

## Brief Summary of Compared Listings

April 30, 2008

This page summarizes the comparable listings contained in this market analysis.

### Status: Closed Sale

ML#	L/S Date	Address	City	Sqft	Bds	Bth	Built	L/S Price	DOM
S08032237	04/15/2008	22726 Ladeene	Torrance	1,080	3	1.00	1953	\$650,000	24
S953991	03/31/2008	23515 Kathryn	Torrance	2,155	4	2.00	1962	\$650,000	171
V08028345	04/29/2008	4816 Macafee	Torrance	1,698	3	3.00	1956	\$725,000	9
S08024479	04/27/2008	22809 S Ladeene	Torrance	1,686	4	2.00	1953	\$740,000	70
S952860	04/15/2008	4401 234Th	Torrance	1,934	4	2.00	1962	\$750,000	206
Z959307	04/04/2008	21810 Grant	Torrance	1,155	3	2.00	1956	\$620,000	115
S957076	04/01/2008	21409 Ocean	Torrance	1,764	3	2.50	1956	\$745,000	128
S08039948	04/21/2008	22025 Grant	Torrance	1,900	4	3.00	1956	\$815,000	2
S08027111	04/11/2008	19022 W Entradero	Torrance	1,831	3	3.00	1976	\$545,000	3
N961275	04/04/2008	4256 Spencer	Torrance	2,446	3	3.50	1989	\$700,000	53
S08033133	04/19/2008	4802 Carmelynn	Torrance	1,495	4	2.00	1955	\$759,000	22
S961458	04/15/2008	19904 Saltee	Torrance	1,509	3	2.00	1955	\$775,000	9
V955632	04/01/2008	4116 Konya	Torrance	2,424	4	2.50	1978	\$825,000	184
S08018447	04/04/2008	20353 Wayne	Torrance	1,664	4	2.00	1959	\$895,000	18
<b>Averages:</b>				<b>1,767</b>	<b>4</b>	<b>2.32</b>	<b>1962</b>	<b>\$728,143</b>	<b>72</b>

### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	14	\$728,143	\$430.61	\$742,500	\$545,000	\$895,000	72
WTH							
EXP/CNL							
<b>Total</b>	<b>14</b>	<b>\$728,143</b>	<b>\$430.61</b>	<b>\$742,500</b>	<b>\$545,000</b>	<b>\$895,000</b>	<b>72</b>