

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 228 21st Place

**\$1,475,000**

Status:	<b>Sold</b>	MLS#:	<b>S950734</b>
Date:	<b>11/07/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>142</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$1,550,000</b>	Sqft:	<b>1,974</b>
Listed:	<b>07/12/2007</b>	Year Built:	<b>1996</b>
DOM:	<b>74</b>	Lot Size:	<b>2,700</b>

Executive Townhome Ideally located in mid-town MB, walking distance to shops and restaurants, yet far from the downtown congestion - this home is exceptional. Impeccably maintained and improved since originally built in 1996, with custom painting throughout. Comfortable floorplan as each bedroom has its own bath - terrific for guests and entertaining! Oversized master suite features its own fireplace, spa-like bath and walkin closet. Spacious entertaining floor includes formal dining and breakfast area and bar, good-sized living room with an ocean peek deck. Garage features parking for 2, plus a carport and parking parallel with garage.



### 209 42nd Street

**\$1,835,000**

Status:	<b>Sold</b>	MLS#:	<b>S943791</b>
Date:	<b>11/21/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>142</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$2,099,000</b>	Sqft:	<b>1,940</b>
Listed:	<b>03/21/2007</b>	Year Built:	<b>2006</b>
DOM:	<b>226</b>	Lot Size:	<b>1,350</b>

Spectacular new custom home built by Joubert Construction and Beach Front Development . Incredible ocean views less than two blocks from the beach. Gourmet kitchen with stainless appliances, custom cabinetry, granite counters, hardwood floors, walk in pantry, and radiant heating on the ground floor. Custom construction by one of the premier builders in the South Bay for the last 25 years.



### 85 Bayview Dr.

**\$2,000,000**

Status:	<b>Sold</b>	MLS#:	<b>S957188</b>
Date:	<b>11/16/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>142</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$2,119,000</b>	Sqft:	<b>2,226</b>
Listed:	<b>10/25/2007</b>	Year Built:	<b>1995</b>
DOM:	<b>12</b>	Lot Size:	<b>1,600</b>

Great room floor plan on the top floor with Panoramic Ocean and city views from inside and the wrap around balcony. Three and master size suites. Two suites opening to a private patio. Many upgrades: New paint, Carpet, Hardwood, Fixtures, Shower inclosures, New forced air unit- Etc. In Active Hoa

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 2008 Highland Ave.

**\$2,175,000**

Status:	<b>Sold</b>	MLS#:	<b>S954134</b>
Date:	<b>11/20/2007</b>	Bedrooms:	<b>4</b>
Area:	<b>142</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$2,295,000</b>	Sqft:	<b>2,322</b>
Listed:	<b>09/04/2007</b>	Year Built:	<b>2004</b>
DOM:	<b>31</b>	Lot Size:	<b>1,800</b>

Great ocean and Malibu views from this beautiful soft contemporary single family home. There are 4 bedrooms and 3 1/2 baths in just over 2,300 sq ft PLUS a 330 sq ft multi-use storage room and adjacent bathroom off the garage. Custom built in 2004 on an 1,800 sq ft corner lot with additional parking for 2 cars (4total). Great floorplan has 3 bedrooms on the 2nd floor, with an open kitchen, floor-to-ceiling windows, and 10 ft high ceilings. Take in the amazing views and sunsets from the huge top floor deck. Other features include recessed lighting, hardwood floors, 2 decks, medium sized back and side dog area, plenty of storage, and cool ocean breezes. Just a few steps to the beach, award winning elementary school, both downtown and north Manhattan shops and restaurants. Don't miss this!



