

Comparative Market Analysis

Listing Details

June 30, 2009

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



5433 West 134th

Status: **Closed Sale**
List Date: **10/01/2008**
Area: **107**
LP: **\$510,000**
End Date: **06/12/2009**
DOM: **7**

Bedrooms: **3**
Bathrooms: **1**
Sqft: **1504**
SP: **\$495,000**
Built: **1955**
Lot Size: **5,000**

Good home in a great neighborhood. Needs TLC.



5241 Wiseburn

Status: **Closed Sale**
List Date: **04/13/2009**
Area: **107**
LP: **\$489,000**
End Date: **06/09/2009**
DOM: **15**

Bedrooms: **3**
Bathrooms: **1**
Sqft: **1814**
SP: **\$500,000**
Built: **1955**
Lot Size: **6,843**

3 Bedrooms, 1.75 Bathrooms, ASF: 1800+, Lot Size: 6800+ SqFt, Double Detached Garage, Very Large Living Room w/ Dual Fireplace to Cozy Den, Dining Room, Extra Large Laundry Room/Office, Upgraded Windows, Storage Area Behind Garage, Extra Large Driveway, Located in the Award Winning Wiseburn School District w/ Newly Re-built Cabrillo Elementary School, Newly Re-built Dana Middle School, and a Brand New Charter High School. Home is also Close to Freeways, Shopping, Library, Theaters, and much more! Sold in present physical condition.



14226 Isis

Status: **Closed Sale**
List Date: **05/18/2009**
Area: **107**
LP: **\$549,000**
End Date: **06/18/2009**
DOM: **2**

Bedrooms: **3**
Bathrooms: **1**
Sqft: **1120**
SP: **\$550,000**
Built: **1955**
Lot Size: **5,197**

Sweet Hollyglen Starter! 3 Bedrooms, 1.75 Bathrooms, ASF: 1124, Approx. Lot Size: 5100+ SqFt, Freshly Painted Throughout, Upgraded Flooring in Kitchen & Bathrooms, Refinished Hardwood Floors Throughout, Upgraded Forced Air Heating Unit, Living Room Leads Out to Patio for Entertaining, Enclosed Backyard w/ Newer Sod, & Beautiful Mature Fruit Tree, Double Attached Garage, Located in the Award Winning Wiseburn School District w/ Newly Re-built Cabrillo Elementary School, Newly Re-built Dana Middle School, and a Brand New Charter High School. Home is Close to Freeways, Shopping, Schools, Restaurants, Library, Hollyglen Park, Theaters, and much more - A MUST SEE!



13217 Glasgow

Status: **Closed Sale**
List Date: **03/22/2009**
Area: **107**
LP: **\$565,000**
End Date: **06/23/2009**
DOM: **43**

Bedrooms: **4**
Bathrooms: **2**
Sqft: **1779**
SP: **\$550,000**
Built: **1955**
Lot Size: **5,000**

Immaculate home in West Hawthorne's sought after Hollyglen area. Perfect home for large or growing family. Great entertaining house as well. 2 master suites, living & dining room, large family room with brick fireplace, nice grassy yard & patio off family room, updated kitchen, wood floors, forced air heat & AC, updated windows, and too much more to list. Move-in condition home just steps to parks & schools. Wiseburn School District with newly rebuilt state of the art schools. A must see home!

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5349 West 127th

Status:	Closed Sale	Bedrooms:	3
List Date:	04/23/2009	Bathrooms:	1
Area:	107	Sqft:	1578
LP:	\$599,000	SP:	\$580,000
End Date:	06/24/2009	Built:	1950
DOM:	17	Lot Size:	5,057

As seen on TV, HGTV that is, where family room, currently used as master bedroom, was completely remodeled with the same attention to detail that follows throughout the home. This home invites you in from the moment you approach the shaded walkway right to the front door. Enter into light filled living room and notice the openness of the space as you begin to experience the ability to move right in. This recently remodeled 3 bedroom, 1 3/4 bathroom and family room leaves little work to be done. The dining room offers an place to enjoy meals. The renovated kitchen has wood cabinets, tiled counters and lots of storage. Premium Green Rainforest Bamboo floors provide warmth to interior. Windows are dual paned, custom wood blinds for privacy. The home has central air conditioning, security system, copper plumbing and newer electrical wiring. There is a laundry space right off the kitchen. This home is perfectly located near Del Aire Park, great schools, freeway access and airport.



5434 West 134th

Status:	Closed Sale	Bedrooms:	3
List Date:	04/14/2009	Bathrooms:	1
Area:	107	Sqft:	1523
LP:	\$649,000	SP:	\$641,000
End Date:	06/25/2009	Built:	1955
DOM:	14	Lot Size:	5,000

Charming Holly Glen Home. Remodeled kitchen opens to spacious family room. Family room has opened beam ceiling and wood burning fireplace. Private backyard with wood deck. Beautiful hardwood floors in living room and bedrooms. This home is in move in condition and it is even has air conditioning.