

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
3549 Doe Spring RD	\$185,000	3	2.00	1,174	\$157.58	1988	T10019945	1/25/10	29
2050 San Diego DR	\$270,000	3	3.00	1,783	\$151.43	1992	T10051829	5/13/10	110
2118 San Antonio DR	\$274,000	3	3.00	1,684	\$162.71	1992	I10071543	7/04/10	9
1049 Redberry LN	\$335,000	3	2.00	1,439	\$232.80	1988	P726582	3/15/10	140
2300 Pepperwood LN	\$366,600	4	3.00	2,252	\$162.79	1990	K10074855	7/13/10	24
3175 Timberline DR	\$374,900	3	3.00	1,700	\$220.53	1988	P748549	8/17/10	8
1011 Vista Lomas LN	\$380,000	3	3.00	2,184	\$173.99	1989	I10082495	8/03/10	9
2856 Camellia CT	\$384,900	5	3.00	2,566	\$150.00	1989	P731570	4/19/10	36
1541 Dominguez Ranch RD	\$395,000	5	3.00	2,715	\$145.49	1989	P654240	8/30/08	207
788 Highland View DR	\$409,900	4	3.00	2,059	\$199.08	1988	K10090410	8/21/10	9
2350 Whiteoak LN	\$419,900	5	3.00	2,544	\$165.06	1989	I10073491	7/08/10	2
1410 San Ponte RD	\$424,900	4	3.00	2,600	\$163.42	1994	I10084030	8/06/10	18
2599 Redrock DR	\$434,900	4	3.00	2,795	\$155.60	1989	T10044373	4/25/10	83
2634 Camino Del Ninos	\$475,000	5	3.00	3,056	\$155.43	1998	F1845598	5/28/10	7
2526 Camino Del Plata	\$499,000	5	3.00	3,056	\$163.29	1998	C10079173	7/26/10	11
2167 Goldenbush DR	\$650,000	5	5.00	4,878	\$133.25	2004	K10056140	5/22/10	4
1816 Oakridge DR	\$695,000	5	5.00	4,878	\$142.48	2005	C09045838	4/11/09	167
2110 San Diego DR	\$269,000	3	3.00	1,684	\$159.74	1992	P735156	5/12/10	98
3372 Fallenleaf DR	\$275,000	3	3.00	1,695	\$162.24	1988	P672450	1/12/09	597
3153 Nutmeg DR	\$305,000	3	3.00	1,369	\$222.79	1989	P746212	8/02/10	30
2220 Bloomfield LN	\$349,900	4	3.00	2,200	\$159.05	1989	U9003949	9/02/09	364
3621 Foxplain RD	\$370,000	4	3.00	1,994	\$185.56	1988	S604617	2/08/10	205
3397 Skyview LN	\$375,000	4	3.00	2,059	\$182.13	1988	P719041	1/26/10	182
2201 Bloomfield	\$375,000	5	3.00	2,544	\$147.41	1989	P734187	5/07/10	117
1621 San Almada RD	\$380,000	4	3.00	2,002	\$189.81	1989	K10052663	5/15/10	109
2745 Hidden Hills WY	\$420,000	4	4.00	3,060	\$137.25	1993	P709614	10/25/09	394
2925 Amber DR	\$449,990	5	3.00	2,566	\$175.37	1990	K10077882	7/22/10	41
1436 San Clemente CR	\$475,000	5	3.00	2,756	\$172.35	1993	F1841656	4/26/10	124
2396 Sageleaf CR	\$499,000	4	3.00	3,346	\$149.13	2004	P735259	5/15/10	98
2279 Sageleaf CR	\$529,000	5	5.00	4,878	\$108.45	2004	C10040218	4/14/10	134
2134 Saltbush CR	\$630,000	4	5.00	4,450	\$141.57	2005	P713329	12/04/09	271
1655 Calle Del Oro	\$649,000	5	3.00	3,056	\$212.37	1998	P744227	7/18/10	45

\$416,403 4.0 3.20 2,594 \$167 1993 115

Closed Sale

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
3516 Doe Spring RD	\$250,000	3	2.00	1,473	\$169.72	1989	I10044947	7/30/10	2
1533 Elegante CT	\$285,000	2	3.00	1,471	\$193.75	1990	C10042693	7/16/10	80
1210 Kraemer DR	\$300,000	4	3.00	2,363	\$126.96	1988	K10050422	8/13/10	86
1461 San Almada RD	\$404,390	4	3.00	2,448	\$165.19	1989	K10047187	8/27/10	118
3384 Sterling DR	\$410,000	4	3.00	2,059	\$199.13	1989	T10059556	7/27/10	53
2755 Via Cielo DR	\$410,000	3	3.00	2,184	\$187.73	1989	T10067436	8/27/10	41
766 Meridian CR	\$420,000	4	3.00	2,156	\$194.81	1988	P739131	7/29/10	7
3625 Santa Elena CR	\$435,540	5	3.00	2,756	\$158.03	1993	I10081483	8/24/10	11
1216 Goldenview DR	\$445,000	4	3.00	2,080	\$213.94	1988	K10054030	7/23/10	69
4215 San Ramon DR	\$465,000	5	3.00	2,715	\$171.27	1989	P704660	7/29/10	108
3581 Rio Ranch Road	\$475,000	4	3.00	2,891	\$164.30	1990	K10073600	8/24/10	10
2669 Camino Del Ninos DR	\$480,000	5	3.00	3,056	\$157.07	1998	K10051035	7/30/10	86

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3635 Santa Clara CR	\$489,000	5	3.00	2,756	\$177.43	1993	K10047657	8/25/10	102
975 Manor WY	\$540,000	5	4.00	3,872	\$139.46	2001	C10012815	8/25/10	12
2148 N Sageleaf CR	\$545,000	5	4.00	4,073	\$133.81	2004	P723960	7/19/10	0
3659 Rockrose DR	\$601,000	5	4.00	4,073	\$147.56	2004	H10069919	8/24/10	18
2246 Saltbush DR	\$612,000	4	5.00	4,450	\$137.53	2005	I10064606	7/30/10	13
2243 Goldenbush DR	\$630,000	4	5.00	4,450	\$141.57	2004	P728069	8/05/10	131
	\$455,385	4.0	3.30	2,851	\$166	1994			53

Median: **\$419,950**

Average: **\$430,436**

On average, these comparable listings sold in 53 days for \$ 455,385