

Comparative Market Analysis

Summary of Comparable Listings

September 07, 2007

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

SLD Listings

Address	Price	Bds	Bth	Sqft	\$/Sqft	Built	ML#	Date	CDOM
S=									
22421 Denker Ave. 1	\$453,000	3	2.50	1,583	\$286.17	2006	S939505	08/28/2007	
22421 Denker Ave. 3	\$462,000	3	2.50	1,583	\$291.85	2006	S939518	08/31/2007	
1619 W. 207Th Street C	\$489,000	3	3.00	1,630	\$300.00	2007	S951563	08/31/2007	19
20515 Vermont Ave. S 8	\$230,000	1	1.00	654	\$351.68	1980	S948885	08/03/2007	15
941 Carson Street W 323	\$260,000	1	1.00	696	\$373.56	1982	S942549	08/24/2007	132
23314 Sesame K	\$260,000	1	1.00	639	\$406.89	1973	S949236	08/07/2007	32
20415 Vermont Ave S 1	\$270,000	1	1.00	654	\$412.84	1980	S947863	08/01/2007	66
22232 Vermont 202B	\$350,000	2	2.00	961	\$364.20	1985	S944133	08/24/2007	119
20547 Vermont Ave. S 8	\$358,000	2	2.00	968	\$369.83	1982	S945567	08/31/2007	92
20405 Vermont S 3	\$365,800	2	2.00	959	\$381.44	1980	S949562	08/25/2007	64
23332 Vermont	\$409,500	2	2.00	976	\$419.57	1974	S950382	08/24/2007	16
23324 Vermont	\$410,000	2	2.00	976	\$420.08	1974	S948606	08/03/2007	20
23022 Vermont S	\$430,000	3	1.50	1,113	\$386.34	1973	S941823	08/01/2007	151
1228 Valle Court	\$607,000	3	2.50	1,822	\$333.15	2005	S948360	08/08/2007	
24245 Ocean	\$887,000	4	3.50	2,300	\$385.65	2006	S940889	08/09/2007	118
2940 Carson W 211	\$300,000	2	1.00	848	\$353.77	1962	S950168	08/16/2007	21
2940 Carson 104	\$310,000	2	1.00	828	\$374.40	1962	S944547	08/20/2007	111
2800 Plaza Del Amo 338	\$510,000	2	2.50	1,088	\$468.75	1987	S950645	08/27/2007	57
2800 Plaza Del Amo 248	\$534,000	2	2.50	1,185	\$450.63	1989	S949230	08/11/2007	34
2595 Plaza Del Amo 426	\$545,000	2	2.50	1,362	\$400.15	1986	P951023	08/15/2007	15
2931 Plaza Del Amo 71	\$580,000	3	2.50	1,445	\$401.38	1985	S949972	08/31/2007	34
2800 Plaza Del Amo 388	\$619,000	3	2.50	1,404	\$440.88	1988	P946918	08/20/2007	60
1750 Date	\$750,000	4	2.50	2,334	\$321.34	2000	S951320	08/31/2007	11
4489 Spencer 218	\$810,000	4	3.00	2,305	\$351.41	1999	I949625	08/24/2007	30
4325 182Nd St. W 12	\$450,000	2	2.50	1,398	\$321.89	1980	S949148	08/10/2007	37
2742 Cabrillo 200	\$325,000	1	1.00	711	\$457.10	2007	P953238	08/22/2007	
2742 Cabrillo 109	\$335,000	1	1.00	711	\$471.17	2007	P952674	08/23/2007	33
2742 Cabrillo 300	\$445,000	2	2.00	1,150	\$386.96	2007	P952677	08/10/2007	36
2130 Plaza Del Amo 144	\$530,000	3	2.50	1,490	\$355.70	1979	P946208	08/29/2007	76
2160 Plaza Del Amo 173	\$535,000	3	2.50	1,490	\$359.06	1979	S950718	08/23/2007	13
1826 Torrance Blvd.	\$580,000	3	3.50	1,814	\$319.74	2000	S949513	08/28/2007	38
1021 Cravens 20	\$620,000	2	2.50	1,604	\$386.53	2007	S947196	08/08/2007	48
1021 Cravens 2	\$659,000	3	2.50	1,664	\$396.03	2007	S947710	08/20/2007	43
Averages:	\$475,100	2.0	2.1	1,283	\$379.00	1989			53.14

Median Price of all Listings: **\$453,000**

Average Price of all Listings: **\$475,100**