

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=									
710 Guadalupe N 5	\$680,000	2	2.50	1,474	\$461.33	1980	P948610	09/12/2007	62
211 Helberta S 5	\$699,000	2	2.00	1,481	\$471.98	1986	S950583	09/05/2007	28
222 Irena N A	\$790,000	3	2.00	2,150	\$367.44	1982	P949277	09/17/2007	75
217 Irena Ave. N A	\$899,000	3	2.50	1,981	\$453.81	1989	S951532	09/06/2007	3
605 Lucia N A	\$907,500	3	2.50	2,014	\$450.60	1998	S953122	09/12/2007	91
911 Garnet	\$915,000	3	2.00	1,695	\$539.82	1947	P945151	09/25/2007	116
204 Lucia N B	\$977,500	4	3.50	2,400	\$407.29	1991	S949666	09/10/2007	12
518 Irena Ave. N B	\$1,150,000	4	2.50	2,405	\$478.17	2000	S948458	09/05/2007	50
421 Anita B	\$1,250,000	3	3.50	2,573	\$485.81	2007	S950551	09/06/2007	16
800 Camino Real 205	\$369,900	1	1.00	669	\$552.91	1970	S947831	09/28/2007	123
1108 Camino Real 402	\$458,500	2	2.00	901	\$508.88	1971	R948825	09/30/2007	
1015 Camino Real	\$799,000	3	2.00	1,622	\$492.60	1963	R946596	09/02/2007	88
403 Avenue F	\$995,000	4	3.00	2,306	\$431.48	1958	I949713	09/17/2007	28
503 Camino Real	\$1,070,000	3	2.00	1,609	\$665.01	1964	S952927	09/19/2007	5
625 Gertruda S	\$1,071,000	3	2.00	1,534	\$698.17	1938	S951314	09/26/2007	5
500 Francisca Ave S	\$1,900,000	5	3.50	3,482	\$545.66	1997	S947539	09/13/2007	65
660 The Village 301	\$449,000	0	1.00	410	\$1,095.12	1974	R940305	09/20/2007	
615 Esplanade 210	\$629,000	1	1.00	719	\$874.83	1971	S948833	09/28/2007	28
308 Garnet	\$749,000	3	2.00	825	\$907.88	1920	S952337	09/24/2007	119
140 The Village 302	\$750,000	2	2.00	1,434	\$523.01	1980	P938873	09/05/2007	404
700 Esplanade 31	\$790,000	3	2.00	1,624	\$486.45	1976	S949160	09/28/2007	
531 Esplanade 502	\$815,000	2	2.50	1,472	\$553.67	1974	S948822	09/24/2007	80
311 So. Broadway B	\$865,000	3	2.50	1,976	\$437.75	1980	P950714	09/18/2007	26
1301 Catalina Ave S B	\$873,000	3	2.50	1,730	\$504.62	1982	S948107	09/01/2007	62
1301 Catalina Ave S L	\$895,000	2	2.50	1,500	\$596.67	1982	S948220	09/18/2007	152
531 Esplanade 509	\$955,000	2	2.50	1,246	\$766.45	1974	S951043	09/13/2007	
716 Catalina 1	\$959,000	3	2.50	1,903	\$503.94	1979	S951994	09/14/2007	8
540 The Village 119	\$1,199,000	3	3.00	2,900	\$413.45	1980	S950492	09/25/2007	38
1100 Catalina S	\$1,650,000	4	3.50	2,414	\$683.51	2007	S952141	09/28/2007	8
202 Calle Miramar	\$1,732,000	5	4.50	3,059	\$566.20	2007	S949877	09/13/2007	47
104 Avenue H	\$2,400,000	4	3.50	2,769	\$866.74	1997	I946781	09/28/2007	43
Averages:	\$988,432	3.0	2.5	1,815	\$574.00	1978			66.00

Median Price of all Listings: **\$899,000**

Average Price of all Listings: **\$988,432**