

SELLER'S REPORT

274 Birch Creek Dr, Pleasanton, CA 94566



Presented by
Karen Neuer | Broker
California Real Estate License: 01514008

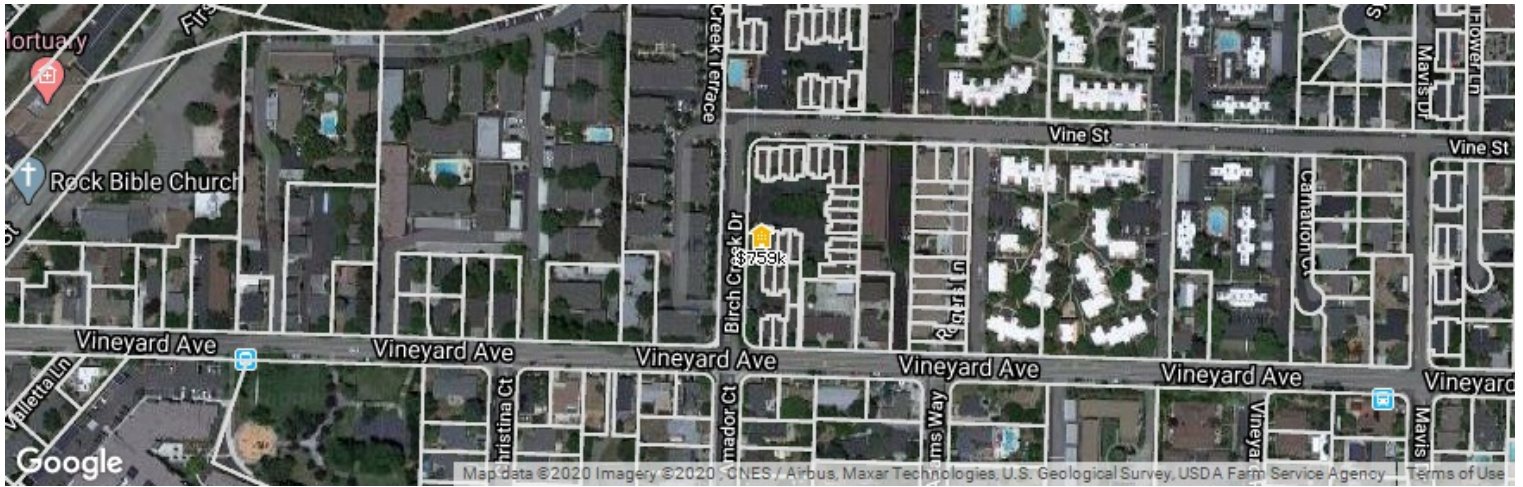
The 
Neuer
Group

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The Neuer Group
2531 Leona Pl
Pleasanton, CA 94566

274 Birch Creek Dr, Pleasanton, CA 94566



Legend: 🏠 Subject Property

OFF MARKET

- Sold Date: 8/3/2018
- Public Record

Current Estimated Value
\$694,660

Last RVM® Update: 6/30/2020

RVM® Est. Range: \$632,381 – \$742,359

RVM® Confidence: ★★★★★

📈 RVM® Change - Last 1 Month: \$2,400

📈 RVM® Change - Last 12 Months: 0.64%

Your Refined Value
\$758,788

Your Comp Analysis
\$696,217

Last Edited: 7/18/2020

\$570 Price per Sq. Ft.

Your Comp Analysis Range
\$608,472 – \$815,913

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

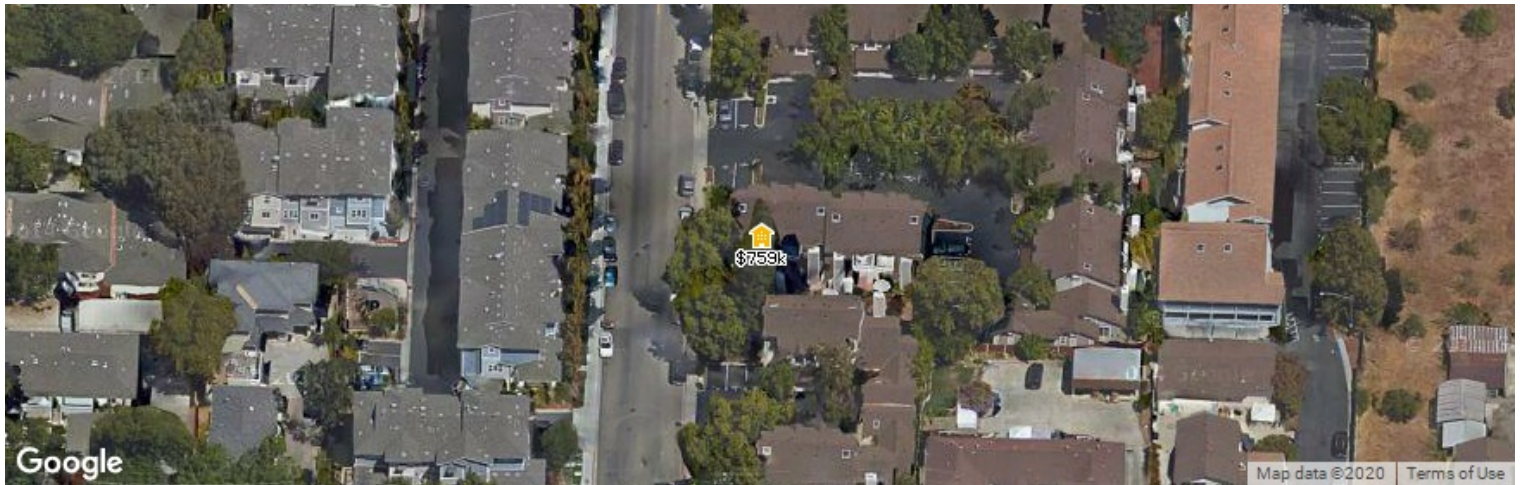
Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Condo/Townhouse/Apt	-	-
Property Subtype	Townhouse	-	-
Bedrooms	2	-	-
Total Baths	3	-	-
Full Baths	2	-	-
Partial Baths	1	-	-
Living Area (sq ft)	1,221	-	-
Lot Size	1,237 sq ft	-	-
Lot Dimensions	1237 SF	-	-
Garage	Yes	-	-
Year Built	1986	-	-
Total Rooms	4	-	-
Construction	Frame	-	-
Number of Buildings	1	-	-
Number of Units	1	-	-
Number of Stories	2	-	-

Homeowner Facts

Owner Name (Public)	Laughton, John Robert; Laughton, Allison Silagyi
Mailing Address	274 Birch Creek Dr Pleasanton CA 94566-6781
Vesting	Trust/Trustee/Conservator
Owner Occupied	Yes

Extended Home Facts



Legend: 🏠 Subject Property

Exterior Details

Lot Size - Square Feet 1237 sq ft
Lot Size - Acres 0.028 ac

Location Details

Walkability Score (out of 5) Overall: 1.9 | Amenity: 1.9 | Leisure: 2

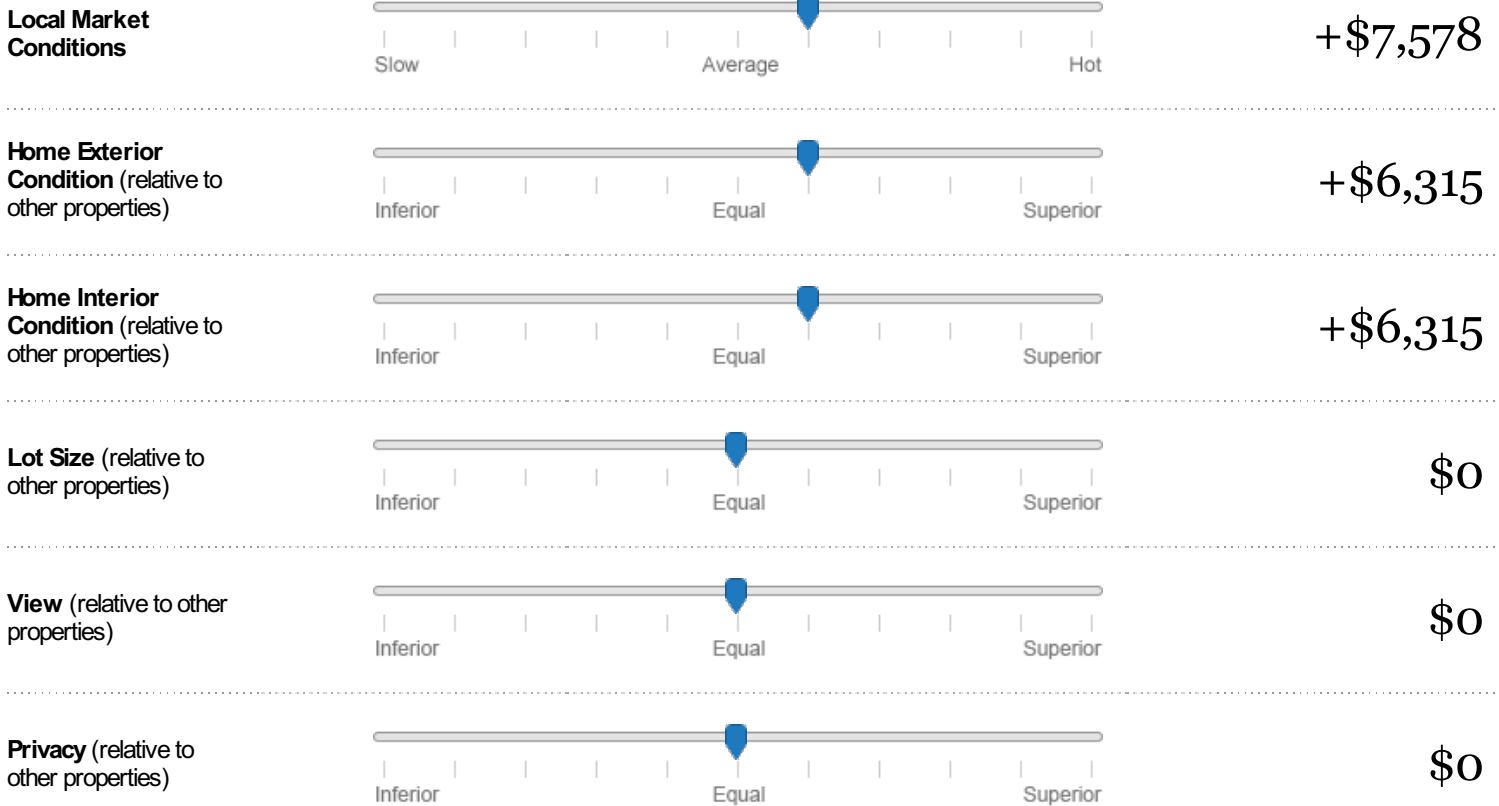
Other Details

Building Quality C

Schools (based on location)

Elementary School Valley View Elementary School
Middle School Pleasanton Middle School
High School Amador Valley High School
School District Pleasanton Unified School District

Refined Value: Market Conditions



Changes to Estimated Value based on market conditions +\$20,208

Refined Value: Home Improvements

2 Sliding Glass Doors replaced with energy efficient sliders.	Completed: January, 2020 Cost: \$2,252	+\$2,252
Bathroom Remodel (Midrange)	Completed: August, 2019 Cost: \$6,500	+\$4,755
Bathroom Remodel (Midrange)	Completed: August, 2019 Cost: \$6,500	+\$4,755
HVAC Replacement - 66K BTU Furnace, 3-Ton AC, 10 Yr Parts Warranty	Completed: August, 2019 Cost: \$9,000	+\$8,550
1/2 Bath renovation. New stone countertop, new toilet.	Completed: August, 2019 Cost: \$1,300	+\$1,235

New electrical sub-panel and breakers	Completed: August, 2019 Cost: \$750	+\$713
New Interior Doors	Completed: August, 2019 Cost: \$1,000	+\$950
New Sliding Glass Door (Bottom Floor)	Completed: August, 2019 Cost: \$2,600	+\$2,470
New Sliding Glass Door (upstairs bedroom)	Completed: August, 2019 Cost: \$2,600	+\$2,470
New Carpet/vinyl flooring	Completed: August, 2019 Cost: \$5,600	+\$5,320
Garage Door	Completed: August, 2019 Cost: \$1,000	+\$950
New Paint (Interior) & popcorn ceiling removal	Completed: August, 2019 Cost: \$10,000	+\$9,500

**Changes to Estimated Value
based on home improvements **+\$43,919****

Property Photos





Historical Photos





Property History

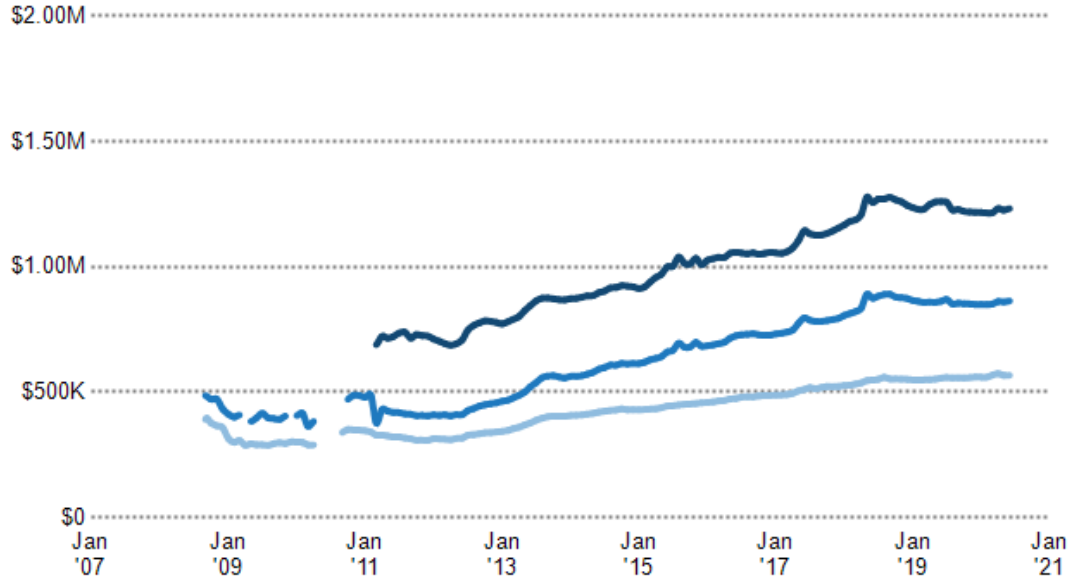
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- 94566
- Alameda County
- California



Sales History

Sales Date	Sales Amount	Price per sq. ft.
8/3/2018	\$720,000	\$590
10/20/2015	\$515,000	\$422
11/19/2004	\$450,000	\$369
1/18/1995	\$161,000	\$132

Assessed Values

Date	Improvements	Land	Total	Tax
2019	\$504,000	\$216,000	\$720,000	\$8,483
2018	\$375,064	\$160,741	\$535,805	\$6,249
2017	\$367,710	\$157,590	\$525,300	\$6,088
2016	\$360,500	\$154,500	\$515,000	\$5,618
2015	\$331,800	\$142,200	\$474,000	\$5,227
2014	\$315,000	\$135,000	\$450,000	\$5,154
2013	\$235,900	\$101,100	\$337,000	\$3,951
2012	\$228,900	\$98,100	\$327,000	\$3,823
2011	\$217,000	\$93,000	\$310,000	\$3,638
2010	—	—	—	\$3,764

Legal Description

APN: 94-85-80	Tax ID: —	Zoning: —	Census Tract: 060014507.411017	Abbreviated Description: —	City/Municipality/Township: Pleasanton, CA 94566
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Mortgage Records

