

# MATRIX Training

from



### Comparative Market Analysis

Summary of Comparable Listings

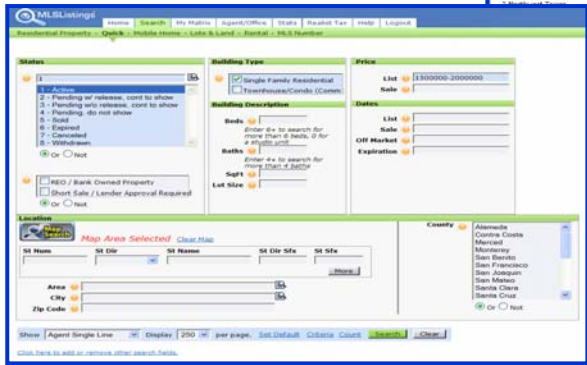
This page summarizes the comparable listings contained in this market analysis.

June 17, 2009

Active Listings

Address	L/S	Price	Bd	Bth	Sqft	\$/Sq	Age	MLS#	Date	DOM
28220 Pine Hills	1	\$1,999,900	4	3.00	3293	\$607	1996	09003802	02/04/2009	133
0 Owlslake 2Ne 6Th	1	\$1,995,000	3	2.00	1600	\$1,247	2000	09042009	19/20/2009	239
24626 Castro	1	\$1,995,000	3	3.00	2600	\$767	1960	09000996	01/06/2009	182
0 Monte Verde 33w Of 5Th	1	\$1,995,000	3	3.00	1860	\$1,073	1999	09014602	04/02/2009	76
23974 Mission	1	\$1,995,000	2	2.00	1400	\$1,419	1934	09022448	05/11/2009	37
1 Northwest San Carlos 34mp; 3R	1	\$1,950,000	3	3.00	2700	\$722	1992	09009997	12/31/2008	168
0 Camino Real 2Ne At 11Th	1	\$1,950,000	3	3.00	1996	\$1,222	1969	09022323	01/15/2009	152
24333 Carmel	1	\$1,900,000	3	2.00	1967	\$964	1987	09017110	04/07/2009	71
0 Forest 4 Sw Of 7Th	1	\$1,899,900	3	2.00	2034	\$923	1930	09017057	04/03/2009	73
3526 Taylor	1	\$1,899,000	3	2.00	1904	\$104	2004	09044373	01/27/2009	141
1 Southeast 37h	1	\$1,899,000	2	2.00	1322	\$1,432	2003	09020069	10/19/2008	100
Lincoln 2 E Of 2Nd Ave	1	\$1,895,000	3	2.00	1750	\$1,083	2000	09010264	01/09/2009	159
3372 Marlin	1	\$1,875,000	4	3.00	3187	\$586	1997	09022039	05/22/2009	26
15th St	1	\$1,850,000	3	3.00	1495	\$1,091	1969	09040428	12/06/2008	191
184th St	1	\$1,849,000	2	2.00	668	\$2,130	1929	09012000	03/09/2009	100
127h	1	\$1,799,000	3	2.00	2111	\$823	1987	09022332	04/30/2009	400
4th St	1	\$1,790,000	2	2.00	1007	\$1,688	1946	09043097	11/13/2008	216
14th St	1	\$1,699,000	3	2.00						
14th St	1	\$1,695,000	3	2.00						
14th St	1	\$1,695,000	4	2.00						
14th St	1	\$1,695,000	3	2.00						
14th St	1	\$1,650,000	3	3.00						
14th St	1	\$1,429,000	2	2.00						
14th St	1	\$1,495,000	3	2.00						
14th St	1	\$1,399,000	3	2.00						
14th St	1	\$1,599,000	4	3.00						
14th St	1	\$1,525,000	4	2.00						
14th St	1	\$1,329,000	2	2.00						
14th St	1	\$1,700,000	3	2.00						

Median: \$1,849,000  
Average: \$1,795,238



### 24625 CASTRO LANE, Carmel 93923

Class: Single Family Residential  
Beds: 3  
Baths: 2 1/2  
SqFt: 2,600 (Seller)  
Elem Dist: Carmel Unified  
High Dist: Carmel Unified

Remarks: One of the finest crafted homes in Carmel, on oversized double lot. Soaring vaulted ceilings in living room & master bedroom. Cherry wood floors, wool berber carpet, gourmet kitchen, & bay windows. Easy stroll to shops & restaurants. Priced to sell in today's market.

Private: Easy to show 1 hour notice ok. Furnishings available separately.

MLS #: 09000526 DOM: 162  
Status: Active

### 0 MONTE VERDE 5SW OF 5TH, Carmel 93921

Class: Single Family Residential  
Beds: 3  
Baths: 2 1/2  
SqFt: 1,960 (Seller)  
Elem Dist: Carmel Unified  
High Dist: Carmel Unified

Remarks: Warm and cozy colors, hardwood floors, multiple sitting areas and three bedrooms, two and one half baths, formal dining and family room. Spacious deck with some ocean views, updated kitchen and baths are impeccably kept. Easy walk to town.

Private: Reports are underway. Park in driveway to show. Call Mary @ 595-4999

Wednesday, February 17<sup>th</sup> 10:30am-12:00pm

## Essentials of Matrix

This 90 minute course will provide you with **advanced skill levels** for the Matrix search application.

Upon completion you will have learned:

- ◆ Sorting Results
- ◆ Customizing Results
- ◆ Statistics from Results
- ◆ Building Hotsheets
- ◆ CMA's from Results
- ◆ Emailing Results
- ◆ Area Statistics
- ◆ Auto Emailing

To register send an email to [kkirwan@scaor.org](mailto:kkirwan@scaor.org) or call Karen Kirwan at 831-464-2000