

# Brief Summary of Compared Listings

June 04, 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       |
|------------------|------------|-------------------------|-----------------|--------------|----------|-------------|-------------|--------------------|-----------|
| V960889          | 04/30/2008 | 6072 Via Sonoma         | Rancho Palos Ve | 3,023        | 4        | 3.00        | 1968        | \$1,650,000        | 78        |
| V961632          | 05/13/2008 | 30319 Kingsridge        | Rancho Palos Ve | 1,477        | 2        | 1.50        | 1957        | \$675,000          | 21        |
| V08031457        | 05/12/2008 | 32724 Coastsite # 207   | Rancho Palos Ve | 1,433        | 2        | 2.00        | 1964        | \$540,000          | 72        |
| V956664          | 05/23/2008 | 32646 Coastsite # F     | Rancho Palos Ve | 1,433        | 2        | 2.00        | 1965        | \$565,000          | 184       |
| V959998          | 05/15/2008 | 32709 Seagate # 204     | Rancho Palos Ve | 1,565        | 2        | 2.00        | 1964        | \$580,000          | 114       |
| S08049768        | 05/16/2008 | 32759 Seagate # 206     | Rancho Palos Ve | 1,506        | 2        | 2.00        | 1964        | \$925,000          | 37        |
| S960672          | 05/08/2008 | 6508 Sandy Point        | Rancho Palos Ve | 2,447        | 3        | 3.00        | 1987        | \$1,160,000        | 99        |
| S08040390        | 05/01/2008 | 201 Spindrift           | Rancho Palos Ve | 1,488        | 2        | 2.00        | 1950        | \$1,530,000        | 17        |
| V960556          | 05/21/2008 | 6490 Sea Cove           | Rancho Palos Ve | 7,200        | 6        | 6.50        | 1989        | \$4,450,000        | 81        |
| V08073435        | 05/30/2008 | 16 Calle Viento         | Rancho Palos Ve | 4,627        | 4        | 5.00        | 2003        | \$3,500,000        | 29        |
| S955181          | 05/15/2008 | 6542 Ocean Crest # D203 | Rancho Palos Ve | 790          | 1        | 1.00        | 1973        | \$340,000          | 223       |
| V08020928        | 05/01/2008 | 30404 Cartier           | Rancho Palos Ve | 2,149        | 3        | 3.00        | 1976        | \$1,259,000        | 20        |
| V08034692        | 05/01/2008 | 30130 Avenida Tranquila | Rancho Palos Ve | 4,422        | 4        | 5.00        | 1973        | \$1,700,000        | 24        |
| S08055953        | 05/02/2008 | 6377 Chartres           | Rancho Palos Ve | 3,828        | 4        | 5.00        | 1970        | \$1,800,000        | 15        |
| V955746          | 05/16/2008 | 36 Oceanaire            | Rancho Palos Ve | 2,964        | 4        | 2.50        | 1963        | \$1,450,000        | 172       |
| C08023467        | 05/19/2008 | 37 Oceanaire            | Rancho Palos Ve | 2,783        | 3        | 3.00        | 1962        | \$1,625,000        | 97        |
| V08037948        | 05/01/2008 | 63 Via Costa Verde      | Rancho Palos Ve | 4,479        | 5        | 6.00        | 1990        | \$1,799,000        | 9         |
| V08052751        | 05/30/2008 | 32072 Pacifica          | Rancho Palos Ve | 4,049        | 4        | 6.00        | 1987        | \$2,380,000        | 29        |
| V08031469        | 05/14/2008 | 5858 Ocean Terrace      | Rancho Palos Ve | 5,350        | 5        | 5.00        | 1988        | \$3,150,000        | 72        |
| V961481          | 05/16/2008 | 28227 Ambergate         | Rancho Palos Ve | 2,043        | 4        | 2.00        | 1963        | \$930,000          | 44        |
| V08017988        | 05/21/2008 | 6503 Certa Drive        | Rancho Palos Ve | 1,562        | 3        | 3.00        | 1962        | \$970,000          | 76        |
| V951471          | 05/15/2008 | 29010 Maplepark         | Rancho Palos Ve | 2,657        | 5        | 3.00        | 1963        | \$1,149,000        | 284       |
| V953537          | 04/30/2008 | 27928 Ridgebluff        | Rancho Palos Ve | 1,079        | 2        | 2.50        | 1973        | \$540,000          | 251       |
| V08027147        | 05/06/2008 | 5660 Mistridge          | Rancho Palos Ve | 2,182        | 3        | 3.00        | 1966        | \$1,125,000        | 49        |
| S08024520        | 05/20/2008 | 5822 Scotwood Dr.       | Rancho Palos Ve | 2,468        | 5        | 3.00        | 1964        | \$1,210,000        | 92        |
| S959672          | 05/08/2008 | 27011 Diamondhead       | Rancho Palos Ve | 1,834        | 3        | 2.00        | 1965        | \$1,005,000        | 58        |
| V957882          | 05/30/2008 | 5539 Bayridge           | Rancho Palos Ve | 1,292        | 3        | 2.00        | 1956        | \$810,000          | 192       |
| V957474          | 05/05/2008 | 26563 Basswood          | Rancho Palos Ve | 1,531        | 3        | 2.00        | 1956        | \$875,000          | 161       |
| V960573          | 05/07/2008 | 29641 S Western # 104   | Rancho Palos Ve | 1,207        | 2        | 2.00        | 1965        | \$310,000          | 129       |
| V08023852        | 05/14/2008 | 28558 Bearhaven         | Rancho Palos Ve | 1,180        | 3        | 2.00        | 1975        | \$426,000          | 90        |
| S956630          | 05/28/2008 | 1247 Bloomwood          | Rancho Palos Ve | 1,768        | 3        | 2.50        | 1974        | \$700,000          | 222       |
| <b>Averages:</b> |            |                         |                 | <b>2,510</b> | <b>3</b> | <b>3.05</b> | <b>1970</b> | <b>\$1,326,710</b> | <b>98</b> |

## Summary

| Status       | Total     | Avg Price          | Avg \$ Per SqFt | Median             | Low              | High               | Avg DOM   |
|--------------|-----------|--------------------|-----------------|--------------------|------------------|--------------------|-----------|
| ACT          |           |                    |                 |                    |                  |                    |           |
| PND/CNT      |           |                    |                 |                    |                  |                    |           |
| SLD/LSE      | 31        | \$1,326,710        | \$513.97        | \$1,125,000        | \$310,000        | \$4,450,000        | 98        |
| WTH          |           |                    |                 |                    |                  |                    |           |
| EXP/CNL      |           |                    |                 |                    |                  |                    |           |
| <b>Total</b> | <b>31</b> | <b>\$1,326,710</b> | <b>\$513.97</b> | <b>\$1,125,000</b> | <b>\$310,000</b> | <b>\$4,450,000</b> | <b>98</b> |