

Brief Summary of Compared Listings

May 27, 2009

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
S09032748	04/07/2009	419 2Nd	Hermosa Beach	1,494	2	3.00	1971	\$650,000	7
S09023428	04/23/2009	540 1St # 5	Hermosa Beach	1,509	3	3.00	1991	\$770,000	48
S09012014	04/30/2009	309 2Nd	Hermosa Beach	1,933	3	4.00	1999	\$1,040,000	62
S09030729	04/30/2009	1007 Monterey	Hermosa Beach	1,900	3	4.00	1998	\$1,150,000	16
S566484	04/10/2009	225 25Th	Hermosa Beach	1,908	3	2.00	1939	\$1,565,000	24
S08160786	04/17/2009	1937 Bayview	Hermosa Beach	2,056	3	2.00	1949	\$1,900,000	160
S09000172	04/01/2009	1744 Hermosa	Hermosa Beach	2,812	3	4.00	2004	\$1,969,000	71
S08164677	04/30/2009	1916 Ava	Hermosa Beach	2,349	3	3.00	1953	\$859,000	171
V08168036	04/07/2009	720 10Th	Hermosa Beach	2,786	4	4.00	2005	\$1,050,000	115
S09020901	04/15/2009	601 24Th	Hermosa Beach	2,215	4	3.00	1955	\$1,220,000	66
V08155245	04/29/2009	1210 6Th	Hermosa Beach	3,600	5	5.00	2008	\$1,425,000	147
Averages:				2,233	3	3.36	1979	\$1,236,182	81

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	11	\$1,236,182	\$565.67	\$1,150,000	\$650,000	\$1,969,000	81
WTH							
EXP/CNL							
Total	11	\$1,236,182	\$565.67	\$1,150,000	\$650,000	\$1,969,000	81