

# Comparative Market Analysis

## Summary of Comparable Listings

December 03, 2007

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

### SLD Listings

Address	Price	Bds	Bth	Sqft	\$/Sqft	Built	ML#	Date	CDOM
S=									
1631 Armour	\$694,500	3	1.50	1,048	\$662.69	1957	S957006	11/30/2007	192
1604 Herrin Street	\$781,000	3	2.00	1,634	\$477.97	1974	S954514	11/26/2007	51
1747 Havemeyer Ln	\$785,000	3	2.50	1,960	\$400.51	2000	P953577	11/23/2007	149
1714 Steinhart	\$820,000	3	2.00	2,109	\$388.81	1984	S955608	11/07/2007	11
1742 Havemeyer Lane	\$825,000	3	2.50	1,854	\$444.98	1998	S952981	11/02/2007	135
1200 Goodman	\$855,000	3	2.00	1,554	\$550.19	1951	S954640	11/14/2007	33
1727 Haynes	\$915,000	4	2.50	1,932	\$473.60	2003	S955130	11/05/2007	12
Averages:	<b>\$810,786</b>	<b>3.0</b>	<b>2.1</b>	<b>1,727</b>	<b>\$486.00</b>	<b>1981</b>			<b>83.29</b>

Median Price of all Listings: **\$820,000**

Average Price of all Listings: **\$810,786**

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### 1631 Armour

**\$694,500**

Status:	<b>Sold</b>	MLS#:	<b>S957006</b>
Date:	<b>11/30/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>154</b>	Bathrooms:	<b>1.5</b>
Org Price:	<b>\$715,000</b>	Sqft:	<b>1,048</b>
Listed:	<b>10/22/2007</b>	Year Built:	<b>1957</b>
DOM:	<b>15</b>	Lot Size:	<b>4,100</b>

This Light and Bright home was recently remodeled inside and out - New Kitchen (Granite, New Kitchenaid Appliances, New Cabinets) New Bathrooms, Roof, Copper Plumbing, Wood Floors, Tile, Walkways, & Paved Driveway. The Garage was converted into a bonus room with office upgraded electrical (not included in the square footage) Would make a great Home office or Play Room-or can easily be converted back. The Beautiful and Private backyard is ready for a BBQ and the Quiet Friendly Street can't wait to welcome you to their Block Parties!



### 1604 Herrin Street

**\$781,000**

Status:	<b>Sold</b>	MLS#:	<b>S954514</b>
Date:	<b>11/26/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>154</b>	Bathrooms:	<b>2.0</b>
Org Price:	<b>\$799,000</b>	Sqft:	<b>1,634</b>
Listed:	<b>09/10/2007</b>	Year Built:	<b>1974</b>
DOM:	<b>51</b>	Lot Size:	<b>2,500</b>

Remodeled Golden Hills home situated high on the hill overlooking an open park area. Beautifully designed new kitchen, bamboo hardwood floors, new exterior paint, all new light fixtures and all new interior frosted glass doors - a unique Golden Hills home. Wonderful large & flat back yard with grass and patio area. Great location and in excellent condition. Not a drive-by!



### 1747 Havemeyer Ln

**\$785,000**

Status:	<b>Sold</b>	MLS#:	<b>P953577</b>
Date:	<b>11/23/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>154</b>	Bathrooms:	<b>2.5</b>
Org Price:	<b>\$835,000</b>	Sqft:	<b>1,960</b>
Listed:	<b>08/25/2007</b>	Year Built:	<b>2000</b>
DOM:	<b>61</b>	Lot Size:	<b>2,500</b>

Golden Hills Move in ready Home with a View. This newer Anastasi built Mediterranean style home features an extra clean 3 bedroom 2.5 bath home sitting beautifully on a corner lot allowing for wonderful ocean breezes and plenty of natural light throughout the home. Many of its great qualities include vaulted ceilings, two oversized Master suites one offering a balcony, fireplace, and a spa tub, the other opens up to a relaxing rear yard/patio landscaped with wonderful color and plenty of space to entertain. This stunning home also includes maple floors, granite counters, and best of all you can literally see your children walk to Jefferson Elementary School with one of Redondo Beach's finest learning programs. Enjoy the simple pleasures of glancing over as you watch them play.

