

# Comparative Market Analysis

## Summary of Comparable Listings

September 03, 2007

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

### SLD Listings

Address	Price	Bds	Bth	Sqft	\$/Sqft	Built	ML#	Date	CDOM
S=									
770 Imperial W 83	\$435,000	2	2.00	1,005	\$432.84	1966	S945225	08/31/2007	104
745 Main 308	\$547,500	2	2.00	1,173	\$466.75	1977	S940996	08/28/2007	153
521 Standard	\$625,000	1	1.00	760	\$822.37	1952	S951103	08/30/2007	14
511 Grand Avenue W	\$760,000	4	3.50	1,521	\$499.67	2007	S945834	08/17/2007	84
403 Eucalyptus Drive	\$829,000	4	1.50	1,553	\$533.81	1961	S949720	08/29/2007	29
530 Whiting	\$995,000	3	3.00	1,934	\$514.48	1960	S949238	08/29/2007	34
1322 Pine E	\$1,249,000	3	2.50	1,952	\$639.86	1928	S949668	08/03/2007	27
531 Penn	\$1,250,000	5	4.00	3,312	\$377.42	1925	S947953	08/31/2007	35
533 Standard St.	\$1,275,000	4	3.50	2,800	\$455.36	2007	S947740	08/10/2007	15
1224 Acacia Ave. E	\$1,470,000	4	4.50	3,200	\$459.38	2006	S941014	08/09/2007	
830 Penn Street	\$1,515,000	5	4.50	3,450	\$439.13	2004	S950275	08/20/2007	105
<b>Averages:</b>	<b>\$995,500</b>	<b>3.0</b>	<b>2.9</b>	<b>2,060</b>	<b>\$513.00</b>	<b>1972</b>			<b>60.00</b>

Median Price of all Listings: **\$995,000**

Average Price of all Listings: **\$995,500**