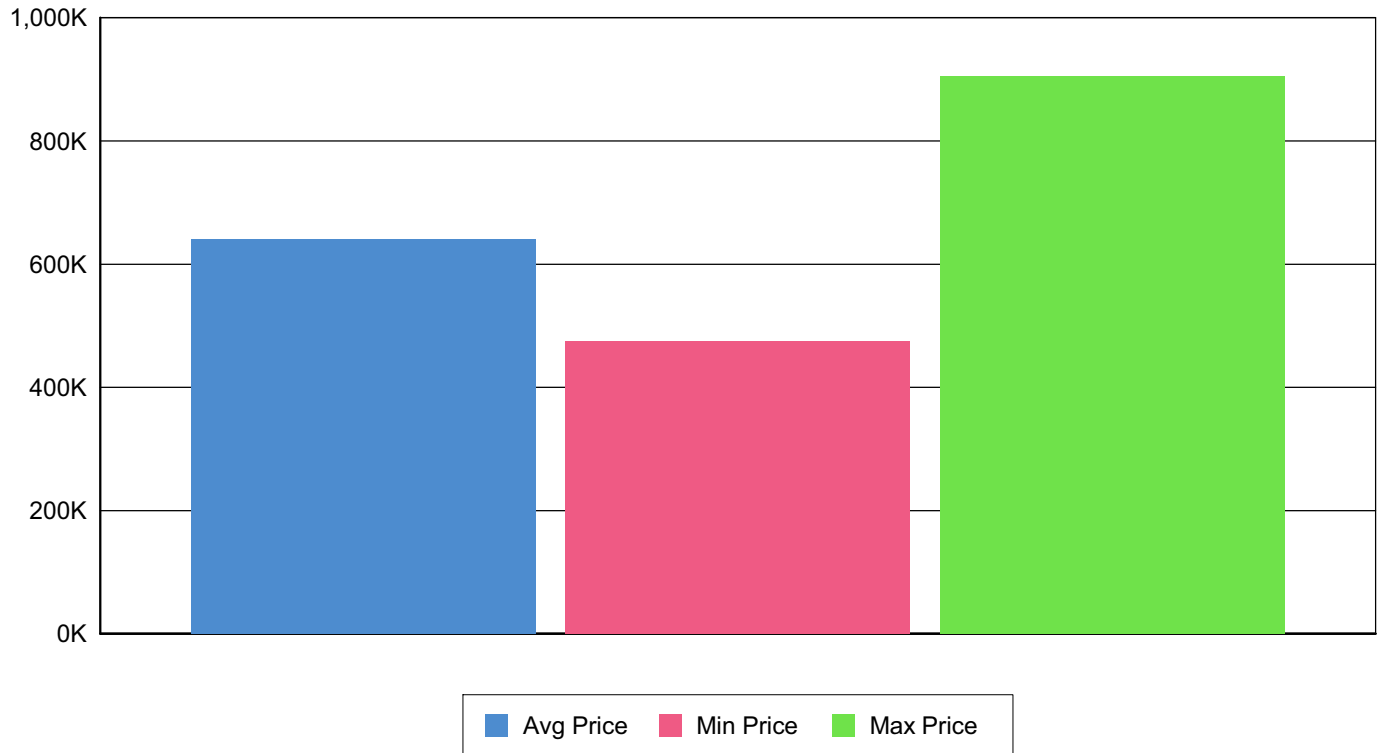


Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$475,000	\$905,900	\$640,686	\$345.00
Totals / Averages	\$475,000	\$905,900	\$640,686	\$345.00

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
609 Meyer 14, Redondo Beach	\$479,000	\$475,000	6	-%0.84	\$321.16
2104 Ruhland Redondo Beach	\$565,000	\$480,000	121	-%15.04	\$421.42
1907 Morgan A, Redondo Beach	\$525,000	\$485,000	106	-%7.62	\$310.10
1808 Clark A, Redondo Beach	\$499,900	\$506,000	57	%1.22	\$329.21
2216 Nelson 1, Redondo Beach	\$539,000	\$530,000	48	-%1.67	\$323.57
2423 Hill 2, Redondo Beach	\$569,000	\$550,000	86	-%3.34	\$322.20
1812 Harper Redondo Beach	\$559,000	\$562,000	17	%0.54	\$365.17
1909 Spreckels Redondo Beach	\$600,000	\$562,500	52	-%6.25	\$255.68
2623 Gates 3, Redondo Beach	\$569,500	\$565,000	21	-%0.79	\$343.67
2602 Grant C, Redondo Beach	\$579,000	\$565,000	115	-%2.42	\$332.35
1913 Grant A, Redondo Beach	\$620,000	\$602,000	49	-%2.90	\$352.05
1754 Herrin Redondo Beach	\$625,000	\$615,000	173	-%1.60	\$333.70
3506 Blossom B, Redondo Beach	\$669,000	\$636,000	81	-%4.93	\$319.44
1509 Clark Redondo Beach	\$649,000	\$640,000	112	-%1.39	\$344.83

