



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

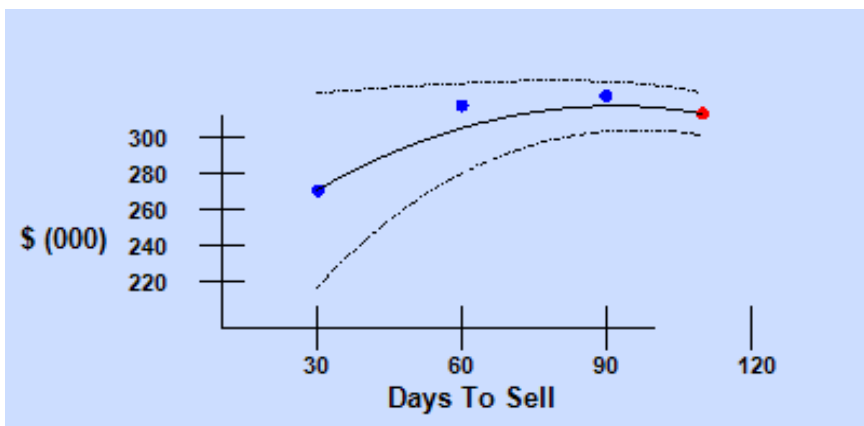
RELAR Price and Liquidity Predictions

Price Prediction	\$309,267
Price Range (+/-)	\$47,079
Confidence Score	90
Forecast Standard Confidence	89.4
List To Sale Ratio (%)	96
Daily List to Sale Ratio Change (%)	0
Predicted Market Time (Days)	110.1
Predicted Market Time Range (Days)	66.1



RELAR Price vs. Time Prediction

	Price	Range
Sell in 30 days:	\$268,058	\$51,675
Sell in 60 days:	\$313,397	\$12,617
Sell in 90 days:	\$318,602	\$12,585



Property Information

	Title Value	Value Used		Title Value	Value Used
APN	2023-025-022		County	LOS ANGELES	
House Size (sf)	1553/1553	1553	Lot Size (sf)	7618/7619	7619
Bedrooms	3/3	3	Bathrooms	2/3	3
Total Rooms	6/1	1	Year Built		1956
Garage Spaces	2/1	2	Fireplaces	1/0	1
Pool	Y	Y			



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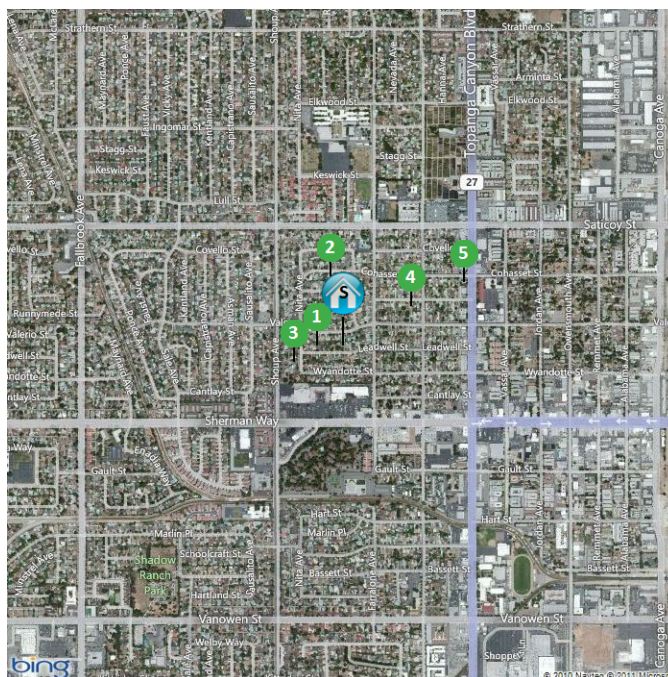
RELAR ANALYSIS

Summary of Price Regression Components

Past Time Components	Price	Range (+/-)	Predictive Components	Price	Range (+/-)
Six Month Component	\$405,754	\$46,452	Pending Listings Component	\$271,322	\$16,980
Three Month Component	\$396,474	\$38,879	Active Listings Component	\$360,489	\$66,424
Current Month Component	\$271,322	\$16,980	Expired Listings Component	\$307,674	\$58,767

Summary List of Comparable Sales

	22239 LEADWELL ST	\$309,267
1	22309 LEADWELL ST	\$317,000
2	22254 COHASSET ST	\$359,000
3	7311 NITA AVE	\$300,000
4	22112 RUNNYMEDE ST	\$247,000
5	7453 TOPANGA CANYON BLVD	\$252,500



Summary of Items Affecting Confidence Score

Items Common to All Property Lists

Items Affecting Current Price Regression

- 4203: Negative Similarity Function Price Correlation to Room Count
- 4403: Negative Correlation of Lot Size to Price in Pricing
- 4416: Garage Count Regression Not Used in Pricing

Items Affecting Three Month Price Regression

- 4203: Negative Similarity Function Price Correlation to Room Count
- 4203: Negative Similarity Function Price Correlation to Room Count
- 4403: Negative Correlation of Lot Size to Price in Pricing
- 4404: Negative Correlation of Room Count to Price in Pricing
- 4416: Garage Count Regression Not Used in Pricing

Items Affecting Six Month Price Regression

- 4203: Negative Similarity Function Price Correlation to Room Count
- 4203: Negative Similarity Function Price Correlation to Room Count
- 4404: Negative Correlation of Room Count to Price in Pricing
- 4416: Garage Count Regression Not Used in Pricing



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Initial List of Properties Searched

APN	Street Address	City	State	Zip	Price	Beds	Baths	Date	Size	Dist(mi)
2022-020-050	22421 SHERMAN	WEST HILLS	CA	91307	\$140,000	1	1	2/28/2011	618	0.25
2023-014-028	22140 COHASSET ST	CANOGA PARK	CA	91303	\$163,000	2	1	6/28/2011	600	0.2
2111005005	21514 SATICOY ST	Canoga Park	CA	91304	\$191,000	2	1	4/29/2011	768	0.78
2023-012-013	22103 LEADWELL ST	CANOGA PARK	CA	91303	\$201,500	3	1	10/6/2010	1246	0.2
2111-002-013	7528 VASSAR AVE	CANOGA PARK	CA	91303	\$202,000	2	1	6/15/2011	888	0.5
2111-015-001	21518 VALERIO ST	Canoga Park	CA	91303	\$205,050	2	1	3/8/2011	542	0.67
2111-003-012	7516 JORDAN AVE	CANOGA PARK	CA	91303	\$215,000	3	1	7/15/2011	1044	0.57
2111007028	21514 COHASSET ST	Canoga Park	CA	91303	\$215,000	4	2	7/27/2011	1800	0.74
2024-003-014	6948 GLADE AVE	CANOGA PARK	CA	91303	\$217,000	2	1	11/12/2010	876	0.52
2111015006	7332 REMMET AVE	Canoga Park	CA	91303	\$224,900	2	3	8/24/2011	868	0.67
2111-014-019	7333 REMMET AVE	Canoga Park	CA	91303	\$225,000	3	2	2/7/2011	1519	0.63
2023011011	22102 LEADWELL ST	Canoga Park	CA	91303	\$225,000	3	1	9/9/2011	926	0.19
2111-009-007	21720 COHASSET ST	CANOGA PARK	CA	91303	\$238,000	3	1	4/12/2011	1120	0.56
2024-011-010	22151 HART ST	CANOGA PARK	CA	91303	\$245,000	3	1	5/24/2011	1008	0.44
2013026012	7854 FALLBROOK AVE	West Hills	CA	91304	\$245,000	3	2	9/30/2010	1256	0.92
2023013010	22112 RUNNYMEDE ST	Canoga Park	CA	91303	\$247,000	3	2	8/31/2011	1148	0.2
2111-015-022	7349 ALABAMA AVE	Canoga Park	CA	91303	\$249,900	2	1	2/7/2011	1219	0.7
2023-003-011	7453 TOPANGA CANYON BLVD	CANOGA PARK	CA	91303	\$252,500	3	2	6/27/2011	1181	0.35
2111-003-005	7539 OWENSMOUTH AVE	CANOGA PARK	CA	91303	\$260,000	2	1	10/22/2010	954	0.61
2024038009	6902 FALLBROOK AVE	West Hills	CA	91307	\$265,000	3	2	12/30/2010	1722	0.92
90154002	21918 ARMINTA ST	Canoga Park	CA	91304	\$270,199	3	2	5/27/2011	1358	0.81
2021018014	7345 FALLBROOK AVE	West Hills	CA	91307	\$274,510	3	2	7/20/2011	1253	0.69
2023-017-010	22239 COVELLO ST	CANOGA PARK	CA	91303	\$280,000	3	2	2/15/2011	1372	0.26
2024-009-015	22113 BASSETT ST	CANOGA PARK	CA	91303	\$285,000	2	2	11/9/2010	1000	0.6
2023002012	22041 COHASSET ST	Canoga Park	CA	91303	\$285,000	2	1	9/14/2010	1006	0.31
2023-018-001	7510 SHOUP AVE	CANOGA PARK	CA	91307	\$288,000	4	2	1/27/2011	1372	0.26
2023-009-016	22143 SHERMAN WAY	CANOGA PARK	CA	91303	\$290,000	3	1	9/20/2010	1078	0.21
2024-002-029	22016 GAULT ST	CANOGA PARK	CA	91303	\$290,000	3	1	10/18/2010	1170	0.44
2013011032	7907 CAPISTRANO AVE	West Hills	CA	91304	\$290,000	4	2	7/21/2011	1362	0.76
2023-015-023	22153 COHASSET ST	CANOGA PARK	CA	91303	\$292,000	3	2	5/17/2011	1544	0.22
2023-025-016	22317 LEADWELL ST	CANOGA PARK	CA	91303	\$300,000	2	2	11/19/2010	1161	0.04
2023-027-003	7311 NITA AVE	CANOGA PARK	CA	91303	\$300,000	3	2	7/21/2011	1968	0.13
2012-030-014	22118 INGOMAR ST	West Hills	CA	91304	\$300,000	4	1	1/31/2011	1416	0.57
2014017012	22845 SATICOY ST	West Hills	CA	91304	\$300,000	3	2	3/2/2011	1301	0.79
2024012067	22103 CAJUN CT	Canoga Park	CA	91303	\$300,000	3	3	6/7/2011	1718	0.33
90192843	7516 ETON AVE	Canoga Park	CA	91303	\$305,000	3	2	6/28/2011	1608	0.95
2021018011	7367 FALLBROOK AVE	West Hills	CA	91307	\$308,700	4	2	5/18/2011	1415	0.69
2012-018-011	7807 NITA AVE	CANOGA PARK	CA	91304	\$310,000	4	2	1/5/2011	1570	0.59
2023-020-006	22253 COHASSET ST	Canoga Park	CA	91303	\$310,000	3	2	8/17/2011	1800	0.21
2022018027	22530 SATICOY	West Hills	CA	91307	\$310,000	3	2	8/31/2011	1628	0.45
90208918	7928 OWENSMOUTH AVE	Canoga Park	CA	91304	\$310,000	3	2	8/17/2011	1760	0.94
2024-010-021	22143 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	\$312,000	4	2	8/5/2011	1635	0.51
2012-021-026	22150 STAGG ST	CANOGA PARK	CA	91304	\$313,000	4	2	5/4/2011	1836	0.48
2013029010	7900 FAUST AVE	West Hills	CA	91304	\$314,900	3	2	7/8/2011	1196	0.84
2023-005-001	22056 VALERIO ST	CANOGA PARK	CA	91303	\$315,000	3	3	5/3/2011	1024	0.22
2022-019-012	7432 SAUSALITO AVE	WEST HILLS	CA	91307	\$315,000	4	2	3/28/2011	1846	0.25
2111-003-006	7531 OWENSMOUTH AVE	CANOGA PARK	CA	91303	\$315,000	4	2	4/8/2011	1146	0.61
2023-025-017	22309 LEADWELL ST	CANOGA PARK	CA	91303	\$317,000	3	2	5/17/2011	1358	0.07
2024-037-006	22259 HART ST	CANOGA PARK	CA	91303	\$317,000	3	2	4/13/2011	1500	0.41
2013-014-026	7741 SHOUP AVE	CANOGA PARK	CA	91304	\$319,000	4	2	2/8/2011	1570	0.55
2013-027-011	7856 MAYNARD AVE	Canoga Park	CA	91304	\$320,000	3	2	7/1/2011	1303	0.9