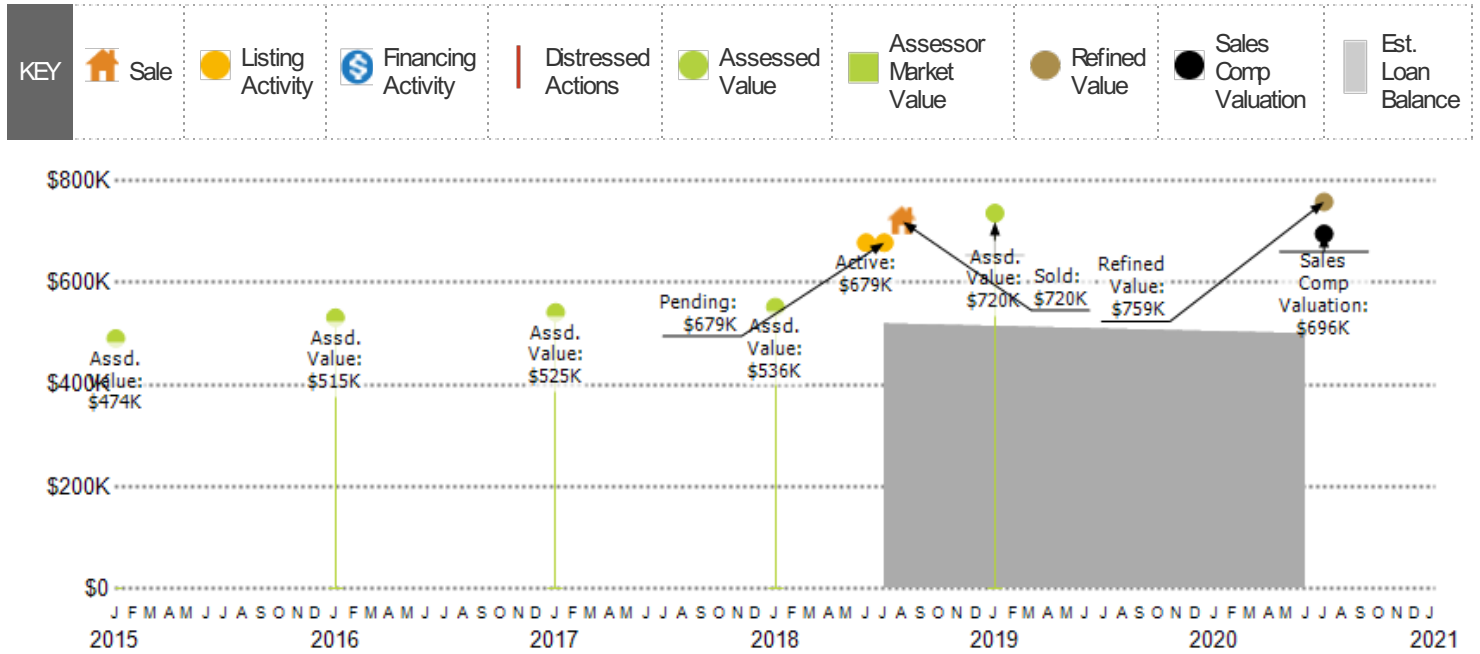
Recording Date	10/31/2006	9/21/2005	10/24/2002	4/25/2001
Borrower Name	ROBERTO A TREJO, MEGHAN A TREJO	ROBERTO A TREJO, MEGHAN A TREJO	SHARON PALMIERI	SHARON PALMIERI
Vesting Type	Joint Tenants	–	–	–
Lender Name	CITIBANK NA	PREFERRED MORTGAGE BANKING	DECISION ONE MTG COMPANY LLC	GREENPOINT MTG FUNDING INC
Lender Type	Bank	Not Known	Mortgage company	Mortgage company
Loan Amount	\$89,500	\$79,500	\$323,000	\$60,900
Document Number	2006406758	2005405645	2002482010	2001136707
Loan Type	Credit Line (Revolving)	Credit Line (Revolving)	Unknown (DEFAULT)	Credit Line (Revolving)
Contract Date	10/23/2006	7/7/2005	–	–
Due Date	–	8/1/2020	11/1/2032	5/1/2016
Finance Type	Variable	–	Adjustable Rate	–
Interest Rate	–	–	7.74%	–

Deed Records

Recording Date	8/3/2018
Document Type	Grant Deed
Sales Price	\$720,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	JOHN ROBERT LAUGHTON, ALLISON SILAGYI LAUGHTON
Buyer ID	Trustee
Seller Name	PATRICIA TIERNAN STAHLER
Seller ID	Married women as her sole and separate property
Document #	2018152482
County Transfer Tax	\$792
Contract Date	7/31/2018

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

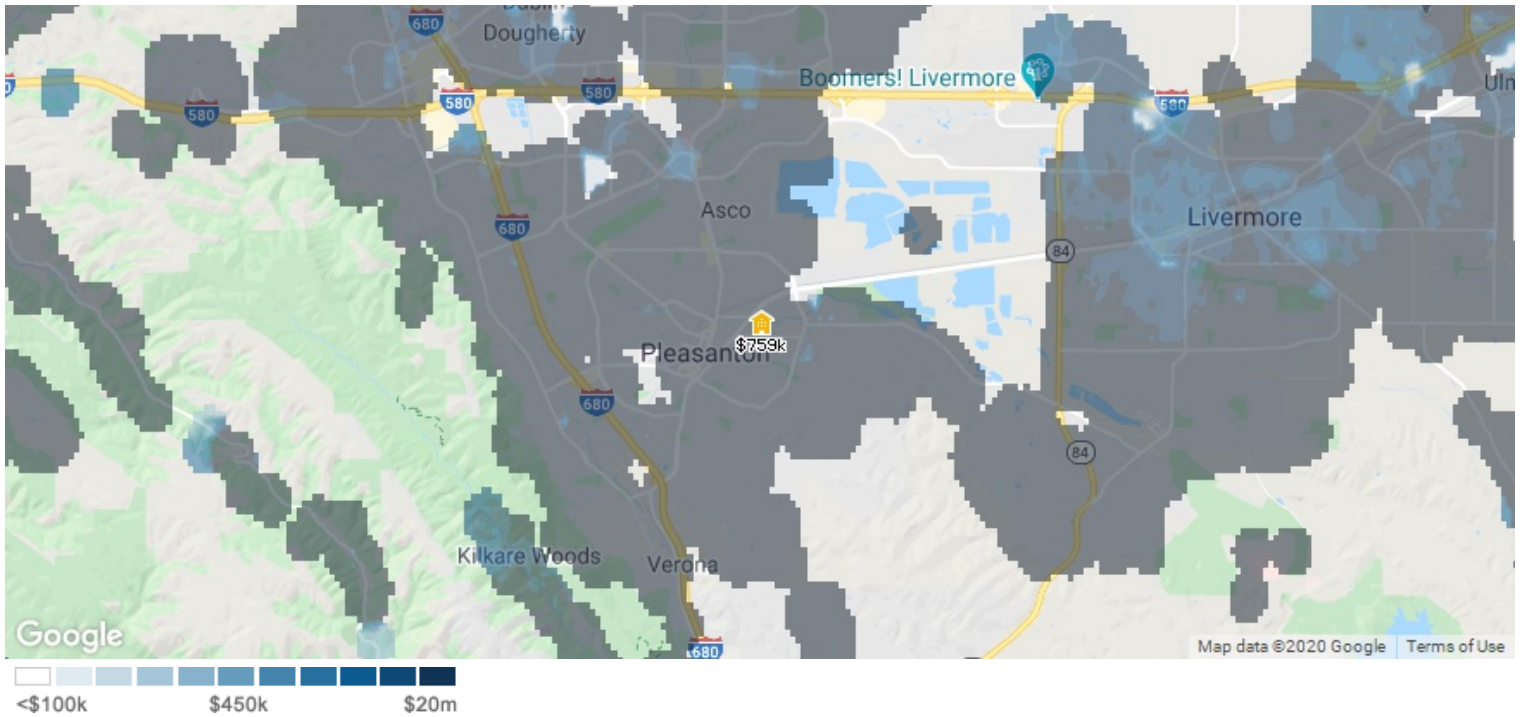


Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Market Activity for 94566

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Market Snapshot

Compared with Last Year: July 17, 2019 vs. July 17, 2020

Median Est. Home Value

\$1.23M

Down -2.2%

Median Listing Price

\$1.26M

Down -1.8%

Median Days in RPR

40

Down -11.1%

Sales Volume

Listing Price vs. Sales Price

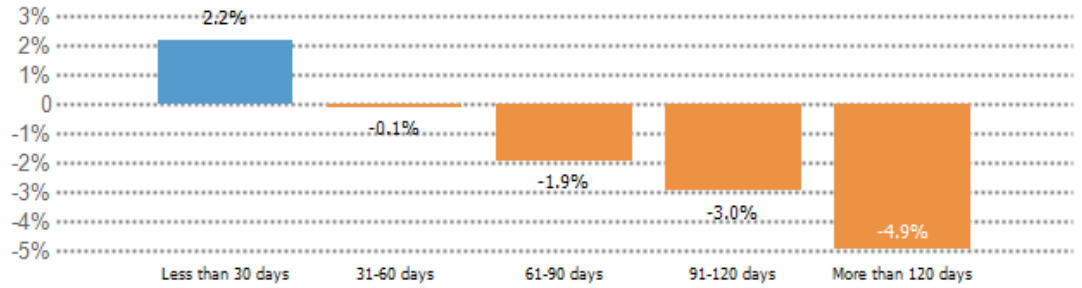
This chart displays the average percentage difference between the listing and selling price, compared by length of time properties were for sale in this market.

Data Source: On- and off-market listings sources

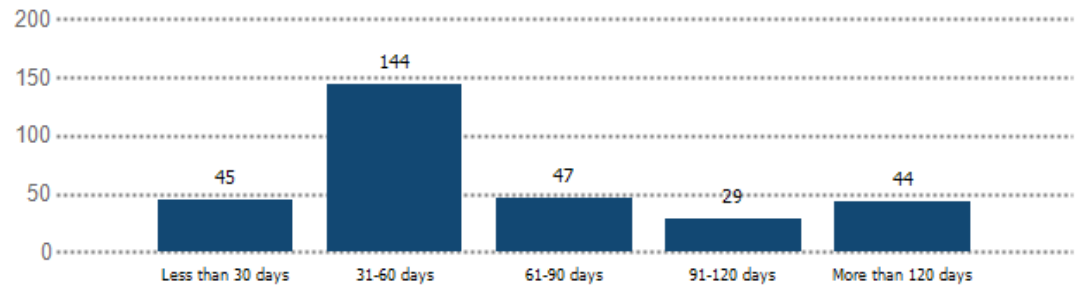
Update Frequency: Monthly

- Above Listing Price
- Below Listing Price
- Number of Sales

Percentage Difference in Price



Number of Sales



Average Price Adjustments

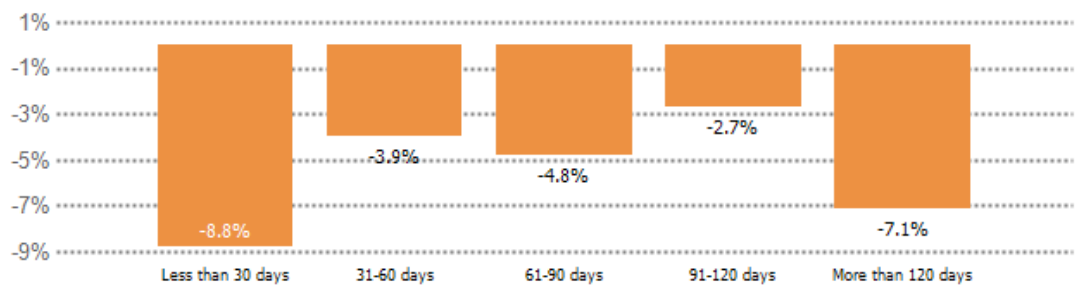
This chart displays the average percentage adjustment from the original list price, compared by length of time properties have been for sale in this market.

Data Source: On- and off-market listings sources

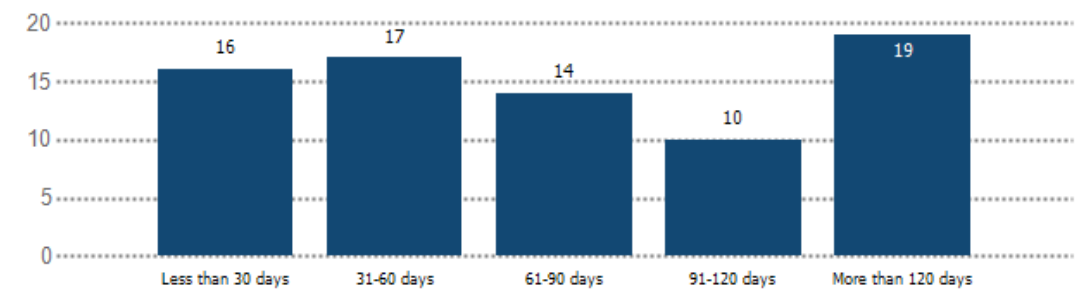
Update Frequency: Monthly

- Price Adjustments (-)
- Number of Price Adjustments - All Listings

Percentage Change in Listing Price



Number of Price Adjustments - All



Market Health Charts and Comparisons

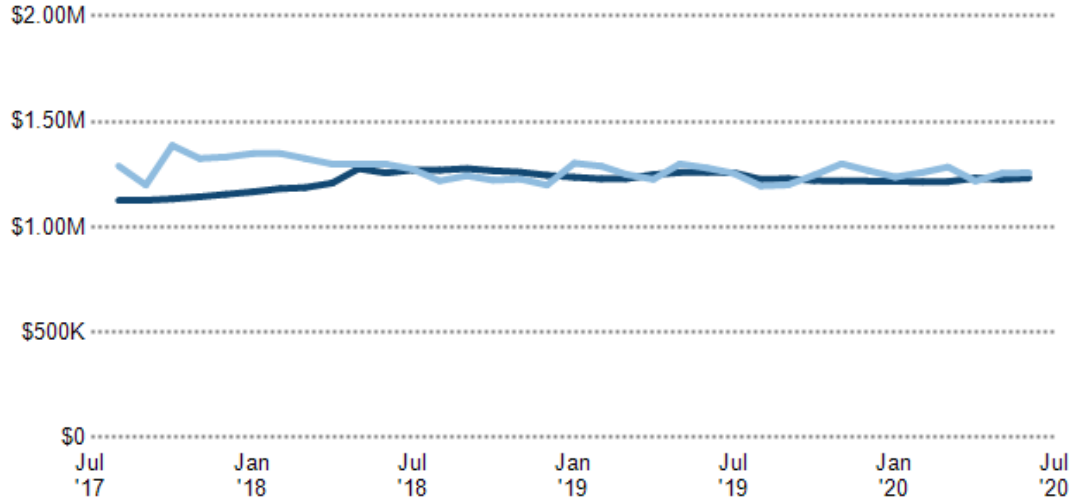
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



Median Sales Price vs. Sales Volume

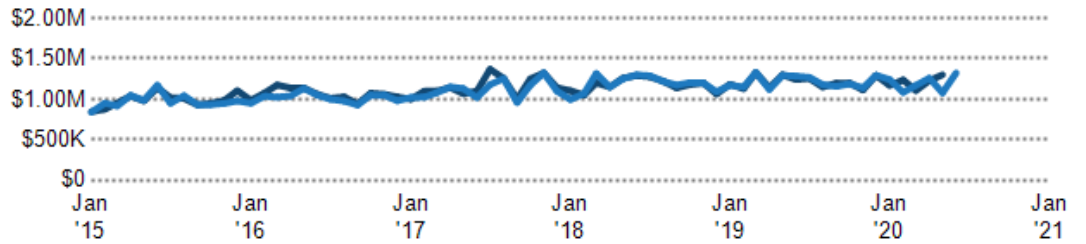
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales activity, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