### 88 Manhattan Avenue

**\$2,200,000**

Status:	<b>Sold</b>	MLS#:	<b>S954650</b>
Date:	<b>11/14/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>142</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$2,200,000</b>	Sqft:	<b>2,157</b>
Listed:	<b>09/06/2007</b>	Year Built:	<b>1996</b>
DOM:	<b>9</b>	Lot Size:	<b>1,733</b>

Pat Killen Design. Townhouse is on larger lot (35' x 50') allowing for additional width in the floor plan design and dramatic entry. Professionally designed interior decor with remodeled kitchen with Thermador 48" range, Sub Zero, warming oven, center island with 11' breakfast counter, built in cabinets everywhere, plantation shutters, ocean views (unobstructed down Homer) from living room, kitchen, dining, master bedroom. Maple hardwood flooring, wood beams, two large balconies, plus patio off 3rd bedroom. Each bedroom has private bath and are all located on the mid level. Dramatic two story waterfall at entry included, wine cooler, dumbwaiter, central vacuum, laundry room on first floor with sink. Washer/dryer, grill and heater on upper balcony included. Very stylish townhouse!

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 4114 The Strand

**\$3,599,000**

Status:	<b>Sold</b>	MLS#:	<b>S950493</b>
Date:	<b>11/05/2007</b>	Bedrooms:	<b>4</b>
Area:	<b>142</b>	Bathrooms:	<b>4.5</b>
Org Price:	<b>\$3,599,000</b>	Sqft:	<b>2,388</b>
Listed:	<b>07/09/2007</b>	Year Built:	<b>2007</b>
DOM:	<b>68</b>	Lot Size:	<b>3,465</b>

Under construction - Expected completion in September 2007. Located on The Strand in Manhattan Beach, this new Craftsman home has breathtaking white water views. This prime location boasts a fantastic three level floor plan with 4 bedrooms, 4 baths and 2 powders, approx. 2,388 sq. ft. and 300 sq. ft. of deck space. No expense was spared on this home. Some of the many high quality elements include Andersen windows and doors, granite and natural stone counters, Chinese ledge-stone fireplaces, gorgeous solid white oak flooring, and slate and natural stone accented flooring. The lower-level has 1 bed, 1 bath, powder room and entertainment room with direct access to the beach. The entrance and garage are on the mid-level along with two bedrooms and two baths. The top-level...



### 209 19Th Street

**\$3,675,000**

Status:	<b>Sold</b>	MLS#:	<b>S956845</b>
Date:	<b>11/20/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>142</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$3,799,000</b>	Sqft:	<b>3,360</b>
Listed:	<b>10/18/2007</b>	Year Built:	<b>1985</b>
DOM:	<b>2</b>	Lot Size:	<b>2,700</b>

Ideally located on a west of Highland walk street within walking distance to downtown. Custom designed and built for the current owner for casual beach living and entertaining. Living room and family room open to an intimate interior deck and ocean view sun decks. Culinary inspiring kitchen with breakfast bar and copious cabinets and counter space. Master suite opens to a sunny southwest facing brick patio with west white water views. A total of three bedrooms, 3.5 baths, living room, family room, dining room and loft library. Three fireplaces, three stop dumb waiter, bounteous bookcases and parking for four. Topped off by a rarely seen roof top deck with 180 degree ocean view from PVE to Point Dume.

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 2900 Blanche Road

**\$2,250,000**

Status:	<b>Sold</b>	MLS#:	<b>S952562</b>
Date:	<b>11/06/2007</b>	Bedrooms:	<b>5</b>
Area:	<b>143</b>	Bathrooms:	<b>4.5</b>
Org Price:	<b>\$2,299,122</b>	Sqft:	<b>3,110</b>
Listed:	<b>08/08/2007</b>	Year Built:	<b>2002</b>
DOM:	<b>56</b>	Lot Size:	<b>4,200</b>

Built in 2002 this warm, inviting, and enchanting, tree section Family home sits on a 120 foot deep, northeast corner lot, and gathers southern and western light, gently spreading it through clearstory spaces onto hardwood floors, gleaming charcoal black granite countertops, and richly stained Cabinets to create a sophisticated, yet playful interior. This timeless Mediterranean design incorporates 3,100 square feet of living area with 5 bedrooms and 4.5 baths, including The Master Suite with a balcony that offers terrific views over the trees and rear yard. The tastefully appointed Master Bath has a separate spa tub and shower. The island kitchen is part of a great room with Family area, corner fireplace and breakfast nook.



