

Brief Summary of Compared Listings

July 01, 2007

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

Status: SLD

ML#	Area	Type	Address	City	Sqft	Bds	Bth	Built	Price	CDOM
S943481	27	CND	23029 Nadine B	TORR	950	2	1.50	1963	\$359,500	93
		SP:	\$357,000 SD: 06/22/2007							
S944586	27	CND	22918 Nadine B	TORR	950	1	1.50	1963	\$459,000	54
		SP:	\$437,000 SD: 06/29/2007							
S943497	27	SFR	3610 227 W	TORR	1,783	3	2.00	1954	\$849,500	18
		SP:	\$810,000 SD: 06/01/2007							
S947118	27	SFR	2883 230Th Street W	TORR	2,238	4	2.50	1963	\$908,000	13
		SP:	\$901,000 SD: 06/24/2007							
S945658	27	SFR	22908 Wade Ave	TORR	2,820	4	2.50	1976	\$950,000	49
		SP:	\$920,000 SD: 06/30/2007							
S948224	27	SFR	2649 233Rd W	TORR	3,037	5	4.00	1965	\$1,100,000	27
		SP:	\$1,105,000 SD: 06/29/2007							
S946745	29	SFR	22708 Anza	TORR	1,298	3	2.00	1953	\$650,000	10
		SP:	\$640,000 SD: 06/05/2007							
S945301	29	SFR	5036 Sepulveda Blvd	TORR	1,590	3	2.00	1952	\$719,000	15
		SP:	\$690,000 SD: 06/15/2007							
S945784	29	SFR	4917 Macafee	TORR	1,434	3	1.50	1956	\$749,000	67
		SP:	\$735,000 SD: 06/13/2007							
S945988	29	SFR	4010 234Th Place W	TORR	1,676	4	2.00	1962	\$789,000	35
		SP:	\$765,000 SD: 06/18/2007							
P942485	29	SFR	22723 Linda Dr	TORR	1,064	3	1.00	1952	\$789,000	60
		SP:	\$789,000 SD: 06/14/2007							
S946348	29	SFR	23305 Grant Avenue S	TORR	1,964	4	2.00	1961	\$888,000	7
		SP:	\$880,000 SD: 06/28/2007							
S936463	29	SFR	23208 Robert	TORR	2,075	4	3.00	1951	\$1,150,000	189
		SP:	\$1,135,000 SD: 06/13/2007							
S942416	30	CND	21345 Hawthorne Blvd 425	TORR	912	1	1.00	2006	\$499,900	33
		SP:	\$499,900 SD: 06/08/2007							
S943448	30	CND	5500 Torrance A210	TORR	1,290	3	2.00	1990	\$510,000	
		SP:	\$510,000 SD: 06/07/2007							
P943156	30	SFR	21621 Anza	TORR	1,162	3	2.00	1955	\$649,000	62
		SP:	\$628,000 SD: 06/29/2007							
S945284	30	SFR	19321 Anza Avenue	TORR	1,360	3	2.00	1954	\$645,000	14
		SP:	\$645,000 SD: 06/13/2007							
P943842	30	SFR	21913 Grant Ave.	TORR	1,155	3	2.00	1956	\$699,000	75
		SP:	\$695,505 SD: 06/15/2007							
S945041	30	SFR	4209 Scott	TORR	1,698	3	2.00	1956	\$745,000	44
		SP:	\$735,000 SD: 06/29/2007							
S947143	30	SFR	5005 Jacques St.	TORR	1,214	3	2.00	1955	\$749,000	29
		SP:	\$740,000 SD: 06/21/2007							
S946128	30	SFR	5033 Lee	TORR	1,376	3	2.00	1955	\$774,900	13
		SP:	\$775,000 SD: 06/05/2007							
S945888	30	SFR	5103 Steveann St	TORR	1,538	3	2.00	1956	\$818,800	23
		SP:	\$785,000 SD: 06/15/2007							
S946436	31	SFR	5121 Maricopa	TORR	1,249	3	2.00	1959	\$589,900	21
		SP:	\$589,900 SD: 06/18/2007							
S947418	31	SFR	5113 Arvada	TORR	1,106	3	1.00	1954	\$619,000	31
		SP:	\$619,000 SD: 06/29/2007							
S942260	31	TWN	3504 Del Amo 5	TORR	1,657	3	2.50	1974	\$629,000	
		SP:	\$622,000 SD: 06/22/2007							
S945738	31	TWN	5228 190Th	TORR	1,831	3	2.50	1976	\$625,000	15
		SP:	\$625,000 SD: 06/05/2007							

