

Comparative Market Analysis

Summary of Comparable Listings

January 25, 2010

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

Active Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
8891 Cuyamaca	\$219,900	2	2.00	1,404	\$157	2006	S587138	8/26/09	152
23949 Boulder Oaks DR	\$249,000	2	2.00	1,501	\$166	2005	S595269	11/01/09	85
9065 Wooded Hill DR	\$275,000	2	2.00	1,501	\$183	2004	K10008257	1/13/10	173
24043 Augusta DR	\$299,000	2	2.00	1,758	\$170	2005	S596556	11/13/09	73
23930 Kaleb DR	\$339,000	2	2.00	1,758	\$193	2004	P717688	1/13/10	12
23879 Towish DR	\$345,000	2	2.00	1,671	\$206	2004	K09085680	8/06/09	634
8789 Hollyhock CT	\$389,000	2	2.00	1,552	\$251	2007	K09072604	7/01/09	208
24021 Boulder Oaks DR	\$435,000	2	2.00	1,888	\$230	2005	K09112680	10/20/09	97
24096 Steelhead DR	\$437,000	3	4.00	2,453	\$178	2004	S566448	3/08/09	340
24184 Augusta DR	\$439,000	2	2.00	1,758	\$250	2007	K10006363	1/18/10	7
24086 Watercress DR	\$459,900	2	2.00	1,758	\$262	2004	K10003022	1/09/10	16
24352 Songsparrow LN	\$469,000	2	2.00	1,758	\$267	2003	K09129526	12/10/09	46
24617 Gleneagles DR	\$478,000	2	2.00	1,758	\$272	2003	K09124687	11/23/09	63
9131 Larkspur DR	\$489,500	2	2.00	1,966	\$249	2003	S566529	3/08/09	323
24335 Nobe ST	\$499,950	2	3.00	2,216	\$226	2003	K10000240	1/01/10	145
23881 Fawnskin DR	\$539,500	3	4.00	2,345	\$230	2005	P717499	1/13/10	12
24232 Songsparrow LN	\$549,000	3	4.00	2,200	\$250	2002	K09132265	12/18/09	38
24258 Owl CT	\$569,900	3	4.00	2,198	\$259	2002	K10002927	1/09/10	16
	415,647.22	2.0	2.50	1,858	\$222	2004			135.56

Median: **\$438,000**

Average: **\$415,647**

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