

Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
180 N Chappell Road	Hollister	3	1 0	82	1,490	\$637.58	5	\$999,999	137	\$950,000	06/05/15
204 Rosebud Lane	Hollister	4	2 1	78	2,688	\$288.32	43,560	\$769,000	0	\$775,000	06/05/15
5 Ahwahnee Street	San Juan Bautista	4	3 0	33	2,225	\$236.40	7,214	\$533,500	12	\$526,000	06/04/15
30 Marguerite Drive	Hollister	5	4 0	92	2,597	\$192.14	6,068	\$499,000	13	\$499,000	06/02/15
1700 Monte Vista Drive	Hollister	3	2 1	4	1,975	\$250.63	6,700	\$474,000	13	\$495,000	06/05/15
1291 Clearview Drive	Hollister	3	2 1	85	2,114	\$229.42	7,780	\$484,999	20	\$485,000	06/02/15
1305 Aspen Circle	Hollister	3	2 1	111	1,750	\$241.14	4,474	\$424,900	17	\$422,000	06/01/15
31 N Sally Street	Hollister	2	1 0	198	900	\$322.11	3,598	\$289,900	99	\$289,900	06/05/15

SOLD

# LISTINGS:	8	AVG VALUES:	85	1,967	\$299.72	9,925	\$559,412	39	\$555,238
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# LISTINGS TOTAL:	8	AVG VALUES FOR ALL:	85	1,967	\$299.72	9,925	\$559,412	39	\$555,238
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Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	\$289,900	\$999,999	\$492,000
Sale Price	\$289,900	\$950,000	\$497,000

The above information is deemed to be accurate but not guaranteed.

Quick Summary of Comparable Properties

Residential Brief Report

Residential

Sold	180 N Chappell Road , Hollister 95023 (Hollister)	\$999,999	MLS: ML81440518
	Beds: 3 beds Baths Full/Partial: 1 0		DOM: 82



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$799,800 Date: 11/15/2014
Bds,Bth:	3, 1 0 Age: 137	List:	\$999,999 Date: 11/15/2014
Sqft:	1,490 Lot: 5 Acres	Sold	\$950,000 Date: 6/5/2015
		\$/SqFT:	\$637.58
		OffMktDate:	02/05/2015

Remarks

5 Level Acres, Great Location. near DMV, Post Office, Save Mart Center, Clock Tower. PRIME DEVELOPMENT. in City of Hollister sphere of influence. Infill Residential, subject to annexation. VALUE in land. Home built in 1877, 1490 S.F. 3/1 208 Sq.Ft., wash house,w/partial ba. 169 S.F. tank and tower, 304 S.F.Shop and garage,624 S.F., Cutting shed. Home on mudsill, VALUE IN LAND.....

Property Features

<p>Family Room No Family Room, No Separate Family Room</p> <p>Pool Options Pool - No</p>	<p>Dining Area Formal Room, No Informal</p> <p>Garage/Parking Gate/Door Opener, RV/Boat Parking</p>
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Listed By Marilyn Ferreira, Intero Real Estate Services

Sold	204 Rosebud Lane , Hollister 95023 (Hollister)	\$769,000	MLS: ML81450436
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 78



Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$769,000 Date: 02/12/2015
Bds,Bth:	4, 2 1 Age: 0	List:	\$769,000 Date: 02/12/2015
Sqft:	2,688 Lot: 43,560 SqFt	Sold	\$775,000 Date: 6/5/2015
		\$/SqFT:	\$288.32
		OffMktDate:	05/01/2015

Remarks

Update: This home is now being stuccoed and cabinets and tile are being installed. This 2688 square foot beauty will be ready for you to move in by mid-May. Don't wait to see this one! Four bedrooms and a bonus room provides ample living area. Having a flat acre means you get to use your imagination. Thinking about a shop? Eventually want to build a guest unit? The possibilities are endless for this new home.

Property Features

<p>Family Room No Family Room</p> <p>Pool Options --</p>	<p>Dining Area Eat in Kitchen</p> <p>Garage/Parking Attached, Off-Street Parking</p>
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Listed By Karson Klauer, Nino Real Estate

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Quick Summary of Comparable Properties

Sold	5 Ahwahnee Street , San Juan Bautista 95045 (San Juan Bautist Beds: 4 beds Baths Full/Partial: 3 0	\$533,500 MLS: ML81456234 DOM: 33
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Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	Original:	\$533,500 Date: 03/20/2015
Bds,Bth:	4, 3 0 Age: 12	List:	\$533,500 Date: 03/20/2015
Sqft:	2,225 Lot: 7,214 SqFt	Sold	\$526,000 Date: 6/4/2015
		\$/SqFT:	\$236.40
		OffMktDate:	04/22/2015

Remarks
Single story home, attached two car garage, large living room/dining room combo, separate family room off kitchen with fireplace, fireplace in master bedroom, walk in closet in master bedroom, inside laundry room, large covered patio with recessed lighting. No homes behind.

Property Features

Family Room Separate Family Room	Dining Area Breakfast Nook, In Living Room
Pool Options --	Garage/Parking Attached

Listed By Kathleen Jackson, The Home Team, Inc.

