

CMA Report

Listing as of 08/12/08 at 8:50am
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RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
1935 Washington Way	Longview	1, A1	2	1	920		1948	07/14/08	162.93	29	149,900	149,900
2331 Ocean Beach Hwy	Longview	1, A1	3	1	1,410		1950	04/21/08	113.12	113	189,900	159,500
1609 21st Ave	Longview	1, A1	5	1	2,648		1923	06/06/08	67.94	67	223,500	179,900
2105 Larch St	Longview	1, A1	3	1	1,339	6600sf	1954	08/10/08	137.79	2	184,500	184,500
2052 Delaware St	Longview	1, A1	4	1.50	1,824		1955	10/04/07	101.43	313	245,000	185,000
1153 17th Ave	Longview	1, A1	3	1.50	1,336	0.138ac	1963	06/20/08	145.96	44	195,000	195,000
2319 Olympia Way	Longview	1, A1	3	1.75	2,000	6000sf	1950	11/13/07	99.50	273	225,000	199,000
1626 21st Ave	Longview	1, A1	3	1.75	2,522		1900	09/17/07	98.73	330	307,900	249,000
1309 21st Ave	Longview	1, A1	3	1.50	1,900	6000sf	1928	04/25/08	138.95	109	279,900	264,000
1525 24th Ave	Longview	1, A1	3	2	1,916	6000sf	1928	07/02/08	150.84	41	289,000	289,000
1719 22nd Ave	Longview	1, A1	3	2	2,930		1951	07/21/08	100.68	22	295,000	295,000
2107 Fir St	Longview	1, A1	4	1.75	2,508	0.138ac	1951	06/05/07	119.58	516	319,900	299,900
1402 19th Ave	Longview	1, A1	4	2.50	3,044	6599sf	1954	07/28/08	114.98	15	350,000	350,000
3225 NE Nichols Blvd	Longview	1, A1	4	2	3,570	12000sf	1939	02/27/08	136.97	161	499,000	489,000
Listing Count 14			Averages		2,133				120.67	145	268,107	249,193
					High 489,000				Low 149,900			Median 224,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP%LP
946 21st Ave	Longview	1, A1	3	1	952		1950	06/03/08	157.56	142	169,000	160,000	150,000	93.80
835 20th Ave	Longview	1, A1	2	1	870	6000sf	1950	07/18/08	186.78	108	169,900	156,000	162,500	104.20
1309 19th Ave	Longview	1, A1	2	2	2,100	6000sf	1946	03/31/08	83.29	84	174,900	174,900	174,900	100.00
940 22nd Ave	Longview	1, A1	4	1	2,820	6000sf	1950	04/16/08	63.89	100	189,900	184,900	180,175	97.40
1715 Ocean Beach Hwy	Longview	1, A1	3	1	1,270		1949	03/12/08	144.09	22	185,000	185,000	183,000	98.90
1629 22nd Ave	Longview	1, A1	4	1.75	2,330	6000sf	1923	06/12/08	81.50	189	229,000	209,900	189,900	90.50
1115 23rd Ave	Longview	1, A1	3	1	1,466		1926	05/29/08	129.60	32	209,900	209,900	190,000	90.50
1749 23rd	Longview	1, A1	3	1.50	1,374		1954	06/06/08	145.56	226	249,000	199,000	200,000	100.50
959 22nd Ave	Longview	1, A1	4	1.75	2,466	6000sf	1951	02/29/08	83.13	101	225,000	219,999	205,000	93.20
916 21st Ave	Longview	1, A1	4	2	3,100	6000sf	1951	04/23/08	82.90	239	295,000	259,000	257,000	99.20
1239 22nd Ave	Longview	1, A1	4	2.50	2,567	5998sf	1925	03/21/08	105.18	168	309,000	299,500	270,000	90.20
Listing Count 11			Averages		1,938				114.86	128	218,691	205,282	196,589	95.77
					High 270,000				Low 150,000				Median 189,900	
Report Count 25	Report Averages				2047				118.12	138	246,364	229,872	196,589	

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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