

# Comparative Market Analysis

Property Type: Residential    Status: Pending    Number of Properties: 52

#	ML #	Address	Style	Zip	Bd	Bt	Est SF	LTP	Price \$	LP/SF	DOM	OMD	
1	110003808	1750 Dora Dr	Detached	92007	3	2	1,188	ER	\$625,000	\$526.09	43	03/02/2011	
2	110007345	3880 Adams St	Detached	92008	3	2	1,826	ER	\$539,000 - \$557,500	\$305.31	25	02/28/2011	
3	100066783	3340 Highland Dr	Detached	92008	4	5	3,245	ER	\$925,000 - \$975,000	\$300.46	111	03/06/2011	
4	110002879	2109 Twain Ave <i>WOW</i>	Detached	92008	5	5	3,737	ER	\$949,000 - \$979,000	\$261.98	46	02/28/2011	
5	100071265	2936 Segovia Wy	Detached	92009	3	2	1,542	ER	\$599,000	\$388.46	77	02/28/2011	
6	110010253	2227 Boca St <i>3 OFFERS</i>	Detached	92009	4	3	2,424	ER	\$625,000	\$257.84	17	03/06/2011	
7	100072604	2417 Mica Rd	Detached	92009	3	4	3,149	ER	\$669,990	\$212.76	74	03/06/2011	
8	110009183	7965 Paseo Membrillo <i>1-story</i>	Detached	92009	3	3	2,190	ER	\$699,000	\$319.18	19	03/03/2011	
9	110002712	2425 Mica Rd	Detached	92009	4	4	3,149	ER	\$699,990	\$222.29	51	03/05/2011	
10	100071407	2128 Saliente Way	Detached	92009	4	3	2,833	ER	\$725,000	\$255.91	81	03/05/2011	
11	110004604	2971 Avenida Valera	Detached	92009	4	3	2,421	ER	\$765,000	\$315.99	39	03/01/2011	
12	110001410	2344 Paseo Saucedal	Detached	92009	3	2	1,963	ER	\$769,000	\$391.75	56	03/05/2011	
13	110002077	7417 SITIO LIMA <i>ssale</i>	Detached	92009	4	5	4,104	ER	\$825,000	\$201.02	50	03/01/2011	
14	110001168	6964 Ammonite Pl	Detached	92009	4	4	3,400	ER	\$850,000	\$250.00	54	03/01/2011	
15	110004183	3575 Avenida Pantera	Detached	92009	5	5	4,762	ER	\$1,549,000	\$325.28	45	03/06/2011	
16	100061619	2404 Granada Wy	Detached	92010	3	2	1,600	ER	\$475,000	\$296.88	134	03/01/2011	
17	100069788	920 Grivetta Ct	Detached	92011	4	3	2,658	ER	\$694,900 - \$724,900	\$272.72	86	02/28/2011	
18	110004120	1345 Corvidae St <i>???</i>	Detached	92011	4	4	3,082	ER	\$870,000	\$282.28	34	03/05/2011	
19	100066165	6757 Mallee St. <i>NO YARD</i>	Detached	92011	5	5	4,408	ER	\$999,999	\$226.86	105	03/02/2011	
20	110006505	14725 Caminito Porta Delgada St	Detached	92014	4	4	3,022	ER	\$1,495,000	\$494.71	32	03/04/2011	
21	110004806	144 Ocean View Ave	Detached	92014	4	3	2,114	ER	\$2,395,000	\$1,132.92	38	03/02/2011	
22	110005269	1904 Balboa Ave	Detached	92014	3	4	2,179	ER	\$2,499,988 - \$2,800,000	\$1,284.99	40	03/06/2011	
23	110001055	229 Village Run E <i>REG</i>	Detached	92024	4	2	1,266	ER	\$416,088	\$328.66	56	03/02/2011	
24	100061974	821 Bluffcrest Ln <i>REG</i>	Detached	92024	3	2	1,424	ER	\$499,900	\$351.05	123	03/03/2011	
25	100059571	1145 Avenida Esteban Dr	Detached	92024	3	3	1,920	ER	\$575,000	\$299.48	146	03/01/2011	
26	110011260	414 CERRO St	Detached	92024	4	2	1,621	ER	\$549,000 - \$579,000	\$357.19	5	02/28/2011	
27	100070470	329 Rancho Santa Fe Rd	Detached	92024	2	1	1,481	ER	\$620,000	\$418.64	88	03/06/2011	
28	110004315	1153 Via Montecito	Detached	92024	4	3	2,649	ER	\$725,000 - \$775,876	\$292.89	40	03/01/2011	
