

Comparative Market Analysis

Summary of Comparable Listings

September 07, 2007

This page summarizes the comparable listings contained in this market analysis.

SLD Listings

Address	Price	Bds	Bth	Sqft	\$/Sqft	Built	ML#	Date	CDOM
S=									
462 36Th Place	\$760,000	2	2.00	1,150	\$660.87	1934	R947321	08/01/2007	44
748 Manhattan Beach Blvd. D	\$1,044,000	3	2.50	1,410	\$740.43	1977	S941743	08/02/2007	
513 21St Street	\$1,375,000	2	1.00	986	\$1,394.52	1949	P950784	08/16/2007	4
3105 Vista Dr	\$1,520,000	3	3.50	2,406	\$631.75	2004	S947584	08/03/2007	
308 21St Place	\$1,549,000	3	3.50	1,776	\$872.18	1997	S950317	08/11/2007	18
512 Highland Ave	\$1,689,000	2	2.50	2,136	\$790.73	1997	S948339	08/03/2007	1
209 41St Street	\$1,690,000	3	3.50	1,884	\$897.03	2004	S948196	08/29/2007	60
2303 Vista Drive	\$1,720,000	4	3.50	2,500	\$688.00	2002	S947885	08/30/2007	116
124 15Th Street B	\$1,760,000	3	3.50	2,196	\$801.46	1988	S949855	08/07/2007	7
3304 Alma	\$1,800,000	4	3.50	2,454	\$733.50	2001	S948986	08/17/2007	38
225 1St St	\$1,900,000	3	3.50	2,093	\$907.79	1962	S946159	08/17/2007	130
505 Valley Drive N	\$2,175,000	3	4.00	2,280	\$953.95	2006	P948059	08/07/2007	
316 Highland Avenue	\$2,175,000	3	3.50	2,469	\$880.92	2002	S951619	08/28/2007	7
233 30Th Street	\$2,250,000	3	3.50	2,325	\$967.74	2007	S947735	08/10/2007	59
2215 Bayview	\$2,450,000	4	4.00	2,620	\$935.11	2007	S943613	08/20/2007	128
2216 Manhattan Avenue 2215	\$2,499,000	4	4.00	2,550	\$980.00	2007	S943610	08/17/2007	120
3904 Ocean Drive	\$2,650,000	3	3.50	2,172	\$1,220.07	2007	S948446	08/08/2007	49
1212 Manhattan Avenue	\$2,825,000	4	3.50	2,400	\$1,177.08	2007	S952396	08/14/2007	
2811 Valley	\$1,195,000	4	3.00	2,245	\$532.29	1961	P941658	08/30/2007	
3404 Pine	\$1,200,000	3	1.00	1,004	\$1,195.22	1951	S949580	08/01/2007	30
3528 Poinsettia	\$1,260,000	3	1.00	1,203	\$1,047.38	1950	S949512	08/06/2007	
2804 Pacific	\$1,420,000	3	2.50	2,056	\$690.66	1969	S949752	08/24/2007	26
717 12Th	\$1,512,000	3	2.00	1,484	\$1,018.87	1957	S950775	08/15/2007	12
3204 Poinsettia Ave	\$1,515,000	3	2.00	1,762	\$859.82	1959	S950292	08/15/2007	60
1140 Laurel Ave	\$1,535,000	3	2.50	2,539	\$604.57	1988	S947123	08/29/2007	67
2305 Pine Ave.	\$1,570,000	3	2.00	2,000	\$785.00	1947	S942069	08/27/2007	
2509 Laurel	\$1,725,000	4	3.00	3,658	\$471.57	1989	S948628	08/07/2007	47
579 29Th St	\$2,250,000	5	4.50	3,446	\$652.93	2002	S947787	08/17/2007	
927 27Th	\$3,150,000	5	5.50	4,400	\$715.91	2007	S948979	08/24/2007	92
300 Dianthus N	\$4,175,000	6	5.50	5,500	\$759.09	2007	S945071	08/31/2007	108
12 Cayman Court	\$835,000	2	2.50	1,583	\$527.48	1987	S948251	08/16/2007	51
12 Grenada Court	\$909,000	2	2.50	1,583	\$574.23	1987	S946449	08/30/2007	96
1517 19Th St.	\$1,279,000	3	2.00	1,920	\$666.15	1964	S948845	08/07/2007	3
1416 Marine	\$1,700,000	5	4.00	3,694	\$460.21	1999	R947096	08/10/2007	69
1430 21St	\$2,185,000	5	5.50	3,834	\$569.90	2002	S951758	08/29/2007	3
101 Meadows	\$1,200,000	3	2.00	1,731	\$693.24	1953	S948991	08/07/2007	26
1544 Curtis	\$1,350,000	3	2.00	1,237	\$1,091.35	1952	S947961	08/10/2007	53
1356 Gates Ave	\$1,500,000	3	2.00	2,358	\$636.13	1951	S948384	08/28/2007	58
1311 5Th Street	\$1,760,000	3	2.00	2,155	\$816.71	1964	S948468	08/10/2007	10
1535 Gates	\$2,125,000	5	4.00	3,613	\$588.15	1993	S949449	08/23/2007	8
430 Meadows S	\$2,250,000	5	4.50	4,430	\$507.90	2004	R946868	08/29/2007	111
1619 Third	\$2,564,500	5	4.50	4,428	\$579.16	2006	S947546	08/21/2007	68
Averages:	\$1,809,417	3.0	3.1	2,421	\$792.00	1984			52.32

A background image of a floor plan with various rooms labeled such as 'MASTER BED RM', 'DINING', 'KITCHEN', 'BATH', and 'DICK'. The text 'Comparative Market Analysis' is overlaid in a large, blue, serif font.

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Median Price of all Listings: **\$1,695,000**

Average Price of all Listings: **\$1,809,417**