

CMA Report

Listings as of 07/05/07 at 6:21pm

Page 1

**RESIDENTIAL
SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	DOM	Orig Price	List Price	Sale Price	SP%LP
410 Church Rd #53	Ojai	441, F7	1	1	742	6969sf	1975	GP	01/09/04	98	259,000	259,000	255,000	98.50
848 Woodland Ave #18	Ojai	451, C3	1	1	666	8167sf	1988	FGP	03/22/05	56	310,000	299,000	285,000	95.30
410 Church Rd #54	Ojai	441, F7	1	1	742	6969sf	1975	GP	03/27/07	191	382,500	345,000	330,000	95.70
206 S Ventura St #B	Ojai	451, H1	2	1.50	902	1742sf	1965	GP	06/15/05	76	339,000	349,500	349,500	100.00
410 Church Rd #54	Ojai	441, F7	1	1	742	6969sf	1975	GP	10/06/05	101	399,000	389,000	360,000	92.50
848 Woodland Ave #24	Ojai	451, C3	2	1.50	1023	8167sf	1988	FGP	04/22/05	36	359,000	359,000	364,000	101.40
410 Church Rd #55	Ojai	441, F7	1	1	742	6969sf	1975	FGP	09/15/05	66	399,000	399,000	380,000	95.20
1008 Creekside Way #E	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	03/10/04	57	369,500	369,500	383,000	103.70
609 Canada St #B	Ojai	441, H6	2	2	1053	2613sf	1978	FG	04/30/07	186	429,000	399,000	388,000	97.20
208-B S Ventura St	Ojai	0000, C0	2	1.50	902	1742sf	1965	FGP	07/20/05	46	369,000	369,000	390,000	105.70
1014 Creekside Way #B	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	06/08/04	114	399,000	399,000	392,000	98.20
1008 Creekside Way #A	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	02/27/04	74	397,000	397,000	395,000	99.50
410 Church Rd #57	Ojai	441, F7	2	2	1283	6969sf	1975	FGP	11/01/04	166	469,000	409,000	401,000	98.00
848 Woodland Ave #5	Ojai	451, C3	2	1.50	1023	8167sf	1988	FGP	08/17/06	148	439,500	429,500	410,000	95.50
848 Woodland Ave #6	Ojai	451, C3	2	1.50	1023	8167sf	1988	FGP	09/08/05	69	439,000	439,000	415,000	94.50
410 Church Rd #29	Ojai	441, F7	2	2	1329	6969sf	1975	FGP	05/04/04	2	405,000	405,000	416,000	102.70
609 Canada St #A	Ojai	441, H6	2	2	1053	2613sf	1978	FG	10/05/06	147	449,000	415,000	425,000	102.40
211 N Carillo Rd #B	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	08/02/04	56	449,000	449,000	430,000	95.80
1115 Creekside Way #D	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	01/24/05	102	449,000	449,000	435,000	96.90
1118 Creekside Way #E	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	06/29/04	55	454,900	454,900	440,000	96.70
212 N Carillo Rd #E	Ojai	451, F1	2	1.50	1389	6098sf	1976	FGP	06/24/05	66	475,000	475,000	445,000	93.70
410 Church Rd #15	Ojai	441, F7	3	2	1520	6969sf	1975	FGP	10/27/04	67	450,000	450,000	450,000	100.00
410 Church Rd #26	Ojai	441, F7	2	2	1329	6969sf	1975	FG	08/02/05	60	569,500	469,500	469,500	100.00
203 N Carillo Rd #E	Ojai	451, F1	2	1.50	1389	6098sf	1976	FGP	10/18/06	127	529,500	499,500	484,500	97.00
103 Bristol Rd #D	Ojai	441, G7	3	2	1524	1433sf	1984	FG	06/25/04	135	519,500	499,950	499,500	99.90
410 Church Rd #25	Ojai	441, F7	2	2	1329	6969sf	1975	FGP	06/07/07	70	519,500	519,500	500,000	96.20
103 Bristol Rd #F	Ojai	441, G7	3	2.50	1590	1455sf	1984	FG	05/07/04	71	529,500	529,500	515,000	97.30
410 Church Rd #14	Ojai	441, F7	2	2	1377	6969sf	1975	FGP	02/22/06	50	534,500	534,500	515,000	96.40
410 Church Rd #29	Ojai	441, F7	2	2	1329	6969sf	1975	FGP	03/08/06	55	585,000	549,000	523,500	95.40
