

## Comparative Market Analysis

Property Type: Residential    Status: Sold    Number of Properties: 64														
#	ML #	Address	Zip	Style	Bd	Bt	Est SF	LTP	Price\$	LP/SF	SP	SP/SF	COE	DOM
1	080081827	1970 Columbia # 517	92101	All Other Attached	1	1	599	ER	\$189,000	\$315.53	\$185,000	\$308.85	05/20/2009	142
2	090010504	1400 Broadway # 1502	92101	All Other Attached	1	1	753	ER	\$197,900	\$262.82	\$197,900	\$262.82	05/06/2009	15
3	090028768	1642 7th Ave	92101	All Other Attached	1	1	744	EA	\$200,000	\$268.82	\$200,000	\$268.82	05/18/2009	0
4	090020178	425 W Beech St # 338	92101	All Other Attached	1	1	641	ER	\$189,900	\$296.26	\$203,000	\$316.69	05/07/2009	3
5	090020168	1240 India St # 113	92101	All Other Attached	1	2	708	ER	\$275,000	\$388.42	\$239,500	\$338.28	05/15/2009	23
6	090020864	445 Island # 725	92101	All Other Attached	1	1	846	ER	\$259,000	\$306.15	\$240,000	\$283.69	05/28/2009	29
7	080057685	1580 Union # 104	92101	All Other Attached	1	1	681	ER	\$259,000	\$380.32	\$245,000	\$359.76	05/27/2009	261
8	080078901	1435 India # 213	92101	All Other Attached	2	2	903	ER	\$242,900	\$268.99	\$250,000	\$276.86	05/05/2009	106
9	090016713	950 6TH AVE # 547	92101	All Other Attached	0	1	822	ER	\$249,900	\$304.01	\$250,000	\$304.14	05/08/2009	14
10	090017870	1150 J # 105	92101	All Other Attached	1	1	966	ER	\$249,900	\$258.70	\$250,000	\$258.80	05/29/2009	17
11	090020626	445 Island Ave # 702	92101	All Other Attached	1	1	681	ER	\$269,900	\$396.33	\$250,000	\$367.11	05/29/2009	14
12	090006216	350 Ash St # 901	92101	All Other Attached	1	2	861	ER	\$239,900	\$278.63	\$250,500	\$290.94	05/14/2009	69
13	080074165	425 W. Beech Street # 231	92101	All Other Attached	2	1	877	ER	\$299,000	\$340.94	\$255,000	\$290.76	05/22/2009	7
14	090010500	350 11th # 528	92101	All Other Attached	1	1	656	ER	\$239,900	\$365.70	\$260,000	\$396.34	05/14/2009	12
15	090016618	777 6th # 337	92101	All Other Attached	1	1	788	ER	\$275,600	\$349.75	\$260,000	\$329.95	05/15/2009	26
16	090015614	801 Hawthorn # 406	92101	All Other Attached	2	2	826	ER	\$264,900	\$320.70	\$267,800	\$324.21	05/01/2009	17
17	090016322	530 K # 1017	92101	All Other Attached	1	1	661	ER	\$269,900	\$408.32	\$269,900	\$408.32	05/08/2009	30
18	090021323	655 Columbia St # 113	92101	All Other Attached	1	1	735	ER	\$222,446	\$302.65	\$270,000	\$367.35	05/26/2009	14
19	090015649	889 Date St # 241	92101	All Other Attached	1	2	971	ER	\$259,900	\$267.66	\$275,000	\$283.21	05/20/2009	39
20	090022047	950 6th # 324	92101	All Other Attached	0	1	1,134	ER	\$279,900	\$246.82	\$281,300	\$248.06	05/29/2009	8
21	090007075	525 11th Ave # 1309	92101	All Other Attached	2	2	946	ER	\$304,999	\$322.41	\$284,999	\$301.27	05/27/2009	30
22	090005639	425 Beech # 227	92101	All Other Attached	2	2	977	ER	\$289,500	\$296.32	\$290,000	\$296.83	05/18/2009	37
23	090015239	2445 Brant Street # 413	92101	All Other Attached	2	2	1,165	ER	\$299,000	\$256.65	\$300,000	\$257.51	05/20/2009	8
24	090022632	1333 8th Avenue # 704	92101	All Other Attached	3	2	1,384	ER	\$310,000	\$223.99	\$300,000	\$216.76	05/13/2009	6
25	090004417	1225 Island # 417	92101	All Other Attached	2	2	1,174	ER	\$294,400	\$250.77	\$320,000	\$272.57	05/23/2009	83
26	080082064	850 Beech # 203	92101	All Other Attached	2	2	1,230	ER	\$322,000	\$261.79	\$322,000	\$261.79	05/05/2009	105
27	090015353	1494 Union # 503	92101	All Other Attached	1	1	750	ER	\$330,000	\$440.00	\$325,000	\$433.33	05/06/2009	25
28	090000428	2400 5th Ave # 232	92101	All Other Attached	0	1	734	ER	\$335,000	\$456.40	\$335,000	\$456.40	05/15/2009	87
29	080079310	2414 Front # 10	92101	All Other Attached	2	2	1,435	ER	\$349,900	\$243.83	\$345,000	\$240.42	05/01/2009	73
30	090001561	1240 INDIA ST # 2107	92101	All Other Attached	1	2	987	ER	\$389,900	\$395.04	\$350,000	\$354.61	05/06/2009	76
				All Other										

