

Brief Summary of Compared Listings

March 04, 2008

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
S955349	02/20/2008	2640 Hermosa # 2	Hermosa Beach	914	2	2.00	1972	\$815,000	112
S959361	02/15/2008	1927 Valley	Hermosa Beach	1,665	3	2.00	1952	\$1,149,000	10
S956269	02/26/2008	1220 Monterey	Hermosa Beach	1,946	3	2.50	1987	\$1,320,000	91
S960379	02/27/2008	330 28Th	Hermosa Beach	1,832	3	2.00	1927	\$1,449,000	49
S958325	02/14/2008	25 8Th	Hermosa Beach	1,841	3	3.00	2006	\$1,550,000	58
S960810	02/22/2008	2341 Hermosa	Hermosa Beach	2,780	3	3.50	2003	\$3,000,000	7
S957700	02/15/2008	2826 The Strand	Hermosa Beach	2,417	4	4.00	1923	\$7,600,000	28
S959779	02/28/2008	1707 Pacific Coast # 304	Hermosa Beach	979	2	2.00	1972	\$521,000	54
S959058	02/15/2008	722 10Th # Rear	Hermosa Beach	2,800	4	3.50	2005	\$1,255,000	48
S957411	02/15/2008	1147 7Th	Hermosa Beach	756	2	1.00	1952	\$775,000	117
S958842	02/22/2008	1221 24Th	Hermosa Beach	1,209	3	2.00	1941	\$799,000	8
S958854	02/22/2008	1535 Silver	Hermosa Beach	2,192	4	3.00	1954	\$1,180,250	51
S954724	02/03/2008	1002 7Th	Hermosa Beach	2,850	4	3.50	2007	\$1,388,000	81
S954729	02/08/2008	1004 7Th	Hermosa Beach	3,000	4	3.50	2007	\$1,400,000	88
Averages:				1,942	3	2.68	1972	\$1,728,661	57

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	14	\$1,728,661	\$876.79	\$1,287,500	\$521,000	\$7,600,000	57
WTH							
EXP/CNL							
Total	14	\$1,728,661	\$876.79	\$1,287,500	\$521,000	\$7,600,000	57