



123 Main Street Lake Forest CA 92630

MLS#: 13606148 Bedrooms:4 Baths:2.1 Year Built:1999 Total Living Area:1,988 SF
 Property Type:Single Family Detached Bluebook ID#: 11201 Inspection Date: 12/6/2013
 Date Printed: 1/9/2014 9:46:52 PM (UTC)



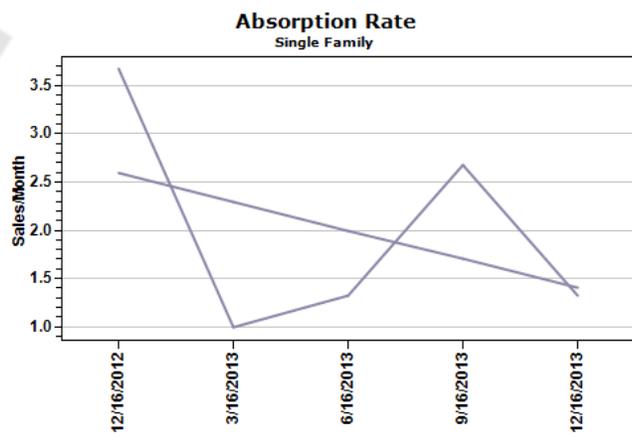
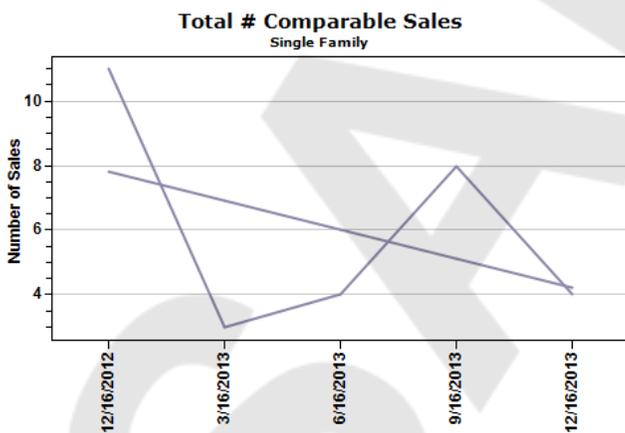
Market Conditions Analysis

Neighborhood Value Range: **\$169,900 to \$375,000** Market Condition Score:

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | % Change | Overall Trend |
|--|-------------------|------------------|--------------------|----------|---------------|
| Total # of Comparable Sales (settled) | 7 | 8 | 4 | -46% | declining |
| Absorption Rate (Total Sales/Months) | 1 | 3 | 1 | -46% | declining |
| Total # of Comparable Active Listings | 12 | 15 | 13 | 57% | increasing |
| Months of Housing Supply (Total Listings/Ab. Rate) | 12 | 5 | 13 | 76.8% | increasing |

| Median Sale and List Price, DOM, Sale/List % | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | % Change | Overall Trend |
|--|-------------------|------------------|--------------------|----------|---------------|
| Median Comparable Sale Price | \$160,000 | \$176,956 | \$198,000 | 15% | increasing |
| Median Comparable Sales Days on Market | 50 | 72 | 56 | -64% | declining |
| Median Comparable List Price | \$193,945 | \$219,900 | \$220,500 | 11% | increasing |
| Median Comparable Listings Days on Market | 34 | 31 | 102 | -91% | declining |
| Median Sale Price as % of List Price | 100 | 101 | 101 | 4% | increasing |

| Foreclosure % of Regular & REO Sales | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | % Change | Overall Trend |
|--------------------------------------|-------------------|------------------|--------------------|----------|---------------|
| Foreclosure Sales | 0 | 1 | 0 | 0 | undefined |
| REO Sales | 1 | 1 | 0 | 0% | stable |
| Short Sales | 2 | 1 | 1 | -83% | declining |
| Foreclosure % of Regular & REO Sales | 0% | 50% | 0% | 0 | undefined |



General Market Conditions

Range of Property Values in the Neighborhood

from \$ **\$169,900** to \$ **\$375,000**

Market Price

| | | |
|--|--------------|----------------|
| Market Price for this Type Property has: | What % | in Past Months |
| Increased | 15.00 | 10 |

