

Comparative Market Analysis

Listing Details

March 04, 2008

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



1357 Grand B

Status:	Closed Sale	Bedrooms:	3
List Date:	12/03/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1356
LP:	\$529,000	SP:	\$529,000
Listed:	12/03/2007	Built:	1989
DOM:	51	Lot Size:	1

XLNT CONDITION GRAND TROPEZ TOWNHOME...UPGRADED HARDWOOD FLOORING IN LIVINGROOM, STEPS, DININGROOM, FAMILYROOM AND KITCHEN. NEWER TILE FLOORS IN BATHROOMS, VERY CLEAN UNIT...YOU MUST SEE TO APPRECIATE THIS TOWNHOME!!! TIME WARNER BASIC CABLE T.V. IS INCLUDED IN ASSN. FEE



1365 Grand E D

Status:	Closed Sale	Bedrooms:	3
List Date:	09/21/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1356
LP:	\$549,000	SP:	\$540,000
Listed:	09/21/2007	Built:	1989
DOM:	151	Lot Size:	141,134

***Upgraded and Remodeled!**

*** Excellent Quiet Location and Plentiful Light * Most Affordable move in Condition Residence**

End Your Day With a Splash when you come home to this exquisite 3 Bedrooms 2 1/2Bath * Attached 2 Car Garage*Private patio* Fire Place*Cathedral Ceiling

Pool* Built-in vacuum system

***Chandelier* Cable and Water Included on HOA *New Fire Sprinklers * New Tile * New Carpet* New Paint**

***New Water Heater *Laundry Room * New Garage Door Opener* ForcdAir * Garden Window*Close to the Beach* Award Winning Schools!!!!**



608 Palm W

Status:	Closed Sale	Bedrooms:	2
List Date:	10/18/2007	Bathrooms:	2
Area:	El Segundo	Sqft:	1250
LP:	\$699,900	SP:	\$695,000
Listed:	10/18/2007	Built:	1918
DOM:	38	Lot Size:	4,995

****Subject to cancellation of current escrow** Great price!! Charming remodeled California Craftsman in a great El Segundo location. Tons of character. 2 large bedrooms 2 baths. Plus detached guest house w/ bath. New wrap around deck, newer windows, central heat and air.. Awesome kitchen w/ granite counters and maple cabinets. Fireplace in living room. smooth ceilings and much more. New siding and Stamped concrete patio.**

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213 Oak W

Status:	Closed Sale	Bedrooms:	3
List Date:	01/02/2008	Bathrooms:	2
Area:	El Segundo	Sqft:	1500
LP:	\$814,900	SP:	\$755,000
Listed:	01/02/2008	Built:	1950
DOM:	4	Lot Size:	6,750

original home is (1071 sq.ft., 3bd, 1bth) a rumpus room and shed downstairs are permitted but not included in the accessor's 1071 sq. ft. This is a clean 1950's home with smoothcoat ceilings, a fireplace upstairs with built-in book cases...a dinette with bay window, a 1988 remodeled kitchen and downstairs a large rumpus room and shed that are enclosed with a 3/4 bth and another fireplace. the lot is deep with terraced grassy yards, fruit bearing trees, and there is a detached two car garage with an attached work-room at the back!!! Buyer to verify square footage.



524 Standard

Status:	Closed Sale	Bedrooms:	3
List Date:	12/19/2007	Bathrooms:	1
Area:	El Segundo	Sqft:	1774
LP:	\$899,000	SP:	\$830,000
Listed:	12/19/2007	Built:	1980
DOM:	30	Lot Size:	3,497

CHARMING SPACE WITH LOTS OF LIGHT. FORMAL LR WITH TILE FRPLC. HIGH WOOD CEILINGS. FORMAL DR. OVER LOOKS LR. KITCHEN GALLEY STYLE WITH TILE COUNTERS LOTS OF WOOD CABINETS. FAMILY ROOM WITH HIGH WOOD CEILINGS LEAD TO PATIO 3BD 2BA DOWNSTAIRS LEADS TO BACKYARD WITH SPA - 2 CAR DETACHED. HOME NEEDS PAINT & CARPET. PRIVATE YARD WITH SPA.



1361 Grand E B

Status:	Closed Sale	Bedrooms:	3
List Date:	11/30/2007	Bathrooms:	2
Area:	Out of Area	Sqft:	1356
LP:	\$575,000	SP:	\$539,000
Listed:	11/30/2007	Built:	1989
DOM:	41	Lot Size:	

SAN TROPEZ GATED COMPLEX.CLOSE TO LAX & BEACHES.NEW CARPET & PAINT. POOLSIDE UNIT.DIRECT ENTRY FROM GARAGE. VERY PRIVATE.