

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=									
2604 Gates Ave 2	\$477,000	2	2.00	1,134	\$420.63	1969	S940080	08/07/2007	
2603 Gates	\$595,000	3	2.50	1,588	\$374.69	1979	S950003	08/17/2007	105
3403 Mcbain Ave.	\$647,500	3	2.00	1,020	\$634.80	1950	I949156	08/14/2007	29
2003 Mathews C	\$670,000	3	2.50	1,575	\$425.40	1987	S947964	08/20/2007	25
2222 Voorhees B	\$804,000	4	2.50	2,501	\$321.47	1988	S950709	08/10/2007	5
2108 Warfield A	\$805,000	4	2.50	2,079	\$387.21	1995	S948917	08/22/2007	29
2010 Perry B	\$810,000	4	2.50	2,135	\$379.39	1994	S950313	08/31/2007	13
2006 Ruhland Ave. B	\$899,000	4	3.50	2,320	\$387.50	2004	S942925	08/08/2007	141
2807 Rindge Lane B	\$899,000	4	2.50	2,456	\$366.04	2005	P949740	08/24/2007	29
2408 Nelson A	\$915,000	4	3.50	2,443	\$374.54	2005	S948179	08/10/2007	46
2021 Perry Ave. B	\$929,000	4	2.50	2,320	\$400.43	2007	P948626	08/30/2007	3
2307 Ruhland Ave. A	\$940,000	4	2.50	2,320	\$405.17	2007	S945746	08/08/2007	71
2002 Bataan Rd. B	\$1,015,000	5	3.00	2,558	\$396.79	2007	P949648	08/31/2007	38
2006 Nelson B	\$1,050,000	4	3.50	2,500	\$420.00	2007	S947402	08/05/2007	114
2214 Bataan Rd	\$1,095,000	3	2.50	1,520	\$720.39	1952	S944884	08/03/2007	103
1935 Gates Ave.	\$1,200,000	5	3.50	2,909	\$412.51	2007	P948013	08/31/2007	73
1931 Nelson B	\$1,262,500	4	4.00	3,580	\$352.65	2005	S950355	08/07/2007	15
2106 Vanderbilt E	\$576,000	2	2.50	1,471	\$391.57	1984	S951107	08/21/2007	7
1908 Carnegie Lane F	\$595,000	2	2.50	1,418	\$419.61	1981	S951673	08/29/2007	7
2511 Rockefeller 2	\$596,000	3	3.00	1,604	\$371.57	1987	S949172	08/09/2007	35
1732 Ruxton Lane A	\$690,000	3	2.50	1,780	\$387.64	2000	S947479	08/13/2007	63
1806 Belmont B	\$695,000	3	2.50	1,610	\$431.68	1977	S950254	08/22/2007	7
1913 Grant Ave. A	\$719,900	3	2.50	1,624	\$443.29	1999	S950629	08/28/2007	23
2409 Ripley	\$730,000	3	2.00	1,200	\$608.33	1960	S949447	08/27/2007	36
2620 Grant Avenue C	\$795,000	4	3.00	2,005	\$396.51	2007	S946135	08/17/2007	85
2004 Huntington Ln B	\$799,000	4	2.50	2,238	\$357.02	1991	S949657	08/07/2007	29
2012 Grant Ave B	\$805,000	4	3.00	1,912	\$421.03	2007	P949812	08/31/2007	38
2407 Grant Ave. C	\$836,000	4	3.00	1,915	\$436.55	2007	P939894	08/30/2007	7
2214 Clark Lane A	\$890,000	4	2.50	2,261	\$393.63	2004	R949241	08/03/2007	40
2211 Speyer Lane A	\$958,000	4	2.50	2,500	\$383.20	2007	S947149	08/08/2007	7
1701 Clark Lane B	\$1,064,000	4	3.50	2,441	\$435.89	2006	S951228	08/21/2007	5
1308 Harkness	\$1,155,000	5	3.50	3,015	\$383.08	2006	S948119	08/31/2007	326
2603 184Th	\$555,000	3	1.00	810	\$685.19	1952	R950669	08/16/2007	30
2515 Ralston Lane	\$620,000	2	1.00	744	\$833.33	1952	P949212	08/22/2007	11
18522 Grevillea	\$624,000	2	1.00	820	\$760.98	1952	S949747	08/31/2007	27
790 Meyer Lane 5	\$645,000	2	2.50	1,315	\$490.49	1985	S949161	08/10/2007	8
2401 Hadley Lane	\$669,000	3	2.00	1,355	\$493.73	1956	S949357	08/13/2007	7
2603 183Rd Street W	\$680,000	3	1.00	1,200	\$566.67	1953	S949762	08/29/2007	35
711 Pruitt Drive	\$700,000	3	1.00	918	\$762.53	1952	S946165	08/14/2007	222
18217 Grevillea	\$910,000	5	5.00	3,100	\$293.55	2003	S949525	08/22/2007	102
2302 Hill Lane	\$1,575,000	5	4.50	3,761	\$418.77	2006	S946197	08/30/2007	83
1612 Havemeyer	\$580,000	2	1.00	817	\$709.91	1972	S948767	08/02/2007	9
1603 Goodman Ave	\$605,000	3	2.00	953	\$634.84	1964	S949063	08/24/2007	15
1638 Spreckels	\$720,000	3	1.50	1,408	\$511.36	1963	S951190	08/21/2007	35
1724 Van Horne	\$760,000	3	2.00	1,406	\$540.54	1968	S945729	08/02/2007	91
1640 Steinhart Ave.	\$770,000	3	2.00	1,440	\$534.72	1968	S951930	08/29/2007	16

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1524 Herrin	\$795,000	3	2.00	1,805	\$440.44	1980	S946597	08/03/2007	52
1707 Axenty Wy	\$807,000	3	2.50	1,883	\$428.57	1984	P948406	08/06/2007	47
1526 Goodman Avenue	\$855,000	3	2.50	1,838	\$465.18	1992	S951146	08/22/2007	7
606 Reynolds Ln	\$899,000	3	2.50	1,919	\$468.47	2001	S949420	08/01/2007	7
1747 Stanford	\$920,000	3	2.50	2,377	\$387.04	1981	S950655	08/09/2007	6
1603 Stanford Avenue	\$1,030,000	5	3.50	2,640	\$390.15	2007	S942112	08/09/2007	81
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Averages:	\$819,921	3.0	2.5	1,893	\$466.00	1986			47.94

Median Price of all Listings: **\$801,500**

Average Price of all Listings: **\$819,921**