

# 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=									
1604 Plaza Del Amo	\$405,000	2	1.00	768	\$527.34	1955	S947472	08/27/2007	66
21221 Harvard Blvd. S	\$495,000	3	2.00	1,534	\$322.69	1964	S944082	08/22/2007	
1424 221St	\$505,000	2	1.00	912	\$553.73	1952	S947680	08/22/2007	33
1669 215Th	\$385,000	2	2.00	861	\$447.15	1955	S949811	08/13/2007	
22547 Harline	\$540,000	4	2.00	1,776	\$304.05	1977	S947862	08/27/2007	50
21133 New Hampshire	\$585,000	4	2.00	2,000	\$292.50	1948	P951050	08/06/2007	21
3243 Danaha Street	\$670,000	3	2.00	1,274	\$525.90	1950	R952093	08/24/2007	7
24735 Winlock Drive	\$751,000	3	2.00	1,254	\$598.88	1949	S949941	08/25/2007	24
2852 Misty Morning	\$965,000	4	3.50	2,501	\$385.85	1976	S950086	08/20/2007	22
2513 Lesserman St	\$559,000	2	1.00	856	\$653.04	1951	S950975	08/30/2007	105
821 Hickory	\$665,000	3	1.00	1,118	\$594.81	1951	P943713	08/07/2007	109
2818 El Dorado Street	\$679,900	3	2.00	1,307	\$520.20	1951	S951485	08/31/2007	5
1645 Hickory Ave.	\$689,000	2	2.00	1,484	\$464.29	1948	S945337	08/29/2007	268
3301 Antonio	\$700,000	3	2.00	1,301	\$538.05	1955	P948920	08/16/2007	39
1207 Cranbrook Ave.	\$749,000	3	2.00	1,777	\$421.50	1951	S949413	08/16/2007	34
1604 Hickory	\$769,000	3	2.00	1,392	\$552.44	1921	S949240	08/23/2007	10
1109 Fonthill	\$800,000	4	2.00	1,974	\$405.27	1951	S948905	08/08/2007	24
2933 Sonoma	\$831,000	4	2.00	1,839	\$451.88	1974	S949072	08/16/2007	11
2815 Sepulveda Blvd 16	\$837,500	4	2.50	2,354	\$355.78	2001	R950304	08/09/2007	86
3530 225Th W	\$700,000	3	2.00	1,650	\$424.24	1954	P950230	08/15/2007	45
2638 230Th	\$745,500	4	2.00	1,609	\$463.33	1960	S950789	08/29/2007	12
22823 Date	\$765,000	4	2.00	1,632	\$468.75	1960	S950606	08/17/2007	14
2872 230Th W	\$910,000	5	3.00	2,388	\$381.07	1963	S950068	08/23/2007	31
2863 232Nd	\$1,100,000	5	3.00	2,388	\$460.64	1963	S950081	08/28/2007	8
4075 Bluff	\$595,000	2	1.00	888	\$670.05	1948	S949252	08/31/2007	74
5523 Riviera Way	\$892,125	3	2.00	1,251	\$713.13	1954	P950032	08/16/2007	186
4309 Highgrove	\$960,000	4	3.00	2,142	\$448.18	1954	P950296	08/09/2007	13
4515 Vista Largo	\$965,000	3	2.00	1,822	\$529.64	1958	P949381	08/17/2007	33
5618 Calle De Arboles	\$1,025,000	3	2.00	1,618	\$633.50	1955	S951927	08/17/2007	6
5313 Calle De Arboles	\$1,230,000	3	2.00	1,503	\$818.36	1955	S951460	08/30/2007	11
4929 Macafee	\$680,000	3	1.50	1,152	\$590.28	1956	P947923	08/31/2007	45
23447 Kathryn	\$700,000	4	2.00	1,621	\$431.83	1962	S944659	08/31/2007	118
22604 Ladeene	\$715,000	3	1.00	1,080	\$662.04	1953	S948322	08/15/2007	38
5307 Sunnyview	\$720,000	3	1.00	1,064	\$676.69	1952	P951018	08/31/2007	21
22620 Marjorie	\$724,000	3	2.00	1,310	\$552.67	1956	S948614	08/10/2007	64
4917 Macafee	\$730,000	3	1.50	1,434	\$509.07	1956	S945784	08/31/2007	
23112 Galva Avenue	\$845,000	4	2.00	2,144	\$394.12	1972	S949074	08/30/2007	40
5514 Sunnyview St.	\$855,000	4	2.00	2,195	\$389.52	1952	S950523	08/17/2007	15
5330 Carol	\$1,375,000	3	2.00	2,387	\$576.04	2000	S946163	08/31/2007	83
21414 Palos Verdes Bl.	\$725,000	3	2.00	1,720	\$421.51	1956	S950364	08/18/2007	43
4704 Jacques	\$732,000	5	3.00	2,047	\$357.60	1955	S952322	08/31/2007	25
21230 Talisman	\$770,000	3	2.00	1,535	\$501.63	1956	S950386	08/29/2007	16
19125 Inglewood	\$629,900	3	1.00	1,120	\$562.41	1954	S949544	08/09/2007	25
4539 Halison St	\$720,000	6	2.00	2,280	\$315.79	1955	P943996	08/15/2007	120
4804 Emerald	\$770,000	3	2.00	1,415	\$544.17	1961	S947722	08/10/2007	58
5120 Deelane Street	\$775,000	4	2.00	1,470	\$527.21	1955	P948029	08/10/2007	50

