

Closed Sale Properties



Addr: 650 The Village 102, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$285,000
LP: \$269,000
LD: 05/31/2010
Beds: 0
YBit: 1974
Elem:

SP: \$214,000
SD: 02/10/2011
Bath: 1.00
Prk: Carport Attached, G
Mid:

MLS #: S10058230
Apx SF: 410
\$/SF: \$521.95
LotSF: 832
DOM: 246
High: Redondo Unio

Property Description: Priced To Sell!!!Wow! What A Deal. Live At The Beach For The Cost Of A Rental. This Adorable Studio Unit Has A Remodeled Kitchen With Exquisite Granite Countertop And Breakfast Bar, Newer Appliances. Beautifully Remodeled Bathroom With Luxurious Travertine Flooring And Bath. Private Balcony Has Ocean Peek. New Paint, Carpeting And Flooring Throughout. Only Building In The Complex You Can Walk Out To Bike Path, No Need To Hassle With Stairs Or Elevator! Unit Is Just Steps To Street Parking For Ease Of Move In, Carrying Groceries Or If Running Late For Work In The Morning! Also, One Car Secured Covered Parking Is Included Right Next To Stairs For Convenience.

Great Location, Walk To The Redondo Beach Pier For Entertainment, Fishing, Great Restaurants. Complex Has Landscaping With Streams And Waterfalls. Two Pools And Spas Feature Spectacular Oceanviews, Bbq, Gym On Premises. Laundry Close To Unit. This Is Your Once In A Life Time Opportunity To Own At The Beach For The Price Of Rent.



Addr: 620 The Village 203, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$375,000
LP: \$375,000
LD: 12/10/2010
Beds: 1
YBit: 1974
Elem: Beryl Heights

SP: \$370,000
SD: 02/25/2011
Bath: 1.00
Prk: Private, Gated, See
Mid: Parras

MLS #: S10127732
Apx SF: 619
\$/SF: \$597.74
LotSF: 832
DOM: 20
High: Redondo Unio

Property Description: Super Clean Ocean View Condo In The Heart Of South Redondo Beach'S Pier Area. This Home Is In A Controlled Access Building On The Ocean Side Of Catalina Ave. It Has Been Recently Improved With New Paint And Flooring Throughout. Has Brand New Kitchen & Bath Flooring And New Wall-To-Wall Carpet. Features Upgraded Granite Kitchen & Bath Counters, An Extra Deep Kitchen Sink With Custom Faucet And A Filtered Water Spicket. Ceiling Fans On Remotes. The Bathroom Features A Designer Kohler Sink & Faucet. There Are Bonus Linen Cabinets In The Hall For Storage And A Deep, Walk-In Bedroom Closet, As Well As A Broom Closet In The Entryway. Both The Living Room And The Bedroom Open To A Large Deck Which Showcases The View. The Great Thing About The Deck Design Is That You Feel Quite Private As You Do Not Directly View The Neighboring Decks To Either Side. The Home Comes With 2 Assigned Parking Spaces (Tandem) In The Controlled Access Parking Garage And The Building Has An Elevator. There Is A Recently Improved Community Pool Area With Bbq & Firepit. Homeowners Also Enjoy Full Usage Benefits At The Neighboring Ocean Club Which Includes A Beautiful Gym, Bbq Area, A Lounge Area & Computer Center.

