

# Comparative Market Analysis

## Listing Details

July 01, 2008

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



### 143 Whiting 2

|            |             |            |           |
|------------|-------------|------------|-----------|
| Status:    | Closed Sale | Bedrooms:  | 3         |
| List Date: | 01/23/2008  | Bathrooms: | 2         |
| Area:      | El Segundo  | Sqft:      | 1650      |
| LP:        | \$615,000   | SP:        | \$585,000 |
| Listed:    | 01/23/2008  | Built:     | 1991      |
| DOM:       | 99          | Lot Size:  | 1,942     |

3 Unit complex middle unit with great floor plan. Seperate living and familyrooms. Lots of windows. Two fireplaces. New Paint and Carpet. Price includes Washer, Dryer and Refrigerator-No Warranty on appliances.



### 641 Virginia

|            |             |            |           |
|------------|-------------|------------|-----------|
| Status:    | Closed Sale | Bedrooms:  | 2         |
| List Date: | 09/27/2007  | Bathrooms: | 1         |
| Area:      | El Segundo  | Sqft:      | 1200      |
| LP:        | \$639,900   | SP:        | \$612,000 |
| Listed:    | 09/27/2007  | Built:     | 1927      |
| DOM:       | 250         | Lot Size:  | 4,000     |

Lots of potential with this adorable 1920's Craftsman in the heart of a wonderful El Segundo neighborhood. 2 bedrooms, 2 bathrooms, plus a den which could be 3rd bedroom. Spacious living room with mantle and and built-ins. Archway leads to formal dining room with built-in hutches. Master bedroom opens to small rear patio. Inside laundry. Located behind a white picket fence on an R2 lot, close to shopping, cafes, & parks.



### 400 Richmond 3

|            |             |            |           |
|------------|-------------|------------|-----------|
| Status:    | Closed Sale | Bedrooms:  | 3         |
| List Date: | 01/11/2008  | Bathrooms: | 2         |
| Area:      | El Segundo  | Sqft:      | 1395      |
| LP:        | \$689,000   | SP:        | \$630,000 |
| Listed:    | 01/11/2008  | Built:     | 1990      |
| DOM:       | 137         | Lot Size:  | 99,999    |

A charming townhome! Located in the heart of El Segundo, this property is within walking distance to all local amenities and is a mere 5 minute drive to the beach! The many features consist of the following: One of 10 units situated in a secure and very private complex. Recently painted and carpeted with plantation shutters and vaulted ceilings throughout. The roomy kitchen has ample cupboards, tiled counter tops, double sink and a garden window. Sliding doors off both the dining area and the living room onto private patios. The living room has an electric bricked fireplace. The spacious upstairs bedrooms have vaulted ceilings. One of the bedrooms has a walk-in closet and the master bedroom has a seating area and its own bathroom. A laundry area is obscurely hidden on the upstairs landing. The third bedroom is located on the lower level. Ideally suited for overnight guests. Secure access to the home directly from the two car garage. New paint and carpet throughout.



### 318 Walnut W

|            |             |            |           |
|------------|-------------|------------|-----------|
| Status:    | Closed Sale | Bedrooms:  | 2         |
| List Date: | 05/19/2008  | Bathrooms: | 1         |
| Area:      | El Segundo  | Sqft:      | 1650      |
| LP:        | \$749,000   | SP:        | \$650,000 |
| Listed:    | 05/19/2008  | Built:     | 1949      |
| DOM:       | 42          | Lot Size:  | 6,875     |

PRICED TO SELL!! Warm family home awaiting your touches. Minutes from Shopping, Parks, Schools, Large Lot With Redo Possibilities. Sold "as is".

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### 827 Washington

|            |                    |            |                  |
|------------|--------------------|------------|------------------|
| Status:    | <b>Closed Sale</b> | Bedrooms:  | <b>3</b>         |
| List Date: | <b>04/23/2008</b>  | Bathrooms: | <b>1</b>         |
| Area:      | <b>El Segundo</b>  | Sqft:      | <b>1342</b>      |
| LP:        | <b>\$729,500</b>   | SP:        | <b>\$745,000</b> |
| Listed:    | <b>04/23/2008</b>  | Built:     | <b>1952</b>      |
| DOM:       | <b>23</b>          | Lot Size:  | <b>5,454</b>     |

Located across the street from Independence and Constitution parks is this comfy cozy corner home featuring: Livingroom with fireplace, entertainment center and French doors opening to a sunny brick patio and real grass backyard. Sitting room with hardwood floors and room for a baby grand piano. Kitchen and breakfast room with view of landscaped yard. Newer full bath with marble floor and guest powder room. Three hardwood floored bedrooms with good closet and storage space. Newer Pella and Milgard dual pane windows with interior adjustable blinds throughout. Double garage with two car additional parking. Call for your appointment to see this brand new listing.



