

Zillow Estimate Accuracy Test

Property	Estimated Zillow Value	Listed Price	Sold Price	Zillow Estimate to
531 Taylor, Monterey Park CA	\$ 537,622	\$ 599,000	\$ 534,000	101%
1670 N Hill, Pasadena CA	\$ 637,192	\$ 639,000	\$ 638,000	100%
261 Grove, Sierra Madre CA	\$ 602,621	\$ 614,000	\$ 599,000	101%
1704 E. Stuart Ave, West Covina CA	\$ 544,658	\$ 495,000	\$ 500,000	109%
3022 E. Vermillion, West Covina CA	\$ 435,741	\$ 518,000	\$ 518,000	84%
1624 S. Meeker, West Covina CA	\$ 494,103	\$ 525,000	\$ 530,000	93%
1522 W. Farlington West Covina CA	\$ 541,216	\$ 530,000	\$ 530,000	102%
1711 W. Glenmere, West Covina CA	\$ 547,960	\$ 550,000	\$ 540,000	101%
1432 E. Larkwood, West Covina CA	\$ 685,509	\$ 700,000	\$ 676,500	101%
2638 Fawn, La Verne CA	\$ 631,065	\$ 624,000	\$ 620,000	102%
9433 Hearthside, Rancho Cucamonga CA	\$ 546,957	\$ 538,000	\$ 538,000	102%
6455 Sunstone, Alta Loma CA	\$ 566,619	\$ 649,000	\$ 630,000	90%
6260 Terracina, Alta Loma CA	\$ 634,566	\$ 695,500	\$ 690,000	92%
665 N. San Antonio, Upland CA	\$ 509,695	\$ 582,500	\$ 535,000	95%
1066 Overland, Upland CA	\$ 660,892	\$ 645,900	\$ 630,000	105%
1337 N. Erin, Upland CA	\$ 549,846	\$ 649,900	\$ 646,000	85%
1048 Torrey, Corona CA	\$ 469,116	\$ 499,900	\$ 515,000	91%
3348 Fallenleaf, Corona CA	\$ 473,259	\$ 509,900	\$ 500,000	95%
1882 Kingsford, Corona CA	\$ 467,232	\$ 509,900	\$ 509,000	92%
986 W. Kendall, Corona CA	\$ 535,777	\$ 510,000	\$ 515,000	104%
17382 Madrone, Fontana CA	\$ 513,754	\$ 515,000	\$ 515,000	100%
14286 Lauramore Court, Fontana CA	\$ 476,620	\$ 525,000	\$ 525,000	91%
15297 River Rock, Fontana CA	\$ 598,489	\$ 609,950	\$ 625,000	96%
1770 Coolidge, Altadena CA	\$ 675,743	\$ 625,000	\$ 616,500	110%

Zillow Estimate to Actual Sold % Difference 98%

Data Sample Facts:

Listing data gathered from Imrrmls on 2/08/06

Data set: Random cites, closed 02/01/06 - 02/07/06, with price range: \$500,000-\$700,000

Zillow Estimates taken on 02/08/06

High and Low Removed from Sample:

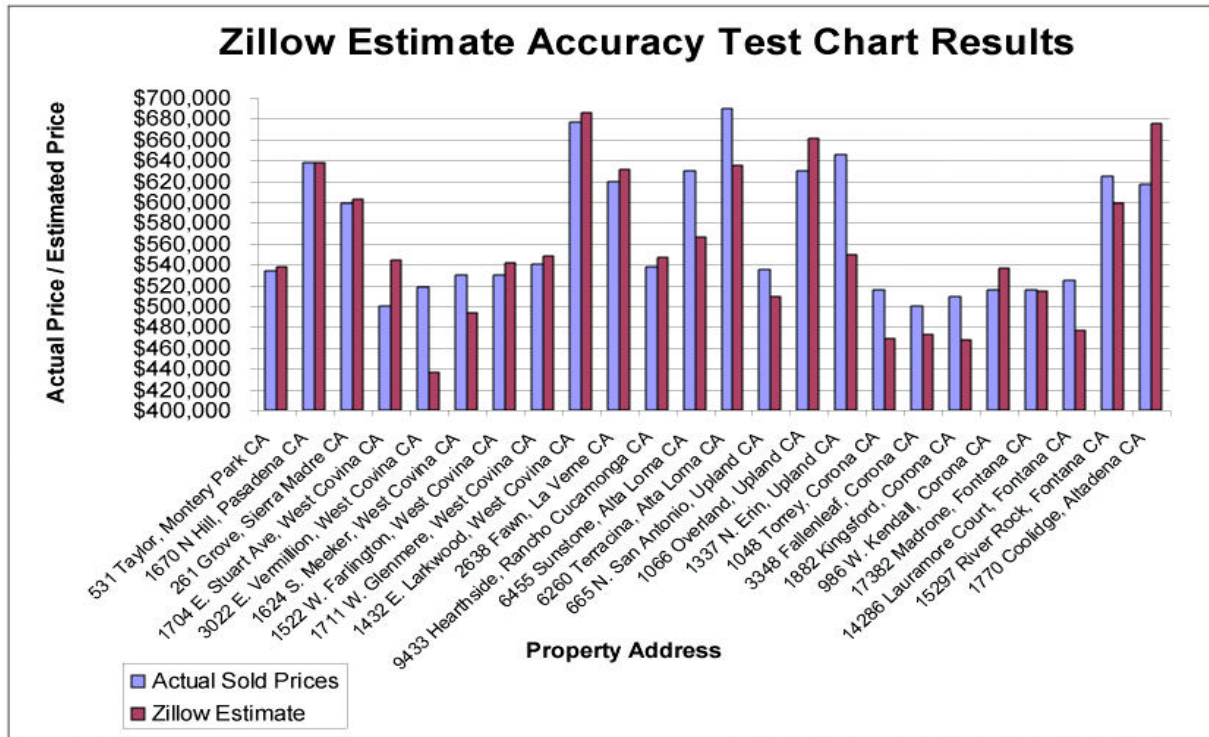
438 Sefton Monterey Park, CA	\$ 794,134	\$ 638,000	\$ 615,000	129%
3054 S. Addrienne Dr	\$ 397,137	\$ 539,000	\$ 505,000	79%

Provided by Jessie Beaudoin, of www.ForSalebyOwnerCenter.com

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Charted Results from Sample



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