

Active Market Report Summary

ACTIVE LISTINGS

The following are comparable properties which are currently for sale on the market. These listings show us who the competition is and what prices sellers are hoping to get for this type of home in this area at this time.

Address	List Price	Orig Price	Bdr	Bth	Sqft	\$/Sqft	Built	Pkg	MLS#	Active	DOM
A # 314 1405 W 15TH AV	\$285,000	\$314,000	1	1	653	436	1977	1	V744479	11/15/2008	144
A # 413 2920 ASH ST	\$299,000	\$299,000	1	1	617	485	1977	1	V759294	03/30/2009	9
A # 44 870 W 7TH AV	\$309,000	\$309,000	1	1	639	484	1980		V753372	02/16/2009	51
A # 308 1345 W 15TH AV	\$316,000	\$319,000	1	1	639	495	1977	1	V750193	01/26/2009	72
A # 105 1260 W 10TH AV	\$368,000	\$389,900	1	1	689	534	1977	1	V740894	10/22/2008	168
	\$315,400	\$326,180	1.0	1.0	647	487	1978	1.0			89

EXPIRED, CANCELLED & TERMINATED

The following are comparable listings which have recently expired or have been cancelled/terminated by the seller. These illustrate the problems of overpricing and indicate what prices buyers are not willing to pay for this type of home in this area at this time.

Address	List Price	Orig Price	Bdr	Bth	Sqft	\$/Sqft	Built	Pkg	MLS#	Expired	DOM
X # 44 870 W 7TH AV	\$309,000	\$344,000	1	1	639	484	1980		V732920	01/30/2009	144
X # 108 1345 W 15TH AV	\$320,000	\$340,000	1	1	641	499	1977	1	V740748	12/31/2008	71
X # 303 1260 W 10TH AV	\$328,900	\$355,000	1	1	689	477	1976	1	V735874	12/31/2008	100
T # 308 1345 W 15TH AV	\$319,000	\$319,000	1	1	639	499	1977	1	V741262	11-Feb-2008	20
T # 103 1412 W 14TH AV	\$325,000	\$325,000	1	1	621	523	1978	1	V722559	11-Jul-2008	126
T # 413 2920 ASH ST	\$329,500	\$329,500	1	1	617	534	1977		V728285	11/15/2008	100
T # 407 1405 W 15TH AV	\$350,000	\$398,800	1	1	637	549	1977	1	V732816	02/26/2009	169
T # 11 877 W 7TH AV	\$369,000	\$369,000	1	1	677	545	1985	1	V747381	02/26/2009	62
	\$331,300	\$347,538	1.0	1.0	645	514	1978	1.0			99

SOLD LISTINGS

The following are comparable recently sold properties. These listings are extremely important as they truly indicate what prices buyers are actually willing to pay for this type of home in this area at this time.

Address	Sold price	List Price	Bdr	Bth	Sqft	\$/Sqft	Built	Pkg	MLS#	Sold	DOM
S # 211 975 W 13TH AV	\$250,000	\$339,800	1	1	635	394	1985	1	V699551	01/23/2009	298
S # 104 555 W 14TH AV	\$283,000	\$299,900	1	1	624	454	1985	2	V740192	11-Oct-2008	25
S # 205 1775 W 10TH AV	\$299,000	\$305,000	1	1	619	483	1982	1	V741996	12-May-2008	36
S # 213 1045 W 8TH AV	\$322,000	\$349,900	1	1	664	485	1985		V741523	12-Nov-2008	45
	\$288,500	\$323,650	1.0	1.0	636	454	1984	1.3			101

REPORT SUMMARY

- On average, these properties sold for... \$288,500 with an average time to sell of... 101 days on market.
- Also, the average price difference was... -\$35,150 between list and sold price, or... -10.9 % as percent difference.