



Comps Report

City/State: PALM SPRINGS CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
2875 N LOS FELICES RD 214	756-C4	81,000	589	138	1	1.0	1981	3/11/2008
2825 N LOS FELICES RD 109		89,000	589	151	1	1.0	1981	3/7/2008
5300 E WAVERLY DR D3	787-B6	120,000	768	156	1	2.0	1978	3/6/2008
5300 E WAVERLY DR J2	787-B6	125,000	705	177	1	2.0	1978	3/28/2008
2821 W LOS FELICES CIR 216	756-C4	125,000	589	212	1	1.0	1982	3/12/2008
2812 N AUBURN CT F113		128,000	589	217	1	1.0	1982	3/18/2008
1900 S PALM CANYON DR 145	786-E5	139,000	1,024	136	2	2.0	1972	3/11/2008
1900 S PALM CANYON DR 39	786-E5	148,000	1,024	145	2	2.0	1972	3/28/2008
322 W SANTA ELENA RD	756-D6	170,000	1,088	156	2	2.0	1976	3/11/2008
323 W MARISCAL RD	756-D5	175,000	1,152	152	3	2.0	1980	3/28/2008
353 E VIA ESCUELA 219	756-E5	180,000	1,183	152	2	2.0	1980	3/7/2008
250 E VIA ESCUELA C		180,000	1,344	134	3	2.0	1971	3/21/2008
505 S FARRELL DR E27	786-H3	185,000	1,175	157	2	2.0	1984	3/21/2008
1150 E PALM CANYON DR 15		187,000	1,240	151	2	2.0	1980	3/13/2008
4361 E PASEO CAROLETA	787-A4	200,000	1,333	150	3	2.0	1960	3/28/2008
1150 E PALM CANYON DR 76	786-F5	205,000	1,659	124	3	2.0	1980	3/4/2008
445 N FARRELL DR	786-H2	215,000	1,457	148	4	2.0	1959	3/10/2008
2431 LOS PATOS DR	787-C5	220,000	1,066	206	2	2.0	1974	3/5/2008
1995 N VIA MIRALESTE 1112	756-E5	220,000	1,034	213	2	2.0	1980	3/3/2008
2170 E DEL LAGO RD	756-G5	225,000	1,372	164	3	2.0	1979	3/11/2008
2601 S BROADMOOR DR 63	787-B5	226,500	1,178	192	2	2.0	1985	3/31/2008
2510 N WHITEWATER CLUB DR A		232,000	1,331	174	2	2.0	1972	3/14/2008
394 S CALLE JASMIN	786-H2	235,000	1,218	193	2	2.0	1980	3/31/2008
5734 LOS COYOTES DR	787-C5	237,500	1,066	223	2	2.0	1976	3/13/2008
983 N BUTTONWILLOW CIR	756-G7	242,000	1,456	166	3	2.0	1965	3/6/2008
423 E AVENIDA GRANADA		250,000	1,542	162	2	2.0	1966	3/13/2008
851 N CALLE DE FLORA VIS	756-G7	250,000	1,347	186	3	2.0	1973	3/4/2008
2070 N WHITEWATER CLUB DR		257,000	1,416	181	3	2.0	1961	3/27/2008
2314 SAVANNA WAY		269,000	2,023	133	2	2.0	2005	3/19/2008
2587 SAVANNA WAY		270,000	2,023	133	2	2.0	2005	3/31/2008
751 MIRA GRANDE		270,000	1,411	191	3	2.0	2004	3/5/2008
2348 N CARILLO RD	756-F5	275,000	1,344	205	3	2.0	1974	3/27/2008
492 E SIMMS RD	756-E4	285,000	1,456	196	3	2.0	1963	3/18/2008
3686 SUNBURST		287,000	833	345	1	1.0	2007	3/14/2008
2033 E RAMON RD 2	786-H3	293,500	1,352	217	1	2.0	1964	3/13/2008
530 E SIMMS RD	756-E4	295,000	1,456	203	3	2.0	1963	3/31/2008



