

Comparative Market Analysis

Summary of Comparable Listings

January 03, 2008

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

SLD Listings

Address	Price	Bds	Bth	Sqft	\$/Sqft	Built	ML#	Date	CDOM
S=									
1436 257Th Street 302	\$310,000	2	2.00	968	\$320.25	1987	S957820	12/27/2007	23
23400 Western Ave D	\$360,000	3	2.00	988	\$364.37	1973	S953671	12/27/2007	85
26115 Frampton Ave. A	\$360,000	2	1.50	999	\$360.36	1986	P956405	12/27/2007	212
23520 Western Ave D	\$389,000	3	2.00	988	\$393.72	1973	R946621	12/17/2007	153
1402 Lomita Blvd	\$390,000	3	1.00	1,096	\$355.84	1962	R951791	12/10/2007	181
1410 243Rd St.	\$440,000	3	2.00	1,282	\$343.21	1961	P955269	12/07/2007	36
1601 247Th Place	\$447,000	3	2.50	1,137	\$393.14	1951	P955806	12/14/2007	
1371 Hunt Terrace	\$510,000	3	2.50	1,685	\$302.67	1995	S953713	12/20/2007	
Averages:	\$400,750	3.0	1.9	1,143	\$354.00	1974			115.0

Median Price of all Listings: **\$389,500**

Average Price of all Listings: **\$400,750**