

Comparative Market Analysis

Listing Details

July 01, 2008

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



4813 134th W

Status:	Closed Sale	Bedrooms:	2
List Date:	04/10/2008	Bathrooms:	1
Area:	Holly Glen/Del Aire	Sqft:	832
LP:	\$369,900	SP:	\$375,000
Listed:	04/10/2008	Built:	1947
DOM:	42	Lot Size:	5,280

Excellent Value!! Very Clean Home!! Owner says "Sell!" Upgrades Include *New Dual Pane Windows (installed by Home Depot with a life time guarantee) *New Interior and Exterior Paint *Landscaped Front Yard *Large, Private, Landscaped Back Yard *Copper Plumbing (per seller) *7 yr new Roof (per seller) *Flat Ceilings *Ceiling Fans in the Bedrooms *New Shower Tile *Comfortable Kitchen with a Mud/Storage Room Attached *Detached Garage with a Workshop/Storage Room Attached *This Property is Very Clean, Light & Bright, and in Move-In Condition! Did I mention Wiseburn School District!! SHOW & SELL!



5400 149TH 11

Status:	Closed Sale	Bedrooms:	2
List Date:	04/20/2008	Bathrooms:	2
Area:	Holly Glen/Del Aire	Sqft:	1003
LP:	\$417,000	SP:	\$392,500
Listed:	04/20/2008	Built:	2008
DOM:	22	Lot Size:	

GREAT DEAL - PRICED LIKE AN REO - BETTER TERMS - TURNKEY PROPERTY!!! Manhattan Beach Adjacent/Hawthorne Price (Aviation btw Rosecrans and Marine) west of 405 travertine floors, granite counters, front loading High Efficiency washer/dryer, stainless steel frig/stove/microwave/dishwasher, 2 parking spots + guest parking, installed window coverings, 3 mile radius: costco, whole foods, frys electronics, jamba juice, pf changs, flemings, houstons, macaroni grill barnes & noble + much more Beachlovers/Surfers? 2.4 miles to sand Call about seller financing package. Own for less than you can rent after tax deductions *Property will not Mapquest* Fully Landscaped 16.5 x 7.5 patio area w/ 6X 7-9 foot Golden Bamboo plants, ur own private Jungle!!



4838 El Segundo W A

Status:	Closed Sale	Bedrooms:	3
List Date:	01/09/2008	Bathrooms:	2
Area:	Holly Glen/Del Aire	Sqft:	1450
LP:	\$375,000	SP:	\$425,000
Listed:	01/09/2008	Built:	2006
DOM:	34	Lot Size:	5,600

PRICE TO SELL!! this property is a short sale subject to bank approval. Great family home . It's practically new!! Build in 2006. Located in the award winning Wiseburn School District. Shows nicely. Two story, family room with fireplace. All three bedrooms are located in the second floor all with vaulted ceilings. Kitchen has maple cabinets and granite counter tops. No HOA fee

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5116 Stacy

Status:	Closed Sale	Bedrooms:	3
List Date:	02/06/2008	Bathrooms:	2
Area:	Holly Glen/Del Aire	Sqft:	1210
LP:	\$459,000	SP:	\$449,000
Listed:	02/06/2008	Built:	1944
DOM:	22	Lot Size:	7,884

Best priced home in Del Aire area. Ready to move no need to preview. Spacious living room with hardwood floors open to dining area. Cheerful and bright kitchen. Carpeted hall with linen closet that leads you to the bedrooms. Inside house has been freshly painted. Attached laundry room with shelves and closet space. Detached garage. Big nice back yard great for entertaining kids and family. Lots of plum trees and blackberry bushes. Front and rear sprinklers.



5315 126th

Status:	Closed Sale	Bedrooms:	4
List Date:	11/29/2007	Bathrooms:	2
Area:	Holly Glen/Del Aire	Sqft:	1775
LP:	\$509,000	SP:	\$475,000
Listed:	11/29/2007	Built:	1950
DOM:	159	Lot Size:	5,057

Reduced!!! Contractor's Dream. Bring your hammer, nails and paint brush. This is a Trust Sale, no court confirmation required. Sold "as is" no termite. This 2 story home features 2 bedrooms down stair and 2 bedrooms upstairs, living room plus family room. Pool plus Spa. 2 car detached garage. Wiseburn school district.



4848 138th W

Status:	Closed Sale	Bedrooms:	3
List Date:	05/08/2008	Bathrooms:	2
Area:	Holly Glen/Del Aire	Sqft:	1540
LP:	\$539,000	SP:	\$520,000
Listed:	05/08/2008	Built:	1947
DOM:	11	Lot Size:	5,440

(REDUCED \$30,000 FOR QUICK SALE) Beautiful house in a nice neighbourhood area, Kitchen completely remodeled with granite Counter top, Ceramic Tile flooring. Well maintained house in current style. Nice family room, Good size back yard for all your parties, Perfect for big family, All appliances are included, Seller will review all offers, Seller is motivated, close to freeways, airport (LAX), shopping centers, parks, library, theaters, and close to the Beach. Detached garage with long driveway(space for four cars)(home located within award winning Wiseburn School District!)

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4863 134th

Status:	Closed Sale	Bedrooms:	3
List Date:	12/05/2007	Bathrooms:	1
Area:	Holly Glen/Del Aire	Sqft:	1169
LP:	\$549,000	SP:	\$535,000
Listed:	12/05/2007	Built:	1947
DOM:	167	Lot Size:	5,280

Adorable, upgraded 3 Bed, 1.75 Bath home. Wonderful floorplan boasting a brand new master bathroom and a beautifully remodeled 2nd bathroom! Master Bathroom features travertine, slate, & tumbled marble. Guest Bathroom features pedestal sink, new toilet, fixtures, & ceramic tile. Refinished hardwood floors, upgraded electrical, newer service panel, upgraded windows, newer roll up garage door and opener, and much more! Fireplace in the master bedroom, 2 car detached garage, concrete stamped driveway, rear deck and cute/private backyard (with large playhouse) makes this a charming family home.



5361 125th W

Status:	Closed Sale	Bedrooms:	4
List Date:	03/07/2008	Bathrooms:	1
Area:	Holly Glen/Del Aire	Sqft:	1606
LP:	\$579,000	SP:	\$569,000
Listed:	03/07/2008	Built:	1950
DOM:	50	Lot Size:	5,192

A diamond in the rough describes this home. Located on a corner lot with a good open floor plan, this home is perfect for someone to make updates it fit their own style. Dual pane windows except living room and sliding door. Roof approx 5 Yrs old. 4th bedroom is approx 14'x15'. 2 car detached garage. Wiseburn School District.



14222 Isis

Status:	Closed Sale	Bedrooms:	3
List Date:	04/11/2008	Bathrooms:	1
Area:	Holly Glen/Del Aire	Sqft:	1098
LP:	\$579,000	SP:	\$595,000
Listed:	04/11/2008	Built:	1955
DOM:	8	Lot Size:	5,000

Enjoy the cool ocean breeze in a bright and airy home. This beautiful single family residence is in the highly desirable Holly Glen area and adjacent to Manhattan Beach. Conveniently located within walking distance to the running park (greenbelt), playground, and tennis courts. Situated on an approximately 5,000 sq/ft lot, this 3 bedroom, 1.5 bath home has much to offer. Features include a tastefully updated kitchen with granite counter tops, an updated bathroom with ceramic tile and new fixtures, dual pane windows, hardwood floors, and CAT-5e Ethernet wiring. The exterior is equally pleasing with an attractively landscaped yard and mature fruit trees (irrigated with automatic sprinklers). A truly beautiful home, competitively priced to sell.