

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
S09115216	12/11/2009	20310 Anza # I	Torrance	1,144	2	3.00	1981	\$410,000	9
S09112618	12/24/2009	5500 Torrance # B112	Torrance	1,383	3	2.00	1990	\$459,000	32
S09104761	12/01/2009	5500 Torrance # A203	Torrance	1,383	3	2.00	1990	\$477,000	5
S09110031	12/21/2009	4919 Louise	Torrance	1,053	3	1.00	1953	\$549,900	31
C09111812	12/30/2009	5107 Ruby	Torrance	1,175	3	2.00		\$554,000	12
S09119804	12/14/2009	22630 Kathryn	Torrance	1,196	3	1.00	1953	\$580,000	7
S09110500	12/10/2009	4923 Merrill	Torrance	1,162	3	2.00	1955	\$595,000	62
S09086872	12/23/2009	5009 Beran	Torrance	1,428	3	2.00	1955	\$599,000	112
S09125015	12/04/2009	4501 Scott	Torrance	1,155	3	2.00	1956	\$599,000	38
S09070025	12/09/2009	3955 West 226Th	Torrance	1,700	3	3.00	2008	\$600,000	59
S09115445	12/10/2009	19927 Hinsdale	Torrance	1,112	3	1.00	1955	\$615,000	13
S09121810	12/15/2009	22018 Ocean	Torrance	1,492	3	2.00	1956	\$630,000	3
S09103447	12/11/2009	5114 Torrance	Torrance	1,332	3	2.00	1955	\$655,000	65
S09087819	12/01/2009	4022 West 232Nd	Torrance	1,636	4	2.00	1961	\$660,000	57
V09126319	12/24/2009	20614 Mansel	Torrance	1,482	3	2.00	1958	\$665,000	26
S09115233	12/09/2009	21901 Redbeam	Torrance	1,162	3	2.00	1955	\$670,000	45
V09116811	12/18/2009	22622 Kathryn	Torrance	1,617	3	2.00	1953	\$690,000	46
S09121551	12/30/2009	4102 West 234Th	Torrance	1,658	4	2.00	1961	\$691,000	24
S09112620	12/14/2009	5206 Lee	Torrance	1,120	3	2.00	1956	\$718,300	8
S09112076	12/15/2009	5206 Carmen	Torrance	1,654	3	3.00	1955	\$760,000	26
S09107662	12/09/2009	22001 Evalyn	Torrance	2,305	4	3.00	1982	\$885,000	10
Averages:				1,398	3	2.05	1964	\$622,010	33

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	21	\$622,010	\$454.33	\$615,000	\$410,000	\$885,000	33
WTH							
EXP/CNL							
Total	21	\$622,010	\$454.33	\$615,000	\$410,000	\$885,000	33