

# 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=									
2306 Palos Verdes Dr. W 101	\$702,500	3	2.00	1,609	\$436.61	1981	S956960	12/17/2007	
2628 Via Rivera	\$1,190,000	3	2.00	1,992	\$597.39	1954	P956487	12/21/2007	22
1449 Via Coronel	\$2,750,000	5	5.00	4,757	\$578.10	1998	P950272	12/21/2007	131
721 Paseo Del Mar	\$3,200,000	4	3.00	3,614	\$885.45	1957	P955758	12/04/2007	22
3432 Palos Verdes N	\$912,500	3	3.00	1,651	\$552.70	1954	S951841	12/21/2007	125
4125 Via Solano	\$1,100,475	3	2.00	1,884	\$584.12	1957	S953973	12/30/2007	107
Averages:	<b>\$1,642,579</b>	<b>4.0</b>	<b>2.8</b>	<b>2,585</b>	<b>\$606.00</b>	<b>1967</b>			<b>81.40</b>

Median Price of all Listings: **\$1,145,238**

Average Price of all Listings: **\$1,642,579**