

# BLUEBOOK<sup>®</sup> CSI Marketability

## 123 Main Street Lake Forest CA 92630

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

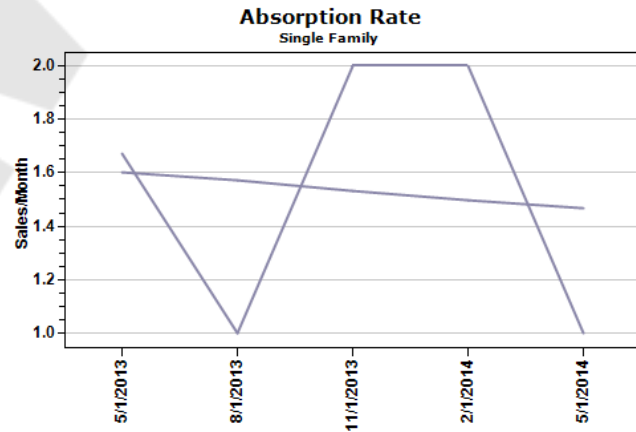
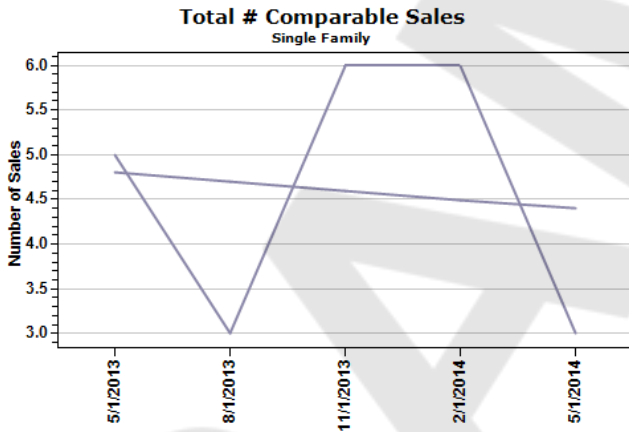
### Market Conditions Analysis

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

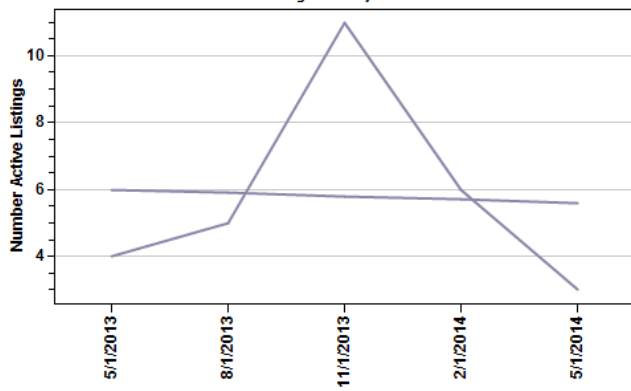
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Total # of Comparable Sales (settled)	9	6	3	-8%	stable
Absorption Rate (Total Sales/Months)	2	2	1	-8%	stable
Total # of Comparable Active Listings	11	6	3	-7%	stable
Months of Housing Supply (Total Listings/Ab.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

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

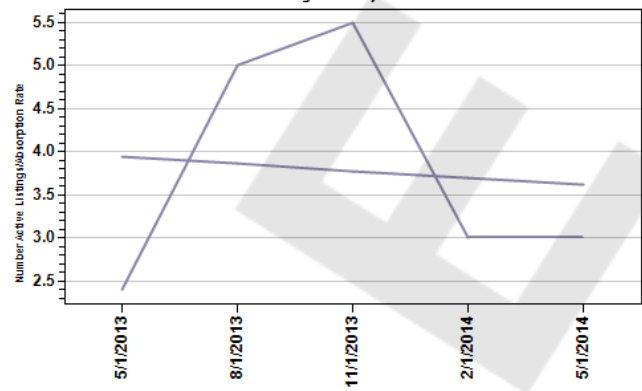
Foreclosure % of Regular & REO Sales	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	% Change	Overall Trend
Foreclosure Sales	0	0	0	0	undefined
REO Sales	3	0	0	0%	stable
Short Sales	0	0	0	0	undefined
Foreclosure % of Regular & REO Sales	0%	0%	0%	0	undefined



