

# Comparative Market Analysis

## Summary of Comparable Listings

November 12, 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=									
23314 Sesame St R	\$245,000	1	1.00	639	\$383.41	1973	S952869	10/15/2007	17
20434 Vermont Ave S 70	\$264,000	1	1.00	656	\$402.44	1978	S953334	10/11/2007	11
22324 Harbor Ridge Ln 2	\$417,000	3	2.00	1,287	\$324.01	1979	S941845	10/30/2007	119
2567 Plaza Del Amo 306	\$362,000	1	1.50	1,052	\$344.11	1985	S949614	10/17/2007	73
2555 Plaza Del Amo D	\$480,000	2	2.00	1,360	\$352.94	1984	S952499	10/24/2007	42
2615 Plaza Del Amo 611	\$530,000	2	2.50	1,429	\$370.89	1987	P949572	10/17/2007	87
2825 Plaza Del Amo 152	\$625,000	3	2.50	1,839	\$339.86	1994	P952888	10/12/2007	27
22823 Nadine B	\$375,000	1	2.00	1,117	\$335.72	1963	S952187	10/04/2007	40
23031 Maple Ave A	\$430,000	2	2.00	1,117	\$384.96	1964	S946674	10/05/2007	105
3970 Sepulveda Blvd. 211	\$528,000	2	2.00	1,500	\$352.00	2007	S946793	10/02/2007	90
3970 Sepulveda Blvd. 107	\$528,000	2	2.00	1,500	\$352.00	2007	S950084	10/02/2007	1
16700 Yukon Ave. 104	\$365,000	2	2.00	859	\$424.91	1989	P954795	10/23/2007	10
2742 Cabrillo 114	\$299,900	1	1.00	711	\$421.80	2007	P955078	10/09/2007	1
2130 Plaza Del Amo 147	\$550,000	3	3.00	1,517	\$362.56	1979	S950832	10/09/2007	56
<b>Averages:</b>	<b>\$428,493</b>	<b>2.0</b>	<b>1.9</b>	<b>1,185</b>	<b>\$368.00</b>	<b>1985</b>			<b>48.50</b>

Median Price of all Listings: **\$423,500**

Average Price of all Listings: **\$428,493**