

BLUEBOOK[®] CSI Marketability

123 Main Street Lake Forest CA 92630

BPO ID: **WS-00001** Bedrooms: **4** Baths: **3.0** Year Built: **1973** Total Living Area: **2,344 SF**
 Property Type: **Single Family Detached** Bluebook ID#: **8036**
 Date Printed: **7/31/2014 9:12:27 AM (UTC)**
 Valuation Date: **5/1/2014**

Market Conditions Analysis

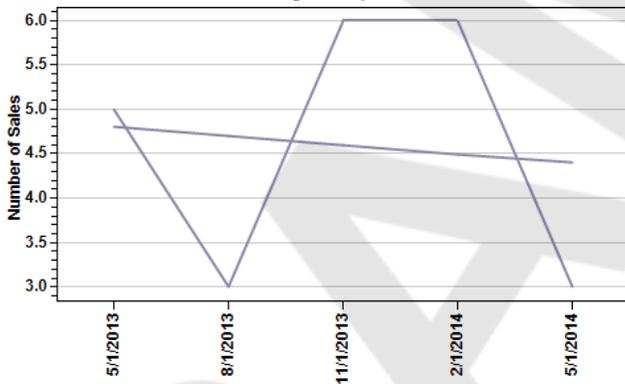
Neighborhood Value Range: **\$322,000 to \$966,000** Market Condition Score:  **NORMAL**

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Total # of Comparable Sales (settled)	9	6	3	-8%	stable
Absorption Rate (Total Sales/Months)	2	2	1	-8%	stable
Total # of Comparable Active Listings	11	6	3	-7%	stable
Months of Housing Supply (Total Listings/Ab. Rate)	6	3	3	-8.1%	stable

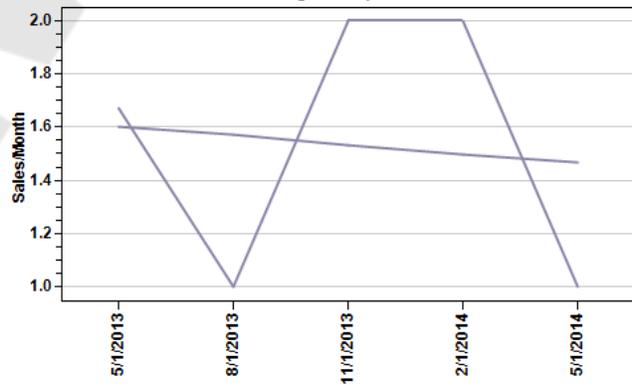
Median Sale and List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Median Comparable Sale Price	\$620,000	\$660,000	\$605,000	1%	stable
Median Comparable Sales Days on Market	59	68	120	119%	increasing
Median Comparable List Price	\$662,000	\$623,950	\$695,000	2%	stable
Median Comparable Listings Days on Market	44	64	14	77%	increasing
Median Sale Price as % of List Price	100	99	98	-3%	declining

Foreclosure % of Regular & REO Sales	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Foreclosure Sales	0	0	0	0	undefined
REO Sales	3	0	0	0%	stable
Short Sales	0	0	0	0	undefined
Foreclosure % of Regular & REO Sales	0%	0%	0%	0	undefined

