

Comparative Market Analysis

Summary of Comparable Listings

October 02, 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=									
2510 Voorhees Ave. 8	\$499,000	2	1.50	1,195	\$417.57	1977	S947648	09/30/2007	212
2414 Mathews Avenue 2	\$595,000	2	2.50	1,484	\$400.94	1984	S951213	09/07/2007	6
2629 Beland	\$595,000	2	1.00	800	\$743.75	1950	S952894	09/20/2007	8
3301 Gibson Pl.	\$662,500	3	1.00	1,012	\$654.64	1950	R950699	09/24/2007	70
2521 Curtis	\$670,000	4	2.00	1,579	\$424.32	1945	S945216	09/05/2007	87
2522 Voorhees C	\$689,000	3	3.00	1,636	\$421.15	1982	S950886	09/07/2007	13
2812 Timothy	\$699,900	2	1.00	849	\$824.38	1943	S953482	09/30/2007	7
2801 Timothy	\$750,000	3	2.00	1,387	\$540.74	1943	S949036	09/19/2007	67
2209 Mathews C	\$773,000	4	2.50	1,760	\$439.20	2004	S950936	09/02/2007	23
2411 Burritt	\$775,000	2	1.00	1,340	\$578.36	1945	S946284	09/15/2007	167
1918 Curtis Ave. A	\$775,000	4	2.50	2,552	\$303.68	1990	S950537	09/01/2007	16
2421 Curtis	\$791,000	3	2.00	1,776	\$445.38	1973	P946325	09/18/2007	106
1910 Perry Ave. B	\$969,000	4	2.50	2,350	\$412.34	2007	P952206	09/10/2007	2
1907 Voorhees Ave.	\$1,449,000	5	4.00	3,839	\$377.44	2004	S944590	09/17/2007	44
1906 Grant E	\$545,000	2	1.50	1,278	\$426.45	1976	S950134	09/27/2007	18
2620 Grant Avenue A	\$750,000	3	2.50	1,878	\$399.36	2007	S946138	09/25/2007	130
2404 Rockefeller B	\$750,000	3	3.00	1,750	\$428.57	2004	R949749	09/10/2007	80
1717 Harriman A	\$912,000	4	2.50	2,315	\$393.95	2003	S951091	09/28/2007	16
1812 Pullman Lane B	\$950,000	4	2.50	2,600	\$365.38	1990	S950807	09/05/2007	11
1800 Harriman Lane	\$1,160,000	5	3.50	3,060	\$379.08	2006	S948120	09/03/2007	351
605 Pruitt	\$680,000	3	1.00	914	\$743.98	1952	S952260	09/23/2007	21
1637 Ford Ave	\$705,000	3	2.00	1,482	\$475.71	1968	S951644	09/11/2007	17
706 Reynolds	\$715,000	3	2.00	1,758	\$406.71	1972	S950253	09/12/2007	8
1505 Ford Ave.	\$740,000	4	3.00	1,733	\$427.01	1964	P944643	09/05/2007	115
1536 Goodman Ave	\$875,000	3	2.50	1,987	\$440.36	1994	S952509	09/18/2007	14
1307 Clark	\$890,000	3	2.50	2,225	\$400.00	1989	S954575	09/18/2007	8
1121 Goodman Avenue	\$1,480,000	4	4.50	3,522	\$420.22	2005	S948426	09/05/2007	28
Averages:	\$809,052	3.0	2.3	1,854	\$470.00	1979			60.93

Median Price of all Listings: **\$750,000**

Average Price of all Listings: **\$809,052**