### 516 21st Street

**\$3,250,000**

Status:	<b>Sold</b>	MLS#:	<b>S957427</b>
Date:	<b>11/05/2007</b>	Bedrooms:	<b>4</b>
Area:	<b>143</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$3,250,000</b>	Sqft:	<b>3,530</b>
Listed:	<b>10/30/2007</b>	Year Built:	<b>2007</b>
DOM:	<b>1</b>	Lot Size:	<b>3,822</b>

New Construction by Matt Morris Development! Amazing Cape Cod Home - Pre-Sold -the MLS for



### 1718 Pacific Avenue

**\$4,037,500**

Status:	<b>Sold</b>	MLS#:	<b>S949406</b>
Date:	<b>11/07/2007</b>	Bedrooms:	<b>5</b>
Area:	<b>143</b>	Bathrooms:	<b>3.5</b>
Org Price:	<b>\$4,500,000</b>	Sqft:	<b>4,200</b>
Listed:	<b>06/21/2007</b>	Year Built:	<b>1988</b>
DOM:	<b>110</b>	Lot Size:	<b>9,900</b>

From curbside, this recently rebuilt home (2003) appears like a beautiful, cozy cottage - and inside the spacious 4200+ sq ft of interior living space offers every modern, customized amenity. Located on one of the largest lots in the tree section (9900 sq ft). Features: 5 bedrooms, one that is finished as a formal study downstairs, a gourmet kitchen (breakfast nook) that opens to the living room, a formal dining room, a huge family room that has its own pool table nook, a master bedroom with its own fireplace, his & her walk-ins and adjoining office, a laundry / hobby room / playroom upstairs. Home is surrounded by other large lots and mature landscaping, the primary living area looks out onto a kids fantasy backyard, that is 100% private and includes a pool, spa and sports court.

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 844 11Th St

**\$2,500,000**

Status:	<b>Sold</b>	MLS#:	<b>S954051</b>
Date:	<b>11/28/2007</b>	Bedrooms:	<b>5</b>
Area:	<b>144</b>	Bathrooms:	<b>4.0</b>
Org Price:	<b>\$2,695,000</b>	Sqft:	<b>4,518</b>
Listed:	<b>09/04/2007</b>	Year Built:	<b>1984</b>
DOM:	<b>42</b>	Lot Size:	<b>6,000</b>

This architectural masterpiece can not be duplicated! Custom built, one of a kind, PREZORP home located in the beautiful Hill Section. Natural light fills the open and spacious rooms with high ceilings. It features 5 bedrooms and 4 baths, a newly remodeled kitchen with soapstone counters, custom German cabinetry and Viking appliances. Slate flooring covers the entry, kitchen and dining room. Two large decks lend themselves to great entertaining and barbecuing. The tropical mature landscaping make the rear yard very private plus easily maintained. Fresh paint on both the interior and exterior. Walk to downtown shops, restaurants and beach. Walk to award winning schools.



### 48 Malaga Way

**\$1,235,000**

Status:	<b>Sold</b>	MLS#:	<b>S954856</b>
Date:	<b>11/07/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>145</b>	Bathrooms:	<b>3.0</b>
Org Price:	<b>\$1,324,000</b>	Sqft:	<b>1,820</b>
Listed:	<b>09/14/2007</b>	Year Built:	<b>1983</b>
DOM:	<b>38</b>	Lot Size:	<b>0</b>

A Plan 6 Townhome, like no other! Enter through the gorgeous hardwood front doors, into a truly stunning home! Rustic hardwood floors, a completely remodeled kitchen, black granite counters, top of the line appliances, quality cabinets, every attention to detail. A newly configured mastersuite & bathroom. This home boasts of a custom remodel, an oversized steam shower in the master bathroom, and quality throughout! A rare opportunity!