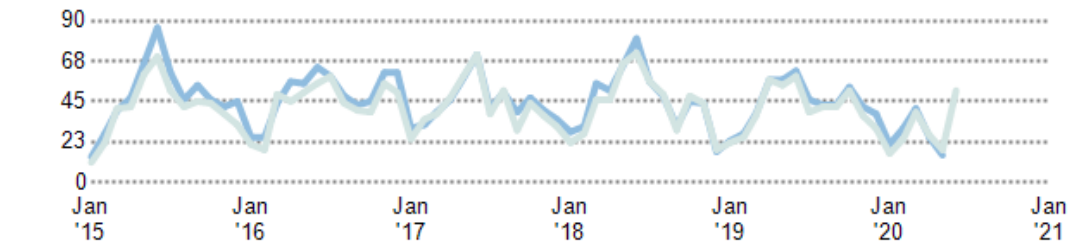
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

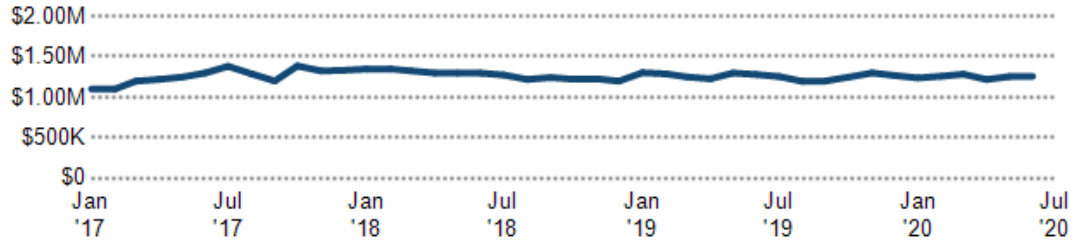
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

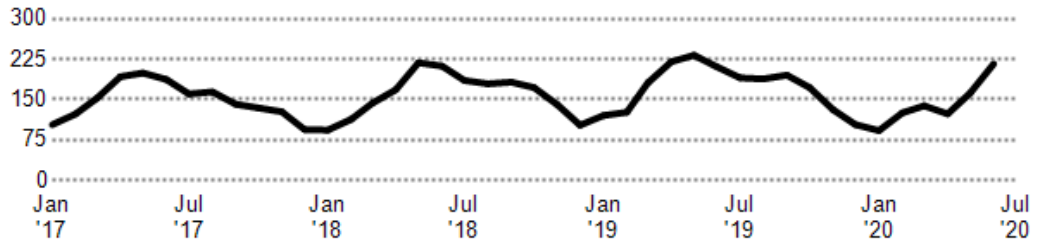
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

■ ZIP Count Listings by Property Type



Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

\$379K 1

Comps



Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This House
■ Comps

This House

1,221 sq. ft. \$758,788

Comps

1,400 - 1,600 sq. ft. \$782,279

1,200 - 1,400 sq. ft. \$679,253

1,000 - 1,200 sq. ft. \$694,994

< 1,000 sq. ft. \$613,000

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$759K 1

Comps

\$700K - \$800K 6

\$600K - \$700K 7

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$621 1

Comps

> \$700 1

\$650 - \$700 1

\$600 - \$650 1

\$550 - \$600 2

\$500 - \$550 7

\$450 - \$500 1

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

34 yrs 1

Comps



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Bedroom



Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

■ Inventory of Distressed Listings



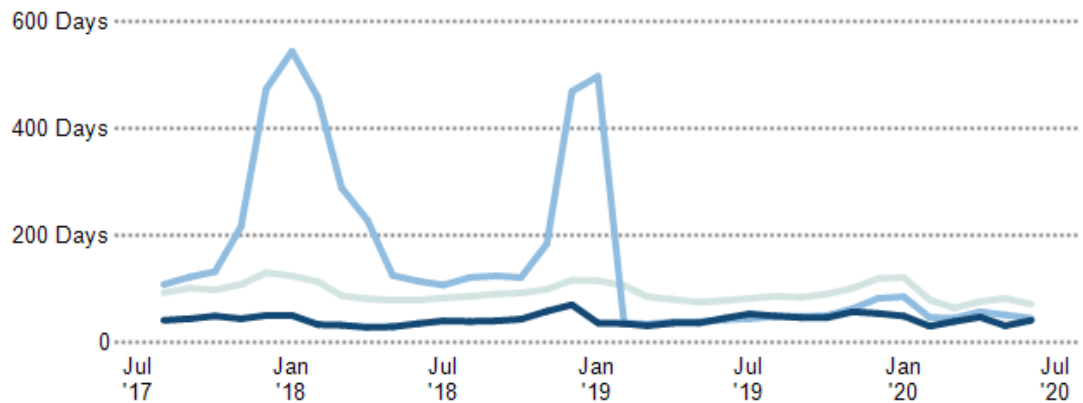
Median Days in RPR

This chart shows how long homes are listed on RPR before their status is converted to sold. The median is calculated for all homes sold in a given month.

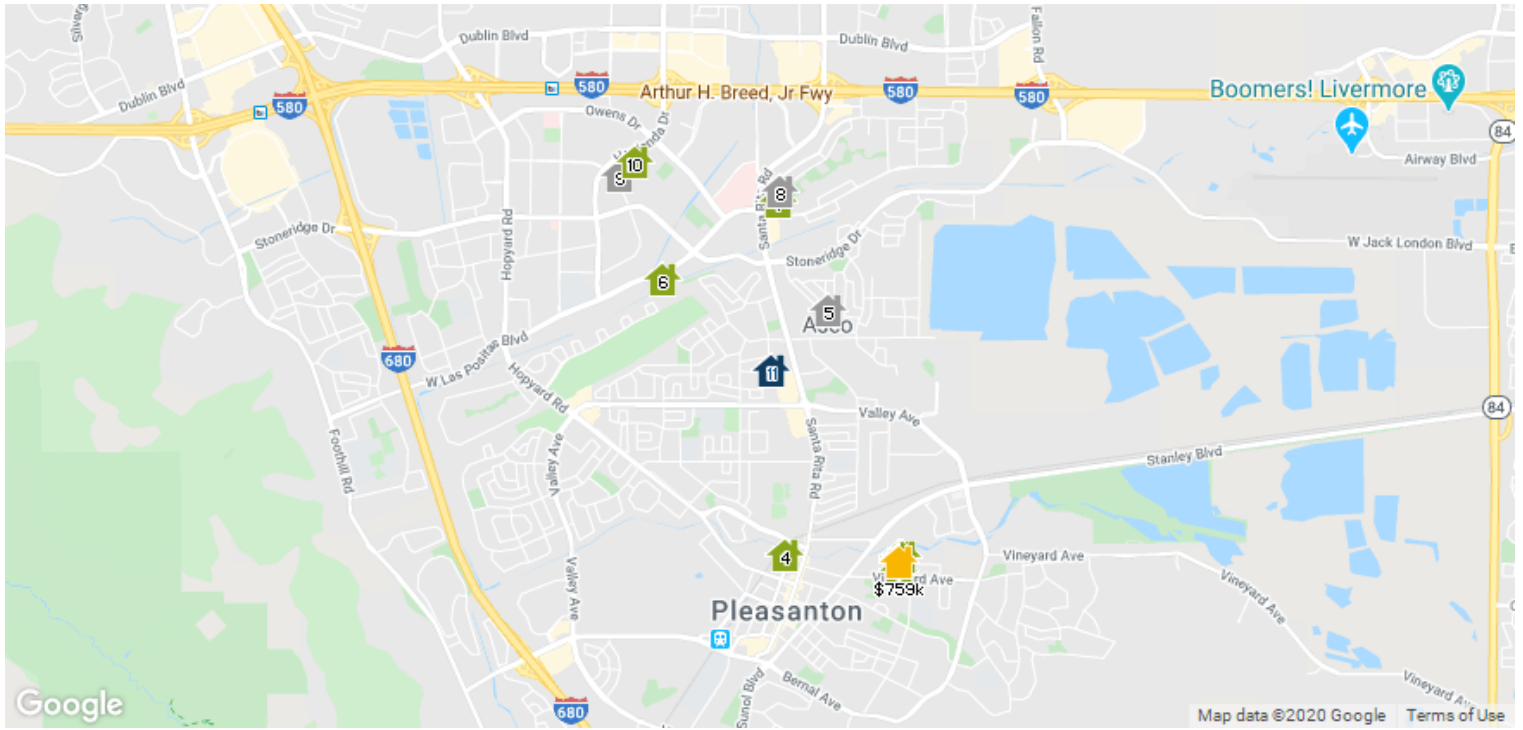
Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ 94566
■ Alameda County
■ California



Comps Map



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

Comps Selected by Agent



Address	274 Birch Creek Dr Pleasanton, CA 94566	270 Birch Creek Dr Pleasanton, CA 94566	3941 Vine St Pleasanton, CA 94566	3831 Vine St Pleasanton, CA 94566	523 Saint John St Pleasanton, CA 94566
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$696,217 Comp Analysis	\$645,000 Sold Price	\$645,000 Sold Price	\$655,000 Sold Price	\$730,000 Sold Price
Recording Date	8/3/2018	7/14/2020	5/28/2020	7/6/2020	7/6/2020
Days in RPR	–	63	41	46	33
Price Per Sq. Ft.	\$570	\$528	\$528	\$536	\$567
Bedrooms	2	2	2	2	2
Total Baths	3	3	3	3	3
Partial Baths	1	1	1	1	1
Total Rooms	4	4	4	4	4
Living Area	1,221	1,221	1,221	1,221	1,287
Lot Size	1,237 sq ft	1,237 sq ft	1,153 sq ft	1,153 sq ft	1,151 sq ft
Year Built	1986	1986	1985	1985	1989
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Proximity	–	Mi.	.07 Mi.	.08 Mi.	.62 Mi.
MLS ID	–	40904432	40901874	40905541	40907082
Listing Broker	–	Courtesy of Redfin	Courtesy of Compass	Courtesy of Compass	Courtesy of Keller Williams Tri-Valley
Description		<p>Location! location! location! this home is close to the downtown, top rated schools and the freeway. The open floorplan has an abundance of natural light and has a nice flow that makes this home perfect for entertaining! the main level of the home has hard flooring throughout. The kitchen has a modern flare with white cabinets, solid countertops and stainless steel appliances. The back patio sits outside of the living area and makes for a perfect place to relax and bbqing. This home is a must see!</p>	<p>Location location! this lovely 2 bed 2.5 bath 1221 sqft townhouse has 2 spacious master suites, each with it's own bath and walk-in closet. End unit with patio to open space, excellent backyard privacy overlooking the pool. This home has vaulted ceilings and skylights for plenty of natural lighting, central a/c and 1 car attached garage. Close to downtown area for shopping, restaurants and farmers market, plus the ace train for transportation. This home is a must see!</p>	<p>A must see move in ready beauty within walking distance to downtown pleasanton. Recent updates throughout will leave nothing to do but enjoy your new home. From the moment you walk in this light filled home greets you. Enter the kitchen and you'll immediately notice the updated cabinets with tons of storage, granite countertops and a sleek peninsula to pull up a stool at. The connected dining room is spacious and looks out to the inviting rear patio, just right for entertaining. As you enter the family room it's vaulted ceilings and skylight bring a great openness to the l...</p>	<p>Rarely available downtown townhouse with beautiful updated terrific end unit with open concept floor plan on the main level featuring engineered hardwood flooring and contemporary remodeled kitchen with upgraded custom cabinetry, quartz counter tops with custom backsplash, and stainless steel appliances. Adjacent dining area with updated chandelier and family room with tile surround gas fireplace and slider opening to private patio with new decking. Upstairs features two spacious master bedroom suites with ensuite baths, one with his and her closets and vaulted ceiling....</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent



Address	274 Birch Creek Dr Pleasanton, CA 94566	2023 Alexander Ct Pleasanton, CA 94588	3104 Caramello Ct Pleasanton, CA 94588	4366 Fairlands Dr Pleasanton, CA 94588	4322 Fairlands Dr Pleasanton, CA 94588
Status	Subject Property	Sold	Recently Sold	Recently Sold	Sold
Amount	\$696,217 Comp Analysis	\$704,000 Sold Price	\$750,000 Sold Price	\$800,000 Sold Price	\$798,000 Sold Price
Recording Date	8/3/2018	2/18/2020	6/12/2020	6/19/2020	4/16/2020
Days in RPR	–	77	41	39	18
Price Per Sq. Ft.	\$570	\$572	\$498	\$524	\$523
Bedrooms	2	2	2	2	2
Total Baths	3	3	2	3	3
Partial Baths	1	1	–	1	1
Total Rooms	4	5	5	–	4
Living Area	1,221	1,230	1,505	1,526	1,526
Lot Size	1,237 sq ft	1,957 sq ft	1,614 sq ft	1,901 sq ft	1,901 sq ft
Year Built	1986	1986	1995	1981	1981
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
Proximity	–	1.46 Mi.	2.04 Mi.	2.11 Mi.	2.16 Mi.
MLS ID	–	40890099	40903315	40904370	40900429
Listing Broker	–	Courtesy of Venture Sotheby's Intl Rlty	Courtesy of Realty ONE Group TODAY	Courtesy of Venture Sotheby's Intl Rlty	Courtesy of Legend RE & Finance
Description	Highlighted fields were changed by agent to reflect knowledge of this property.	Tree lined court location for this cute town home! 2 master suites with own private baths, granite counters at the kitchen and breakfast bar, large family room, dining room combo, cozy brick fireplace. All new carpet, paint and windows throughout. Low maintenance backyard. Open sat jan 18th 1-4	Verona condo-living at its best! this is a contemporary move-in ready home that just needs you! come end unit close to the pool with a spacious feel and updates and other amenities throughout the well-maintained home. Modern kitchen and stainless appliances, dining area and outdoor balcony allow entertaining or quiet evening as a shelter-in-place! recent updates include ceiling fans, light fixtures, plantation shutters and updated second bath. There is virtually not a better condo on the market now! make it your new home for 2020 and beyond...	Upgraded throughout, this end unit town home is adjacent from award-winning fairlands elementary and the ideal place to call home! this home features an open floor plan with lots of natural light & upgraded wood flooring throughout downstairs. The upgraded kitchen is a chef's dream with beautiful quartz counter tops, glass tile backsplash, stainless steel appliances, designer painted cabinets and designer finishes. Upstairs there are 2 master bedroom suites plus a loft that is great for an office space or play area.. There is a lovely deck off the front master suite that...	Bright & elegantly upgraded townhome close to top rated fairlands elementary school. Easy access to restaurants & grocery. Move-in executive home in a premium location of Hyde Park. Walk to the park. Luxury open floor plan with 2 bedroom suites plus a loft/study, 2.5 baths, 1526sqft of living space, fireplace, vaulted ceiling & multiple skylights. Spacious balcony off master bedroom. This home benefits from lots of updates including kitchen with quartz counter top, stainless steel appliances, recessed lighting, laminate flooring and baseboard. Easy access to bar, 580 &...

