

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
R905598	10/30/2009	28004 South Western # 1	San Pedro	770	1	1.00	1990	\$215,000	48
S09036840	10/16/2009	1440 Brett # 61	San Pedro	711	1	1.00	1987	\$242,000	175
S09084530	10/01/2009	3224 South Denison	San Pedro	1,022	2	1.00	1923	\$417,000	62
S08126419	10/22/2009	710 West Hamilton	San Pedro	1,309	2	1.00	1936	\$425,000	91
S09055059	10/09/2009	3811 Stephen M White	San Pedro	1,543	2	1.00	1953	\$750,000	98
S09074626	10/20/2009	807 West 17Th	San Pedro	816	2	1.00	1925	\$226,000	86
S09082002	10/18/2009	741 West 24Th St # 5	San Pedro	952	2	1.00	1972	\$260,000	16
W09086790	10/02/2009	1340 South Alma	San Pedro	1,090	2	1.00	1939	\$350,000	6
S09097471	10/16/2009	1327 South Palos Verdes	San Pedro	1,263	2	1.00	1949	\$287,900	24
V09027387	10/16/2009	130 North Meyler	San Pedro	800	2	1.00	1952	\$310,000	180
I09086814	10/02/2009	257 West 13Th	San Pedro	730	2	1.00	1921	\$175,000	49
S09079202	10/14/2009	948 West 9Th # 3	San Pedro	1,171	2	2.00	1989	\$288,000	44
P700584	10/14/2009	947 West 19Th	San Pedro	1,294	2	2.00	1918	\$375,000	4
S09046245	10/18/2009	2225 South Meyler	San Pedro	952	2	2.00	1924	\$435,000	119
S09050376	10/01/2009	285 West 6Th Street # 2	San Pedro	1,233	2	2.00	2007	\$310,000	120
S09048461	10/08/2009	384 South Miraleste # 46	San Pedro	1,107	2	2.00	1971	\$210,000	118
S581344	10/16/2009	736 West Santa Cruz # 4	San Pedro	1,044	2	2.00	1989	\$179,900	102
S09075516	10/02/2009	27980 South Western # 1	San Pedro	1,174	2	2.00	1984	\$278,000	64
Y902190	10/19/2009	28004 South Western # 1	San Pedro	1,092	2	2.00	1990	\$289,900	125
S09086547	10/27/2009	1360 West Capitol # 338	San Pedro		2	2.00	1986	\$290,000	37
P688717	10/29/2009	1157 South Leland # 3	San Pedro	1,106	2	3.00	1992	\$285,000	51
S09011720	10/23/2009	1981 Mount Shasta	San Pedro	1,572	2	3.00	1976	\$360,000	255
P703731	10/27/2009	1256 West 26Th	San Pedro	965	3	1.00	1945	\$559,000	28
S587548	10/15/2009	773 West 30Th	San Pedro	1,040	3	1.00	1951	\$400,000	4
S09038747	10/19/2009	758 West 18Th Street	San Pedro	1,192	3	1.00	1925	\$385,000	133
S09050489	10/02/2009	890 West Sepulveda	San Pedro	1,095	3	1.00	1944	\$325,000	142
S09084918	10/08/2009	2249 Paseo Del Mar	San Pedro	2,482	3	2.00		\$857,500	50
V09088760	10/22/2009	854 West 27Th	San Pedro	1,166	3	2.00	1953	\$399,000	66
S09034640	10/16/2009	3227 South Walker	San Pedro	2,176	3	2.00	1976	\$750,000	165
S09085416	10/20/2009	3636 Parker	San Pedro	1,835	3	2.00	1928	\$769,000	51
S09087424	10/15/2009	2514 South Gaffey	San Pedro	1,236	3	2.00	1940	\$500,000	6
V09092200	10/28/2009	1478 Sunnyside	San Pedro	1,410	3	2.00	1928	\$554,000	15
S09096219	10/16/2009	1362 West 20Th	San Pedro	1,475	3	2.00	1925	\$575,000	42
S09095908	10/30/2009	1925 South Mesa St.	San Pedro	1,308	3	2.00	1955	\$328,000	15
V09001055	10/20/2009	1942 West 1St	San Pedro	2,008	3	2.00	1955	\$440,000	270
L30916	10/28/2009	846 West Elberon	San Pedro	1,100	3	2.00	1963	\$399,000	15
S09085700	10/02/2009	1468 West Sepulveda	San Pedro	1,584	3	2.00	1927	\$415,000	17
S09093163	10/15/2009	1281 West 2Nd St	San Pedro	1,280	3	2.00	1961	\$455,000	36
S09083077	10/20/2009	1402 West Santa Cruz	San Pedro	1,765	3	2.00	1955	\$530,000	38
S588880	10/28/2009	1410 Brett # 342	San Pedro	1,365	3	2.00	1987	\$357,500	44
V09098856	10/23/2009	2222 South Mesa # 15	San Pedro	1,987	3	3.00	1990	\$210,000	34
V09092713	10/21/2009	1551 Nantucket	San Pedro	1,938	3	3.00	1998	\$565,000	51
S09098999	10/29/2009	537 Albro	San Pedro	1,798	3	3.00	1976	\$525,000	8
V09093535	10/01/2009	1606 Stonewood	San Pedro	1,328	3	3.00	1976	\$416,000	23
Averages:				1,309	2	1.80	1959	\$401,652	71

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	44	\$401,652	\$311.56	\$380,000	\$175,000	\$857,500	71
WTH							
EXP/CNL							
Total	44	\$401,652	\$311.56	\$380,000	\$175,000	\$857,500	71