

# Full Summary Of Compared Listings

October 31, 2007

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



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<b>MLS#</b>	S951952
<b>Status</b>	Sold
<b>Address</b>	950 Main
<b>City</b>	El Segundo
<b>Area</b>	141
<b>Org Amt</b>	\$489,000
<b>Cur Amt</b>	\$475,000
<b>Sold Dt</b>	10/24/2007
<b>Apx SqFt</b>	1,175
<b>Price/SF</b>	\$404.26
<b>Terms</b>	
<b>CDOM</b>	29
<b>Building</b>	
<b>Heat/AC</b>	CntrlAC
<b>Parking</b>	DetCP
<b>Pool</b>	CommPool,GasHeat
<b>Style</b>	
<b>Rec</b>	
<b>Stories</b>	OneLvl
<b>View</b>	
<b>Beds</b>	2
<b>Baths</b>	2
<b>Full Bath</b>	2
<b>Half Bath</b>	0
<b>Year Blt</b>	1982
<b>Schools</b>	
<b>Remarks</b>	Well Maintained. Central Air. Elevator. Easy Access. Laundry Room. Private Balcony. Wet Bar. Additional Guest Parking

<b>MLS#</b>	S951744
<b>Status</b>	Sold
<b>Address</b>	900 Cedar Street
<b>City</b>	El Segundo
<b>Area</b>	141
<b>Org Amt</b>	\$519,000
<b>Cur Amt</b>	\$500,000
<b>Sold Dt</b>	10/12/2007
<b>Apx SqFt</b>	1,177
<b>Price/SF</b>	\$424.81
<b>Terms</b>	
<b>CDOM</b>	54
<b>Building</b>	EndUnit
<b>Heat/AC</b>	Electric
<b>Parking</b>	Subterranean,2Space
<b>Pool</b>	CommPool
<b>Style</b>	Contemporary
<b>Rec</b>	Sauna
<b>Stories</b>	OneLvl
<b>View</b>	
<b>Beds</b>	2
<b>Baths</b>	2
<b>Full Bath</b>	1
<b>Half Bath</b>	0
<b>Year Blt</b>	1978
<b>Schools</b>	
<b>Remarks</b>	Very Light And Bright Gound Floor End Unit In Very Private Gated Community With Lots Of Amenities. Large "Great Room" Style Living Room With A Fireplace & Sliding Glass Doors Leading To A Balcony Overlooking Common Patio. Dining Area Has A Wet Bar & Sliding Glass Doors Leading To A Patio. Big Sliding Glass Windows Make This A Very Light & Bright Room. Kitchen Comes With Refrigerator & Houses The Included Washer And Dryer. Very Good Sized Master Bedroom With Lots Of

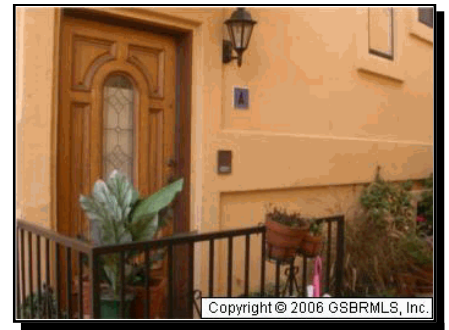
<b>MLS#</b>	S953185
<b>Status</b>	Sold
<b>Address</b>	123 E Oak
<b>City</b>	El Segundo
<b>Area</b>	141
<b>Org Amt</b>	\$549,000
<b>Cur Amt</b>	\$535,000
<b>Sold Dt</b>	10/17/2007
<b>Apx SqFt</b>	1,256
<b>Price/SF</b>	\$425.96
<b>Terms</b>	
<b>CDOM</b>	13
<b>Building</b>	EndUnit
<b>Heat/AC</b>	NatGas
<b>Parking</b>	DetGar,DrOpn,Subterranean,2Space
<b>Pool</b>	
<b>Style</b>	Traditional
<b>Rec</b>	
<b>Stories</b>	OneLvl
<b>View</b>	PanoView
<b>Beds</b>	2
<b>Baths</b>	2
<b>Full Bath</b>	2
<b>Half Bath</b>	0
<b>Year Blt</b>	1979
<b>Schools</b>	ElSegundo
<b>Remarks</b>	Highly Sought After 123 E. Oak Complex...Terraced Gardens, Located In The Desirable Center Of Town Walking Distance To Downtown Shops And Eateries, Public Library, Schools And Parks...Large Living Room, Offset Dedicated Dining Area, Galley Kitchen Leads To Laundry Room With Formal Pantry And Plenty Of Cabinets...Bright Southern Exposure Corner Unit...Doors Lead Out To The Large Patio From The Living Room And From The Master Suite...Master Has A Double



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	<b>Details</b>	<b>Details</b>	<b>Details</b>
<b>MLS#</b>	S945832	S947653	S954787
<b>Status</b>	Sold	Sold	Sold
<b>Address</b>	509 W Grand Avenue	201 W Sycamore	210 Whiting
<b>City</b>	El Segundo	El Segundo	El Segundo
<b>Area</b>	141	141	141
<b>Org Amt</b>	\$869,900	\$819,000	\$850,000
<b>Cur Amt</b>	\$775,000	\$780,000	\$850,000
<b>Sold Dt</b>	10/02/2007	10/26/2007	10/02/2007
<b>Apx SqFt</b>	1,579	816	1,778
<b>Price/SF</b>	\$490.82	\$955.88	\$478.07
<b>Terms</b>			
<b>CDOM</b>		188	1
<b>Building</b>	VltCeiln,GarAcces	FreeStnd	
<b>Heat/AC</b>	ForcdAir	CntrlAC	ForcdAir
<b>Parking</b>	2CarGar	DetGar,2Space	AttGar
<b>Pool</b>			
<b>Style</b>	Mediterranean	Bungalow	
<b>Rec</b>			
<b>Stories</b>	TopLvl	OneLvl	3+Lvl
<b>View</b>		CityView	
<b>Beds</b>	3	2	3
<b>Baths</b>	3	1	4
<b>Full Bath</b>	1	1	3
<b>Half Bath</b>	0	0	0
<b>Year Blt</b>	2007	1949	2003
<b>Schools</b>			
<b>Remarks</b>	**Back On Market**Beautifully New Constructed Villas In Excellent Location In South West Corner Of Town! Walk To Beach, Bike Path + Downtown...Elegant Attention To All Details... Gorgeous Kitchen, Granite Counters, Center-Islands, All Stainless Viking Appliances. Hardwood Floors, Fireplace, Vaulted Ceilings, Ceiling Fans, + Private Patio. Pre-Wired For Alarm, Surround Sound, Flat Screen TV'S + Outdoor Audio System. 2-Car Attached Garage, Lots Of Storage!	Definitely A Picture Perfect Character Home! This Absolutely Charming, And Very Unique Residence Is Located On A Quiet Residential Neighborhood. Beautiful Original Hardwood Flooring Throughout. The Kitchen, Equipped With Stainless Steel Appliances, Was Remodeled Two Years Ago With New Granite Counter Tops, Double Sinks, Cabinets And Stone Tile Flooring. The Living Room Has The Original Ornate Ceiling Molding. The Central Heating Was Installed Five Years Ago.	3 Bedroom 3.5 Bath Townhome In Excellent El Segundo Location.

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	6	\$652,500	\$529.96	\$655,000	\$475,000	\$850,000	48
EXP/CNL	0						
<b>Total</b>	<b>6</b>	<b>\$652,500</b>	<b>\$529.96</b>	<b>\$655,000</b>	<b>\$475,000</b>	<b>\$850,000</b>	<b>57</b>