

Comparative Market Analysis

Tuesday, July 12, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$289,900	\$860,000	\$615,468	\$360.14
Totals / Averages	\$289,900	\$860,000	\$615,468	\$360.14

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2750 Artesia 451, Redondo Beach	\$299,900	\$289,900	134	-%3.33	\$353.97
2520 Graham 2, Redondo Beach	\$375,000	\$370,000	9	-%1.33	\$254.65
2106 Rockefeller A, Redondo Beach	\$399,000	\$399,000	62	%0.00	\$287.67
2701 Voorhees 7, Redondo Beach	\$399,900	\$399,000	189	-%0.23	\$333.89
1412 Stanford E, Redondo Beach	\$445,000	\$430,000	86	-%3.37	\$369.10
2917 Perkins Redondo Beach	\$495,000	\$450,000	31	-%9.09	\$462.96
2707 Graham Redondo Beach	\$479,000	\$475,000	162	-%0.84	\$320.95
2409 Vanderbilt 5, Redondo Beach	\$499,000	\$500,000	115	%0.20	\$280.90
1627 Carver Redondo Beach	\$499,000	\$505,000	9	%1.20	\$664.47
1806 Vanderbilt 6, Redondo Beach	\$499,900	\$521,000	38	%4.22	\$352.98
1610 Carlson Redondo Beach	\$565,000	\$560,000	64	-%0.88	\$590.72
1706 Blossom B, Redondo Beach	\$555,000	\$570,000	36	%2.70	\$396.38
1732 Ruxton C, Redondo Beach	\$579,000	\$572,000	11	-%1.21	\$320.99
2802 Armour Redondo Beach	\$589,000	\$577,000	72	-%2.04	\$558.03
2016 Vanderbilt 2, Redondo Beach	\$589,000	\$589,000	49	%0.00	\$340.86
1610 Mackay Redondo Beach	\$599,000	\$594,000	58	-%0.83	\$356.97
1731 Ruxton Redondo Beach	\$599,000	\$595,000	47	-%0.67	\$363.69
2021 Grant B, Redondo Beach	\$629,000	\$600,000	67	-%4.61	\$350.67
2408 Clark Redondo Beach	\$639,000	\$607,000	86	-%5.01	\$483.67
1809 Marshallfield Redondo Beach	\$642,000	\$612,500	70	-%4.60	\$283.56
1505 Slauson Redondo Beach	\$619,800	\$614,900	15	-%0.79	\$259.56
1602 Wollacott Redondo Beach	\$649,000	\$635,000	44	-%2.16	\$265.25
1809 Morgan B, Redondo Beach	\$649,000	\$645,000	326	-%0.62	\$333.16
2016 Voorhees A, Redondo Beach	\$669,000	\$655,000	70	-%2.09	\$264.01
1743 Herrin Redondo Beach	\$735,000	\$675,000	99	-%8.16	\$362.90
1647 Goodman Redondo Beach	\$679,000	\$682,000	7	%0.44	\$412.58
2509 Fisk Redondo Beach	\$698,126	\$689,000	28	-%1.31	\$397.12
1622 Herrin Redondo Beach	\$699,000	\$699,000	17	%0.00	\$395.59
1720 Speyer Redondo Beach	\$714,500	\$699,000	205	-%2.17	\$338.01
2307 Belmont A, Redondo Beach	\$725,000	\$725,000	34	%0.00	\$315.22
1740 Spreckels Redondo Beach	\$740,000	\$740,000	115	%0.00	\$401.96
2000 Belmont Redondo Beach	\$799,000	\$780,000	53	-%2.38	\$315.41
2400 Clark Redondo Beach	\$829,000	\$795,000	65	-%4.10	\$293.79
2002 Plant B, Redondo Beach	\$827,500	\$796,500	79	-%3.75	\$321.82
1612 Lomax Redondo Beach	\$818,000	\$818,000	66	%0.00	\$295.31
2205 Gates A, Redondo Beach	\$879,000	\$830,000	77	-%5.57	\$360.87
2001 Marshallfield Redondo Beach	\$829,000	\$834,000	7	%0.60	\$308.77
2200 Clark Redondo Beach	\$915,000	\$860,000	98	-%6.01	\$316.88
Total Averages	\$627,622	\$615,468	74	%-1.78	\$360.14