### 5 Evergreen Lane

**\$1,240,000**

Status:	<b>Sold</b>	MLS#:	<b>S957293</b>
Date:	<b>11/15/2007</b>	Bedrooms:	<b>2</b>
Area:	<b>145</b>	Bathrooms:	<b>2.0</b>
Org Price:	<b>\$1,249,000</b>	Sqft:	<b>1,450</b>
Listed:	<b>10/26/2007</b>	Year Built:	<b>1985</b>
DOM:	<b>5</b>	Lot Size:	<b>0</b>

Beautifully recently remodded.....Open Floor Plan has all new kitchen, baths, Mahogany Distressed Hardwood floors, New Wood Cabinets and Wood Shutters throughout Granite counter tops & Stainless Steel appliances plus 5 Skylights. Master bath has a walk in Steam Shower. Guest Bath has new Jacuzzi tub and custom Marble. French Doors from Living area and Master Suite lead to Large wrap around Patio w/ built in barbecue. Freshly painted through out..Many upgrades through out..most desirable Single Level Townhome Plan "5"! Only about 15 out of 400 units in a prime private location Close to one of 5 common Spas and Pool. Close to Private tennis Club and Public Golf Course, Shopping and Dining.

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 28 Malaga Place East

**\$1,363,000**

Status:	<b>Sold</b>	MLS#:	<b>S956285</b>
Date:	<b>11/20/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>145</b>	Bathrooms:	<b>2.5</b>
Org Price:	<b>\$1,399,000</b>	Sqft:	<b>2,310</b>
Listed:	<b>10/09/2007</b>	Year Built:	<b>1983</b>
DOM:	<b>20</b>	Lot Size:	<b>0</b>

Rare Plan 8F Town home, clean & beautiful, all new carpet, freshly painted, all new plumbing fixtures, new closet doors, new shower doors, a must see ~ 3 bedrooms, 2.5 baths, MAIN FLOOR MASTER BEDROOM, bonus room that could be used as a 4th bedroom or library ~ Second floor balcony ~ Light & bright remodeled kitchen and breakfast bar, a large pantry area ~ Family room, custom window treatments ~ Formal living room w/fireplace ~ Formal dining room ~ Beautiful back patio ~ Air Conditioner ~ Attached two car garage ~

Within walking distance to the pool and 1 of 5 common Spa areas. Close to Shopping, Theater, Restaurants and walking paths throughout the Village.



### 52 Malaga Way

**\$1,380,000**

Status:	<b>Sold</b>	MLS#:	<b>S955526</b>
Date:	<b>11/14/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>145</b>	Bathrooms:	<b>2.5</b>
Org Price:	<b>\$1,400,000</b>	Sqft:	<b>2,045</b>
Listed:	<b>09/27/2007</b>	Year Built:	<b>1984</b>
DOM:	<b>1</b>	Lot Size:	<b>0</b>

Beautifully remodeled Plan "8" townhome. Has the master suite on main level. Remodeled kitchen with custom cabinets & black absolute granite counters-top of the line appliances plus 48" sub zero refrigerator. Beverage center has wine cooler. Large TV with acceptable offer-owner approved. Newer high efficiency heater plus air conditioning. Guest bath has new modern green glass vessel sink with acoustical fabric on wall. Tankless hot water heater in high tech garage with custom cabinets and faux granite floors. Upstairs bedroom used as office with built in desk area. Many more upgrades throughout.

Within walking distance to the pool and 1 of 5 common Spa areas. Close to Shopping, Theater, Restaurants and walking paths throughout the Village. A wonderful place to live.

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 1437 19Th

**\$1,173,000**

Status:	<b>Sold</b>	MLS#:	<b>S951746</b>
Date:	<b>11/25/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>146</b>	Bathrooms:	<b>2.0</b>
Org Price:	<b>\$1,250,000</b>	Sqft:	<b>1,778</b>
Listed:	<b>07/27/2007</b>	Year Built:	<b>1957</b>
DOM:	<b>81</b>	Lot Size:	<b>7,500</b>

Single level home with large spacious rooms...custom built for original owner. Large sunny living room looks out at front yard. Big kitchen has lots of cabinets, tiled counters and nice breakfast bar.

Kitchen is open to family room with corner brick fireplace. Adjacent enclosed porch/patio (not inc. in square footage) makes the family room seem even larger. Large bedrooms all have big closets. Separate laundry room also. Long gated driveway leads to 3 car detached garage + attached office. Garage and office = 800'...ideal for workshop, studio or workspace.

