

# Comparative Market Analysis

## Summary of Comparable Listings

January 25, 2010

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

### Pending/Backup Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
1463 W Ontario AV	\$149,900	4	2.00	1,201	\$125	1975	P709728	11/03/09	11
2342 Avenida Del Vista	\$215,000	3	2.00	1,165	\$185	1968	K09110098	9/29/09	22
1744 Fraser CR	\$215,000	3	2.00	1,000	\$215	1976	I10000695	12/31/09	21
1400 W Chase DR	\$254,900	4	2.00	1,248	\$204	1914	K09134181	12/28/09	10
1220 Mayfair Drive	\$275,000	4	3.00	1,761	\$156	1988	K09131598	12/11/09	28
2413 Patriot WY	\$300,000	3	3.00	1,710	\$175	1986	P693137	6/25/09	9
3384 Amethyst ST	\$340,000	4	3.00	2,966	\$115	2004	K08150279	10/17/08	146
2317 Mangular AV	\$345,000	4	3.00	2,603	\$133	1988	P692889	6/24/09	212
3501 Elker RD	\$349,000	3	3.00	2,379	\$147	2006	P709812	11/03/09	3
3078 Veranda LN	\$349,900	3	3.00	2,926	\$120	1998	T09129692	12/08/09	8
2601 Centennial CR	\$379,900	4	3.00	2,405	\$158	1986	A10002540	1/06/10	9
1177 Acapulco CR	\$395,000	6	3.00	3,298	\$120	1998	K09130610	12/14/09	5
1157 Via Ixtapa	\$395,000	4	3.00	2,822	\$140	1996	K10005320	1/14/10	2
1105 Dalgety ST	\$469,000	5	3.00	3,508	\$134	2002	C09113674	10/23/09	62
3238 Stoneberry LN	\$495,000	5	4.00	3,949	\$125	2005	K09078798	7/09/09	22
3242 Greenvale CR	\$499,900	4	3.00	2,968	\$168	2005	P636218	5/05/08	340
1133 Athlone CR	\$649,000	5	3.00	4,249	\$153	2005	S600358	1/04/10	20
2453 Mesquite LN	\$207,000	3	2.00	1,000	\$207	1976	P658127	9/26/08	338
1434 Wigeon DR	\$340,000	4	3.00	2,326	\$146	1987	S573384	5/03/09	152
2383 Carlene CR	\$375,000	4	3.00	2,475	\$152	1998	P708652	10/23/09	94
2790 Mangular AV	\$385,000	4	3.00	2,385	\$161	1986	K09134605	12/30/09	26
1438 Merganser CR	\$405,000	4	3.00	2,326	\$174	1986	K09134160	12/28/09	28
1128 Athlone CR	\$480,000	5	4.00	3,307	\$145	2005	K09106815	10/04/09	113
3244 Elysia ST	\$499,900	5	4.00	3,949	\$127	2005	K09102563	9/22/09	123
1252 Overland	\$650,000	5	4.00	3,949	\$165	2005	K09114705	8/20/09	158
	<b>376,736.00</b>	<b>4.0</b>	<b>3.00</b>	<b>2,555</b>	<b>\$154</b>	<b>1990</b>			<b>78.48</b>

### Closed Sale Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
1773 Fraser CR	\$190,000	3	2.00	1,201	\$158	1976	R904006	1/01/10	26
2266 Mcneil CR	\$260,000	3	2.00	1,450	\$179	1975	P708442	12/23/09	9
2485 Mesquite LN	\$265,000	3	2.00	1,201	\$221	1976	I09122472	12/31/09	11
2862 Coral ST	\$385,000	5	3.00	2,469	\$156	1995	T09096744	12/19/09	97
1187 Via Ixtapa	\$387,000	3	3.00	2,822	\$137	1996	P710548	12/28/09	9
1279 Bonsai CR	\$400,000	4	3.00	2,966	\$135	2005	P685314	12/23/09	228
3165 Shadwick	\$400,000	5	4.00	3,736	\$107	2002	K09114249	12/16/09	0
3322 Four Kings ST	\$419,000	5	4.00	2,966	\$141	2004	K09115133	12/23/09	10
3188 Shandwick CR	\$440,000	5	5.00	3,736	\$118	2002	I09123167	1/13/10	13
1345 Stuart CR	\$452,500	5	3.00	3,070	\$147	2002	P2132168	12/23/09	37
3346 Four Kings ST	\$456,000	4	3.00	2,966	\$154	2004	S594800	12/23/09	7
2975 Douglas WY	\$500,000	5	4.00	3,541	\$141	2003	P700737	12/11/09	113
	<b>379,541.67</b>	<b>4.0</b>	<b>3.20</b>	<b>2,677</b>	<b>\$150</b>	<b>1995</b>			<b>46.67</b>

Median: **\$385,000**

Average: **\$377,646**

**On average, these comparable listings sold in 47 days for \$ 379,542**