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2038028004	6711 SHOUP AVE	West Hills	CA	91307	\$320,000	4	2	4/6/2011	1639	0.81
2139-015-006	22206 ARCHWOOD ST	Woodland Hills	CA	91303	\$323,000	4	2	6/22/2011	1725	0.83
2013-014-016	7633 SHOUP AVE	WEST HILLS	CA	91304	\$325,000	4	2	12/16/2010	1685	0.43
2022-002-001	22728 RUNNYMEDE ST	WEST HILLS	CA	91307	\$325,000	3	2	9/23/2010	1358	0.6
2110010025	21827 ELKWOOD ST	Canoga Park	CA	91304	\$325,000	3	2	10/19/2010	1617	0.79
2013029022	7815 VICKY AVE	West Hills	CA	91304	\$325,000	4	2	8/27/2011	1303	0.75
2023-002-017	22050 COVELLO ST	CANOGA PARK	CA	91303	\$328,500	2	1	6/15/2011	904	0.32
2022-023-059	7337 ASMAN AVE	WEST HILLS	CA	91307	\$330,000	4	2	7/6/2011	1769	0.3
2024-023-043	22715 BASSETT ST	West Hills	CA	91307	\$330,000	4	2	6/30/2011	1410	0.87
2022-011-001	22649 VALERIO ST	WEST HILLS	CA	91307	\$330,500	3	2	2/22/2011	237	0.53
2022-003-010	22724 CANTLAY ST	WEST HILLS	CA	91307	\$333,500	3	2	2/2/2011	1372	0.62
90123975	7000 FALLBROOK AVE	West Hills	CA	91307	\$333,900	4	3	12/1/2010	1490	0.79
2012016016	7833 MOORCROFT AVE	Canoga Park	CA	91304	\$335,000	4	2	12/23/2010	1570	0.63
2024-023-032	6816 PONCE AVE	West Hills	CA	91307	\$339,250	4	3	7/15/2011	1598	0.87
2012-019-017	7749 NITA AVE	CANOGA PARK	CA	91304	\$340,000	3	2	4/15/2011	1491	0.55
2013-012-018	7812 CAPISTRANO AVE	WEST HILLS	CA	91304	\$340,000	4	2	6/30/2011	1362	0.65
2012-009-006	7928 SHOUP AVE	Canoga Park	CA	91304	\$340,000	3	2	3/25/2011	1755	0.76
90115254	7833 FARRALONE AVE	Canoga Park	CA	91304	\$349,000	4	2	5/19/2011	1994	0.63
2024032022	22238 HARTLAND ST	Canoga Park	CA	91303	\$350,000	3	2	3/8/2011	1544	0.64
2112009004	7452 N ETON AVE	Canoga Park	CA	91303	\$353,000	6	3	7/10/2011	2488	0.96
90201821	22110 BLYTHE ST	Canoga Park	CA	91304	\$353,000	3	2	7/8/2011	1327	0.77
2110-009-017	21901 ARMINTA ST	Canoga Park	CA	91304	\$355,000	4	2	3/28/2011	1748	0.82
2024-027-001	22600 MARLIN PL	WEST HILLS	CA	91307	\$357,000	3	2	3/16/2011	1570	0.66
2110007009	7921 OWENSMOUTH AVE	Canoga Park	CA	91304	\$357,500	3	2	5/20/2011	1406	0.92
2023-021-016	22254 COHASSET ST	CANOGA PARK	CA	91303	\$359,000	3	2	5/5/2011	1358	0.18
2012015014	22139 INGOMAR ST	Canoga Park	CA	91304	\$359,000	4	2	9/27/2010	1788	0.59
2024-014-033	6961 NITA AVE	CANOGA PARK	CA	91303	\$360,000	4	3	6/15/2011	2138	0.48
2013-012-033	7913 SAUSALITO AVE	West Hills	CA	91304	\$360,000	4	3	6/30/2011	1879	0.75
2023-009-032	22118 CANTLAY ST	CANOGA PARK	CA	91303	\$363,000	2	1	11/16/2010	1154	0.22
2023-019-025	7401 NITA AVE	CANOGA PARK	CA	91303	\$365,000	3	2	10/8/2010	1372	0.12
2013-015-019	7649 SAUSALITO AVE	CANOGA PARK	CA	91304	\$365,000	4	2	4/12/2011	1622	0.48
2013-009-038	7800 VICKY AVE	WEST HILLS	CA	91304	\$365,000	3	2	5/11/2011	1546	0.71
2111007013	7418 REMMET AVE	Canoga Park	CA	91303	\$365,000	2	1	12/23/2010	1128	0.68
2139-018-005	6621 GLADE AVE	Woodland Hills	CA	91303	\$365,000	3	2	1/7/2011	1794	0.92
2026-007-011	7048 MCLAREN AVE	West Hills	CA	91307	\$366,000	4	2	8/1/2011	1372	0.8
2024-033-011	22308 BASSETT ST	Canoga Park	CA	91303	\$369,000	4	2	6/16/2011	1595	0.6
2013-018-006	7665 SALE AVE	WEST HILLS	CA	91304	\$370,000	4	3	6/23/2011	1650	0.6
2013-028-029	7901 FAUST AVE	West Hills	CA	91304	\$370,000	4	2	7/18/2011	1409	0.86
2023-017-016	7526 MOORCROFT AVE	CANOGA PARK	CA	91303	\$375,000	3	2	1/19/2011	1358	0.23
2022-023-055	7363 ASMAN AVE	WEST HILLS	CA	91307	\$375,000	3	2	12/20/2010	1409	0.31
2024-027-035	22726 SCHOOLCRAFT ST	WEST HILLS	CA	91307	\$375,000	4	2	1/21/2011	1281	0.79
2023-021-006	22255 RUNNYMEDE ST	CANOGA PARK	CA	91303	\$378,500	3	2	4/15/2011	1358	0.16
2022-019-024	7533 SHOUP AVE	WEST HILLS	CA	91307	\$380,000	4	2	11/22/2010	1780	0.28
2022-021-003	7412 ASMAN AVE	WEST HILLS	CA	91307	\$380,000	4	2	8/4/2011	1456	0.29
2023-008-009	22014 CANTLAY ST	CANOGA PARK	CA	91303	\$380,000	3	2	9/20/2010	2745	0.33
2012-019-021	7701 NITA AVE	CANOGA PARK	CA	91304	\$380,000	3	2	3/1/2011	1491	0.46
2139015029	22207 KITTRIDGE ST	Woodland Hills	CA	91303	\$380,000	4	3	1/11/2011	1902	0.86
2139015007	22212 ARCHWOOD ST	Woodland Hills	CA	91303	\$384,000	3	2	8/12/2011	1464	0.81
2013029009	7906 FAUST AVE	West Hills	CA	91304	\$385,000	3	2	1/20/2011	1303	0.85
2024-028-007	22516 SCHOOLCRAFT ST	WEST HILLS	CA	91307	\$390,000	3	2	11/18/2010	1150	0.64
2038031011	6616 KENTLAND AVE	West Hills	CA	91307	\$390,000	4	2	1/6/2011	1628	0.97



