

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
S09047204	09/15/2009	3970 Sepulveda # 109	Torrance	1,430	2	2.00	2007	\$465,000	87
S09080321	09/17/2009	3970 Sepulveda # 110	Torrance	1,500	1	2.00	2007	\$475,000	3
S09032708	09/16/2009	4906 Marion	Torrance	1,377	3	2.00	1953	\$560,000	46
S09047849	09/15/2009	3947 West 226Th Street	Torrance	1,700	3	3.00	2008	\$600,000	55
S09060977	09/04/2009	22529 Kathryn	Torrance	1,275	3	2.00	1953	\$620,000	44
S09082299	09/22/2009	23535 Carlow	Torrance	2,090	4	2.00	1962	\$760,000	27
P695061	09/02/2009	3859 Merit	Torrance	2,522	4	3.00	1976	\$794,000	50
S09082886	09/04/2009	22916 Audrey	Torrance	3,127	4	3.00	1977	\$930,000	4
S09074648	09/08/2009	22633 Gaycrest	Torrance	3,000	4	4.00	1990	\$965,900	22
S09105269	09/30/2009	23077 Doris	Torrance	1,841	4	2.00	1947	\$975,000	0
S09068516	09/05/2009	22033 Anza	Torrance	1,120	3	2.00	1955	\$530,500	42
S09087343	09/18/2009	21302 Ladeene	Torrance	1,788	3	2.00	1956	\$690,000	8
S09046504	09/01/2009	5125 Cathann	Torrance	2,162	4	3.00	1955	\$720,000	130
S09016120	09/02/2009	22034 Ladeene	Torrance	3,976	4	3.00	1989	\$875,000	161
S09017011	09/11/2009	21610 Anza	Torrance	1,263	4	2.00	1956	\$550,000	2
S09026351	09/04/2009	4520 Deelane	Torrance	1,116	3	2.00	1955	\$582,000	40
C09073362	09/25/2009	20555 Mansel	Torrance	1,520	3	2.00	1962	\$620,000	35
S09084101	09/11/2009	19413 Beckworth	Torrance	1,106	3	1.00	1954	\$625,000	5
S09082179	09/23/2009	20104 Hinsdale	Torrance	1,112	3	1.00	1955	\$632,000	8
S09074229	09/07/2009	5405 Carmelynn	Torrance	1,161	3	2.00	1956	\$660,000	14
S09086978	09/25/2009	4242 Spencer	Torrance	2,446	3	4.00	1989	\$665,000	10
S577757	09/02/2009	3919 Emerald	Torrance	2,336	4	3.00	2000	\$682,000	81
S09082338	09/23/2009	21013 Annrita	Torrance	1,493	4	2.00	1959	\$749,000	11
S09086867	09/29/2009	19722 Ronald	Torrance	2,119	3	2.00	1956	\$865,000	15
V09057846	09/29/2009	4724 Asteria St.	Torrance	3,348	5	4.00	1994	\$1,030,000	118
Averages:				1,917	3	2.40	1971	\$704,816	41

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACT							
PND/BAK							
SLD/LSE	25	\$704,816	\$399.04	\$665,000	\$465,000	\$1,030,000	41
WTH							
EXP/CNL							
Total	25	\$704,816	\$399.04	\$665,000	\$465,000	\$1,030,000	41