

Brief Summary of Compared Listings

June 02, 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
R901782	05/15/2009	1509 South Gaffey	San Pedro	1,313	2	1.00	1941	\$269,000	23
S08156744	05/28/2009	1701 Grenadier	San Pedro	1,707	3	2.00	1959	\$740,000	106
S08071007	05/05/2009	2120 West Paseo Del Mar	San Pedro	4,014	6	5.00	1977	\$1,080,000	310
V961464	05/15/2009	2325 South Grand	San Pedro	1,303	3	2.00	1918	\$370,000	428
S08150799	05/01/2009	785 West 19Th # 1	San Pedro	625	1	1.00	1976	\$137,500	170
S09019829	05/06/2009	1064 West 15Th # 1	San Pedro	1,170	2	2.00	1992	\$229,000	36
P670017	05/01/2009	935 West 13Th # 5	San Pedro	1,717	2	2.00	1982	\$260,000	105
S09047831	05/29/2009	847 West 17Th	San Pedro	888	2	1.00		\$310,000	17
V09037190	05/27/2009	879 West 25Th Street	San Pedro	832	2	1.00	1948	\$369,000	44
V08163720	05/12/2009	353 South Weymouth	San Pedro	2,808	4	2.00	1943	\$550,000	175
S09039205	05/18/2009	285 West 6Th Street # 3	San Pedro	1,850	2	3.00	2007	\$4,250,000	18
S09007589	05/15/2009	338 South Miraleste # 25	San Pedro	1,143	2	2.00	1971	\$216,000	93
S09027945	05/26/2009	328 North Goodhope	San Pedro	1,308	3	2.00	1955	\$560,000	37
V09019432	05/01/2009	621 Rapallo	San Pedro	1,388	3	2.00	1954	\$575,000	53
S09021044	05/29/2009	826 West 2Nd St	San Pedro	1,040	2	1.00	1927	\$320,000	56
V09032242	05/18/2009	1262 Park Western # 53	San Pedro	711	1	1.00	1982	\$239,500	14
R901604	05/26/2009	1027 West 13Th	San Pedro	1,216	3	1.00	1924	\$265,000	17
V09019392	05/28/2009	1314 West Park Western	San Pedro	711	1	1.00	1983	\$268,000	34
S09020774	05/04/2009	1442 Brett # 29	San Pedro	961	2	2.00	1987	\$322,500	17
V08103436	05/04/2009	1450 Brett # 312	San Pedro	1,649	2	2.00	1986	\$360,000	246
S09017499	05/05/2009	2051 Stonewood	San Pedro	1,351	3	3.00	1979	\$390,000	80
V09041571	05/26/2009	1636 Stonewood	San Pedro	1,572	2	3.00	1976	\$420,000	8
S564238	05/27/2009	1150 West Capitol # 17	San Pedro	1,747	3	3.00	1982	\$425,000	99
S09023683	05/01/2009	827 West Bloomwood	San Pedro	1,430	4	2.00	1961	\$455,000	48
09351153	05/12/2009	827 West Bloomwood	San Pedro	1,430	4	2.00	1961	\$455,000	58
P677350	05/01/2009	827 West Bloomwood	San Pedro	1,430	4	2.00	1961	\$455,000	69
P682035	05/15/2009	2127 Ameila	San Pedro	1,430	4	2.00	1963	\$500,000	47
Averages:				1,435	3	1.96	1965	\$547,796	89

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	27	\$547,796	\$369.35	\$370,000	\$137,500	\$4,250,000	89
WTH							
EXP/CNL							
Total	27	\$547,796	\$369.35	\$370,000	\$137,500	\$4,250,000	89