

Comparative Market Analysis

Wednesday, September 1, 2010

Summary of Comparable Listings

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

Active

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
3529 Sweetwater CR	\$219,900	3	2.00	1,174	\$187.31	1988	I10075287	7/14/10	49
3519 Sweetwater CR	\$235,500	3	2.00	1,280	\$183.98	1988	K10048464	4/28/10	97
1068 Smoketree DR	\$249,942	3	2.00	1,312	\$190.50	1988	I10075869	7/16/10	47
2090 San Antonio DR	\$265,000	3	3.00	1,516	\$174.80	1992	P743135	7/10/10	53
1202 Goldenview DR	\$279,900	4	3.00	2,103	\$133.10	1988	P742692	7/06/10	6
3137 Nutmeg DR	\$280,000	3	2.00	1,435	\$195.12	1989	P750126	8/27/10	5
1509 Classico WY	\$309,000	3	3.00	1,501	\$205.86	1990	C10064894	6/17/10	76
1220 Running Springs	\$311,800	4	2.00	1,758	\$177.36	1988	H10068416	6/23/10	42
1526 San Rafael PL	\$319,000	3	3.00	1,516	\$210.42	1990	P741914	7/01/10	62
1215 Goldenview DR	\$319,900	4	3.00	2,103	\$152.12	1988	P733125	4/30/10	99
3355 Deaver DR	\$325,000	4	3.00	2,363	\$137.54	1988	C10090861	8/24/10	8
3462 Braemer LN	\$345,000	3	3.00	1,786	\$193.17	1988	P733838	5/05/10	119
3635 Foxplain RD	\$345,000	3	3.00	1,794	\$192.31	1988	S617979	5/19/10	105
2370 Pepperwood LN	\$350,000	4	3.00	2,182	\$160.40	1990	P723161	2/24/10	40
2210 Whiteoak LN	\$355,000	3	3.00	1,893	\$187.53	1989	K09055493	4/13/09	208
1221 Suncrest DR	\$370,000	4	3.00	2,103	\$175.94	1988	K10087471	8/13/10	19
3636 Copper Ridge DR	\$379,800	4	3.00	2,156	\$176.16	1988	I10080764	7/28/10	19
1232 Suncrest DR	\$379,900	4	3.00	2,103	\$180.65	1988	T10069051	6/28/10	65
3650 Santa Clara CR	\$389,900	4	3.00	2,400	\$162.46	1993	K10082276	8/02/10	30
3640 Santa Clara CR	\$389,900	4	3.00	2,400	\$162.46	1993	C10093123	8/31/10	1
1490 San Ponte RD	\$390,000	4	3.00	2,194	\$177.76	1992	I10051507	5/13/10	111
1545 San Almada RD	\$390,000	5	3.00	2,448	\$159.31	1989	P749795	8/24/10	8
1430 Tanglewood DR	\$399,000	5	3.00	2,544	\$156.84	1989	P743344	7/10/10	53
1549 San Ponte RD	\$425,000	5	3.00	2,448	\$173.61	1990	P750038	8/27/10	118
2874 Juniper DR	\$428,500	5	3.00	2,566	\$166.99	1990	K10071998	7/07/10	56
1541 Tanglewood DR	\$429,900	4	3.00	2,342	\$183.56	1989	P750011	8/27/10	5
1430 Canyon Crest DR	\$430,000	3	3.00	2,348	\$183.13	1992	K09134212	12/29/09	246
3335 Amy DR	\$430,000	4	3.00	2,605	\$165.07	1988	K10076049	7/16/10	19
1245 Kraemer DR	\$430,000	4	3.00	2,363	\$181.97	1988	T10083279	7/28/10	35
2500 Redrock DR	\$439,900	4	3.00	2,844	\$154.68	1989	S609724	3/13/10	172
1222 Goldenview DR	\$469,900	4	3.00	2,103	\$223.44	1988	K10082652	8/03/10	29
2531 Glenbush CR	\$489,900	4	3.00	2,528	\$193.79	1989	I10088687	8/18/10	14
2890 Hidden Hills WY	\$515,000	5	3.00	3,342	\$154.10	1990	S616299	5/01/10	123
1645 Calle Del Oro	\$629,900	5	5.00	3,322	\$189.61	1998	K10079146	7/26/10	37
980 Nicholas PL	\$654,800	4	4.00	3,793	\$172.63	2000	P740376	6/21/10	72
	\$382,035	4.0	2.90	2,191	\$176	1990			64

Median: **\$379,900**

Average: **\$382,035**

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