Comps Selected by Agent



Address	274 Birch Creek Dr Pleasanton, CA 94566	4101 Cortina Ct Pleasanton, CA 94588	4181 Georgis Pl Pleasanton, CA 94588	4429 Valley Ave Pleasanton, CA 94566
Status	Subject Property	Sold	Recently Sold	Pending
Amount	\$696,217 Comp Analysis	\$680,000 Sold Price	\$711,000 Sold Price	\$689,000 List Price
Recording Date	8/3/2018	3/9/2020	7/13/2020	-
Days in RPR	-	-	32	229
Price Per Sq. Ft.	\$570	\$639	\$668	\$501
Bedrooms	2	2	2	2
Total Baths	3	2	2	2
Partial Baths	1	-	-	-
Total Rooms	4	4	4	4
Living Area	1,221	1,064	1,064	1,376
Lot Size	1,237 sq ft	1,631 sq ft	1,631 sq ft	2,851 sq ft
Year Built	1986	1997	1996	1986
Living Area Range (low)	-	-	-	-
Living Area Range (high)	-	-	-	-
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse	Townhouse	Townhouse
Proximity	-	2.63 Mi.	2.65 Mi.	1.29 Mi.
MLS ID	-	-	40908149	40889929
Listing Broker	-	-	Courtesy of Lighthouse Real Estate	Listing Courtesy of Keller Williams Realty
Description			Come home to this pristine updated siena townhouse! this private corner unit is tastefully remodeled and features a light and bright open concept kitchen/living areas. Gourmet kitchen featuring beautiful quartzite counters with subway backplash. This home has rich hardwood floors throughout the common areas and updated bathrooms. Freshly painted interior with an inviting gas fireplace. Large windows provide lots of natural light. Home features a private balcony and attached garage. Relax and cool down this summer by enjoying the beautiful pool and spa. Walking distance to...	Single level open floor plan updated and move in ready! bright kitchen with white cabinets and granite counters. Spacious family room with vaulted ceilings, fireplace, new paint and flooring. 2 car garage. Private patio. Small complex in great location. A must see. Reasonable hoa dues. Virtual tour available.

Highlighted fields were changed by agent to reflect knowledge of this property.

270 Birch Creek Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/14/2020
- MLS Listing 40904432: 5/12/2020

Sold Price

\$645,000

Sold Date: 7/14/2020
Days in RPR: 63

Current Estimated Value

\$679,090

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$629,878 – \$739,422

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$5,980**

📉 RVM® Change
Last 12 Months: **-1.69%**

LOCATION! LOCATION!
LOCATION! This home is close to the downtown, top rated schools and the freeway. The open floorplan has an abundance of natural light and has a nice flow that makes this home perfect for entertaining! The main level of the home has hard flooring throughout. The kitchen has a mode...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,221	1,221
Lot Size	1,237 sq ft	1,237 sq ft
Lot Dimensions	1237 SF	-
Garage	Yes	-
Garage (spaces)	-	1
Pool	-	Yes
Year Built	1986	1986
Total Rooms	4	4
Roofing	-	Unknown
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	1	61
Number of Stories	2	Two Story

Courtesy of Redfin

3941 Vine St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 5/28/2020
- MLS Listing 40901874: 4/17/2020

Sold Price

\$645,000

Sold Date: 5/28/2020
Days in RPR: 41

Current Estimated Value

\$673,140

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$644,870 – \$712,750

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$12,470**

📉 RVM® Change
Last 12 Months: **-0.84%**

Location location! This lovely 2 bed 2.5 bath 1221 sqft townhouse has 2 spacious master suites, each with it's own bath and walk-in closet. End unit with patio to open space, excellent backyard privacy overlooking the pool. This home has vaulted ceilings and skylights for plenty of natural lighting...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

Condo/Townhouse/Apt
Townhouse
2
3
2
1
1,221
1,153 sq ft
1153 SF
Yes
-
-
1985
4
-
-
-
-
-
Frame
-
1
1
2

Listing Facts

Condo/Townhouse/Apt
Townhouse
2
3
2
1
1,221
1,153 sq ft
-
-
1
Community Facilities
1985
4
Composition Shingle
Forced Air, Gas
Central Air Conditioning
1
Slab
-
Dual Pane Windows, Wood Siding
-
61
Two Story

Courtesy of Compass

3831 Vine St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/6/2020
- MLS Listing 40905541: 5/21/2020

Sold Price

\$655,000

Sold Date: 7/6/2020
Days in RPR: 46

Current Estimated Value

\$677,530

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$615,852 – \$737,668

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$4,630**

📉 RVM® Change
Last 12 Months: **-3.49%**

A Must See Move In Ready Beauty within Walking Distance to Downtown Pleasanton. Recent updates throughout will leave nothing to do but enjoy your new home. From the moment you walk in this light filled home greets you. Enter the kitchen and you'll immediately notice the updated cabinets with tons o...

Home Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,221
Lot Size	1,153 sq ft
Lot Dimensions	1153 SF
Garage	Yes
Garage (spaces)	1
Pool	—
Year Built	1985
Total Rooms	4
Roofing	—
Heating	—
Cooling	—
Fireplaces	—
Foundation	—
Construction	Frame
Exterior Walls	—
Number of Buildings	1
Number of Units	1
Number of Stories	2

Public Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,221
Lot Size	1,153 sq ft
Lot Dimensions	—
Garage	—
Garage (spaces)	1
Pool	—
Year Built	1985
Total Rooms	4
Roofing	—
Heating	—
Cooling	—
Fireplaces	—
Foundation	—
Construction	Frame
Exterior Walls	—
Number of Buildings	1
Number of Units	1
Number of Stories	2

Listing Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,221
Lot Size	1,153 sq ft
Lot Dimensions	—
Garage	—
Garage (spaces)	1
Pool	—
Year Built	1985
Total Rooms	4
Roofing	Composition Shingle
Heating	Forced Air, Gas
Cooling	Ceiling Fans, Central Air Conditioning
Fireplaces	1
Foundation	Slab
Construction	—
Exterior Walls	Dual Pane Windows, Wood Siding
Number of Buildings	—
Number of Units	61
Number of Stories	Two Story

Courtesy of Compass

523 Saint John St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/6/2020
- MLS Listing 40907082: 6/3/2020

Sold Price

\$730,000

Sold Date: 7/6/2020
Days in RPR: 33

Current Estimated Value

\$730,250

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$667,920 – \$784,080

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$3,480**

📈 RVM® Change
Last 12 Months: **0.89%**

Rarely Available Downtown Townhouse with Beautiful Updates! Terrific end unit with open concept floor plan on the main level featuring engineered hardwood flooring and contemporary remodeled Kitchen with upgraded custom cabinetry, quartz counter tops with custom backsplash, and stainless steel appl...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,287	1,287
Lot Size	1,151 sq ft	1,151 sq ft
Lot Dimensions	1151 SF	-
Garage	Yes	-
Garage (spaces)	1	1
Pool	-	Yes
Year Built	1989	1989
Total Rooms	4	4
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Other Siding
Number of Buildings	1	-
Number of Units	1	28
Number of Stories	2	Two Story

Courtesy of Keller Williams Tri-Valley

2023 Alexander Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏠 This Property

SOLD
• Sold Date: 2/18/2020
• MLS Listing 40890099: 12/3/2019

Sold Price
\$704,000

Sold Date: 2/18/2020
Days in RPR: 77

Current Estimated Value
\$730,000

Last AVM Update: 6/30/2020

📈 AVM Change
Last 1 Month: -

📈 AVM Change
Last 12 Months: -

Tree lined court location for this cute town home! 2 Master suites with own private baths. Granite counters at the kitchen and breakfast bar. Large family room, dining room combo. Cozy brick fireplace. All new carpet, paint and windows throughout. Low maintenance backyard. Open Sat Jan 18th 1-4

Home Facts	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,230	1,230
Lot Size	1,957 sq ft	1,957 sq ft
Lot Dimensions	1957 SF	-
Garage	Yes	-
Garage (spaces)	-	1
Pool	-	None
Year Built	1986	1986
Total Rooms	5	5
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	1	196
Number of Stories	2	Two Story

Courtesy of Venture Sotheby's Intl Rty

3104 Caramello Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/12/2020
- MLS Listing 40903315: 5/2/2020

Sold Price

\$750,000

Sold Date: 6/12/2020
Days in RPR: 41

Current Estimated Value

\$764,760

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$713,317 – \$788,403

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$11,790**

📈 RVM® Change
Last 12 Months: **0.43%**

Verona condo-living at its best!
This is a contemporary move-in ready home that just needs you! Corner end unit close to the pool with a spacious feel and updates and other amenities throughout the well-maintained home. Modern kitchen and stainless appliances, dining area and outdoor balcony a...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,505	1,505
Lot Size	1,614 sq ft	1,614 sq ft
Lot Dimensions	1614 SF	–
Garage	Yes	–
Garage (spaces)	3	1
Pool	–	Yes
Year Built	1995	1995
Total Rooms	4	5
Roofing	–	Tile
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	1
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	151
Number of Stories	2	One Story

Courtesy of Realty ONE Group TODAY

4366 Fairlands Dr, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/19/2020
- MLS Listing 40904370: 5/11/2020

Sold Price

\$800,000

Sold Date: 6/19/2020
Days in RPR: 39

Current Estimated Value

\$807,970

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$727,490 – \$854,010

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$30,380**

📈 RVM® Change
Last 12 Months: **4.14%**

Upgraded throughout, this end unit town home is adjacent from award-winning Fairlands Elementary and the ideal place to call home! This home features an open floor plan with lots of natural light & upgraded wood flooring throughout downstairs. The upgraded kitchen is a chef's dream with beautiful q...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,526	1,526
Lot Size	1,901 sq ft	1,901 sq ft
Lot Dimensions	1901 SF	-
Garage	Yes	-
Garage (spaces)	2	2
Pool	-	Community Facilities
Year Built	1981	1981
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Central Air Conditioning, Whole House Fan
Fireplaces	-	1
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Dual Pane Windows, Wood Siding
Number of Buildings	1	-
Number of Units	1	35
Number of Stories	2	Two Story

Courtesy of Venture Sotheby's Intl Rty

4322 Fairlands Dr, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏠 This Property

SOLD
• Sold Date: 4/16/2020
• MLS Listing 40900429: 3/29/2020

Sold Price
\$798,000

Sold Date: 4/16/2020
Days in RPR: 18

Current Estimated Value
\$813,140

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$760,010 – \$840,010

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$6,470**

📈 RVM® Change
Last 12 Months: **1.96%**

Bright & elegantly upgraded townhome close to top rated Fairlands Elementary School. Easy access to restaurants & grocery. Move-in executive home in a premium location of Hyde Park. Walk to the park. Luxury open floor plan with 2 bedroom suites plus a loft/study, 2.5 baths, 1526sqft of living spac...

Home Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,526
Lot Size	1,901 sq ft
Lot Dimensions	1901 SF
Garage	Yes
Garage (spaces)	-
Pool	-
Year Built	1981
Total Rooms	4
Roofing	-
Heating	-
Cooling	-
Fireplaces	-
Foundation	-
Construction	Frame
Exterior Walls	-
Number of Buildings	1
Number of Units	1
Number of Stories	-

Public Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,526
Lot Size	1,901 sq ft
Lot Dimensions	1901 SF
Garage	Yes
Garage (spaces)	-
Pool	-
Year Built	1981
Total Rooms	4
Roofing	-
Heating	-
Cooling	-
Fireplaces	-
Foundation	-
Construction	Frame
Exterior Walls	-
Number of Buildings	1
Number of Units	1
Number of Stories	-

Listing Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,526
Lot Size	1,901 sq ft
Lot Dimensions	-
Garage	-
Garage (spaces)	2
Pool	-
Year Built	1981
Total Rooms	4
Roofing	Composition Shingle
Heating	Forced Air, Gas
Cooling	Central Air Conditioning
Fireplaces	1
Foundation	Crawl Space
Construction	-
Exterior Walls	Wood Siding, Shingle
Number of Buildings	-
Number of Units	35
Number of Stories	Two Story

Courtesy of Legend RE & Finance

4101 Cortina Ct, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏠 This Property

SOLD

- Sold Date: 3/9/2020
- Public Record

Sold Price
\$680,000

Sold Date: 3/9/2020

Current Estimated Value
\$694,600

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$650,256 – \$718,704

RVM® Confidence:
★★★★★

📈 RVM® Change
Last 1 Month: **\$10,490**

📈 RVM® Change
Last 12 Months: **2.14%**

Home Facts

Home Facts	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	–
Property Subtype	Townhouse	–
Bedrooms	2	–
Total Baths	2	–
Full Baths	2	–
Partial Baths	–	–
Living Area (sq ft)	1,064	–
Lot Size	1,631 sq ft	–
Lot Dimensions	1631 SF	–
Garage	Yes	–
Garage (spaces)	1	–
Year Built	1997	–
Total Rooms	4	–
Construction	Frame	–
Number of Buildings	1	–
Number of Units	1	–
Number of Stories	1	–

4181 Georgis Pl, Pleasanton, CA 94588



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/13/2020
- MLS Listing 40908149: 6/11/2020

Sold Price

\$711,000

Sold Date: 7/13/2020
Days in RPR: 32

Current Estimated Value

\$706,380

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$631,212 – \$740,988

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$15,570**

📈 RVM® Change
Last 12 Months: **0.97%**

Come home to this pristine updated Siena Townhouse! This private corner unit is tastefully remodeled and features a light and bright open concept kitchen/living areas. Gourmet kitchen featuring beautiful quartzite counters with subway backsplash. This home has rich hardwood floors throughout the co...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,064	1,064
Lot Size	1,631 sq ft	1,631 sq ft
Lot Dimensions	1631 SF	–
Garage	Yes	–
Garage (spaces)	1	1
Pool	–	Yes
Year Built	1996	1996
Total Rooms	4	4
Roofing	–	Tile
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	1
Construction	Frame	–
Exterior Walls	–	Stone, Stucco
Number of Buildings	1	–
Number of Units	1	160
Number of Stories	1	Two Story

Courtesy of Lighthouse Real Estate

4429 Valley Ave, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

PENDING

• Pending Court confirmation as of 6/28/2020

List Price

\$689,000

List Date: 12/1/2019

Days in RPR: 229

Last Price Update: 6/8/2020

Current Estimated Value

\$709,480

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$668,022 – \$800,158

RVM® Confidence:



↓ RVM® Change

Last 1 Month: **-\$31,410**

↓ RVM® Change

Last 12 Months: **-2.21%**

Single Level Open Floor Plan Updated and Move In Ready! Bright Kitchen with White Cabinets and Granite Counters. Spacious Family Room with Vaulted Ceilings, Fireplace, New Paint and Flooring. 2 Car Garage. Private Patio. Small Complex in Great Location. A Must See. Reasonable HOA dues. Virtual To...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,376	1,376
Lot Size	2,851 sq ft	2,851 sq ft
Lot Dimensions	2851 SF	–
Garage	Yes	–
Garage (spaces)	2	2
Pool	–	None
Year Built	1986	1986
Total Rooms	4	4
Roofing	–	Composition Shingle, Unknown
Heating	–	Forced Air
Cooling	–	Ceiling Fans, Central Air Conditioning
Fireplaces	–	1
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	10
Number of Stories	1	One Story

Listing Courtesy of Keller Williams Realty

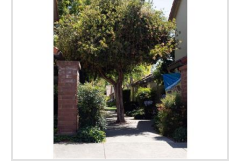
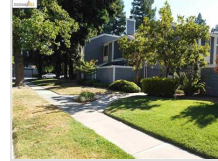
Selected Recent Market Activity for 94566



LEGEND:
 Subject Property
  Pending
  For Sale or For Lease
  Distressed
  Pending Distressed
  Recent Sale
  Off Market

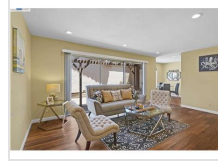
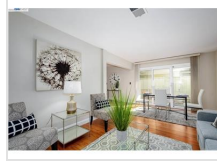
	User Selected Comps	Market Activity For Sale or For Lease Listings	Market Activity Pending Sales	Market Activity Sold	Market Activity Expired Listings
Total Number of Properties	11	8	6	8	8
Lowest Listing Price/Est. Value	\$645,000	\$425,000	\$398,000	\$380,000	\$539,950
Median Listing Price/Est. Value	\$704,000	\$559,000	\$614,975	\$650,000	\$655,025
Highest Listing Price/Est. Value	\$800,000	\$840,000	\$895,000	\$738,000	\$2,438,820
Median Living Area	1,230	944.5	909.5	1,221	1,069.5
Median Price per sq.ft.	\$528	\$567	\$634	\$552	\$642
Median Days in RPR	41	25.5	30	41	62
Median Age	34	43.5	32.5	35	34.5

