

Comparative Market Analysis

Listing Details

December 02, 2007

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



1600 Ardmore 207

\$575,000

Status:	Sold	MLS#:	S953739
Date:	11/02/2007	Bedrooms:	2
Area:	148	Bathrooms:	2.0
Org Price:	\$599,000	Sqft:	1,048
Listed:	08/28/2007	Year Built:	1970
DOM:	20	Lot Size:	0

Completely Remodeled Condo West of PCH in Hermosa Beach. New Kitchen with Stainless Steel Appliances and Granite Counter tops, Tile Floors, Large Open Floor Plan for Entertaining, Two large Master Suites each with it's own remodeled Bathroom with Granite Sinks and high end Faucets, Recessed Lights throughout, The Place looks like its straight out of Pottery Barn, New Double Paned Sound Reduction Windows in Both Bedrooms, Balcony with Peek Ocean View, Located on the Green Belt Hiking Trail West of PCH, Walking distance to the beach, clubs, restaurants, grocery store, Starbucks, and 24 Hour Fitness, You don't need a car on the weekends. This is probably the nicest unit in the complex. You will not find anything like it in this price range west of PCH in Hermosa or Manhattan Beach!!!



217 Valley 217

\$775,000

Status:	Sold	MLS#:	S955312
Date:	11/21/2007	Bedrooms:	3
Area:	148	Bathrooms:	3.0
Org Price:	\$799,000	Sqft:	1,494
Listed:	09/24/2007	Year Built:	1971
DOM:	17	Lot Size:	2,060

Open and inviting, this townhome features raised ceilings, a tri-level layout and upgrades throughout. New paint, new carpet, new wood flooring, and gorgeous stone work in the kitchen and main living area and this townhome is ready to move in now. A separate laundry room with hook-ups gets a flooring upgrade as well. Upstairs you'll find the master bedroom with full bath and private deck, then two other bedrooms with their own shared full bathroom. Lots of closet storage throughout. Step outside the living room into a newly landscaped front private patio. Garage is large (2-car) with lots of extra storage. The complex includes a beautiful swimming pool (heated year-round) and spa just steps from the front door. The best priced townhome around, especially this close to the beach!

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306 Monterey Blvd

\$1,345,000

Status:	Sold	MLS#:	S954513
Date:	11/06/2007	Bedrooms:	3
Area:	148	Bathrooms:	4.0
Org Price:	\$1,349,900	Sqft:	2,034
Listed:	09/10/2007	Year Built:	1999
DOM:	19	Lot Size:	1,498

Fabulous Home featuring 3 beds 4 baths with wonderful large rooftop deck with panoramic ocean views. Living room with Ocean views and balcony. Gourmet kitchen with granite counter tops and stainless steel appliances. Slate floors upstairs along with UV tinted windows. Large Master suite with private balcony. Master bath w/ Jacuzzi Tub and Steam Shower and dual sinks. Detached front unit with Small private yard w/separate entry. New Carpet and Newly Painted outside of house. 2 Car Garage parking plus ample room for storage. Wonderful Home. Will not last!



802 The Strand

\$8,500,000

Status:	Sold	MLS#:	R955216
Date:	11/01/2007	Bedrooms:	5
Area:	148	Bathrooms:	5.5
Org Price:	\$8,900,000	Sqft:	3,540
Listed:	09/17/2007	Year Built:	2006
DOM:	15	Lot Size:	2,439

Ocean front corner Strand 5 bedroom, 6 bath plus loft Mediterranean Masterpiece. This home is an entertainers delight with a 58" flat screen plasma tv. Whitewater ocean view 1700 plus square foot out door living area with built in Stone bbq and kitchen. The open main level has a gourmet kitchen with granite counters, dual ovens and Thermador Stainless steel appliances. Master with his and hers closets and a master bath with spa tub, 5 jet steam shower and walnut vanity. The lower level features a 275 bottle walnut wine room, granite kitchen with Viking appliances and offers the perfect privacy for guests. Cats 5 wiring, lutron/ control - 4 audio/video system. The rear yard boasts an ipe brazilian hardwood deck, grassy yard and rose garden.



