

# Comparative Market Analysis

Tuesday, July 12, 2011

|                                     |                  |                  |           |               |                 |
|-------------------------------------|------------------|------------------|-----------|---------------|-----------------|
| 2516 Gates B, Redondo Beach         | \$610,000        | \$575,000        | 99        | -%5.74        | \$323.76        |
| 2012 Belmont B, Redondo Beach       | \$609,000        | \$580,000        | 57        | -%4.76        | \$273.07        |
| 2308 Robinson Redondo Beach         | \$610,000        | \$610,000        | 132       | %0.00         | \$335.16        |
| 2734 Alvord Redondo Beach           | \$629,000        | \$620,000        | 81        | -%1.43        | \$471.84        |
| 1523 Goodman Redondo Beach          | \$649,000        | \$640,000        | 24        | -%1.39        | \$362.20        |
| 2218 Marshallfield A, Redondo Beach | \$645,000        | \$645,000        | 50        | %0.00         | \$314.17        |
| 2107 Dufour A, Redondo Beach        | \$649,000        | \$647,000        | 7         | -%0.31        | \$338.74        |
| 2113 Curtis B, Redondo Beach        | \$685,000        | \$659,000        | 31        | -%3.80        | \$309.10        |
| 1736 Speyer Redondo Beach           | \$675,000        | \$660,000        | 60        | -%2.22        | \$299.86        |
| 2729 Fisk Redondo Beach             | \$687,000        | \$665,000        | 69        | -%3.20        | \$354.48        |
| 1639 Goodman Redondo Beach          | \$675,000        | \$675,000        | 5         | %0.00         | \$353.40        |
| 2413 North Gates A, Redondo Beach   | \$700,000        | \$680,000        | 51        | -%2.86        | \$296.94        |
| 1915 Grant A, Redondo Beach         | \$709,000        | \$685,000        | 82        | -%3.39        | \$318.60        |
| 1915 Grant C, Redondo Beach         | \$719,000        | \$700,000        | 97        | -%2.64        | \$325.58        |
| 2415 Ives Redondo Beach             | \$675,000        | \$721,000        | 12        | %6.81         | \$364.51        |
| 1719 Carlson Redondo Beach          | \$758,500        | \$740,000        | 2         | -%2.44        | \$391.12        |
| 1903 Belmont B, Redondo Beach       | \$750,000        | \$750,000        | 17        | %0.00         | \$344.99        |
| 2106 Ripley Redondo Beach           | \$758,875        | \$750,000        | 136       | -%1.17        | \$317.26        |
| 1122 Goodman Redondo Beach          | \$824,900        | \$828,500        | 15        | %0.44         | \$261.93        |
| 2908 Vail Redondo Beach             | \$999,000        | \$930,000        | 133       | -%6.91        | \$239.94        |
| <b>Total Averages</b>               | <b>\$614,376</b> | <b>\$605,223</b> | <b>71</b> | <b>%-1.34</b> | <b>\$363.79</b> |