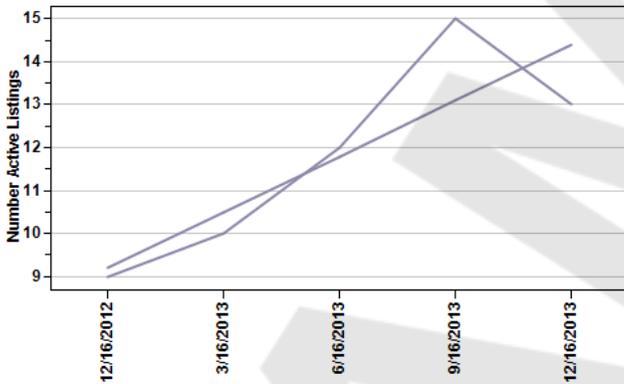
Estimated % of Owners Versus Tenants in the Neighborhood

| | |
|-----------|-----------|
| % Owners | % Tenants |
| 85 | 15 |

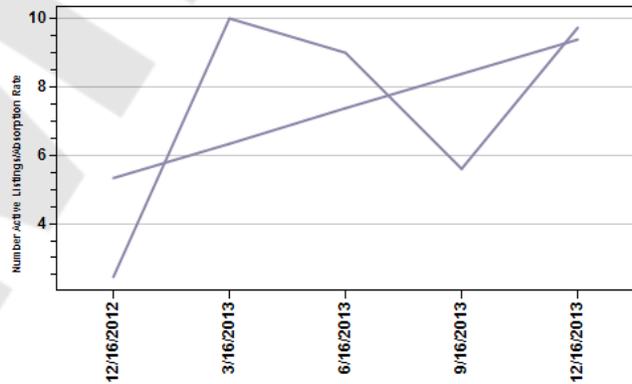
| | |
|---|-----------------------------------|
| Current Employment Conditions | Stable |
| Compared to the Neighborhood: | Appropriate Improvement |
| Approximate # of comparable neighborhood listings for sale: | 6 |
| Number of Boarded or Blocked-up Homes in the Neighborhood: | 0 |
| Property Owner Type: | Residential Owner Occupied |
| If no, explain | no heat, siding issues |
| Does Agent feel there would be a resale problem? | No |
| Has Property been Listed w/in past 12 months? | No |
| Is this a HUD Property? | No |

| | |
|--|----------------------|
| Current Neighborhood Condition | Good |
| Supply of comparable neighborhood listings? | Shortage |
| # of Neighborhood REO or Corporate owned competing listings: | 1 |
| Normal marketing days to SELL a property in this area is: | 77 |
| Are all types of Financing Available? | No |
| Owner Pride | Below Average |
| Subject Property Prior Listings | 0 |

Total # Comparable Active Listings
Single Family

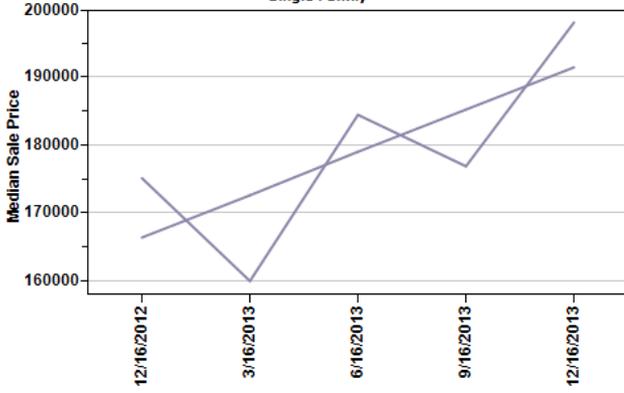


Months of Housing Supply
Single Family

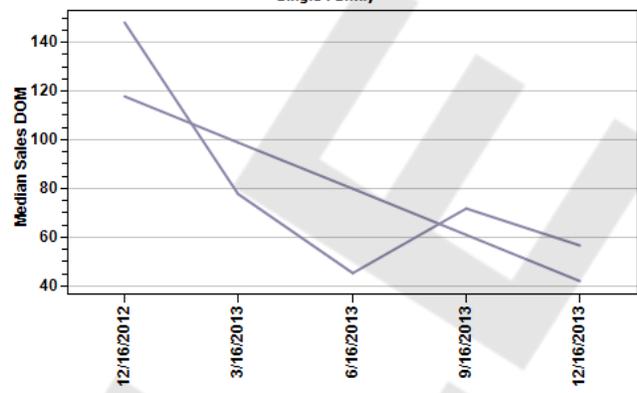


General Market Conditions Charts

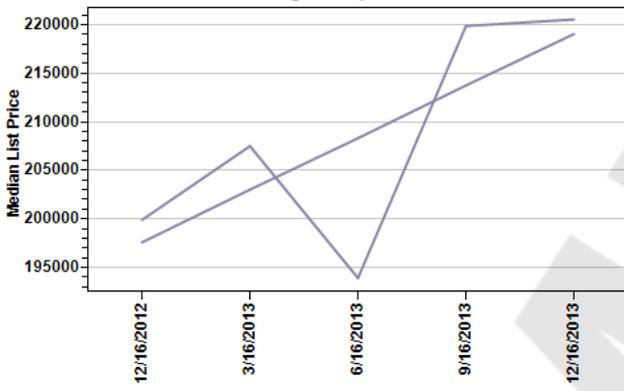
Median Comparable Sale Price
Single Family