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2022-015-007	7442 SALE AVE	WEST HILLS	CA	91307	\$395,000	3	2	5/25/2011	1700	0.46
2021017021	22828 CANTLAY ST	West Hills	CA	91307	\$395,000	4	3	3/28/2011	2080	0.74
2014-013-012	7820 MCLAREN AVE	West Hills	CA	91304	\$395,000	3	2	4/29/2011	1358	0.94
2022-012-011	7457 SALE AVE	WEST HILLS	CA	91307	\$399,000	3	2	2/4/2011	1350	0.5
2024-025-014	22435 MARLIN PL	WEST HILLS	CA	91307	\$400,000	5	3	3/1/2011	1900	0.52
2012016027	7839 FARRALONE AVE	Canoga Park	CA	91304	\$402,000	4	2	5/13/2011	2030	0.63
2022002010	7332 FALLBROOK AVE	West Hills	CA	91307	\$403,000	4	3	12/7/2010	1553	0.67
2139010001	22232 KITTRIDGE ST	Woodland Hills	CA	91303	\$405,000	3	2	12/21/2010	1536	0.86
2112007021	7549 ETON AVE	Canoga Park	CA	91303	\$405,000	5	2	8/26/2011	1966	0.95
2024030003	22529 VANOWEN ST	West Hills	CA	91307	\$409,000	0	0	5/4/2011	1570	0.76
2139-011-010	22314 CRISWELL ST	Woodland Hills	CA	91303	\$410,000	3	2	2/25/2011	1500	0.93
2024-010-015	22113 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	\$412,000	2	1	6/16/2011	804	0.52
2013-014-002	7748 SAUSALITO AVE	WEST HILLS	CA	91304	\$412,000	3	2	2/16/2011	1570	0.57
90047300	22545 BASSETT ST	West Hills	CA	91307	\$415,000	4	2	11/1/2010	1404	0.69
2038032011	22543 CRISWELL ST	West Hills	CA	91307	\$416,000	3	2	9/28/2010	1651	0.98
2013026037	7941 E MAYNARD AVE	West Hills	CA	91304	\$416,000	3	2	11/7/2010	1409	0.95
2022-023-053	7356 ASMAN AVE	WEST HILLS	CA	91307	\$420,000	4	2	12/3/2010	1409	0.28
2022-020-011	7206 SAUSALITO AVE	WEST HILLS	CA	91307	\$420,000	3	3	7/6/2011	2072	0.3
2024-021-021	7032 MAYNARD AVE	WEST HILLS	CA	91307	\$420,000	5	2	6/1/2011	1978	0.7
2013-008-018	7616 VICKY AVE	Canoga Park	CA	91304	\$420,000	4	3	9/24/2010	2414	0.57
2024015039	22432 HARTLAND ST	West Hills	CA	91307	\$420,000	4	2	1/4/2011	1769	0.69
90192491	6858 SAUSALITO AVE	West Hills	CA	91307	\$420,000	4	2	5/11/2011	1742	0.63
2022-005-005	7207 PONCE AVE	WEST HILLS	CA	91307	\$422,000	3	2	1/7/2011	1550	0.47
2022-022-032	7315 KENTLAND AVE	WEST HILLS	CA	91307	\$425,000	3	2	5/13/2011	1303	0.41
2024-035-007	22251 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	\$425,000	3	2	1/5/2011	1544	0.52
2012-020-079	7635 RUDNICK AVE	CANOGA PARK	CA	91304	\$427,000	5	5	2/9/2011	3180	0.39
2022-019-027	7515 SHOUP AVE	WEST HILLS	CA	91307	\$429,000	3	2	12/17/2010	1990	0.27
2139-010-015	22253 CRISWELL ST	Woodland Hills	CA	91303	\$429,000	3	2	5/27/2011	1400	0.89
2012-020-031	22314 KESWICK ST	CANOGA PARK	CA	91304	\$430,000	4	3	2/17/2011	2187	0.42
2024-021-025	22724 GAULT ST	WEST HILLS	CA	91307	\$430,000	3	3	6/9/2011	1580	0.66
10011454	7835 FAUST AVE	West Hills	CA	91304	\$430,000	4	2	10/7/2010	1769	0.82
90191536	6720 VICKY AVE	West Hills	CA	91307	\$431,200	3	2	3/23/2011	1719	0.95
2139-014-017	6606 MOORCROFT	Woodland Hills	CA	91303	\$431,700	3	2	4/12/2011	1869	0.93
2024-019-030	7124 FALLBROOK AVE	West Hills	CA	91307	\$432,000	4	2	2/11/2011	2204	0.7
90156026	6540 NEVADA AVE	Woodland Hills	CA	91303	\$435,000	3	2	2/17/2011	1314	0.99
2013-019-023	22442 LULL ST	WEST HILLS	CA	91304	\$439,000	3	2	3/4/2011	1468	0.44
2022-023-024	7332 SAUSALITO AVE	WEST HILLS	CA	91307	\$440,000	4	2	5/31/2011	1409	0.22
2038-031-001	6726 KENTLAND AVE	West Hills	CA	91307	\$440,000	4	3	12/15/2010	2129	0.84
90155855	7926 NITA AVE	Canoga Park	CA	91304	\$440,000	3	2	5/18/2011	1809	0.74
2024021044	22732 VOSE ST	West Hills	CA	91307	\$449,000	3	3	10/1/2010	1580	0.74
2038031003	6714 KENTLAND AVE	West Hills	CA	91307	\$449,000	4	2	11/19/2010	1752	0.9
2013-008-052	7625 MAYNARD	WEST HILLS	CA	91304	\$450,000	3	2	10/4/2010	1532	0.75
2013-008-053	7635 MAYNARD AVE	West Hills	CA	91304	\$455,000	4	2	2/8/2011	1856	0.75
2024-021-017	7011 PONCE AVE	WEST HILLS	CA	91307	\$457,000	4	3	2/1/2011	1490	0.69
2038-028-024	22419 WELBY WAY	West Hills	CA	91307	\$460,000	4	3	6/14/2011	1726	0.78
2013-008-036	7624 PONCE AVE	WEST HILLS	CA	91304	\$465,000	4	3	11/10/2010	2504	0.66
2038020051	6726 VICKY AVE	West Hills	CA	91307	\$510,000	4	3	2/28/2011	1950	0.94
2024-041-017	7044 SAUSALITO AVE	WEST HILLS	CA	91307	\$575,000	5	3	1/12/2011	2957	0.42
2024-041-020	7043 SAUSALITO AVE	WEST HILLS	CA	91307	\$580,000	5	3	4/6/2011	3225	0.44
2779010201	8518 BROWNS CREEK LN	Canoga Park	CA	91304	\$590,000	5	3	11/18/2010	2888	0.59
90059557	6998 SALE AVE	West Hills	CA	91307	\$649,000	5	3	10/1/2010	2829	0.61



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Comparable Sales Selected by RELAR

Price Regression Component Calculated From Properties in this List:

Regression Price: \$271,322
 Regression Range: \$16,980

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
2023013010	22112 RUNNYMEDE ST	Canoga Park	CA	91303	\$247,000	3	2	8/31/2011	1148	0.2
2023-003-011	7453 TOPANGA CANYON BLVD	CANOGA PARK	CA	91303	\$252,500	3	2	6/27/2011	1181	0.35
2023-027-003	7311 NITA AVE	CANOGA PARK	CA	91303	\$300,000	3	2	7/21/2011	1968	0.13
2023-025-017	22309 LEADWELL ST	CANOGA PARK	CA	91303	\$317,000	3	2	5/17/2011	1358	0.07
2023-021-016	22254 COHASSET ST	CANOGA PARK	CA	91303	\$359,000	3	2	5/5/2011	1358	0.18

Sales Used In Price Trend Three Months Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$396,474
 Regression Range: \$38,879

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
2111-014-019	7333 REMMET AVE	Canoga Park	CA	91303	\$225,000	3	2	2/7/2011	1519	0.63
2023-017-010	22239 COVELLO ST	CANOGA PARK	CA	91303	\$280,000	3	2	2/15/2011	1372	0.26
2023-018-001	7510 SHOUP AVE	CANOGA PARK	CA	91307	\$288,000	4	2	1/27/2011	1372	0.26
2023-015-023	22153 COHASSET ST	CANOGA PARK	CA	91303	\$292,000	3	2	5/17/2011	1544	0.22
2012-021-026	22150 STAGG ST	CANOGA PARK	CA	91304	\$313,000	4	2	5/4/2011	1836	0.48
2022-019-012	7432 SAUSALITO AVE	WEST HILLS	CA	91307	\$315,000	4	2	3/28/2011	1846	0.25
2023-025-017	22309 LEADWELL ST	CANOGA PARK	CA	91303	\$317,000	3	2	5/17/2011	1358	0.07
2024-037-006	22259 HART ST	CANOGA PARK	CA	91303	\$317,000	3	2	4/13/2011	1500	0.41
2022-003-010	22724 CANTLAY ST	WEST HILLS	CA	91307	\$333,500	3	2	2/2/2011	1372	0.62
2012-019-017	7749 NITA AVE	CANOGA PARK	CA	91304	\$340,000	3	2	4/15/2011	1491	0.55
2024032022	22238 HARTLAND ST	Canoga Park	CA	91303	\$350,000	3	2	3/8/2011	1544	0.64
2023-021-016	22254 COHASSET ST	CANOGA PARK	CA	91303	\$359,000	3	2	5/5/2011	1358	0.18
2013-015-019	7649 SAUSALITO AVE	CANOGA PARK	CA	91304	\$365,000	4	2	4/12/2011	1622	0.48
2013-009-038	7800 VICKY AVE	WEST HILLS	CA	91304	\$365,000	3	2	5/11/2011	1546	0.71
2023-017-016	7526 MOORCROFT AVE	CANOGA PARK	CA	91303	\$375,000	3	2	1/19/2011	1358	0.23
2022-023-055	7363 ASMAN AVE	WEST HILLS	CA	91307	\$375,000	3	2	12/20/2010	1409	0.31
2023-021-006	22255 RUNNYMEDE ST	CANOGA PARK	CA	91303	\$378,500	3	2	4/15/2011	1358	0.16
2012-019-021	7701 NITA AVE	CANOGA PARK	CA	91304	\$380,000	3	2	3/1/2011	1491	0.46
2022-015-007	7442 SALE AVE	WEST HILLS	CA	91307	\$395,000	3	2	5/25/2011	1700	0.46
2022-012-011	7457 SALE AVE	WEST HILLS	CA	91307	\$399,000	3	2	2/4/2011	1350	0.5
2024030003	22529 VANOWEN ST	West Hills	CA	91307	\$409,000	0	0	5/4/2011	1570	0.76
2013-014-002	7748 SAUSALITO AVE	WEST HILLS	CA	91304	\$412,000	3	2	2/16/2011	1570	0.57
2022-005-005	7207 PONCE AVE	WEST HILLS	CA	91307	\$422,000	3	2	1/7/2011	1550	0.47
2022-022-032	7315 KENTLAND AVE	WEST HILLS	CA	91307	\$425,000	3	2	5/13/2011	1303	0.41
2024-035-007	22251 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	\$425,000	3	2	1/5/2011	1544	0.52
2024-021-025	22724 GAULT ST	WEST HILLS	CA	91307	\$430,000	3	3	6/9/2011	1580	0.66
2013-019-023	22442 LULL ST	WEST HILLS	CA	91304	\$439,000	3	2	3/4/2011	1468	0.44
2022-023-024	7332 SAUSALITO AVE	WEST HILLS	CA	91307	\$440,000	4	2	5/31/2011	1409	0.22
2024-021-017	7011 PONCE AVE	WEST HILLS	CA	91307	\$457,000	4	3	2/1/2011	1490	0.69



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Sales Used in Price Trend Six Month Previous

Price Regression Component Calculated From Properties in this List:

Regression Price: \$405,754

Regression Range: \$46,452

APN	Street Address	City	State	Zip Code	Price	Beds	Baths	Date	Size	Dist(mi)
2111-014-019	7333 REMMET AVE	Canoga Park	CA	91303	\$225,000	3	2	2/7/2011	1519	0.63
2023-017-010	22239 COVELLO ST	CANOGA PARK	CA	91303	\$280,000	3	2	2/15/2011	1372	0.26
2023-018-001	7510 SHOUP AVE	CANOGA PARK	CA	91307	\$288,000	4	2	1/27/2011	1372	0.26
2013-014-016	7633 SHOUP AVE	WEST HILLS	CA	91304	\$325,000	4	2	12/16/2010	1685	0.43
2022-003-010	22724 CANTLAY ST	WEST HILLS	CA	91307	\$333,500	3	2	2/2/2011	1372	0.62
2024032022	22238 HARTLAND ST	Canoga Park	CA	91303	\$350,000	3	2	3/8/2011	1544	0.64
2024-027-001	22600 MARLIN PL	WEST HILLS	CA	91307	\$357,000	3	2	3/16/2011	1570	0.66
2012015014	22139 INGOMAR ST	Canoga Park	CA	91304	\$359,000	4	2	9/27/2010	1788	0.59
2023-019-025	7401 NITA AVE	CANOGA PARK	CA	91303	\$365,000	3	2	10/8/2010	1372	0.12
2023-017-016	7526 MOORCROFT AVE	CANOGA PARK	CA	91303	\$375,000	3	2	1/19/2011	1358	0.23
2022-023-055	7363 ASMAN AVE	WEST HILLS	CA	91307	\$375,000	3	2	12/20/2010	1409	0.31
2012-019-021	7701 NITA AVE	CANOGA PARK	CA	91304	\$380,000	3	2	3/1/2011	1491	0.46
2024-028-007	22516 SCHOOLCRAFT ST	WEST HILLS	CA	91307	\$390,000	3	2	11/18/2010	1150	0.64
2022-012-011	7457 SALE AVE	WEST HILLS	CA	91307	\$399,000	3	2	2/4/2011	1350	0.5
2022002010	7332 FALLBROOK AVE	West Hills	CA	91307	\$403,000	4	3	12/7/2010	1553	0.67
2013-014-002	7748 SAUSALITO AVE	WEST HILLS	CA	91304	\$412,000	3	2	2/16/2011	1570	0.57
2022-023-053	7356 ASMAN AVE	WEST HILLS	CA	91307	\$420,000	4	2	12/3/2010	1409	0.28
2022-005-005	7207 PONCE AVE	WEST HILLS	CA	91307	\$422,000	3	2	1/7/2011	1550	0.47
2024-035-007	22251 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	\$425,000	3	2	1/5/2011	1544	0.52
2022-019-027	7515 SHOUP AVE	WEST HILLS	CA	91307	\$429,000	3	2	12/17/2010	1990	0.27
2013-019-023	22442 LULL ST	WEST HILLS	CA	91304	\$439,000	3	2	3/4/2011	1468	0.44
2024-021-017	7011 PONCE AVE	WEST HILLS	CA	91307	\$457,000	4	3	2/1/2011	1490	0.69

Sales From MLS Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22421 SHERMAN	WEST HILLS	CA	91307	2/28/2011	97	618	1	1	\$140,000	0.25	N	N	Y
22140 COHASSET ST	Canoga Park	CA	91303	7/25/2011	41	600	2	1	\$163,000	0.2	Y	Y	N
21514 SATICOY ST	Canoga Park	CA	91304	4/29/2011	11	768	2	1	\$191,000	0.78	N	N	N
7528 VASSAR AVE	Canoga Park	CA	91303	8/8/2011	55	888	2	1	\$202,000	0.47	N	N	N
21518 VALERIO ST	Canoga Park	CA	91303	3/8/2011	54	542	2	1	\$205,050	0.67	N	N	N
21514 COHASSET ST	Canoga Park	CA	91303	7/27/2011	44	1800	4	2	\$215,000	0.74	N	N	N
7332 REMMET AVE	Canoga Park	CA	91303	8/24/2011	54	868	2	3	\$224,900	0.67	N	Y	N
7333 REMMET AVE	Canoga Park	CA	91303	2/7/2011	4	1519	3	2	\$225,000	0.63	Y	N	Y
22102 LEADWELL ST	Canoga Park	CA	91303	9/9/2011	32	926	3	1	\$225,000	0.19	N	N	N
21720 COHASSET ST	Canoga Park	CA	91303	6/23/2011	78	1120	3	1	\$238,000	0.56	N	Y	N
7854 FALLBROOK AVE	West Hills	CA	91304	9/30/2010	69	1256	3	2	\$245,000	0.92	N	N	N
22151 HART ST	Canoga Park	CA	91303	7/8/2011	1	1008	3	1	\$245,000	0.44	N	N	N
22112 RUNNYMEDE ST	Canoga Park	CA	91303	8/31/2011	14	1148	3	2	\$247,000	0.2	N	N	N
7349 ALABAMA AVE	Canoga Park	CA	91303	2/7/2011	33	1219	2	1	\$249,900	0.7	N	N	N
7539 OWENSMOUTH AVE	Canoga Park	CA	91303	11/24/2010	40	954	2	1	\$260,000	0.61	N	Y	N
6902 FALLBROOK AVE	West Hills	CA	91307	12/30/2010	10	1722	3	2	\$265,000	0.92	N	N	Y
21918 ARMINTA ST	Canoga Park	CA	91304	5/27/2011	52	1358	3	2	\$270,199	0.81	N	Y	N
7345 FALLBROOK AVE	West Hills	CA	91307	7/20/2011	49	1253	3	2	\$274,510	0.69	N	N	N
6511 SHOUP AVE	West Hills	CA	91307	1/21/2011	11	1570	4	2	\$280,000	1.06	N	N	N
22239 COVELLO ST	Canoga Park	CA	91303	2/25/2011	290	1372	3	2	\$280,000	0.25	N	N	Y



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

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Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Sales From MLS Searched Cont'd													
Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22041 COHASSET ST	Canoga Park	CA	91303	9/14/2010	34	1006	2	1	\$285,000	0.31	N	N	N
22113 BASSETT ST	Canoga Park	CA	91303	12/9/2010	71	1000	2	2	\$285,000	0.58	N	Y	Y
7510 SHOUP	CANOGA PARK	CA	91307	2/15/2011	42	1372	4	2	\$287,900	0.26	N	Y	N
22143 SHERMAN WAY	Canoga Park	CA	91303	10/4/2010	57	1078	3	1	\$290,000	0.21	N	Y	N
7907 CAPISTRANO AVE	West Hills	CA	91304	7/21/2011	15	1362	4	2	\$290,000	0.76	N	N	N
22153 COHASSET ST	Canoga Park	CA	91303	8/30/2011	168	1544	3	2	\$292,000	0.23	N	N	Y
22118 INGOMAR ST	West Hills	CA	91304	1/31/2011	188	1416	4	1	\$300,000	0.57	N	N	N
22845 SATICOY ST	West Hills	CA	91304	3/2/2011	350	1301	3	2	\$300,000	0.79	N	Y	N
22103 CAJUN CT	Canoga Park	CA	91303	6/7/2011	70	1718	3	3	\$300,000	0.33	N	N	N
22317 LEADWELL	Canoga Park	CA	91303	12/1/2010	71	1161	2	2	\$300,000	0.04	N	N	N
7516 ETON AVE	Canoga Park	CA	91303	6/28/2011	160	1608	3	2	\$305,000	0.95	N	N	N
7367 FALLBROOK AVE	West Hills	CA	91307	5/18/2011	36	1415	4	2	\$308,700	0.69	N	N	N
22253 COHASSET ST	Canoga Park	CA	91303	8/17/2011	78	1800	3	2	\$310,000	0.21	N	N	Y
7807 NITA AVE	Canoga Park	CA	91304	2/24/2011	86	1570	4	2	\$310,000	0.58	N	N	N
22530 SATICOY	West Hills	CA	91307	8/31/2011	70	1628	3	2	\$310,000	0.45	N	N	N
7928 OWENSMOUTH AVE	Canoga Park	CA	91304	8/17/2011	33	1760	3	2	\$310,000	0.94	N	N	N
22150 STAGG ST	Canoga Park	CA	91304	6/15/2011	147	1836	4	2	\$313,000	0.48	N	N	N
7900 FAUST AVE	West Hills	CA	91304	7/8/2011	51	1196	3	2	\$314,900	0.84	N	N	N
7531 OWENSMOUTH AVE	Canoga Park	CA	91303	3/31/2011	57	1146	4	2	\$315,000	0.61	N	N	N
7432 SAUSALITO AVE	West Hills	CA	91307	3/31/2011	15	1846	4	2	\$315,000	0.25	N	N	N
22056 VALERIO ST		CA	91303	4/5/2011	63	1024	3	3	\$315,000	0.26	N	N	N
22309 LEADWELL ST	Canoga Park	CA	91303	5/31/2011	19	1358	3	2	\$317,000	0.07	N	Y	N
22259 HART ST	Canoga Park	CA	91303	4/15/2011	18	1500	3	2	\$317,000	0.43	N	N	N
7741 SHOUP AVE	West Hills	CA	91304	3/16/2011	40	1570	4	2	\$319,000	0.55	N	N	N
7856 MAYNARD AVE	Canoga Park	CA	91304	7/1/2011	26	1303	3	2	\$320,000	0.9	N	N	N
6711 SHOUP AVE	West Hills	CA	91307	4/6/2011	129	1639	4	2	\$320,000	0.81	N	N	N
22206 ARCHWOOD ST	Woodland Hills	CA	91303	6/22/2011	1	1725	4	2	\$323,000	0.83	N	N	Y
21827 ELKWOOD ST	Canoga Park	CA	91304	10/19/2010	344	1617	3	2	\$325,000	0.79	N	N	Y
7815 VICKY AVE	West Hills	CA	91304	8/27/2011	40	1303	4	2	\$325,000	0.75	N	N	Y
7633 SHOUP	West Hills	CA	91304	1/28/2011	10	1685	4	2	\$325,000	0.41	N	N	Y
22050 COVELLO ST	Canoga Park	CA	91303	7/12/2011	31	904	2	1	\$328,200	0.36	Y	N	Y
7337 ASMAN AVE	West Hills	CA	91307	7/20/2011	64	1769	4	2	\$330,000	0.29	N	N	Y
22715 BASSETT ST	West Hills	CA	91307	6/30/2011	30	1410	4	2	\$330,000	0.87	N	N	N
6564 PONCE AVE	West Hills	CA	91307	6/21/2011	22	1448	4	2	\$330,000	1.11	N	N	N
22649 VALERIO	West Hills	CA	91307	3/4/2011	275	237	3	2	\$330,100	0.53	N	N	Y
22724 CANTLAY ST	West Hills	CA	91307	2/28/2011	28	1372	3	2	\$333,100	0.62	N	N	N
7000 FALLBROOK AVE	West Hills	CA	91307	12/1/2010	3	1490	4	3	\$333,900	0.79	N	Y	N
7833 MOORCROFT AVE	Canoga Park	CA	91304	12/23/2010	44	1570	4	2	\$335,000	0.63	N	N	N
6816 PONCE AVE	West Hills	CA	91307	7/15/2011	64	1598	4	3	\$339,250	0.87	N	N	N
7717 ETON AVE	Canoga Park	CA	91304	7/1/2011	11	1774	3	2	\$340,000	1.01	N	N	N
7812 CAPISTRANO AVE	West Hills	CA	91304	7/19/2011	30	1362	4	2	\$340,000	0.65	N	N	N
7928 SHOUP AVE	Canoga Park	CA	91304	3/25/2011	29	1755	3	2	\$340,000	0.76	N	N	N
22044 GILMORE ST	Woodland Hills	CA	91303	12/27/2010	29	1325	3	2	\$345,000	1.15	N	N	Y
7833 FARRALONE AVE	Canoga Park	CA	91304	5/19/2011	33	1994	4	2	\$349,000	0.63	N	N	N
22238 HARTLAND ST	Canoga Park	CA	91303	3/8/2011	22	1544	3	2	\$350,000	0.64	N	N	N
7452 N ETON AVE	Canoga Park	CA	91303	7/10/2011	19	2488	6	3	\$353,000	0.96	N	N	Y
22110 BLYTHE ST	Canoga Park	CA	91304	7/8/2011	87	1327	3	2	\$353,000	0.77	N	Y	N
21901 ARMINTA ST	Canoga Park	CA	91304	3/28/2011	89	1748	4	2	\$355,000	0.82	N	N	N
6528 HANNA AVE	Woodland Hills	CA	91303	8/19/2011	57	1325	3	2	\$355,000	1.04	N	N	N
22600 MARLIN PL	West Hills	CA	91307	4/29/2011	46	1570	3	2	\$357,000	0.64	N	N	N
7921 OWENSMOUTH AVE	Canoga Park	CA	91304	5/20/2011	44	1406	3	2	\$357,500	0.92	N	N	N