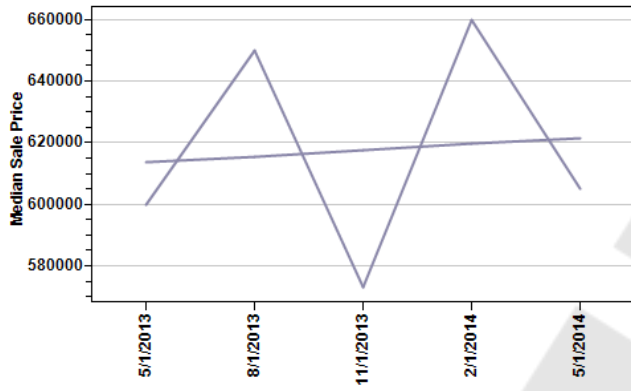
**Total # Comparable Active Listings**  
Single Family



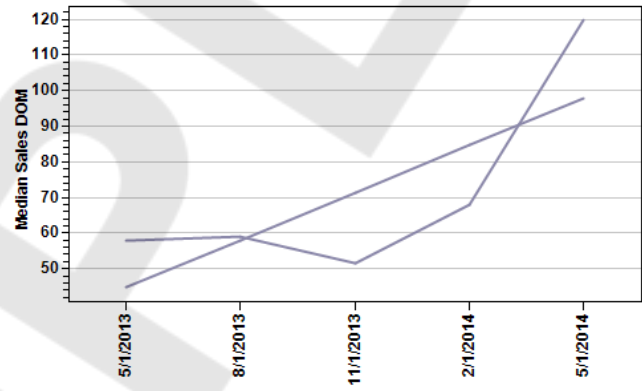
**Months of Housing Supply**  
Single Family



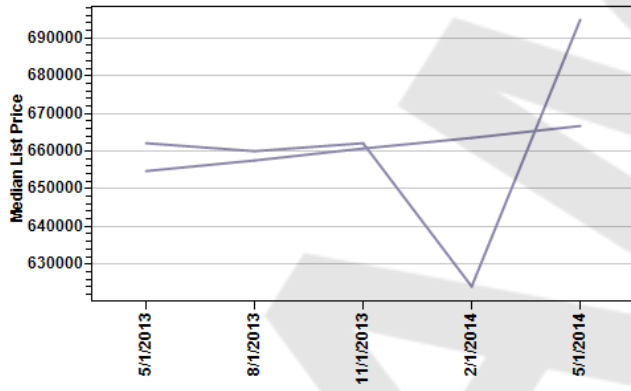
**Median Comparable Sale Price**  
Single Family



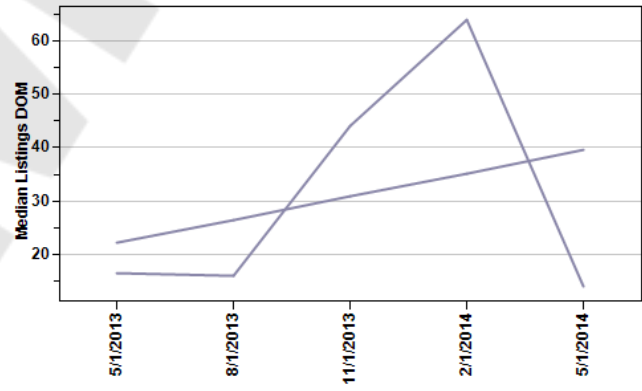
**Median Comparable Sales Days on Market**  
Single Family



