

Brief Summary of Compared Listings

November 05, 2009

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

Status: Closed Sale

ML#	L/S Date	Address	City	Sqft	Bds	Bth	Built	L/S Price	DOM
S09044210	10/13/2009	9 Surrey	Rancho Palos Ve	2,019	3	2.00	1957	\$750,000	112
S09078121	10/16/2009	15 La Vista Verde	Rancho Palos Ve	2,008	3	3.00	1966	\$830,000	72
S09087211	10/27/2009	4321 Via Frascati	Rancho Palos Ve	3,556	4	4.00	1972	\$1,400,000	5
V09072948	10/16/2009	32653 Seagate # 204	Rancho Palos Ve	1,565	2	2.00	1964	\$455,000	94
V08152976	10/15/2009	32679 Seagate # 203	Rancho Palos Ve	1,433	2	2.00	1964	\$490,000	352
V09101460	10/30/2009	32735 B-4 Seagate # 201	Rancho Palos Ve	1,736	2	2.00	1964	\$505,000	11
V09014997	10/23/2009	3200 La Rotonda # 601	Rancho Palos Ve	1,373	2	2.00	1974	\$670,000	253
B2105174	10/30/2009	4129 Admirable	Rancho Palos Ve	2,111	3	3.00	1959	\$800,000	212
V09083723	10/02/2009	23 Barkentine	Rancho Palos Ve	2,181	4	3.00	1950	\$949,000	61
V09091581	10/23/2009	6503 Beachview	Rancho Palos Ve	2,585	3	3.00	1988	\$1,050,000	29
V09062724	10/02/2009	32245 Phantom	Rancho Palos Ve	1,784	3	2.00	1963	\$1,283,000	90
P703685	10/29/2009	7355 Berry Hill	Rancho Palos Ve	2,019	3	3.00	1962	\$890,000	17
R906306	10/30/2009	30653 Rue Valois	Rancho Palos Ve	2,064	4	2.00	1960	\$999,999	8
P693005	10/30/2009	7090 Via Del Mar	Rancho Palos Ve	2,906	4	4.00	1987	\$1,200,000	130
S09015614	10/20/2009	7351 Lunada Vista	Rancho Palos Ve	4,400	5	5.00	2007	\$2,075,000	248
S09081027	10/06/2009	30323 Cartier	Rancho Palos Ve	2,401	4	3.00	1962	\$950,000	9
S09026189	10/23/2009	7241 Avenida Altisima	Rancho Palos Ve	2,951	4	3.00	1969	\$1,450,000	121
S09078594	10/15/2009	7030 Crest	Rancho Palos Ve	3,584	5	4.00	1968	\$1,650,000	51
V09089567	10/22/2009	28244 Trailriders	Rancho Palos Ve	1,434	3	2.00	1962	\$881,000	42
V09089318	10/15/2009	6903 Hartcrest	Rancho Palos Ve	1,956	4	2.00	1963	\$900,000	7
S09035309	10/20/2009	28014 Braidwood	Rancho Palos Ve	1,872	4	2.00	1964	\$929,000	194
S09069580	10/29/2009	28520 Blythewood	Rancho Palos Ve	2,484	4	3.00	1963	\$980,000	62
V09097006	10/27/2009	29061 Maplepark	Rancho Palos Ve	2,467	5	4.00	1963	\$980,000	22
V09042062	10/12/2009	29021 Warnick	Rancho Palos Ve	2,998	5	3.00	1970	\$1,400,000	194
09362817	10/20/2009	28121 Highridge # 310	Rancho Palos Ve	1,249	2	2.00	1974	\$415,000	66
S09083368	10/26/2009	27922 Ridgebrook	Rancho Palos Ve	1,140	2	2.00	1974	\$474,500	41
V09067573	10/06/2009	29320 Northbay	Rancho Palos Ve	2,052	3	3.00	1963	\$965,000	108
V09088221	10/16/2009	28511 Quailhill	Rancho Palos Ve	2,244	4	3.00	1969	\$1,085,000	69
V09086294	10/07/2009	28921 Indian Valley	Rancho Palos Ve	2,436	3	3.00	1964	\$1,103,800	49
S08035707	10/15/2009	29303 Stadia Hill	Rancho Palos Ve	2,466	4	3.00	1968	\$1,150,000	532
V09081363	10/02/2009	5840 Scotwood	Rancho Palos Ve	3,130	5	4.00	1970	\$1,365,000	26
S09088858	10/14/2009	28835 Doverridge	Rancho Palos Ve	2,940	5	3.00	1969	\$1,500,000	10
V09080837	10/16/2009	28012 Seashell	Rancho Palos Ve	2,450	4	3.00	1967	\$1,059,000	48
V09034072	10/01/2009	26813 Hawkhurst	Rancho Palos Ve	2,490	4	3.00	1967	\$1,125,000	193
V09086781	10/01/2009	26711 Hawkhurst	Rancho Palos Ve	2,569	4	3.00	1967	\$1,142,000	25
V09018204	10/30/2009	4911 Browndeer Lane	Rancho Palos Ve	2,372	5	3.00	1965	\$1,150,000	245
V09045927	10/22/2009	27342 Warrior	Rancho Palos Ve	2,490	5	3.00	1966	\$1,159,000	182
S09065333	10/12/2009	5448 Bayridge	Rancho Palos Ve	1,452	3	2.00	1956	\$840,000	60
V09083207	10/08/2009	5430 Bayridge	Rancho Palos Ve	1,400	3	2.00	1956	\$875,000	69
S09067678	10/14/2009	27153 Fond Du Lac	Rancho Palos Ve	2,104	3	2.00	1962	\$900,000	92
V08164916	10/19/2009	5910 Clint Place	Rancho Palos Ve	2,318	5	4.00	1960	\$989,000	284
P693947	10/24/2009	28626 Friarstone	Rancho Palos Ve	1,180	3	2.00	1974	\$375,000	68
V09097763	10/29/2009	1833 Caddington # 44	Rancho Palos Ve	1,282	3	2.00	1979	\$410,750	5
V09098965	10/30/2009	28519 Vista Tierra	Rancho Palos Ve	1,436	3	3.00	1974	\$490,000	40
V09090107	10/29/2009	1835 Trudie	Rancho Palos Ve	853	2	1.00	1950	\$500,000	71

S09066478	10/09/2009	2011 Jaybrook	Rancho Palos Ve	1,893	3	3.00	1950	\$676,000	71
S09080630	10/16/2009	2081 Avenida Feliciano	Rancho Palos Ve	1,790	4	2.00	1962	\$687,000	63
S09087202	10/01/2009	1813 Avenida Feliciano	Rancho Palos Ve	1,568	3	2.00	1960	\$699,000	21
V09086671	10/07/2009	1819 Avenida Feliciano	Rancho Palos Ve	1,790	3	2.00	1962	\$745,000	57
Averages:				2,142	4	2.71	1966	\$945,858	100

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	49	\$945,858	\$440.60	\$949,000	\$375,000	\$2,075,000	100
WTH							
EXP/CNL							
Total	49	\$945,858	\$440.60	\$949,000	\$375,000	\$2,075,000	100