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

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Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Sales From MLS Searched Cont'd													
Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22139 INGOMAR ST	Canoga Park	CA	91304	9/27/2010	59	1788	4	2	\$359,000	0.59	N	N	N
22254 COHASSET ST	Canoga Park	CA	91303	5/16/2011	48	1358	3	2	\$359,000	0.19	N	N	Y
6961 NITA AVE	Canoga Park	CA	91303	7/29/2011	179	2138	4	3	\$360,000	0.49	N	N	Y
7913 SAUSALITO AVE	West Hills	CA	91304	6/30/2011	46	1879	4	3	\$360,000	0.75	N	N	N
22118 CANTLAY ST	Canoga Park	CA	91303	11/24/2010	9	1154	2	1	\$363,000	0.22	N	Y	Y
7418 REMMET AVE	Canoga Park	CA	91303	12/23/2010	57	1128	2	1	\$365,000	0.68	N	N	N
7649 SAUSALITO AVE	West Hills	CA	91304	5/12/2011	36	1622	4	2	\$365,000	0.48	N	N	N
6621 GLADE AVE	Woodland Hills	CA	91303	1/7/2011	45	1794	3	2	\$365,000	0.92	N	Y	N
7401 NITA AVE	Canoga Park	CA	91303	11/15/2010	55	1372	3	2	\$365,000	0.12	N	N	N
7800 VICKY AVE	West Hills	CA	91304	5/27/2011	21	1546	3	2	\$365,000	0.72	N	N	N
7048 MCLAREN AVE	West Hills	CA	91307	8/1/2011	50	1372	4	2	\$366,000	0.8	N	N	N
22308 BASSETT ST	Canoga Park	CA	91303	6/16/2011	30	1595	4	2	\$369,000	0.6	N	N	N
7665 SALE AVE	West Hills	CA	91304	7/7/2011	51	1650	4	3	\$370,000	0.6	N	N	N
7901 FAUST AVE	West Hills	CA	91304	7/18/2011	39	1409	4	2	\$370,000	0.86	N	N	N
22726 SCHOOLCRAFT ST	West Hills	CA	91307	2/25/2011	318	1281	4	2	\$375,000	0.79	N	N	Y
7526 MOORCROFT AVE	Canoga Park	CA	91303	2/9/2011	104	1358	3	2	\$375,000	0.21	N	N	N
7363 ASMAN AVE	West Hills	CA	91307	1/19/2011	71	1409	3	2	\$375,000	0.29	N	N	N
22255 RUNNYMEDE ST	Canoga Park	CA	91303	5/3/2011	156	1358	3	2	\$378,500	0.14	N	N	N
22207 KITTRIDGE ST	Woodland Hills	CA	91303	1/11/2011	146	1902	4	3	\$380,000	0.86	N	N	Y
22014 CANTLAY ST	Canoga Park	CA	91303	10/29/2010	164	2745	3	2	\$380,000	0.34	N	N	N
7533 SHOUP AVE	West Hills	CA	91307	12/13/2010	83	1780	4	2	\$380,000	0.28	N	N	N
22212 ARCHWOOD ST	Woodland Hills	CA	91303	8/12/2011	22	1464	3	2	\$384,000	0.81	N	N	N
7906 FAUST AVE	West Hills	CA	91304	1/20/2011	92	1303	3	2	\$385,000	0.85	N	N	Y
6552 PONCE AVE	West Hills	CA	91307	7/15/2011	227	2129	4	2	\$390,000	1.13	N	N	Y
6616 KENTLAND AVE	West Hills	CA	91307	1/6/2011	37	1628	4	2	\$390,000	0.97	N	N	N
6562 RANDI AVE	Woodland Hills	CA	91303	5/6/2011	30	1589	3	2	\$391,000	1.01	N	N	N
22201 GILMORE ST	Woodland Hills	CA	91303	9/16/2010	37	1214	3	2	\$393,000	1.14	N	N	N
22828 CANTLAY ST	West Hills	CA	91307	3/28/2011	95	2080	4	3	\$395,000	0.74	N	N	Y
7442 SALE AVE	West Hills	CA	91307	6/30/2011	44	1700	3	2	\$395,000	0.46	N	N	N
7820 MCLAREN AVE	West Hills	CA	91304	4/29/2011	42	1358	3	2	\$395,000	0.94	N	N	N
7457 SALE	WEST HILLS	CA	91307	2/14/2011	3	1350	3	2	\$399,000	0.5	N	N	N
22620 HAMLIN ST	West Hills	CA	91307	9/6/2011	40	1639	4	2	\$399,950	1.14	N	N	N
7839 FARRALONE AVE	Canoga Park	CA	91304	5/13/2011	39	2030	4	2	\$402,000	0.63	N	N	N
7332 FALLBROOK AVE	West Hills	CA	91307	12/7/2010	30	1553	4	3	\$403,000	0.67	N	Y	Y
22232 KITTRIDGE ST	Woodland Hills	CA	91303	12/21/2010	29	1536	3	2	\$405,000	0.86	N	N	N
7549 ETON AVE	Canoga Park	CA	91303	8/26/2011	52	1966	5	2	\$405,000	0.95	N	Y	Y
22529 VANOWEN ST	West Hills	CA	91307	5/4/2011	30	1570	0	0	\$409,000	0.76	N	N	N
22314 CRISWELL ST	Woodland Hills	CA	91303	2/25/2011	165	1500	3	2	\$410,000	0.93	N	N	Y
7748 SAUSALITO	WEST HILLS	CA	91304	3/10/2011	36	1570	3	2	\$412,000	0.57	N	N	N
22113 SCHOOLCRAFT ST	Canoga Park	CA	91303	7/30/2011	29	804	2	1	\$412,000	0.52	N	N	N
22545 BASSETT ST	West Hills	CA	91307	11/1/2010	80	1404	4	2	\$415,000	0.69	N	N	N
22543 CRISWELL ST	West Hills	CA	91307	9/28/2010	173	1651	3	2	\$416,000	0.98	N	N	Y
7207 PONCE AVE	West Hills	CA	91307	2/11/2011	40	1550	3	2	\$416,000	0.47	N	N	N
7941 E MAYNARD AVE	West Hills	CA	91304	11/7/2010	74	1409	3	2	\$416,000	0.95	N	N	N
7206 SAUSALITO AVE	West Hills	CA	91307	7/22/2011	19	2072	3	3	\$420,000	0.3	N	N	N
7616 VICKY AVE	Canoga Park	CA	91304	9/24/2010	63	2414	4	3	\$420,000	0.57	N	Y	N
22432 HARTLAND ST	West Hills	CA	91307	1/4/2011	56	1769	4	2	\$420,000	0.69	N	N	N
7356 ASMAN AVE	West Hills	CA	91307	1/13/2011	43	1409	4	2	\$420,000	0.29	N	N	N
6858 SAUSALITO AVE	West Hills	CA	91307	5/11/2011	113	1742	4	2	\$420,000	0.63	N	N	N
7032 MAYNARD AVE	West Hills	CA	91307	7/13/2011	92	1978	5	2	\$420,000	0.7	N	Y	Y
22251 SCHOOLCRAFT ST	Canoga Park	CA	91303	1/25/2011	39	1544	3	2	\$425,000	0.52	N	Y	Y



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Sales From MLS Searched Cont'd													
Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7315 KENTLAND AVE	West Hills	CA	91307	5/15/2011	32	1303	3	2	\$425,000	0.4	N	Y	Y
7635 RUDNICK AVE	Canoga Park	CA	91304	2/24/2011	239	3180	5	5	\$427,000	0.39	N	N	N
22253 CRISWELL ST	Woodland Hills	CA	91303	5/27/2011	2	1400	3	2	\$429,000	0.89	N	Y	Y
7515 SHOUP AVE	West Hills	CA	91307	12/22/2010	12	1990	3	2	\$429,000	0.28	N	N	N
7835 FAUST AVE	West Hills	CA	91304	10/7/2010	61	1769	4	2	\$430,000	0.82	N	N	N
22314 KESWICK ST	Canoga Park	CA	91304	3/31/2011	80	2187	4	3	\$430,000	0.42	N	N	N
22724 GAULT ST	West Hills	CA	91307	7/22/2011	45	1580	3	3	\$430,000	0.66	N	N	N
6720 VICKY AVE	West Hills	CA	91307	3/23/2011	74	1719	3	2	\$431,200	0.95	N	Y	N
6606 MOORCROFT	Woodland Hills	CA	91303	4/12/2011	40	1869	3	2	\$431,700	0.93	N	N	N
7124 FALLBROOK AVE	West Hills	CA	91307	2/11/2011	50	2204	4	2	\$432,000	0.7	N	N	N
6540 NEVADA AVE	Woodland Hills	CA	91303	2/17/2011	22	1314	3	2	\$435,000	0.99	N	N	N
22442 LULL ST	West Hills	CA	91304	4/11/2011	4	1468	3	2	\$439,000	0.44	N	N	N
6726 KENTLAND AVE	West Hills	CA	91307	12/15/2010	36	2129	4	3	\$440,000	0.84	N	N	N
7332 SAUSALITO AVE	West Hills	CA	91307	7/19/2011	57	1409	4	2	\$440,000	0.22	N	N	N
7926 NITA AVE	Canoga Park	CA	91304	5/18/2011	13	1809	3	2	\$440,000	0.74	Y	Y	Y
6508 SAUSALITO AVE	West Hills	CA	91307	3/25/2011	43	1583	3	2	\$440,000	1.08	N	Y	Y
22732 VOSE ST	West Hills	CA	91307	10/1/2010	55	1580	3	3	\$449,000	0.74	N	N	N
6714 KENTLAND AVE	West Hills	CA	91307	11/19/2010	21	1752	4	2	\$449,000	0.9	N	N	N
7625 MAYNARD	WEST HILLS	CA	91304	10/4/2010	57	1532	3	2	\$450,000	0.75	N	N	N
7635 MAYNARD AVE	West Hills	CA	91304	2/8/2011	49	1856	4	2	\$455,000	0.75	N	N	N
22332 HAMLIN	Woodland Hills	CA	91303	3/3/2011	30	1860	4	3	\$455,000	1.04	N	N	N
7011 PONCE AVE	West Hills	CA	91307	3/18/2011	220	1490	4	3	\$456,600	0.69	N	N	N
22419 WELBY WAY	West Hills	CA	91307	6/14/2011	55	1726	4	3	\$460,000	0.78	N	N	N
7624 PONCE AVE	West Hills	CA	91304	12/29/2010	31	2504	4	3	\$465,000	0.68	N	N	Y
6516 SALE AVE	West Hills	CA	91307	5/20/2011	38	1570	3	2	\$469,900	1.13	N	N	N
22603 FRIAR ST	Woodland Hills	CA	91367	7/8/2011	51	1759	3	2	\$470,000	1.32	N	N	N
22420 GILMORE ST	Canoga Park	CA	91307	4/21/2011	21	1869	3	3	\$503,000	1.13	N	N	N
6726 VICKY AVE	West Hills	CA	91307	2/28/2011	90	1950	4	3	\$510,000	0.94	N	N	N
7044 SAUSALITO AVE	West Hills	CA	91307	1/28/2011	74	2957	5	3	\$575,000	0.44	N	N	N
7043 SAUSALITO	WEST HILLS	CA	91307	5/13/2011	9	3225	5	3	\$580,000	0.44	N	N	N
8518 BROWNS CREEK LN	Canoga Park	CA	91304	11/18/2010	103	2888	5	3	\$590,000	0.59	N	N	N
22536 FRIAR ST	Woodland Hills	CA	91367	5/12/2011	52	2485	4	3	\$619,000	1.32	N	N	N
6998 SALE AVE	West Hills	CA	91307	10/1/2010	45	2829	5	3	\$649,000	0.61	N	N	N

