

Comparative Market Analysis

Summary of Comparable Listings

December 04, 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=									
2306 Palos Verdes Drive 102	\$720,000	3	2.00	1,832	\$393.01	1981	P952410	11/15/2007	63
2301 Via Rivera	\$1,050,000	3	2.00	1,439	\$729.67	1952	P953159	11/10/2007	59
1812 Via Olivera	\$1,395,000	5	4.00	3,094	\$450.87	1976	P954834	11/09/2007	
2400 Chelsea Road	\$1,475,000	5	3.00	2,287	\$644.95	1954	P956220	11/30/2007	10
1328 Palos Verdes Drive West	\$2,825,000	6	8.00	7,590	\$372.20	1981	P947495	11/09/2007	487
1708 Paseo Del Mar	\$3,400,000	5	7.00	4,605	\$738.33	1971	P949185	11/15/2007	103
2115 Via Visalia	\$1,415,000	3	2.00	1,990	\$711.06	1962	P951333	11/19/2007	82
1717 Via Coronel	\$4,750,000	5	6.50	7,487	\$634.43	2002	P948639	11/30/2007	217
702 Via Del Monte	\$1,830,000	4	2.50	2,597	\$704.66	1974	P950940	11/20/2007	
204 Via Colorin	\$1,100,000	2	1.00	1,196	\$919.73	1941	P955035	11/28/2007	48
3728 Via La Selva	\$1,250,000	3	2.00	1,749	\$714.69	1952	S955753	11/06/2007	6
Averages:	\$1,928,182	4.0	3.6	3,261	\$638.00	1968			119.4

Median Price of all Listings: **\$1,415,000**

Average Price of all Listings: **\$1,928,182**