

Comparative Market Analysis

Listing Details

December 04, 2007

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



1620 251St W

\$400,000

Status:	Sold	MLS#:	S945749
Date:	11/20/2007	Bedrooms:	2
Area:	124	Bathrooms:	1.0
Org Price:	\$493,000	Sqft:	744
Listed:	04/24/2007	Year Built:	1924
DOM:	175	Lot Size:	6,000

*** BANK OWNED *** Not a short-pay off, this house has already gone back to the bank and must be sold. Appears to have been remodeled prior to foreclosure, and has newer windows, kitchen cabinets, granite counters and tile back-splash. Newer carpet, fixtures, etc. Shows great! No garage, but has trellised carport. Maybe Seller will credit for a new garage?? SUBMIT!!! Huge 6,000 sqft. R2 lot with lots of rear yard area and EZ access to rear. City of LA would probably allow an additional unit to be built in back, but Buyer to verify this independently with City. Sold "as-is" without any warranties expressed or implied.



1541 242Nd Place

\$480,000

Status:	Sold	MLS#:	S949489
Date:	11/21/2007	Bedrooms:	3
Area:	124	Bathrooms:	2.0
Org Price:	\$594,900	Sqft:	1,368
Listed:	06/22/2007	Year Built:	1961
DOM:	123	Lot Size:	5,000

Lender owned property. The property has had some upgrading done to it. Hardwood floors. Granite counters. The bathrooms have been upgraded. Two car garage. Nice backyard with covered patio.



26402 Zephyr

\$592,500

Status:	Sold	MLS#:	R953399
Date:	11/16/2007	Bedrooms:	3
Area:	124	Bathrooms:	2.0
Org Price:	\$638,000	Sqft:	1,289
Listed:	08/19/2007	Year Built:	1955
DOM:	90	Lot Size:	6,000

Entertainers Dream - Gardeners Delight! This One Is A Must See! The Immaculate Home In Harbor Pines That You've Been Waiting For! Beautiful Fireplace In Livingrm, Huge Windows, Pergo Flooring, Newer Carpet & Custom Paint, Smooth Ceilings, Remodeled Bathrooms W/Slate Flooring, Beautiful Shower / Tub Area, Etc...Plus A Guest House / Bonus Room In The Back! The Dining Room Has A Dramatic Curved Ceiling W/Inset Lighting & Pergo Flooring. The Kitchen Is Lrg, Features Plenty Of Cupboard Space, Wainscoting On Walls & Opens To The Back Yard. Front & Backyards Are Unbelievable! Plants, Trees (Apple, Lemon, Lime, Apricot), Flowers...Absolutely Beautifully Done! There Is A Nice Covered Patio Area, Fountains, Lots Of Grass For The Kids, A Big 2 Car Garage - You Name It This One Has It All! Very Clean!

Comparative Market Analysis

Summary of Comparable Listings

December 04, 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=									
1620 251St W	\$400,000	2	1.00	744	\$537.63	1924	S945749	11/20/2007	
1541 242Nd Place	\$480,000	3	2.00	1,368	\$350.88	1961	S949489	11/21/2007	123
26402 Zephyr	\$592,500	3	2.00	1,289	\$459.66	1955	R953399	11/16/2007	90
Averages:	\$490,833	3.0	1.7	1,134	\$449.00	1947			106.5

Median Price of all Listings: **\$480,000**

Average Price of all Listings: **\$490,833**