

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
8879 Cuyamaca ST	\$214,900	2	2.00	1,597	\$134.56	2006	K10035580	4/01/10	24
24106 Boulder Oaks DR	\$229,000	2	2.00	1,290	\$177.52	2005	K10081867	8/02/10	8
23959 Snowberry CT	\$250,000	2	2.00	1,290	\$193.80	2005	K10014989	2/10/10	145
8687 Cuyamaca ST	\$250,000	2	2.00	1,597	\$156.54	2006	K10061557	6/08/10	18
23912 Augusta DR	\$260,000	2	2.00	1,552	\$167.53	2006	T10037376	4/06/10	113
24083 Augusta DR	\$264,900	2	2.00	1,412	\$187.61	2006	I10059418	6/03/10	82
8885 Cuyamaca	\$308,750	2	3.00	2,051	\$150.54	2006	K09034193	3/23/09	488
24372 Songsparrow LN	\$315,000	2	2.00	1,671	\$188.51	2003	K10040767	4/12/10	67
23834 Kaleb DR	\$324,900	2	2.00	1,552	\$209.34	2004	H10084139	8/06/10	6
23938 Kaleb DR	\$334,000	2	2.00	1,671	\$199.88	2004	P742312	7/06/10	269
23849 Fawnskin DR	\$400,000	2	3.00	2,253	\$177.54	2006	P731111	4/17/10	134
23816 Los Pinos CT	\$253,500	2	2.00	1,597	\$158.74	2006	K10025437	3/09/10	176
24038 Watercress DR	\$289,000	2	2.00	1,758	\$164.39	2004	K10065883	6/17/10	76
24953 Pine Creek LP	\$295,000	4	3.00	2,316	\$127.37	2005	L33602	7/18/10	45
23903 Towish DR	\$299,000	2	2.00	1,671	\$178.93	2004	P733203	5/04/10	120
9165 Filaree CT	\$299,900	2	2.00	1,888	\$158.85	2004	K10019811	2/23/10	190
9121 Wooded Hill DR	\$335,000	2	2.00	1,758	\$190.56	2004	K10086046	8/11/10	21
23930 Kaleb DR	\$339,000	2	2.00	1,758	\$192.83	2004	P717688	1/13/10	231
24184 Augusta DR	\$359,000	2	2.00	1,758	\$204.21	2007	K10006363	1/18/10	226
9391 Hughes DR	\$378,000	2	2.00	1,888	\$200.21	2003	K10018875	2/20/10	193
24151 Whitetail DR	\$525,000	2	3.00	2,253	\$233.02	2002	K10089934	8/22/10	10
	\$310,660	2.0	2.20	1,742	\$179	2005			126

Closed Sale

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	ML#	Sold Date	CDOM
9131 Deergrass ST	\$250,000	2	2.00	1,501	\$166.56	2004	K10052151	7/13/10	61
8809 Buttercup CT	\$260,000	2	2.00	1,586	\$163.93	2006	P731272	7/19/10	95
23949 Boulder Oaks DR	\$265,000	2	2.00	1,501	\$176.55	2005	S595269	7/09/10	214
24213 Owl CT	\$280,000	2	2.00	1,501	\$186.54	2002	K10038610	8/31/10	128
23985 Watercress Dr.	\$305,000	2	2.00	1,671	\$182.53	2004	T10065081	7/23/10	40
24148 Nobe ST	\$338,000	2	2.00	1,758	\$192.26	2004	K09082088	7/02/10	57
24096 Augusta	\$340,000	2	2.00	1,888	\$180.08	2006	K09085375	8/13/10	223
9102 Reserve DR	\$375,000	2	4.00	2,216	\$169.22	2001	K10018114	7/28/10	83
24086 Watercress DR	\$389,000	2	2.00	1,758	\$221.27	2004	K10003022	8/06/10	196
24141 Whitetail DR	\$500,000	3	3.00	2,216	\$225.63	2002	K10025547	7/28/10	94
	\$330,200	2.0	2.30	1,760	\$186	2004			119

Median: **\$305,000**

Average: **\$316,963**

On average, these comparable listings sold in 119 days for \$ 330,200