Closed Sale Properties



Addr: 610 The Village 110, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10033514
OP: \$425,000
LP: \$415,000 **SP:** \$415,000 **Apx SF:**
LD: 03/26/2010 **SD:** 02/18/2011 **\$/SF:**
Beds: 1 **Bath:** 1.00 **LotSF:**
YBlt: **Prk:** **DOM:** 313
Elem: **Mid:** **High:**

Property Description: Great View!!! This Light And Bright Updated Condo Is In A Very Private, Quiet Location Surrounded By Tropical Landscaping With An Ocean View For The Living Room And Patio. This Resort Style Complex Has Two Ground Heated Pools, Spas And Barbecues Overlooking The Ocean, A Fitness Center And Walking Path With Waterfalls. It Is Just A Few Steps To The Beach, Bike Path, Restaurants, Pier And Marina. This Condo Is Upgraded With Hardwood Flooring, Newer Stove And Counter Tops And New Cabinetry. The Bathroom Features Ceramic Tile And Is Nicely Maintained. Bedroom Is Light And Bright With Additional Ceiling Fan And Recessed Lighting As Well As A Spacious Walk-In Closet With Added Organizing Selves. Bedroom And Living Area Connected To A Oversized Patio That Is Totally Private. Two Tandem Parking Spaces In The 630 Building Which Are Right At The Entrance To The Parking Garage. .



Addr: 250 The Village 109, Redondo Beach **MLS #:** V10048678
Area: S Redondo Bch W of PCH
OP: \$525,000
LP: \$475,000 **SP:** \$435,000 **Apx SF:** 911
LD: 05/05/2010 **SD:** 02/17/2011 **\$/SF:** \$477.50
Beds: 1 **Bath:** 1.00 **LotSF:** 1,233
YBlt: 1978 **Prk:** Gated, Guest, Subt **DOM:** 286
Elem: **Mid:** **High:**

Property Description: Rarely Do These Oceanfront Condos Come Available At Seascape I. The 250 Building Is Closest To The Ocean And Has Spectacular Unobstructed Views Of The Harbor With Awesome Sunsets. This Large One Bedroom Floorplan Has An Extra Den That Some People Convert To A Bedroom. It Can Also Be An Office Or Formal Dining Area. There Is A Huge Patio Overlooking The Water. The Kitchen Has Been Updated And Includes All Appliances. There Are Two Side By Side Parking Spaces And Extra Storage In The Garage. Laundry Is Conveniently Located On Every Floor. This Complex Has All New Siding, Windows, And Sliders From The Multimillion Dollar Renovation Of The Past Few Years. The Landscaping Is The Last Phase And Has Already Been Paid For.



Addr: 615 Esplanade 308, Redondo Beach **MLS #:** S11003238
Area: S Redondo Bch W of PCH
OP: \$459,000
LP: \$459,000 **SP:** \$487,000 **Apx SF:** 719
LD: 01/10/2011 **SD:** 02/25/2011 **\$/SF:** \$677.33
Beds: 1 **Bath:** 1.00 **LotSF:** 327
YBlt: 1971 **Prk:** Subterranean **DOM:** 14
Elem: ALTA VISTA **Mid:** PARRAS **High:** REDONDO U

Property Description: Affordable 1 Bedroom 1 Bath Ocean Front Condo With Panoramic View. Fresh Interior Paint And New Carpet. Open Living Room With Fireplace - Nice Bedroom - Open Kitchen - Patio To Enjoy The Breaking Waves - 1 Parking Space With Locker - What Are You Waiting For?

Closed Sale Properties



Addr: 1302 Palos Verdes Redondo Beach
Area: S Redondo Bch S of Torrance Bl
MLS #: S11001556
OP: \$450,000
LP: \$450,000 **SP:** \$500,000 **Apx SF:** 1,550
LD: 01/05/2011 **SD:** 02/04/2011 **\$/SF:** \$322.58
Beds: 3 **Bath:** 2.00 **LotSF:** 7,100
YBlt: 1952 **Prk:** **DOM:** 14
Elem: **Mid:** Perras **High:** Redondo

Property Description:



Addr: 409 South Guadalupe Redondo Beach
Area: S Redondo Bch S of Torrance Bl
MLS #: S10059076
OP: \$695,500
LP: \$540,200 **SP:** \$500,100 **Apx SF:** 576
LD: 06/02/2010 **SD:** 02/28/2011 **\$/SF:** \$868.23
Beds: 1 **Bath:** 1.00 **LotSF:** 5,100
YBlt: 1908 **Prk:** Private **DOM:** 225
Elem: **Mid:** **High:**

Property Description: This Property Is Located One Block Off Pacific Coast Hwy On A Full 5100 Sq Ft Lot . It Is R 1 Zoning. There Is A Cozy House And A One Car Garage, Which Is Presently Used As Work Space. Plenty Of Parking On Property.

