

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=									
210 Juanita S D	\$710,000	2	2.50	1,563	\$454.25	1980	S955781	11/29/2007	11
109 Irena Avenue N B	\$765,000	3	2.50	1,683	\$454.55	1995	P952708	11/16/2007	69
220 Juanita Avenue S B	\$950,000	4	2.50	1,965	\$483.46	2001	S954679	11/27/2007	31
410 Paulina Avenue N	\$970,000	4	2.00	1,760	\$551.14	1963	S953912	11/06/2007	21
622 Juanita N A	\$1,000,000	3	2.50	1,991	\$502.26	1994	S949964	11/28/2007	156
520 Elena N B	\$1,078,000	4	2.50	2,250	\$479.11	2007	S953691	11/23/2007	42
812 Juanita B	\$1,350,000	5	4.00	3,166	\$426.41	2007	P956140	11/07/2007	1
414 Maria Avenue N	\$1,549,000	5	4.00	3,200	\$484.06	2007	S952455	11/20/2007	82
904 Camino Real 104	\$379,000	1	1.00	748	\$506.68	1970	S953348	11/06/2007	85
605 Prospect S 306	\$460,000	1	1.00	955	\$481.68	1970	S952769	11/23/2007	45
706 Pacific Coast Hwy S A	\$839,000	3	2.50	1,890	\$443.92	2007	S955519	11/30/2007	12
846 Avenue C	\$1,800,000	4	3.00	3,322	\$541.84	2007	S945722	11/01/2007	122
1036 Avenue C	\$1,900,000	5	4.50	3,878	\$489.94	2007	S950544	11/21/2007	105
650 The Village 303	\$429,000	1	1.00	619	\$693.05	1974	S954661	11/30/2007	59
140 The Village 105	\$570,000	1	1.00	1,116	\$510.75	1980	P956264	11/28/2007	153
531 Esplanade 709	\$920,000	2	2.50	1,246	\$738.36	1974	P955641	11/07/2007	4
727 Esplanade 205	\$1,048,000	2	2.00	1,270	\$825.20	1974	S955964	11/27/2007	23
1110 Esplanade Avenue 7	\$1,170,000	2	4.00	1,810	\$646.41	1983	S948153	11/09/2007	93
717 Elvira Avenue	\$1,200,000	3	2.00	1,615	\$743.03	1923	S954484	11/02/2007	11
215 Avenue B	\$1,325,000	4	2.00	1,508	\$878.65	1954	S954891	11/07/2007	11
200 Ave. C	\$1,437,500	4	2.50	2,250	\$638.89	2007	S948608	11/02/2007	143
720 Esplanade	\$2,500,000	4	3.50	3,385	\$738.55	2006	S939450	11/28/2007	301
Averages:	\$1,106,795	3.0	2.5	1,963	\$578.00	1986			71.82

Median Price of all Listings: **\$1,024,000**

Average Price of all Listings: **\$1,106,795**