

Comparative Market Analysis

Listing Details

March 04, 2008

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



1343 255th

Status:	Closed Sale	Bedrooms:	2
List Date:	01/04/2008	Bathrooms:	1
Area:	Harbor City	Sqft:	902
LP:	\$339,900	SP:	\$340,000
Listed:	01/04/2008	Built:	1924
DOM:	21	Lot Size:	1,600

****BANK OWN PROPERTY**.** CUTE 2-BED,2-BATH HOME IN MOVE-IN CONDITION. REMODELED KITCHEN WITH GRANITE COUNTER TOPS, OAK KITCHEN CABINETS, TILED FLOORING AND CARPET IN BEDROOMS. NICE SIZE YARD WITH A GAZEBO. PRICED TO SELL! LOT SIZE APPEARS TO BE LARGER THAN TAX ROLE, BUYER TO VERIFY.

SELLER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE CONDITION OF THE PROPERTY, IMPROVEMENTS OR APPURTENANCES, AND THAT THE PROPERTY IS SOLD IN "AS IS-WHERE IS"



26219 Ozone

Status:	Closed Sale	Bedrooms:	2
List Date:	01/09/2008	Bathrooms:	2
Area:	Harbor City	Sqft:	1023
LP:	\$415,000	SP:	\$415,000
Listed:	01/09/2008	Built:	1947
DOM:	9	Lot Size:	7,440

Bank-owned Harbor Pines view fixer. This 2 bedroom, 2 bath, 1023 sq. ft. home sits high on the hill and has a view of the city lights and mountains. Lot size is 7440 sq. ft. Tax rolls show only 1 bedroom, 1 bath and 1023 sq. ft., but there are 2 bedrooms, 2 bath, buyer to verify permits.



1440 243rd

Status:	Closed Sale	Bedrooms:	3
List Date:	01/02/2008	Bathrooms:	0
Area:	Harbor City	Sqft:	1282
LP:	\$529,000	SP:	\$500,000
Listed:	01/02/2008	Built:	1961
DOM:	1	Lot Size:	5,140

Lovingly maintained single family home in a desired part of harbor city. Featuring three bedrooms and two baths. Master has private bath and vanity. Family room with fireplace. Nice size kitchen with updated appliances. Separate laundry room off the kitchen with door to the backyard. Private backyard with covered patio great for B-B-Q's. Attached two car garage with direct access. Close to schools, freeway and shopping!



1621 253RD

Status:	Closed Sale	Bedrooms:	3
List Date:	12/07/2007	Bathrooms:	1
Area:	Harbor City	Sqft:	1247
LP:	\$530,000	SP:	\$530,000
Listed:	12/07/2007	Built:	1951
DOM:	46	Lot Size:	12,000

NICE 3 BEDROOM HOME ON A 12000 SF LOT ON A NICE QUIET WIDE STREET 1 BLOCK FROM WESTERN. 17.5' ALLEY AND A 60' WIDE STREET. SHOULD BE ABLE TO BUILD 4 FREE STANDING TOWNHOUSES WITH YARDS AND PARKING IN FRONT OF THE GARAGE. A SIMILAR LOT 12000 SF, BUT WITHOUT AN ALLEY ON A NARROWER STREET THAT BACKED TO LOMITA BL SOLD JULY 2006 FOR \$615,000. CAN'T LOOSE ON THIS PROPERTY.