

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=									
1632 Manhattan Ave	\$960,000	3	2.50	1,491	\$643.86	1974	S957548	12/24/2007	21
414 Monterey	\$1,695,000	4	3.00	2,348	\$721.89	1938	S956506	12/14/2007	20
2450 Hermosa Ave.	\$2,700,000	3	3.50	3,270	\$825.69	2001	S955274	12/11/2007	54
635 11Th	\$900,000	2	2.00	1,256	\$716.56	1953	S956074	12/21/2007	30
1231 24Th Street	\$770,000	2	1.00	875	\$880.00	1941	S959275	12/07/2007	1
201 Prospect Avenue	\$899,000	3	1.00	1,170	\$768.38	1926	S941797	12/13/2007	398
Averages:	\$1,320,667	3.0	2.2	1,735	\$759.00	1956			87.33

Median Price of all Listings: **\$930,000**

Average Price of all Listings: **\$1,320,667**