

Brief Summary of Compared Listings

January 13, 2010

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
S09093656	12/24/2009	368 South Miraleste # 37	San Pedro	1,272	3	2.00	1971	\$215,000	72
S09129221	12/31/2009	890 West 2Nd	San Pedro	1,302	3	2.00	1927	\$255,000	5
P696005	12/17/2009	958 North Gaffey	San Pedro	1,128	4	2.00	1924	\$255,000	105
H09093644	12/10/2009	636 West Oliver	San Pedro	764	2	1.00	1920	\$265,000	52
S09082026	12/03/2009	741 West 24Th St # 29	San Pedro	948	2	1.00	1972	\$265,000	26
S09078627	12/02/2009	1424 Brett # 252	San Pedro	864	1	1.00	1987	\$277,500	71
S09091447	12/02/2009	437 North Mesa	San Pedro	1,183	2	1.00	1905	\$285,000	59
P703122	12/03/2009	28006 South Western # 3	San Pedro	1,089	2	2.00	1990	\$285,000	21
S09121358	12/17/2009	2230 South Alma # 3	San Pedro	1,069	2	1.00	1982	\$287,000	25
P707932	12/23/2009	1259 West Capitol # 124	San Pedro	961	2	2.00	1983	\$290,000	16
S09120142	12/29/2009	28004 South Western # 3	San Pedro	1,092	2	2.00	1990	\$295,000	47
S09029246	12/02/2009	28004 South Western # 2	San Pedro	1,092	2	2.00	1990	\$299,000	265
S09120594	12/31/2009	1440 West 9Th # 4	San Pedro	1,266	2	2.00	1980	\$305,000	24
S09105824	12/14/2009	402 South Walker	San Pedro	792	2	1.00	1940	\$305,000	29
S09095656	12/29/2009	285 West 6Th # 417	San Pedro	1,227	2	2.00	2007	\$320,000	90
S09095666	12/04/2009	285 West 6Th # 418	San Pedro		2	2.00		\$324,000	43
V09115029	12/10/2009	2030 South Cabrillo Ave #	San Pedro	1,035	2	2.00	1974	\$325,000	7
R906450	12/04/2009	823 West 24Th # 2	San Pedro	1,280	2	3.00	1990	\$325,000	18
S09106607	12/07/2009	1424 Brett # 256	San Pedro	1,085	2	2.00	1987	\$325,000	29
S09102651	12/29/2009	479 West 18Th	San Pedro	1,126	2	1.00	1920	\$354,000	66
V09115254	12/17/2009	1406 Brett # 213	San Pedro	1,365	3	2.00	1987	\$367,000	37
P709634	12/09/2009	1148 West Elberon	San Pedro	1,129	3	1.00	1927	\$385,000	31
S09110195	12/30/2009	1243 West Summerland	San Pedro	969	2	1.00	1928	\$387,000	51
V09107197	12/22/2009	1551 Dalmatia	San Pedro	1,351	3	3.00	1979	\$400,000	44
S593464	12/02/2009	1464 West 1St	San Pedro	1,580	2	2.00	1953	\$405,000	58
P708991	12/17/2009	884 West 19Th	San Pedro	1,632	2	2.00	1942	\$410,000	48
S09111982	12/01/2009	2702 South Peck # 3	San Pedro	1,235	2	2.00	1969	\$410,000	3
S09111971	12/08/2009	1276 Stonewood	San Pedro	1,595	4	3.00	1975	\$430,000	45
V09046625	12/21/2009	2224 Stonewood Ct.	San Pedro	1,598	3	3.00	1979	\$430,000	248
S08173725	12/14/2009	1158 West 19Th	San Pedro	1,648	3	2.00	1928	\$455,000	363
S09056147	12/05/2009	1414 West 2Nd	San Pedro	1,900	3	2.00	1979	\$470,000	28
S09111760	12/14/2009	651 West 1St	San Pedro	2,464	4	3.00	1971	\$479,000	55
S09091171	12/21/2009	1720 West 9Th	San Pedro	1,570	3	2.00	1954	\$500,000	76
S09100449	12/01/2009	1353 West 27Th	San Pedro	1,248	3	2.00	1945	\$500,000	27
S09114805	12/31/2009	1242 West 2Nd Street	San Pedro	1,485	4	2.00		\$504,500	25
S09079212	12/10/2009	1337 West 19Th	San Pedro	1,595	2	2.00	1926	\$520,000	118
V09050568	12/11/2009	628 Rapallo	San Pedro	2,043	4	2.00	1954	\$550,000	224
V09111053	12/21/2009	1129 West Capitol # 45	San Pedro	2,053	3	3.00	1997	\$555,000	70
V09118565	12/11/2009	2285 Elanita	San Pedro	1,652	3	2.00	1956	\$562,000	35
R903976	12/03/2009	1253 West 22Nd	San Pedro	2,690	3	3.00	2007	\$562,500	106
S09120262	12/14/2009	1602 North Taper	San Pedro	1,496	3	2.00	1961	\$580,000	26
V09082484	12/04/2009	902 South Malgren	San Pedro	2,769	3	3.00	1969	\$660,000	102
V09069885	12/30/2009	1800 Pelican	San Pedro	1,805	3	2.00		\$690,000	187
S09113715	12/11/2009	454 Arcadia	San Pedro	3,442	5	3.00	1979	\$699,000	31
V09023694	12/11/2009	1915 West 35Th	San Pedro	2,017	4	2.00	1957	\$750,000	47

S09067722 12/14/2009 2225 Wanderer San Pedro 2,339 4 4.00 1968 \$862,000 136

Averages: 1,494 3 2.04 1963 \$421,293 72

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	46	\$421,293	\$290.02	\$393,500	\$215,000	\$862,000	72
WTH							
EXP/CNL							
Total	46	\$421,293	\$290.02	\$393,500	\$215,000	\$862,000	72