

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

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						
Total	19	\$2,278,289	\$813.92	\$2,200,000	\$1,173,000	\$4,037,500	62