

Brief Summary of Compared Listings

July 01, 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
P675245	06/04/2009	2826 Colt	Rancho Palos Ve	1,854	3	2.00	1958	\$810,000	118
S09055626	06/26/2009	6415 Corsini	Rancho Palos Ve	2,145	3	3.00	1958	\$870,000	10
P683267	06/02/2009	48 Avenida Corona	Rancho Palos Ve	1,991	3	2.00	1951	\$1,053,000	21
S09019661	06/26/2009	1 Goldenspur	Rancho Palos Ve	3,387	4	4.00	1952	\$1,750,000	103
S09047041	06/30/2009	3612 Cliffsite	Rancho Palos Ve	1,929	3	2.00	1969	\$985,000	57
S08095050	06/02/2009	32709 Seagate Dr # 304	Rancho Palos Ve	1,565	2	2.00	1965	\$550,000	289
V09046303	06/15/2009	4327 Admirable	Rancho Palos Ve	1,652	3	2.00	1956	\$790,000	39
S08162302	06/25/2009	5 Packet	Rancho Palos Ve	3,800	4	4.00	2008	\$1,725,000	199
S09022634	06/02/2009	30581 Rue Langlois	Rancho Palos Ve	1,670	4	2.00	1959	\$975,000	59
S08148393	06/26/2009	30065 Via Victoria	Rancho Palos Ve	2,896	4	4.00	2008	\$1,750,000	254
S09042368	06/16/2009	29600 Island View Drive #	Rancho Palos Ve	987	1	1.00	1974	\$340,000	9
V09043342	06/24/2009	29600 Islandviewdr. # 10	Rancho Palos Ve	1,432	2	2.00	1974	\$421,000	34
V09011923	06/30/2009	28725 Crestridge	Rancho Palos Ve	2,175	4	2.00	1959	\$925,000	110
S09034286	06/17/2009	28715 Crestridge	Rancho Palos Ve	2,185	4	3.00	1960	\$949,000	84
V09029581	06/04/2009	10 Crestwind	Rancho Palos Ve	3,513	4	4.00	1960	\$1,482,500	85
V09025606	06/16/2009	19 Santa Barbara	Rancho Palos Ve	3,709	5	5.00	1985	\$1,550,000	72
S09043002	06/11/2009	7011 Grovespring	Rancho Palos Ve	1,821	4	2.00	1963	\$799,000	21
V09043269	06/05/2009	28304 Lomo	Rancho Palos Ve	2,440	5	3.00	1964	\$925,000	32
V09046029	06/02/2009	28081 Ella Road	Rancho Palos Ve	1,684	3	2.00	1962	\$990,000	31
V09052457	06/26/2009	6714 Kings Harbor	Rancho Palos Ve	2,265	5	3.00	1972	\$1,060,000	11
V09036956	06/09/2009	6787 Verde Ridge	Rancho Palos Ve	2,860	5	4.00	1972	\$1,275,000	65
V08103507	06/04/2009	28000 North Ridgecove	Rancho Palos Ve	1,439	3	3.00	1973	\$552,000	314
V09044580	06/08/2009	27930 Ridgebrook	Rancho Palos Ve	1,478	3	3.00	1974	\$565,000	11
V09058124	06/11/2009	6220 Lochvale	Rancho Palos Ve	2,325	4	3.00	1965	\$850,000	9
V09031742	06/29/2009	28920 Northbay	Rancho Palos Ve	2,346	5	4.00	1967	\$899,500	53
V09039635	06/05/2009	5811 Scotwood	Rancho Palos Ve	2,400	4	3.00	1964	\$1,155,000	40
V08136328	06/23/2009	29710 Whitley Collins	Rancho Palos Ve	2,846	5	4.00	1967	\$1,255,000	266
F1801498	06/24/2009	4938 Golden Arrow	Rancho Palos Ve	1,788	3	2.00	1967	\$780,000	100
V09047333	06/15/2009	27549 Fawnskin	Rancho Palos Ve	1,593	3	2.00	1959	\$861,500	16
V09042665	06/19/2009	5023 Delacroix	Rancho Palos Ve	2,309	4	3.00	1966	\$1,160,000	58
P675642	06/21/2009	26941 Basswood	Rancho Palos Ve	1,612	3	2.00	1958	\$775,000	70
V08173069	06/19/2009	27004 Grayslake	Rancho Palos Ve	1,442	3	2.00	1960	\$840,000	122
S09011852	06/16/2009	1947 West Macarthur	Rancho Palos Ve	1,409	4	2.00	1955	\$615,000	89
N08128728	06/02/2009	1837 Redondela	Rancho Palos Ve	1,790	4	2.00	1960	\$700,000	131
S09041228	06/10/2009	2144 Van Karajan	Rancho Palos Ve	2,637	4	3.00	1963	\$860,000	60
Averages:				2,154	4	2.74	1966	\$966,929	87

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	35	\$966,929	\$447.47	\$899,500	\$340,000	\$1,750,000	87
WTH							
EXP/CNL							
Total	35	\$966,929	\$447.47	\$899,500	\$340,000	\$1,750,000	87