

CMA Report

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 Listing as of 08/12/08 at 8:48am

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
471 24th Ave	Longview	1, A1	2	1	824	6011sf	1926	04/04/08	157.65	130	129,900	129,900
466 29th Ave	Longview	1, A1	2	1	1,176	0.164ac	1950	07/11/08	114.37	32	134,500	134,500
447 25th Ave	Longview	1, A1	2	1	826	5998sf	1948	07/02/08	163.32	41	145,000	134,900
507 15th Ave	Longview	1, A1	2	1	1,014	5998sf	1925	02/17/08	133.14	177	140,000	135,000
2741 Douglas St	Longview	1, A1	2	1	0		1951	07/15/08	0.00	28	139,000	137,000
516 19th Ave	Longview	1, A1	2	1	1,006	6000sf	1950	07/30/08	136.18	13	137,000	137,000
653 15th Ave	Longview	1, A1	3	1	1,409	0.138ac	1924	06/20/08	98.65	419	139,000	139,000
608 16th Ave	Longview	1, A1	3	1	1,007	6000sf	1924	03/16/08	143.99	149	145,000	145,000
556 24 Ave	Longview	1, A1	2	1	1,288		1941	12/03/07	114.91	253	169,500	148,000
470 25th Ave	Longview	1, A1	3	1.50	1,650	6000sf	1926	07/30/08	90.85	13	149,900	149,900
556 18th Ave	Longview	1, A1	3	1.75	1,493	6000sf	1924	03/10/08	103.75	155	164,900	154,900
530 21st Ave	Longview	1, A1	2	1	832	5998sf	1928	08/23/07	188.10	355	156,500	156,500
507 18th Ave	Longview	1, A1	2	1.50	1,246		1925	02/27/08	126.73	167	179,000	157,900
467 16th Ave	Longview	1, A1	2	1	800		1926	06/16/08	199.88	57	159,900	159,900
527 15th Ave	Longview	1, A1	3	1.75	1,400	6000sf	1925	11/25/07	117.79	259	184,900	164,900
516 16th Ave	Longview	1, A1	4	2.25	1,597	6000sf	1925	12/21/07	103.32	235	194,000	165,000
612 20th Ave	Longview	1, A1	2	1	842	6000sf	1924	04/15/08	200.71	119	169,000	169,000
416 24th Ave	Longview	1, A1	5	2	1,495	6600sf	1946	06/16/08	116.99	129	184,900	174,900
560 20th	Longview	1, A1	3	1	1,406		1926	03/25/08	125.18	140	179,900	176,000
517 17th Ave	Longview	1, A1	2	1	997	6000sf	1924	04/30/07	177.43	469	189,000	176,900
649 21st Ave	Longview	1, A1	3	1.75	1,295		1930	07/03/08	136.68	40	179,000	177,000
2652 Baltimore St	Longview	1, A1	3	1.50	1,364	6000sf	1950	07/15/08	130.13	28	177,500	177,500
2942 Washington Way	Longview	1, A1	3	1.75	1,326		1946	06/27/08	134.99	46	179,000	179,000
551 23rd Ave	Longview	1, A1	4	2	2,088	6000sf	1940	07/24/08	86.16	19	179,900	179,900
510 17th Ave	Longview	1, A1	3	1.75	1,378		1925	11/29/07	130.55	257	179,900	179,900
420 25th Ave	Longview	1, A1	3	1	1,541	6000sf	1946	06/12/08	120.70	61	189,000	186,000
2351 Cypress St	Longview	1, A1	3	1	1,453	5998sf	1952	06/03/08	130.70	70	199,000	189,900
467 22nd Ave	Longview	1015, A1	4	1	1,512	6000sf	1926	07/28/08	126.98	15	192,000	192,000
667 16th Ave	Longview	1, A1	3	1.75	1,473		1925	02/13/08	133.74	180	209,900	197,000
641 23rd Ave	Longview	1, A1	3	1	2,565		1930	05/08/08	87.91	96	235,000	225,500
Listing Count 30	Averages				1,321				132.12	138	170,367	164,327
					High 225,500				Low 129,900			Median 164,950

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP%LP
421 22nd Ave	Longview	1, A1	1	1	528		1926	04/29/08	75.76	61	70,000	50,000	40,000	80.00
804 30th Ave	Longview	1, A1	2	1	800		1945	05/23/08	87.38	10	69,900	69,900	69,900	100.00
430 21st Ave	Longview	1, A1	2	1	792		1925	03/20/08	138.24	24	114,900	114,900	109,484	95.30
520 29th Ave	Longview	1, A1	2	1	1,000	7379sf	1950	06/02/08	115.00	27	112,500	112,500	115,000	102.20
547 25th	Longview	1, A1	4	2	1,410		1946	02/22/08	88.65	8	125,000	125,000	125,000	100.00
430 19th	Longview	1, A1	2	1	1,014		1928	06/05/08	123.77	43	132,000	132,000	125,500	95.10
641 16th Ave	Longview	1, A1	3	1.75	1,366		1925	07/28/08	92.97	120	129,900	129,900	127,000	97.80
536 17th Ave	Longview	1, A1	3	1.50	1,295	6000sf	1925	05/30/08	99.54	29	128,900	128,900	128,900	100.00
476 26th Ave	Longview	1, A1	2	1	950	0.138ac	1950	08/06/08	136.84	3	124,900	124,900	130,000	104.10
576 27th	Longview	1, A1	2	1	975		1948	04/30/08	138.46	31	135,000	135,000	135,000	100.00
620 24th Ave	Longview	1, A1	2	1	936	6000sf	1940	03/25/08	149.57	119	151,900	149,900	140,000	93.40
1521 Nichols Blvd	Longview	1, A1	3	2	1,211	6000sf	1924	03/06/08	116.14	39	145,000	145,000	140,650	97.00
477 20th Ave	Longview	1, A1	2	1	846	5500sf	1943	03/21/08	166.67	288	149,900	146,000	141,000	96.60
467 28th Ave	Longview	1, A1	3	1	1,236		1950	05/16/08	117.31	285	149,900	149,900	145,000	96.70
527 26 Ave	Longview	1, A1	3	1.50	1,200	6000sf	1948	06/19/08	132.50	209	168,900	163,900	159,000	97.00
660 24th	Longview	1, A1	2	1	948		1941	04/30/08	173.42	216	179,500	166,500	164,400	98.70
476 23rd Ave	Longview	1, A1	3	1.75	1,300	0.132ac	1949	04/14/08	126.92	28	169,900	169,900	165,000	97.10
640 19th Ave	Longview	1, A1	4	2	1,800		1925	04/25/08	128.33	109	259,000	249,000	231,000	92.80
Listing Count 18	Averages				1,089				122.64	92	139,833	136,839	132,880	97.11
					High 231,000				Low 40,000				Median 132,500	
Report Count 48	Report Averages				1206				128.49	121	158,917	154,019	132,880	

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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