3	3	2,085	3000sf	1976	08/28/09	515.59	262/262	1,249,000	1,199,000	1,075,000	89.66	

Listing Count 43

Report Count 43

Averages	1,361	283.88	94/97	437,009	407,820	381,481	93.54
High	1,075,000	Low	138,500	Median	340,000		

Presented By: Dave Gosnell Lic: 00557285 / Gosnell REALTORS Phone: 805-983-1582 x202

Featured properties may not be listed by the office/agent presenting this brochure.

All information deemed reliable, but not guaranteed.

Copyright © 2009 Rapattoni Corporation. All rights reserved.

Copyright © 2009 VCRDS