

# Comparative Market Analysis

Monday, December 19, 2011

## 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
2083 San Diego DR	\$229,900	3	3.00	1,516	\$151.65	1992	P769499	2/10/11	22
1531 San Rafael DR	\$279,000	3	3.00	1,684	\$165.68	1990	T11139907	10/24/11	5
3180 Timberline DR	\$299,900	3	2.00	1,312	\$228.58	1988	I11001541	12/29/10	109
1057 Redberry LN	\$309,000	3	2.50	1,700	\$181.76	1988	11557691	9/30/11	30
3165 Timberline DR	\$309,900	3	2.00	1,439	\$215.36	1988	K11133494	10/10/11	47
3456 Sterling DR	\$344,900	3	3.00	2,059	\$167.51	1989	S680235	11/18/11	28
1255 Kraemer DR	\$350,000	4	3.00	2,605	\$134.36	1988	S661390	6/01/11	8
3670 Asbury CR	\$419,000	4	3.00	2,580	\$162.40	1992	P779177	4/26/11	226
2461 Thistlewood LN	\$450,000	4	3.00	2,528	\$178.01	1990	P791149	8/01/11	0
3495 Sweetwater CR	\$174,000	3	2.00	1,137	\$153.03	1988	K11146642	11/07/11	519
3481 Doe Spring CR	\$189,900	3	2.00	1,137	\$167.02	1989	P783865	6/02/11	200
2021 San Antonio DR	\$229,000	3	3.00	1,516	\$151.06	1992	K11133902	10/08/11	72
1516 Classico WY	\$240,000	3	3.00	1,501	\$159.89	1990	K11083038	6/27/11	175
3281 Mountainside DR	\$293,000	3	2.00	1,414	\$207.21	1988	S675306	9/28/11	82
1524 Dominguez Ranch RD	\$298,000	5	3.00	2,715	\$109.76	1989	S652920	3/21/11	223
1200 Oakcrest CR	\$299,000	4	2.00	1,758	\$170.08	1988	Y1106893	11/14/11	35
3170 Timberline DR	\$325,000	3	3.00	1,785	\$182.07	1988	P800043	10/15/11	65
1430 San Almada RD	\$360,000	4	3.00	2,194	\$164.08	1989	S680280	11/18/11	31
3621 Foxplain RD	\$370,000	4	3.00	1,994	\$185.56	1988	S604617	2/08/10	679
4255 San Ramon DR	\$392,500	4	3.00	2,970	\$132.15	1989	K11152361	11/20/11	29
2612 Sierra Del Leon	\$400,000	5	3.00	2,812	\$142.25	1998	P790100	7/21/11	151
2555 Glenbush CR	\$415,000	5	3.00	2,844	\$145.92	1989	K11142884	10/31/11	146
2890 Hidden Hills WY	\$515,000	5	3.00	3,342	\$154.10	1990	S616299	5/01/10	597
3507 Rockrose DR	\$550,000	4	5.00	4,450	\$123.60	2004	P794853	8/21/11	40
	<b>\$335,083</b>	<b>4.0</b>	<b>2.80</b>	<b>2,125</b>	<b>\$164</b>	<b>1990</b>			<b>147</b>

*Closed Sale*

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
1549 San Rafael DR	\$260,000	3	3.00	1,684	\$154.39	1990	C11106954	11/30/11	63
1529 Classico WY	\$270,000	3	3.00	1,743	\$154.91	1989	P796621	11/23/11	15
2561 Northmoor Dr	\$270,000	4	2.00	1,785	\$151.26	2000	C10125112	12/05/11	230
3246 Sagewood LN	\$290,000	3	2.00	1,492	\$194.37	1988	S664625	11/03/11	86
3031 Mountainside DR	\$298,000	4	2.50	2,080	\$143.27	1988	11536643	12/06/11	169
3128 Sagewood LN	\$310,000	3	3.00	1,700	\$182.35	1988	S657883	11/04/11	140
1066 Sugarberry LN	\$320,000	4	3.00	1,852	\$172.79	1988	K11027313	11/09/11	138
3621 Copper Ridge DR	\$340,000	3	3.00	1,794	\$189.52	1988	P788419	11/15/11	119
2330 Whiteoak LN	\$358,000	4	3.00	2,342	\$152.86	1989	K11118454	11/07/11	12
1221 Suncrest DR	\$365,000	4	3.00	2,103	\$173.56	1988	H11118142	12/06/11	57
3111 Huckleberry DR	\$365,000	4	3.00	1,804	\$202.33	1989	K11120529	12/09/11	82
2895 Camellia CT	\$365,000	5	3.00	2,566	\$142.24	1989	S663119	12/08/11	100
1014 Via Viento LN	\$375,000	4	3.00	2,510	\$149.40	1989	K11110872	11/30/11	88
3586 Rio Ranch RD	\$455,000	4	3.00	2,891	\$157.38	1990	K11133892	11/29/11	16
	<b>\$331,500</b>	<b>4.0</b>	<b>2.80</b>	<b>2,025</b>	<b>\$166</b>	<b>1990</b>			<b>94</b>



## Summary of Comparable Listings

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

---

Median: **\$322,500**

Average: **\$333,763**

---

**On average, these comparable listings sold in 94 days for \$ 331,500**

