

Brief Summary of Compared Listings

October 31, 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
S951910	142	TWN	3612 Ocean Drive	MANH	1,250	2	2.50	1983	\$1,299,000	
			SP: \$1,275,000 SD: 10/24/2007							
S956185	142	SFR	528 23Rd St.	MANH	1,372	3	1.00	1938	\$1,500,000	1
			SP: \$1,500,000 SD: 10/08/2007							
R951598	142	SFR	308 20Th Place	MANH	1,350	2	2.00	1937	\$1,800,000	87
			SP: \$2,003,000 SD: 10/12/2007							
S928386	142	SFR	1308 Manhattan Ave	MANH	1,992	3	2.00	1909	\$2,500,000	318
			SP: \$2,100,000 SD: 10/01/2007							
S953498	142	SFR	220 16	MANH	2,701	4	2.50	1980	\$2,999,999	41
			SP: \$2,875,000 SD: 10/25/2007							
S950489	142	TWN	4112 The Strand	MANH	2,682	4	3.50	2007	\$4,799,000	68
			SP: \$4,350,000 SD: 10/17/2007							
S953361	143	SFR	3504 Maple Ave.	MANH	1,412	3	2.00	1959	\$1,299,000	9
			SP: \$1,299,000 SD: 10/09/2007							
S955820	143	SFR	754 14Th St	MANH	3,107	5	3.00	1989	\$1,698,000	6
			SP: \$1,665,000 SD: 10/30/2007							
S950399	143	SFR	717 31St. Street	MANH	3,490	5	4.00	2007	\$3,379,000	66
			SP: \$3,200,000 SD: 10/08/2007							
S955762	143	SFR	608 15Th	MANH	4,771	5	4.50	2007	\$4,200,000	1
			SP: \$4,200,000 SD: 10/26/2007							
S956332	144	SFR	645 9Th	MANH	1,465	2	2.00	1950	\$3,500,000	19
			SP: \$3,500,000 SD: 10/26/2007							
S945091	144	SFR	512 John Street	MANH	4,691	4	4.50	2000	\$3,999,900	450
			SP: \$3,800,000 SD: 10/10/2007							
S954423	145	TWN	8 Cayman Ct	MANH	1,465	2	2.00	1987	\$795,000	8
			SP: \$795,000 SD: 10/17/2007							
S952790	145	SFR	7 Cambridge	MANH	3,184	4	3.50	1983	\$1,995,000	105
			SP: \$1,867,500 SD: 10/26/2007							
S948705	146	TWN	1421 12Th 1	MANH	1,337	2	2.50	1985	\$699,955	355
			SP: \$699,955 SD: 10/04/2007							
S951015	146	SFR	1155 Meadows	MANH	1,000	2	1.00	1947	\$874,900	8
			SP: \$874,900 SD: 10/02/2007							
S954970	146	SFR	1305 Harkness St.	MANH	1,106	3	1.50	1951	\$899,500	29
			SP: \$895,000 SD: 10/26/2007							
S950878	147	SFR	1623 6Th	MANH	4,964	5	4.00	1990	\$1,695,000	40
			SP: \$1,675,000 SD: 10/03/2007							
S953451	147	SFR	1730 Curtis Ave	MANH	4,470	5	5.50	1999	\$2,399,000	8
			SP: \$2,387,000 SD: 10/26/2007							
Averages:			\$2,155,861		2,516	3	2.82	1974	\$2,228,013	90

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	19	\$2,155,861	\$947.27	\$1,867,500	\$699,955	\$4,350,000	85
EXP/CNL	0						
Total	19	\$2,155,861	\$947.27	\$1,867,500	\$699,955	\$4,350,000	90