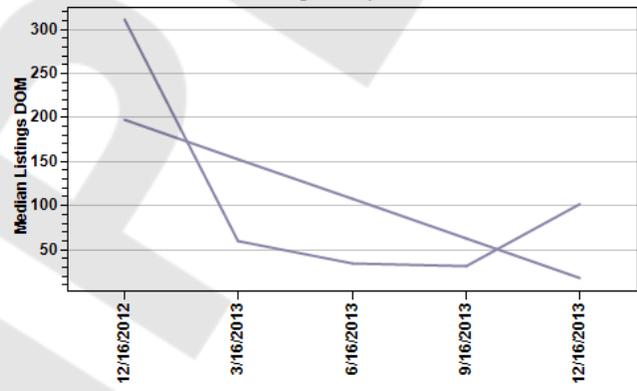
Median Comparable Sales Days on Market
Single Family



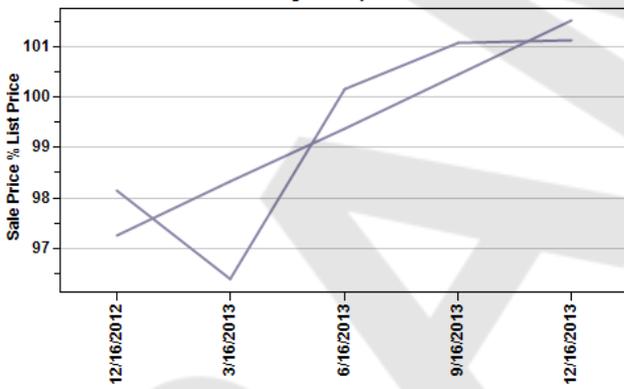
Median Comparable List Price
Single Family



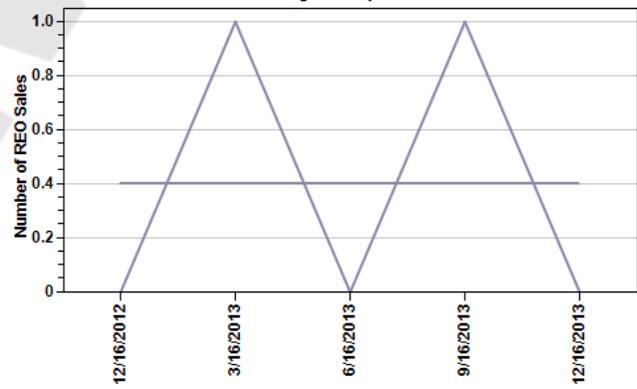
Median Comparable Listings Days on Market
Single Family



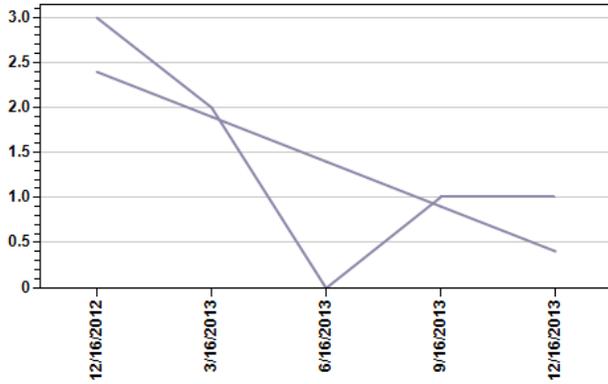
Median Sale Price as % of List Price
Single Family



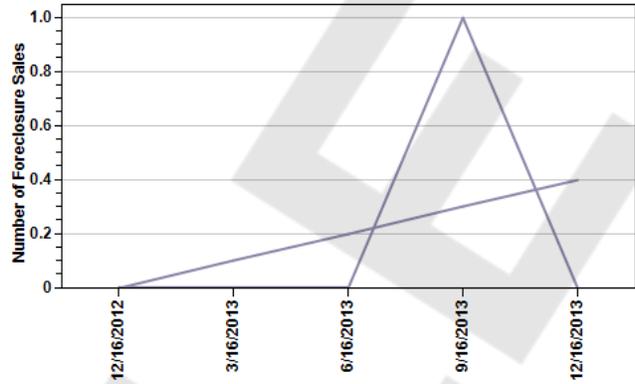
Number of REO Sales
Single Family



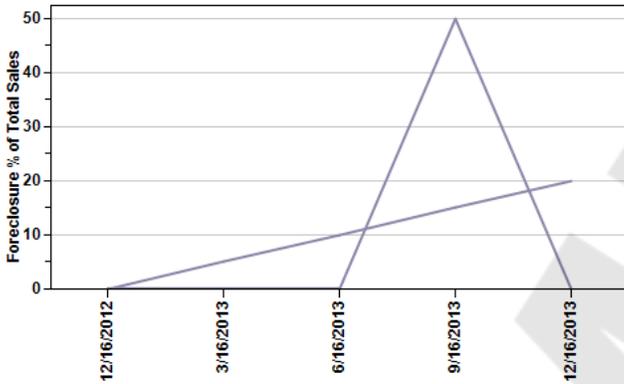
Number of Short Sales
Single Family



Number of Foreclosure Sales
Single Family



Foreclosure % of Total Sales
Single Family



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