# Comparative Market Analysis

## Summary of Comparable Listings

September 07, 2007

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

20830 Christine	\$805,000	4	2.00	1,396	\$576.65	1959	S949754	08/05/2007	27
5616 Marialinda	\$810,000	4	2.00	1,526	\$530.80	1959	P952047	08/30/2007	2
19908 Hinsdale Ave	\$815,000	3	2.00	1,791	\$455.05	1972	S948700	08/17/2007	67
20555 Wayne	\$865,000	4	2.00	1,526	\$566.84	1959	S947697	08/15/2007	7
20313 Mason Ct	\$870,000	4	2.00	1,526	\$570.12	1959	S949091	08/14/2007	40
20513 Entradero	\$929,000	5	3.00	2,481	\$374.45	1957	S948613	08/17/2007	42
20105 Donora Ave	\$1,102,000	5	3.50	3,034	\$363.22	2000	S951919	08/28/2007	
4235 Artesia	\$580,000	3	2.00	1,574	\$368.49	1953	I949785	08/12/2007	140
18408 Yukon	\$587,000	3	1.50	1,487	\$394.75	1954	S946518	08/13/2007	73
18108 Ermanita Ave	\$589,000	3	2.50	1,349	\$436.62	2004	P948333	08/01/2007	49
3818 183Rd W	\$605,000	3	1.50	1,455	\$415.81	1956	S948829	08/23/2007	29
16810 Kornblum	\$605,000	4	2.00	1,600	\$378.13	1957	P951271	08/31/2007	43
3722 173Rd St W	\$615,000	3	2.00	1,503	\$409.18	1955	P949973	08/24/2007	105
4306 176Th Street W	\$724,000	4	2.50	1,600	\$452.50	1952	S950375	08/21/2007	8
18907 Felbar	\$625,000	3	2.00	1,620	\$385.80	1990	R950548	08/19/2007	26
16622 Wilton	\$647,000	3	2.00	1,707	\$379.03	1956	P945425	08/22/2007	103
18235 St. Andrews Place	\$734,000	3	2.00	1,895	\$387.34	1953	S949479	08/17/2007	23
2436 Cabrillo	\$630,000	3	1.00	1,084	\$581.18	1942	S947731	08/03/2007	
2460 229Th W	\$597,500	3	2.00	1,658	\$360.37	1962	R948531	08/01/2007	
<b>Averages:</b>	<b>\$748,745</b>	<b>3.0</b>	<b>2.0</b>	<b>1,615</b>	<b>\$482.00</b>	<b>1959</b>			<b>49.02</b>

Median Price of all Listings: **\$725,000**

Average Price of all Listings: **\$748,745**