

# 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
3483 Sweetwater CR	\$218,000	3	2.00	1,280	\$170	1989	I09118114	11/04/09	5
1049 Cinnamon LN	\$249,000	3	2.00	1,427	\$174	1988	S578830	6/20/09	2
1468 Elegante CT	\$259,000	2	3.00	1,471	\$176	1990	K10004798	1/14/10	5
3150 Sagewood LN	\$319,900	3	2.00	1,427	\$224	1988	I09128858	11/12/09	33
864 Meridian LN	\$335,000	3	3.00	1,794	\$187	1988	I09089294	8/12/09	17
3235 Timberline DR	\$349,900	4	3.00	1,852	\$189	1988	C09117623	11/03/09	3
836 Meridian LN	\$389,000	3	3.00	1,794	\$217	1988	H10005908	1/18/10	23
1541 Dominguez Ranch RD	\$395,000	5	3.00	2,715	\$145	1989	P654240	8/30/08	207
1500 San Almada RD	\$399,000	4	3.00	2,002	\$199	1989	E09091858	8/17/09	26
2670 Via Corazon DR	\$399,000	4	3.00	2,510	\$159	1989	P654245	8/25/08	80
888 Summit View CT	\$399,900	3	3.00	1,997	\$200	1988	H09125913	11/30/09	12
1580 Dominguez Ranch RD	\$465,000	5	3.00	2,970	\$157	1989	K09114671	8/22/09	108
3241 Diamond View ST	\$479,000	3	3.00	2,902	\$165	1990	K09127312	12/03/09	27
3571 Rio Ranch RD	\$504,900	5	3.00	3,031	\$167	1990	K10002128	1/04/10	18
3209 Crystal Ridge CR	\$509,900	4	3.00	2,891	\$176	1990	K10002041	1/07/10	14
3232 Crystal Ridge Cr.	\$549,950	4	3.00			1990	K10006726	1/18/10	124
3924 Elderberry CR	\$550,000	5	5.00	4,878	\$113	2005	I09131167	6/19/09	180
2078 Saltbush CR	\$619,900	4	4.00	4,073	\$152	2005	K09126703	12/02/09	15
1816 Oakridge DR	\$695,000	5	5.00	4,878	\$142	2005	C09045838	4/11/09	167
3521 Doe Spring RD	\$269,000	3	2.00	1,280	\$210	1989	K08176395	12/29/08	491
3372 Fallenleaf DR	\$275,000	3	3.00	1,695	\$162	1988	P672450	1/12/09	378
2561 Northmoor DR	\$275,000	4	2.00	1,785	\$154	2000	Y904653	9/25/09	122
1533 Elegante CT	\$280,000	2	3.00	1,471	\$190	1990	C09059472	5/29/09	209
3001 Mountainside DR	\$374,800	4	3.00	2,080	\$180	1988	S599855	12/28/09	28
3580 Copper Ridge DR	\$415,000	4	3.00	2,156	\$192	1988	S597930	12/04/09	52
1072 Vista Lomas LN	\$419,000	3	3.00	2,184	\$192	1989	K09131814	12/17/09	39
1512 Dominguez Ranch RD	\$419,900	4	3.00	2,970	\$141	1990	P707742	10/20/09	93
2745 Hidden Hills WY	\$420,000	4	4.00	3,060	\$137	1993	P709614	10/25/09	175
2880 Amber DR	\$444,900	4	3.00	2,514	\$177	1989	09380701	6/29/09	197
2134 Saltbush CR	\$449,000	4	5.00	4,450	\$101	2005	P713329	12/04/09	52
2700 Amber CR	\$449,900	4	3.00	2,314	\$194	1989	S584395	8/04/09	174
3025 Wilderness DR	\$459,900	4	3.00	2,898	\$159	1992	P705694	9/24/09	123
3610 Santa Elena CR	\$470,000	5	3.00	2,756	\$171	1993	C09134110	12/29/09	356
2806 Hidden Hills WY	\$589,000	5	5.00	3,473	\$170	2006	S585245	8/11/09	167
2218 Saltbush CR	\$619,900	5	4.00	4,073	\$152	2005	K09118788	11/05/09	81
3753 Elderberry CR	\$637,000	4	3.00	3,346	\$190	2005	K09094842	9/01/09	149
	<b>426,490.28</b>	<b>4.0</b>	<b>3.20</b>	<b>2,583</b>	<b>\$171</b>	<b>1993</b>			<b>109.78</b>

### Closed Sale Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
2785 Via Cielo DR	\$369,000	3	3.00	1,908	\$193	1989	K09115327	12/16/09	13
3101 Juniper DR	\$370,000	4	3.00	1,804	\$205	1989	K09113955	1/20/10	84
1491 San Almada	\$385,000	4	2.00	2,002	\$192	1989	P687565	12/17/09	44
3414 Sterling DR	\$390,000	4	3.00	2,216	\$176	1989	R906776	1/22/10	14
878 Meridian LN	\$400,000	4	3.00	1,994	\$201	1988	P712458	1/08/10	50
1187 Bronwyn DR	\$400,200	3	3.00	2,199	\$182	1988	K09125966	12/18/09	9
798 Highland View DR	\$415,000	4	3.00	2,216	\$187	1988	K09110660	12/04/09	55
2764 Via Cielo DR	\$420,000	4	3.00	2,414	\$174	1989	K09115863	12/30/09	12
1230 Dominguez Ranch RD	\$465,000	4	3.00	2,194	\$212	1990	P711911	1/01/10	56

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1510 San Clemente LN	\$467,500	5	3.00	2,486	\$188	1990	K09120809	12/21/09	16
1498 Canyon Crest DR	\$505,000	5	3.00	3,342	\$151	1992	H09079333	12/29/09	40
3901 Mount Elena CR	\$560,000	4	3.00	2,970	\$189	1989	I09118667	12/15/09	34
2514 Bulrush	\$657,000	5	5.00	4,878	\$135	2004	K09116755	1/21/10	10
2302 Saltbush CR	\$689,000	4	4.00	4,073	\$169	2005	S09046590	12/09/09	21
	<b>463,764.29</b>	<b>4.0</b>	<b>3.10</b>	<b>2,621</b>	<b>\$182</b>	<b>1991</b>			<b>32.71</b>

Median: **\$419,450**

Average: **\$436,927**

**On average, these comparable listings sold in 33 days for \$ 463,764**