S945975	31	SFR	4638 Deelane	TORR	1,120	3	1.00	1954	\$695,000	18
	SP:	\$672,000	SD: 06/25/2007							
S944652	31	SFR	19214 Sturgess	TORR	1,663	3	2.50	1956	\$729,000	76
	SP:	\$739,000	SD: 06/26/2007							
S947316	31	SFR	5627 Konya	TORR	1,499	4	2.00	1959	\$829,000	27
	SP:	\$847,000	SD: 06/25/2007							
S945282	31	SFR	5602 White Court	TORR	2,768	4	2.50	2002	\$1,299,000	20
	SP:	\$1,299,000	SD: 06/04/2007							
S942528	32	CND	16700 Yukon 220	TORR	859	2	2.00	1989	\$404,999	106
	SP:	\$389,000	SD: 06/28/2007							
S946739	32	CND	16700 Yukon 203	TORR	859	2	2.00	1989	\$399,900	11
	SP:	\$392,000	SD: 06/20/2007							
I945168	32	SFR	4143 172Nd Street W	TORR	878	2	1.00	1951	\$525,000	48
	SP:	\$485,000	SD: 06/28/2007							
I946112	32	SFR	17420 Faysmith Ave	TORR	862	2	1.00	1950	\$509,900	72
	SP:	\$500,000	SD: 06/28/2007							
S947417	32	SFR	4224 173Rd	TORR	1,259	3	1.00	1953	\$550,000	87
	SP:	\$512,000	SD: 06/12/2007							
S944472	32	SFR	17504 Ermanita	TORR	1,296	2	1.00	1950	\$539,000	8
	SP:	\$532,000	SD: 06/08/2007							
S946169	32	SFR	3115 180Th St W	TORR	1,337	3	2.00	1955	\$579,000	29
	SP:	\$570,000	SD: 06/14/2007							
S945139	32	SFR	3124 180Th Place W	TORR	1,561	3	2.00	1955	\$579,950	22
	SP:	\$582,000	SD: 06/01/2007							
S927927	32	SFR	18021 Regina	TORR	1,129	3	1.00	1953	\$579,500	328
	SP:	\$585,000	SD: 06/15/2007							
S945289	32	SFR	4230 176 St. W	TORR	1,180	3	2.00	1952	\$599,000	43
	SP:	\$599,000	SD: 06/15/2007							
P945027	32	SFR	3710 184Th Place W	TORR	1,215	3	1.50	1956	\$609,900	6
	SP:	\$609,900	SD: 06/22/2007							
P945762	32	SFR	3842 173Rd St W	TORR	1,578	4	2.00	1959	\$619,800	20
	SP:	\$625,000	SD: 06/14/2007							
S942870	32	SFR	18705 Yukon Ave	TORR	1,244	3	2.00	1955	\$665,000	300
	SP:	\$665,000	SD: 06/11/2007							
S945393	32	SFR	16808 Delia	TORR	2,103	4	3.00	1954	\$699,000	54
	SP:	\$695,000	SD: 06/28/2007							
S942041	32	TWN	18414 Ashley Ave	TORR	2,095	3	3.00	2007	\$779,000	81
	SP:	\$759,000	SD: 06/27/2007							
S946593	32	SFR	18821 Gerkin Ave.	TORR	2,181	4	2.00	1968	\$809,000	8
	SP:	\$815,000	SD: 06/14/2007							
S945796	35	TWN	22728 Cypress	TORR	1,374	3	2.50	1974	\$450,000	42
	SP:	\$488,000	SD: 06/05/2007							
S946137	35	SFR	2811 Gramercy Ave	TORR	858	2	1.00	1947	\$529,999	26
	SP:	\$495,000	SD: 06/29/2007							
S943883	35	TWN	23915 Arlington 1	TORR	1,377	3	2.50	1986	\$510,000	113
	SP:	\$500,000	SD: 06/07/2007							
P944784	35	SFR	2265 235Th Street W	TORR	1,217	3	1.00	1930	\$625,000	16
	SP:	\$625,000	SD: 06/08/2007							
S945241	35	SFR	2342 229Th Place	TORR	1,392	3	2.00	1962	\$639,000	24
	SP:	\$635,000	SD: 06/25/2007							
P945240	35	SFR	23708 Lucille	TORR	1,078	3	1.00	1953	\$674,000	53
	SP:	\$660,000	SD: 06/06/2007							
S944490	35	SFR	23102 Walnut Street	TORR	1,644	3	2.00	1961	\$749,000	30
	SP:	\$725,000	SD: 06/08/2007							
S948652	35	SFR	2346 238Th	TORR	1,340	3	2.00	1956	\$749,000	29
	SP:	\$740,000	SD: 06/29/2007							
S946103	35	SFR	1902 235Th Place W	TORR	2,557	4	2.50	1978	\$799,000	50
	SP:	\$750,000	SD: 06/29/2007							

S940139	35	TWN	23745 Arlington Avenue C	TORR	2,290	4	2.50	2004	\$799,000	104
		SP:	\$780,000	SD:	06/15/2007					
S945477	35	SFR	23012 Walnut Street	TORR	2,893	6	4.00	1961	\$949,000	32
		SP:	\$920,000	SD:	06/14/2007					
S943958	36	CND	1301 Cabrillo 313	TORR	669	2	1.00	1993	\$425,000	
		SP:	\$415,000	SD:	06/05/2007					
S939309	36	SFR	1622 Acacia	TORR	1,067	2	1.00	1929	\$610,000	99
		SP:	\$600,000	SD:	06/01/2007					
P946692	36	TWN	2160 Plaza Del Amo 167	TORR	1,574	3	2.50	1979	\$609,000	37
		SP:	\$609,000	SD:	06/15/2007					
S948658	36	SFR	2321 Sonoma	TORR	1,366	3	1.00	1930	\$614,000	8
		SP:	\$614,000	SD:	06/15/2007					
Averages:			\$673,135		1,505	3	1.93	1963	\$682,696	52

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
ACT	0						
PND/CNT/BCA	0						
SLD/LSD	61	\$673,135	\$467.92	\$640,000	\$357,000	\$1,299,000	50
EXP/CNL	0						
Total	61	\$673,135	\$467.92	\$640,000	\$357,000	\$1,299,000	52