

# Comparative Market Analysis

Wednesday, September 1, 2010

## Summary of Comparable Listings

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

*Pending/Backup*

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
2356 Avenida Del Vista	\$140,000	3	2.00	1,223	\$114.47	1969	K10029227	1/11/10	66
2385 Mesquite LN	\$225,000	3	2.00	1,201	\$187.34	1976	P735372	5/17/10	59
2443 Peacock LN	\$244,000	4	3.00	1,784	\$136.77	1977	I10084736	8/09/10	23
2521 Oak AV	\$280,000	4	3.00	2,326	\$120.38	1988	C10023203	2/27/10	9
1920 Yucca DR	\$286,900	3	2.00	1,689	\$169.86	1975	K10056654	5/25/10	10
2413 Patriot WY	\$300,000	3	3.00	1,710	\$175.44	1986	P693137	6/25/09	9
3025 Via Mazatlan	\$304,900	3	2.00	1,944	\$156.84	1997	H10076110	7/14/10	5
1321 Arborwood CR	\$339,900	4	3.00	2,145	\$158.46	1988	T10055294	5/11/10	62
1305 Elysia ST	\$340,000	4	3.00	2,420	\$140.50	2004	S624142	7/08/10	14
3020 Mangular AV	\$400,000	2	3.00	2,725	\$146.79	1972	S617093	5/13/10	0
3234 Huntfield ST	\$450,000	4	4.00	3,557	\$126.51	2005	C10063837	6/13/10	46
1252 Overland	\$450,000	4	4.00	3,949	\$113.95	2005	K10072786	6/28/10	211
3262 Rural LN	\$475,000	5	4.00	3,949	\$120.28	2005	P732142	4/20/10	114
3238 Stoneberry LN	\$495,000	5	4.00	3,949	\$125.35	2005	K09078798	7/09/09	22
3345 Clearing LN	\$501,000	4	3.00	3,503	\$143.02	2005	K10076100	7/16/10	33
3125 Lindsey LN	\$515,000	4	4.00	3,752	\$137.26	2002	P732254	4/23/10	69
1141 Athlone CR	\$650,000	5	4.00	4,449	\$146.10	2005	K10039013	3/01/10	45
3188 Brunstane CR	\$659,900	4	4.00	3,908	\$168.86	2001	C10022233	3/01/10	163
2653 Condor CR	\$259,000	4	3.00	1,836	\$141.07	1978	K10070752	6/30/10	63
2325 Manzanita RD	\$280,000	3	2.00	1,163	\$240.76	1968	P732409	4/26/10	128
2777 Cape DR	\$295,000	3	2.00	1,754	\$168.19	1987	K10073834	6/21/10	44
1454 Wigeon DR	\$339,900	3	2.00	1,754	\$193.79	1987	K10079352	7/26/10	37
1286 Bonsai CR	\$389,000	6	2.50	3,307	\$117.63	2005	10448119	5/07/10	117
3426 Amethyst ST	\$399,900	5	4.00	3,572	\$111.95	2004	R1003579	5/23/10	73
2990 Stonewall	\$427,500	4	3.00	2,879	\$148.49	1998	K10080367	7/27/10	36
2404 Patriot WY	\$429,000	4	3.00	2,405	\$178.38	1986	T10076291	7/17/10	46
3163 Banton CR	\$459,990	5	3.00	3,283	\$140.11	2002	I10064748	6/16/10	77
3249 Stoneberry LN	\$465,000	4	4.00	3,557	\$130.73	2005	K10045951	9/05/09	276
3348 Clearing LN	\$495,000	4	4.00	3,687	\$134.26	2005	K10030029	3/19/10	166
	<b>\$389,513</b>	<b>4.0</b>	<b>3.10</b>	<b>2,737</b>	<b>\$148</b>	<b>1993</b>			<b>70</b>

*Closed Sale*

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
2625 Hawk CR	\$235,000	4	2.00	1,585	\$148.26	1977	I10002816	8/12/10	69
1718 Gleason ST	\$260,000	3	2.00	1,585	\$164.04	1977	P724294	7/02/10	100
2671 Condor CR	\$266,900	4	2.00	1,905	\$140.10	1978	K10041643	7/20/10	57
2426 Antelope DR	\$277,000	4	3.00	1,784	\$155.27	1977	K10054834	8/02/10	24
2317 Mangular AV	\$325,000	4	3.00	2,603	\$124.86	1988	P724133	7/15/10	94
2935 Lancaster LN	\$325,000	4	3.00	1,751	\$185.61	1996	E10073887	8/18/10	37
1305 Bridlewood CR	\$337,000	4	2.00	1,782	\$189.11	1988	K10059249	7/15/10	26
1325 Combs WY	\$363,000	3	3.00	2,344	\$154.86	1999	K10069072	8/13/10	14
1102 Stillwater	\$400,000	5	4.00	3,109	\$128.66	1996	I10042555	8/20/10	92
3255 Quartz CR	\$405,000	4	3.00	2,420	\$167.36	2004	K10041676	7/26/10	99
1139 Sinsonte CR	\$420,000	6	3.00	3,298	\$127.35	1996	KS597976	8/06/10	150
2795 Douglas WY	\$429,000	5	3.00	3,267	\$131.31	2002	I10069357	8/30/10	29
3517 Elker Rd	\$465,000	3	3.00	3,218	\$144.50	2006	K10023082	8/20/10	174
3624 Elker RD	\$485,000	4	4.00	3,423	\$141.69	2006	P730092	7/05/10	53
	<b>\$356,636</b>	<b>4.0</b>	<b>2.90</b>	<b>2,434</b>	<b>\$150</b>	<b>1992</b>			<b>73</b>

## Summary of Comparable Listings

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Median: **\$389,000**

Average: **\$378,809**

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**On average, these comparable listings sold in 73 days for \$ 356,636**

