

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=									
2113 25Th 2	\$625,000	3	2.50	2,542	\$245.87	1984	S946559	09/14/2007	297
2165 Vallecito	\$1,050,000	3	2.00	2,121	\$495.05	1961	S947795	09/14/2007	56
760 30Th W 1	\$415,000	2	2.00	1,123	\$369.55	1987	S949617	09/06/2007	37
1360 27Th Place W	\$568,000	3	1.00	951	\$597.27	1945	P948057	09/05/2007	75
1271 26Th	\$600,000	3	1.00	1,080	\$555.56	1941	S947173	09/05/2007	83
774 28Th St.	\$674,000	3	1.50	1,650	\$408.48	1957	P948818	09/18/2007	33
1478 Paseo Del Mar W	\$840,000	3	1.00	972	\$864.20	1944	S950294	09/27/2007	30
2222 Mesa St S 19	\$329,000	2	2.50	1,736	\$189.52	1990	S940268	09/15/2007	184
2925 Kerckhoff Ave S	\$428,000	1	1.00	736	\$581.52	1923	R950701	09/17/2007	30
2616 Denison S	\$510,000	2	1.00	842	\$605.70	1921	S951773	09/24/2007	9
534 38Th W	\$565,000	3	2.00	1,592	\$354.90	1922	P947353	09/07/2007	82
3305 Pacific	\$589,000	3	2.00	1,600	\$368.13	2007	R947231	09/01/2007	58
3502 Carolina Street S	\$735,000	3	2.50	1,826	\$402.52	1965	S941047	09/24/2007	173
4015 Carolina	\$889,000	3	1.50	1,530	\$581.05	1910	S940887	09/06/2007	107
964 10 Th Street W	\$400,000	3	1.00	1,060	\$377.36	1921	S945967	09/01/2007	99
1903 Gaffey	\$495,000	4	2.00	1,608	\$307.84	1920	S947774	09/27/2007	92
825 Leland S	\$550,000	2	1.00	928	\$592.67	1925	P949155	09/10/2007	85
1073 17Th W	\$559,000	3	1.00	1,242	\$450.08	1929	R941993	09/30/2007	188
1359 12Th Street W	\$709,000	3	2.00	1,916	\$370.04	1924	S947466	09/18/2007	68
2224 Alma	\$740,000	5	2.50	2,104	\$351.71	1966	S946666	09/07/2007	43
1417 Dodson S	\$749,900	3	2.00	1,223	\$613.16	1943	S950425	09/15/2007	27
2109 Patton S	\$855,000	3	2.00	1,791	\$477.39	1927	P950571	09/14/2007	13
1531 Patton S	\$859,000	3	3.00	2,209	\$388.86	1925	P951520	09/27/2007	7
1395 1St St W	\$499,900	3	1.00	951	\$525.66	1944	S950234	09/04/2007	7
1366 3Rd St. W	\$617,000	3	2.00	1,619	\$381.10	1957	S949462	09/21/2007	71
1321 Via Sebastian 11	\$394,000	2	2.00	961	\$409.99	1982	P951885	09/04/2007	7
1380 Capitol Dr 305	\$430,000	2	2.00	1,123	\$382.90	1987	S951361	09/20/2007	107
1329 Stonewood Court	\$499,500	2	2.50	1,307	\$382.17	1976	P951286	09/07/2007	20
1556 Stonewood Court	\$500,000	2	2.50	1,307	\$382.56	1976	S949573	09/06/2007	33
1982 Mount Shasta	\$500,000	2	2.50	1,572	\$318.07	1975	S950614	09/25/2007	33
1458 Stonewood Court	\$519,000	3	2.50	1,328	\$390.81	1976	S950925	09/07/2007	7
1904 Bardale	\$662,000	3	2.00	1,622	\$408.14	1961	R949494	09/18/2007	65
1129 Capitol Drive W 36	\$700,000	3	3.00	2,013	\$347.74	1998	S948807	09/05/2007	54
Averages:	\$607,736	3.0	1.9	1,460	\$439.00	1954			69.09

Median Price of all Listings: **\$568,000**

Average Price of all Listings: **\$607,736**