

Brief Summary of Compared Listings

February 08, 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
V959977	01/11/2008	2051 W 35Th	San Pedro	2,092	3	2.50	1957	\$925,000	10
V949514	01/22/2008	2107 Grandeur	San Pedro	1,920	3	2.00	1962	\$945,000	126
S955661	01/15/2008	2906 Baywater # 4	San Pedro	1,940	2	2.50	1987	\$520,000	75
S952873	01/27/2008	1460 Silvius	San Pedro	1,540	2	2.00	1949	\$699,999	135
S956434	01/15/2008	2708 Kerckhoff	San Pedro	694	2	1.00	1921	\$418,000	36
S955847	01/03/2008	2819 S Kerckhoff	San Pedro	1,767	3	2.00	1976	\$525,000	64
V956706	01/30/2008	1384 15Th	San Pedro	1,287	2	1.00	1942	\$615,000	81
S956902	01/16/2008	232 11Th # 3	San Pedro	1,314	2	2.00	1980	\$190,000	71
S956063	01/14/2008	257 W 14Th # 1	San Pedro	1,610	4	3.00	1993	\$399,000	46
S957367	01/11/2008	1418 Brett # 122	San Pedro	864	1	1.00	1987	\$345,000	19
Z956319	01/11/2008	1380 W Capitol # 103	San Pedro	977	2	2.00	1987	\$330,000	58
S956836	01/15/2008	1441 Brett # 247	San Pedro	990	2	2.00	1987	\$357,000	28
S958203	01/01/2008	1406 Brett # 208	San Pedro	1,085	2	2.00	1987	\$350,000	16
S957628	01/22/2008	1445 Brett # 111	San Pedro	1,447	2	2.50	1987	\$399,000	48
S952256	01/09/2008	1441 Brett # 140	San Pedro	1,429	2	2.50	1987	\$419,000	108
V957406	01/11/2008	1150 W Capitol # 119	San Pedro	1,758	3	2.50	1984	\$555,000	29
S953207	01/14/2008	1150 W Capitol # 30	San Pedro	1,902	3	2.50	1983	\$528,000	
V956537	01/31/2008	1129 Capitol # 59	San Pedro	2,053	3	3.00	1996	\$650,000	66
V959199	01/29/2008	553 W 11Th	San Pedro	1,504	3	2.00	1904	\$438,000	21
Averages:				1,483	2	2.11	1971	\$524,737	58

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	19	\$505,684	\$348.26	\$438,000	\$190,000	\$945,000	111
WTH							
EXP/CNL							
Total	19	\$524,737	\$348.26	\$449,900	\$272,900	\$995,000	111