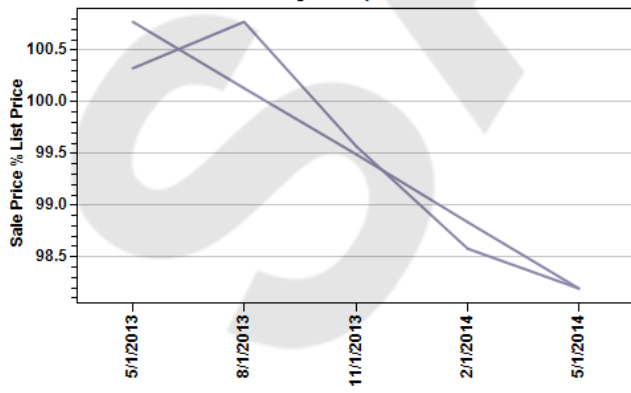
**Median Comparable List Price**  
Single Family



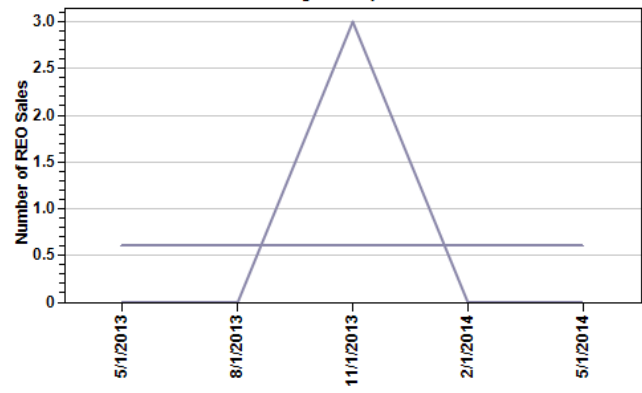
**Median Comparable Listings Days on Market**  
Single Family



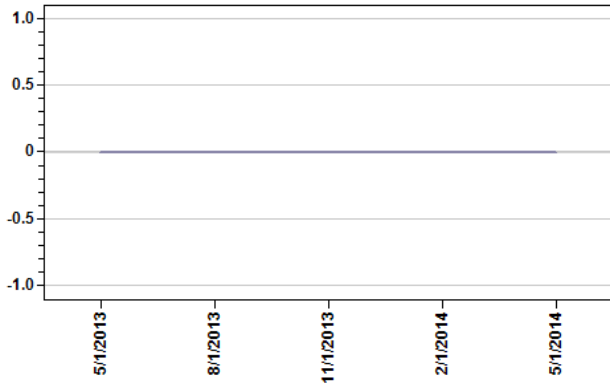
**Median Sale Price as % of List Price**  
Single Family



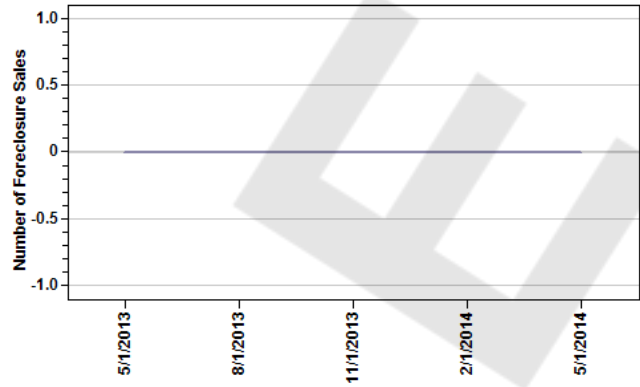
**Number of REO Sales**  
Single Family



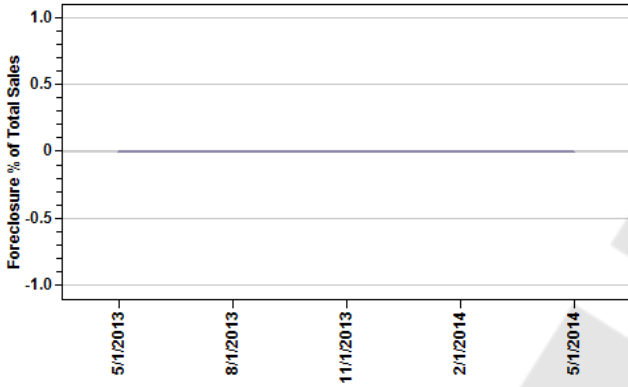
**Number of Short Sales**  
Single Family



**Number of Foreclosure Sales**  
Single Family



**Foreclosure % of Total Sales**  
Single Family



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