

Full Summary Of Compared Listings

October 31, 2007

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



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	Details	Details	Details
MLS#	R953970	S954292	S954156
Status	Sold	Sold	Sold
Address	77 15 Th St	320 Hermosa Avenue	1058 Monterey Blvd
City	Hermosa Beach	Hermosa Beach	Hermosa Beach
Area	148	148	148
Org Amt	\$749,000	\$850,000	\$1,499,000
Cur Amt	\$749,000	\$830,000	\$1,499,000
Sold Dt	10/09/2007	10/15/2007	10/24/2007
Apx SqFt	722	1,049	1,785
Price/SF	\$1,037.40	\$791.23	\$839.78
Terms			
CDOM	92		38
Building		VltCeiln	GarAcces
Heat/AC	Radiant	ForcdAir	CntrlAC
Parking	Subterranean	DrOpn,Subterranean,2Space	AttGar,2CarGar
Pool			
Style	Spanish	Contemporary	Mediterranean
Rec			
Stories	OneLvl	TwoLvl	3+Lvl
View	HillView,OcnView,PierView	OcnView,PABView,WatrView	CstView,OcnView,PanoView,PierView,
Beds	1	2	3
Baths	1	2	4
Full Bath	1	2	3
Half Bath	0	0	1
Year Blt	1972	1972	2000
Schools			Hermosa
Remarks	Full Ocean View From Every Room!! Steps To The Beach! Two Block Walk To The Hermosa Beach Pier For Popular Shopping, Dining And Nightlife. Immaculately Clean With Granite Kitchen Counter Tops, New Fixtures And New Vinyl Windows. Underground Parking And Laundry On Each Floor. Relax And Bbq On Your Balcony Overlooking The Fun On The Beach.	West Facing Unit. One Of The Greatest Places To Live Is Hermosa Beach. This Townhome-Style Condo Is Located Just Feet From The Sand. And There Is Nothing Better Than The Ocean Breezes On A Sunny Day. Very Close To Pier Plaza Are Restaurants Cafes & Trendy Shops. Features: Remodeled Kitchen With Granite Counters, New Cabinetry And Stainless Steel Appliances. Remodeled Bathrooms Also Have Granite Counters And New Cabinetry. Gorgeous New Carpet Too!	Views, Location, Style!! This Sand Section Townhouse Has It All. Immaculately Maintained, Designer Perfect...With Ocean, Whitewater And Sand Views From The Living Area. Cozy Rooftop Deck Also Featuring Panoramic Ocean Views, Bbq Hookups And Inviting Built-In Fireplace. Finest In Stone, Tile And Hardwood Finishes Throughout. Large Chef'S Kitchen Opens To Dining And Living Area, Ideal For Entertainment. Custom Built-In Bar Wine Cooler/Fridge.



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MLS# S954318
Status Sold
Address 214 10Th
City Hermosa Beach
Area 148
Org Amt \$1,559,000
Cur Amt \$1,559,000
Sold Dt 10/16/2007
Apx SqFt 1,900
Price/SF \$820.53
Terms
CDOM 4
Building GarAcces,EndUnit,MFBedrm
Heat/AC NatGas
Parking AttGar,DrOpn,3+CarGar
Pool
Style Spanish
Rec BBQ
Stories TwoLvl
View CtlnView,OcnView,WWatView
Beds 3
Baths 4
Full Bath 3
Half Bath 1
Year Blt 2003
Schools Hermosa
Remarks Exceptional Furnished Prime Sand Section Home With Breathtaking Views From Catalina To Malibu. The Stunning Sunsets Are Seen From The Inside & Out & Create The Perfect Backdrop For Beach Living At Its Finest. When You Enter This Home, The Spiral Staircase Will Lead You Up To The Fabulous Great Rm Where Lounging & Entertaining Will Be A Favorite. Take A Few Steps Out To The Gorgeous Balcony & Enjoy The Ocean Breezes While Barbecuing On The Built-In

Details
S928203
Sold
3001 The Strand
Hermosa Beach
148
\$10,600,000
\$10,000,000
10/10/2007
6,204
\$1,611.86
122
Custom,GarAcces,NewConst
ForcdAir
AttGar,3+CarGar
Modern
3+Lvl
CstView,OcnView,PanoView
5
6
5
2
2007
This Beautiful Masterpiece Is Designed By Louie Tomaro Of Tomaro Architects, And Offered By Doukoullous Development And Will Define The Best In Luxury Homes. Modern Design Optimized The Strand Living. Will Be Appointed With The Finest Materials & Workmanship. Features 5 Bedrooms, 5Full Baths Plus (2) 1/2 Baths. Approx. 6,204 Sq. Ft. Of Living Space. Home Will Have 3 Levels With Private Elevator, Home Theater, Wine Cellar, Great Room, Roof-Top Deck,

Details
S952501
Sold
713 7Th
Hermosa Beach
149
\$1,375,000
\$1,360,000
10/02/2007
3,038
\$447.66
GarAcces,FreeStnd,NCWalls
ForcdAir
AttGar,2CarGar
Mediterranean
TwoLvl
4
4
3
1
2001
Hermosa
**** Living Room & Kitchen Just Painted Designer 'Beige' And Look Fabulous. New Photos Coming Soon.** This Is The Most Wonderful Neighborhood. Young Adorable Couples, All Friends, Most With Young Kids. Private Cobblestone Kid-Friendly Cul-De-Sac. 3038 Sf Home Built In 2001 With Yard & Traditional Floorplan. Giant Great Room With Hardwood Floors & Fireplace, Family Room & 10' Ceilings On Both Levels. Crown Molding & Designer Paint. Upstairs Features 2 Master Suites, Plus**



