

Comparative Market Analysis

Listing Details

December 03, 2007

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



437 Camino De Las Colinas

\$650,000

Status:	Sold	MLS#:	P948907
Date:	11/05/2007	Bedrooms:	2
Area:	128	Bathrooms:	2.5
Org Price:	\$755,000	Sqft:	1,566
Listed:	06/13/2007	Year Built:	1978
DOM:	114	Lot Size:	2,095

Location,Location, just a stroll from the beach and Riviera Village. Freshly painted,ceilings scraped and new carpet make this one all ready for a new owner. Two pools and two spas are the added attraction at this beautifully landscaped, quiet townhouse complex. The living room has a fireplace and large balcony. The huge master has a walk-in closet and large balcony. The other large suite faces Camino de las Colinas, a quiet street. The European style kitchen gets loads of morning sun and has a balcony for barbequeing. HOA includes several tv stations.



4320 Newton Street

\$775,000

Status:	Sold	MLS#:	S949283
Date:	11/21/2007	Bedrooms:	3
Area:	128	Bathrooms:	1.5
Org Price:	\$878,000	Sqft:	1,792
Listed:	06/19/2007	Year Built:	1954
DOM:	129	Lot Size:	8,500

Charming and well maintained Hollywood Riviera home with an open floor plan. This first time on the market property features updated kitchen with custom wood cabinets, and slab granite countertops with back splash and stainless steel double sink. Includes built in General Electric oven, Hotpoint built in microwave, Kenmore refrigerator and Maytag cook top. Feel right at home in the family room and enjoy the used brick wood burning fireplace on chilly evenings. Has varnished beam ceiling and overlooks the lush backyard patio. Entertain family and friends in the dining room which has a used brick fireplace and private patio. The living room is spacious and will hold those large family gatherings on holidays and special occasions. Near schools, beach, Riviera Village restaurants and shopping

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4028 Paseo De Las Tortugas

\$1,000,000

Status:	Sold	MLS#:	P953595
Date:	11/16/2007	Bedrooms:	3
Area:	128	Bathrooms:	2.5
Org Price:	\$1,099,900	Sqft:	2,000
Listed:	08/26/2007	Year Built:	1967
DOM:	53	Lot Size:	6,545

One of the nicest homes you will see in the area with sweeping 180 degree views including downtown LA, the Harbor, downtown Long Beach and the Torrance Airport. There is a large back yard with play areas and gardens leading up to a gate accessing the trails in PVE. The home is totally remodeled and gorgeous. Center island and granite counters in kitchen and granite in baths, ceiling fans throughout, central A/C, 3 closets done by California closets, custom drapery. There is a formal dining room, a family room and formal living room with fireplace. There are hardwood floors downstairs and crown moulding as well as recessed lighting in the living room. The home has just been repainted and new carpets are now in.



115 Via Alameda

\$1,175,000

Status:	Sold	MLS#:	S955988
Date:	11/15/2007	Bedrooms:	3
Area:	128	Bathrooms:	2.0
Org Price:	\$1,199,500	Sqft:	1,546
Listed:	10/04/2007	Year Built:	1954
DOM:	43	Lot Size:	6,820

Hollywood Riviera gem on a level, serene, tree lined street. Recently remodeled including: new kitchen and baths, copper plumbing, upgraded electrical panel, new windows and doors, skylights. Enjoy entertaining with two beautiful patios for outdoor living including a gas fire pit. New stamped concrete drive way. New landscape with auto sprinklers. Walking distance to area's best elementary, middle and high schools, Riviera Village restaurants, shops, beach, and Malaga Cove. Close to the Palos Verdes walking trail. Add a second story for ocean and coastline views.

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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
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437 Camino De Las Colinas	\$650,000	2	2.50	1,566	\$415.07	1978	P948907	11/05/2007	114
4320 Newton Street	\$775,000	3	1.50	1,792	\$432.48	1954	S949283	11/21/2007	129
4028 Paseo De Las Tortugas	\$1,000,000	3	2.50	2,000	\$500.00	1967	P953595	11/16/2007	171
115 Via Alameda	\$1,175,000	3	2.00	1,546	\$760.03	1954	S955988	11/15/2007	43
Averages:	\$900,000	3.0	2.1	1,726	\$527.00	1963			114.2

Median Price of all Listings: **\$887,500**

Average Price of all Listings: **\$900,000**