

Comparative Market Analysis

List Price Analysis:		Sold Price Analysis:		SP/LP Ratio		Total Listings:		Total on Market:		Sold/Exp Ratio:	
Max:	\$7,290,000	Max:	\$6,750,000	Max:	1.06						
Min:	\$1,149,000	Min:	\$1,075,000	Min:	0.93						
Avg:	\$2,450,727	Avg:	\$2,355,100	Avg:	0.97						

MLS#	S	Address	City	ADOM	Br/Ba	Lot Sqft	Sqft	YrBlt	List Price	Sold Price	SP/LP
V08067665	S	3016 Via Buena	PVE	15	4/3.00	10,810	3,068	1974	\$1,599,000	\$1,555,000	0.97
V960616	S	2324 Via Anacapa	PVE	107	4/2.50	7,950	2,850	1973	\$1,699,000	\$1,600,000	0.94
V08062000	S	1916 Via Estudillo	PVE	36	5/4.00	10,790	3,519	1974	\$1,750,000	\$1,705,000	0.97
V08050395	S	2108 Thorley Rd	PVE	50	6/4.00	16,030	5,200	1980	\$2,899,000	\$2,800,000	0.97
V08053790	S	1329 Granvia Altamira	PVE	17	4/3.00	15,600	2,348	1959	\$1,395,000	\$1,400,000	1.00
S960973	S	1560 Via Zurita	PVE	77	7/8.50	30,400	9,477	2006	\$7,290,000	\$6,750,000	0.93
S08040382	S	760 Via Somonte	PVE	49	5/6.00	25,530	5,235	2001	\$5,290,000	\$5,150,000	0.97
N08039497	S	112 Via Capay	PVE	54	2/2.00	6,390	1,600	1953	\$1,149,000	\$1,075,000	0.94
V08048961	S	2721 Palos Verdes Driv	PVE	32	3/2.00	7,840	1,922	1949	\$1,299,000	\$1,250,000	0.96
V08069301	S	2712 Via Anita	PVE	3	5/2.00	7,200	2,318	1954	\$1,199,000	\$1,270,000	1.06
S961610	S	4041 Via Valmonte	PVE	130	4/3.50	7,287	2,703	1954	\$1,389,000	\$1,351,100	0.97