1008 Creekside Way #A	Ojai	441, F7	2	1.50	1389	6098sf	1976	FGP	06/14/06	105	529,000	529,000	524,000	99.10
410 Church #10	Ojai	411, F7	3	2	1520	6969sf	1975	FGP	10/11/06	140	635,000	599,000	575,000	96.00
410 Church Rd #46	Ojai	441, F7	2	2	1520	6969sf	1975	FGP	04/17/06	47	595,000	595,000	590,000	99.20
306 E Aliso St #C	Ojai	441, H6	2	2.50	1550		1996	FG	05/04/07	75	649,000	649,000	615,000	94.80
410 Church Rd #43	Ojai	441, F7	3	2.50	1758	6969sf	1975	FGP	07/06/06	63	659,000	619,000	619,000	100.00
410 Church Rd #15	Ojai	441, F7	2	2	1520	6969sf	1975	FGP	07/19/06	95	650,000	649,000	640,000	98.60
306 E Aliso St #E	Ojai	441, H6	2	2.50	1638	8457sf	1996	FG	04/04/06	140	695,000	695,000	650,000	93.50
410 Church Rd #11	Ojai	441, F7	3	2	1520	6969sf	1975	FGP	09/01/06	1	653,000	653,000	653,000	100.00
212 S Montgomery St	Ojai	441, H7	3	3	2082		2004	FG	05/10/05	287	795,000	795,000	795,000	100.00
209 S Montgomery St	Ojai	441, H7	2	2.50	2048		2004	FG	12/15/04	141	815,000	815,000	815,000	100.00
251 S Montgomery St	Ojai	441, H7	2	2.50	2048		2004	FG	12/15/04	141	840,000	822,000	822,000	100.00
218 S Montgomery St	Ojai	441, H7	3	3	2174		2004	FG	04/19/05	266	825,000	825,000	835,000	101.20
242 S Montgomery St	Ojai	441, H7	4	3	2273		2004	G	04/21/05	268	880,000	880,000	840,000	95.50
224 S Montgomery St	Ojai	441, H7	3	3	2100		2004	FG	04/19/05	266	850,000	850,000	850,000	100.00
212 S Montgomery St	Ojai	441, H7	3	3	2080	5000sf	2004	FG	06/07/06	110	899,000	869,000	860,000	99.00
236 S Montgomery St	Ojai	441, H7	3	3	1947		2004	FG	04/19/05	266	840,000	840,000	880,000	104.80
239 S Montgomery St	Ojai	441, H7	3	3	2339		2004	FG	01/04/05	161	970,000	970,000	970,000	100.00
245 S Montgomery St	Ojai	441, H7	3	3	3011		2004	FG	02/18/05	206	980,000	970,000	970,000	100.00
257 S Montgomery St	Ojai	441, H7	3	3	3011		2004	FG	12/16/04	142	980,000	980,000	980,000	100.00
287 S Montgomery St	Ojai	441, H7	3	3	2339		2004	FG	02/08/05	196	980,000	980,000	980,000	100.00
203 S Montgomery St	Ojai	441, H7	3	2.75	2946		2004	FG	12/23/04	150	1,035,000	1,035,000	1,035,000	100.00
287 Montgomery St	Ojai	441, H7	3	3	2315		2004	FG	05/24/07	169	1,200,000	1,150,000	1,050,000	91.30
263 S Montgomery St	Ojai	441, H7	3	2.75	2946		2004	FG	12/17/04	144	1,100,000	1,100,000	1,100,000	100.00
233 S Montgomery St	Ojai	441, H7	3	2.75	2946		2004	FG	12/14/04	140	1,125,000	1,125,000	1,125,000	100.00
215 S Montgomery St	Ojai	441, H7	3	2.75	2946		2004	FG	12/15/04	141	1,150,000	1,150,000	1,150,000	100.00
275 S Montgomery St	Ojai	441, H7	2	2.75	2946		2004	FG	04/04/05	251	1,150,000	1,150,000	1,150,000	100.00
233 S Montgomery St	Ojai	441, H7	3	3	2946	3000sf	2004	FG	12/15/06	173	1,299,999	1,299,999	1,190,000	91.50
227 S Montgomery St	Ojai	441, H7	3	2.75	2946		2004	FG	12/16/04	143	1,200,000	1,200,000	1,200,000	100.00
269 S Montgomery St	Ojai	441, H7	3	2.75	2946		2004	FG	12/20/04	147	1,200,000	1,200,000	1,200,000	100.00

Listing Count 58

Averages 1726 123 669,938 660,411 650,147 98.45

High 1,200,000 **Low** 255,000 **Median** 523,750

Report Count 58

Report Averages 1726 123 669,938 660,411 650,147

Presented By: Trent Jones / Ask Now Investments Phone: 805-640-8354

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

(0040 -0)

All information herein has not been verified and is not guaranteed.