

Comparative Market Analysis

Listing Details

December 02, 2007

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



13125 Inglewood Ave

\$395,000

Status:	Sold	MLS#:	S948871
Date:	11/30/2007	Bedrooms:	1
Area:	107	Bathrooms:	1.5
Org Price:	\$395,000	Sqft:	1,304
Listed:	06/12/2007	Year Built:	1946
DOM:	7	Lot Size:	4,400

Featured Property is a 2 On a Lot Plus Additional Income – Please Call For More Details, Great Income Potential, Needs TLC – Handy Man’s Dream, and Close to Shopping, Restaurants, Theaters, and Freeways! Front Unit: Multi-Purpose Unit. Back Unit: 1 Bedroom, 1 Bathroom.



4951 120Th Street W

\$399,000

Status:	Sold	MLS#:	S950618
Date:	11/20/2007	Bedrooms:	2
Area:	107	Bathrooms:	1.0
Org Price:	\$474,000	Sqft:	755
Listed:	07/10/2007	Year Built:	1942
DOM:	107	Lot Size:	5,304

GREAT VALUE! THIS ADORABLE HOME IS NESTLED IN A VERY DESIRABLE AREA OF HAWTHORNE. THE INTERIOR FEATURES AN INVITING LIVING ROOM AND DINING AREA, A FUNCTIONAL KITCHEN, 2 COZY BEDROOMS, 1 CHARMING BATHROOM, AND A LAUNDRY AREA. THE HUGE BACK YARD HAS A PARK LIKE FEEL AND IS IDEAL FOR SUMMER BARBECUES, FAMILY GATHERINGS OR A CHILDREN’S PLAY AREA. ENJOY YOUR OWN ORCHARD IN THE BACK YARD WITH DELICIOUS PLUMS, FIGS, POMEGRANITES, AND LEMONS. THE LONG GATED DRIVEWAY OFFERS PLENTY OF PRIVACY AND PARKING FOR 4 OR MORE VEHICLES. THIS IS ONE OF THE BEST VALUES IN HAWTHORNE DUE TO ITS DESIRABLE SCHOOLS, CLOSE PROXIMITY TO SHOPPING AND TRANSPORTATION (LAX AIRPORT, 405 FREEWAY). YOU WILL NOT BE DISAPPOINTED!*****



5024 138Th St

\$409,000

Status:	Sold	MLS#:	S954884
Date:	11/15/2007	Bedrooms:	2
Area:	107	Bathrooms:	1.0
Org Price:	\$399,900	Sqft:	646
Listed:	09/16/2007	Year Built:	1958
DOM:	9	Lot Size:	5,360

two bedrooms one bath

Comparative Market Analysis

Listing Details

December 02, 2007

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



5154 132Nd W

\$459,900

Status:	Sold	MLS#:	S955986
Date:	11/02/2007	Bedrooms:	2
Area:	107	Bathrooms:	1.0
Org Price:	\$459,900	Sqft:	832
Listed:	10/04/2007	Year Built:	1947
DOM:	2	Lot Size:	6,072

Situated in the sought after Wiseburn school district, with new state of the art Dana Middle School, this home has been totally updated throughout! Boasts a 2 year new kitchen with granite counters, custom cabinets and a convenient breakfast bar! Has updated paint and carpet throughout with soft, designer colors that are easy to match any decor to. Has crown moulding accents in the living room. Bathroom was taken to studs 6 months ago and has been remodeled to today's preferred tastes. New ceramic tile in kitchen and bathroom. Has a sprawling backyard with tons of room to run and play and entertain. Laundry area is inside. Has new vinyl windows throughout and ceiling fans in almost every room, keeping the home



5115 135Th Street W

\$530,000

Status:	Sold	MLS#:	S955812
Date:	11/29/2007	Bedrooms:	3
Area:	107	Bathrooms:	2.0
Org Price:	\$559,000	Sqft:	1,288
Listed:	10/02/2007	Year Built:	1986
DOM:	30	Lot Size:	5,850

Take a virtual tour, shows better than photos! Spacious 3 Bedroom 2 Full Bathroom house that is light, bright, and clean as a whistle. In 2003, inside of house was remodeled. Large open Kitchen w/ breakfast bar, Granite Countertops, and Oak Cabinets. New wiring throughout house, new copper plumbing, new insulation, A/C and Forced Air Heating. New roof with 2 car attached garage and direct house access. Big Backyard and side patio for kids or for entertaining. White tile throughout house. You won't find a house this spotless and clean! It is like new.. move right in.



