

# Brief Summary of Compared Listings

October 01, 2008

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
S08037542	09/22/2008	3970 Sepulveda # 203	Torrance	1,500	1	2.00	2007	\$445,000	179
S08105542	09/05/2008	3970 Sepulveda # 306	Torrance	1,500	2	2.00	2007	\$501,000	0
S960103	09/05/2008	3970 Sepulveda # 207	Torrance	1,675	2	2.50	2007	\$530,000	136
S08091076	09/05/2008	23633 Ladeene	Torrance	1,496	3	2.00	1962	\$610,000	49
V08034385	09/05/2008	22311 Marjorie	Torrance	1,107	3	1.00	1953	\$610,000	173
S944290	09/08/2008	3970 Sepulveda # 401	Torrance	2,000	2	3.00	2007	\$637,000	281
S08078128	09/22/2008	22503 Kent	Torrance	1,896	3	3.00	1999	\$640,000	76
S08105464	09/18/2008	23454 Ladeene Ave.	Torrance	1,676	4	2.00	1962	\$645,000	25
S960099	09/08/2008	3970 Sepulveda # 407	Torrance	2,129	2	2.50	2007	\$665,000	136
S08093352	09/05/2008	5446 Linda	Torrance	1,214	3	2.00	1948	\$775,000	73
S08092327	08/29/2008	5103 Milne	Torrance	1,302	3	2.00	1953	\$800,000	28
S08088654	08/29/2008	5009 Merrill	Torrance	1,162	3	2.00	1955	\$625,000	76
S08064449	09/29/2008	5111 Jacques Street	Torrance	1,650	4	3.00	1955	\$660,000	121
S08120803	09/23/2008	5207 Lee Street	Torrance	1,273	3	2.00	1955	\$670,000	3
S08051567	09/23/2008	21238 Talisman Street	Torrance	1,155	3	2.00	1956	\$684,500	125
S08112593	09/26/2008	5509 Halison	Torrance	1,500	3	2.00	1956	\$590,000	30
S08079227	09/16/2008	19314 Flavian	Torrance	1,586	3	2.00	1954	\$635,000	80
S08111931	09/16/2008	4543 Narrot	Torrance	2,685	5	3.00	1954	\$860,000	7

**Averages:** **1,584** **3** **2.22** **1972** **\$643,472** **89**

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/CNT							
SLD/LSE	18	\$643,472	\$426.82	\$638,500	\$445,000	\$860,000	89
WTH							
EXP/CNL							
<b>Total</b>	<b>18</b>	<b>\$643,472</b>	<b>\$426.82</b>	<b>\$638,500</b>	<b>\$445,000</b>	<b>\$860,000</b>	<b>89</b>