Comparative Market Analysis

Tuesday, July 12, 2011

2410 Vanderbilt A, Redondo Beach	\$650,000	\$650,000	128	%0.00	\$336.09
2418 Curtis B, Redondo Beach	\$658,800	\$658,800	36	%0.00	\$419.62
1614 Van Horne Redondo Beach	\$659,000	\$659,000	138	%0.00	\$318.05
2213 Dufour A, Redondo Beach	\$669,000	\$660,500	12	-%1.27	\$286.30
2104 Plant Redondo Beach	\$650,000	\$670,000	57	%3.08	\$419.27
1918 Curtis B, Redondo Beach	\$684,000	\$675,000	57	-%1.32	\$279.04
1613 Herrin Redondo Beach	\$724,900	\$710,000	105	-%2.06	\$381.31
1755 Dixon Redondo Beach	\$728,000	\$715,000	53	-%1.79	\$286.34
1924 Voorhees A, Redondo Beach	\$748,500	\$725,000	62	-%3.14	\$354.18
1718 Goodman Redondo Beach	\$739,000	\$730,000	55	-%1.22	\$408.28
1701 Clark A, Redondo Beach	\$779,000	\$780,000	41	%0.13	\$340.61
2009 Belmont B, Redondo Beach	\$820,000	\$795,000	73	-%3.05	\$347.77
2211 Bataan A, Redondo Beach	\$849,000	\$831,500	59	-%2.06	\$346.46
1547 Steinhart Redondo Beach	\$909,000	\$905,900	41	-%0.34	\$462.19
Total Averages	\$654,129	\$640,686	70	%-2.15	\$345.00

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	609 Meyer 14	3	3.00	1,479	1976	\$479,000	\$475,000	01/05/2011	6
S	2104 Ruhland	2	1.00	1,139	1948	\$565,000	\$480,000	01/26/2011	121
S	1907 Morgan A	3	2.00	1,564	1975	\$525,000	\$485,000	01/19/2011	106
S	1808 Clark A	3	3.00	1,537	1974	\$499,900	\$506,000	01/28/2011	57
S	2216 Nelson 1	3	3.00	1,638	1981	\$539,000	\$530,000	01/28/2011	48
S	2423 Hill 2	3	2.00	1,707	1986	\$569,000	\$550,000	01/14/2011	86
S	1812 Harper	3	2.00	1,539	1961	\$559,000	\$562,000	01/18/2011	17
S	1909 Spreckels	4	2.00	2,200	1940	\$600,000	\$562,500	01/19/2011	52
S	2623 Gates 3	3	3.00	1,644	1980	\$569,500	\$565,000	01/10/2011	21
S	2602 Grant C	3	3.00	1,700	1996	\$579,000	\$565,000	01/20/2011	115
S	1913 Grant A	3	3.00	1,710	1999	\$620,000	\$602,000	01/21/2011	49
S	1754 Herrin	3	2.00	1,843	1970	\$625,000	\$615,000	01/07/2011	173
S	3506 Blossom B	3	3.00	1,991	2004	\$669,000	\$636,000	01/31/2011	81
S	1509 Clark	3	3.00	1,856	1986	\$649,000	\$640,000	01/11/2011	112
S	2410 Vanderbilt A	3	3.00	1,934	1993	\$650,000	\$650,000	01/14/2011	128
S	2418 Curtis B	3	3.00	1,570	1980	\$658,800	\$658,800	01/14/2011	36
S	1614 Van Horne	3	3.00	2,072	1989	\$659,000	\$659,000	01/18/2011	138
S	2213 Dufour A	3	3.00	2,307	1986	\$669,000	\$660,500	01/19/2011	12
S	2104 Plant	3	2.00	1,598	1960	\$650,000	\$670,000	01/27/2011	57
S	1918 Curtis B	4	3.00	2,419	1990	\$684,000	\$675,000	01/27/2011	57
S	1613 Herrin	3	3.00	1,862	1987	\$724,900	\$710,000	01/14/2011	105
S	1755 Dixon	3	2.00	2,497	1983	\$728,000	\$715,000	01/11/2011	53
S	1924 Voorhees A	4	3.00	2,047	1990	\$748,500	\$725,000	01/20/2011	62
S	1718 Goodman	3	2.00	1,788	1979	\$739,000	\$730,000	01/27/2011	55
S	1701 Clark A	4	4.00	2,290	2006	\$779,000	\$780,000	01/31/2011	41
S	2009 Belmont B	4	3.00	2,286	2000	\$820,000	\$795,000	01/14/2011	73
S	2211 Bataan A	4	3.00	2,400	2004	\$849,000	\$831,500	01/07/2011	59
S	1547 Steinhart	3	3.00	1,960	2010	\$909,000	\$905,900	01/07/2011	41