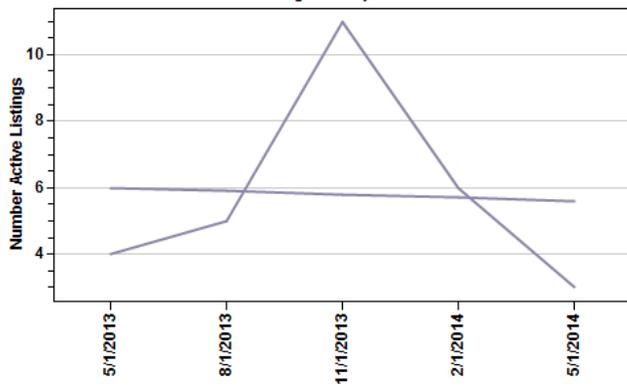
Total # Comparable Sales
Single Family



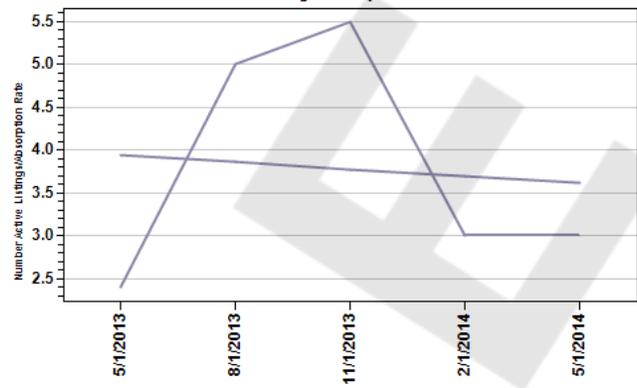
Absorption Rate
Single Family



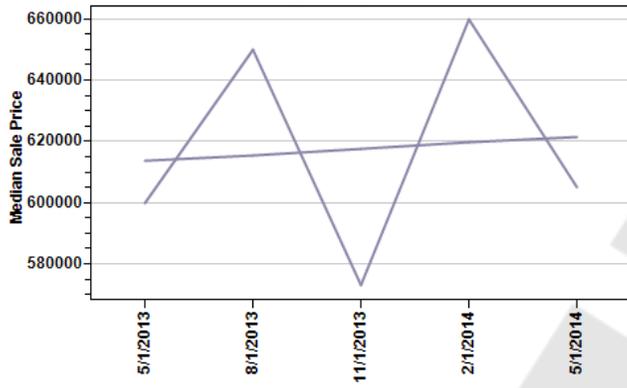
Total # Comparable Active Listings
Single Family



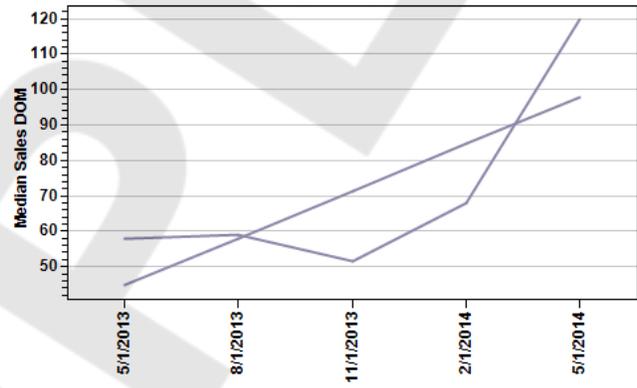
Months of Housing Supply
Single Family



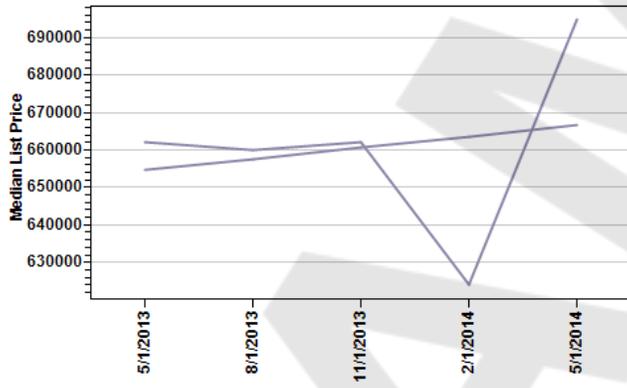
Median Comparable Sale Price
Single Family



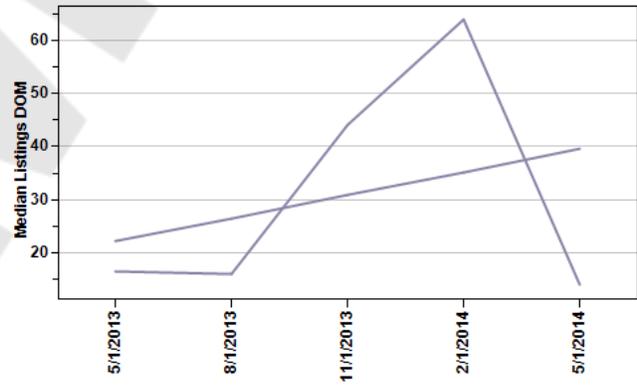
Median Comparable Sales Days on Market
Single Family