Price Just Reduced



Addr: 575 Esplanade 103, Redondo Beach
Area: S Redondo Bch W of PCH
MLS #: 10486603
OP: \$499,000
LP: \$499,000 **SP:** \$510,000 **Apx SF:** 1,359
LD: 10/19/2010 **SD:** 02/18/2011 **\$/SF:** \$375.28
Beds: 2 **Bath:** 2.00 **LotSF:** 0
YBlt: 1974 **Prk:** **DOM:** 31
Elem: **Mid:** **High:**

Property Description: Short Sale. In Prime Ocean Front Building On The Esplanade. Spacious Master Bedroom With His And Hers Walk In Closet. In Suite Laundry And Lots Of Storage Space. 2 Side By Side Parking.

Closed Sale Properties



Addr: 122 South Guadalupe 1, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10121775
OP: \$625,000
LP: \$625,000 **SP:** \$590,000 **Apx SF:** 1,772
LD: 11/19/2010 **SD:** 02/07/2011 **\$/SF:** \$332.96
Beds: 3 **Bath:** 3.00 **LotSF:**
YBit: 1978 **Prk:** Direct Garage Acce **DOM:** 73
Elem: Redondo Unified **Mid:** Perras **High:** Redondo High

Property Description: Front Unit, Great Location, Ocean And Pv Views, Walking Distance To The Beach, Airy, Bright And Spacious, Feels Like Single Family Home. Enjoy Sunsets From The 2 Spacious Balconies From The Living Room, And Master Bedroom.



Addr: 227 South Irena 12, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11009500
OP: \$594,500
LP: \$594,500 **SP:** \$592,500 **Apx SF:** 1,966
LD: 01/25/2011 **SD:** 02/22/2011 **\$/SF:** \$301.37
Beds: 2 **Bath:** 3.00 **LotSF:** 1,786
YBit: 1981 **Prk:** Shared Driveway, D **DOM:** 23
Elem: Alta Vista **Mid:** Perras **High:** Redondo Unio

Property Description: Old World Charm At The Beach!!! Custom Built And Designed For The Builder. This Classic English Tudor Style Townhome Offers Timeless Style And Enduring Quality. A Finely Handcrafted Mahogany Entry Door Greets Visitors And Opens To A Spacious Floor Plan That Features Two Oversized Luxurious Bedrooms, Plus A Bonus Room, Two And A Half Bathrooms, Living Room, Dining Room And A Breakfast Nook. There Are Gleaming Wood Floors And Designer Porcelain Tile Floors Throughout. The Master Suite Retreat Features A Fireplace, Balcony, Generous Closet Space And An Open Beam Princess Tower Ceiling. The Second Bedroom Provides Built-In Cabinetry, Bookshelves, A Walk-In Closet And Room For A Home Office. The Kitchen Is A Cook'S Dream With Double Ovens, Separate Cooktop, Microwave Oven And A Triple Pocket Sink. The Sunlit Bonus Room Offers A Storage Closet Laundry Room And A Custom Built-In Sauna.

Additional Custom Features Include Triple Pane Windows, Plantation Shutters, Roman Shades, Solar Tubes, Built-In China Cabinet, Wet Bar, Granite, Marble And Designer Franciscan Tile. Common Amenities Include, Controlled Access Gates, Guest Parking, A Large Sun Deck, Gazebo Covered Barbeques And An In Ground Heated Spa.