Market Activity: Active



Address	274 Birch Creek Dr Pleasanton, CA 94566	3374 Smoketree Commons Dr Pleasanton, CA 94566	3843 Vineyard Ave, Apt B Pleasanton, CA 94566	5331 Black Ave, Apt 1 Pleasanton, CA 94566	1664 Calle Santiago Pleasanton, CA 94566
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$696,217 Comp Analysis	\$465,000 List Price	\$425,000 List Price	\$840,000 List Price	\$679,950 List Price
Listing Date	—	—	7/14/2020	7/7/2020	—
Days in RPR	—	—	3	10	—
Price Per Sq. Ft.	\$570	\$718	\$684	\$497	\$723
Bedrooms	2	1	1	3	2
Total Baths	3	1	1	3	2
Partial Baths	1	—	—	1	—
Total Rooms	4	—	3	5	5
Living Area	1,221	648	621	1,690	941
Lot Size	1,237 sq ft	—	—	4.12 acres	2,003 sq ft
Year Built	1986	1989	1983	1982	1971
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Condominium	Condo	Townhouse	Townhouse
MLS ID	—	81801553	40912329	40911410	81797699
Listing Broker	—	Listing Courtesy of David Lyng Real Estate	Listing Courtesy of Redfin	Listing Courtesy of NATALIA LITUNOVSKAIA - BROKER	Listing Courtesy of Coldwell Banker The Pro Grp
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>Must see, move-in condition executive condo! its unique and sought-after floor plan, exquisite high-end upgrades, and location make it truly one-of-a-kind! owners spared no expense! designer updates include maple hardwood floors, contemporary natural stone fireplace, wiring for surround sound, recessed lighting, contemporary lighting, and a relaxing new paint palette. The kitchen features high-end frameless maple cabinetry, gorgeous, hand-picked granite counters, under cabinet lighting and stainless steel appliances. The bathroom includes a porcelain kohler sink, tub with hand laid tile and glass walls, custom glass shower door and more gorg...</p>	<p>Charming single story condo within walking distance to historic downtown pleasanton! nicely updated kitchen with granite counters and stainless steel appliances, adjacent to the living/dining room with vaulted ceiling and access to the private balcony. Spacious bedroom with mirrored closet. This condo comes with inside laundry, 1 car garage, extra storage and much more. Close to parks, restaurants, stores and a+ rated pleasanton schools. Short drive to freeway and bart, ace. Great commuter location!</p>	<p>Enjoy beautifully updated & meticulously maintained townhouse style condo located in wellington in the heart of pleasanton.this home includes detached garage & carport, downstairs laundry room w/plenty of storage,under stairway storage closet & 1 downstairs bedroom. This 3br, 2.5 ba, 1690 sq ft end-unit townhouse feels like a detached house with huge courtyard patio, home faces crestline, a quiet, tree-lined street.nicely updated through out featuring vaulted ceilings, recently painted, new engineered laminate flooring. Kitchen has beautiful white cabinets, stainless steel appliances and breakfast bar. Unit has smarthome system compatible w...</p>	<p>Experience this wonderful home with a charming backyard. Located in one of the most sought after areas of pleasanton, this beautiful townhouse offers two spacious suites with a large walkin closet in the master bedroom and an amazing floor plan arrangement. Entry to the unit leads to a lovely living room / dining room combination.spacious ness of this unit makes it the quintessential living space with plenty of cham! access to a private backyard from kitchen and master bedroom. This stunning townhouse has central air, vaulted ceiling, window shutters, recess lighting, crown molding, updated bathrooms with granite counter/tile floors, r...</p>

Market Activity: Active



Address	274 Birch Creek Dr Pleasanton, CA 94566	843 Division St, Apt D Pleasanton, CA 94566	3405 Norton Way, Apt 1 Pleasanton, CA 94566	1581 Calle Santa Anna Pleasanton, CA 94566	691 Palomino Dr, #A Pleasanton, CA 94566
Status	Subject Property	For Sale	For Sale	For Sale	For Sale
Amount	\$696,217 Comp Analysis	\$499,000 List Price	\$484,950 List Price	\$739,000 List Price	\$619,000 List Price
Listing Date	–	6/24/2020	6/19/2020	6/16/2020	6/15/2020
Days in RPR	–	23	28	31	32
Price Per Sq. Ft.	\$570	\$526	\$531	\$604	\$517
Bedrooms	2	2	2	3	2
Total Baths	3	2	2	2	2
Partial Baths	1	1	–	–	–
Total Rooms	4	6	5	6	4
Living Area	1,221	948	914	1,224	1,198
Lot Size	1,237 sq ft	–	–	1,722 sq ft	1,109 sq ft
Year Built	1986	1959	1971	1971	1985
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Condo	Condo	Townhouse	Townhouse
MLS ID	–	40909774	40909251	40908684	40908666
Listing Broker	–	<i>Listing Courtesy of Legacy Real Estate & Assoc.</i>	<i>Listing Courtesy of Compass</i>	<i>Listing Courtesy of Show Best Realty</i>	<i>Listing Courtesy of Toscana Properties</i>
Description		<p>Walk to downtown! this light and bright corner unit has been updated throughout. There are 2 bedrooms 1.5 baths just moments from downtown. Off the living room is a very large deck that runs the width of this unit. Perfect for entertaining or just relaxing. In the kitchen you have granite counters, light stained wood cabinets, stainless steel appliances and laminate flooring. Plantation shutters on some windows, berber carpet is in the spacious living room and both bedrooms. Both bathrooms have solid surface counter tops, tile floors with updated fixtures.</p>	<p>Priced to sell quick/ tour this nice condo virtually visit https://tinyurl.com/3405norton **avail. To visit in person under sip guidelines **just minutes from downtown pleasanton, near 12 years of pleasanton's top-rated schools. Nicely updated ground floor (no steps in the unit) 2 bed, 2 full bath condo. The open layout guides you through to the two adequately sized bedrooms & updated bathrooms. The private patio space is perfect for your morning coffee, tea, or evening beverage of choice. Community laundry room is located nearby this unit. In addition to standard hoa coverage of fire/hazard insurance, exterior maintenance, roof, commo...</p>	<p>Adorable end-unit town house in a quiet and peaceful community. This home is immaculately and conveniently laid out to maximize space and light with upgrades. New floor, newly upgraded kitchen, new appliances, and fresh paint. Close proximity to shopping, public transportation and freeways.</p>	<p>Virtual open house available now at: http://691palomino.jamisonsteamhomes.com lovely and comfortable oak tree villas townhome located on a quiet street in a lovely neighborhood. Assigned schools in pleasanton unified are all 8 and above! enter into the home where you'll find a cozy living room with a fireplace and a stylish surround. A private enclosed balcony area through a sliding glass door off the living room allows for an outdoor entertaining or relaxation area. The kitchen boasts stainless steel appliances as well as a laundry area. Downstairs bedroom and bathroom give options for guests or kids. Head up the stairs to the master su...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

3374 Smoketree Commons Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• Active

List Price

\$465,000

List Date: –

Must see, move-in condition executive condo! Its unique and sought-after floor plan, exquisite high-end upgrades, and location make it truly ONE-OF-A-KIND! Owners spared no expense! Designer updates include maple hardwood floors, contemporary natural stone fireplace, wiring for surround sound, rece...

Home Facts

Public Facts

Listing Facts

Property Type	–	Condo/Townhouse/Apt
Property Subtype	–	Condominium
Bedrooms	–	1
Total Baths	–	1
Full Baths	–	1
Partial Baths	–	–
Living Area (sq ft)	–	648
Lot Size	–	–
Garage (spaces)	–	1
Pool	–	Yes
Year Built	–	1989
Roofing	–	Tile
Heating	–	Gas Central Forced Air Heat
Cooling	–	Central Air Conditioning
Fireplaces	–	Wood Burning
Foundation	–	Raised

Listing Courtesy of David Lyng Real Estate

3843 Vineyard Ave, Apt B, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE
• New, New: 7/14/2020

List Price
\$425,000

List Date: 7/14/2020
Days in RPR: 3

Charming single story condo within walking distance to historic downtown Pleasanton! Nicely updated kitchen with granite counters and stainless steel appliances, adjacent to the living/dining room with vaulted ceiling and access to the private balcony. Spacious bedroom with mirrored closet. This c...

Home Facts	Public Facts	Listing Facts
Property Type	-	Condo/Townhouse/Apt
Property Subtype	-	Condo
Bedrooms	-	1
Total Baths	-	1
Full Baths	-	1
Partial Baths	-	-
Living Area (sq ft)	-	621
Lot Size	-	-
Garage (spaces)	-	1
Pool	-	None
Year Built	-	1983
Total Rooms	-	3
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Ceiling Fans, Central Air Conditioning
Fireplaces	-	None
Foundation	-	Slab
Exterior Walls	-	Stucco, Wood Siding
Number of Units	-	48
Number of Stories	-	One Story

Listing Courtesy of Redfin

5331 Black Ave, Apt 1, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• New, Active: 7/7/2020

List Price

\$840,000

List Date: 7/7/2020

Days in RPR: 10

Current Estimated Value

\$758,550

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$677,583 – \$828,157

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$7,280**

📉 RVM® Change

Last 12 Months: **-1.79%**

Enjoy beautifully updated & meticulously maintained townhouse style condo located in Wellington in the heart of Pleasanton. This home includes detached garage & carport, downstairs laundry room w/plenty of storage, under stairway storage closet & 1 downstairs bedroom. This 3br, 2.5 ba, 1690 sq ft end...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Townhouse
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,690	1,690
Lot Size	4.12 acres	4.12 acres
Lot Dimensions	4.12 AC	—
Garage (spaces)	—	1
Pool	—	None
Year Built	1982	1982
Total Rooms	5	5
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	Central Air Conditioning
Fireplaces	—	1
Foundation	—	Slab
Construction	Frame	—
Exterior Walls	—	Wood Siding
Number of Buildings	1	—
Number of Units	46	46
Number of Stories	2	Two Story

Listing Courtesy of NATALIA LITUNOVSKAIA - BROKER

1664 Calle Santiago, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• Active

List Price

\$679,950

List Date: –

Current Estimated Value

\$704,310

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$604,453 – \$753,867

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$10,260**

📈 RVM® Change

Last 12 Months: **2.05%**

Experience this wonderful home with a charming backyard. Located in one of the most sought after areas of Pleasanton, this beautiful townhouse offers two spacious suites with a large walk-in closet in the master bedroom and an amazing floor plan arrangement. Entry to the unit leads to a lovely livi...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	941	941
Lot Size	2,008 sq ft	2,003 sq ft
Lot Dimensions	2008 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1971	1971
Total Rooms	5	–
Roofing	–	Tile
Heating	–	Central Forced Air
Cooling	–	Ceiling Fan(S), Central Air Conditioning
Foundation	–	Concrete Slab
Construction	Frame	Stucco
Number of Buildings	1	–
Number of Units	1	0
Number of Stories	1	–

Listing Courtesy of Coldwell Banker The Pro Grp

843 Division St, Apt D, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

• Active: 6/24/2020

List Price

\$499,000

List Date: 6/24/2020

Days in RPR: 23

Current Estimated Value

\$494,510

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$430,743 – \$548,217

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$3,550**

📉 RVM® Change

Last 12 Months: **-0.62%**

WALK TO DOWNTOWN! This light and bright corner unit has been updated throughout. There are 2 bedrooms 1.5 baths just moments from downtown. Off the living room is a very large deck that runs the width of this unit. Perfect for entertaining or just relaxing. In the kitchen you have granite counters...

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Garage

Garage (spaces)

Pool

Year Built

Total Rooms

Roofing

Heating

Cooling

Fireplaces

Foundation

Construction

Exterior Walls

Number of Buildings

Number of Units

Number of Stories

Public Facts

Condo/Townhouse/Apt

Condominium Unit (Residential)

2

2

1

1

948

–

Carpport

1

–

1959

6

–

–

–

–

–

–

Frame

–

1

1

Listing Facts

Condo/Townhouse/Apt

Condo

2

2

1

1

948

–

–

1

Yes

1959

6

Tar And Gravel

Forced Air

Central Air Conditioning

None

Other

–

Dual Pane Windows, Stucco

–

26

One Story

Listing Courtesy of Legacy Real Estate & Assoc.

3405 Norton Way, Apt 1, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

FOR SALE

• Active: 6/19/2020

List Price

\$484,950

List Date: 6/19/2020

Days in RPR: 28

Current Estimated Value

\$486,200

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$463,078 – \$511,822

RVM® Confidence:



📉 RVM® Change

Last 1 Month: **-\$6,490**

📈 RVM® Change

Last 12 Months: **9.95%**

PRICED TO SELL QUICK / Tour

this nice condo virtually visit

<https://tinyurl.com/3405norton>

****AVAIL. TO VISIT IN PERSON**

under SIP guidelines**Just

minutes from Downtown

Pleasanton, near 12 years of

Pleasanton's top-rated schools.

Nicely updated ground floor (no

steps in the unit) 2 bed, 2 full

bath...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condo
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	912	914
Lot Size	–	–
Garage (spaces)	–	1
Pool	–	Yes
Year Built	1971	1971
Total Rooms	–	5
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	None
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	36
Number of Stories	1	One Story

Listing Courtesy of Compass

1581 Calle Santa Anna, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• Active: 6/16/2020

List Price

\$739,000

List Date: 6/16/2020
Days in RPR: 31

Current Estimated Value

\$747,810

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$696,274 – \$769,566

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$9,560**

📈 RVM® Change
Last 12 Months: **0.26%**

Adorable end-unit town house in a quiet and peaceful community. This home is immaculately and conveniently laid out to maximize space and light with upgrades. New floor, newly upgraded kitchen, new appliances, and fresh paint. Close proximity to shopping, public transportation and freeways.

Home Facts

	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,224	1,224
Lot Size	1,722 sq ft	1,722 sq ft
Lot Dimensions	1722 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1971	1971
Total Rooms	6	6
Roofing	–	Tile
Heating	–	Forced Air
Cooling	–	None
Fireplaces	–	None
Construction	Frame	–
Exterior Walls	–	Wood Siding, Stucco Siding
Number of Buildings	1	–
Number of Units	1	114
Number of Stories	2	Two Story

Listing Courtesy of Show Best Realty

691 Palomino Dr, #A, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

FOR SALE

• Active - Contingent: 6/15/2020

List Price

\$619,000

List Date: 6/15/2020
Days in RPR: 32

Current Estimated Value

\$603,770

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$538,844 – \$632,556

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$12,520**

📈 RVM® Change
Last 12 Months: **1.8%**

Virtual Open House available now at:
<http://691palomino.jamisonsteamhomes.com>
Lovely and comfortable Oak Tree Villas Townhome located on a quiet street in a lovely neighborhood. Assigned schools in Pleasanton Unified are all 8 and above! Enter into the home where you'll find a cozy living room with...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

Condo/Townhouse/Apt
Townhouse
2
2
2
—
1,198
1,109 sq ft
1109 SF
Yes
—
—
1985
4
—
—
—
—
—
Frame
—
1
1
2

Listing Facts

Condo/Townhouse/Apt
Townhouse
2
2
2
—
1,198
1,109 sq ft
—
1
Yes
1985
4
Tile
Gas
Central Air Conditioning
1
Slab
—
Stucco
—
33
Two Story

Listing Courtesy of Tuscana Properties

Market Activity: Pending



Address	274 Birch Creek Dr Pleasanton, CA 94566	3476 Smoketree Commons Dr Pleasanton, CA 94566	194 Peters Ave, Apt C Pleasanton, CA 94566	1664 Calle Santiago Pleasanton, CA 94566	583 Saint John St Pleasanton, CA 94566
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$696,217 Comp Analysis	\$550,000 List Price	\$549,999 List Price	\$679,950 List Price	\$895,000 List Price
Offer Amount	—	—	—	—	—
Listing Date	—	6/11/2020	6/30/2020	6/23/2020	6/23/2020
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	36	17	24	24
Price Per Sq. Ft.	\$570	\$643	\$626	\$723	\$513
Bedrooms	2	2	2	2	3
Total Baths	3	2	2	2	3
Partial Baths	1	—	—	—	—
Total Rooms	4	4	3	6	6
Living Area	1,221	856	878	941	1,745
Lot Size	1,237 sq ft	—	—	941 sq ft	1,900 sq ft
Year Built	1986	1989	1989	1971	1989
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Condo	Condo	Townhouse	Townhouse
MLS ID	—	40908159	40910500	40909659	40909648
Listing Broker	—	Listing Courtesy of Compass	Listing Courtesy of Valley Brokers on Main	Listing Courtesy of Coldwell Banker The Pro Grp	Listing Courtesy of Elation Real Estate

Description

Highlighted fields were changed by agent to reflect knowledge of this property.

