

Brief Summary of Compared Listings

January 03, 2008

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

Status: SLD

ML#	Area	Type	Address	City	Sqft	Bds	Bth	Built	Price	CDOM
P953055	167	SFR	4104 Miraleste	RPV	2,681	4	3.50	1963	\$1,329,000	490
		SP:	\$1,050,000	SD:	12/21/2007					
R956053	167	SFR	30828 Ganado	RPV	1,695	3	2.00	1972	\$1,118,880	179
		SP:	\$1,050,000	SD:	12/07/2007					
S953200	167	SFR	3258 Parkhurst	RPV	2,282	3	3.00	1965	\$1,195,000	44
		SP:	\$1,165,000	SD:	12/12/2007					
P957577	169	CND	32614 Coastsite,Blding 9 208	RPV	1,736	2	2.00	1964	\$699,000	23
		SP:	\$675,000	SD:	12/20/2007					
S958674	169	CND	3200 La Rotonda 211	RPV	1,373	2	2.00	1974	\$997,000	3
		SP:	\$979,000	SD:	12/27/2007					
S957195	170	SFR	30462 Via Cambron	RPV	1,864	3	2.00	1961	\$985,000	6
		SP:	\$1,000,000	SD:	12/10/2007					
S957749	170	SFR	7375 Lunada Vista	RPV	4,480	5	4.50	2007	\$3,100,000	
		SP:	\$2,850,000	SD:	12/31/2007					
S958366	170	SFR	18 Via Del Cielo	RPV	7,031	5	4.50	2000	\$4,680,000	404
		SP:	\$4,350,000	SD:	12/31/2007					
S954817	171	CND	6542 Ocean Crest B-309	RPV	1,068	2	2.00	1973	\$439,000	302
		SP:	\$417,000	SD:	12/28/2007					
P956885	171	CND	6542 Ocean Crest C-314	RPV	1,091	2	2.00	1973	\$460,000	135
		SP:	\$460,000	SD:	12/06/2007					
P957873	171	CND	29600 Island View Drive 302	RPV	1,396	2	2.00	1974	\$585,000	5
		SP:	\$560,000	SD:	12/11/2007					
P957040	171	SFR	6462 Chartres	RPV	2,724	4	3.50	1976	\$1,539,000	5
		SP:	\$1,539,000	SD:	12/12/2007					
S948031	172	SFR	14 Amber Sky Drive	RPV	6,000	5	5.50	1987	\$2,499,900	
		SP:	\$2,200,000	SD:	12/31/2007					
P954501	173	SFR	6614 Abbottswood	RPV	2,128	5	3.00	1963	\$1,239,000	11
		SP:	\$1,239,000	SD:	12/24/2007					
R953255	174	TWN	28006 Ridgebluff	RPV	1,160	2	1.50	1973	\$559,900	133
		SP:	\$550,000	SD:	12/27/2007					
P956656	174	TWN	68 Hilltop Circle	RPV	2,112	2	2.50	1979	\$795,000	169
		SP:	\$770,000	SD:	12/06/2007					
S956914	174	SFR	28730 Dovernidge	RPV	2,904	5	3.00	1969	\$1,189,000	11
		SP:	\$1,175,000	SD:	12/13/2007					
P958992	175	SFR	27129 Diamondhead	RPV	2,564	4	2.50	1967	\$1,149,000	1
		SP:	\$1,100,000	SD:	12/16/2007					
S952795	177	SFR	29610 Enrose Ave. N	RPV	1,542	4	2.00	1955	\$799,000	75
		SP:	\$771,500	SD:	12/17/2007					

Averages: **\$1,257,921** **2,517** **3** **2.79** **1973** **\$1,334,615** **117**

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	19	\$1,257,921	\$490.24	\$1,050,000	\$417,000	\$4,350,000	105
EXP/CNL	0						
Total	19	\$1,257,921	\$490.24	\$1,050,000	\$417,000	\$4,350,000	117