

Grandview Market Update - 3rd Quarter 2014

(information obtained through MLS and OC Tax Assessor)

Bed/Bath	Sq. Ftg.	List Price	Sale Price	Days on Mkt	Closed	Comments
3/2.5	1649	500000	Available	11+		Originally listed at \$ 510000
3/2.5	1400	486000	Available	14+		Originally listed at \$ 509900
2/2.5	1557	454900	Available	103+		Originally listed at \$ 480000
2+/2.5	1557	479900	In Escrow	119+		Originally listed at \$ 509900
3/2.5	1425	479000	485000	64	09/08/14	Originally listed at \$ 498888
3/2.5	1386	486021	486000	51	08/22/14	Originally listed at \$ 514900
2+/2.5	1557	485000	472800	70	08/14/14	Originally listed at \$ 530000
3/2.5	1605	519900	510000	18	07/21/14	Recently Upgraded
2+/2.5	1557	499500	482500	75	07/14/14	Highly Upgraded
3+/2.5	1773	519000	510000	54	06/04/14	Originally listed at \$ 535000
3/2.5	1400	449000	450000	47	05/07/14	Sold in 7 days
3/2.5	1400	420000	435000	31	04/29/14	Multiple Offers-Sold in 7 days
3+/2.5	1794	519900	507000	12	04/11/14	Major Upgrades-Multiple offers
3/2.5	1386	320000	350000	132	03/27/14	Short Sale - Fixer
3/2.5	1605	380000	365000	6	02/21/14	Short Sale - Fixer



Carrie Parent

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