

Comparative Market Analysis ~ 2010-2011

Property Type: Residential/Condo													Status: Sold			Number of Properties: 15				
#	ML#	Closed	Address	Area	Bd	FB	HB	Legal	Gar	FP	Levl	Bas	YB	SqFt Opt	SqFt MU	LP	SP	SP/SF	DOM	
1	21056564	02/28/11	10564 MUIR LN	2911	2	2	0	MUIR WOODS HPR	2CATC	1	1LEVL	N	2001	0	2,101	\$200,000	\$185,000	\$88	72	
2	21122831	07/08/11	10485 MUIR LN	2911	2	2	0	MUIR WOODS HPR	2CATC	1	1LEVL	N	2001	0	2,221	\$185,000	\$175,000	\$79	22	
3	2 1133211	10/31/11	9256 WADSWORTH CT	2911	2	2	0	MUIR WOODS HPR Acreage	2CATC	1	1LEVL	N	2001	0	1,623	\$169,800	\$162,000	\$100	43	
4	2842605	05/17/10	9110 Thoreau	2911	2	2	0	Muir Woods	2CATC	1	1LEVL	N	2002	0	1,911	\$160,000	\$150,500	\$79	645	
5	2956941	05/24/10	9094 THOREAU CT	2911	2	2	0	MUIR WOODS PHASE 17	2CDTC	1	1LEVL	N	2004	0	1,623	\$157,000	\$150,000	\$92	160	
6	2952543	02/16/10	9174 Huxley Ct	2911	2	2	0	MUIR WOODS HPR PHASE 16	2CATC	0	1LEVL	N	2003	0	1,470	\$147,500	\$141,000	\$96	90	
7	21127749	08/19/11	9275 Muir LN	2911	2	2	0	Muir Woods HPR	2CATC	0	1LEVL	N	2003	0	1,743	\$149,900	\$139,000	\$80	43	
8	2 1134310	09/15/11	9071 WHITMAN CT	2911	2	2	0	MUIR WOODS	2CATC	0	1LEVL	N	1999	0	1,743	\$148,500	\$138,500	\$79	39	
9	2 1122997	07/07/11	9095 Whitman CT	2911	2	2	0	Muir Woods HPR	2CATC	1	1LEVL	N	1999	0	1,632	\$135,000	\$135,000	\$83	14	
10	21053595	06/03/11	10143 WINSLOW WA	2911	3	2	1	MUIR WOODS	2CATC	0	2LEVL	N	2003	0	1,648	\$137,500	\$134,000	\$81	175	
11	21040466	03/08/11	9087 WHITMAN CT	2911	2	2	0	MUIR WOODS HPR Acreage .	2CATC	1	1LEVL	N	1999	0	1,911	\$139,900	\$132,000	\$69	173	
12	2917589	09/03/10	9085 Thoreau CT	2911	2	2	0	MUIR WOODS	2CATC	1	1LEVL	N	2004	0	1,911	\$125,000	\$122,500	\$64	487	
13	21104926	07/13/11	9084 ALCOTT CT	2911	2	2	0	MUIR WOODS HPR Acreage .	2CATC	1	1LEVL	N	2004	0	1,676	\$116,800	\$113,000	\$67	66	
14	2957799	04/16/10	9112 Whitman Ct	2911	2	2	0	MUIR WOODS PHASE 1	2CATC	0	1LEVL	N	1999	0	1,743	\$112,000	\$112,472	\$65	10	
15	21056875	09/15/11	9125 THOREAU CT	2911	2	2	0	MUIR WOODS HPR Acreage .	2CATC	1	1LEVL	N	2003	0	1,632	\$114,900	\$111,000	\$68	274	
Min					2	2	1						1999		1,470	\$112,000	\$111,000	\$64	10	
Max					3	2	1						2004		2,221	\$200,000	\$185,000	\$100	763	
Average					2	2	1						2002		1,773	\$146,587	\$140,065	\$79	172	

Information deemed RELIABLE but not Guaranteed

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Search Criteria	
Area	2911
Status	SOLD
Legal	contains muir woods
Closed Date	between 1/1/2010 -
Residential/Condo Search	RES

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