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### 1714 Steinhart

**\$820,000**

Status:	<b>Sold</b>	MLS#:	<b>S955608</b>
Date:	<b>11/07/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>154</b>	Bathrooms:	<b>2.0</b>
Org Price:	<b>\$839,000</b>	Sqft:	<b>2,109</b>
Listed:	<b>09/28/2007</b>	Year Built:	<b>1984</b>
DOM:	<b>11</b>	Lot Size:	<b>2,500</b>

Location, Location for this spacious, gracious home. Enjoy the warmth of the oversized living room with fireplace or feel the warmth of the sun filtering in the many windows to the living room that is open to a dining area fit for parties with friends or quiet evenings with family. The open and charming kitchen sits ready to serve and add to the enjoyment of these inviting areas. For those seeking the large master bedroom and bath on this upper level you have found the home!



### 1742 Havemeyer Lane

**\$825,000**

Status:	<b>Sold</b>	MLS#:	<b>S952981</b>
Date:	<b>11/02/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>154</b>	Bathrooms:	<b>2.5</b>
Org Price:	<b>\$849,000</b>	Sqft:	<b>1,854</b>
Listed:	<b>08/15/2007</b>	Year Built:	<b>1998</b>
DOM:	<b>36</b>	Lot Size:	<b>2,500</b>

Newer Casner built Mediterranean Home. Immaculately maintained and flooded with natural light. Beautiful spacious kitchen with maple cabinets and stone. Shutters & custom window coverings throughout. Hardwood floors in kitchen, dining & a/2 bath. Fireplace in LR. Short walk to top ranked Jefferson Elementary School. Excellent neighborhood and street (one way), rear yard with patio, 2 car garage



### 1200 Goodman

**\$855,000**

Status:	<b>Sold</b>	MLS#:	<b>S954640</b>
Date:	<b>11/14/2007</b>	Bedrooms:	<b>3</b>
Area:	<b>154</b>	Bathrooms:	<b>2.0</b>
Org Price:	<b>\$899,000</b>	Sqft:	<b>1,554</b>
Listed:	<b>09/12/2007</b>	Year Built:	<b>1951</b>
DOM:	<b>33</b>	Lot Size:	<b>4,996</b>

A TRUE GEM! Great pocket in North RB with 5,000sf lots. Home is staged and shows awesome! Single level home with 1554 sf. Upgraded 3 bed 2 bath with hardwood floors. Both bathrooms are newly tiled. Back patio has new flagstone. Open Living area with separate formal living room and family room. Lush landscaping provides private yard and patio. In desired Jefferson School district. Easy access to beach and downtown Hermosa. Just 3 Blocks to HB border. Move in ready!

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### 1727 Haynes

**\$915,000**

Status:	<b>Sold</b>	MLS#:	<b>S955130</b>
Date:	<b>11/05/2007</b>	Bedrooms:	<b>4</b>
Area:	<b>154</b>	Bathrooms:	<b>2.5</b>
Org Price:	<b>\$925,000</b>	Sqft:	<b>1,932</b>
Listed:	<b>09/19/2007</b>	Year Built:	<b>2003</b>
DOM:	<b>12</b>	Lot Size:	<b>2,500</b>

POTTERY BARN home that is absolutely turn key. This beautiful home has 4 bedrooms that are ALL ON THE SAME LEVEL and boasts many upgrades the seller did while the house was under construction. Some of the features include maple cabinets, granite counter tops, travertine back splash and upgraded stainless steel appliances. Hardwood floors through out the first floor, fireplaces in both the Master bedroom and living room, central vacuum system, custom book shelves, custom closets and custom real wood plantation shutters. Tasteful use of 5" base molding and crown molding. Walk out through 8 foot sliding doors to a custom flag stone back yard with a built in BBQ. Wired for surround sound. All this and much more! Did I mention that its walking distance to AWARD WINNING Jefferson elementary school.