

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=									
1941 Cumbre	\$775,200	3	2.00	1,952	\$397.13	1962	P957048	12/28/2007	184
1738 Cumbre Dr	\$1,040,000	4	3.00	3,285	\$316.59	1960	P956165	12/04/2007	116
1174 13Th	\$395,000	2	1.00	960	\$411.46	1923	S956367	12/12/2007	34
1448 9Th W 9	\$420,000	2	2.00	1,369	\$306.79	1980	P957118	12/18/2007	57
1356 12Th Street W	\$635,000	3	2.00	1,408	\$450.99	1923	S956647	12/17/2007	212
2145 Elanita	\$655,000	3	2.00	1,336	\$490.27	1956	P957033	12/21/2007	10
954 20Th	\$998,000	4	3.00	2,737	\$364.63	2007	S956400	12/22/2007	34
1534 Palos Verdes St S	\$499,000	2	2.00	1,529	\$326.36	1900	S956420	12/19/2007	99
344 Miraleste S 295	\$302,000	2	1.50	1,107	\$272.81	1971	S955248	12/21/2007	42
742 Summerland	\$199,000	2	1.00	954	\$208.60	1925	S942151	12/31/2007	173
28006 Western Ave. S 259	\$338,700	2	2.00	1,092	\$310.16	1990	S958557	12/28/2007	8
809 Millmark Grove St.	\$525,000	3	2.00	1,180	\$444.92	1961	S958004	12/31/2007	161
Averages:	\$565,158	3.0	2.0	1,576	\$358.00	1955			94.17

Median Price of all Listings: **\$512,000**

Average Price of all Listings: **\$565,158**