New exterior paint & covered front porch. Walk 3 blocks to Meadows Elementary and MB Middle Schools! 2 blocks to Pollywog Park and Marine Ave. Park.

Clean and ready to move into!



### 1717 8Th Street

**\$2,425,000**

Status:	<b>Sold</b>	MLS#:	<b>S957611</b>
Date:	<b>11/27/2007</b>	Bedrooms:	<b>5</b>
Area:	<b>147</b>	Bathrooms:	<b>5.5</b>
Org Price:	<b>\$2,492,000</b>	Sqft:	<b>4,439</b>
Listed:	<b>11/01/2007</b>	Year Built:	<b>2006</b>
DOM:	<b>4</b>	Lot Size:	<b>7,500</b>

Gorgeous custom Craftsman Ken Johnson home with 30 ft soaring beamed ceilings. Dramatic curved staircase. Spacious Family Room that opens to the Kitchen, Breakfast Nook and Backyard!

Family Style Kitchen features incredible center island, 6 Burner Viking Cook top, Granite counter tops, Butler's Pantry, Dual Dishwashers, Wine Cooler and Stainless Steel Appliances. Large Grassy Backyard w/ Slate Patio and Built-in Fireplace. Gorgeous Walnut Hardwood Floors, Crown molding, Wainscoting, Bead board plus so much more!

# Comparative Market Analysis

## Listing Details

December 02, 2007

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



### 1622 6th Street

**\$2,725,000**

Status:	<b>Sold</b>	MLS#:	<b>S948668</b>
Date:	<b>11/28/2007</b>	Bedrooms:	<b>5</b>
Area:	<b>147</b>	Bathrooms:	<b>4.5</b>
Org Price:	<b>\$2,799,000</b>	Sqft:	<b>4,447</b>
Listed:	<b>06/07/2007</b>	Year Built:	<b>2007</b>
DOM:	<b>104</b>	Lot Size:	<b>7,500</b>

THIS IS GOING TO BE A FABULOUS HOME!! "Truly unique" everything you have ever wanted Rick Farnham built Craftsman home w/white wainscoating & white cabinets and grey/green shingles and real wood floors (Not that engineered kind)! Completion expected November 2007.

Situated on an upsloping lot, the house rises two stories over the garage thus creating a very spacious, spectacular home with panoramic mountain and city views and a huge lovely private backyard..and a huge front deck...an entertainer's delight!!

Buy now and customize to your taste and choose your finishes! Take a look at the house at 1602 - 6th Street which just sold and you will see what this house will look like and the quality it will have!!



### 1613 Gates

**\$2,750,000**

Status:	<b>Sold</b>	MLS#:	<b>S953899</b>
Date:	<b>11/08/2007</b>	Bedrooms:	<b>5</b>
Area:	<b>147</b>	Bathrooms:	<b>5.5</b>
Org Price:	<b>\$2,999,000</b>	Sqft:	<b>5,100</b>
Listed:	<b>08/30/2007</b>	Year Built:	<b>2007</b>
DOM:	<b>61</b>	Lot Size:	<b>7,500</b>

Incredible architecture distinguishes this truly unique home from anything you have seen on a 50 x

150. Spectacular soaring 30 foot ceiling in custom tiled entry foyer. Walnut hardwood throughout entire home except childrens bedrooms. Gorgeous limestone and granite throughout. "Conversation pit" in yard off hugh family room with fireplace. "Grasscreeet" driveway to three car garage.



