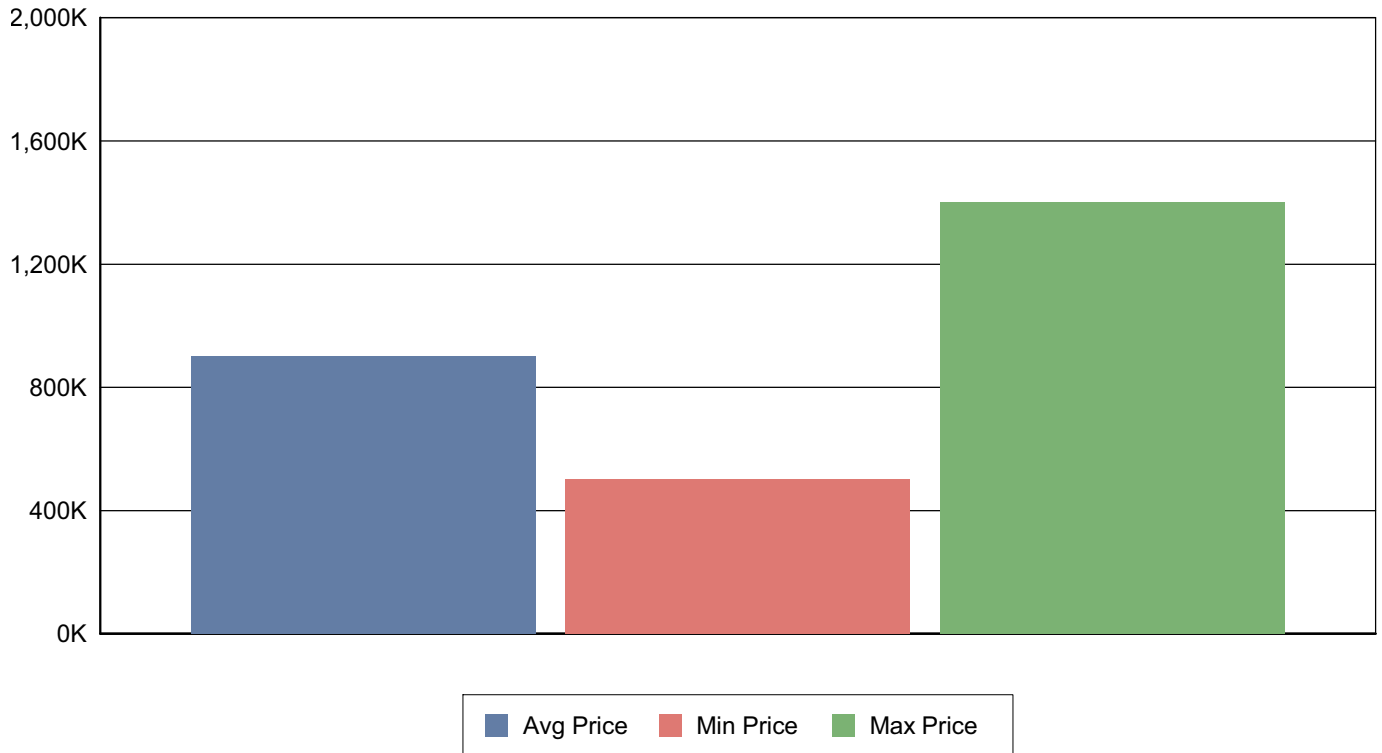


Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$500,000	\$1,400,000	\$901,992	\$387.37
Totals / Averages	\$500,000	\$1,400,000	\$901,992	\$387.37

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
535 Esplanade 108, Redondo Beach	\$550,000	\$500,000	164	-%9.09	\$588.93
718 South Catalina 3, Redondo Beach	\$569,900	\$581,000	16	%1.95	\$305.31
1308 South Helberta Redondo Beach	\$659,900	\$635,000	55	-%3.77	\$409.15
423 North Prospect Redondo Beach	\$644,900	\$644,900	175	%0.00	\$366.42
420 Esplanade 1, Redondo Beach	\$668,000	\$676,500	75	%1.27	\$317.46
611 South Pacific Coast B, Redondo Beach	\$699,000	\$789,000	71	%12.88	\$303.46
108 South Helberta A, Redondo Beach	\$899,000	\$845,000	424	-%6.01	\$428.93
124 South Broadway A, Redondo Beach	\$1,025,000	\$990,000	111	-%3.41	\$353.57
768 Avenue B Redondo Beach	\$1,099,000	\$1,099,000	42	%0.00	\$460.80
312 Avenue F Redondo Beach	\$1,350,000	\$1,328,500	28	-%1.59	\$386.75
717 South Broadway #A Redondo Beach	\$1,399,000	\$1,335,000	163	-%4.57	\$458.45
623 South Gertruda Redondo Beach	\$1,495,000	\$1,400,000	89	-%6.35	\$269.23
Total Averages	\$921,558	\$901,992	118	%-1.56	\$387.37

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	535 Esplanade 108	1	2.00	849	1976	\$550,000	\$500,000	01/20/2011	164
S	718 South Catalina 3	3	3.00	1,903	1979	\$569,900	\$581,000	01/14/2011	16
S	1308 South Helberta	3	2.00	1,552	1953	\$659,900	\$635,000	01/26/2011	55
S	423 North Prospect	4	2.00	1,760	1962	\$644,900	\$644,900	01/03/2011	175
S	420 Esplanade 1	3	3.00	2,131	1985	\$668,000	\$676,500	01/03/2011	75
S	611 South Pacific Coast B	5	4.00	2,600	2010	\$699,000	\$789,000	01/19/2011	71
S	108 South Helberta A	3	3.00	1,970	2007	\$899,000	\$845,000	01/11/2011	424
S	124 South Broadway A	5	3.00	2,800	2001	\$1,025,000	\$990,000	01/05/2011	111
S	768 Avenue B	4	3.00	2,385	1948	\$1,099,000	\$1,099,000	01/14/2011	42
S	312 Avenue F	4	3.00	3,435	1947	\$1,350,000	\$1,328,500	01/05/2011	28
S	717 South Broadway #A	4	5.00	2,912	2009	\$1,399,000	\$1,335,000	01/06/2011	163
S	623 South Gertruda	6	5.00	5,200	1929	\$1,495,000	\$1,400,000	01/21/2011	89