

Full Summary Of Compared Listings

October 31, 2007

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



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MLS# S947019
Status Sold
Address 5202 Calle Mayor
City Torrance
Area 128
Org Amt \$817,000
Cur Amt \$700,000
Sold Dt 10/19/2007
Apx SqFt 1,217
Price/SF \$575.18
Terms
CDOM 100
Building
Heat/AC WallGas
Parking AttGar
Pool
Style Traditional
Rec
Stories OneLvl
View
Beds 3
Baths 2
Full Bath 1
Half Bath 1
Year Blt 1954
Schools Torrance
Remarks Back On Market! Great Curb Appeal Welcomes You Into This Terrific Remodeled Home. Spacious Open Living Area With Beautifully Refinished Hardwood Floors, Recessed Lighting, Crown Molding And A Natural Stone Fireplace Opening Up To A Nice Kitchen With Breakfast Bar With Butcher Block Counter. Full Bath With Tile And Travertine. Upgraded Electrical With New Panel. Copper Plumbing. Newer Roof. Brand New Dual Pane Vinyl Windows Through-Out. Immaculate

Details
MLS# S947409
Status Sold
Address 5002 Paseo De Pablo
City Torrance
Area 128
Org Amt \$1,169,000
Cur Amt \$1,060,000
Sold Dt 10/01/2007
Apx SqFt 1,605
Price/SF \$660.44
Terms
CDOM 96
Building GarAcces
Heat/AC ForcdAir
Parking AttGar,DrOpn,2CarGar
Pool
Style
Rec
Stories OneLvl
View CityView,MntView
Beds 4
Baths 2
Full Bath 1
Half Bath 0
Year Blt 1956
Schools
Remarks Build A Second Story And Have Wonderful City Lite And Mountain Views! Large Corner Lot With Sunny South/West Facing Backyard. Remodeled Kitchen With Tile Counters, Breakfast Bar And Large Nook + Direct Access To Two Car Garage From Kitchen. Family Or Formal Dining Room Adjacent To Kitchen Has Fireplace. Large Living Room Has Fireplace And New Floor To Ceiling Dual Paned Windows And Sliding Door That Opens To Yard/Patio. Original Oak Hardwood Floors Under

Details
MLS# S947282
Status Sold
Address 132 Vista Del Parque
City Redondo Beach
Area 128
Org Amt \$1,299,000
Cur Amt \$1,242,000
Sold Dt 10/25/2007
Apx SqFt 2,065
Price/SF \$601.45
Terms
CDOM 238
Building
Heat/AC ForcdAir
Parking 2CarGar
Pool InGround
Style Mediterranean
Rec
Stories TwoLvl
View PKView
Beds 4
Baths 4
Full Bath 1
Half Bath 0
Year Blt 1950
Schools Torrance
Remarks Property Has Been Staged For Design Ideas. Summer Is Here, Enjoy This Resort Type Property On Large Lot In The Heart Of The Lower Hollywood Riviera With Unique Detached Guest House And Pool. Fabulous Location Walk To The Beach, Riviera Village, Park, Tennis Courts And Award Winning Schools. Updated And Remodeled Over The Years, With Red Tile Roof, Newly Remodeled Tuscan Style Kitchen With Granite, Stainless Steel Appliances & Refinish Hardwood Floors. Living-Room

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	3	\$1,000,667	\$612.36	\$1,060,000	\$700,000	\$1,242,000	145
EXP/CNL	0						
Total	3	\$1,000,667	\$612.36	\$1,060,000	\$700,000	\$1,242,000	145