

# Comparative Market Analysis

## Summary of Comparable Listings

January 15, 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=									
2014 Robinson St.	\$538,000	2	1.00	1,080	\$498.15	1949	P953165	12/11/2007	3
2000 Mathews Avenue 2	\$549,000	2	1.50	1,238	\$443.46	1977	S955571	12/03/2007	36
2016 Vanderbilt Lane 2	\$560,000	3	2.50	1,728	\$324.07	1980	S956700	12/10/2007	7
1909 Mathews A	\$668,500	3	2.50	1,523	\$438.94	1989	S957538	12/19/2007	59
2003 Mathews A	\$682,000	3	3.00	1,537	\$443.72	1987	S955444	12/14/2007	165
2113 Mathews C	\$685,000	3	2.50	1,709	\$400.82	2000	S954802	12/19/2007	77
2414 Nelson A	\$695,000	4	3.50	2,200	\$315.91	1988	S957011	12/18/2007	167
1908 Plant A	\$748,000	3	2.50	2,250	\$332.44	1988	S955971	12/14/2007	42
2003 Curtis A	\$795,000	4	2.50	2,085	\$381.29	1990	R952822	12/07/2007	120
2120 Bataan Road A	\$1,025,000	5	4.50	2,740	\$374.09	2007	S958937	12/28/2007	73
2015 Graham	\$1,125,000	5	3.00	2,800	\$401.79	2006	P957348	12/31/2007	36
1908 Nelson Avenue	\$1,220,000	5	4.00	3,502	\$348.37	2001	S950627	12/01/2007	86
2706 Nelson	\$480,000	2	1.00	756	\$634.92	1952	S956935	12/21/2007	196
2413 Grant Ave 3	\$501,000	3	2.00	1,635	\$306.42	1981	S954578	12/28/2007	67
2120 Carnegie Lane 3	\$536,250	3	2.50	1,679	\$319.39	1978	I958383	12/19/2007	13
2618 Huntington Ln	\$540,000	2	1.00	756	\$714.29	1951	S954220	12/07/2007	56
2110 Pullman B	\$710,000	4	2.50	2,180	\$325.69	1980	S957907	12/21/2007	7
2007 Belmont Ln B	\$765,000	4	2.50	2,138	\$357.81	1992	S950562	12/05/2007	106
1609 Flagler B	\$799,999	3	2.50	1,853	\$431.73	2006	S957029	12/05/2007	16
2221 Pullman Ln B	\$850,000	4	2.50	2,446	\$347.51	2000	S957919	12/28/2007	34
2117 Huntington A	\$965,000	4	3.50	2,726	\$354.00	2007	S956822	12/01/2007	
2117 Huntington B	\$980,000	4	3.50	2,830	\$346.29	2007	S957034	12/07/2007	25
1102 Slauson Lane	\$1,350,000	5	4.00	3,058	\$441.47	2006	P957912	12/14/2007	1
720 Meyer Lane 204	\$486,500	2	2.00	941	\$517.00	1973	S957865	12/12/2007	8
2608 184Th	\$700,000	3	2.00	1,194	\$586.26	1952	S957859	12/13/2007	6
2523 Ralston Lane	\$799,000	4	3.00	1,700	\$470.00	1951	S954404	12/11/2007	172
2403 Alvord Ln.	\$1,500,000	5	4.50	3,582	\$418.76	2007	P956703	12/11/2007	25
<b>Averages:</b>	<b>\$787,157</b>	<b>3.0</b>	<b>2.7</b>	<b>1,995</b>	<b>\$418.00</b>	<b>1985</b>			<b>61.65</b>

Median Price of all Listings: **\$710,000**

Average Price of all Listings: **\$787,157**