

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=									
2453 Colt Rd.	\$949,000	4	2.50	2,328	\$407.65	1959	P953204	11/29/2007	111
4121 Miraleste	\$1,200,000	3	3.00	2,374	\$505.48	1954	S954284	11/09/2007	5
29870 Knoll View Drive	\$1,270,000	3	4.50	2,925	\$434.19	1973	P952953	11/29/2007	178
30679 Ganado Dr	\$1,195,000	4	2.50	2,130	\$561.03	1968	S955229	11/26/2007	37
53 Paseo De Castana	\$1,950,000	4	3.50	4,741	\$411.31	1990	P947026	11/15/2007	161
32735 Seagate Bldg. 4 105	\$633,750	2	2.00	1,565	\$404.95	1964	P951807	11/29/2007	65
32759 Seagate, Bldg 2 "B"	\$640,000	2	2.00	1,433	\$446.62	1964	P951996	11/01/2007	63
32709 Seagate 205	\$655,000	2	2.00	1,565	\$418.53	1964	P940891	11/01/2007	235
3137 Barkentine Rd.	\$1,299,000	3	2.00	2,488	\$522.11	1964	S956737	11/20/2007	4
6542 Ocean Crest B110	\$376,000	1	1.00	778	\$483.29	1973	S953954	11/20/2007	
6818 Crest	\$1,919,000	5	3.50	4,167	\$460.52	1975	S955565	11/16/2007	15
22 Via Costa Verde	\$1,900,000	5	6.50	5,630	\$337.48	1991	P946117	11/07/2007	192
36 Santa Catalina Drive	\$3,100,000	5	4.50	4,300	\$720.93	1986	P955704	11/12/2007	45
28810 Lomo	\$975,000	4	2.00	1,800	\$541.67	1963	P954944	11/30/2007	71
6922 Lofty Grove	\$1,060,000	3	2.00	1,762	\$601.59	1962	P952560	11/16/2007	65
6550 Verde Ridge Road	\$1,549,000	5	4.00	3,266	\$474.28	1970	P953656	11/30/2007	57
28115 Ridgethorne Court	\$731,000	2	2.00	1,862	\$392.59	1975	P940914	11/02/2007	263
18 Hilltop	\$912,000	3	3.00	2,198	\$414.92	1979	P955702	11/07/2007	8
29242 Beachside Drive	\$1,215,000	4	2.50	2,478	\$490.31	1967	P952601	11/08/2007	51
28417 Quailhill Drive	\$1,230,000	4	2.00	2,044	\$601.76	1969	P951934	11/01/2007	64
28411 Meadowmist	\$1,340,000	4	3.50	2,870	\$466.90	1967	P957074	11/30/2007	
28709 Covecrest	\$1,435,000	4	2.50	2,803	\$511.95	1966	P955308	11/02/2007	10
26806 Fond Du Lac	\$905,000	4	4.00	1,890	\$478.84	1957	R950497	11/30/2007	87
5549 Littlebow	\$1,245,000	4	2.50	2,254	\$552.35	1957	P954897	11/28/2007	43
28632 Mount Sawtooth	\$785,000	3	2.00	2,201	\$356.66	1973	P952707	11/09/2007	57
1248 Bloomwood W	\$835,000	3	2.50	1,768	\$472.29	1973	P956857	11/20/2007	8
28700 Mount Shasta Drive	\$848,000	4	2.00	2,100	\$403.81	1973	S954516	11/15/2007	53
Averages:	\$1,190,806	3.0	2.8	2,508	\$477.00	1969			77.92

Median Price of all Listings: **\$1,195,000**

Average Price of all Listings: **\$1,190,806**