

Comparative Market Analysis

Summary of Comparable Listings

October 01, 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=									
217 Seaview St	\$1,520,000	3	3.00	1,440	\$1,055.56	2006	S953247	09/20/2007	
469 27Th	\$1,599,000	3	3.50	2,088	\$765.80	1972	S950511	09/18/2007	26
813 Crest	\$1,875,000	3	3.50	2,240	\$837.05	2004	S953127	09/18/2007	14
440 6Th Street	\$2,050,000	2	2.00	1,240	\$1,653.23	1939	S951219	09/07/2007	9
2211 Bayview	\$2,370,000	4	4.00	2,620	\$904.58	2007	S943612	09/10/2007	159
2905 Crest Dr	\$2,625,000	3	2.50	3,000	\$875.00	2007	S944132	09/07/2007	117
224 25Th St.	\$2,685,000	4	4.50	3,340	\$803.89	1985	S944146	09/04/2007	
332 6Th	\$3,141,000	4	4.50	4,025	\$780.37	1997	S948293	09/15/2007	
217 9Th Street	\$3,350,000	3	3.50	1,800	\$1,861.11	2007	S950203	09/25/2007	417
1212 The Strand	\$10,700,000	4	4.50	4,609	\$2,321.54	1993	S953483	09/21/2007	13
1713 Oak	\$1,082,500	3	2.00	1,500	\$721.67	1956	S948543	09/14/2007	56
848 14Th St.	\$1,351,000	3	2.00	1,800	\$750.56	1952	S950677	09/14/2007	5
1717 Pacific	\$1,467,625	4	2.00	1,518	\$966.81	1947	S951239	09/07/2007	14
3108 Poinsettia	\$1,751,000	4	3.00	2,218	\$789.45	1950	S951971	09/10/2007	9
3200 Elm Ave.	\$1,919,000	5	4.50	3,109	\$617.24	2004	S952622	09/28/2007	
2559 Valley Drive N	\$2,155,000	4	4.00	3,058	\$704.71	2004	S951679	09/05/2007	6
3113 Valley	\$2,225,000	5	4.00	3,410	\$652.49	2007	S946981	09/05/2007	72
2104 Palm	\$3,025,000	5	5.50	4,505	\$671.48	2007	S949284	09/14/2007	197
1008 11Th	\$2,880,000	5	4.50	4,606	\$625.27	2007	S953090	09/18/2007	2
637 Sixth Street	\$3,625,000	5	4.50	4,387	\$826.30	2004	S951620	09/14/2007	47
877 8Th St.	\$3,650,000	6	5.50	4,500	\$811.11	2007	S949093	09/18/2007	45
1501 Meadows	\$849,000	3	1.00	984	\$862.80	1947	S952982	09/19/2007	4
1809 Magnolia	\$1,090,000	4	2.00	1,590	\$685.53	1948	S950646	09/13/2007	9
313 Aviation Blvd S	\$690,000	3	1.00	890	\$775.28	1952	P949392	09/30/2007	24
241 Aviation Way	\$839,900	3	2.50	1,708	\$491.74	2002	S951551	09/12/2007	14
1208 Tennyson St 6	\$870,000	3	2.50	1,755	\$495.73	2006	S942738	09/14/2007	48
1751 Nelson	\$965,000	3	2.00	951	\$1,014.72	1949	P951403	09/30/2007	5
1504 Ruhland	\$1,185,000	3	2.00	1,142	\$1,037.65	1952	S947563	09/09/2007	95
1659 5Th	\$1,335,000	4	2.00	2,109	\$633.00	1973	S951027	09/19/2007	7
1717 9Th St	\$1,689,000	4	3.00	3,226	\$523.56	1987	P954011	09/05/2007	1
1737 8Th	\$1,760,000	5	3.00	3,381	\$520.56	1987	S947254	09/21/2007	59
Averages:	\$2,203,840	4.0	3.2	2,540	\$872.00	1983			54.59

Median Price of all Listings: **\$1,760,000**

Average Price of all Listings: **\$2,203,840**