### 438 Whiting

|            |                    |            |                  |
|------------|--------------------|------------|------------------|
| Status:    | <b>Closed Sale</b> | Bedrooms:  | <b>3</b>         |
| List Date: | <b>05/05/2008</b>  | Bathrooms: | <b>1</b>         |
| Area:      | <b>El Segundo</b>  | Sqft:      | <b>1010</b>      |
| LP:        | <b>\$949,900</b>   | SP:        | <b>\$942,500</b> |
| Listed:    | <b>05/05/2008</b>  | Built:     | <b>1925</b>      |
| DOM:       | <b>42</b>          | Lot Size:  | <b>7,150</b>     |

Best location in El Segundo! Large flat lot. Completely restored 2 bed, 1 bath home with fantastic private yard. Detached 1 bed, 1 bath, + bonus room and two car garage off alley. Detached rooms not included in square footage. Hardwood floors, int/ext soundsystem, fireplace, ext gas line for bbq, lighted planter boxes...much much more!!!



### 423 Concord

|            |                    |            |                    |
|------------|--------------------|------------|--------------------|
| Status:    | <b>Closed Sale</b> | Bedrooms:  | <b>3</b>           |
| List Date: | <b>04/04/2008</b>  | Bathrooms: | <b>2</b>           |
| Area:      | <b>El Segundo</b>  | Sqft:      | <b>1579</b>        |
| LP:        | <b>\$1,099,000</b> | SP:        | <b>\$1,069,000</b> |
| Listed:    | <b>04/04/2008</b>  | Built:     | <b>1929</b>        |
| DOM:       | <b>49</b>          | Lot Size:  | <b>5,720</b>       |

A beautiful home, remodeled in 04 - minutes fm Beach and local amenities. Original Hardwood and carpeting. New windows and interior doors. Living room has a gas fireplace, alcove shelving & ceiling fan. Dining area extends off the living room, with access into kitchen. The kitchen has granite c/tops, stone tile b/splashes, ample cupboards & granite center island. Family room extends off the kitchen. Travertine flooring, stone enclosed fireplace, two skylights, doorway to the side of the home and sliding doors onto the back patio area & yard. Master bedroom has a walk in closet w/sensor lighting, on suite b/room w. granite counter top, tiled flooring, walk in glass enclosed shower. The cozy bedrooms are spacious w/ample closet space. A 2 car garage located at the rear. Access thru alley. One-car garage at the side off the lengthy driveway. Washing facilities are. Steps up from the shaded patio area onto a landscaped garden, with a storage shed to the side.

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### 730 Redwood

|            |                    |            |                    |
|------------|--------------------|------------|--------------------|
| Status:    | <b>Closed Sale</b> | Bedrooms:  | <b>4</b>           |
| List Date: | <b>04/10/2008</b>  | Bathrooms: | <b>2</b>           |
| Area:      | <b>El Segundo</b>  | Sqft:      | <b>2919</b>        |
| LP:        | <b>\$1,199,000</b> | SP:        | <b>\$1,167,500</b> |
| Listed:    | <b>04/10/2008</b>  | Built:     | <b>1979</b>        |
| DOM:       | <b>74</b>          | Lot Size:  | <b>6,599</b>       |

**Outstanding Family Home with a spacious open floor plan. This is located in a dynamite cul-de-sac location. It's been updated throughout with granite counters in kitchen, newer appliances, hardwood floors, new carpet & tile flooring. Ocean views from the huge upstairs game room, 3 fireplaces, vaulted ceilings, freshly painted interior, sparkling pool & spa & separate yard area. Absolute move-in condition.**



### 202 Maple W

|            |                    |            |                    |
|------------|--------------------|------------|--------------------|
| Status:    | <b>Closed Sale</b> | Bedrooms:  | <b>5</b>           |
| List Date: | <b>04/28/2008</b>  | Bathrooms: | <b>3</b>           |
| Area:      | <b>El Segundo</b>  | Sqft:      | <b>3056</b>        |
| LP:        | <b>\$1,299,000</b> | SP:        | <b>\$1,299,000</b> |
| Listed:    | <b>04/28/2008</b>  | Built:     | <b>1990</b>        |
| DOM:       | <b>17</b>          | Lot Size:  | <b>6,750</b>       |

**Gorgeous Executive Family Home, great for entertaining. 5 bedrooms, 3 full baths. New windows, new air-conditioning, & new heater. Slate floor entry, hardwood flooring, double sided slate fireplace in living room and family room. Master suite with french doors and large deck overlooking the backyard which has been recently newly landscaped. New deck, industrial drainage system and gas outdoor fireplace. 3 car attached garage with direct entry. Vaulted ceilings with a great floor plan. Buyer to verify square footage.**