Closed Sale Properties



Addr: 228 South Irena E, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10113109
OP: \$634,900
LP: \$634,900 **SP:** \$623,000 **Apx SF:** 1,439
LD: 10/25/2010 **SD:** 02/08/2011 **\$/SF:** \$432.94
Beds: 2 **Bath:** 3.00 **LotSF:** 2,435
YBit: 1980 **Prk:** Direct Garage Acce **DOM:** 106
Elem: **Mid:** **High:**

Property Description: ***Standard Sale***Beautiful, Bright And Very Quiet End Unit In 5 Unit Complex. Walk To The Pier, Parks, Beach - The Epitome Of Beach Living! Extra Large Master Suite And Large 2Nd Bedroom, Plus Finished Bonus Room - Perfect For Office, Gym, Studio, Wine Cellar, Etc. Upstairs Features A Great Room With Soaring, Vaulted Ceilings And Wall-To-Wall Skylights That Fill The Living Area With Tons Of Natural Light. Sliding Door Off Of Living Room Leads To Balcony W/Views Of Palos Verdes And The Ocean - Great For Afternoon And Evening Bbqs. Remodeled Kitchen Features Granite Countertops, Custom Cabinets, Spacious Pantry, Stainless Appliances, Newer Sound-Insulating Dishwasher, As Well As A Kitchen Pass Through To Dining Room - Ideal For Dinner Parties And Entertaining. New Carpet In 2010. Large, Park-Like Setting In The Back Of Complex - This Unit Overlooks Lush, Green Area From All Upstairs And Downstairs East Facing Windows. Common Walls On Only One Side Of Unit. Spacious 2 Car Garage, Newer Garage Door. Plenty Of Storage And Space In This Well Appointed Townhome. This Unit Really Is Something Not To Be Missed! Hoa Includes Earthquake Insurance! Washer, Dryer And Refrigerator Are Included...Just Need To Move In!



Addr: 634 Vincent Park Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10120352
OP: \$685,000
LP: \$685,000 **SP:** \$640,000 **Apx SF:** 1,607
LD: 11/16/2010 **SD:** 02/10/2011 **\$/SF:** \$398.26
Beds: 3 **Bath:** 3.00 **LotSF:**
YBit: 1980 **Prk:** Direct Garage Acce **DOM:** 86
Elem: Beryl **Mid:** Perras **High:** Redondo

Property Description: Bright, Open Freestanding Detached Private Townhouse. This Was Originally The Builders Unit. This Property Feels Like A Single Family Residence. Great Floor Plan With All 3 Bedrooms Upstairs. Vaulted Hi Ceilings On Both Floors. This Unit Has It'S Own Private Driveway With Lots Of Parking. Backyard Patio Area For Pet As Well As Some Ocean Views From Upstairs. Wonderful Living Room With Soaring High Ceilings And A Cozy Fireplace. Dining Room Opens To The Remodeled Kitchen. All New Dual Pane Windows And Sliding Doors. Plantation Shutters. Bamboo Hardwood Floors Throughout The Inside. All 3 Bathrooms Have Been Upgraded As Well. Private Gated Entrance. Master Suite With Master Bathroom And Walk-In Closet With Built-Ins And A Deck. Great Location Across From Park And Close To Schools.

Closed Sale Properties



Addr: 122 South Guadalupe 3, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10130076
OP: \$649,000
LP: \$649,000 **SP:** \$649,000 **Apx SF:** 1,772
LD: 12/18/2010 **SD:** 02/08/2011 **\$/SF:** \$366.25
Beds: 3 **Bath:** 3.00 **LotSF:** 2,531
YBlt: 1978 **Prk:** Driveway, Shared D **DOM:** 44
Elem: Alta Vista **Mid:** Parras **High:** Redondo