1707 Pacific Coast 408

\$415,000

Status:	Sold	MLS#:	S954059
Date:	11/16/2007	Bedrooms:	1
Area:	149	Bathrooms:	1.0
Org Price:	\$440,000	Sqft:	722
Listed:	09/04/2007	Year Built:	1972
DOM:	41	Lot Size:	601

Walk to the Hermosa Beach pier and beach - Nice Pergo wood floors - new sliding glass PTO door - Refrigerator and stove stay

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736 Gould 25

\$945,000

Status:	Sold	MLS#:	S952928
Date:	11/21/2007	Bedrooms:	3
Area:	149	Bathrooms:	2.5
Org Price:	\$1,159,000	Sqft:	1,759
Listed:	08/15/2007	Year Built:	1980
DOM:	70	Lot Size:	2,003

SELLER WILL CREDIT BUYER ONE FULL YEAR OF HOME OWNERS' ASSOCIATION FEES. WASHER, DRYER & REFRIG INCLUDED. Panoramic, unobstructed ocean views can be enjoyed from the great room of this immaculate home. This 3 bedroom, 2.5 bath, plus office home has a quiet inside location and offers one of the best uninterrupted views in the complex. The fabulous great room includes a pristine kitchen, dining area, breakfast bar, and living room with a marble fireplace and amazing views. An over-sized balcony is perfect for entertaining. Conduct your business in an office with built-in desks and cabinets. This home also boasts a spacious and serene master suite with its own private view deck. Third bedroom is being used as a music room. Walk to beach, shopping, schools, and nearby Valley Park.



702 4Th St

\$1,240,000

Status:	Sold	MLS#:	S951419
Date:	11/08/2007	Bedrooms:	4
Area:	149	Bathrooms:	3.5
Org Price:	\$1,299,000	Sqft:	2,654
Listed:	07/23/2007	Year Built:	1986
DOM:	48	Lot Size:	2,299

VIEWS - VIEWS- VIEWS & MORE VIEWS..... Approximately 2,640 square feet of living space in this detached townhome. 4 huge bedrooms and 3.5 baths with a massive open living area upstairs. This building is irreplaceable because the height restrictions have changed. Clean and well maintained, this home is a unique opportunity to get a lot of living space for a family. West of PCH with views from Point to Point. BBQ deck and patio off kitchen with panoramic views as well. New interior paint, new carpet, double oven, microwave and dishwasher make this home turn key ready for the buyer who must have views. You have never seen unblockable views like this before!



1236 20Th Place

\$1,250,000

Status:	Sold	MLS#:	S954687
Date:	11/01/2007	Bedrooms:	4
Area:	150	Bathrooms:	3.5
Org Price:	\$1,365,000	Sqft:	3,017
Listed:	09/12/2007	Year Built:	2004
DOM:	17	Lot Size:	5,000

This custom home was built from the ground up in 2004. Located on a double wide lot, this quality home features a great room with vaulted ceilings, marble fireplace, gourmet kitchen with cherry cabinets, granite counters, and stainless appliances. PLUS a large family room opening to pleasant rear yard. Intercom system and cat 5 wiring throughout. Two first floor bedrooms plus two full suites upstairs. Oversized garage plus room in driveway for two cars/rv.

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
S953739	148	CND	1600 Ardmore 207	HMB	1,048	2	2.00	1970	\$599,000	20
		SP:	\$575,000						SD: 11/02/2007	
S955312	148	TWN	217 Valley 217	HMB	1,494	3	3.00	1971	\$799,000	17
		SP:	\$775,000						SD: 11/21/2007	
S954513	148	TWN	306 Monterey Blvd	HMB	2,034	3	4.00	1999	\$1,349,900	19
		SP:	\$1,345,000						SD: 11/06/2007	
R955216	148	SFR	802 The Strand	HMB	3,540	5	5.50	2006	\$8,900,000	15
		SP:	\$8,500,000						SD: 11/01/2007	
S954059	149	CND	1707 Pacific Coast 408	HMB	722	1	1.00	1972	\$440,000	41
		SP:	\$415,000						SD: 11/16/2007	
S952928	149	TWN	736 Gould 25	HMB	1,759	3	2.50	1980	\$950,000	70
		SP:	\$945,000						SD: 11/21/2007	
S951419	149	TWN	702 4Th St	HMB	2,654	4	3.50	1986	\$1,299,000	90
		SP:	\$1,240,000						SD: 11/08/2007	
S954687	150	SFR	1236 20Th Place	HMB	3,017	4	3.50	2004	\$1,365,000	165
		SP:	\$1,250,000						SD: 11/01/2007	
Averages:			\$1,880,625		2,034	3	3.13	1986	\$1,962,738	55

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	8	\$1,880,625	\$765.42	\$1,092,500	\$415,000	\$8,500,000	55
EXP/CNL	0						
Total	8	\$1,880,625	\$765.42	\$1,092,500	\$415,000	\$8,500,000	55