

Comparative Market Analysis

Summary of Comparable Listings

September 04, 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= | | | | | | | | | |
| 253 Valley Drive | \$790,000 | 2 | 2.50 | 1,494 | \$528.78 | 1972 | S950757 | 08/31/2007 | 12 |
| 425 28Th Street | \$1,220,000 | 3 | 2.00 | 1,250 | \$976.00 | 1949 | S949922 | 08/14/2007 | 10 |
| 216 10Th St. | \$1,400,000 | 3 | 3.50 | 1,950 | \$717.95 | 2003 | S926638 | 08/01/2007 | 304 |
| 842 Bard St | \$1,499,000 | 4 | 3.50 | 2,100 | \$713.81 | 2007 | S947555 | 08/03/2007 | 43 |
| 838 Bard St | \$1,499,000 | 4 | 4.00 | 2,500 | \$599.60 | 2007 | S953253 | 08/20/2007 | |
| 40 Hermosa Ave. | \$1,549,000 | 3 | 3.50 | 2,434 | \$636.40 | 2007 | S943856 | 08/01/2007 | 13 |
| 38 Hermosa Ave. | \$1,550,000 | 3 | 3.50 | 2,434 | \$636.81 | 2007 | S943855 | 08/15/2007 | 19 |
| 101 Lyndon Street | \$1,675,000 | 3 | 3.50 | 2,348 | \$713.37 | 2007 | S943857 | 08/01/2007 | 13 |
| 217 30Th St | \$1,785,000 | 5 | 2.00 | 1,800 | \$991.67 | 1924 | S943968 | 08/17/2007 | 94 |
| 57 20Th Court | \$2,100,000 | 3 | 3.50 | 2,590 | \$810.81 | 2007 | S950291 | 08/24/2007 | 121 |
| 1601 Loma | \$2,325,000 | 4 | 4.50 | 3,060 | \$759.80 | 2007 | S946824 | 08/01/2007 | 57 |
| 2443 Myrtle | \$2,755,000 | 5 | 3.50 | 3,561 | \$773.66 | 2007 | S945835 | 08/13/2007 | 85 |
| 3216 Hermosa Ave. | \$2,800,000 | 3 | 2.00 | 1,586 | \$1,765.45 | 1946 | S947197 | 08/17/2007 | 58 |
| 1632 The Strand | \$4,290,000 | 3 | 2.50 | 2,200 | \$1,950.00 | 1974 | R953052 | 08/14/2007 | 1 |
| 1600 Ardmore 221 | \$505,000 | 2 | 2.00 | 893 | \$565.51 | 1971 | S950603 | 08/14/2007 | 13 |
| 537 2Nd St | \$1,200,000 | 4 | 2.50 | 2,493 | \$481.35 | 1985 | S940860 | 08/31/2007 | 167 |
| 601 2Nd Street | \$1,245,000 | 5 | 3.50 | 2,617 | \$475.74 | 2002 | S949343 | 08/17/2007 | 16 |
| 621 10Th | \$1,299,000 | 4 | 3.50 | 2,450 | \$530.20 | 2007 | S951264 | 08/24/2007 | 10 |
| 654 5Th St. | \$1,305,000 | 3 | 3.50 | 2,809 | \$464.58 | 2006 | S949760 | 08/13/2007 | |
| 839 6Th Street 5 | \$739,000 | 2 | 2.50 | 1,310 | \$564.12 | 1982 | S950898 | 08/14/2007 | 2 |
| 1134 First Place | \$920,000 | 3 | 2.00 | 1,749 | \$526.01 | 1961 | S947937 | 08/07/2007 | 49 |
| 2026 Hillcrest Dr. | \$923,000 | 3 | 2.50 | 1,476 | \$625.34 | 1972 | S949673 | 08/05/2007 | 28 |
| Averages: | \$1,607,864 | 3.0 | 3.0 | 2,141 | \$764.00 | 1987 | | | 55.75 |

Median Price of all Listings: **\$1,449,500**

Average Price of all Listings: **\$1,607,864**