31	090018742	350 K ST. # #511	92101	Attached	2	2	1,000	ER	\$385,000	\$385.00	\$350,000	\$350.00	05/26/2009	8
32	090002411	450 J St. # 3211	92101	All Other Attached	2	2	1,016	ER	\$379,900	\$373.92	\$362,000	\$356.30	05/15/2009	114
33	090005417	1262 Kettner # 903	92101	All Other Attached	1	1	904	EA	\$399,000	\$441.37	\$370,000	\$409.29	05/20/2009	88
34	090021198	350 K # 513	92101	All Other Attached	2	2	1,023	ER	\$379,900	\$371.36	\$370,000	\$361.68	05/27/2009	8
35	080067276	350 W Ash # 905	92101	All Other Attached	2	2	1,148	ER	\$379,000	\$330.14	\$379,000	\$330.14	05/18/2009	173
36	090004488	800 THE MARK LANE # 1506	92101	All Other Attached	1	1	750	ER	\$428,000	\$570.67	\$382,500	\$510.00	05/01/2009	54
37	080078849	1608 India St. # 301	92101	All Other Attached	2	2	1,154	ER	\$345,000	\$298.96	\$385,000	\$333.62	05/22/2009	69
38	080065665	575 Sixth Ave. # 1801	92101	All Other Attached	1	1	750	ER	\$399,000	\$532.00	\$399,000	\$532.00	05/14/2009	189
39	090025761	253 10th # 523	92101	All Other Attached	1	2	1,065	ER	\$399,000	\$374.65	\$399,000	\$374.65	05/21/2009	4
40	080057037	850 Beech Street # 403	92101	All Other Attached	2	2	1,230	ER	\$400,000	\$325.20	\$400,000	\$325.20	05/29/2009	235
41	090016161	850 State # 213	92101	All Other Attached	2	2	1,282	ER	\$419,000 - \$426,000	\$332.29	\$410,000	\$319.81	05/27/2009	22
42	090011328	750 State # 122	92101	All Other Attached	2	2	1,308	ER	\$459,000	\$350.92	\$415,000	\$317.28	05/22/2009	58
43	090009696	1441 9th # 404	92101	All Other Attached	3	2	1,261	ER	\$473,000	\$375.10	\$450,000	\$356.86	05/05/2009	32
44	080083499	527 10th Avenue # 212	92101	All Other Attached	2	2	1,126	ER	\$499,000	\$443.16	\$475,000	\$421.85	05/28/2009	126
45	090013473	527 10th Avenue # 506	92101	All Other Attached	1	2	1,383	ER	\$494,900	\$357.85	\$490,000	\$354.30	05/08/2009	41
46	090019689	1441 9th # 205	92101	All Other Attached	3	2	1,391	ER	\$503,000	\$361.61	\$490,000	\$352.26	05/16/2009	42
47	080058034	575 6th Avenue # 1502	92101	All Other Attached	2	2	1,013	ER	\$539,000	\$532.08	\$520,000	\$513.33	05/22/2009	202
48	090026828	800 The Mark Lane # 208	92101	All Other Attached	2	2	1,345	EA	\$580,000	\$431.23	\$520,000	\$386.62	05/08/2009	0
49	080075265	230 West Laurel # 402	92101	All Other Attached	2	2	1,648	ER	\$599,000	\$363.47	\$540,000	\$327.67	05/11/2009	146
50	090000424	1494 Union Street # 401	92101	All Other Attached	2	2	1,228	ER	\$550,000	\$447.88	\$540,000	\$439.74	05/01/2009	79