Property Description: Beautiful! Remodeled! Turn Key And Move In! Approximately \$100K In Upgrades! Completely Remodeled Kitchen With Island: Ge Cafe Stainless Steel Appliances, Slab Granite Counter Tops, Self Closing Drawers, Convection Oven, Lazy Susan, Pantry And Smooth Ceilings -- Opens To Dining And Family Room. Perfect For Family And Entertaining. All Bathrooms Are Upgraded! (See Pictures!) Gorgeous Wood Floors And Luxurious Pile And Loop Carpet. Dual-Pane, Energy-Efficient Vinyl Windows With Plantation Shutters. New Light Fixtures, Plus Lots Of Recessed Lighting. Large, Newly Hard-Scaped Patio. Newer Interior Doors! All Done 2008-10. Ideal Layout! Living Room Opens With Sliding Door To Large Patio. Family, Dining And Kitchen All Open And On Main Floor. All Three Bedrooms And Laundry Area Located Upstairs; Spacious Master Suite With Walk-In Closet. Two Other Sizable Rooms Have Great Views Of Pv And Peek-A-Boo Ocean Views. Only One Shared Wall. Great Storage! Oversized Two-Car Garage With Direct Access To Home. Amazing South Redondo Location! Walk To The Beach, Pier, Parks And Restaurants. Watch The Redondo Beach July 4 Fireworks From Your Doorstep. This Is A Must-See Home!



Addr: 223 South Juanita Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10121246
OP: \$699,000
LP: \$708,500 **SP:** \$708,500 **Apx SF:** 660
LD: 11/18/2010 **SD:** 02/17/2011 **\$/SF:** \$1,073.48
Beds: 2 **Bath:** 1.00 **LotSF:** 6,090
YBlt: 1923 **Prk:** **DOM:** 63
Elem: **Mid:** **High:**

Property Description: Developers /Investors Opportunity To Build 2 Townhomes In Aaa Location Of South Redondo. Extra Large R2 Lot, Plans Already Submitted To The City And Approved By Planning, Soils And Survey Complete And Should Be Ready To Build Within 90 Days. Possible Ocean And Pv Views From Second Story. Just Six Short Blocks From The Beaches, Restaurants, Bike Paths And The New Development To Come From The Newly Passed Measurement G.

Closed Sale Properties



Addr: 510 Sapphire Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S644719
OP: \$789,000
LP: \$789,000 **SP:** \$810,000 **Apx SF:** 1,392
LD: 01/18/2011 **SD:** 02/28/2011 **\$/SF:** \$581.90
Beds: 3 **Bath:** 2.00 **LotSF:** 4,420
YBlt: 1940 **Prk:** **DOM:** 32
Elem: Alta Vista **Mid:** Parris **High:** Redondo Unio

Property Description: Located On Highly Coveted Sapphire Street, This Totally Renovated Luxury Beach Home Will Thrill You. Boasting 3 Bedrooms And Two Full Baths, The Home Will Appeal To Virtually Any Buyer And Once You Step Into The Impressive Greatroom You Will See Why. The Finest In Materials Have Been Used Including Rich Granite Countertops, Elegant Dark Wood Custom Cabinetry, Beautiful Pattered Travertine Flooring, And A Spectacular Expansive Kitchen With High End Stainless Appliances. This Wonderful Home Has Been Totally Upgraded With New Electrical And Plumbing Throughout, And Has All New Dual Paned Windows, And A Professionaly Relandscaped Lot That Complements A Shady Sapphire Street Setting. House Features New Paint Inside And Out, All New Carpet, Hardwood Floors, And A Large Master Suite. With Such Close Proximity To The Ocean You Will Love The Gentle Breezes And The Sounds Of The Waves Crashing A Short Distance Away. You Must See This Ultimate Redondo Beach Home That You Will Fall In Love With.



