

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
1049 Cinnamon LN	\$249,000	3	2.00	1,427	\$174	1988	S578830	6/20/09	2
1512 Classico WY	\$290,000	3	3.00	1,743	\$166	1990	T10010488	1/29/10	4
3235 Timberline DR	\$329,900	4	3.00	1,852	\$178	1988	A10012067	2/02/10	11
2210 Whiteoak LN	\$330,000	3	3.00	1,893	\$174	1989	K09055493	4/13/09	188
2270 Pepperwood LN	\$335,000	4	3.00	2,342	\$143	1990	P671388	1/03/09	131
1460 Elderwood DR	\$349,000	3	3.00	1,893	\$184	1990	P714762	12/18/09	55
3001 Mountainside DR	\$374,800	4	3.00	2,080	\$180	1988	S599855	12/28/09	60
2270 Pepperwood LN	\$390,000	4	3.00	2,342	\$167	1990	K10017645	2/17/10	9
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
1036 Vista Lomas LN	\$419,000	4	3.00	2,314	\$181	1989	P718839	1/24/10	4
1447 Canyon Crest DR	\$428,800	3	3.00	2,348	\$183	1992	C10007489	1/21/10	21
3321 Deaver	\$458,900	5	3.00	2,605	\$176	1988	I09113091	10/21/09	90
1580 Dominguez Ranch RD	\$465,000	5	3.00	2,970	\$157	1989	K09114671	8/22/09	108
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
3753 Elderberry CR	\$637,000	4	3.00	3,346	\$190	2005	K09094842	9/01/09	180
1816 Oakridge DR	\$695,000	5	5.00	4,878	\$142	2005	C09045838	4/11/09	167
3372 Fallenleaf DR	\$275,000	3	3.00	1,695	\$162	1988	P672450	1/12/09	411
2561 Northmoor DR	\$275,000	4	2.00	1,785	\$154	2000	Y904653	9/25/09	155
1533 Elegante CT	\$280,000	2	3.00	1,471	\$190	1990	C09059472	5/29/09	242
2805 Camellia CT	\$409,000	3	3.00	2,151	\$190	1989	K09122690	11/18/09	157
2745 Hidden Hills WY	\$420,000	4	4.00	3,060	\$137	1993	P709614	10/25/09	208
2415 Redrock DR	\$445,000	4	3.00	2,795	\$159	1989	K10016498	2/15/10	12
2134 Saltbush CR	\$449,000	4	5.00	4,450	\$101	2005	P713329	12/04/09	85
3025 Wilderness DR	\$459,900	4	3.00	2,898	\$159	1992	P705694	9/24/09	156
2316 Sageleaf CR	\$550,000	5	5.00	4,878	\$113	2004	C09108889	10/09/09	141
2806 Hidden Hills WY	\$589,000	5	5.00	3,473	\$170	2006	S585245	8/11/09	200
2218 Saltbush CR	\$619,900	5	4.00	4,073	\$152	2005	K09118788	11/05/09	114
	427,205.00	4.0	3.30	2,720	\$162	1993			117.60

Closed Sale Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
3521 Doe Spring RD	\$240,000	3	2.00	1,280	\$188	1989	K08176395	2/04/10	403
1468 Elegante CT	\$263,000	2	3.00	1,471	\$179	1990	K10004798	2/19/10	5
3150 Sagewood LN	\$325,000	3	2.00	1,427	\$228	1988	I09128858	2/05/10	33
864 Meridian LN	\$330,000	3	3.00	1,794	\$184	1988	I09089294	2/02/10	17
836 Meridian LN	\$358,000	3	3.00	1,794	\$200	1988	H10005908	2/19/10	0
3101 Juniper DR	\$370,000	4	3.00	1,804	\$205	1989	K09113955	1/20/10	84
3414 Sterling DR	\$390,000	4	3.00	2,216	\$176	1989	R906776	1/22/10	14
888 Summit View CT	\$392,000	3	3.00	1,997	\$196	1988	H09125913	2/23/10	12
878 Meridian LN	\$400,000	4	3.00	1,994	\$201	1988	P712458	1/08/10	50
3041 Juniper DR	\$415,000	4	3.00	2,314	\$179	1989	K09116752	2/03/10	52
3580 Copper Ridge DR	\$415,000	4	3.00	2,156	\$192	1988	S597930	2/26/10	84
1072 Vista Lomas LN	\$425,000	3	3.00	2,184	\$195	1989	K09131814	1/29/10	50
2880 Amber DR	\$427,500	4	3.00	2,514	\$170	1989	09380701	2/24/10	215
1512 Dominguez Ranch RD	\$447,650	4	3.00	2,970	\$151	1990	P707742	2/05/10	49
3610 Santa Elena CR	\$470,000	5	3.00	2,756	\$171	1993	C09134110	2/03/10	39



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3571 Rio Ranch RD	\$489,000	5	3.00	3,031	\$161	1990	K10002128	2/18/10	18
3241 Diamond View ST	\$491,000	3	3.00	2,902	\$169	1990	K09127312	2/23/10	27
2985 Hidden Hills CR	\$495,000	5	3.00	3,342	\$148	1990	I09113022	2/09/10	103
2078 Saltbush CR	\$605,000	4	4.00	4,073	\$149	2005	K09126703	1/28/10	15
2514 Bulrush	\$657,000	5	5.00	4,878	\$135	2004	K09116755	1/21/10	10
	420,257.50	4.0	3.10	2,445	\$179	1991			64.00

Median: **\$415,000**

Average: **\$424,426**

On average, these comparable listings sold in 64 days for \$ 420,258