

Brief Summary of Compared Listings

July 01, 2009

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 |
|------------------|------------|--------------------------|-----------|--------------|----------|-------------|-------------|------------------|-----------|
| 09363491 | 06/18/2009 | 2513 Graysby | San Pedro | 1,172 | 3 | 2.00 | 1956 | \$390,000 | 3 |
| S09038347 | 06/22/2009 | 2193 Baleria | San Pedro | 2,553 | 3 | 2.00 | 1961 | \$630,000 | 14 |
| P680899 | 06/24/2009 | 2603 South Patton | San Pedro | 2,800 | 5 | 5.00 | 1945 | \$620,000 | 33 |
| V09013888 | 06/18/2009 | 1366 West 27Th | San Pedro | 1,694 | 4 | 2.00 | 1945 | \$625,000 | 81 |
| V08166827 | 06/01/2009 | 491 West 39Th # 3 | San Pedro | 1,106 | 2 | 3.00 | 1990 | \$310,000 | 153 |
| S08160436 | 06/11/2009 | 547 West 23Rd # 3 | San Pedro | 1,470 | 3 | 3.00 | 1992 | \$359,000 | 172 |
| S09021192 | 06/10/2009 | 3031 South Carolina | San Pedro | 1,161 | 2 | 1.00 | 1924 | \$459,000 | 117 |
| V09023525 | 06/15/2009 | 676 40Th Street | San Pedro | 1,742 | 4 | 2.00 | 1948 | \$481,000 | 40 |
| S09034820 | 06/03/2009 | 740 West 40Th | San Pedro | 2,630 | 5 | 3.00 | 1912 | \$627,500 | 51 |
| S09057661 | 06/18/2009 | 785 West 19Th # 11 | San Pedro | 905 | 2 | 2.00 | 1978 | \$199,000 | 34 |
| S09024270 | 06/04/2009 | 1223 West 20Th | San Pedro | 1,641 | 3 | 2.00 | 1927 | \$459,000 | 41 |
| S09040675 | 06/29/2009 | 2020 South Western # 15 | San Pedro | | 2 | 2.00 | 1984 | \$520,000 | 13 |
| S09008527 | 06/03/2009 | 1360 West 15Th | San Pedro | 1,258 | 3 | 3.00 | 1949 | \$532,000 | 107 |
| S09036925 | 06/19/2009 | 1521 West 15Th | San Pedro | 1,553 | 3 | 2.00 | 1936 | \$590,000 | 54 |
| V09055619 | 06/24/2009 | 645 South Dodson | San Pedro | 2,037 | 3 | 3.00 | 1927 | \$700,000 | 29 |
| V08149565 | 06/18/2009 | 706 Bynner | San Pedro | 1,573 | 3 | 2.00 | 1954 | \$700,000 | 247 |
| V09031037 | 06/16/2009 | 327 North Mesa | San Pedro | 1,491 | 4 | 2.00 | 1906 | \$290,000 | 38 |
| S09039193 | 06/12/2009 | 285 West 6Th Street # 3 | San Pedro | 1,223 | 2 | 2.00 | 2007 | \$318,000 | 31 |
| S09038408 | 06/18/2009 | 546 West 18Th | San Pedro | 1,124 | 2 | 1.00 | 1941 | \$320,000 | 34 |
| S09048955 | 06/15/2009 | 310 South Miraleste # 74 | San Pedro | 760 | 1 | 1.00 | 1971 | \$149,900 | 4 |
| S568259 | 06/05/2009 | 396 South Miraleste # 50 | San Pedro | 1,107 | 2 | 2.00 | 1971 | \$170,000 | 13 |
| S09055780 | 06/23/2009 | 356 South Miraleste # 32 | San Pedro | 1,143 | 2 | 2.00 | 1971 | \$198,500 | 7 |
| V09053874 | 06/29/2009 | 113 Volador | San Pedro | 1,540 | 3 | 2.00 | 1955 | \$550,000 | 25 |