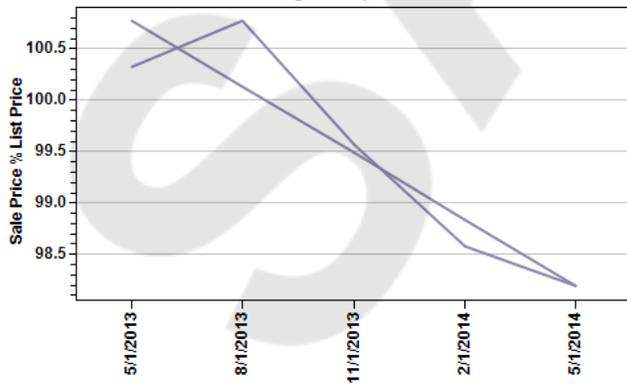
Median Comparable List Price
Single Family



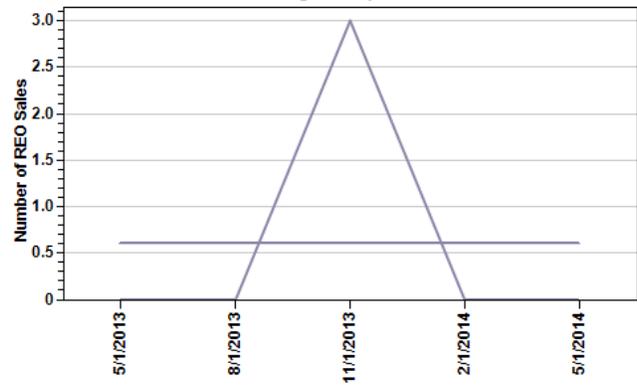
Median Comparable Listings Days on Market
Single Family



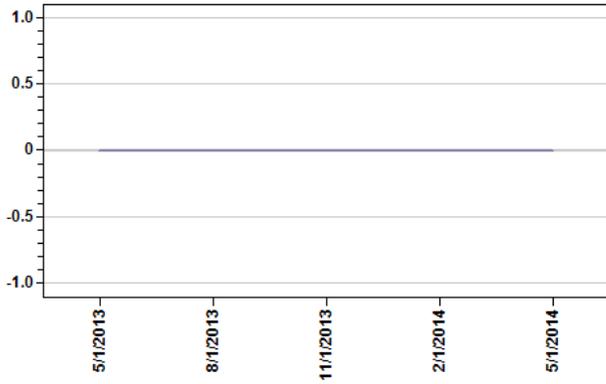
Median Sale Price as % of List Price
Single Family



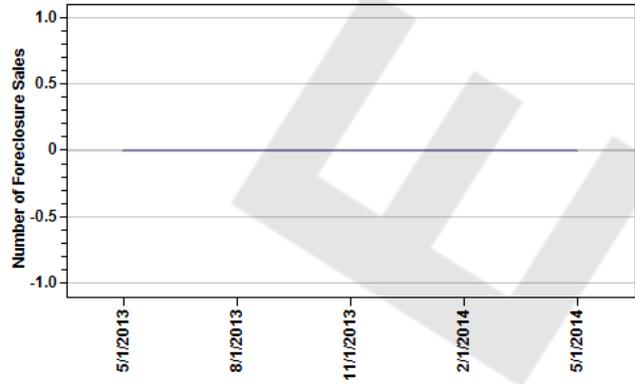
Number of REO Sales
Single Family



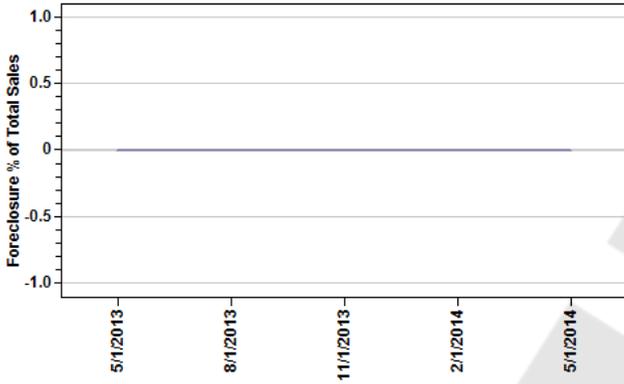
Number of Short Sales
Single Family



Number of Foreclosure Sales
Single Family



Foreclosure % of Total Sales
Single Family



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