This is it! desirable updated condo unit near downtown pleasanton in ideal top floor location that backs to greenbelt. Updates include new designer carpet, granite & stainless kitchen, designer light fixtures, window coverings, & more. Open concept living & dining room with vaulted ceilings with sliding door to sunny balcony overlooking the community greenbelt area. Updated kitchen with granite counters & mosaic tile backsplash features electric range, built-in microwave, dishwasher, refrigerator, and stackable washer dryer. The spacious master bedroom has 2 closets & updated bathroom with step-in shower. There is also a second bedroom & fu...

Seldom available haight estates upgraded condo in the middle of all that downtown pleasanton has to offer. Farmers market, morning coffee, events at the fair grounds or evening dinner are just a short stroll. Gleaming hardwood floors throughout, plantation shutters, kitchen with granite counters, raised panel doors, inside laundry with stacked w/d included, master with private balcony offering views of the ridge, custom built closet organizers, two dedicated off street parking space with one being covered, access to additional storage. Last haight estates condo to go to mls was summer of 2018. Hurry!!

Experience this wonderful home with a charming backyard. Located in one of the most sought after areas of pleasanton, this beautiful townhouse offers spacious master suite with a large walk-in closet and an amazing floor plan arrangement. Entry to the unit leads to a lovely living room / dining room combination. Spaciousness of this unit makes it the quintessential living space with plenty of charm! access to a private backyard from kitchen and master bedroom. This stunning townhouse has central air, vaulted ceiling, window shutters, recess lighting, crown molding, updated bathrooms with granite counter/tile floors, remodeled kitchen...

Spectacular and beautifully updated downtown pleasanton townhouse within a short walk to main street. This popular floorpan features 3 bedrooms with 3 full bathrooms, with one bedroom and full bath on the ground floor. You will fall in love with the amazing chef's kitchen that includes custom cabinets, gorgeous quartz counter tops, custom tile backsplash, large island with seating, stainless appliances and much more. Other upgrades include gleaming engineered wood floors throughout, crown molding, recessed lighting and zuri composition rear deck. The end-unit location feels like a detached home and this is one of the few homes in the entire...

**Market Activity:
Pending**



Address	274 Birch Creek Dr Pleasanton, CA 94566	4429 Valley Ave Pleasanton, CA 94566	811 Division St, #15 Pleasanton, CA 94566
Status	Subject Property	Pending	Pending
Amount	\$696,217 Comp Analysis	\$689,000 List Price	\$398,000 List Price
Offer Amount	–	–	–
Listing Date	–	12/1/2019	6/4/2020
List/Offer Ratio	–	–	–
Days in RPR	–	229	43
Price Per Sq. Ft.	\$570	\$501	\$663
Bedrooms	2	2	1
Total Baths	3	2	1
Partial Baths	1	–	–
Total Rooms	4	4	3
Living Area	1,221	1,376	600
Lot Size	1,237 sq ft	2,851 sq ft	–
Year Built	1986	1986	1959
Living Area Range (low)	–	–	–
Living Area Range (high)	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse	Condo
MLS ID	–	40889929	40907209
Listing Broker	–	<i>Listing Courtesy of Keller Williams Realty</i>	<i>Listing Courtesy of Investment Real Estate</i>
Description		Single level open floor plan updated and move in ready! bright kitchen with white cabinets and granite counters. Spacious family room with vaulted ceilings, fireplace, new paint and flooring. 2 car garage. Private patio. Small complex in great location. A must see. Reasonable hoa dues. Virtual tour available.	Ideal downtown 1st floor condo with no upper neighbor - best location in complex! upgraded throughout - newer granite/stainless kitchen with breakfast bar, travertine bathroom with walkin shower and skylight, wood floors in bedroom and coordinating wood lam floors in remainder of living space. Living room with vaulted wood ceilings and large slider leading to spacious fenced-in patio with private gate providing direct pool access. Newer heat/air conditioning. Carport plus guest parking. Additional exterior storage closet. Just steps to main street, library, ace train, fairgrounds, arroyo trail access and more.

Highlighted fields were changed by agent to reflect knowledge of this property.

3476 Smoketree Commons Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

PENDING

• Pending as of 7/14/2020

List Price

\$550,000

List Date: 6/11/2020

Days in RPR: 36

Current Estimated Value

\$545,950

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$455,013 – \$579,107

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$30,480**

📈 RVM® Change

Last 12 Months: **4.66%**

THIS IS IT! Desirable updated condo unit near Downtown Pleasanton in ideal top floor location that backs to greenbelt. Updates include new designer carpet, granite & stainless kitchen, designer light fixtures, window coverings, & more. Open concept living & dining room with vaulted ceilings with sl...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condo
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	856	856
Lot Size	–	–
Garage	Yes	–
Garage (spaces)	1	1
Pool	Yes	Community Facilities
Year Built	1989	1989
Total Rooms	4	4
Roofing	–	Other
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	1
Construction	Frame	–
Exterior Walls	–	Wood Siding
Number of Buildings	1	–
Number of Units	80	80
Number of Stories	2	One Story

Listing Courtesy of Compass

194 Peters Ave, Apt C, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 7/13/2020

List Price

\$549,999

List Date: 6/30/2020

Days in RPR: 17

Current Estimated Value

\$509,000

Last AVM Update: 6/30/2020

AVM Est. Range:

\$465,767 – \$592,793

AVM Confidence:



⬇️ AVM Change

Last 1 Month: **-\$29,660**

⬇️ AVM Change

Last 12 Months: **-6.64%**

Seldom available Haight Estates upgraded condo in the middle of all that Downtown Pleasanton has to offer. Farmers market, morning coffee, events at the fair grounds or evening dinner are just a short stroll. Gleaming hardwood floors throughout, plantation shutters, kitchen with granite counters, r...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condo
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	878	878
Lot Size	–	–
Pool	–	None
Year Built	1989	1989
Total Rooms	3	3
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	None
Construction	Frame	–
Exterior Walls	–	Wood Siding
Number of Buildings	1	–
Number of Units	10	10
Number of Stories	2	Two Story

Listing Courtesy of Valley Brokers on Main

1664 Calle Santiago, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 7/8/2020

List Price

\$679,950

List Date: 6/23/2020

Days in RPR: 24

Current Estimated Value

\$704,310

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$604,453 – \$753,867

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$10,260**

📈 RVM® Change

Last 12 Months: **2.05%**

Experience this wonderful home with a charming backyard. Located in one of the most sought after areas of Pleasanton, this beautiful townhouse offers spacious master suite with a large walk-in closet and an amazing floor plan arrangement. Entry to the unit leads to a lovely living room / dinin...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	941	941
Lot Size	2,008 sq ft	941 sq ft
Lot Dimensions	2008 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1971	1971
Total Rooms	5	6
Roofing	–	Tile
Heating	–	Forced Air
Cooling	–	Ceiling Fans, Central Air Conditioning
Fireplaces	–	None
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	114
Number of Stories	1	One Story

Listing Courtesy of Coldwell Banker The Pro Grp

583 Saint John St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Listing

PENDING

• Pending as of 7/7/2020

List Price

\$895,000

List Date: 6/23/2020

Days in RPR: 24

Current Estimated Value

\$870,520

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$753,289 – \$902,291

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$35,660**

📈 RVM® Change

Last 12 Months: **3.08%**

Spectacular and beautifully updated downtown Pleasanton townhouse within a short walk to Main Street. This popular floorplan features 3 bedrooms with 3 full bathrooms, with one bedroom and full bath on the ground floor. You will fall in love with the amazing chef's kitchen that includes custom cabin...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	3	3
Total Baths	3	3
Full Baths	3	3
Partial Baths	–	–
Living Area (sq ft)	1,745	1,745
Lot Size	1,900 sq ft	1,900 sq ft
Lot Dimensions	1900 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1989	1989
Total Rooms	6	6
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	1
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Other Siding
Number of Buildings	1	–
Number of Units	1	100
Number of Stories	2	Two Story

Listing Courtesy of Elation Real Estate

4429 Valley Ave, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

PENDING

• Pending Court confirmation as of 6/28/2020

List Price

\$689,000

List Date: 12/1/2019

Days in RPR: 229

Last Price Update: 6/8/2020

Current Estimated Value

\$709,480

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$668,022 – \$800,158

RVM® Confidence:



📉 RVM® Change

Last 1 Month: **-\$31,410**

📉 RVM® Change

Last 12 Months: **-2.21%**

Single Level Open Floor Plan Updated and Move In Ready! Bright Kitchen with White Cabinets and Granite Counters. Spacious Family Room with Vaulted Ceilings, Fireplace, New Paint and Flooring. 2 Car Garage. Private Patio. Small Complex in Great Location. A Must See. Reasonable HOA dues. Virtual To...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,376	1,376
Lot Size	2,851 sq ft	2,851 sq ft
Lot Dimensions	2851 SF	–
Garage	Yes	–
Garage (spaces)	2	2
Pool	–	None
Year Built	1986	1986
Total Rooms	4	4
Roofing	–	Composition Shingle, Unknown
Heating	–	Forced Air
Cooling	–	Ceiling Fans, Central Air Conditioning
Fireplaces	–	1
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	10
Number of Stories	1	One Story

Listing Courtesy of Keller Williams Realty

811 Division St, #15, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Listing

PENDING

• Pending as of 6/18/2020

List Price

\$398,000

List Date: 6/4/2020

Days in RPR: 43

Current Estimated Value

\$399,000

Last AVM Update: 6/30/2020

📈 AVM Change
Last 1 Month: -

📈 AVM Change
Last 12 Months: -

Ideal Downtown 1st floor condo with no upper neighbor - Best location in complex! Upgraded throughout - newer granite/stainless kitchen with breakfast bar, travertine bathroom with walkin shower and skylight, wood floors in bedroom and coordinating wood lam floors in remainder of living space. Liv...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condo
Bedrooms	1	1
Total Baths	1	1
Full Baths	1	1
Partial Baths	-	-
Living Area (sq ft)	600	600
Lot Size	-	-
Garage	Carpport	-
Pool	-	Community Facilities
Year Built	1959	1959
Total Rooms	3	3
Roofing	-	Composition Shingle
Heating	-	Electric, Individual
Cooling	-	Window/Wall Cooling
Fireplaces	-	None
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Dual Pane Windows
Number of Buildings	1	-
Number of Units	26	26
Number of Stories	1	One Story

Listing Courtesy of Investment Real Estate

Market Activity: Recently Sold



Address	274 Birch Creek Dr Pleasanton, CA 94566	270 Birch Creek Dr Pleasanton, CA 94566	523 Saint John St Pleasanton, CA 94566	3831 Vine St Pleasanton, CA 94566	3845 Vineyard Ave, #34 Pleasanton, CA 94566
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$696,217 Comp Analysis	\$645,000 Sold Price	\$730,000 Sold Price	\$655,000 Sold Price	\$380,000 Sold Price
List Price	–	\$657,888	\$729,000	\$664,888	\$395,000
Recording Date	8/3/2018	7/14/2020	7/6/2020	7/6/2020	6/29/2020
List/Sold Ratio	–	98%	100%	99%	96%
Days in RPR	–	63	33	46	47
Price Per Sq. Ft.	\$570	\$528	\$567	\$536	\$611
Bedrooms	2	2	2	2	1
Total Baths	3	3	3	3	1
Partial Baths	1	1	1	1	–
Total Rooms	4	4	4	4	4
Living Area	1,221	1,221	1,287	1,221	622
Lot Size	1,237 sq ft	1,237 sq ft	1,151 sq ft	1,153 sq ft	1.08 acres
Year Built	1986	1986	1989	1985	1983
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse	Townhouse	Townhouse	Condo
MLS ID	–	40904432	40907082	40905541	40904678
Listing Broker	–	Courtesy of Redfin	Courtesy of Keller Williams Tri-Valley	Courtesy of Compass	Courtesy of Legacy Real Estate & Assoc
Description		<p>Location! location! location! this home is close to the downtown, top rated schools and the freeway. The open floorplan has an abundance of natural light and has a nice flow that makes this home perfect for entertaining! the main level of the home has hard flooring throughout. The kitchen has a modern flare with white cabinets, solid countertops and stainless steel appliances. The back patio is outside of the living area and makes for a perfect place to relax and bbqing. This home is a must see!</p>	<p>Rarely available downtown townhouse with beautiful updated terrific end unit with open concept floor plan on the main level featuring engineered hardwood flooring and contemporary remodeled kitchen with upgraded custom cabinetry, quartz counter tops with custom backsplash, and stainless steel appliances. Adjacent dining area with updated chandelier and family room with tile surround gas fireplace and slider opening to private patio with new decking. Upstairs features two spacious master bedroom suites with ensuite baths, one with his and her closets and vaulted ceiling. Recessed lighting, skylight, laundry closet, and more. Attached one ca...</p>	<p>A must see move in ready beauty within walking distance to downtown pleasanton. Recent updates throughout will leave nothing to do but enjoy your new home. From the moment you walk in this light filled home greets you. Enter the kitchen and you'll immediately notice the updated cabinets with tons of storage, granite countertops and a sleek peninsula to pull up a stool at. The connected dining room is spacious and looks out to the inviting rear patio, just right for entertaining. As you enter the family room it's vaulted ceilings and skylight bring a great openness to the large space. Upstairs large dual master bedrooms offer great flexibility...</p>	<p>Open house 24/7 @ https://virtualtourcafe.com/mls/4811182 enjoy being home with vaulted ceilings, natural light beaming through skylight in comfortable living room, beautiful new flooring, freshly painted, kitchen with new stainless steel appliances and everything at your fingertips with pass thru to spacious dining area. Enjoy sipping your favorite beverage on the balcony. Additional features include in unit laundry (with washer & dryer), 1 car garage with additionally deep storage space, and so much more! short stroll to park, and downtown to enjoy restaurants, shops and the small city feel yet easy access to bart, ace, 680, 84 and...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Recently Sold