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	2750 Artesia 451	1	1.00	819	2008	\$299,900	\$289,900	04/13/2011	134
S	2520 Graham 2	2	2.00	1,453	1978	\$375,000	\$370,000	04/21/2011	9
S	2106 Rockefeller A	2	3.00	1,387	1980	\$399,000	\$399,000	04/13/2011	62
S	2701 Voorhees 7	2	3.00	1,195	1979	\$399,900	\$399,000	04/12/2011	189
S	1412 Stanford E	2	2.00	1,165	1977	\$445,000	\$430,000	04/22/2011	86
S	2917 Perkins	3	1.00	972	1947	\$495,000	\$450,000	04/11/2011	31
S	2707 Graham	3	3.00	1,480	1937	\$479,000	\$475,000	04/01/2011	162
S	2409 Vanderbilt 5	3	3.00	1,780	1985	\$499,000	\$500,000	04/18/2011	115
S	1627 Carver	2	1.00	760	1949	\$499,000	\$505,000	04/29/2011	9
S	1806 Vanderbilt 6	2	3.00	1,476	1980	\$499,900	\$521,000	04/14/2011	38
S	1610 Carlson	2	2.00	948	1959	\$565,000	\$560,000	04/28/2011	64
S	1706 Blossom B	3	3.00	1,438	1988	\$555,000	\$570,000	04/05/2011	36
S	1732 Ruxton C	3	3.00	1,782	2000	\$579,000	\$572,000	04/12/2011	11
S	2802 Armour	3	1.00	1,034	1955	\$589,000	\$577,000	04/20/2011	72
S	2016 Vanderbilt 2	3	3.00	1,728	1980	\$589,000	\$589,000	04/28/2011	49
S	1610 Mackay	3	3.00	1,664	1988	\$599,000	\$594,000	04/26/2011	58
S	1731 Ruxton	4	3.00	1,636	2000	\$599,000	\$595,000	04/15/2011	47
S	2021 Grant B	3	3.00	1,711	2010	\$629,000	\$600,000	04/13/2011	67
S	2408 Clark	3	2.00	1,255	1952	\$639,000	\$607,000	04/13/2011	86
S	1809 Marshallfield	3	3.00	2,160	1952	\$642,000	\$612,500	04/06/2011	70
S	1505 Slauson	3	3.00	2,369	1987	\$619,800	\$614,900	04/28/2011	15
S	1602 Wollacott	5	3.00	2,394	1979	\$649,000	\$635,000	04/26/2011	44
S	1809 Morgan B	3	3.00	1,936	1983	\$649,000	\$645,000	04/29/2011	326
S	2016 Voorhees A	3	3.00	2,481	1986	\$669,000	\$655,000	04/26/2011	70
S	1743 Herrin	3	2.00	1,860	1937	\$735,000	\$675,000	04/21/2011	99
S	1647 Goodman	3	2.00	1,653	1974	\$679,000	\$682,000	04/21/2011	7
S	2509 Fisk	3	3.00	1,735	1953	\$698,126	\$689,000	04/05/2011	28
S	1622 Herrin	3	2.00	1,767	1975	\$699,000	\$699,000	04/28/2011	17
S	1720 Speyer	3	2.00	2,068	1984	\$714,500	\$699,000	04/21/2011	205
S	2307 Belmont A	4	3.00	2,300	2006	\$725,000	\$725,000	04/28/2011	34
S	1740 Spreckels	3	3.00	1,841	2001	\$740,000	\$740,000	04/01/2011	115
S	2000 Belmont	4	3.00	2,473	1988	\$799,000	\$780,000	04/08/2011	53
S	2400 Clark	4	3.00	2,706	1999	\$829,000	\$795,000	04/29/2011	65
S	2002 Plant B	5	3.00	2,475	2006	\$827,500	\$796,500	04/29/2011	79
S	1612 Lomax	4	3.00	2,770	2002	\$818,000	\$818,000	04/08/2011	66
S	2205 Gates A	4	4.00	2,300	2006	\$879,000	\$830,000	04/08/2011	77
S	2001 Marshallfield	4	3.00	2,701	1987	\$829,000	\$834,000	04/08/2011	7
S	2200 Clark	4	4.00	2,714	2005	\$915,000	\$860,000	04/12/2011	98