

Comparative Market Analysis

Wednesday, September 1, 2010

Summary of Comparable Listings

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

Active

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	List Date	CDOM
8875 Larkspur DR	\$205,000	2	2.00	1,290	\$158.91	2005	W10068324	6/25/10	68
24123 Augusta DR	\$249,900	2	2.00	1,552	\$161.02	2006	K10056024	5/24/10	100
24035 Augusta DR	\$268,000	2	2.00	1,552	\$172.68	2006	K10080267	7/27/10	36
23801 Los Pinos CT	\$275,000	2	2.00	1,909	\$144.05	2006	K10089373	8/18/10	130
24066 Boulder Oaks DR	\$296,500	2	2.00	1,290	\$229.84	2005	K10087298	8/15/10	17
24107 Augusta DR	\$310,000	2	2.00	1,671	\$185.52	2006	K09110197	10/01/09	124
24663 Littlehorn DR	\$324,990	2	2.00	1,501	\$216.52	2003	T10086105	8/11/10	10
8759 Cuyamaca ST	\$325,000	2	2.00	1,404	\$231.48	2006	T10068420	6/25/10	68
24223 Owl CT	\$330,000	2	2.00	1,290	\$255.81	2002	K10060390	6/04/10	89
24495 Lupine LN	\$335,000	2	2.00	1,501	\$223.18	2001	K10051970	5/05/10	119
24576 Pine WY	\$339,900	2	2.00	1,888	\$180.03	2003	K10084606	8/09/10	23
24659 Hatton LN	\$349,000	2	2.00	1,501	\$232.51	2003	K10088126	8/17/10	15
8693 Cuyamaca ST	\$397,000	2	3.00	2,051	\$193.56	2006	K10093113	8/31/10	1
23962 Boulder Oaks DR	\$399,000	2	2.00	1,758	\$226.96	2005	K10017913	2/04/10	201
9131 Larkspur DR	\$399,500	2	2.00	1,966	\$203.20	2003	S566529	3/08/09	542
23860 Towish DR	\$419,000	2	2.00	1,888	\$221.93	2004	K10040161	4/14/10	140
9288 Holly LN	\$425,000	2	3.00	2,216	\$191.79	2003	K09001164	1/05/09	604
24460 Lupine Ln	\$425,000	2	3.00	2,253	\$188.64	2001	I10051872	5/14/10	110
24288 Owl CT	\$475,000	3	4.00	2,345	\$202.56	2002	K10055855	5/24/10	100
24278 Owl CT	\$495,500	2	3.00	2,216	\$223.60	2002	K10046881	5/01/10	123
24260 Nobe ST	\$539,000	3	3.00	2,316	\$232.73	2004	P745255	7/26/10	37
24162 Songsparrow LN	\$549,000	3	4.00	2,198	\$249.77	2002	K10092940	8/23/10	9
	\$369,604	2.0	2.40	1,798	\$206	2004			121

Median: **\$344,450**

Average: **\$369,604**

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