4879 134Th Place W

\$557,500

Status:	Sold	MLS#:	S956352
Date:	11/14/2007	Bedrooms:	3
Area:	107	Bathrooms:	2.0
Org Price:	\$569,900	Sqft:	1,458
Listed:	10/10/2007	Year Built:	1953
DOM:	1	Lot Size:	5,280

Comparative Market Analysis

Listing Details

December 02, 2007

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



Copyright © 2006 GSBRLMS, Inc.

5413 123Rd Street, Del Aire W

\$570,000

Status:	Sold	MLS#:	S947403
Date:	11/20/2007	Bedrooms:	3
Area:	107	Bathrooms:	1.0
Org Price:	\$619,000	Sqft:	1,413
Listed:	05/18/2007	Year Built:	1951
DOM:	153	Lot Size:	5,060

Del Aire Classic! Move-in condition. 3 bedroom 1 Bath with 1113 Sq. Ft. plus permitted Enclosed Patio room with fireplace approx. 300 extra sq. ft., used as a family room. Freshly painted interior and exterior, new electrical service, beautifully refinished hardwood floors, New vinyl and carpet. 2 car detached garage with newer garage door and opener. Covered open patio area. Wiseburn school district. Award winning Wiseburn School District.



Copyright © 2006 GSBRLMS, Inc.

5415 135Th Street W

\$610,000

Status:	Sold	MLS#:	S954605
Date:	11/30/2007	Bedrooms:	3
Area:	107	Bathrooms:	1.5
Org Price:	\$639,900	Sqft:	1,578
Listed:	09/09/2007	Year Built:	1955
DOM:	38	Lot Size:	4,991

Nice home in southbay's premier Hollyglen neighborhood. Great family home with large family room addition that features a nice brick fireplace. Short walk to newly rebuilt, state of the art, Wiseburn Schools. Home is in good original condition and is perfect for that someone who wants to put their own signature on things. Additional features include a 2car garage, nice rear patio area, and separate laundry room. Great location just minutes from the beach, freeways, airport, & shopping on Rosecrans.



Copyright © 2006 GSBRLMS, Inc.

5442 141St Street W

\$665,000

Status:	Sold	MLS#:	S955476
Date:	11/24/2007	Bedrooms:	3
Area:	107	Bathrooms:	2.0
Org Price:	\$725,000	Sqft:	1,124
Listed:	09/26/2007	Year Built:	1954
DOM:	28	Lot Size:	5,000

Gorgeous Holly Glen Home! Completely remodeled. As you pull in the driveway you know this house has class! High end contemporary wood treatment on the exterior, solar lighting in yards, pavers up the walkways, As you enter the home, the hardwood floors in their antique coffee color will strike you as a rich natural wood, French doors in the living room with extra side lights open on to a 300 sq. ft redwood deck with lots of room for a BBQ, grassy back and front yards. Fabulous well thought out gourmet kitchen with stainless appliances, granite counters and much more.

All rooms boast of 5 inch baseboards and crown moldings, Great home in a great neighborhood!