Addr: 720 North Lucia A, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11005047
OP: \$879,000
LP: \$879,000 **SP:** \$879,000 **Apx SF:** 2,343
LD: 01/14/2011 **SD:** 02/16/2011 **\$/SF:** \$375.16
Beds: 4 **Bath:** 3.00 **LotSF:** 2,675
YBlt: 2000 **Prk:** Direct Garage Acce **DOM:** 22
Elem: Beryl Elementary **Mid:** parris **High:** Redondo

Property Description: Light And Bright 2343 Square Foot 4 Bedroom 3 Bath 3 Story Townhome With Rooftop Deck To Enjoy The Panoramic Ocean Views From Pv To Malibu. Ocean Views From The Kitchen, Living Room, Large Balcony And Master Bedroom. Fireplace In Living Room And Family Room. Large Deck Off Family Room Which Is Perfect For Entertaining. 10 Foot Ceilings In Living Areas. Kitchen Has Granite Counters And Tile Floor. Separate Dining Area With Wood Floor. Living Area On Top Floor With One Bedroom And Bathroom. 3 Bedrooms And 2 Bathrooms On Middle Floor. Master Bathroom Has Spa Tub, Shower, & Double Vanities. Lots Of Storage Areas. Located On A Quiet Tree-Lined Street. Walk To Schools, Shops, Pier & Beach.

Closed Sale Properties

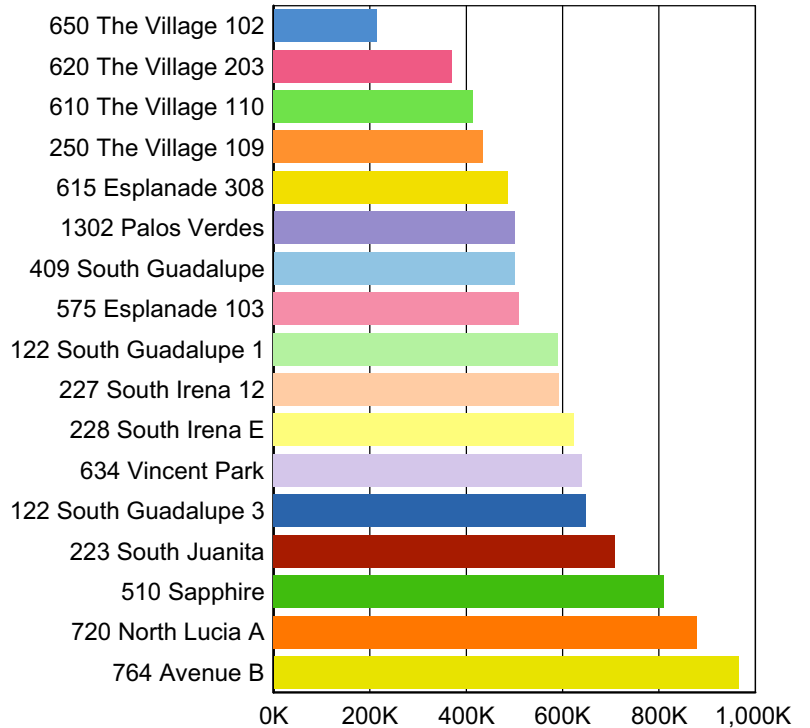


Addr: 764 Avenue B Redondo Beach
Area: S Redondo Bch S of Torrance Bl
MLS #: S11002131
OP: \$950,000
LP: \$950,000 **SP:** \$965,000 **Apx SF:** 1,462
LD: 01/07/2011 **SD:** 02/11/2011 **\$/SF:** \$660.05
Beds: 3 **Bath:** 2.00 **LotSF:** 6,085
YBit: 1932 **Prk:** Direct Garage Acce **DOM:** 2
Elem: Tulita **Mid:** Parras **High:** Redondo

