

Comparative Market Analysis

Listing Details

December 02, 2007

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



123 Oak E 307

\$543,000

Status:	Sold	MLS#:	S953854
Date:	11/15/2007	Bedrooms:	2
Area:	141	Bathrooms:	2.0
Org Price:	\$559,000	Sqft:	1,256
Listed:	08/30/2007	Year Built:	1979
DOM:	33	Lot Size:	1

IMPECCABLE CONDITION TOP LEVEL...BRIGHT SOUTHERN EXPOSURE UNIT WITH WINDOWS ON THREE SIDES!!! TOO MANY DESIGNER UPGRADES TO LIST HERE...MUST SEE TO APPRECIATE THIS BREATH-TAKING HOME. LOCATED IN THE DESIRABLE MIDDLE OF TOWN WITH A PANORAMIC VIEW OF TREE-TOPS...THE FOOTBALL FIELD AND THE FAMOUS BRICK BELL-TOWER!!! WALK TO THE LIBRARY PARK FOR CONCERTS...WALK TO DOWNTOWN SHOPS AND EATERIES AND TO THE THURSDAY FARMER'S MARKET!!!



1349 Grand D

\$600,000

Status:	Sold	MLS#:	S955682
Date:	11/05/2007	Bedrooms:	3
Area:	141	Bathrooms:	2.5
Org Price:	\$629,000	Sqft:	1,356
Listed:	09/30/2007	Year Built:	1989
DOM:	27	Lot Size:	0

Best location in Grand Tropez. Light and bright with crown moulding, gorgeous hardwood floors, newer carpet and paint throughout. This home feature plantation shutters and a remodeled powder room. Move in ready. Attached two car garage with extra storage. Complex features a sparkling pool and a small playground.



706 Virginia Street

\$889,000

Status:	Sold	MLS#:	S955832
Date:	11/08/2007	Bedrooms:	4
Area:	141	Bathrooms:	3.5
Org Price:	\$889,000	Sqft:	2,269
Listed:	09/30/2007	Year Built:	2007
DOM:	12	Lot Size:	7,500

BRAND NEW TOWNHOME, CUSTOM BUILT BY JIM OBRADOVICH (JRO CONSTRUCTION). 4 BEDROOMS, 3.5 BATHS SITUATED IN A PERFECT FLOORPLAN. EXTENSIVE USE OF GRANITE, TUMBLED MARBLE AND HARDWOOD FLOORING. VIKING STAINLESS STEEL STOVE/OVEN W/ 6 BURNERS AND GRIDDLE. BUILT-IN GE MONOGRAM REFRIGERATOR. CAT-5 THRUOUT. SOLID WOOD DOORS.

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445 Eucalyptus Drive

\$1,270,000

Status:	Sold	MLS#:	S955823
Date:	11/30/2007	Bedrooms:	4
Area:	141	Bathrooms:	2.5
Org Price:	\$1,270,000	Sqft:	2,594
Listed:	10/01/2007	Year Built:	1991
DOM:	36	Lot Size:	3,500

Fabulous 2007 remodel features all NEW: windows, paint inside and out, marble baths, carpet, blinds, travertine hallway, hardware, and much more. Beautiful family room with elegant hardwood floors, custom fireplace, spacious kitchen, and den/study are all downstairs.

4 bedrooms with new custom bathrooms in marble and travertine.

Walk to everything downtown and all schools. This is a terrific El Segundo opportunity.



514 Sheldon St.

\$1,385,000

Status:	Sold	MLS#:	S948300
Date:	11/21/2007	Bedrooms:	3
Area:	141	Bathrooms:	4.0
Org Price:	\$1,699,995	Sqft:	3,400
Listed:	06/03/2007	Year Built:	2007
DOM:	147	Lot Size:	6,000

This majestic home rises above one of the prime locations in the city. This home features an open floor plan for entertaining or just comfortable living. Come thru the oversized formal entry way and on your right, you're afforded the luxury of a private office with french doors and on your left is a formal dining room with a pass thru to your chefs kitchen with all top of the line appliances including a wine fridge and a dumbwaiter to the four to six car garage, which also has a tool room area AND a large utility area which could be used for a gymnasium. . Also, it offers a 60X40 backyard large enough for a pool/spa.



515 Loma Vista

\$1,925,000

Status:	Sold	MLS#:	S949480
Date:	11/20/2007	Bedrooms:	5
Area:	141	Bathrooms:	4.5
Org Price:	\$1,999,000	Sqft:	3,800
Listed:	06/21/2007	Year Built:	2007
DOM:	1	Lot Size:	6,399

A spectacular new construction with an ocean and mountain view from the top deck. The many features embrace the following covered ceilings up to 12', recessed lighting and custom sconces. 6" walnut, limestone and riverstone flooring. Caesar stone counter tops and dark African exotic wood cabinetry. The doors and casement windows constructed of a wood interior and fiberglass exterior. Venetian plaster, multicolor glass mosaic tile, and custom mirrors with limestone surround in the bathrooms. The magnificent stairway has steel casing, walnut skirting and steps designed with handmade Armenian tiles. The master bath is stunning. The enclosed shower as Kohler spray tiles and a kohler

Brief Summary of Compared Listings

December 02, 2007

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

Status: SLD

ML#	Area	Type	Address	City	Sqft	Bds	Bth	Built	Price	CDOM
S953854	141	CND	123 Oak E 307	ES	1,256	2	2.00	1979	\$559,000	33
		SP:	\$543,000	SD:	11/15/2007					
S955682	141	TWN	1349 Grand D	ES	1,356	3	2.50	1989	\$629,000	27
		SP:	\$600,000	SD:	11/05/2007					
S955832	141	TWN	706 Virginia Street	ES	2,269	4	3.50	2007	\$889,000	12
		SP:	\$889,000	SD:	11/08/2007					
S955823	141	SFR	445 Eucalyptus Drive	ES	2,594	4	2.50	1991	\$1,270,000	36
		SP:	\$1,270,000	SD:	11/30/2007					
S948300	141	SFR	514 Sheldon St.	ES	3,400	3	4.00	2007	\$1,490,000	284
		SP:	\$1,385,000	SD:	11/21/2007					
S949480	141	SFR	515 Loma Vista	ES	3,800	5	4.50	2007	\$1,999,000	
		SP:	\$1,925,000	SD:	11/20/2007					
Averages:			\$1,102,000		2,446	4	3.17	1997	\$1,139,333	78

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	6	\$1,102,000	\$445.02	\$1,079,500	\$543,000	\$1,925,000	65
EXP/CNL	0						
Total	6	\$1,102,000	\$445.02	\$1,079,500	\$543,000	\$1,925,000	78