

## Brief Summary of Compared Listings

March 12, 2008

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

### Status: Closed Sale

ML#	L/S Date	Address	City	Sqft	Bds	Bth	Built	L/S Price	DOM
V955428	02/07/2008	1900 Vallecito	San Pedro	1,277	3	2.00	1959	\$640,000	78
S958863	02/15/2008	1621 22Nd	San Pedro	1,962	4	3.00	1956	\$640,000	44
V960574	02/20/2008	3413 Bowfin	San Pedro	1,669	3	2.00	1956	\$780,000	10
V08018681	02/27/2008	765 W 26Th # 504	San Pedro	1,199	2	2.00	1976	\$393,500	21
Z960100	02/15/2008	776 30Th	San Pedro	1,004	3	1.00	1951	\$579,000	49
V956791	02/15/2008	3605 Roxbury	San Pedro	1,823	3	2.00	1942	\$750,000	148
Z957888	02/18/2008	2222 S Mesa # 3	San Pedro	1,987	3	2.50	1990	\$360,000	117
Z957583	02/28/2008	2310 Grand	San Pedro	905	3	1.00	1922	\$395,000	93
V957569	02/15/2008	1351 W 7Th # 1	San Pedro	1,352	2	2.50	1990	\$365,000	78
S956867	02/15/2008	1135 22Nd	San Pedro	1,200	4	2.00	9999	\$444,000	100
S954199	02/26/2008	1512 Plymouth	San Pedro	1,950	3	2.50	1998	\$625,000	132
S956662	02/15/2008	935 Weymouth	San Pedro	2,084	3	2.00	1933	\$750,000	91
V08016439	02/28/2008	553 W 11Th	San Pedro	1,504	3	2.00	1904	\$438,000	0
S959306	02/06/2008	1901 Milan	San Pedro	1,823	3	2.00	1954	\$699,000	14
V955863	02/04/2008	1700 Santa Cruz	San Pedro	3,074	5	3.00	1954	\$930,000	68
S957327	02/29/2008	285 W 6Th # #504	San Pedro	764	1	1.00	2007	\$327,500	89
S955989	02/13/2008	1395 W 1St	San Pedro	951	3	1.00	1944	\$390,000	99
S946390	02/04/2008	1424 W 2Nd	San Pedro	2,043	3	2.50	1991	\$525,000	246
S958861	02/05/2008	400 Bellmarin	San Pedro	2,086	3	3.00	1990	\$575,000	34
S08018249	02/14/2008	1064 W Santa Cruz	San Pedro	2,500	4	3.00	1919	\$700,000	15
S949867	02/11/2008	616 W 5Th # 1	San Pedro	1,211	2	2.50	1981	\$310,000	203
S955198	02/27/2008	684 W 2Nd # 11	San Pedro	754	2	1.00	1989	\$349,000	20
V959331	02/29/2008	1150 W Capitol # 39	San Pedro	1,479	2	2.50	1982	\$475,000	53
S961256	02/26/2008	285 W 6Th # 332	San Pedro	1,850	2	2.50	2007	\$563,260	2
<b>Averages:</b>				<b>1,602</b>	<b>3</b>	<b>2.10</b>	<b>2300</b>	<b>\$541,803</b>	<b>75</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	24	\$541,803	\$355.09	\$544,130	\$310,000	\$930,000	75
WTH							
EXP/CNL							
<b>Total</b>	<b>24</b>	<b>\$541,803</b>	<b>\$355.09</b>	<b>\$544,130</b>	<b>\$310,000</b>	<b>\$930,000</b>	<b>75</b>