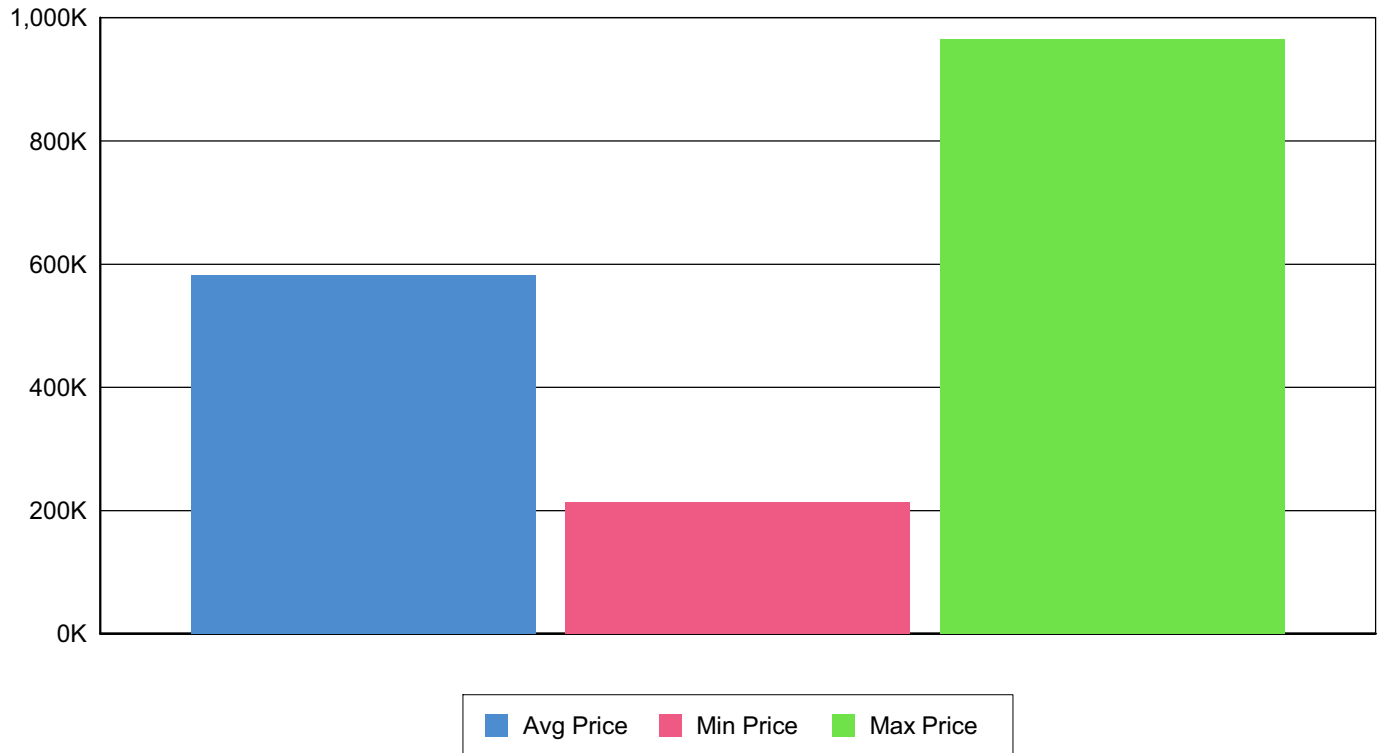
Property Description: Spectacular Remodeled Spanish At Top Of Ave B. 2Nd Story Would Have Panoramic View. Old World Charm, Coved Ceilings, Picture Windows, Refinished Hardwood Floors, Small Dining Room Combined With Quality Tile Kitchen, Expanded Master With Separate Shower And Bath, Copper Pipes, All Rewired 200 Amp Electric, R30 Insulation + R19 Underneath, New 3 Car+ Garage With 11' Ceiling, Detached Studio With Bath, Pro-Landscaped Yard With Outdoor Kitchen And Small Koi Pond. Additions: Feels A Lot Bigger Than Tax Records State!

