

Comparative Market Analysis

Summary of Comparable Listings

February 27, 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
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	31
2455 Emerson DR	\$239,000	4	2.00	1,326	\$180	1976	K10010219	1/29/10	19
1463 W Ontario AV	\$239,900	3	2.00	1,201	\$200	1975	C10016254	2/13/10	11
1400 W Chase DR	\$254,900	4	2.00	1,248	\$204	1914	K09134181	12/28/09	10
2462 Antelope DR	\$269,000	4	3.00	1,952	\$138	1977	I10007541	1/21/10	9
1220 Mayfair Drive	\$275,000	4	3.00	1,761	\$156	1988	K09131598	12/11/09	28
1180 Via Ixtapa	\$279,000	3	3.00	2,380	\$117	1996	I10017374	2/17/10	5
1338 Williamsburg LN	\$299,900	3	3.00	1,541	\$195	1996	K10015249	2/09/10	8
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
3501 Elker RD	\$349,000	3	3.00	2,379	\$147	2006	P709812	11/03/09	9
1464 Labrador CR	\$360,000	4	3.00	2,326	\$155	1987	H10011974	2/02/10	11
3047 Veranda LN	\$404,900	4	3.00	3,266	\$124	1998	K10000662	12/30/09	35
3102 Veranda LN	\$469,900	5	4.00	3,266	\$144	1998	K10004398	1/13/10	36
3573 Corbett ST	\$475,000	4	3.00	3,400	\$140	2008	S604611	2/07/10	13
3238 Strawberry 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
3244 Elysia ST	\$499,900	5	4.00	3,949	\$127	2005	K09102563	9/22/09	125
1133 Athlone CR	\$649,000	5	3.00	4,249	\$153	2005	S600358	1/04/10	20
1248 W Chase DR	\$849,900	4	5.00	3,530	\$241	1997	K10006515	1/19/10	97
2164 Estrado CR	\$279,900	4	3.00	2,026	\$138	1988	Y906137	12/11/09	46
1932 Yucca DR	\$305,000	3	2.00	1,574	\$194	1975	T10007021	1/20/10	14
2801 Coral ST	\$319,900	4	2.00	2,011	\$159	1995	P721015	2/08/10	19
2383 Carlene CR	\$375,000	4	3.00	2,475	\$152	1998	P708652	10/23/09	127
3256 Elysia ST	\$499,999	5	4.00	3,949	\$127	2005	P720297	1/28/10	29
	375,346.12	4.0	3.00	2,445	\$160	1990			47.73

Closed Sale Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
1463 W Ontario AV	\$163,000	4	2.00	1,201	\$136	1975	P709728	1/28/10	11
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
2211 Via Pacifica	\$310,000	4	2.00	1,785	\$174	1987	K09083605	2/25/10	3
3078 Veranda LN	\$360,000	3	3.00	2,926	\$123	1998	T09129692	2/25/10	8
1157 Via Ixtapa	\$380,000	4	3.00	2,822	\$135	1996	K10005320	2/11/10	2
2835 Magellan CR	\$385,000	5	3.00	2,469	\$156	1995	S547018	12/18/09	341
2790 Mangular AV	\$385,000	4	3.00	2,385	\$161	1986	K09134605	2/25/10	57
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
1438 Merganser CR	\$400,000	4	3.00	2,326	\$172	1986	K09134160	2/19/10	46
3165 Shadwick	\$400,000	5	4.00	3,736	\$107	2002	K09114249	12/16/09	0
1177 Acapulco CR	\$405,000	6	3.00	3,298	\$123	1998	K09130610	2/02/10	5
3322 Four Kings ST	\$419,000	5	4.00	2,966	\$141	2004	K09115133	12/23/09	10
1105 Dalgety ST	\$420,000	5	3.00	3,508	\$120	2002	C09113674	2/03/10	62
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



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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
	369,642.86	4.0	3.00	2,612	\$147	1993			52.14

Median: **\$380,000**

Average: **\$372,798**

On average, these comparable listings sold in 52 days for \$ 369,643