29	110011883	1082 San Dieguito Dr <i>6 OFFERS</i>	Detached	92024	4	3	2,476	ER	\$799,000	\$322.70	4	03/01/2011	
30	100053382	1574 Bella Vista Dr	Detached	92024	4	3	2,230	ER	\$855,000	\$383.41	166	03/01/2011	
31	110003436	327 La Costa Ave <i>3 OFFERS</i>	Detached	92024	4	5	3,640	ER	\$1,390,000	\$381.87	25	03/01/2011	
32	110009480	376 Hillcrest Dr <i>GASP</i>	Detached	92024	5	4	4,322	ER	\$1,495,000	\$345.91	18	03/04/2011	
33	110001094	5561 Moonlight Ln	Detached	92037	3	2	1,696	ER	\$999,900	\$589.56	56	03/03/2011	
34	110011671	8715 Nottingham Pl	Detached	92037	3	2	2,312	ER	\$1,195,000	\$516.87	3	02/28/2011	
35	110003563	7301 Rue Michael	Detached	92037	4	3	2,351	EA	\$1,295,000	\$550.83	44	03/02/2011	
36	090054908	1887 Viking Wy <i>503 DOM!</i>	Detached	92037	2	2	1,833	ER	\$1,465,000	\$799.24	503	03/02/2011	
37	110001361	8315 PASEO DEL OCASO	Detached	92037	3	2	1,361	ER	\$1,495,000	\$1,098.46	57	03/05/2011	
38	110006877	7402 High Ave	Detached	92037	5	5	3,640	ER	\$1,975,000 - \$2,270,000	\$623.63	27	02/28/2011	
39	110012148	1370 W Muirlands Dr	Detached	92037	2	3	3,530	EA	\$3,150,000	\$892.35	0	02/28/2011	
40	100071007	2151 Calle Guaymas <i>REG</i>	Detached	92037	6	7	6,238	ER	\$3,391,500	\$543.68	81	03/02/2011	
41	110000737	6123 Avenida Cresta	Detached	92037	5	6	3,880	ER	\$4,050,000	\$1,043.81	58	03/03/2011	
42	100068121	16846 Circa Del Norte N # #164	Detached	92067	5	5	4,866	ER	\$1,690,000	\$347.31	99	03/01/2011	
43	110009529	6027 La Flecha	Detached	92067	2	2	1,976	ER	\$1,750,000	\$885.63	16	03/02/2011	
44	100047729	5465 La Crescenta	Detached	92067	4	6	5,771	ER	\$2,750,000	\$476.52	205	03/02/2011	
45	090053395	17121 Circa Del Sur (#561)	Detached	92067	5	6	8,600	ER	\$2,999,000	\$348.72	511	03/03/2011	
46	100020381	6115 Mimulus <i>PAID \$9.5</i>	Detached	92067	5	11	10,375	ER	\$6,995,000 - \$7,995,000	\$770.60	332	03/03/2011	
47	110000687	134 Brookdale Pl	Detached	92075	5	5	4,100	ER	\$2,795,000	\$681.71	59	03/04/2011	
48	110011608	3834 Avenida Feliz	Detached	92091	4	4	3,239	ER	\$960,000	\$296.39	6	03/02/2011	
49	110007698	11249 Laurelcrest Dr	Detached	92130	4	3	2,151	ER	\$774,200	\$359.93	25	03/02/2011	
50	110011984	6290 Quail Run St	Detached	92130	4	4	3,056	ER	\$955,100	\$312.53	4	03/02/2011	
51	100050878	3670 Torrey View Ct	Detached	92130	4	4	2,541	ER	\$1,095,000	\$430.93	188	02/28/2011	
52	110001394	4951 Concannon Ct	Detached	92130	5	5	3,516	ER	\$1,455,000	\$413.82	57	03/05/2011	
					Min	2	1	1,188		416,088	\$201.02	3	
					Max	6	11	10,375		7,995,000	\$1,284.99	511	
					Average	4	4	3,097		1,427,057	\$461.35	84	

*I-5 Vu  
2 others for sale same model  
\$965,000  
\$1,099,900*

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

Search Criteria	
Residential Styles	1)DET
County	San Diego
Zip Code	92007, 92008, 92009, 92010, 92011, 92014, 92024, 92037, 92067, 92075, 92091, 92130
List Status	PEND, SOLD
Off Market Date	between 2/28/2011 - 3/6/2011