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MLS# S952184
Status Sold
Address 640 Braeholm
City Hermosa Beach
Area 149
Org Amt \$3,695,000
Cur Amt \$3,300,000
Sold Dt 10/12/2007
Apx SqFt 3,082
Price/SF \$1,070.73
Terms
CDOM 27
Building MFBedrm
Heat/AC ForcdAir
Parking AttGar,DrOpn,2CarGar
Pool
Style
Rec
Stories TwoLvl
View CtlNView,CityView,HillView,OcnView,P
Beds 4
Baths 4
Full Bath 3
Half Bath 1
Year Blt 1965
Schools Hermosa
Remarks Rarely Does A Property Located Like This Come On The Market. This May Be A Once In A Lifetime Opportunity For You To Own A Spectacular Ocean Vista Estate. Tucked On The Top Of The Highly Sought After Hermosa Beach Hill Section With Unblockable Views To The South, The West And The North. You Can See From Palos Verdes And Catalina To The South And Malibu To The North And Looking West... If The World Was Flat You Could See Hawaii From Here. This Over 3000

Details
MLS# S944466
Status Sold
Address 1206 21St
City Hermosa Beach
Area 150
Org Amt \$929,000
Cur Amt \$810,000
Sold Dt 10/17/2007
Apx SqFt 1,200
Price/SF \$675.00
Terms
CDOM 149
Building ForcdAir
Heat/AC DetGar,DrOpn,2CarGar
Parking
Pool
Style Cottage
Rec
Stories OneLvl
View
Beds 3
Baths 2
Full Bath 2
Half Bath 0
Year Blt 1948
Schools Hermosa
Remarks Cottage In Hermosa Beach With Large 4200 Sq Foot Lot...Nice Wide Street...2 Car Garage With Nice Backyard..

Details
MLS# S954022
Status Sold
Address 1247 19Th
City Hermosa Beach
Area 150
Org Amt \$799,000
Cur Amt \$815,000
Sold Dt 10/30/2007
Apx SqFt 1,304
Price/SF \$625.00
Terms
CDOM 30
Building ForcdAir
Heat/AC AttGar
Parking
Pool
Style
Rec
Stories OneLvl
View
Beds 3
Baths 2
Full Bath 1
Half Bath 1
Year Blt 1957
Schools Hermosa
Remarks Best Deal In Town!! Located In A Very Desirable Hermosa Beach Neighborhood!! This Home Is Mainly Original But Has Been Very Well Maintained. House Has Fireplace, Washer/Dryer Hookups, Private Courtyard Type Area For Security And Privacy, Walk In Closets In All 3 Bedrooms. This Is Perfect For First Time Home Buyer Or Someone Looking For A Great Fixer To Make Their Own!!



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MLS# S949822
Status Sold
Address 1144 7Th Street
City Hermosa Beach
Area 150
Org Amt \$1,299,999
Cur Amt \$1,105,000
Sold Dt 10/15/2007
Apx SqFt 2,497
Price/SF \$442.53
Terms
CDOM 80
Building MFBedrm
Heat/AC NatGas
Parking AttGar,DrOpn
Pool
Style Cottage
Rec
Stories TwoLvl
View
Beds 3
Baths 2
Full Bath 1
Half Bath 0
Year Blt 1963
Schools Hermosa
Remarks Price Reduced \$50K. Entertainers Delight, Beautiful 3 Bedroom 2 Bathroom Home. Open And Airy Floorplan Featuring A Huge Master Suite, Large Sized Secondary Rooms, Sliding Doors To Upstairs Balcony And Lower Level Yard. Lower Level Great Room To A Large Rear Yard.

Details
R952423
Sold
1639 N Prospect Ave
Hermosa Beach
150
\$1,275,000
\$1,165,000
10/26/2007
2,142
\$543.88

GarAcces,FreeStnd,NCWalls,2/Lot
ForcdAir
AttGar,DrOpn,2CarGar

Contemporary

3+Lvl
CtlnView,CityView,CstView,OcnView,F
3
4
3
1
1991

Stunning Architectural Dream Home In The Hermosa Hills. 3 Huge Bedrooms Each With Gorgeous, Private Full Bath, Plus A Unique, Zen Powder Room. 2 Fireplaces Including One In The Master Suite. Sweeping Panoramic Ocean Views From The Living Room And Giant Rooftop Deck. New Kitchen Completely Remodeled With High End Stainless Appliances, Custom Cherry Wood Cabinets, Concrete Counter Tops. Hardwood Floors, New Sea Grass Carpeting And Designer

Details
S950161
Sold
1252 15Th Street
Hermosa Beach
150
\$1,529,000
\$1,400,000
10/19/2007
2,460
\$569.11

67

ForcdAir,NatGas
AttGar,DrOpn,2CarGar

Spanish

TwoLvl
4
4
3
1
2007

This New 2-Story, Spanish, Offers 2460 Sq Ft With 4 Bedrooms, 3.5 Baths, Large Kitchen W/Stainless Appliances, Balcony, Laundry Room, Yard, 2-Car Garage And Intercom And Vac System Throughout. The House Is Beautifully Coordinated With Lush Spanish Tiles, Brazilian Cherry Hardwood Floors (Bedrooms Are Carpeted) And A Fabulous Interior & Exterior Color Coordination Throughout. The Master Bedroom With Wall-Mounted Fireplace Is Located On The 2Nd Floor,

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	12	\$2,049,333	\$789.56	\$1,262,500	\$749,000	\$10,000,000	51
EXP/CNL	0						
Total	12	\$2,049,333	\$789.56	\$1,262,500	\$749,000	\$10,000,000	68