

Brief Summary of Compared Listings

October 04, 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
V09080487	09/16/2009	3119 Almeria	San Pedro	812	2	1.00	1952	\$525,000	8
V09076530	09/24/2009	1126 West 26Th	San Pedro	913	2	1.00	1941	\$547,500	20
S09031780	09/22/2009	3408 South Patton	San Pedro	1,078	2	1.00	1951	\$580,000	147
V09081030	09/17/2009	3604 South Parker	San Pedro	1,299	3	1.00	1953	\$635,000	21
V09057228	09/15/2009	2702 South Peck # 11	San Pedro	1,235	2	2.00	1969	\$385,000	118
V09087963	09/17/2009	2612 South Denison	San Pedro	1,487	3	2.00	1969	\$475,000	28
V08064284	09/16/2009	3512 South Kerckhoff	San Pedro	1,047	2	1.00	1922	\$520,000	471
S08121192	09/11/2009	2946 South Kerckhoff	San Pedro	1,938	4	3.00	2008	\$549,000	316
S09020175	09/28/2009	741 West 24Th # 25	San Pedro	659	1	1.00	1972	\$205,000	90
S09060669	09/29/2009	812 West 19Th	San Pedro	636	1	1.00	1913	\$210,000	101
P695845	09/10/2009	1413 South Dodson	San Pedro	906	2	1.00	1943	\$410,000	53
S09061514	09/02/2009	2438 South Alma	San Pedro	1,342	3	1.00	1933	\$428,000	90
V09042146	09/28/2009	1123 South Patton	San Pedro	1,013	3	1.00	1949	\$440,000	115
S09080728	09/04/2009	1350 19Th	San Pedro	1,442	2	2.00	1957	\$475,000	10
S09084937	09/24/2009	1311 South Grand # 14	San Pedro	1,048	2	1.00	1978	\$148,000	7
S09051853	09/16/2009	570 West 14Th # 2	San Pedro	1,698	3	3.00	1992	\$265,000	68
S09072088	09/11/2009	1939 S Grand	San Pedro	1,088	2	1.00	1941	\$324,000	84
S09059999	09/29/2009	285 West 6Th Street # 4	San Pedro	1,200	2	2.00	2007	\$333,000	93
S09059772	09/30/2009	285 West 6Th Street # 3	San Pedro	1,243	2	2.00	2007	\$340,000	93
S08122995	09/01/2009	646 West 21St	San Pedro	1,537	2	2.00	1937	\$345,000	256
S09098346	09/25/2009	360 South Miraleste # 34	San Pedro	1,107	2	2.00	1971	\$190,000	7
P692487	09/14/2009	390 South Miraleste # 48	San Pedro	1,107	2	2.00	1971	\$190,000	12
V09086994	09/25/2009	324 North Goodhope	San Pedro	1,769	3	2.00	1961	\$675,000	38
P667494	09/16/2009	110 North Marshall # 2	San Pedro	1,449	3	3.00	1990	\$213,000	244
S09073572	09/25/2009	920 West Upland	San Pedro	874	2	1.00	1955	\$260,000	9
S961531	09/24/2009	467 North Bandini	San Pedro	1,000	3	2.00	1924	\$285,000	484
S949099	09/18/2009	932 West Oliver	San Pedro	968	3	2.00	1957	\$300,000	768
S09059954	09/08/2009	771 West 5Th	San Pedro	782	2	1.00	1952	\$310,000	83
V09088497	09/29/2009	1396 West 1St	San Pedro	798	2	1.00	1952	\$315,000	11
P691807	09/01/2009	235 South Meyler	San Pedro	1,027	2	2.00	1917	\$325,000	32
S08159632	09/08/2009	715 Oro	San Pedro	1,617	3	2.00	1947	\$413,100	224
V09060649	09/29/2009	315 North Western	San Pedro	1,378	4	2.00	1952	\$447,500	82
S09053176	09/10/2009	769 West Elberon	San Pedro	2,040	4	3.00	2003	\$475,000	112
S09047841	09/25/2009	1461 West Santa Cruz	San Pedro	1,893	2	3.00	2005	\$599,000	24
S09025586	09/11/2009	633 West 1St	San Pedro	972	2	1.00	1953	\$305,000	141
S09071821	09/18/2009	1424 Brett # 254	San Pedro	1,365	3	2.00	1987	\$375,000	81
P683194	09/01/2009	1949 Mount Shasta	San Pedro	1,328	3	3.00	1976	\$395,000	15
S09070162	09/10/2009	1625 Dalmatia # 111	San Pedro	1,351	3	3.00	1979	\$409,000	31
V09078036	09/10/2009	2146 Stonewood Ct	San Pedro	1,429	2	3.00	1979	\$423,000	38
V09087937	09/29/2009	2217 Stonewood Ct	San Pedro	1,736	4	3.00	1979	\$435,000	44
S09077931	09/01/2009	1135 North Cabrillo	San Pedro	1,618	4	2.00	1963	\$515,000	37
Averages:				1,249	3	1.83	1963	\$390,100	115

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	41	\$390,100	\$324.05	\$395,000	\$148,000	\$675,000	115
WTH							
EXP/CNL							
Total	41	\$390,100	\$324.05	\$395,000	\$148,000	\$675,000	115