Sold	30 Marguerite Drive , Hollister 95023 (Hollister) Beds: 5 beds Baths Full/Partial: 4 0	\$499,000 MLS: ML81448193 DOM: 92
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Property Overview		Pricing / Dates	
Area:	Hollister (182)	Original:	\$489,000 Date: 01/26/2015
Bds,Bth:	5, 4 0 Age: 13	List:	\$499,000 Date: 01/26/2015
Sqft:	2,597 Lot: 6,068 SqFt	Sold	\$499,000 Date: 6/2/2015
		\$/SqFT:	\$192.14
		OffMktDate:	04/28/2015

Remarks
Light open airy floor plan with this great 5 bedroom/ 3 baths home in Hollister. High ceilings, kitchen with island, upgraded master bath with marble flooring. Great home for entertaining. Stamped concrete patio, in ground pool, save money on PG&E with solar panels

Property Features

Family Room Kitchen/Family Room Combo	Dining Area Breakfast Bar, In Living Room
Pool Options Heated, In Ground	Garage/Parking Attached

Listed By Jurgen Herzog, Cottage & Castles Real Estate

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Quick Summary of Comparable Properties

Sold	1291 Clearview Drive , Hollister 95023 (Hollister)	\$484,999 MLS: ML81453801
	Beds: 3 beds Baths Full/Partial: 2 1	DOM: 85



Property Overview	Pricing / Dates
Area: Hollister (182)	Original: \$499,999 Date: 03/06/2015
Bds,Bth: 3, 2 1 Age: 20	List: \$484,999 Date: 01/23/2015
Sqft: 2,114 Lot: 7,780 SqFt	Sold \$485,000 Date: 6/2/2015
	\$/SqFT: \$229.42
	OffMktDate: 04/18/2015

Remarks
ENTERTAINERS DREAM! Semi-Custom home with custom built 15' x 40' patio cover that matches the home with the same tile roof all built with permits. Built in bar and stainless steel BBQ with sink both with stucco finish and tile counters. Freshly painted bedrooms and hallway. All on a beautiful corner lot. Custom painted foyer with a high ceiling and pillars that have a marble look. Granite counters in kitchen and fireplace with remote starter. Custom built storage shed and large gate for toys, trailer or car

Property Features

Family Room No Family Room	Dining Area Breakfast Bar, Breakfast Nook, Formal Room
Pool Options --	Garage/Parking Attached, On Street

Listed By Pearl Cotti, Bellamia Real Estate Services

Sold	1700 Monte Vista Drive , Hollister 95023 (Hollister)	\$474,000 MLS: ML81462305
	Beds: 3 beds Baths Full/Partial: 2 1	DOM: 4



Property Overview	Pricing / Dates
Area: Hollister (182)	Original: \$474,000 Date: 04/28/2015
Bds,Bth: 3, 2 1 Age: 13	List: \$474,000 Date: 04/28/2015
Sqft: 1,975 Lot: 6,700 SqFt	Sold \$495,000 Date: 6/5/2015
	\$/SqFT: \$250.63
	OffMktDate: 05/02/2015

Remarks
Semi-custom 1975 sq ft home, 3 bedrooms & 2.5 bathrooms, high ceilings throughout the home, open floor plan from the living to kitchen areas, newer AC unit, water softener in the 3 car garage, laundry room with cabinet space, surveillance cameras. Updated kitchen has darker cabinets with granite countertops, matching stainless steel appliances, counter-depth refrigerator, breakfast bar area. Master bedroom has separate walk-in closets, dual sinks, vanity area, separate shower, tub. Near Cerra Vista school

Property Features

Family Room Separate Family Room	Dining Area Dining Area
Pool Options --	Garage/Parking Attached, Off-Street Parking

Listed By Kristen Jurevich, Intero Real Estate Services

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Quick Summary of Comparable Properties

Sold	1305 Aspen Circle , Hollister 95023 (Hollister)	\$424,900 MLS: ML81445857
	Beds: 3 beds Baths Full/Partial: 2 1	DOM: 111



Property Overview	Pricing / Dates
Area: Hollister (182)	Original: \$429,900 Date: 01/06/2015
Bds,Bth: 3, 2 1 Age: 17	List: \$424,900 Date: 01/05/2015
Sqft: 1,750 Lot: 4,474 SqFt	Sold \$422,000 Date: 6/1/2015
	\$/SqFT: \$241.14
	OffMktDate: 04/26/2015

Remarks
Wow! This is the move-in ready home you have been looking for. This beautifully well kept 3 bedroom, 2.5 bath homes sits in the lovely community of Monticello Park. This gated neighborhood provides for a tranquil setting that is not easily matched. It boasts quiet streets & ample parking. Step inside the home and find multiple living spaces downstairs. Entertain under the vaulted ceilings in the front room. The backyard is spacious yet manageable with a lovely oversized deck. Don't miss out on this beauty.

Property Features

Family Room Kitchen/Family Room Combo	Dining Area In Living Room, Eat in Kitchen
Pool Options --	Garage/Parking Attached, Off-Street Parking, On Street

Listed By **Karson Klauer, Nino Real Estate**

Sold	31 N Sally Street , Hollister 95023 (Hollister)	\$289,900 MLS: ML81440095
	Beds: 2 beds Baths Full/Partial: 1 0	DOM: 198



Property Overview	Pricing / Dates
Area: Hollister (182)	Original: \$279,900 Date: 11/12/2014
Bds,Bth: 2, 1 0 Age: 99	List: \$289,900 Date: 11/12/2014
Sqft: 900 Lot: 3,598 SqFt	Sold \$289,900 Date: 6/5/2015
	\$/SqFT: \$322.11
	OffMktDate: 05/29/2015

Remarks
Cute and cozy and ready for you! Extensively remodeled including new kitchen with granite slab counters and stainless appliances, windows, interior and exterior paint, carpet, tile and vinyl flooring, light fixtures, plumbing fixtures, front landscaping, wall heater, and more! Why rent when you can own?! Contact your Realtor today to come see this cute home.

Property Features

Family Room No Family Room, No Separate Family Room	Dining Area No Formal, Eat in Kitchen
Pool Options Pool - No	Garage/Parking Off-Street Parking

Listed By **Jason Noble, Nino Real Estate**

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