

CMA Report

Listing as of 08/12/08 at 9:15am

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
2457 46th	Longview	1, A1	3	1	1,196	0.190ac	1957	06/03/08	91.22	70	113,138	109,100
3943 Ocean Beach Hwy	Longview	1, A1	2	1	952	8800sf	1947	04/09/08	153.26	125	148,900	145,900
4727 Ocean Beach Hwy	Longview	1, A1	3	2	1,244	0.540ac	1940	11/30/07	124.52	256	169,900	154,900
4734 Merlin St	Longview	1, A1	4	1.50	1,130	6000sf	1972	03/14/08	141.59	331	160,000	160,000
4710 Merlin St	Longview	1, A1	3	1.50	1,020		1972	08/11/08	156.86	1	160,000	160,000
2207 42nd Ave	Longview	1, A1	3	1.50	1,164	0.200ac	1967	06/11/08	141.67	62	174,900	164,900
3970 Estate Dr	Longview	1, A1	3	1.50	1,259		1992	04/22/08	131.06	112	165,000	165,000
4520 Pennsylvania St	Longview	1, A1	4	1	1,376	1.787ac	1938	07/28/08	123.47	15	169,900	169,900
4337 Pennsylvania	Longview	1, A1	3	1.75	1,220	7100sf	1980	07/09/08	139.26	34	169,900	169,900
2125 48th Ave	Longview	1, A1	4	2	1,900	0.260ac	1949	04/04/08	89.46	130	175,000	169,979
4737 Lee Ave	Longview	1, A1	3	1.75	1,756		1976	04/23/08	99.60	103	189,000	174,900
3815 Pacific Way	Longview	1, A1	2	1	1,432	0.660ac	1955	06/20/08	125.63	53	179,900	179,900
2283 48th Ave	Longview	1, A1	3	2	1,213		1976	04/21/08	156.55	113	189,900	189,900
5030 Pacific Way	Longview	1, A1	3	1.75	1,664	0.350ac	1999	03/21/08	114.12	359	189,900	189,900
103 Ridgecrest Ln	Longview	1, A1	4	2	1,836	6.020ac	2001	06/24/08	103.49	49	190,000	190,000
2615 48th Ave	Longview	1, A1	4	2	1,722	0.280ac	1931	05/14/08	110.34	90	200,000	190,000
110 Solo Meadows Ln	Longview	1, A1	3	2	1,296	5.090ac	1997	06/02/07	148.15	432	225,000	192,000
4138 Ocean Beach Hwy	Longview	1, A1	3	1	1,580	17685sf	1941	07/07/08	123.42	119	195,000	195,000
4660 Ocean Beach Hwy	Longview	1, A1	4	2	1,762	0.560ac	1959	02/01/08	111.80	193	235,000	197,000
4051 Oak St	Longview	1, A1	3	2	1,359	7000sf	1980	10/01/07	147.09	305	235,000	199,900
2218 52nd Ave	Longview	1, A1	3	1.75	1,520	5900sf	1999	04/23/08	131.51	111	209,900	199,900
2532 Greenway Ave	Longview	1, A1	3	2	1,474	0.150ac	1978	07/11/08	135.62	32	199,900	199,900
112 Charles St	Longview	1, A1	3	1.75	1,454		2006	04/13/08	141.61	121	214,999	205,900
2289 52nd Ave	Longview	1, A1	3	2	1,472		2002	09/07/07	141.30	335	223,900	208,000
6 Swallow Ct	Longview	1, A1	3	2	1,618	7000sf	1990	07/29/08	129.73	14	209,900	209,900
2092 Grove St	Longview	1, A1	3	2.50	1,826	6350sf	2000	07/23/08	115.01	20	210,000	210,000
24 W Pine Ln	Longview	1, A1	3	2.50	1,644	5998sf	1996	05/06/08	127.74	98	210,000	210,000
8 Swallow Ct	Longview	1, A1	3	2.50	1,584		1991	03/21/07	138.57	489	249,900	219,500
2088 Grove St	Longview	1, A1	4	2.50	1,902	0.145ac	1999	03/28/08	115.62	137	229,000	219,900
4238 Pennsylvania St	Longview	1, A1	3	1.75	1,442	0.193ac	1994	05/05/08	152.50	99	219,900	219,900
5508 Mt. Solo Rd	Longview	1, A1	3	1.50	2,536	0.960ac	1942	07/28/08	86.71	15	219,900	219,900
2140 Grove St	Longview	1, A1	3	2.50	1,545		1999	07/21/08	148.22	22	229,000	229,000
4965 Hickory Ct	Longview	1, A1	3	2.50	2,111		1999	01/12/08	108.91	187	250,000	229,900
5606 Finch Dr	Longview	1, A1	3	1.75	1,700		1979	04/10/08	135.24	124	239,900	229,900
4610 Olympia Way	Longview	1, A1	3	2.50	1,780	6941sf	2001	04/26/08	129.16	108	255,000	229,900
2273 52nd Ave	Longview	1, A1	3	1.75	1,609		2005	05/16/08	142.88	88	229,900	229,900
5354 Oriole	Longview	1, A1	3	1.75	1,863		1980	05/20/08	123.46	84	238,000	230,000
142 Ridgecrest Dr	Longview	1, A1	4	2	1,959	5.010ac	2005	02/27/08	117.41	96	245,000	230,000
5012 Oriole	Longview	1, A1	4	2.50	1,705	0.203ac	1997	08/05/08	136.66	7	233,000	233,000
2750 48th Ave	Longview	1, A1	4	3	2,330		1996	01/29/08	102.05	196	269,977	237,777
1800 Schneiter Dr	Longview	1, A1	4	2.50	1,805	7283sf	2007	07/22/08	135.68	21	244,900	244,900
1853 Schneiter Dr	Longview	1, A1	4	2	1,812		2005	02/29/08	135.21	165	254,900	245,000
2527 Hickory Ave	Longview	1, A1	3	2	1,800	6800sf	1999	06/27/08	138.33	46	249,000	249,000
4307 Greenway Pl	Longview	1, A1	3	2	1,670		1978	07/28/08	149.10	161	249,000	249,000
2498 Redwood Ave	Longview	1, A1	3	2	1,802		2008	04/09/08	138.68	125	269,900	249,900
4974 Oriole CT	Longview	1, A1	4	2.50	2,447	10149sf	1999	04/03/08	102.13	131	269,900	249,900
4470 Consitution Ln	Longview	1, A1	4	2.75	2,004		1980	07/28/08	127.20	15	254,900	254,900
4240 Ohio St	Longview	1, A1	5	2	2,052		1950	06/26/08	125.49	47	257,500	257,500
115 Ridgecrest Ln	Longview	1, A1	3	2	1,864	5.000ac	2007	06/02/08	138.95	349	259,000	259,000
116 Stoneway Ln	Longview	1, A1	4	2.50	2,116		1998	12/18/07	122.40	235	269,900	259,000
Listing Count 50			Averages		1,651				128.11	133	216,026	207,767
					High 259,000			Low 109,100			Median 209,950	
Report Count 50			Report Averages		1651				128.11	133	216,026	207,767

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