

Brief Summary of Compared Listings

June 08, 2008

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
S961527	05/13/2008	23930 Los Codona # 200	Torrance	1,001	2	2.00	1970	\$350,000	90
S08074762	05/30/2008	3970 Sepulveda # 202	Torrance	1,500	2	2.00	2007	\$528,000	0
S960452	05/14/2008	22913 Anza	Torrance	1,500	3	1.50	1954	\$541,000	92
S08074031	05/23/2008	3970 Sepulveda # 201	Torrance	1,658	2	3.00	2007	\$569,000	0
S08055105	05/22/2008	5201 Vanderhill	Torrance	784	2	1.00	1949	\$605,000	33
S08050708	05/09/2008	4802 Moresby	Torrance	945	3	1.00	1951	\$622,000	9
S08035666	05/23/2008	22508 Leyte	Torrance	1,550	3	3.00	1951	\$705,000	43
S959860	05/30/2008	23030 Adolph	Torrance	1,862	3	2.50	1964	\$715,000	132
V08056271	05/14/2008	4411 W 233Rd	Torrance	1,590	4	2.00	1960	\$825,000	2
Z961346	05/22/2008	4514 Scott	Torrance	1,560	3	2.00	1956	\$600,000	91
S08024784	05/29/2008	5218 Lillian	Torrance	1,140	3	2.00	1956	\$615,000	66
S958454	05/01/2008	21409 Talisman	Torrance	1,278	3	2.00	1956	\$640,000	148
S08017373	04/30/2008	21714 Evalyn	Torrance	1,398	3	2.00	1955	\$655,000	56
S08028330	05/15/2008	4467 Emerald # 19	Torrance	1,680	3	3.00	1982	\$563,000	45
S08017197	05/09/2008	4533 Cadison Street	Torrance	1,338	3	2.00	1954	\$605,000	95
S961526	05/27/2008	4603 Halison	Torrance	1,462	4	3.00	1955	\$660,000	80
S08048790	05/02/2008	20028 Bernist	Torrance	1,339	3	2.00	1955	\$715,000	8
Z954763	04/30/2008	4250 Spencer	Torrance	2,950	3	3.50	1989	\$745,000	233
S08033580	05/02/2008	4730 Carmelynn	Torrance	1,847	3	2.00	1955	\$755,500	6
S961591	05/18/2008	5534 Marialinda	Torrance	1,480	3	2.00	1959	\$770,000	53
Z08029751	05/16/2008	5110 Beran	Torrance	1,744	3	2.00	1955	\$820,000	84
Averages:				1,505	3	2.17	1964	\$647,786	65

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	21	\$647,786	\$452.92	\$640,000	\$350,000	\$825,000	65
WTH							
EXP/CNL							
Total	21	\$647,786	\$452.92	\$640,000	\$350,000	\$825,000	65