51	090026749	325 7th Ave # 1008	92101	All Other Attached	2	2	1,169	ER	\$612,800	\$524.21	\$540,000	\$461.93	05/29/2009	20
52	090001521	1494 Union St. # 405	92101	All Other Attached	2	2	1,351	ER	\$574,900	\$425.54	\$560,000	\$414.51	05/07/2009	40
53	090026830	800 The Mark Lane # 908	92101	All Other Attached	2	2	1,240	EA	\$618,000	\$498.39	\$560,000	\$451.61	05/08/2009	0
54	090026832	800 The Mark Lane # 1101	92101	All Other Attached	2	2	1,324	EA	\$650,000	\$490.94	\$580,000	\$438.07	05/08/2009	0
55	090026835	800 The Mark Lane # 2206	92101	All Other Attached	1	3	1,054	EA	\$660,000	\$626.19	\$600,000	\$569.26	05/08/2009	0
56	090024445	700 West E Street # 2402	92101	All Other Attached	2	2	1,215	ER	\$699,000	\$575.31	\$630,000	\$518.52	05/27/2009	0
57	080064880	645 Front Street # 1907	92101	All Other Attached	2	2	1,395	ER	\$750,000	\$537.63	\$675,000	\$483.87	05/29/2009	199
58	090026824	800 The Mark Lane # 113	92101	All Other Attached	2	2	1,577	EA	\$710,000	\$450.22	\$685,000	\$434.37	05/08/2009	0
59	090000617	1494 Union Street # 905	92101	All Other Attached	2	2	1,313	ER	\$720,000	\$548.36	\$690,000	\$525.51	05/22/2009	106
60	090020183	700 West E Street # 3004	92101	All Other Attached	2	2	1,488	ER	\$899,000	\$604.17	\$840,000	\$564.52	05/07/2009	0
61	090025077	700 West E Street # 3305	92101	All Other Attached	2	2	1,275	ER	\$935,000	\$733.33	\$882,550	\$692.20	05/29/2009	0
62	090016295	700 West E Street # 3405	92101	All Other Attached	2	2	1,275	ER	\$940,000	\$737.26	\$885,000	\$694.12	05/08/2009	0
63	090025794	1262 Kettner # 1201	92101	All Other Attached	2	2	1,949	EA	\$990,000	\$507.95	\$990,000	\$507.95	05/08/2009	0
64	080083216	1262 Kettner # 1901	92101	All Other	2	2	1,949	EA	\$1,599,590	\$820.72	\$1,559,990	\$800.40	05/14/2009	0

			Attached							
<b>Min</b>	<b>1</b>	<b>1</b>	<b>599</b>		<b>189,000</b>	<b>\$223.99</b>	<b>\$185,000</b>	<b>\$216.76</b>		<b>3</b>
<b>Max</b>	<b>3</b>	<b>3</b>	<b>1,949</b>		<b>1,599,590</b>	<b>\$820.72</b>	<b>\$1,559,990</b>	<b>\$800.40</b>		<b>261</b>
<b>Average</b>	<b>2</b>	<b>2</b>	<b>1,082</b>		<b>445,836</b>	<b>\$399.28</b>	<b>\$428,062</b>	<b>\$384.47</b>		<b>66</b>

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**Fields with a "0" value or a blank are not calculated in the CMA Min, Max or Averages**

Search Criteria	
<b>Residential Styles</b>	4)ATT
<b>Zip Code</b>	92101
<b>List Status</b>	SOLD
<b>Close of Escrow Date</b>	between 5/1/2009 - 5/31/2009

**Prepared By:** Sharyn Crown  
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