| V09031896 | 06/09/2009 | 1619 West Santa Cruz | San Pedro | 1,448 | 4 | 2.00 | 1953 | \$550,000 | 57 |
| S09001080 | 06/30/2009 | 351 Lois | San Pedro | 2,665 | 5 | 3.00 | 1974 | \$625,000 | 105 |
| S09009711 | 06/15/2009 | 106 North Western # 102 | San Pedro | 1,014 | 2 | 2.00 | 1975 | \$203,000 | 126 |
| S09026014 | 06/09/2009 | 945 West Summerland | San Pedro | 1,122 | 2 | 1.00 | 1939 | \$285,000 | 3 |
| P683910 | 06/12/2009 | 1416 West 1St | San Pedro | 708 | 2 | 1.00 | 1946 | \$325,000 | 56 |
| S542991 | 06/12/2009 | 1038 West Santa Cruz | San Pedro | 1,655 | 3 | 2.00 | 1998 | \$465,000 | 309 |
| S09001076 | 06/04/2009 | 563 North Leland St. | San Pedro | 1,941 | 4 | 3.00 | 1964 | \$498,999 | 118 |
| R900237 | 06/24/2009 | 1441 Brett # 125 | San Pedro | 810 | 1 | 1.00 | 1987 | \$165,000 | 151 |
| S09043234 | 06/09/2009 | 1414 Brett # 345 | San Pedro | 864 | 1 | 1.00 | 1987 | \$290,000 | 8 |
| V09017599 | 06/22/2009 | 1410 Brett # 340 | San Pedro | 864 | 1 | 1.00 | 1987 | \$292,000 | 139 |
| P675463 | 06/01/2009 | 2141 South Grand | San Pedro | 1,311 | 2 | 2.00 | 1905 | \$310,500 | 22 |
| V09040718 | 06/01/2009 | 1380 West Capitol # 224 | San Pedro | 1,077 | 2 | 2.00 | 1987 | \$326,500 | 54 |
| S09032370 | 06/29/2009 | 1414 Brett # 330 | San Pedro | 1,365 | 3 | 2.00 | 1987 | \$343,900 | 14 |
| S09025631 | 06/11/2009 | 1360 West Capitol # 141 | San Pedro | 1,431 | 2 | 3.00 | 1986 | \$350,000 | 71 |
| V09000926 | 06/18/2009 | 1652 Stonewood | San Pedro | 1,595 | 3 | 3.00 | 1976 | \$383,000 | 113 |
| V09011468 | 06/18/2009 | 1284 Stonewood | San Pedro | 1,328 | 3 | 3.00 | 1975 | \$392,000 | 143 |
| S564868 | 06/25/2009 | 1445 Dalmatia # 62 | San Pedro | 1,351 | 2 | 3.00 | 1979 | \$400,000 | 74 |
| V09041571 | 06/02/2009 | 1636 Stonewood | San Pedro | 1,572 | 2 | 3.00 | 1976 | \$420,000 | 8 |
| V09035139 | 06/08/2009 | 1429 Westmont | San Pedro | 1,815 | 4 | 3.00 | 1983 | \$435,000 | 78 |
| S09028793 | 06/26/2009 | 870 Basin | San Pedro | 1,796 | 4 | 2.00 | 1963 | \$575,000 | 69 |
| I09007834 | 06/23/2009 | 1035 West 10Th | San Pedro | 1,229 | 3 | 1.00 | 1923 | \$310,000 | 14 |
| Averages: | | | | 1,457 | 3 | 2.16 | 1961 | \$412,336 | 70 |

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg DOM |
|--------------|-----------|------------------|-----------------|------------------|------------------|------------------|-----------|
| ACT | | | | | | | |
| PND/CNT | | | | | | | |
| SLD/LSE | 44 | \$412,336 | \$283.87 | \$391,000 | \$149,900 | \$700,000 | 70 |
| WTH | | | | | | | |
| EXP/CNL | | | | | | | |
| Total | 44 | \$412,336 | \$283.87 | \$391,000 | \$149,900 | \$700,000 | 70 |