

Comparative Market Analysis

Summary of Comparable Listings

February 27, 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 | \$255,000 | 2 | 2.00 | 1,404 | \$182 | 2006 | S587138 | 8/26/09 | 164 |
| 23801 Los Pinos CT | \$289,000 | 2 | 2.00 | 1,909 | \$151 | 2006 | K09118894 | 11/05/09 | 32 |
| 23962 Boulder Oaks DR | \$299,000 | 2 | 2.00 | 1,758 | \$170 | 2005 | K10017913 | 2/04/10 | 23 |
| 23985 Watercress DR | \$299,500 | 2 | 2.00 | 1,671 | \$179 | 2004 | P720774 | 2/06/10 | 21 |
| 23879 Towish DR | \$345,000 | 2 | 2.00 | 1,671 | \$206 | 2004 | K09085680 | 8/06/09 | 667 |
| 8789 Hollyhock CT | \$370,000 | 2 | 2.00 | 1,552 | \$238 | 2007 | K09072604 | 7/01/09 | 241 |
| 9165 Filaree CT | \$374,900 | 2 | 2.00 | 1,888 | \$199 | 2004 | K10019811 | 2/23/10 | 4 |
| 24184 Augusta DR | \$395,000 | 2 | 2.00 | 1,758 | \$225 | 2007 | K10006363 | 1/18/10 | 40 |
| 9312 Reserve DR | \$399,000 | 2 | 2.00 | 1,758 | \$227 | 2001 | K10013920 | 2/07/10 | 20 |
| 9391 Hughes DR | \$399,900 | 2 | 2.00 | 1,888 | \$212 | 2003 | K10018875 | 2/20/10 | 7 |
| 24021 Boulder Oaks DR | \$435,000 | 2 | 2.00 | 1,888 | \$230 | 2005 | K09112680 | 10/20/09 | 130 |
| 23964 Snowberry CT | \$439,900 | 2 | 2.00 | 1,888 | \$233 | 2005 | K10018310 | 2/19/10 | 8 |
| 24086 Watercress DR | \$459,900 | 2 | 2.00 | 1,758 | \$262 | 2004 | K10003022 | 1/09/10 | 49 |
| 24352 Songsparrow LN | \$469,000 | 2 | 2.00 | 1,758 | \$267 | 2003 | K09129526 | 12/10/09 | 79 |
| 24568 Littlehorn DR | \$479,000 | 2 | 2.00 | 1,888 | \$254 | 2003 | K10016195 | 2/12/10 | 15 |
| 9131 Larkspur DR | \$489,500 | 2 | 2.00 | 1,966 | \$249 | 2003 | S566529 | 3/08/09 | 356 |
| 9102 Reserve DR | \$499,000 | 2 | 4.00 | 2,216 | \$225 | 2001 | K10018114 | 2/18/10 | 9 |
| 24335 Nobe ST | \$499,950 | 2 | 3.00 | 2,216 | \$226 | 2003 | K10000240 | 1/01/10 | 178 |
| 24232 Songsparrow LN | \$549,000 | 3 | 4.00 | 2,200 | \$250 | 2002 | K09132265 | 12/18/09 | 71 |
| 24258 Owl CT | \$569,900 | 3 | 4.00 | 2,198 | \$259 | 2002 | K10002927 | 1/09/10 | 49 |
| | 415,822.50 | 2.0 | 2.40 | 1,862 | \$222 | 2004 | | | 108.15 |

Median: **\$417,450**

Average: **\$415,823**

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