

Real Estate Market Update

\$450,000 + Price Range

Courtesy of the Eddie Stanfield Team

Century 21 Advantage

CALL: (805) 937-1764

ORCUTT

HOMES SOLD JANUARY - JUNE 2002

Information herein derived from the Multiple Listing Service and is deemed reliable but not guaranteed.

Address	BR	Bths	Yr.Built	Sq.Ft.	Sale Price	Close Date	Days on Market
4395 KAPALUA DR	3	2.5	1990	?	\$455,000	1/10/2002	14
1361 SOLOMON RD	4	2.75	1983	3100	\$460,000	5/31/2002	200
2154 FALLEN LEAF RD	5	1/2	1966	3000	\$488,900	6/4/2002	186
2291 CRYSTAL DR	4	2.75	1975	2600	\$490,000	6/4/2002	19
4753 APPALOOSA TR	4	3	1987	2500	\$505,000	6/3/2002	102
5620 OAKHILL DR *	4	2.5	1988	2500	\$515,000	6/10/2002	40
2701 LORENCITA DR	4	3	1978	3800	\$525,000	6/25/2002	97
1330 QUARTERHORSE TR	4	2.5	1986	2400	\$530,000	7/2/2002	69
1301 FOXENWOOD DR *	4	3.5	1988	2800	\$542,000	5/24/2002	4
4691 CRIMSON CT	6	4	1988	3700	\$545,000	5/28/2002	5
5621 ANTELOPE TR	3	2.5	?	3000	\$547,777	6/14/2002	12
2241 FALLEN LEAF RD	6	3	?	3000	\$549,900	7/11/2002	61
4339 BEVERLY DR	4	3	1988	3018	\$550,000	5/16/2002	182
4750 PAINT HORSE TR	4	2.5	1986		\$555,000	7/3/2002	33
4730 CROWLEY WY	5	3/2	1962	5170	\$590,000	6/24/2002	0
4346 BEVERLY CT *	4	3.5	2000	3800	\$658,608	2/13/2002	41
641 ANTLER RIDGE WY	5	5.5	1996	5650	\$825,000	6/17/2002	76

*Represented by the Eddie Stanfield Team

STATISTICAL SUMMARY

Status	Total	Average Price	Low	High	Average Days On Market
Active	11	\$640,463.00	\$460,000.00	\$890,000.00	108
Pending	6	\$523,946.00	\$450,000.00	\$635,000.00	72
Sold	17	\$548,952.00	\$455,000.00	\$825,000.00	67
TOTAL	34	\$574,145.00	\$450,000.00	\$890,000.00	81

Eddie Stanfield Team, Century 21 Advantage

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Page 2

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HOMES CURRENTLY ON THE MARKET

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Address	BR	Bth	Yr. Built	Sq. Ft.	List Price	Days on Market**
4643 KENNINGTON DR	4	2	1985	2100	\$460,000	43
2876 LA SERENA	4	1.75	1972	2800	\$489,900	1
2158 GLACIER LANE	4	2.75	1966	2493	\$519,000	31
5686 ANTELOPE TR	3	3.5	1989	2600	\$536,500	141
4640 APPALOOSA TR	3	2/ 2	1985	2500	\$549,999	427
4701 APPALOOSA TR *	4	3.5		4000	\$669,900	94
5850 QUAIL CT *	4	3.5	2000	3300	\$699,900	296
4326 MUSTANG CT.	4	3		2800	\$719,999	70
5835 OAK HILL DR *	4	2/1/1		3600	\$749,900	31
1424 SOLOMON RD	5	3	1991	3900	\$759,999	30
810 FAIRWAY VISTA DR	3	3.5	1996		\$890,000	34

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**Days on Market as of July 18, 2002

HOMES WITH PENDING SALES

Address	BR	Bth	Yr. Built	Sq. Ft.	List Price	Days on Market**
565 CLUBHOUSE DR	4	1/2	1981	3200	\$450,000	7
5775 IMPALA TR	3	2.5	?	2700	\$460,000	140
4689 APPALOOSA TR	4	3	1989	2500	\$499,000	46
5820 IMPALA TR	4	2.5	1989	3100	\$549,777	0
5755 ANTELOPE TRAIL	4	2.5	1989	3000	\$549,900	235
1360 FOXENWOOD DR	5	3.75	?	3200	\$635,000	5

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