Address	274 Birch Creek Dr Pleasanton, CA 94566	3845 Vineyard Ave, #34-H Pleasanton, CA 94566	642 Palomino Dr Pleasanton, CA 94566	1608 Calle Santiago Pleasanton, CA 94566	3941 Vine St Pleasanton, CA 94566
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	\$696,217 Comp Analysis	\$380,000 Sold Price	\$725,000 Sold Price	\$738,000 Sold Price	\$645,000 Sold Price
List Price	–	\$395,000	\$725,000	\$738,000	\$659,000
Recording Date	8/3/2018	6/29/2020	6/4/2020	6/1/2020	5/28/2020
List/Sold Ratio	–	96%	100%	100%	98%
Days in RPR	–	–	41	31	41
Price Per Sq. Ft.	\$570	\$611	\$377	\$603	\$528
Bedrooms	2	1	2	3	2
Total Baths	3	1	3	2	3
Partial Baths	1	–	1	–	1
Total Rooms	4	–	6	6	4
Living Area	1,221	622	1,923	1,224	1,221
Lot Size	1,237 sq ft	–	1,098 sq ft	1,744 sq ft	1,153 sq ft
Year Built	1986	1983	1994	1971	1985
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Condominium	Townhouse	Townhouse	Townhouse
MLS ID	–	81794701	40902549	40903088	40901874
Listing Broker	–	Courtesy of Legacy Real Estate & Assoc	Courtesy of Compass	Courtesy of BHHS Drysdale Properties	Courtesy of Compass
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	<p>Enjoy being home with vaulted ceilings, natural light beaming through skylight in comfortable living room, beautiful new flooring, freshly painted, kitchen with new stainless steel appliances and everything at your fingertips with pass thru to spacious dining area. enjoy sipping your favorite beverage on the balcony. additional features incl in unit laundry (with washer & dryer), 1 car garage with additionally deep storage space, and so much more! short stroll to park, and downtown to enjoy restaurants, shops and the small city feel yet easy access to bart, ace, 680, 84 and 580. *virtual staging done*</p>	<p>Welcome to one of pleasanton finest townhouse area's that is close to downtown. It features 2 bedrooms and 2.5 baths plus rumpus/bonus room downstairs. Inside laundry room. Newer laminate cherry floors and newly painted interior and new carpet. Step out to 2 decks on off dining room and one off living room for entertaining your guest? close to shopping, pleasanton high rated schools and parks.</p>	<p>This beautiful corner townhome has new paint and carpet. Fridge stays. Washer/dryer stays. Beautiful hardwood floors downstairs. Dual pane windows. 2 car attached garage. Patio with deck off living room. Walk in master closet. Close to downtown. Community pool, clubhouse and playground. So much more. A must see. Virtual tour available.</p>	<p>Location location! this lovely 2 bed 2.5 bath 1221 sqft townhouse has 2 spacious master suites, each with it's own bath and walk-in closet. End unit with patio to open space, excellent backyard privacy overlooking the pool. This home has vaulted ceilings and skylights for plenty of natural lighting, central a/c and 1 car attached garage. Close to downtown area for shopping, restaurants and farmers market, plus the ace train for transportation. This home is a must see!</p>

270 Birch Creek Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/14/2020
- MLS Listing 40904432: 5/12/2020

Sold Price

\$645,000

Sold Date: 7/14/2020
Days in RPR: 63

Current Estimated Value

\$679,090

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$629,878 – \$739,422

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$5,980**

📉 RVM® Change
Last 12 Months: **-1.69%**

LOCATION! LOCATION!
LOCATION! This home is close to the downtown, top rated schools and the freeway. The open floorplan has an abundance of natural light and has a nice flow that makes this home perfect for entertaining! The main level of the home has hard flooring throughout. The kitchen has a mode...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,221	1,221
Lot Size	1,237 sq ft	1,237 sq ft
Lot Dimensions	1237 SF	-
Garage	Yes	-
Garage (spaces)	-	1
Pool	-	Yes
Year Built	1986	1986
Total Rooms	4	4
Roofing	-	Unknown
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	1	61
Number of Stories	2	Two Story

Courtesy of Redfin

523 Saint John St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/6/2020
- MLS Listing 40907082: 6/3/2020

Sold Price

\$730,000

Sold Date: 7/6/2020
Days in RPR: 33

Current Estimated Value

\$730,250

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$667,920 – \$784,080

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$3,480**

📈 RVM® Change
Last 12 Months: **0.89%**

Rarely Available Downtown Townhouse with Beautiful Updates! Terrific end unit with open concept floor plan on the main level featuring engineered hardwood flooring and contemporary remodeled Kitchen with upgraded custom cabinetry, quartz counter tops with custom backsplash, and stainless steel appl...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,287	1,287
Lot Size	1,151 sq ft	1,151 sq ft
Lot Dimensions	1151 SF	-
Garage	Yes	-
Garage (spaces)	1	1
Pool	-	Yes
Year Built	1989	1989
Total Rooms	4	4
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Other Siding
Number of Buildings	1	-
Number of Units	1	28
Number of Stories	2	Two Story

Courtesy of Keller Williams Tri-Valley

3831 Vine St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 7/6/2020
- MLS Listing 40905541: 5/21/2020

Sold Price

\$655,000

Sold Date: 7/6/2020
Days in RPR: 46

Current Estimated Value

\$677,530

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$615,852 – \$737,668

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$4,630**

📉 RVM® Change
Last 12 Months: **-3.49%**

A Must See Move In Ready Beauty within Walking Distance to Downtown Pleasanton. Recent updates throughout will leave nothing to do but enjoy your new home. From the moment you walk in this light filled home greets you. Enter the kitchen and you'll immediately notice the updated cabinets with tons o...

Home Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,221
Lot Size	1,153 sq ft
Lot Dimensions	1153 SF
Garage	Yes
Garage (spaces)	1
Pool	–
Year Built	1985
Total Rooms	4
Roofing	–
Heating	–
Cooling	–
Fireplaces	–
Foundation	–
Construction	Frame
Exterior Walls	–
Number of Buildings	1
Number of Units	1
Number of Stories	2

Public Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,221
Lot Size	1,153 sq ft
Lot Dimensions	–
Garage	–
Garage (spaces)	1
Pool	–
Year Built	1985
Total Rooms	4
Roofing	–
Heating	–
Cooling	–
Fireplaces	–
Foundation	–
Construction	Frame
Exterior Walls	–
Number of Buildings	1
Number of Units	1
Number of Stories	2

Listing Facts

Property Type	Condo/Townhouse/Apt
Property Subtype	Townhouse
Bedrooms	2
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	1,221
Lot Size	1,153 sq ft
Lot Dimensions	–
Garage	–
Garage (spaces)	1
Pool	–
Year Built	1985
Total Rooms	4
Roofing	Composition Shingle
Heating	Forced Air, Gas
Cooling	Ceiling Fans, Central Air Conditioning
Fireplaces	1
Foundation	Slab
Construction	–
Exterior Walls	Dual Pane Windows, Wood Siding
Number of Buildings	–
Number of Units	61
Number of Stories	Two Story

Courtesy of Compass

3845 Vineyard Ave, #34, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/29/2020
- MLS Listing 40904678: 5/13/2020

Sold Price

\$380,000

Sold Date: 6/29/2020
Days in RPR: 47

Current Estimated Value

\$373,890

Last RVM® Update: 6/30/2020

📈 RVM® Change
Last 1 Month: -

📈 RVM® Change
Last 12 Months: -

Open House 24/7 @
<https://virtualtourcafe.com/mls/4811182>
Enjoy being home with vaulted ceilings, natural light beaming through skylight in comfortable living room, beautiful new flooring, freshly painted, kitchen with new stainless steel appliances and everything at your fingertips with pass thru...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condo
Bedrooms	1	1
Total Baths	1	1
Full Baths	1	1
Partial Baths	-	-
Living Area (sq ft)	622	622
Lot Size	1.08 acres	1.08 acres
Lot Dimensions	1.08 AC	-
Garage (spaces)	-	1
Pool	-	None
Year Built	1983	1983
Total Rooms	3	4
Roofing	-	Composition Shingle
Heating	-	Gravity Air, Electric, Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	None
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Stucco, Wood Siding
Number of Buildings	1	-
Number of Units	48	48
Number of Stories	3	One Story

Courtesy of Legacy Real Estate & Assoc

3845 Vineyard Ave, #34-H, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/29/2020
- MLS Listing 81794701

Sold Price

\$380,000

Sold Date: 6/29/2020

Enjoy being home with vaulted ceilings, natural light beaming through skylight in comfortable living room, beautiful new flooring, freshly painted, kitchen with new stainless steel appliances and everything at your fingertips with pass thru to spacious dining area. Enjoy sipping your favorite beverage...

Home Facts

Public Facts

Listing Facts

Property Type	-	Condo/Townhouse/Apt
Property Subtype	-	Condominium
Bedrooms	-	1
Total Baths	-	1
Full Baths	-	1
Partial Baths	-	-
Living Area (sq ft)	-	622
Lot Size	-	-
Garage (spaces)	-	1
Year Built	-	1983
Roofing	-	Composition
Heating	-	Central Forced Air
Cooling	-	Central Air Conditioning
Foundation	-	Other
Number of Units	-	0
Number of Stories	-	1

Courtesy of Legacy Real Estate & Assoc

642 Palomino Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/4/2020
- MLS Listing 40902549: 4/24/2020

Sold Price

\$725,000

Sold Date: 6/4/2020
Days in RPR: 41

Current Estimated Value

\$749,720

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$678,524 – \$812,736

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$50**

📉 RVM® Change
Last 12 Months: **-4.54%**

Welcome to one of Pleasanton finest Townhouse area's that is close to downtown. It features 2 bedrooms and 2.5 baths plus rumpus/bonus room downstairs. Inside laundry room. Newer laminate cherry floors and newly painted interior and new carpet. Step out to 2 decks on off dining room and one off li...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,623	1,923
Lot Size	1,098 sq ft	1,098 sq ft
Lot Dimensions	1098 SF	-
Garage	Yes	-
Garage (spaces)	2	2
Pool	-	None
Year Built	1994	1994
Total Rooms	6	6
Roofing	-	Composition Shingle
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Foundation	-	Slab
Construction	Frame	-
Exterior Walls	-	Stucco
Number of Buildings	1	-
Number of Units	1	0
Number of Stories	2	One Story

Courtesy of Compass

1608 Calle Santiago, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 6/1/2020
- MLS Listing 40903088: 5/1/2020

Sold Price
\$738,000

Sold Date: 6/1/2020
Days in RPR: 31

Current Estimated Value
\$743,940

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$698,744 – \$772,296

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$140**

📉 RVM® Change
Last 12 Months: **-0.52%**

This beautiful corner townhome has new paint and carpet. Fridge stays. Washer/Dryer stays. Beautiful hardwood floors downstairs. Dual pane windows. 2 car attached garage. Patio with deck off living room. Walk in master closet. Close to downtown. Community Pool, clubhouse and playground. So much m...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,224	1,224
Lot Size	1,722 sq ft	1,744 sq ft
Lot Dimensions	1722 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Other
Year Built	1971	1971
Total Rooms	6	6
Roofing	–	Tile
Heating	–	Forced Air
Cooling	–	Ceiling Fans, Central Air Conditioning
Fireplaces	–	None
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Stucco, Wood Siding
Number of Buildings	1	–
Number of Units	1	114
Number of Stories	2	Two Story

Courtesy of BHHS Drysdale Properties

3941 Vine St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

RECENTLY SOLD

- Sold Date: 5/28/2020
- MLS Listing 40901874: 4/17/2020

Sold Price

\$645,000

Sold Date: 5/28/2020
Days in RPR: 41

Current Estimated Value

\$673,140

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$644,870 – \$712,750

RVM® Confidence:



📉 RVM® Change
Last 1 Month: **-\$12,470**

📉 RVM® Change
Last 12 Months: **-0.84%**

Location location! This lovely 2 bed 2.5 bath 1221 sqft townhouse has 2 spacious master suites, each with it's own bath and walk-in closet. End unit with patio to open space, excellent backyard privacy overlooking the pool. This home has vaulted ceilings and skylights for plenty of natural lighting...

Home Facts

Property Type
Property Subtype
Bedrooms
Total Baths
Full Baths
Partial Baths
Living Area (sq ft)
Lot Size
Lot Dimensions
Garage
Garage (spaces)
Pool
Year Built
Total Rooms
Roofing
Heating
Cooling
Fireplaces
Foundation
Construction
Exterior Walls
Number of Buildings
Number of Units
Number of Stories

Public Facts

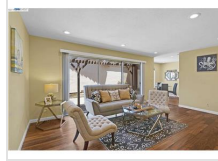
Condo/Townhouse/Apt
Townhouse
2
3
2
1
1,221
1,153 sq ft
1153 SF
Yes
-
-
1985
4
-
-
-
-
-
Frame
-
1
1
2

Listing Facts

Condo/Townhouse/Apt
Townhouse
2
3
2
1
1,221
1,153 sq ft
-
-
1
Community Facilities
1985
4
Composition Shingle
Forced Air, Gas
Central Air Conditioning
1
Slab
-
Dual Pane Windows, Wood Siding
-
61
Two Story

Courtesy of Compass

Market Activity: Expired



Address	274 Birch Creek Dr Pleasanton, CA 94566	1581 Calle Santa Anna Pleasanton, CA 94566	1619 Calle Santiago Pleasanton, CA 94566	3833 Vine St Pleasanton, CA 94566	607 Palomino Dr, #D Pleasanton, CA 94566
Status	Subject Property	Expired	Expired	Expired	Expired
Amount	\$696,217 Comp Analysis	\$739,000 List Price	\$699,000 List Price	–	\$584,900 List Price
Listing Date	–	10/15/2019	10/20/2019	10/4/2019	3/4/2019
Days in RPR	–	62	46	32	79
Price Per Sq. Ft.	\$570	\$604	\$743	–	\$488
Bedrooms	2	3	2	2	2
Total Baths	3	2	2	2	2
Partial Baths	1	–	–	–	–
Total Rooms	4	6	5	4	4
Living Area	1,221	1,224	941	860	1,198
Lot Size	1,237 sq ft	1,722 sq ft	3,147 sq ft	1,548 sq ft	1,482 sq ft
Year Built	1986	1971	1971	1985	1985
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse	Townhouse	Townhouse	Townhouse
MLS ID	–	40885895	40886546	40884799	40855359
Listing Broker	–	<i>Listing Courtesy of Show Best Realty</i>	<i>Listing Courtesy of J. Rockcliff, REALTORS®</i>	<i>Listing Courtesy of Compass</i>	<i>Listing Courtesy of Compass</i>
Description		Adorable end-unit townhouse in a quiet and peaceful community. This home is immaculately and conveniently laid out to maximize space and light with upgrades. New floor, newly upgraded kitchen, new appliances, and fresh paint. Close proximity to shopping, public transportation and freeways.		Rare! single level in downtown pleasanton! corner location with 2 bedrooms & 2 full baths. Updated kitchen w/ laminate wood flooring, quartz counters, subway tile back splash, stainless steel appliances & recessed lighting. Open floor-plan w/vaulted ceiling in living area, recessed lighting, new baseboards, new dual pane windows, new hvac & designer touches. New paint & carpet, it's move in ready! detached 1-car garage. private back patio. community pool/spa. End unit with no steps to entry. ---no pets-no smokers----	Absolutely charming townhouse with upgrades throughout the home including maple hardwood flooring, tiled kitchen, soundproofing windows, custom storage, inside laundry, crown moulding, updated kitchen with custom cabinets, newer furnace and ac, new water heater, skylights, private patio plus much more. Don't miss this fantastic. Opportunity to live in pleasanton just a short distance from downtown.

Highlighted fields were changed by agent to reflect knowledge of this property.

