

Comparative Market Analysis

Summary of Comparable Listings

September 07, 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=									
121 Juanita Ave S 5	\$672,500	2	2.50	1,427	\$471.27	1985	S947944	08/03/2007	40
205 Helberta S B	\$1,125,000	4	3.00	2,644	\$425.49	2000	S950620	08/31/2007	12
511 Anita	\$1,575,000	4	4.50	3,087	\$510.20	2007	S949971	08/30/2007	37
601 Prospect 203	\$342,500	1	1.00	669	\$511.96	1970	S944927	08/30/2007	143
902 Camino Real 102	\$365,000	1	1.00	749	\$487.32	1970	S947420	08/10/2007	41
810 Camino Real 101	\$499,000	2	2.00	1,086	\$459.48	1970	S948440	08/06/2007	49
1700 Prospect S	\$725,000	4	2.00	1,387	\$522.71	1960	P945527	08/30/2007	189
508 Judy	\$770,000	3	1.00	888	\$867.12	1953	S950177	08/31/2007	20
1800 Pacific Coast 4	\$800,000	4	3.00	1,836	\$435.73	2000	P949834	08/24/2007	25
800 Serpentine	\$865,000	2	1.00	789	\$1,096.32	1952	S952568	08/23/2007	67
606 Avenue D	\$925,000	3	2.00	1,276	\$724.92	1951	S947384	08/16/2007	64
527 Avenue F	\$955,000	4	3.00	2,815	\$339.25	1958	S941790	08/22/2007	159
527 Avenue C	\$1,205,000	3	2.50	2,480	\$485.89	2001	S949586	08/01/2007	75
401 Pearl	\$1,259,000	4	3.00	2,800	\$449.64	1936	S947142	08/15/2007	64
516 Gertruda S	\$1,975,000	4	3.50	3,760	\$525.27	1997	S948327	08/30/2007	41
230 Catalina Ave S 306	\$675,000	2	2.00	1,379	\$489.49	1974	S950388	08/31/2007	
1711 Camino De La Costa 3	\$700,000	3	2.00	1,760	\$397.73	1973	S951305	08/23/2007	12
1301 Catalina Ave S M	\$830,000	2	2.50	1,500	\$553.33	1982	S948126	08/15/2007	174
130 The Village 403	\$845,500	2	2.00	1,470	\$575.17	1980	P947620	08/07/2007	43
324 Catalina N 1	\$895,000	3	2.50	2,466	\$362.94	1984	S950674	08/31/2007	4
200 Sapphire D	\$948,000	3	3.50	2,328	\$407.22	1988	S949053	08/30/2007	250
314 Catalina N A	\$1,085,000	4	2.50	2,367	\$458.39	2001	S947395	08/13/2007	
521 Catalina Avenue S	\$1,131,000	4	4.00	2,012	\$562.13	1909	S948812	08/20/2007	42
1103 Catalina S B	\$1,150,000	3	2.50	2,107	\$545.80	2007	S947354	08/03/2007	
710 Elvira	\$1,150,000	3	2.00	1,820	\$631.87	1923	S949592	08/20/2007	29
208 Calle Miramar	\$1,169,000	4	3.50	2,090	\$559.33	2007	S949915	08/17/2007	38
206 Calle Miramar	\$1,225,000	4	3.50	2,073	\$590.93	2007	S949907	08/21/2007	26
106 Paseo De La Playa A	\$1,269,000	4	3.50	2,023	\$627.29	2007	S949895	08/30/2007	30
104 Paseo De La Playa A	\$1,315,000	4	3.50	2,023	\$650.02	2007	S949880	08/26/2007	28
Averages:	\$980,879	3.0	2.6	1,900	\$542.00	1978			65.46

Median Price of all Listings: **\$948,000**

Average Price of all Listings: **\$980,879**