

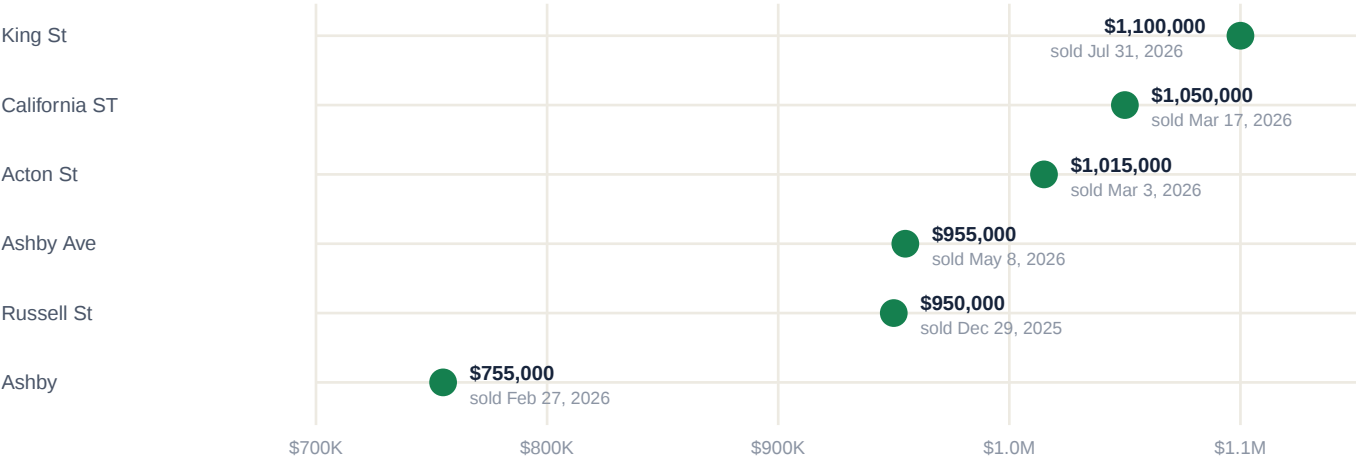
[Address withheld], Berkeley

Comparative market data, prepared from your agent's CMA of August 31, 2026 · sales closed Dec 29, 2025 – Jul 31, 2026. Data, not a valuation: the numbers below are as printed in the CMA, and every judgment call belongs to you and your agent.

\$755,000 – \$1,100,000 SOLD COMPS RANGE	\$970,833 AVERAGE SOLD PRICE	\$876/sqft AVERAGE, SOLD COMPS	109.61% of list AVG SALE VS LIST · 39 DOM
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As printed in the CMA report, pp. 33 & 35 — your report's numbers, not our analysis.

WHERE THE COMPS SOLD



Sold comparables by sale price. All figures as printed in the CMA.

ABOUT THE PROPERTY

[Address withheld] is a 3-bedroom, 1.00-bath home of about 1,335 square feet in Berkeley.

THE COMPARABLES

COMPARABLE	SOLD	LIST	PRICE	% OF LIST	DOM	\$/SQFT	BD/BA	SQFT
King St	Jul 31, 2026	\$998,800	\$1,100,000	110.13%	17	\$944	2 bd · 1 ba	1,165
California ST	Mar 17, 2026	\$899,000	\$1,050,000	116.80%	37	\$1091	3 bd · 1 ba	962
Acton St	Mar 3, 2026	\$849,000	\$1,015,000	119.55%	12	\$989	2 bd · 1 ba	1,026
Ashby Ave	May 8, 2026	\$799,000	\$955,000	119.52%	15	\$778	3 bd · 2 ba	1,228
Russell St	Dec 29, 2025	\$995,000	\$950,000	95.48%	49	\$836	3 bd · 1 ba	1,136
Ashby	Feb 27, 2026	\$785,000	\$755,000	96.18%	105	\$615	3 bd · 2 ba	1,228

Data from a CMA prepared August 31, 2026 by your agent. MLS attribution appears here on your report. Information is deemed reliable but not guaranteed.

Informational summary prepared by your agent from the agent's CMA, with AI assistance. It presents the CMA's data and does not state or imply a valuation or an offer price. Not legal, tax, or appraisal advice. The underlying CMA and MLS records control.