Sales from MLS Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$348,931

Regression Range: \$40,070

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22112 RUNNYMEDE ST	Canoga Park	CA	91303	8/31/2011	14	1148	3	2	\$247,000	0.2	N	N	N
22153 COHASSET ST	Canoga Park	CA	91303	8/30/2011	168	1544	3	2	\$292,000	0.23	N	N	Y
22309 LEADWELL ST	Canoga Park	CA	91303	5/31/2011	19	1358	3	2	\$317,000	0.07	N	Y	N
22255 RUNNYMEDE ST	Canoga Park	CA	91303	5/3/2011	156	1358	3	2	\$378,500	0.14	N	N	N

Properties Under Contract Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22103 LEADWELL ST	Canoga Park	CA	91303	10/1/2010	15	1246	3	1	\$171,000	0.19	N	Y	N



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Properties Under Contract Searched Cont'd													
Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7430 REMMET AVE	Canoga Park	CA	91303	8/29/2011	111	960	1	1	\$199,000	0.68	N	N	Y
6957 SHOUP AVE	West Hills	CA	91307	8/28/2011	26	1570	3	2	\$199,000	0.51	N	N	N
22030 LEADWELL ST	Canoga Park	CA	91303	6/9/2011	24	1288	3	2	\$200,000	0.26	N	N	Y
7739 GLADE AVE	Canoga Park	CA	91304	9/12/2011	73	1234	3	2	\$215,000	0.54	N	N	Y
22046 COVELLO ST	Canoga Park	CA	91303	8/22/2011	11	1008	3	1	\$219,000	0.32	Y	Y	N
7831 PONCE AVE	West Hills	CA	91304	7/13/2011	2	1196	3	2	\$249,900	0.85	N	N	Y
22129 COHASSET ST	Canoga Park	CA	91303	6/27/2011	75	1080	3	1	\$250,000	0.25	N	N	N
7662 SALE AVE	Canoga Park	CA	91304	5/4/2011	1	1570	3	2	\$250,000	0.58	N	N	Y
7543 OWENSMOUTH AVE	Canoga Park	CA	91303	6/14/2011	19	1570	2	2	\$250,000	0.62	N	N	Y
7450 OWENSMOUTH AVE	Canoga Park	CA	91303	8/2/2011	116	1450	3	2	\$259,000	0.62	N	N	Y
7937 OWENSMOUTH AVE	Canoga Park	CA	91304	8/4/2011	185	1406	3	2	\$260,000	0.94	N	N	Y
22153 CANTLAY ST	Canoga Park	CA	91303	8/21/2011	13	1308	3	2	\$269,000	0.15	N	N	N
7836 MAYNARD AVE	West Hills	CA	91304	7/8/2011	10	1196	3	2	\$275,000	0.87	N	N	N
7358 FALLBROOK	WEST HILLS	CA	91307	3/22/2011	83	1153	3	2	\$280,000	0.65	N	N	Y
6659 KENTLAND AVE	West Hills	CA	91307	6/30/2011	9	1448	4	2	\$280,000	0.9	N	N	N
7927 NORTHGATE AVE	CANOGA PARK	CA	91304	8/5/2011	21	1406	3	2	\$282,500	0.85	N	N	N
7523 JORDAN	Canoga Park	CA	91303	8/26/2011	67	1536	3	2	\$285,000	0.53	N	N	N
21726 ARMINTA ST	Canoga Park	CA	91304	7/20/2011	15	1477	3	2	\$289,000	0.84	N	N	N
22723 SHERMAN WAY	West Hills	CA	91307	8/24/2011	106	1153	3	2	\$289,500	0.62	N	N	N
22103 COVELLO ST	Canoga Park	CA	91303	8/10/2011	9	1560	4	2	\$295,000	0.32	N	N	N
22320 RUNNYMEDE ST	Canoga Park	CA	91303	8/1/2011	67	1566	3	2	\$299,000	0.15	N	N	N
7460 CAPISTRANO AVE	West Hills	CA	91307	8/4/2011	1	1358	3	2	\$299,000	0.38	N	N	Y
6609 GLADE AVE	Woodland Hills	CA	91303	5/27/2011	9	1574	3	2	\$299,000	0.94	N	N	Y
6835 MAYNARD AVE	West Hills	CA	91307	4/6/2011	55	1028	3	2	\$299,000	0.87	N	N	Y
22831 RUNNYMEDE ST	West Hills	CA	91307	8/26/2011	119	1484	3	2	\$305,000	0.72	N	N	Y
7847 VICKY AVE	West Hills	CA	91304	5/26/2011	3	1256	3	2	\$310,000	0.8	N	N	Y
7743 NITA AVE	Canoga Park	CA	91304	6/23/2011	155	1491	3	2	\$310,000	0.5	N	N	Y
22143 SCHOOLCRAFT ST	Canoga Park	CA	91303	4/23/2011	11	1635	4	2	\$310,000	0.5	N	N	N
22210 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	8/29/2011	33	1595	3	2	\$319,000	0.53	N	N	Y
7330 MAYNARD AVE	West Hills	CA	91307	4/13/2011	26	1553	3	2	\$324,900	0.57	N	N	Y
7311 NITA	CANOGA PARK	CA	91303	7/6/2011	85	1968	4	4	\$324,900	0.13	N	N	Y
7641 SHOUP	WEST HILLS	CA	91304	6/21/2011	35	1570	4	2	\$325,000	0.44	N	N	Y
7454 SAUSALITO AVE	West Hills	CA	91307	7/11/2011	6	2179	4	2	\$329,000	0.29	N	N	Y
7749 NITA AVE	Canoga Park	CA	91304	4/11/2011	42	1491	3	2	\$336,900	0.55	N	Y	N
22239 HART ST	Canoga Park	CA	91303	7/21/2011	8	1544	3	2	\$340,000	0.41	N	N	N
7109 FALLBROOK AVE	West Hills	CA	91307	9/5/2011	23	1372	3	2	\$349,999	0.74	N	N	N
6628 SAUSALITO AVE	West Hills	CA	91307	7/12/2011	162	1880	3	2	\$350,000	0.9	N	N	Y
7800 FAUST AVE	West Hills	CA	91304	7/7/2011	135	1409	4	2	\$350,000	0.75	N	N	Y
7459 ASMAN AVE	West Hills	CA	91307	7/31/2011	17	1436	3	2	\$350,000	0.36	N	N	N
22125 VICTORY BLVD	Woodland Hills	CA	91303	7/25/2011	5	1214	3	2	\$355,000	1.19	N	N	N
6570 RANDI AVE	Woodland Hills	CA	91303	7/11/2011	55	1214	3	2	\$355,000	1	N	N	Y
7720 FARRALONE AVE	Canoga Park	CA	91304	9/8/2011	29	1836	4	2	\$359,000	0.47	N	N	Y
22306 SATICOY ST	Canoga Park	CA	91303	9/24/2010	56	1153	4	2	\$359,000	0.31	N	N	N
22309 HAYNES ST	Woodland Hills	CA	91303	8/29/2011	81	1815	3	2	\$359,900	0.95	N	N	N
7943 NITA AVE	Canoga Park	CA	91304	7/17/2011	450	1697	3	2	\$360,000	0.78	N	N	Y
22711 LEADWELL ST	West Hills	CA	91307	7/23/2011	4	1372	4	2	\$365,000	0.62	N	N	Y
7838 SALE AVE	West Hills	CA	91304	7/15/2011	20	1362	4	2	\$369,000	0.74	N	N	N
22557 HAYNES	West Hills	CA	91307	6/28/2011	7	1570	4	2	\$369,950	1.04	N	N	Y
7309 VASSAR ST	CANOGA PARK	CA	91303	8/23/2011	42	1790	3	3	\$379,000	0.39	N	N	N
6927 FALLBROOK AVE	West Hills	CA	91307	8/28/2011	51	1570	3	2	\$379,000	0.86	N	N	N
22655 MARLIN PL	West Hills	CA	91307	5/8/2011	310	1570	3	2	\$380,000	0.7	N	N	Y



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Properties Under Contract Searched Cont'd

