

## Comparative Market Analysis

<b>List Price Analysis:</b>	<b>Sold Price Analysis:</b>	<b>SP/LP Ratio</b>	<b>Total Listings:</b>	19
<b>Max:</b> \$1,099,000	<b>Max:</b> \$1,250,000	<b>Max:</b> 1.14	<b>Total on Market:</b>	0
<b>Min:</b> \$395,100	<b>Min:</b> \$385,000	<b>Min:</b> 0.89	<b>Sold/Exp Ratio:</b>	0.00
<b>Avg:</b> \$672,616	<b>Avg:</b> \$663,942	<b>Avg:</b> 0.98		

MLS#	S Address	City	ADOM	Br/Ba	Lot Sqft	Sqft	YrBlt	List Price	Sold Price	SP/LP
Z958476	S 4917 Marion Av	TORR	259	3/2.00	5,000	1,173	1953	\$595,000	\$600,000	1.01
Z08051409	S 22545 Kent Av	TORR	43	3/3.00		1,886	2003	\$684,900	\$665,000	0.97
S960097	S 3970 Sepulveda Bl	TORR	161	2/2.00	1,990	1,990	2007	\$699,000	\$669,000	0.96
S08074056	S 3970 Sepulveda Bl	TORR	0	2/3.00		2,129	2007	\$718,000	\$680,000	0.95
S961102	S 22219 Linda Dr	TORR	107	2/2.00	5,500	1,390	1955	\$719,000	\$700,000	0.97
S08033634	S 23332 Grant Avenue	TORR	67	4/2.00	6,820	1,966	1961	\$779,000	\$762,000	0.98
S08053424	S 21345 Hawthorne Bl	TORR	40	1/1.00	912	912	2005	\$395,100	\$385,000	0.97
S08091222	S 21345 Hawthorne Bl	TORR	0	2/2.00	997	910		\$480,000	\$425,000	0.89
S08032386	S 21213 Palos Verdes B	TORR	27	3/2.00	6,090	1,140	1955	\$585,000	\$570,000	0.97
S08062112	S 21413 Howard Av	TORR	8	3/2.00	5,565	1,140	1955	\$629,900	\$639,900	1.02
S08066742	S 21409 Howard Av	TORR	7	3/2.00	5,565	1,155	1955	\$649,900	\$650,000	1.00
S08045619	S 4704 Jacques St	TORR	65	3/3.00	5,400	2,047	1955	\$869,000	\$849,500	0.98
S958665	S 20135 Talisman	TORR	184	3/1.00	6,418	1,320	1955	\$610,000	\$570,000	0.93
S08040359	S 4446 Spencer St	TORR	54	2/3.00	3,685	1,691	1984	\$619,000	\$570,000	0.92
S08069780	S 4707 Cadison Street	TORR	11	3/1.00	5,200	1,120	1954	\$579,900	\$575,000	0.99
S08077799	S 4607 Narrot St	TORR	5	4/1.00	5,320	1,512	1954	\$599,000	\$630,000	1.05
S953453	S 19205 Ronald	TORR	191	3/2.00	8,200	1,560	1956	\$680,000	\$650,000	0.96
S08064776	S 4726 Darien St	TORR	27	3/2.00	5,200	1,586	1954	\$789,000	\$774,500	0.98
S08064931	S 20418 Tomlee Av	TORR	4	4/3.00	6,647	3,711	2003	\$1,099,000	\$1,250,000	1.14