

Comparative Market Analysis

Summary of Comparable Listings

February 02, 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=									
518 11Th St. A	\$969,000	3	2.50	1,917	\$505.48	1988	S957600	01/03/2008	32
1219 Cypress Ave.	\$1,180,000	4	2.50	2,168	\$544.28	2000	S958164	01/23/2008	51
1216 Loma	\$1,490,000	4	4.50	2,444	\$609.66	2003	S956398	01/10/2008	5
340 26Th Street	\$1,800,000	5	3.50	2,709	\$664.45	2007	S948176	01/23/2008	183
123 29Th	\$3,700,000	5	5.00	3,669	\$1,008.45	2003	S956608	01/18/2008	54
1223 7Th	\$1,761,000	5	4.00	3,400	\$517.94	2007	S958770	01/31/2008	74
Averages:	\$1,816,667	4.0	3.7	2,718	\$642.00	2001			66.50

Median Price of all Listings: **\$1,625,500**

Average Price of all Listings: **\$1,816,667**