Market Activity: Expired



Address	274 Birch Creek Dr Pleasanton, CA 94566	3332 Smoketree Commons Dr Pleasanton, CA 94566	3368 Smoketree Commons Dr Pleasanton, CA 94566	865 Clara Ln Pleasanton, CA 94566	1489 Trimmingham Dr Pleasanton, CA 94566
Status	Subject Property	Expired	Expired	Expired	Expired
Amount	\$696,217 Comp Analysis	\$560,000 List Price	\$539,950 List Price	–	–
Listing Date	–	–	1/18/2019	6/9/2018	8/5/2018
Days in RPR	–	–	84	77	5
Price Per Sq. Ft.	\$570	\$654	\$631	–	–
Bedrooms	2	2	2	7	3
Total Baths	3	2	2	4	3
Partial Baths	1	–	–	–	1
Total Rooms	4	4	4	9	5
Living Area	1,221	856	856	2,804	1,731
Lot Size	1,237 sq ft	0.63 acres	–	2.45 acres	2,888 sq ft
Year Built	1986	1988	1988	1987	1986
Living Area Range (low)	–	–	–	–	–
Living Area Range (high)	–	–	–	–	–
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Condominium	Condo	Duplex	Duet
MLS ID	–	81735342	40850529	40825440	40833263
Listing Broker	–	Listing Courtesy of Genex Realty	Listing Courtesy of James L. Vereeke, Broker	Listing Courtesy of Real Estate Ebroker Inc	Listing Courtesy of BHG Tri-Valley Realty
Description			<p>Top floor end unit in great complex near schools, shopping, transportation. Vaulted ceilings; wood burning fireplace; updated kitchen and baths; stacked washer and dryer in unit; new water heater, one-car garage; community pool. View of city park and redwood trees from large deck Close to highly ranked schools and historic downtown. Convenient to hwy 580 & 680. Bart and ace train are nearby. Shop at nearby stoneridge mall and san francisco premium outlets.</p>	<p>Home available for rent - available now spectacular views of the hills and mt. Diablo ... Great schools of pleasanton school district ... Ready now in move-in condition and recently remodeled with new tiles, laminate floors, paint, etc... This unique duplex property is a must see !!! 7 bedroom, 4 bathroom with approx 2804 sq. Ft. Living area on a 2.45 acre lot. Attached 3 car garage shared, and plenty of open space to park 10+ cars outside. Water is included in the rent. There is no hoa expenses Pg&e, gas, and garbage - tenants responsible for payment of their share. Huge backyard with deck - with lots of possibilities. Rent is \$6975 per...</p>	<p>This is it!!!! gorgeous executive remodeled throughout! "like new" danbury park duet!! must see. Newer kitchen cabinets, quartz counters, newer stainless appliances, approx \$187,000 in improvements, soaring ceilings, lovely patio backyard great for family bbq's, patio upstairs for hanging and looking at the park! walk to community park!! updated master bath with rock bottom shower. New cabinets, quartz counters, updated hall bath.. 3 very nice bedrooms. Lovely master suite enclosed. New dual pane windows, walk to historic downtown pleasanton, walk to shopping, close to bart, commute, award winning schools! must see this lovely home! no...</p>

Highlighted fields were changed by agent to reflect knowledge of this property.

1581 Calle Santa Anna, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

EXPIRED
• MLS Listing 40885895: 10/15/2019

List Price
\$739,000

Expired Date: 12/16/2019
Days in RPR: 62

Current Estimated Value
\$747,810

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$696,274 – \$769,566

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$9,560**

📈 RVM® Change
Last 12 Months: **0.26%**

Adorable end-unit town house in a quiet and peaceful community. This home is immaculately and conveniently laid out to maximize space and light with upgrades. New floor, newly upgraded kitchen, new appliances, and fresh paint. Close proximity to shopping, public transportation and freeways.

Home Facts

	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	3	3
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	1,224	1,224
Lot Size	1,722 sq ft	1,722 sq ft
Lot Dimensions	1722 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1971	1971
Total Rooms	6	6
Roofing	–	Tile
Heating	–	Forced Air
Cooling	–	None
Fireplaces	–	None
Construction	Frame	–
Exterior Walls	–	Wood Siding, Stucco Siding
Number of Buildings	1	–
Number of Units	1	114
Number of Stories	2	Two Story

Listing Courtesy of Show Best Realty

1619 Calle Santiago, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
• MLS Listing 40886546: 10/20/2019

List Price
\$699,000

Expired Date: 12/5/2019
Days in RPR: 46
Last Price Update: 11/7/2019

Current Estimated Value
\$718,890

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$629,044 – \$784,536

RVM® Confidence:
★★★★☆

📈 RVM® Change
Last 1 Month: **\$6,640**

📉 RVM® Change
Last 12 Months: **-1.8%**

Home Facts

	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Type	Townhouse	Townhouse
Property Subtype		
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	941	941
Lot Size	3,147 sq ft	3,147 sq ft
Lot Dimensions	3147 SF	–
Garage	Yes	–
Garage (spaces)	–	2
Pool	–	Yes
Year Built	1971	1971
Total Rooms	5	5
Roofing	–	Rolled Composition, Other
Heating	–	Forced Air, Gas
Cooling	–	Central Air Conditioning
Fireplaces	–	None
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Stucco
Number of Buildings	1	–
Number of Units	1	114
Number of Stories	1	One Story

Listing Courtesy of J. Rockcliff, REALTORS®

3833 Vine St, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED

• MLS Listing 40884799: 10/4/2019

List Price

Expired Date: 11/5/2019
Days in RPR: 32

Current Estimated Value

\$611,050

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$541,386 – \$661,694

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$5,610**

📈 RVM® Change
Last 12 Months: **1.12%**

Rare! Single Level in Downtown Pleasanton! Corner location with 2 Bedrooms & 2 full baths. Updated kitchen w/ laminate wood flooring, QUARTZ counters, subway tile back splash, stainless steel appliances & recessed lighting. Open floor-plan w/vaulted ceiling in living area, recessed lighting, new bas...

Home Facts

Public Facts

Listing Facts

Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Townhouse	Townhouse
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	860	860
Lot Size	1,548 sq ft	1,548 sq ft
Lot Dimensions	1548 SF	–
Garage	Yes	–
Garage (spaces)	1	1
Pool	–	Cabana, Community Facilities, Gas Heat, Gunite, In Ground, Spa
Year Built	1985	1985
Total Rooms	4	4
Style	–	Contemporary
Roofing	–	Composition Shingle
Heating	–	Forced Air
Cooling	–	Central Air Conditioning
Fireplaces	–	1
Foundation	–	Slab
Construction	Frame	–
Exterior Walls	–	Dual Pane Windows, Stucco
Number of Buildings	1	–
Number of Units	1	–
Number of Stories	1	One Story

Listing Courtesy of Compass

607 Palomino Dr, #D, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED

• MLS Listing 40855359: 3/4/2019

List Price

\$584,900

Expired Date: 5/22/2019

Days in RPR: 79

Last Price Update: 5/1/2019

Current Estimated Value

\$599,590

Last RVM® Update: 6/30/2020

RVM® Est. Range:

\$529,138 – \$633,802

RVM® Confidence:



📈 RVM® Change

Last 1 Month: **\$9,920**

📈 RVM® Change

Last 12 Months: **0.21%**

Absolutely charming townhouse with upgrades throughout the home including Maple hardwood flooring, tiled kitchen, soundproofing windows, custom storage, inside laundry, crown moulding, updated kitchen with custom cabinets, newer furnace and AC, new water heater, skylights, private patio plus much m...

Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Garage

Garage (spaces)

Pool

Year Built

Total Rooms

Roofing

Heating

Cooling

Fireplaces

Construction

Exterior Walls

Number of Buildings

Number of Units

Number of Stories

Public Facts

Condo/Townhouse/Apt

Townhouse

2

2

2

–

1,198

1,482 sq ft

1482 SF

Yes

–

–

1985

4

–

–

–

–

Frame

–

1

1

2

Listing Facts

Condo/Townhouse/Apt

Townhouse

2

2

2

–

1,198

1,482 sq ft

–

–

Yes

1985

4

Tile

Forced Air

Central Air Conditioning

1

–

Stucco

–

32

Two Story

Listing Courtesy of Compass

3332 Smoketree Commons Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
• MLS Listing 81735342

List Price
\$560,000
Expired Date: 5/19/2019

Current Estimated Value
\$521,040
Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$445,712 – \$567,268

RVM® Confidence:
★★★★☆

📈 RVM® Change
Last 1 Month: **\$11,340**

📉 RVM® Change
Last 12 Months: **-1.64%**

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condominium
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	–	–
Living Area (sq ft)	856	856
Lot Size	–	0.63 acres
Garage (spaces)	–	1
Pool	–	Yes
Year Built	1988	1988
Total Rooms	4	–
Roofing	–	Other
Heating	–	Wall Furnace
Cooling	–	Ceiling Fan(S)
Fireplaces	–	Living Room
Foundation	–	Reinforced Concrete
Construction	Frame	–
Number of Buildings	1	–
Number of Units	80	0

Listing Courtesy of Genex Realty

3368 Smoketree Commons Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
• MLS Listing 40850529: 1/18/2019

List Price
\$539,950

Expired Date: 4/12/2019
Days in RPR: 84
Last Price Update: 2/24/2019

Current Estimated Value
\$540,590

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$459,757 – \$573,403

RVM® Confidence:
★★★★☆

📈 RVM® Change
Last 1 Month: **\$20,830**

📈 RVM® Change
Last 12 Months: **0.49%**

Top floor end unit in great complex near schools, shopping, transportation. Vaulted ceilings, wood burning fireplace; updated kitchen and baths; stacked washer and dryer in unit; new water heater; one-car garage; community pool. View of city park and redwood trees from large deck. Close to highly r...

Home Facts

	Public Facts	Listing Facts
Property Type	Condo/Townhouse/Apt	Condo/Townhouse/Apt
Property Subtype	Condominium Unit (Residential)	Condo
Bedrooms	2	2
Total Baths	2	2
Full Baths	2	2
Partial Baths	-	-
Living Area (sq ft)	856	856
Lot Size	-	-
Garage	Yes	-
Garage (spaces)	-	1
Pool	Yes	Yes
Year Built	1988	1988
Total Rooms	4	4
Roofing	-	Unknown
Heating	-	Forced Air
Cooling	-	Central Air Conditioning
Fireplaces	-	1
Construction	Frame	-
Exterior Walls	-	Dual Pane Windows, Vinyl Siding
Number of Buildings	1	-
Number of Units	80	80
Number of Stories	2	One Story

Listing Courtesy of James L. Vereeke, Broker

865 Clara Ln, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏠 This Property

EXPIRED
• MLS Listing 40825440: 6/9/2018

List Price

Expired Date: 8/25/2018
Days in RPR: 77

Current Estimated Value
\$2,438,820

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$2,110,997 – \$2,686,723

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$23,440**

📉 RVM® Change
Last 12 Months: **-0.44%**

Home available for Rent - Available Now Spectacular Views of the Hills and Mt. Diablo ... Great Schools of Pleasanton School district ... Ready Now in Move-in condition and Recently remodeled with new tiles, laminate floors, paint, etc... This unique duplex property is a must see !!! 7 bedroom, 4...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Condo/Townhouse/Apt
Property Subtype	Single Family	Duplex
Bedrooms	6	7
Total Baths	4	4
Full Baths	4	4
Partial Baths	—	—
Living Area (sq ft)	2,804	2,804
Lot Size	2.45 acres	2.45 acres
Lot Dimensions	2.45 AC	—
Garage	Yes	—
Garage (spaces)	3	3
Pool	—	None
Year Built	1987	1987
Total Rooms	10	9
Style	—	Contemporary
Roofing	—	Composition Shingle
Heating	—	Forced Air
Cooling	—	Ceiling Fans, Central Air Conditioning, Window/Wall Cooling
Fireplaces	—	2
Foundation	—	Crawl Space
Exterior Walls	—	Stucco
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	1	One Story

Listing Courtesy of Real Estate Ebroker Inc

1489 Trimingham Dr, Pleasanton, CA 94566



LEGEND: 🏠 Subject Property 🏡 This Property

EXPIRED
• MLS Listing 40833263: 8/5/2018

List Price

Expired Date: 8/10/2018
Days in RPR: 5

Current Estimated Value
\$958,820

Last RVM® Update: 6/30/2020

RVM® Est. Range:
\$867,551 – \$1,018,429

RVM® Confidence:



📈 RVM® Change
Last 1 Month: **\$17,320**

📈 RVM® Change
Last 12 Months: **0.69%**

THIS IS IT!!!! Gorgeous EXECUTIVE Remodeled throughout! "Like New" Danbury Park Duet!! Must See. Newer Kitchen cabinets, quartz counters, newer stainless appliances, approx \$187,000 in improvements, soaring ceilings, Lovely patio backyard great for family BBQ'S, patio upstairs for hanging and loo...

Home Facts	Public Facts	Listing Facts
Property Type	Single Family Residence	Condo/Townhouse/Apt
Property Subtype	Single Family	Duet
Bedrooms	3	3
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,731	1,731
Lot Size	2,888 sq ft	2,888 sq ft
Lot Dimensions	2888 SF	—
Garage	Yes	—
Garage (spaces)	2	2
Pool	—	None
Year Built	1986	1986
Total Rooms	5	5
Style	—	Contemporary
Roofing	—	Unknown
Heating	—	Forced Air
Cooling	—	Ceiling Fans, Central Air Conditioning
Fireplaces	—	1
Foundation	—	Slab
Construction	Frame	—
Exterior Walls	—	Dual Pane Windows
Number of Buildings	1	—
Number of Units	1	—
Number of Stories	2	Two Story

Listing Courtesy of BHG Tri-Valley Realty

Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	User Selected Comps	Market Activity For Sale Listings	Market Activity Expired Listings	Market Activity Pending Sales	Market Activity Sold
Lowest Price	\$645,000	\$425,000	\$539,950	\$398,000	\$380,000
Median Price	\$704,000	\$559,000	\$655,025	\$614,975	\$650,000
Highest Price	\$800,000	\$840,000	\$2,438,820	\$895,000	\$738,000
Median Price Per Sq. Ft.	\$528	\$567	\$642	\$634	\$552
Median Days in RPR	41	25.5	62	30	41

Sold Price Comparison

This section compares prices for 5 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$645,000	\$377
Median Price	\$655,000	\$528
Highest Price	\$730,000	\$567

Details of Refined Value Analysis

Original Estimated Value	\$694,660
Changes Based on Home Facts	—
Home Improvement Adjustments	\$43,919
Needed Improvement Adjustments	—
Market Condition Adjustments	\$20,208
Estimate + Adjustments	\$758,788 (or \$621 per sq. ft.)

Details of Comparative Analysis

Average of Comps **\$675,557**

Adjustments **+\$20,659**

Adjusted Value **\$696,217**
(or \$570 per sq. ft.)

Sellers

Signature

Date

Signature

Date

Broker / Agent

Signature

Date

Seller's Proceeds

	Low	High
Price	\$ <input type="text"/>	\$ <input type="text"/>
Encumbrances		
First Loan	\$ <input type="text"/>	\$ <input type="text"/>
Second Loan	\$ <input type="text"/>	\$ <input type="text"/>
Estimated Closing Costs		
Commissions	\$ <input type="text"/>	\$ <input type="text"/>
Escrow Items	\$ <input type="text"/>	\$ <input type="text"/>
Escrow Fees	\$ <input type="text"/>	\$ <input type="text"/>
Home Warranty	\$ <input type="text"/>	\$ <input type="text"/>
Other Work	\$ <input type="text"/>	\$ <input type="text"/>
Pest Inspection	\$ <input type="text"/>	\$ <input type="text"/>
Tax Stamp	\$ <input type="text"/>	\$ <input type="text"/>
Termite Work	\$ <input type="text"/>	\$ <input type="text"/>
Title Insurance	\$ <input type="text"/>	\$ <input type="text"/>
Seller Concessions	\$ <input type="text"/>	\$ <input type="text"/>
Seller Conveyances	\$ <input type="text"/>	\$ <input type="text"/>
Other	\$ <input type="text"/>	\$ <input type="text"/>
Net Cash to Seller	\$ <input type="text"/>	\$ <input type="text"/>

I understand that the above is an estimate only and not the actual costs which would be incurred if an actual sale is consummated. The estimated amounts above are not guaranteed in any way.

Seller

date

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