**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 341     | 2  | 2.00 | 914   | 2008  | \$319,900 | \$312,900 | 02/25/2011 | 28  |
| S | 1301 Aviation        | 2  | 2.00 | 1,165 | 1977  | \$399,900 | \$399,000 | 02/21/2011 | 130 |
| S | 2615 Ralston         | 3  | 1.00 | 996   | 1952  | \$399,900 | \$400,000 | 02/18/2011 | 34  |
| S | 2418 Carnegie 2      | 2  | 2.00 | 1,071 | 1977  | \$439,000 | \$445,000 | 02/28/2011 | 15  |
| S | 1923 Grant 3         | 2  | 2.00 | 1,452 | 1984  | \$454,999 | \$454,999 | 02/10/2011 | 56  |
| S | 2704 Robinson        | 3  | 2.00 | 1,224 | 1957  | \$499,900 | \$490,000 | 02/28/2011 | 209 |
| S | 790 Meyer 4          | 2  | 3.00 | 1,315 | 1985  | \$519,900 | \$499,000 | 02/28/2011 | 110 |
| S | 1633 Haynes          | 3  | 2.00 | 924   | 1957  | \$495,000 | \$510,000 | 02/28/2011 | 148 |
| S | 2804 Timothy         | 2  | 1.00 | 741   | 1943  | \$539,000 | \$520,000 | 02/10/2011 | 165 |
| S | 2305 Carnegie C      | 3  | 3.00 | 1,610 | 2005  | \$561,000 | \$544,170 | 02/02/2011 | 56  |
| S | 1922 Nelson B        | 4  | 3.00 | 2,210 | 1989  | \$550,000 | \$548,000 | 02/02/2011 | 63  |
| S | 1616 Harper          | 3  | 2.00 | 1,159 | 1959  | \$569,000 | \$559,000 | 02/11/2011 | 72  |
| S | 2612 Spreckels       | 3  | 2.00 | 1,338 | 1953  | \$549,000 | \$560,000 | 02/24/2011 | 20  |
| S | 2847 Pinckard        | 2  | 2.00 | 1,317 | 1943  | \$575,000 | \$575,000 | 02/11/2011 | 136 |
| S | 2516 Gates B         | 4  | 3.00 | 1,776 | 2006  | \$610,000 | \$575,000 | 02/10/2011 | 99  |
| S | 2012 Belmont B       | 3  | 3.00 | 2,124 | 1986  | \$609,000 | \$580,000 | 02/10/2011 | 57  |
| S | 2308 Robinson        | 4  | 2.00 | 1,820 | 1963  | \$610,000 | \$610,000 | 02/17/2011 | 132 |
| S | 2734 Alvord          | 3  | 2.00 | 1,314 | 1955  | \$629,000 | \$620,000 | 02/01/2011 | 81  |
| S | 1523 Goodman         | 3  | 2.00 | 1,767 | 1974  | \$649,000 | \$640,000 | 02/24/2011 | 24  |
| S | 2218 Marshallfield A | 4  | 3.00 | 2,053 | 1989  | \$645,000 | \$645,000 | 02/01/2011 | 50  |
| S | 2107 Dufour A        | 3  | 3.00 | 1,910 | 1981  | \$649,000 | \$647,000 | 02/24/2011 | 7   |
| S | 2113 Curtis B        | 3  | 3.00 | 2,132 | 1987  | \$685,000 | \$659,000 | 02/17/2011 | 31  |
| S | 1736 Speyer          | 3  | 3.00 | 2,201 | 1972  | \$675,000 | \$660,000 | 02/23/2011 | 60  |

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|   |                    |   |      |       |      |           |           |            |     |
|---|--------------------|---|------|-------|------|-----------|-----------|------------|-----|
| S | 2729 Fisk          | 3 | 2.00 | 1,876 | 1955 | \$687,000 | \$665,000 | 02/07/2011 | 69  |
| S | 1639 Goodman       | 3 | 3.00 | 1,910 | 1987 | \$675,000 | \$675,000 | 02/18/2011 | 5   |
| S | 2413 North Gates A | 4 | 3.00 | 2,290 | 2004 | \$700,000 | \$680,000 | 02/17/2011 | 51  |
| S | 1915 Grant A       | 3 | 3.00 | 2,150 | 2010 | \$709,000 | \$685,000 | 02/01/2011 | 82  |
| S | 1915 Grant C       | 3 | 3.00 | 2,150 | 2010 | \$719,000 | \$700,000 | 02/17/2011 | 97  |
| S | 2415 Ives          | 4 | 3.00 | 1,978 | 1978 | \$675,000 | \$721,000 | 02/25/2011 | 12  |
| S | 1719 Carlson       | 3 | 3.00 | 1,892 | 2001 | \$758,500 | \$740,000 | 02/11/2011 | 2   |
| S | 1903 Belmont B     | 4 | 3.00 | 2,174 | 2000 | \$750,000 | \$750,000 | 02/08/2011 | 17  |
| S | 2106 Ripley        | 3 | 2.00 | 2,364 | 1955 | \$758,875 | \$750,000 | 02/25/2011 | 136 |
| S | 1122 Goodman       | 4 | 3.00 | 3,163 | 1989 | \$824,900 | \$828,500 | 02/18/2011 | 15  |
| S | 2908 Vail          | 5 | 5.00 | 3,876 | 2009 | \$999,000 | \$930,000 | 02/25/2011 | 133 |