

Comparative Market Analysis

List Price Analysis:	Sold Price Analysis:	SP/LP Ratio	Total Listings: 22
Max: \$799,000	Max: \$760,000	Max: 1.13	Total on Market: 0
Min: \$226,950	Min: \$224,000	Min: 0.81	Sold/Exp Ratio: 0.00
Avg: \$445,898	Avg: \$433,462	Avg: 0.97	

MLS#	S	Address	City	ADOM	Br/Ba	Lot Sqft	Sqft	YrBlt	List Price	Sold Price	SP/LP
Z956671	S	765 26Th	SP	120	2/2.00	0	1,114	1976	\$276,900	\$270,000	0.98
V08058737	S	2677 Averill Av	SP	6	2/2.00	7,579	984	1945	\$609,900	\$691,000	1.13
S08016686	S	3641 Parker St	SP	93	3/1.00	5,625	1,169	1955	\$789,000	\$710,000	0.90
V08033407	S	1234 17Th St	SP	97	3/2.00	5,280	1,410	1928	\$545,000	\$545,000	1.00
S08041721	S	1014 Weymouth Av	SP	82	3/2.00	6,545	1,587	1925	\$799,000	\$760,000	0.95
S960553	S	1311 Grand	SP	129	2/2.00	6,795	1,132	1978	\$294,000	\$289,000	0.98
Z08016573	S	335 17Th St	SP	82	1/2.00	5,000	1,344	1930	\$450,000	\$400,000	0.89
S08076711	S	302 Miraleste Dr	SP	9	1/1.00	1,833	760	1971	\$226,950	\$224,000	0.99
S08033619	S	320 Miraleste Dr	SP	106	2/3.00	1,729	1,143	1971	\$270,000	\$276,000	1.02
Z958089	S	736 Santa Cruz	SP	216	2/1.50	1,498	1,044	1989	\$259,900	\$259,900	1.00
Z08052203	S	920 6Th St	SP	13	2/1.00	8,100	792	1906	\$349,900	\$355,000	1.01
S08049349	S	1244 Sepulveda St. S	SP	11	3/2.00	7,050	1,222	1949	\$539,000	\$539,000	1.00
S08034426	S	436 1St St	SP	73	2/1.00	6,750	816	1900	\$319,900	\$260,000	0.81
S08054585	S	467 20Th St	SP	3	3/2.00	5,000	1,460	1915	\$329,900	\$325,000	0.99
S961382	S	1311 Capitol Dr	SP	25	2/2.00	2,029	961	1983	\$341,500	\$324,750	0.95
S960590	S	1441 Brett Place	SP	121	2/2.00	0	840	1987	\$345,000	\$340,800	0.99
S08073998	S	285 6Th St	SP	22	1/1.00		1,311	2007	\$495,000	\$421,710	0.85
S08054075	S	1576 Stonewood Cour	SP	21	2/3.00		1,307	1976	\$435,000	\$430,000	0.99
V08038079	S	1652 Stonewood Ct	SP	188	3/3.00	3,189	1,595	1976	\$445,000	\$455,000	1.02
V08023029	S	1332 Stonewood Ct	SP	96	3/3.00	2,814	1,595	1975	\$499,900	\$495,000	0.99
V959999	S	1150 Capitol	SP	130	3/2.50	1,747	1,747	1984	\$510,000	\$510,000	1.00
S08017402	S	1129 Capitol Dr	SP	107	4/3.00	5,610	2,013	1995	\$679,000	\$655,000	0.96