

# Brief Summary of Compared Listings

October 04, 2009

This page summarizes the comparable listings contained in this market analysis.

## Status: Closed Sale

| ML#              | L/S Date   | Address                  | City            | Sqft         | Bds      | Bth         | Built       | L/S Price        | DOM       |
|------------------|------------|--------------------------|-----------------|--------------|----------|-------------|-------------|------------------|-----------|
| V09079586        | 09/15/2009 | 2938 Crownview           | Rancho Palos Ve | 2,994        | 4        | 3.00        | 1965        | \$1,449,000      | 12        |
| V09034066        | 09/21/2009 | 6412 Corsini             | Rancho Palos Ve | 4,800        | 5        | 5.00        | 1941        | \$1,655,000      | 149       |
| V09070493        | 09/14/2009 | 28983 Palos Verdes Drive | Rancho Palos Ve | 3,744        | 5        | 6.00        | 1983        | \$1,920,000      | 8         |
| V09067645        | 09/30/2009 | 2757 San Ramon           | Rancho Palos Ve | 1,746        | 3        | 2.00        | 1959        | \$850,000        | 50        |
| V09062799        | 09/11/2009 | 3227 Deluna              | Rancho Palos Ve | 2,747        | 4        | 2.00        | 1962        | \$1,050,000      | 87        |
| V09070690        | 09/03/2009 | 32700 Coastsite # 308    | Rancho Palos Ve | 1,736        | 2        | 2.00        | 1964        | \$500,000        | 16        |
| V09002329        | 09/29/2009 | 3200 La Rotonda # 317    | Rancho Palos Ve | 1,373        | 2        | 2.00        | 1974        | \$552,800        | 253       |
| S09096584        | 09/22/2009 | 30934 Rue De La Pierre   | Rancho Palos Ve | 2,226        | 4        | 3.00        | 1973        | \$990,000        | 7         |
| V09003277        | 09/24/2009 | 30189 Avenida Esplendida | Rancho Palos Ve | 2,881        | 4        | 3.00        | 1976        | \$1,225,000      | 262       |
| V09077028        | 09/09/2009 | 30654 Via La Cresta      | Rancho Palos Ve | 3,192        | 5        | 3.00        | 1968        | \$1,435,000      | 27        |
| V09075685        | 09/02/2009 | 5249 Valley View         | Rancho Palos Ve | 4,248        | 4        | 4.00        | 1983        | \$1,520,000      | 53        |
| S584963          | 09/20/2009 | 6933 Grovespring         | Rancho Palos Ve | 1,806        | 4        | 2.00        | 1963        | \$889,000        | 6         |
| V09079121        | 09/30/2009 | 6825 Kings Harbor Drive  | Rancho Palos Ve | 2,298        | 4        | 3.00        | 1973        | \$900,000        | 66        |
| V09040149        | 09/11/2009 | 28361 Plainfield         | Rancho Palos Ve | 2,484        | 4        | 3.00        | 1964        | \$1,000,000      | 138       |
| V09062801        | 09/16/2009 | 27917 Hazelridge         | Rancho Palos Ve | 2,332        | 4        | 2.00        | 1964        | \$1,200,000      | 78        |
| S09059867        | 09/09/2009 | 5947 Armaga Springs # B  | Rancho Palos Ve | 1,071        | 2        | 2.00        | 1969        | \$390,000        | 56        |
| V09070984        | 09/25/2009 | 5653 Sunmist             | Rancho Palos Ve | 2,468        | 5        | 3.00        | 1965        | \$1,099,000      | 83        |
| S09059707        | 09/11/2009 | 27416 Fawnskin           | Rancho Palos Ve | 2,392        | 3        | 3.00        | 1959        | \$890,000        | 86        |
| V09078602        | 09/04/2009 | 27038 Diamondhead        | Rancho Palos Ve | 1,899        | 3        | 2.00        | 1965        | \$925,000        | 43        |
| S09067735        | 09/16/2009 | 27520 Elmbridge          | Rancho Palos Ve | 2,189        | 4        | 3.00        | 1965        | \$1,050,000      | 55        |
| V09070652        | 09/24/2009 | 5040 Browndeer           | Rancho Palos Ve | 2,440        | 5        | 3.00        | 1966        | \$1,100,000      | 73        |
| V09075922        | 09/04/2009 | 27057 Springcreek Road   | Rancho Palos Ve | 1,612        | 3        | 2.00        | 1960        | \$859,000        | 17        |
| V09030529        | 09/18/2009 | 5730 Ironwood            | Rancho Palos Ve | 2,158        | 5        | 3.00        | 1961        | \$870,000        | 174       |
| V09036500        | 09/22/2009 | 5839 Flambeau            | Rancho Palos Ve | 2,192        | 4        | 3.00        | 1959        | \$885,000        | 171       |
| S09076311        | 09/22/2009 | 28535 Radbrook           | Rancho Palos Ve | 1,234        | 3        | 2.00        | 1975        | \$415,000        | 13        |
| W09072453        | 09/15/2009 | 29012 South Highmore     | Rancho Palos Ve | 2,800        | 6        | 3.00        | 1950        | \$629,900        | 31        |
| S09073475        | 09/16/2009 | 2102 West Macarthur      | Rancho Palos Ve | 2,000        | 4        | 2.00        | 1955        | \$735,000        | 36        |
| V08049761        | 09/24/2009 | 2403 Sparta              | Rancho Palos Ve | 2,533        | 3        | 2.00        | 1964        | \$810,000        | 537       |
| <b>Averages:</b> |            |                          |                 | <b>2,414</b> | <b>4</b> | <b>2.79</b> | <b>1965</b> | <b>\$992,632</b> | <b>92</b> |

## Summary

| Status       | Total     | Avg Price        | Avg \$ Per SqFt | Median           | Low              | High               | Avg DOM   |
|--------------|-----------|------------------|-----------------|------------------|------------------|--------------------|-----------|
| ACT          |           |                  |                 |                  |                  |                    |           |
| PND/BAK      |           |                  |                 |                  |                  |                    |           |
| SLD/LSE      | 28        | \$992,632        | \$413.11        | \$912,500        | \$390,000        | \$1,920,000        | 92        |
| WTH          |           |                  |                 |                  |                  |                    |           |
| EXP/CNL      |           |                  |                 |                  |                  |                    |           |
| <b>Total</b> | <b>28</b> | <b>\$992,632</b> | <b>\$413.11</b> | <b>\$912,500</b> | <b>\$390,000</b> | <b>\$1,920,000</b> | <b>92</b> |