

Comparative Market Analysis

Summary of Comparable Listings

September 07, 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=									
2235 25Th W 203	\$325,000	1	1.50	875	\$371.43	1969	S948400	08/19/2007	50
2519 Gunnell	\$775,000	3	2.00	1,548	\$500.65	1954	P946940	08/09/2007	52
910 26Th W 4	\$285,000	1	1.00	601	\$474.21	1973	P950951	08/31/2007	
765 26Th St. W 108	\$415,000	2	2.00	1,114	\$372.53	1976	S949683	08/01/2007	
3609 Cabrillo Ave. S	\$930,000	4	3.00	2,214	\$420.05	1950	S949269	08/22/2007	227
3702 Weymouth Ave S	\$1,215,000	3	3.00	2,897	\$419.40	1957	S947416	08/17/2007	42
2628 Kerckhoff Ave. S	\$399,000	1	1.00	684	\$583.33	1929	S946182	08/15/2007	92
542 Hamilton Ave W	\$450,000	3	1.00	918	\$490.20	1953	S946516	08/05/2007	97
3432 Peck 104	\$530,000	3	2.00	1,867	\$283.88	1980	P944815	08/24/2007	302
645 27Th W	\$550,000	2	1.00	1,056	\$520.83	1951	S946825	08/03/2007	85
3412 Carolina S	\$1,173,400	3	2.50	2,343	\$500.81	2006	P934239	08/10/2007	
785 19Th 4	\$270,000	1	1.00	594	\$454.55	1978	P948937	08/22/2007	164
915 9Th 4	\$375,000	2	2.00	997	\$376.13	1989	S945903	08/24/2007	88
721 Meyler S A	\$439,000	2	2.50	1,447	\$303.39	1990	S949186	08/10/2007	
1274 13Th W	\$550,000	2	1.00	912	\$603.07	1923	S950443	08/13/2007	
2276 Elanita	\$640,000	2	2.00	1,250	\$512.00	1948	P947566	08/01/2007	65
1853 Newport Terrace	\$645,000	3	2.50	1,746	\$369.42	1998	R947536	08/10/2007	82
1331 19Th W	\$747,000	2	2.00	1,266	\$590.05	1924	S951123	08/15/2007	6
1279 17Th W	\$810,000	4	3.00	2,598	\$311.78	1928	S946960	08/27/2007	49
1253 22Nd Street W	\$930,000	3	2.50	2,690	\$345.72	2007	S948348	08/31/2007	49
560 17Th	\$485,000	2	1.50	1,252	\$387.38	1903	P947605	08/31/2007	58
537 8Th	\$580,000	4	1.50	2,188	\$265.08	1905	S944753	08/24/2007	123
302 Miraleste 19	\$263,000	1	1.00	760	\$346.05	1971	S946242	08/30/2007	35
392 Miraleste S 492	\$336,000	2	1.50	1,107	\$303.52	1971	P948128	08/07/2007	34
628 Rapallo Ave.	\$713,000	4	2.00	2,043	\$349.00	1954	S947419	08/02/2007	152
309 Wycliff N	\$735,000	3	2.00	2,056	\$357.49	1954	P945246	08/07/2007	98
135 Ellery Drive S	\$765,000	3	2.00	1,544	\$495.47	1960	S945115	08/10/2007	106
325 Cabrillo Ave S 3	\$420,000	2	2.00	1,539	\$272.90	1989	S951014	08/24/2007	321
1336 Summerland	\$489,000	2	1.00	978	\$500.00	1924	S948167	08/07/2007	22
1283 Big Canyon Pl.	\$820,000	4	3.50	2,879	\$284.82	2004	S950451	08/31/2007	
355 Santa Cruz St. W	\$325,000	3	1.00	1,092	\$297.62	1917	S947202	08/17/2007	96
1380 Capitol W 127	\$300,000	1	1.00	737	\$407.06	1987	S949734	08/15/2007	27
1380 Capitol 127	\$305,000	1	1.00	737	\$413.84	1987	S949735	08/20/2007	20
1436 Brett Place 20	\$423,000	2	2.00	961	\$440.17	1987	S948146	08/02/2007	14
1417 Westmont	\$485,000	2	2.50	1,429	\$339.40	1980	S950805	08/02/2007	10
2102 Mount Shasta	\$512,000	2	2.50	1,429	\$358.29	1978	S949891	08/04/2007	26
1830 Mount Shasta	\$514,000	3	2.50	1,595	\$322.26	1975	S949193	08/07/2007	36
1578 Stonewood	\$525,000	3	2.50	1,595	\$329.15	1976	S949577	08/01/2007	1
2176 Mount Shasta	\$530,000	3	2.50	1,598	\$331.66	1978	P946435	08/15/2007	
2144 Stonewood Court	\$555,000	2	3.00	1,566	\$354.41	1979	P948049	08/06/2007	50
1380 Stonewood Ct.	\$560,000	4	2.50	1,595	\$351.10	1975	S947855	08/01/2007	45
2027 Stonewood Ct.	\$600,000	4	3.00	1,736	\$345.62	1979	P949167	08/29/2007	17
1612 Roseglen Ave.	\$690,000	3	2.00	1,488	\$463.71	1961	P946547	08/20/2007	106
Averages:	\$567,056	2.0	2.0	1,477	\$398.00	1965			79.08



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Median Price of all Listings: **\$530,000**

Average Price of all Listings: **\$567,056**