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7851 FARRALONE AVE	Canoga Park	CA	91304	3/19/2011	103	2128	5	2	\$385,000	0.67	N	N	Y
7707 JORDAN AVE	Canoga Park	CA	91304	3/21/2011	175	2117	3	3	\$399,000	0.68	N	N	Y
7314 ASMAN AVE	West Hills	CA	91307	8/2/2011	57	1588	3	2	\$399,000	0.28	N	N	N
22320 CRISWELL ST	Woodland Hills	CA	91303	6/30/2011	17	1500	4	2	\$399,500	0.93	N	N	Y
7412 ASMAN	WEST HILLS	CA	91307	6/20/2011	93	1456	4	2	\$399,800	0.29	N	N	N
6718 SHOUP AVE	Canoga Park	CA	91307	6/15/2011	158	1875	3	2	\$399,900	0.8	N	N	N
6502 CAPISTRANO AVE	West Hills	CA	91307	8/25/2011	57	1570	4	2	\$399,950	1.12	N	N	N
7833 RUDNICK AVE	Canoga Park	CA	91304	8/25/2011	49	2030	4	2	\$419,000	0.63	N	N	N
7841 SHOUP AVE	West Hills	CA	91304	8/1/2011	8	1750	3	2	\$419,900	0.68	N	N	N
7917 MAYNARD AVE	West Hills	CA	91304	8/13/2011	37	1303	3	2	\$425,000	0.95	N	N	N
7710 VICKY AVE	Canoga Park	CA	91304	7/20/2011	449	1844	4	3	\$429,000	0.64	N	N	N
22355 LULL ST	Canoga Park	CA	91304	9/2/2011	45	2579	4	3	\$440,000	0.39	N	N	N
6546 SHOUP AVE	WEST HILLS	CA	91307	9/8/2011	20	2508	4	3	\$446,000	1	N	Y	N
22134 ARCHWOOD ST	Woodland Hills	CA	91303	4/26/2011	116	2198	4	3	\$450,000	0.84	N	N	Y
7048 SAUSALITO AVE	West Hills	CA	91307	8/15/2011	101	3225	4	3	\$450,000	0.41	N	N	N
7647 NITA AVE	Canoga Park	CA	91304	5/19/2011	23	2187	4	3	\$479,000	0.4	N	N	N
7715 TWINING WAY	Canoga Park	CA	91304	6/2/2011	51	2426	4	4	\$499,000	0.62	N	N	Y
22322 VANOWEN ST	Woodland Hills	CA	91303	9/28/2010	30	3365	4	3	\$549,000	0.73	N	N	N
7036 SAUSALITO AVE	West Hills	CA	91307	9/10/2011	25	3134	5	3	\$564,324	0.44	N	N	Y
7093 SALE AVE	West Hills	CA	91307	9/2/2011	38	3225	5	3	\$574,900	0.52	N	N	N
22540 GILMORE ST	West Hills	CA	91307	8/5/2011	31	2979	4	4	\$579,000	1.17	N	N	N

Properties Under Contract Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$271,322

Regression Range: \$16,980

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22030 LEADWELL ST	Canoga Park	CA	91303	6/9/2011	24	1288	3	2	\$200,000	0.26	N	N	Y
7739 GLADE AVE	Canoga Park	CA	91304	9/12/2011	73	1234	3	2	\$215,000	0.54	N	N	Y
7662 SALE AVE	Canoga Park	CA	91304	5/4/2011	1	1570	3	2	\$250,000	0.58	N	N	Y
7450 OWENSMOUTH AVE	Canoga Park	CA	91303	8/2/2011	116	1450	3	2	\$259,000	0.62	N	N	Y
22153 CANTLAY ST	Canoga Park	CA	91303	8/21/2011	13	1308	3	2	\$269,000	0.15	N	N	N
22320 RUNNYMEDE ST	Canoga Park	CA	91303	8/1/2011	67	1566	3	2	\$299,000	0.15	N	N	N
7460 CAPISTRANO AVE	West Hills	CA	91307	8/4/2011	1	1358	3	2	\$299,000	0.38	N	N	Y
7743 NITA AVE	Canoga Park	CA	91304	6/23/2011	155	1491	3	2	\$310,000	0.5	N	N	Y
22210 SCHOOLCRAFT ST	CANOGA PARK	CA	91303	8/29/2011	33	1595	3	2	\$319,000	0.53	N	N	Y
22239 HART ST	Canoga Park	CA	91303	7/21/2011	8	1544	3	2	\$340,000	0.41	N	N	N
7459 ASMAN AVE	West Hills	CA	91307	7/31/2011	17	1436	3	2	\$350,000	0.36	N	N	N
7720 FARRALONE AVE	Canoga Park	CA	91304	9/8/2011	29	1836	4	2	\$359,000	0.47	N	N	Y
7314 ASMAN AVE	West Hills	CA	91307	8/2/2011	57	1588	3	2	\$399,000	0.28	N	N	N
7841 SHOUP AVE	West Hills	CA	91304	8/1/2011	8	1750	3	2	\$419,900	0.68	N	N	N

Properties In Inventory Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7119 ASMAN AVE	West Hills	CA	91307	7/16/2011	60	1907	4	3	\$2,695	0.44	N	N	N
6815 N REMMET AVE	Canoga Park	CA	91303	4/21/2011	146	616	1	1	\$95,000	0.91	N	N	N
7025 GLADE	CANOGA PARK	CA	91303	10/27/2010	322	470	1	1	\$169,000	0.4	N	N	N



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Properties In Inventory Searched Cont'd													
Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22153 VALERIO ST	Canoga Park	CA	91303	9/5/2011	9	910	2	1	\$180,000	0.12	N	N	N
21930 VALERIO ST	Canoga Park	CA	91303	11/19/2010	299	1152	2	3	\$189,000	0.39	N	Y	Y
7904 TOPANGA CYN	CANOGA PARK	CA	91304	5/5/2011	131	1558	2	3	\$239,000	0.77	N	N	N
7043 JORDAN AVE	Canoga Park	CA	91303	12/28/2010	259	923	2	1	\$239,000	0.64	N	N	N
22115 HART ST	Canoga Park	CA	91303	8/1/2011	44	1294	4	2	\$249,900	0.46	N	N	Y
21917 ARMINTA ST	Canoga Park	CA	91304	6/24/2011	82	1406	3	2	\$250,000	0.81	N	N	Y
7447 ETON AVE	Canoga Park	CA	91303	8/30/2011	15	1040	3	1	\$250,000	0.92	N	N	N
7927 NORTHGATE AVE	CANOGA PARK	CA	91304	8/5/2011	40	1406	3	2	\$251,750	0.85	N	N	N
7443 JORDAN AVE	Canoga Park	CA	91303	5/29/2011	107	1046	2	2	\$255,000	0.5	N	N	N
7047 JORDAN AVE	Canoga Park	CA	91303	12/28/2010	259	780	1	1	\$265,000	0.59	N	N	Y
6839 W MAYNARD AVE W	West Hills	CA	91307	7/21/2011	55	1028	3	2	\$275,000	0.89	N	N	Y
6467 HANNA	Woodland Hills	CA	91303	9/9/2011	5	1192	3	2	\$278,000	1.1	N	N	N
22668 HAMLIN ST	West Hills	CA	91307	8/31/2011	14	1661	4	2	\$280,000	1.18	N	N	N
22824 COHASSET ST	West Hills	CA	91307	8/15/2011	30	1216	4	2	\$289,000	0.73	N	N	Y
22523 SATICOY ST	West Hills	CA	91307	4/28/2011	139	1570	4	2	\$299,000	0.5	N	N	Y
22131 HART ST	Canoga Park	CA	91303	9/8/2011	6	1395	3	2	\$299,900	0.45	N	N	N
22239 LEADWELL ST	Canoga Park	CA	91303	4/12/2011	154	1553	3	3	\$299,950	0.04	N	N	Y
7516 JORDAN AVE	Canoga Park	CA	91303	8/11/2011	34	1044	3	1	\$299,990	0.57	N	Y	Y
22120 STAGG ST	Canoga Park	CA	91304	8/23/2011	22	1836	4	2	\$299,999	0.49	N	N	N
22331 COVELLO ST	Canoga Park	CA	91303	8/24/2011	20	1786	3	3	\$300,000	0.28	N	N	Y
7411 REMMET	Canoga Park	CA	91303	11/27/2010	290	1297	3	1	\$309,950	0.64	N	N	N
7310 REMMET AVE	Canoga Park	CA	91303	5/12/2011	125	971	2	1	\$315,000	0.67	N	N	N
7411 FARRALONE AVE	Canoga Park	CA	91303	11/27/2010	290	1358	3	2	\$320,000	0.1	N	N	Y
7930 FAUST AVE	West Hills	CA	91304	3/1/2011	197	1814	4	2	\$325,000	0.89	N	N	Y
22715 BASSETT ST	West Hills	CA	91307	6/30/2011	76	1410	4	2	\$329,950	0.87	N	N	N
7400 KENTLAND	West Hills	CA	91307	6/29/2011	77	1374	4	2	\$340,000	0.39	N	N	Y
22222 BASSETT ST	Canoga Park	CA	91303	9/21/2010	358	1544	3	2	\$345,000	0.6	N	N	Y
7918 CAPISTRANO AVE	West Hills	CA	91304	7/13/2011	63	1362	4	2	\$349,000	0.77	N	N	Y
7625 MINSTREL AVE	West Hills	CA	91304	11/27/2010	290	1644	3	2	\$350,000	0.83	N	N	N
22319 RUNNYMEDE ST	Canoga Park	CA	91303	6/26/2011	80	1358	3	2	\$350,000	0.18	N	N	Y
21510 COHASSET ST	Canoga Park	CA	91303	9/7/2011	7	1800	5	3	\$359,000	0.72	N	N	N
22258 COVELLO ST	Canoga Park	CA	91303	7/27/2011	49	1358	3	2	\$359,000	0.23	N	N	N
6948 GLADE AVE	Canoga Park	CA	91303	9/10/2011	4	876	2	1	\$359,950	0.52	N	N	N
22520 SATICOY	Canoga Park	CA	91307	1/11/2011	246	1895	2	1	\$360,000	0.45	N	N	N
6601 SAUSALITO AVE	West Hills	CA	91307	11/27/2010	290	1449	4	2	\$369,900	0.94	N	N	N
7416 FALLBROOK AVE	West Hills	CA	91307	5/20/2011	117	1372	3	2	\$379,900	0.66	N	N	N
22255 RUNNYMEDE ST	Canoga Park	CA	91303	5/3/2011	134	1358	3	2	\$379,900	0.14	N	N	N
22708 CRISWELL ST	West Hills	CA	91307	8/21/2011	24	2013	4	2	\$380,000	1.11	N	N	N
22320 VALERIO ST	Canoga Park	CA	91303	7/16/2011	60	1358	3	2	\$384,000	0.11	N	N	N
7721 MILWOOD AVE	Canoga Park	CA	91304	4/12/2011	154	1812	3	2	\$384,950	1.06	N	N	N
7844 NEVADA AVE	Canoga Park	CA	91304	5/24/2011	113	1849	4	2	\$390,000	0.66	N	N	Y
22327 RUNNYMEDE ST	Canoga Park	CA	91303	9/8/2011	6	1153	3	3	\$393,900	0.18	N	N	N
22248 WYANDOTTE ST	Canoga Park	CA	91303	6/12/2011	93	1648	3	2	\$395,900	0.09	N	N	N
22712 GAULT ST	West Hills	CA	91307	6/24/2011	82	1665	4	3	\$399,000	0.62	N	N	N
7638 VICKY AVE	West Hills	CA	91304	6/1/2011	105	1639	4	3	\$399,000	0.58	N	N	Y
7707 JORDAN AVE	Canoga Park	CA	91304	3/21/2011	177	2117	3	3	\$399,000	0.68	N	N	N
7472 PONCE AVE	West Hills	CA	91307	4/8/2011	159	1153	3	2	\$399,000	0.61	N	N	N
6502 CAPISTRANO AVE	West Hills	CA	91307	8/25/2011	20	1570	4	2	\$399,950	1.12	N	N	N
7413 SAUSALITO AVE	West Hills	CA	91307	7/25/2011	51	1456	4	2	\$405,000	0.27	N	N	N
7311 SALE AVE	West Hills	CA	91307	4/4/2011	163	1394	3	2	\$409,900	0.47	N	N	N
22701 CANTLAY ST	West Hills	CA	91307	11/27/2010	290	1553	3	2	\$415,000	0.57	N	N	N