Comparative Market Analysis

Listing Details

December 02, 2007

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



5359 123Rd Street W

\$685,000

Status:	Sold	MLS#:	S947725
Date:	11/12/2007	Bedrooms:	4
Area:	107	Bathrooms:	3.0
Org Price:	\$749,000	Sqft:	1,700
Listed:	05/24/2007	Year Built:	1950
DOM:	131	Lot Size:	6,255

Beautifully Remodeled Home with Detached Guest Quarters. Main House 3 bedroom 2 bath, large master suite with full bath separate shower plus jacuzzi tub. Remodeled kitchen with built-ins and tile floor, formal living room plus family area with built-in entertainment center, gleaming hardwood floors central heating, air conditioning, copper plumbing, recessed lighting, Detached guest quarters with vaulted ceilings, bath and kitchenette. Enchanting patio and garden area for a peaceful retreat. 2 car detached garage. Wiseburn school district.



5331 138Th Street W

\$700,000

Status:	Sold	MLS#:	S956353
Date:	11/16/2007	Bedrooms:	4
Area:	107	Bathrooms:	2.0
Org Price:	\$699,000	Sqft:	1,472
Listed:	10/10/2007	Year Built:	1955
DOM:	8	Lot Size:	5,100

Charming HOLLYGLEN home Extensively Renovated in 2004. Interior rebuilt from studs including NEW HARDWOOD FLOORS, Drywall, Electrical, Plumbing, Heating, Dual Pane Windows, Raised Panel Doors, Hardware, Fixtures, Roof. Bright KITCHEN boasts CUSTOM Country Cabinets, CORIAN Counters, Large BREAKFAST BAR, Pantry, GE "Profile" Stove, Dishwasher & Microwave. Refrigerator, Washer & Dryer also included. Private 16½'x13' MASTER SUITE plus large WALK-IN CLOSET & its own Bath. HUGE 18'x17' DECK serves as Outdoor Family Room great for ENTERTAINING. Both Full Baths are all new featuring DUAL SINKS, Corian Counters & sparkling Tile. GREAT CURB APPEAL, Interlocking Paver-stone Drive & Walkways, Slate Porch. Water Filtration and Alarm Systems.

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
S948871	107	SFR	13125 Inglewood Ave	HAWT	1,304	1	1.50	1946	\$395,000	7
			SP: \$395,000 SD: 11/30/2007							
S950618	107	SFR	4951 120Th Street W	HAWT	755	2	1.00	1942	\$399,000	107
			SP: \$399,000 SD: 11/20/2007							
S954884	107	SFR	5024 138Th St	HAWT	646	2	1.00	1958	\$399,900	9
			SP: \$409,000 SD: 11/15/2007							
S955986	107	SFR	5154 132Nd W	HAWT	832	2	1.00	1947	\$459,900	65
			SP: \$459,900 SD: 11/02/2007							
S955812	107	SFR	5115 135Th Street W	HAWT	1,288	3	2.00	1986	\$549,000	159
			SP: \$530,000 SD: 11/29/2007							
S956352	107	SFR	4879 134Th Place W	HAWT	1,458	3	2.00	1953	\$569,900	107
			SP: \$557,500 SD: 11/14/2007							
S947403	107	SFR	5413 123Rd Street, Del Aire W	HAWT	1,413	3	1.00	1951	\$579,000	153
			SP: \$570,000 SD: 11/20/2007							
S954605	107	SFR	5415 135Th Street W	HAWT	1,578	3	1.50	1955	\$619,900	38
			SP: \$610,000 SD: 11/30/2007							
S955476	107	SFR	5442 141St Street W	HAWT	1,124	3	2.00	1954	\$699,999	28
			SP: \$665,000 SD: 11/24/2007							
S947725	107	SFR	5359 123Rd Street W	HAWT	1,700	4	3.00	1950	\$698,000	131
			SP: \$685,000 SD: 11/12/2007							
S956353	107	SFR	5331 138Th Street W	HAWT	1,472	4	2.00	1955	\$699,000	8
			SP: \$700,000 SD: 11/16/2007							
Averages:			\$543,673		1,234	3	1.64	1954	\$551,691	74

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	11	\$543,673	\$461.02	\$557,500	\$395,000	\$700,000	74
EXP/CNL	0						
Total	11	\$543,673	\$461.02	\$557,500	\$395,000	\$700,000	74