

Brief Summary of Compared Listings

August 03, 2009

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
S09039047	07/24/2009	3133 West 153Rd	Gardena	1,303	3	3.00	1943	\$399,000	112
F1809199	07/01/2009	13023 Casimir	Gardena	1,514	4	2.00	1955	\$330,000	8
S09044955	07/03/2009	13104 Arcturus	Gardena	1,370	4	2.00	1955	\$335,000	8
N08081059	07/27/2009	12908 Spinning	Gardena	1,561	4	2.00	1955	\$375,000	290
S08150768	07/31/2009	1239 West Rosecrans # 4	Gardena	1,160	3	3.00	1981	\$106,000	181
09354185	07/30/2009	1059 West 130Th	Gardena	989	3	1.00	1950	\$225,000	15
09349127	07/30/2009	13407 South Wilton	Gardena	2,229	4	2.00	1956	\$289,716	91
S09062829	07/17/2009	702 West 137Th	Gardena	1,752	3	2.00	1947	\$298,000	3
W09047134	07/09/2009	1014 West 132Nd	Gardena	1,305	3	2.00	1947	\$300,000	30
S575748	07/29/2009	1920 West 147Th	Gardena	892	2	1.00	1947	\$348,000	66
P685744	07/02/2009	630 West 149Th	Gardena	1,060	3	1.00	1949	\$230,900	4
S09021195	07/28/2009	17017 South Orchard	Gardena	1,400	4	2.00	1957	\$415,000	107
S08158989	07/02/2009	2348 Manhattan Beach	Gardena	1,254	3	3.00	1990	\$305,000	100
P687287	07/10/2009	2912 West 141St	Gardena	1,312	3	2.00	1957	\$328,005	28
S09053699	07/10/2009	14904 Miller	Gardena	1,017	3	2.00	1941	\$346,000	8
V09049787	07/15/2009	16016 Atkinson	Gardena	1,493	3	1.00	1951	\$415,000	0
S09062344	07/28/2009	2405 Redondo Village	Gardena	1,740	3	3.00	2000	\$455,000	12
S09056705	07/02/2009	15000 Halldale # 107	Gardena	1,049	2	2.00	1979	\$165,000	13
S09061819	07/30/2009	14923 South Denker	Gardena	1,036	3	1.00	1924	\$205,000	32
S09033357	07/07/2009	14412 Cobblestone	Gardena	1,911	3	4.00	2005	\$325,000	30
P688437	07/27/2009	1036 Magnolia # 102	Gardena	847	2	2.00	1975	\$99,900	70
S09042186	07/02/2009	1541 West 145Th # 9	Gardena	1,097	2	2.00	1982	\$162,000	20
R900632	07/13/2009	15548 South Lorella	Gardena	1,209	3	2.00	1960	\$250,000	156
S09025515	07/21/2009	850 West 157Th # 13	Gardena	1,205	2	3.00	1983	\$275,000	115
P688152	07/09/2009	16910 South Dalton # 8	Gardena	1,471	3	3.00	1990	\$300,000	9
S09027573	07/31/2009	1238 West 182Nd	Gardena	1,116	3	1.00	1952	\$229,000	77
09353625	07/31/2009	1238 West 182Nd	Gardena	1,116	3	1.00	1952	\$229,000	79
S09052289	07/08/2009	1419 West 179Th # 23	Gardena	1,175	2	3.00	1982	\$244,500	9
S09064294	07/27/2009	2217 West 156Th	Gardena	1,173	2	2.00	1943	\$252,500	11
09376851	07/27/2009	2217 West 156Th	Gardena	1,173	2	2.00	1943	\$252,500	11
09365215	07/07/2009	1037 West 164Th	Gardena	1,138	2	1.00	1902	\$280,000	29
S09043802	07/16/2009	1243 West 184Th	Gardena	1,369	3	2.00	1954	\$435,000	53
09344535	07/27/2009	14406 South Vermont	Gardena	1,056	2	1.00	1950	\$253,880	71
08327669	07/02/2009	2348 Manhattan Beach	Gardena	1,254	3	2.50	1990	\$305,000	205
09341211	07/17/2009	13221 South Wilkie	Gardena	1,669	4	2.00	1956	\$330,000	127
I09060763	07/13/2009	1730 West 146Th # 2	Gardena	1,175	3	3.00	1981	\$147,250	5
Averages:				1,294	3	2.04	1961	\$284,476	61

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	36	\$284,476	\$221.79	\$293,858	\$99,900	\$455,000	61
WTH							
EXP/CNL							
Total	36	\$284,476	\$221.79	\$293,858	\$99,900	\$455,000	61