## Brief Summary of Compared Listings

December 02, 2007

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

**Status: SLD**

ML#	Area	Type	Address	City	Sqft	Bds	Bth	Built	Price	CDOM
S950734	142	TWN	228 21St Place	MANH	1,974	3	3.50	1996	\$1,499,999	74
			SP: <b>\$1,475,000</b> SD: <b>11/07/2007</b>							
S943791	142	SFR	209 42Nd Street	MANH	1,940	3	3.50	2006	\$1,899,000	226
			SP: <b>\$1,835,000</b> SD: <b>11/21/2007</b>							
S957188	142	TWN	85 Bayview Dr.	MANH	2,226	3	3.50	1995	\$2,119,000	134
			SP: <b>\$2,000,000</b> SD: <b>11/16/2007</b>							
S954134	142	SFR	2008 Highland Ave.	MANH	2,322	4	3.50	2004	\$2,295,000	
			SP: <b>\$2,175,000</b> SD: <b>11/20/2007</b>							
S954650	142	TWN	88 Manhattan Avenue	MANH	2,157	3	3.50	1996	\$2,200,000	9
			SP: <b>\$2,200,000</b> SD: <b>11/14/2007</b>							
S950493	142	TWN	4114 The Strand	MANH	2,388	4	4.50	2007	\$3,599,000	68
			SP: <b>\$3,599,000</b> SD: <b>11/05/2007</b>							
S956845	142	SFR	209 19Th Street	MANH	3,360	3	3.50	1985	\$3,799,000	2
			SP: <b>\$3,675,000</b> SD: <b>11/20/2007</b>							
S952562	143	SFR	2900 Blanche Road	MANH	3,110	5	4.50	2002	\$2,299,122	56
			SP: <b>\$2,250,000</b> SD: <b>11/06/2007</b>							
S957427	143	SFR	516 21St Street	MANH	3,530	4	3.50	2007	\$3,250,000	1
			SP: <b>\$3,250,000</b> SD: <b>11/05/2007</b>							
S949406	143	SFR	1718 Pacific Avenue	MANH	4,200	5	3.50	1988	\$4,299,000	110
			SP: <b>\$4,037,500</b> SD: <b>11/07/2007</b>							
S954051	144	SFR	844 11Th St	MANH	4,518	5	4.00	1984	\$2,695,000	
			SP: <b>\$2,500,000</b> SD: <b>11/28/2007</b>							
S954856	145	TWN	48 Malaga Way	MANH	1,820	3	3.00	1983	\$1,324,000	38
			SP: <b>\$1,235,000</b> SD: <b>11/07/2007</b>							
S957293	145	TWN	5 Evergreen Lane	MANH	1,450	2	2.00	1985	\$1,249,000	61
			SP: <b>\$1,240,000</b> SD: <b>11/15/2007</b>							
S956285	145	TWN	28 Malaga Place East	MANH	2,310	3	2.50	1983	\$1,399,000	20
			SP: <b>\$1,363,000</b> SD: <b>11/20/2007</b>							
S955526	145	TWN	52 Malaga Way	MANH	2,045	3	2.50	1984	\$1,400,000	1
			SP: <b>\$1,380,000</b> SD: <b>11/14/2007</b>							
S951746	146	SFR	1437 19Th	MANH	1,778	3	2.00	1957	\$1,215,000	81
			SP: <b>\$1,173,000</b> SD: <b>11/25/2007</b>							
S957611	147	SFR	1717 8Th Street	MANH	4,439	5	5.50	2006	\$2,492,000	4
			SP: <b>\$2,425,000</b> SD: <b>11/27/2007</b>							
S948668	147	SFR	1622 6Th Street	MANH	4,447	5	4.50	2007	\$2,799,000	104
			SP: <b>\$2,725,000</b> SD: <b>11/28/2007</b>							
S953899	147	SFR	1613 Gates	MANH	5,100	5	5.50	2007	\$2,999,000	61
			SP: <b>\$2,750,000</b> SD: <b>11/08/2007</b>							
<b>Averages:</b>			<b>\$2,278,289</b>		<b>2,901</b>	<b>4</b>	<b>3.61</b>	<b>1994</b>	<b>\$2,359,533</b>	<b>62</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	19	\$2,278,289	\$813.92	\$2,200,000	\$1,173,000	\$4,037,500	55
EXP/CNL	0						
<b>Total</b>	<b>19</b>	<b>\$2,278,289</b>	<b>\$813.92</b>	<b>\$2,200,000</b>	<b>\$1,173,000</b>	<b>\$4,037,500</b>	<b>62</b>