

CMA Report

Listing as of 08/12/08 at 8:46am

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
243 18th Ave	Longview	1, A1	1	1	666	4800sf	1925	06/04/08	75.08	61	50,000	50,000
285 19th Ave	Longview	1, A1	1	1	579	0.110ac	1925	05/15/08	98.27	45	56,900	56,900
269 16th Ave	Longview	1, A1	2	1	660		1925	05/07/08	90.91	97	69,900	59,999
297 23rd Ave	Longview	1, A1	2	1	834	4800sf	1925	07/21/08	77.94	22	65,000	65,000
257 25th Ave	Longview	1, A1	1	0.75	714	4000sf	1925	02/22/08	97.90	721	59,900	69,900
356 22nd Ave	Longview	1, A1	2	1	836	0.110ac	1926	03/03/08	89.59	162	93,900	74,900
341 15th Ave	Longview	1, A1	2	1	712	5000sf	1924	06/13/08	112.22	160	79,900	79,900
303 27th Ave	Longview	1, A1	2	1	630	4800sf	1949	08/08/08	126.83	4	79,900	79,900
256 29th	Longview	1, A1	2	1	616	0.110ac	1946	06/05/08	133.93	68	82,500	82,500
262 29th	Longview	1, A1	2	1	688		1948	06/05/08	119.91	251	82,500	82,500
271 17th Ave	Longview	1, A1	2	1	1,100	4800sf	1924	05/22/08	76.36	68	89,500	84,000
352 18th Ave	Longview	1, A1	2	1	748	0.110ac	1926	06/25/08	123.66	48	95,000	92,500
256 26th Ave	Longview	1, A1	3	1	960		1952	07/01/08	113.54	42	109,000	109,000
329 27th Ave	Longview	1, A1	2	1	624	4800sf	1925	07/09/08	174.68	602	109,000	109,000
337 21st Ave	Longview	1, A1	2	1	1,056		1925	07/22/08	104.07	21	109,900	109,900
270 Baltimore St	Longview	1, A1	2	1	1,064	0.120ac	1961	07/16/08	103.38	27	110,000	110,000
325 22nd	Longview	1, A1	3	1	840		1925	05/19/08	136.90	85	115,000	115,000
2675 Beech St	Longview	1, A1	3	1.50	1,585	5400sf	1925	07/29/08	78.80	14	124,900	124,900
283 16th Ave	Longview	1, A1	2	1	825	4800sf	1928	07/07/08	151.52	36	125,000	125,000
316 24th Ave	Longview	1, A1	3	1	1,200	0.110ac	1925	06/28/07	104.17	411	142,900	125,000
155 Oregon Way	Longview	1, A1	4	2	1,302	0.110ac	1950	02/21/08	96.77	173	126,000	126,000
310 21st Ave	Longview	1, A1	2	1	880	4800sf	1949	04/07/08	143.18	127	135,000	126,000
292 18th Ave	Longview	1, A1	5	1.50	1,680	4800sf	1930	02/13/08	79.76	295	137,000	134,000
306 Colorado St	Longview	1, A1	3	1	864	0.170ac	1949	05/19/08	156.25	85	140,000	135,000
232 Carolina	Longview	1, A1	4	2	1,412	0.141ac	1999	04/13/08	98.44	121	158,500	139,000
249 Colorado	Longview	1, A1	3	1.50	1,070		1999	02/18/08	135.33	176	153,900	144,800
237 Colorado St	Longview	1, A1	3	1.50	1,264	6000sf	1999	09/23/07	118.59	324	164,500	149,900
292 21st Ave	Longview	1, A1	2	1	1,680		1936	04/03/08	92.26	131	169,900	155,000

Listing Count 28	Averages	967	111.08	156	108,407	104,125
	High	155,000	Low	50,000	Median	109,450

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP%LP
2765 Alabama St	Longview	1, A1	2	1	798		1950	02/25/08	78.32	13	69,900	69,900	62,500	89.40
446 16th Ave	Longview	1, A1	1	1	600	5998sf	1924	03/31/08	105.00	64	63,000	63,000	63,000	100.00
288 17th Ave	Longview	1, A1	2	1	688	4800sf	1924	07/18/08	109.01	58	79,550	79,550	75,000	94.30
333 22nd Ave	Longview	1, A1	2	1	1,101	0.110ac	1924	04/09/08	69.57	17	75,000	75,000	76,600	102.10
285 29th Ave	Longview	1, A1	2	1	712		1948	04/30/08	114.13	74	77,500	77,500	81,260	104.90
265 22nd Ave	Longview	1, A1	2	0.75	863	4800sf	1925	05/23/08	100.81	9	87,000	87,000	87,000	100.00
249 20th Ave	Longview	1, A1	3	1	1,008		1972	05/12/08	89.29	124	109,900	94,900	90,000	94.80
224 23rd Ave	Longview	1, A1	3	1.75	1,344	4800sf	1926	04/03/08	78.13	162	119,900	109,900	105,000	95.50
364 17th Ave	Longview	1, A1	2	1	1,050	7200sf	1925	02/25/08	109.52	28	115,000	115,000	115,000	100.00
365 Douglas St	Longview	1, A1	3	1	1,420	7405sf	1964	04/10/08	82.39	49	107,500	104,900	117,000	111.50
303 26th Ave	Longview	1, A1	4	1	1,089	4800sf	1948	05/30/08	119.38	30	125,000	125,000	130,000	104.00
297 20th Ave	Longview	1, A1	3	2	1,300	4800sf	1995	05/08/08	100.77	125	149,900	139,900	131,000	93.60
359 Colorado St	Longview	1, A1	4	2	1,815	12000sf	1929	04/08/08	93.61	104	174,900	169,900	169,900	100.00

Listing Count 13	Averages	1,061	96.15	66	104,158	100,881	100,251	99.38
	High	169,900	Low	62,500	Median	90,000		

Report Count 41	Report Averages	997	106.35	128	107,060	103,096	100,251
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Presented By: Larry Cowan / Coldwell Banker Flaskerud Phone: 360-749-4753

Featured properties may not be listed by the office/agent presenting this brochure.

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