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Properties In Inventory Searched Cont'd

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22749 HAMLIN ST	West Hills	CA	91307	4/12/2011	154	1448	4	2	\$415,000	1.2	N	N	N
6565 VICKY AVE	West Hills	CA	91307	6/29/2011	77	1439	4	2	\$417,500	1.1	N	N	N
22652 KITTRIDGE ST	West Hills	CA	91307	5/1/2011	136	1448	3	2	\$419,000	1.01	N	N	N
22640 VOSE ST	West Hills	CA	91307	6/15/2011	91	1580	3	3	\$419,000	0.64	N	N	N
7806 CAPISTRANO AVE	Canoga Park	CA	91304	11/27/2010	290	1362	4	2	\$420,000	0.64	N	Y	Y
7750 JORDAN AVE	Canoga Park	CA	91304	10/1/2010	348	2050	4	3	\$425,000	0.73	N	N	Y
6461 HANNA AVE	Woodland Hills	CA	91303	11/27/2010	290	1737	4	2	\$429,000	1.11	N	N	N
7524 ASMAN AVE	West Hills	CA	91307	5/9/2011	128	1939	5	3	\$429,000	0.36	N	N	Y
22812 SATICOY ST	Canoga Park	CA	91304	6/2/2011	104	1856	4	2	\$429,900	0.76	N	N	N
19718 VICTORY	WEST HILLS	CA	91367	5/12/2011	125	1824	3	3	\$430,000	1.38	N	N	Y
7416 SHOUP AVE	Canoga Park	CA	91307	11/27/2010	290	1372	3	2	\$439,900	0.18	N	N	N
22715 GAULT ST	West Hills	CA	91307	9/8/2011	6	1626	4	3	\$439,950	0.61	N	N	N
6563 S SHOUP AVE	West Hills	CA	91307	9/23/2010	356	1570	4	2	\$445,000	0.97	N	N	Y
7812 SALE AVE	West Hills	CA	91304	6/27/2011	79	1362	4	2	\$449,000	0.7	N	N	N
7743 MCLAREN AVE	West Hills	CA	91304	7/24/2011	52	1290	3	2	\$449,000	0.9	N	N	N
22620 GILMORE ST	West Hills	CA	91307	9/1/2011	13	1570	4	3	\$449,950	1.24	N	N	N
7322 ASMAN AVE	WEST HILLS	CA	91307	1/14/2011	243	1409	4	2	\$467,900	0.27	N	N	N
22301 WYANDOTTE ST	Canoga Park	CA	91303	11/29/2010	288	1550	4	4	\$475,000	0.07	N	N	N
7626 MAYNARD AVE	West Hills	CA	91304	11/27/2010	290	1856	4	2	\$479,900	0.73	N	N	N
6735 SHOUP AVE	West Hills	CA	91307	8/16/2011	29	2054	3	2	\$494,900	0.78	N	N	N
22325 WELBY WAY	Woodland Hills	CA	91303	8/1/2011	44	1945	4	3	\$510,000	0.75	N	N	N
7213 PONCE AVE	West Hills	CA	91307	4/25/2011	142	1754	0	0	\$525,000	0.48	N	N	N
22550 NE MARLIN PL	West Hills	CA	91307	1/8/2011	249	1915	4	2	\$535,000	0.64	N	N	N
22309 W HAYNES ST	Woodland Hills	CA	91303	1/18/2011	239	1815	4	2	\$550,000	0.96	N	N	N
22600 GAULT ST	West Hills	CA	91307	3/17/2011	181	3225	5	3	\$550,000	0.51	N	N	Y
22329 KITTRIDGE ST	Woodland Hills	CA	91303	5/16/2011	121	1920	3	2	\$550,000	0.84	N	N	N
7150 SALE AVE	West Hills	CA	91307	8/17/2011	28	2817	4	3	\$599,000	0.47	N	N	Y
22351 MOBILE ST	Woodland Hills	CA	91303	11/27/2010	290	1980	3	2	\$599,950	1.07	N	N	N
22618 ARCHWOOD ST	West Hills	CA	91307	5/30/2011	107	2404	5	3	\$619,000	0.92	N	N	N
7620 MAYNARD AVE	West Hills	CA	91304	8/25/2011	20	2636	5	3	\$650,000	0.71	Y	N	N

Properties In Inventory Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$360,489

Regression Range: \$66,424

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
22239 LEADWELL ST	Canoga Park	CA	91303	4/12/2011	154	1553	3	3	\$299,950	0.04	N	N	Y
7411 FARRALONE AVE	Canoga Park	CA	91303	11/27/2010	290	1358	3	2	\$320,000	0.1	N	N	Y
22258 COVELLO ST	Canoga Park	CA	91303	7/27/2011	49	1358	3	2	\$359,000	0.23	N	N	N
22255 RUNNYMEDE ST	Canoga Park	CA	91303	5/3/2011	134	1358	3	2	\$379,900	0.14	N	N	N
22301 WYANDOTTE ST	Canoga Park	CA	91303	11/29/2010	288	1550	4	4	\$475,000	0.07	N	N	N

Expired Properties Searched

Street Address	City	State	Zip	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7119 ASMAN AVE	West Hills	CA	91307	7/16/2011	91	1907	4	3	\$2,695	0.44	N	N	N
21930 VALERIO ST	Canoga Park	CA	91303	4/19/2011	140	1152	2	3	\$189,000	0.39	N	Y	Y
22123 COHASSET ST	Canoga Park	CA	91303	1/17/2011	131	876	2	2	\$220,000	0.25	N	N	Y



22239 LEADWELL ST
CANOGA PARK, CA 91303
Predicted Price: \$309,267

Report Date: Wednesday, September 14, 2011
Analysis Date: Wednesday, September 14, 2011

RELAR ANALYSIS

Expired Properties Searched Cont'd

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7453 TOPANGA CANYON BLVD	Canoga Park	CA	91303	6/21/2011	363	1181	3	2	\$235,000	0.36	N	N	Y
22115 HART ST	Canoga Park	CA	91303	8/1/2011	7	1294	4	2	\$249,900	0.46	N	N	Y
22308 VANOWEN	Canoga Park	CA	91303	12/30/2010	127	1538	2	2	\$290,000	0.72	N	N	N
22523 SATICOY ST	West Hills	CA	91307	4/28/2011	109	1570	4	2	\$299,000	0.5	N	N	Y
22120 STAGG ST	Canoga Park	CA	91304	8/23/2011	7	1836	4	2	\$299,999	0.49	N	N	Y
22159 COHASSET ST	Canoga Park	CA	91303	10/3/2010	353	1343	2	2	\$300,000	0.22	N	N	N
7808 FALLBROOK AVE	West Hills	CA	91304	6/20/2011	61	1850	4	2	\$329,000	0.89	N	N	N
6716 SAUSALITO AVE	WEST HILLS	CA	91307	7/29/2011	39	1570	4	2	\$367,000	0.82	N	N	N
6665 GLADE AVE	Woodland Hills	CA	91303	10/2/2010	71	1074	3	1	\$368,000	0.87	N	N	N
7665 SALE	WEST HILLS	CA	91304	3/7/2011	181	1650	4	3	\$375,000	0.6	N	N	Y
22516 SCHOOLCRAFT ST	West Hills	CA	91307	12/21/2010	23	1500	3	2	\$399,000	0.64	N	N	N
7440 ASMAN AVE	West Hills	CA	91307	1/10/2011	43	1436	3	2	\$399,000	0.31	N	Y	N
7911 W MCLAREN AVE	West Hills	CA	91304	12/31/2010	425	1918	3	2	\$425,000	1.02	N	N	N
22812 SATICOY ST	Canoga Park	CA	91304	6/2/2011	3	1856	4	2	\$429,900	0.76	N	N	N
21715 ELKWOOD ST	Canoga Park	CA	91304	5/4/2011	177	1406	3	2	\$430,000	0.84	N	N	N
7638 VICKY AVE	West Hills	CA	91304	6/1/2011	2	1639	4	3	\$439,000	0.58	N	N	Y
6526 CAPISTRANO AVE	West Hills	CA	91307	4/26/2011	149	1570	4	2	\$439,000	1.09	N	N	N
22050 GILMORE ST	Woodland Hills	CA	91303	12/31/2010	33	1533	3	2	\$445,000	1.15	N	N	N
7227 FALLBROOK AVE	West Hills	CA	91307	6/30/2011	78	1350	4	2	\$459,000	0.7	N	N	N
7943 SALE AVE	West Hills	CA	91304	3/30/2011	122	1722	4	2	\$525,000	0.87	N	N	N
7659 TWINING WAY	Canoga Park	CA	91304	7/19/2011	181	2389	5	4	\$529,000	0.6	N	N	N
22550 MARLIN PL	West Hills	CA	91307	6/7/2011	78	1915	4	2	\$535,000	0.63	N	N	N
7626 W RUDNICK AVE	Canoga Park	CA	91304	4/1/2011	416	2310	4	3	\$549,990	0.36	N	N	N
22154 VANOWEN ST	Woodland Hills	CA	91303	7/29/2011	169	2831	3	2	\$579,900	0.72	N	N	N
22445 GILMORE ST	West Hills	CA	91307	5/1/2011	276	2912	4	3	\$600,000	1.14	N	N	N
7043 SAUSALITO AVE	West Hills	CA	91307	12/31/2010	450	3225	5	3	\$610,900	0.44	N	N	Y

Expired Properties Used

Price Regression Component Calculated From Properties in this List:

Regression Price: \$307,674

Regression Range: \$58,767

Street Address	City	State	Zip Code	Date	DOM	Size	Beds	Baths	Price	Dist(mi)	FC	REO	SS
7453 TOPANGA CANYON BLVD	Canoga Park	CA	91303	6/21/2011	363	1181	3	2	\$235,000	0.36	N	N	Y
22115 HART ST	Canoga Park	CA	91303	8/1/2011	7	1294	4	2	\$249,900	0.46	N	N	Y
22523 SATICOY ST	West Hills	CA	91307	4/28/2011	109	1570	4	2	\$299,000	0.5	N	N	Y
22120 STAGG ST	Canoga Park	CA	91304	8/23/2011	7	1836	4	2	\$299,999	0.49	N	N	Y
7440 ASMAN AVE	West Hills	CA	91307	1/10/2011	43	1436	3	2	\$399,000	0.31	N	Y	N