

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 |
|------------------|------------|--------------------------|-----------|--------------|----------|-------------|-------------|------------------|-----------|
| V08052637 | 05/22/2008 | 2235 W 25Th # 205 | San Pedro | 875 | 1 | 1.00 | 1969 | \$300,000 | 17 |
| S960952 | 05/23/2008 | 1916 Pescadores | San Pedro | 1,580 | 3 | 2.00 | 1957 | \$725,000 | 93 |
| S08039237 | 05/30/2008 | 1645 W 23Rd | San Pedro | 1,998 | 3 | 2.00 | 1955 | \$740,000 | 25 |
| V959989 | 05/21/2008 | 1630 W 22Nd | San Pedro | 2,236 | 3 | 2.50 | 1955 | \$760,000 | 96 |
| H08044703 | 05/07/2008 | 934 W 26Th # 2 | San Pedro | 1,140 | 2 | 3.00 | 1991 | \$320,000 | 41 |
| S957840 | 05/21/2008 | 2503 S Cabrillo | San Pedro | 1,086 | 3 | 2.00 | 1951 | \$445,000 | 176 |
| S08053213 | 05/22/2008 | 2605 S Cabrillo | San Pedro | 1,431 | 2 | 2.00 | 1925 | \$454,900 | 7 |
| V08043823 | 05/16/2008 | 2424 S Gaffey # 316 | San Pedro | 957 | 2 | 2.00 | 1975 | \$335,000 | 39 |
| S960575 | 05/09/2008 | 2800 S Kerckhoff | San Pedro | 936 | 2 | 1.00 | 1923 | \$476,000 | 96 |
| S08035002 | 05/02/2008 | 2436 Oceanview | San Pedro | 1,924 | 4 | 3.00 | 1998 | \$569,250 | 17 |
| V08019678 | 05/16/2008 | 1448 W 9Th # 5 | San Pedro | 1,594 | 2 | 2.00 | 1980 | | 97 |
| S08036487 | 05/13/2008 | 814 S Patton Ave. # 4 | San Pedro | 1,703 | 3 | 3.00 | 1991 | \$489,000 | 26 |
| S949844 | 05/01/2008 | 1057 13Th | San Pedro | 1,500 | 3 | 2.00 | 1951 | \$505,000 | 329 |
| S960576 | 05/02/2008 | 1257 13Th | San Pedro | 1,692 | 2 | 1.50 | 1931 | \$570,000 | 78 |
| S956826 | 05/28/2008 | 380 Miraleste # 440 | San Pedro | 1,107 | 2 | 2.00 | 1971 | \$285,000 | 113 |
| V08023571 | 05/23/2008 | 723 N Leland | San Pedro | 868 | 2 | 1.00 | 1939 | \$249,500 | 1 |
| Z08039925 | 05/06/2008 | 125 S La Alameda # A | San Pedro | 2,738 | 4 | 3.00 | 1914 | \$345,000 | 118 |
| S08035080 | 05/10/2008 | 509 N Hanford | San Pedro | 872 | 2 | 1.00 | 1941 | \$380,000 | 14 |
| S08038793 | 05/16/2008 | 855 W Elberon | San Pedro | 818 | 2 | 1.00 | 1942 | \$390,000 | 66 |
| S960372 | 05/14/2008 | 862 W Crestwood | San Pedro | 904 | 2 | 2.00 | 1927 | \$400,000 | 40 |
| W08029458 | 05/20/2008 | 995 W Sepulveda | San Pedro | 1,531 | 3 | 2.00 | 1954 | \$428,000 | 83 |
| S08049852 | 05/16/2008 | 1337 W Santa Cruz | San Pedro | 906 | 2 | 1.00 | 1950 | \$439,000 | 10 |
| S08035766 | 05/06/2008 | 28004 S Western # 309 | San Pedro | 1,092 | 2 | 2.00 | 1990 | \$279,500 | 6 |
| S959438 | 05/09/2008 | 1252 N. Park Western # 9 | San Pedro | 961 | 2 | 2.00 | 1983 | \$340,000 | 124 |
| S08030485 | 05/08/2008 | 1252 Park Western Dr. # | San Pedro | 961 | 2 | 2.00 | 1983 | \$369,000 | 68 |
| S08017428 | 05/30/2008 | 1418 Brett # 219 | San Pedro | 1,365 | 3 | 2.00 | 1987 | \$385,000 | 83 |
| V961282 | 05/15/2008 | 1250 Stonewood | San Pedro | 1,307 | 2 | 2.50 | 1975 | \$419,000 | 95 |
| S958980 | 05/12/2008 | 1150 Capitol # 105 | San Pedro | 1,479 | 2 | 2.50 | 1984 | \$465,000 | 171 |
| V08047001 | 05/06/2008 | 1989 Mt Shasta | San Pedro | 1,595 | 4 | 3.00 | 1976 | \$479,900 | 24 |
| S08037564 | 05/08/2008 | 2192 W Mt. Shasta Drive | San Pedro | 1,351 | 3 | 3.00 | 1978 | \$485,000 | 39 |
| S08034919 | 05/20/2008 | 1150 W Capitol # 34 | San Pedro | 1,665 | 2 | 3.00 | 1983 | \$490,000 | 71 |
| S960948 | 05/13/2008 | 1842 Roseglen | San Pedro | 1,328 | 3 | 2.00 | 1961 | \$530,000 | 123 |
| V955883 | 05/29/2008 | 837 W. Bloomwood | San Pedro | 1,286 | 3 | 2.00 | 1963 | \$560,000 | 214 |
| S08044158 | 05/05/2008 | 1028 Via La Paz | San Pedro | 2,424 | 4 | 3.00 | 1978 | \$694,000 | 28 |
| Averages: | | | | 1,389 | 3 | 2.09 | 1963 | \$457,638 | 77 |

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg DOM |
|--------------|-----------|------------------|-----------------|------------------|------------------|------------------|-----------|
| ACT | | | | | | | |
| PND/CNT | | | | | | | |
| SLD/LSE | 33 | \$457,638 | \$345.80 | \$445,000 | \$249,500 | \$760,000 | 77 |
| WTH | | | | | | | |
| EXP/CNL | | | | | | | |
| Total | 33 | \$457,638 | \$345.80 | \$445,000 | \$249,500 | \$760,000 | 77 |