

# Comparative Market Analysis

## Summary of Comparable Listings

January 25, 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
8744 Cuyamaca ST	\$277,000	2	2.00	1,909	\$145	2006	K08135757	9/21/08	316
24148 Nobe ST	\$299,900	2	2.00	1,758	\$171	2004	K09082088	7/01/09	57
24107 Augusta DR	\$299,900	2	2.00	1,671	\$179	2006	K09110197	10/01/09	68
9130 Espinosa ST	\$349,900	2	2.00	1,671	\$209	2004	C09109684	10/12/09	86
24006 Fawnskin DR	\$369,000	2	2.00	1,758	\$210	2005	S583922	7/25/09	120
24001 Fawnskin DR	\$369,000	2	2.00	1,758	\$210	2005	P712018	11/21/09	62
24480 Lupine LN	\$372,500	3	4.00	2,198	\$169	2001	K09118495	10/06/09	76
9249 Robinson LN	\$399,000	2	2.00	1,758	\$227	2002	K09046557	4/24/09	263
8790 Buttercup CT	\$399,900	2	3.00	2,216	\$180	2006	K08164211	11/20/08	299
9190 Wooded Hill DR	\$410,000	3	4.00	2,198	\$187	2004	K09123894	11/21/09	33
9309 Robinson LN	\$425,000	2	2.00	1,758	\$242	2002	K09114393	10/25/09	81
8831 Cuyamaca ST	\$225,000	2	2.00	1,404	\$160	2006	K09006723	1/14/09	376
24091 Steelhead DR	\$240,000	2	2.00	1,552	\$155	2004	K09102878	6/28/09	211
24005 Kaleb DR	\$249,000	2	2.00	1,552	\$160	2004	K09111057	10/16/09	101
24034 Boulder Oaks DR	\$269,000	2	2.00	1,552	\$173	2005	K09078284	7/18/09	191
8885 Cuyamaca	\$308,750	2	3.00	2,051	\$151	2006	K09034193	3/23/09	308
24096 Augusta	\$325,000	2	2.00	1,888	\$172	2006	K09085375	8/06/09	172
23938 Kaleb DR	\$325,000	2	2.00	1,671	\$194	2004	K09120804	11/11/09	75
9288 Holly LN	\$399,500	2	3.00	2,216	\$180	2003	K09001164	1/05/09	385
	<b>332,228.95</b>	<b>2.0</b>	<b>2.40</b>	<b>1,818</b>	<b>\$183</b>	<b>2004</b>			<b>172.63</b>

### Closed Sale Listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
23976 Augusta DR	\$230,000	2	2.00	1,290	\$178	2005	R902549	1/20/10	181
24030 Watercress DR	\$320,000	2	2.00	1,671	\$192	2004	K09059366	12/10/09	139
23946 Kaleb DR	\$339,800	2	2.00	1,758	\$193	2004	K09117484	12/03/09	20
24322 Songsparrow LN	\$359,000	2	2.00	1,671	\$215	2003	L31367	1/04/10	43
9248 Holly LN	\$510,000	2	2.00	1,966	\$259	2003	K09090698	1/08/10	135
	<b>351,760.00</b>	<b>2.0</b>	<b>2.00</b>	<b>1,671</b>	<b>\$207</b>	<b>2004</b>			<b>103.60</b>

Median: **\$332,400**

Average: **\$336,298**

**On average, these comparable listings sold in 104 days for \$ 351,760**