

Brief Summary of Compared Listings

April 30, 2008

This page summarizes the comparable listings contained in this market analysis.

Status: Closed Sale

ML#	L/S Date	Address	City	Sqft	Bds	Bth	Built	L/S Price	DOM
V08037821	04/03/2008	2248 Sunnyside Ridge	Rancho Palos Ve	1,818	3	2.00	1956	\$910,000	4
V957344	04/08/2008	29844 Knoll View	Rancho Palos Ve	3,192	4	2.50	1967	\$1,250,000	148
V961195	04/18/2008	6419 Via De Anzar	Rancho Palos Ve	2,934	4	3.00	1964	\$1,299,900	61
V947036	04/17/2008	3323 Crownview	Rancho Palos Ve	7,587	7	7.50	1984	\$2,865,000	322
V959571	04/08/2008	32735 Seagate, Bldg. 4 #	Rancho Palos Ve	1,565	2	2.00	1965	\$657,000	109
V960539	04/14/2008	6603 Channelview	Rancho Palos Ve	3,036	4	4.00	1990	\$1,062,500	33
V953194	04/24/2008	30344 Via Rivera	Rancho Palos Ve	2,618	5	2.50	1970	\$1,120,000	227
V955372	04/04/2008	61 Via Del Cielo	Rancho Palos Ve	8,000	6	6.50	2007	\$5,875,000	181
V961238	04/16/2008	28205 Ambergate	Rancho Palos Ve	2,043	4	2.00	1963	\$1,140,000	69
S08035545	04/17/2008	5718 Ravenspur # 304	Rancho Palos Ve	1,507	2	2.00	1973	\$465,000	3
S960837	04/18/2008	6321 Ridgepath	Rancho Palos Ve	1,842	2	2.00	1975	\$645,000	49
V955365	04/21/2008	26446 Birchfield	Rancho Palos Ve	1,282	3	2.00	1956	\$815,000	194
V954391	04/01/2008	26630 Basswood	Rancho Palos Ve	1,890	4	2.00	1959	\$890,000	152
V956969	04/02/2008	2002 General	Rancho Palos Ve	1,250	3	2.00	1955	\$608,000	186
V08019766	04/15/2008	1922 Velez	Rancho Palos Ve	1,819	4	2.00	1958	\$725,000	40
S961586	04/28/2008	1438 Caddington	Rancho Palos Ve	2,186	4	3.50	1973	\$850,000	67
S08034935	04/16/2008	1832 Velez	Rancho Palos Ve	2,538	3	5.00		\$1,025,000	33
Averages:				2,771	4	3.09	1970	\$1,306,024	110

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	17	\$1,306,024	\$449.75	\$910,000	\$465,000	\$5,875,000	110
WTH							
EXP/CNL							
Total	17	\$1,306,024	\$449.75	\$910,000	\$465,000	\$5,875,000	110