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505 S FARRELL DR P98	786-H3	300,000	1,175	255	2	2.0	1984	3/20/2008
3490 TRANQUILITY WAY		317,000	2,102	151	2	2.0	2005	3/21/2008
1650 E MESQUITE AVE	786-G4	350,000	1,868	187	2	1.0	1948	3/27/2008
1420 HILLVIEW CV	816-G2	365,000	1,882	194	3	2.0	1970	3/14/2008
1460 N FIESTA RD	756-E6	375,000	1,461	257	2	1.0	1955	3/19/2008
2232 OAKCREST DR	786-G4	375,000	1,944	193	3	2.0	1973	3/26/2008
477 W VIA OLIVERA	756-D5	378,000	1,469	257	2	1.0	1948	3/5/2008
2341 SILVER OAK CIR		380,000	2,136	178	3	2.0	1973	3/5/2008
3791 SAVANNA WAY		385,000	2,288	168	2	2.0	2005	3/18/2008
970 E PALM CANYON 103		392,500	1,396	281	3	3.0	2006	3/4/2008
656 E SPENCER DR	756-E5	393,000	1,225	321	3	2.0	1959	3/20/2008
1729 HOT SPRINGS WAY		395,000	2,637	150	4	3.0	2005	3/6/2008
1360 VERANO DR	786-F4	419,000	1,638	256	2	2.0	1972	3/25/2008
442 W SANTA CATALINA RD		420,000	1,671	251	3	3.0	1998	3/6/2008
1222 PALMAS RDG		429,018	2,229	192	3	2.0	2006	3/14/2008
1592 S CALLE ROLPH	786-F4	441,000	2,612	169	3	3.0	1964	3/21/2008
1920 S CALIENTE RD	786-F6	450,000	1,696	265	3	2.0	1978	3/7/2008
1207 PRIMAVERA DR	786-F4	460,000	1,638	281	2	2.0	1972	3/14/2008
2427 CASITAS WAY	786-G4	485,000	2,104	231	2	2.0	1978	3/13/2008
520 S THORNHILL RD		580,000	1,689	343	3	2.0	2001	3/14/2008
590 S INDIAN TRL	786-E3	600,000	2,293	262	4	2.0	1936	3/18/2008
1129 AZURE CT		649,000						3/21/2008
1834 S CAMINO REAL		676,500	1,737	389	3	2.0	2001	3/25/2008
761 E MESQUITE AVE	786-D4	700,000	2,132	328	3	2.0	1952	3/28/2008
1090 AZURE CT		737,500						3/27/2008
1848 VIA ISLA	786-F5	745,000	2,181	342	2	3.0	1979	3/21/2008
2661 W LA CONDESA DR	786-E7	762,500	2,705	282	4	4.0	1980	3/19/2008
2222 N JANIS DR	756-C5	765,000	2,289	334	4	3.0	1959	3/31/2008
499 N ORCHID TREE LN	786-G1	765,000	2,381	321	3	3.0	1974	3/28/2008
2025 N VIA NORTE	756-D5	1,125,000	3,282	343	5	4.0	1947	3/17/2008
1224 MARY FLEMING CIR		1,190,000	3,173	375	4	4.0	2000	3/31/2008
375 W VIA LOLA	756-D7	1,425,000	3,777	377	4	6.0	1954	3/28/2008
335 PATEL PL		1,445,000						3/14/2008
106 CANYON ROCK RD	786-E5	1,500,000	684	2193	2	1.0	1949	3/5/2008
105 CANYON ROCK RD	786-E5	1,500,000	1,246	1204	3	2.0	1948	3/5/2008
107 CANYON ROCK RD	786-E5	1,500,000	693	2165	1	1.0	1948	3/5/2008



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109 CANYON ROCK RD	786-E5	1,500,000	2,653	565	6	2.0	1948	3/5/2008
103 CANYON ROCK RD	786-E5	1,500,000	1,403	1069	4	2.0	1948	3/5/2008
101 CANYON ROCK RD	786-E5	1,500,000	464	3233	2	1.0	1949	3/5/2008
108 CANYON ROCK RD	786-E5	1,500,000	1,630	920	2	2.0	1947	3/5/2008
102 CANYON ROCK RD	786-E5	1,500,000	1,732	866	4	2.0	1949	3/5/2008

The Total Sales Are 77
The Average Sales Price Is: \$508,656
The Average Square Footage Is: 1516
The Average Cost Per Square Foot Is: \$344

The above Comps reflect full value transfers only