Closed Sale Properties

# of Listings	17
Lowest Price	\$214,000
Highest Price	\$965,000
Average Price	\$581,653
Avg Price/SqFt	\$522.69
Avg DOM	94



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$214,000	\$965,000	\$581,653	\$522.69
Totals / Averages	\$214,000	\$965,000	\$581,653	\$522.69

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
650 The Village 102, Redondo Beach	\$269,000	\$214,000	246	-%20.45	\$521.95
620 The Village 203, Redondo Beach	\$375,000	\$370,000	20	-%1.33	\$597.74
610 The Village 110, Redondo Beach	\$415,000	\$415,000	313	%0.00	
250 The Village 109, Redondo Beach	\$475,000	\$435,000	286	-%8.42	\$477.50
615 Esplanade 308, Redondo Beach	\$459,000	\$487,000	14	%6.10	\$677.33
1302 Palos Verdes Redondo Beach	\$450,000	\$500,000	14	%11.11	\$322.58
409 South Guadalupe Redondo Beach	\$540,200	\$500,100	225	-%7.42	\$868.23
575 Esplanade 103, Redondo Beach	\$499,000	\$510,000	31	%2.20	\$375.28
122 South Guadalupe 1, Redondo Beach	\$625,000	\$590,000	73	-%5.60	\$332.96
227 South Irena 12, Redondo Beach	\$594,500	\$592,500	23	-%0.34	\$301.37
228 South Irena E, Redondo Beach	\$634,900	\$623,000	106	-%1.87	\$432.94
634 Vincent Park Redondo Beach	\$685,000	\$640,000	86	-%6.57	\$398.26
122 South Guadalupe 3, Redondo Beach	\$649,000	\$649,000	44	%0.00	\$366.25
223 South Juanita Redondo Beach	\$708,500	\$708,500	63	%0.00	\$1,073.48

Comparative Market Analysis

Monday, August 8, 2011

510 Sapphire Redondo Beach	\$789,000	\$810,000	32	%2.66	\$581.90
720 North Lucia A, Redondo Beach	\$879,000	\$879,000	22	%0.00	\$375.16
764 Avenue B Redondo Beach	\$950,000	\$965,000	2	%1.58	\$660.05
Total Averages	\$588,065	\$581,653	94	%-1.67	\$522.69

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	650 The Village 102	0	1.00	410	1974	\$269,000	\$214,000	02/10/2011	246
S	620 The Village 203	1	1.00	619	1974	\$375,000	\$370,000	02/25/2011	20
S	610 The Village 110	1	1.00			\$415,000	\$415,000	02/18/2011	313
S	250 The Village 109	1	1.00	911	1978	\$475,000	\$435,000	02/17/2011	286
S	615 Esplanade 308	1	1.00	719	1971	\$459,000	\$487,000	02/25/2011	14
S	1302 Palos Verdes	3	2.00	1,550	1952	\$450,000	\$500,000	02/04/2011	14
S	409 South Guadalupe	1	1.00	576	1908	\$540,200	\$500,100	02/28/2011	225
S	575 Esplanade 103	2	2.00	1,359	1974	\$499,000	\$510,000	02/18/2011	31
S	122 South Guadalupe 1	3	3.00	1,772	1978	\$625,000	\$590,000	02/07/2011	73
S	227 South Irena 12	2	3.00	1,966	1981	\$594,500	\$592,500	02/22/2011	23
S	228 South Irena E	2	3.00	1,439	1980	\$634,900	\$623,000	02/08/2011	106
S	634 Vincent Park	3	3.00	1,607	1980	\$685,000	\$640,000	02/10/2011	86
S	122 South Guadalupe 3	3	3.00	1,772	1978	\$649,000	\$649,000	02/08/2011	44
S	223 South Juanita	2	1.00	660	1923	\$708,500	\$708,500	02/17/2011	63
S	510 Sapphire	3	2.00	1,392	1940	\$789,000	\$810,000	02/28/2011	32
S	720 North Lucia A	4	3.00	2,343	2000	\$879,000	\$879,000	02/16/2011	22
S	764 Avenue B	3	2.00	1,462	1932	\$950,000	\$965,000	02/11/2011	2