

Closed Sale Properties



Addr: 2606 Gates 1, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S10020497
OP: \$399,000
LP: \$329,000 **SP:** \$332,000 **Apx SF:** 1,127
LD: 02/24/2010 **SD:** 07/22/2011 **\$/SF:** \$294.59
Beds: 2 **Bath:** 2.00 **LotSF:** 1,873
YBlt: 1969 **Prk:** **DOM:** 162
Elem: Madison Elementar **Mid:** Adams Middle Scho **High:** Redondo Unio

Property Description: Best Buy In Redondo Beach! Adorable And Affordable Redondo Beach Condo! Two Bedrooms And Two Bathroom, And What A Great Starter Home For The First Time Buyer! A Modern Floor Plan With An Open Kitchen, Dining Area And Living Room. Upgraded Flooring And A Real Fireplace Round Out The Entertaining Space. Large Sliding Doors From The Living Room Lead To A West Facing Patio. The Master Bedroom Is Huge, With Plenty Of Room For The King Sized Bed And A Sitting Or Office Area. It Has Its Own Bath As Well. The Second Spacious Bedroom Takes In The Ocean Breezes In The Afternoon. This Bright And Airy Unit Has Windows On Three Sides One Car Garage Space With Extra Storage. Great Location. Easy Access To Freeways And A Short Bike Ride To The Beach. This Home Is Immaculate, Fresh And Ready For A New Family!



Addr: 2620 Gates B, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** P766110
OP: \$499,000
LP: \$440,000 **SP:** \$433,000 **Apx SF:** 1,537
LD: 01/16/2011 **SD:** 07/29/2011 **\$/SF:** \$281.72
Beds: 3 **Bath:** 2.00 **LotSF:** 2,495
YBlt: 1979 **Prk:** **DOM:** 153
Elem: Madison **Mid:** Adams **High:** Redondo

Property Description: Approved Short Sale - Private Location And Great Open Floor Plan - This Three Bedroom, 2 Bath Townhome Feels Like A House. The Spacious Living Room Has Dramatic Two-Story Vaulted Ceilings, With A Flagstone Faced Fireplace, Hardwood Floors, And Sliding Doors To The Private Patio. The Dining Room Overlooks The Living Room From The Second Level And Is Accented With Architectural Niches. There Is One Bedroom And A Full Bath On The Second Level. The Large Master Suite On The Third Level Has Sliding Doors To A Terrace. The Third Bedroom, Also On The The Third Level, Has Access To A Storage Room In The Closet. In The Hallway To The Garage Is An Office Space Generated From The Area Under The Stairs. The Attached Two Car Garage Also Has A Large, Separate, Storage Closet.

Closed Sale Properties



Addr: 2116 Manhattan Beach Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11046923
OP: \$525,000
LP: \$479,000 **SP:** \$450,000 **Apx SF:** 1,020
LD: 04/13/2011 **SD:** 07/13/2011 **\$/SF:** \$441.18
Beds: 2 **Bath:** 1.00 **LotSF:** 5,610
YBlt: 1952 **Prk:** Driveway, Garage **DOM:** 89
Elem: Lincoln **Mid:** Adams **High:** RUHS

Property Description: There Is A Great New Price On This Charming, Cute, Classic 2 Bedroom 1 Bath Home Beach City Home; Kitchen And Bath Were Upgraded About 10 Years Ago, There Is Large Sunny Backyard, 2 Car Garage With Work Benches, It Is Freshly Painted Inside & Out, Has New Carpet And Lots Of Off Street Parking. I Believe There Are Hardwood Floors Under The Carpet. Redondo Beach Has Great Schools, The Freeway And Green Metro Line Are Close And It Is Just Over 2 Miles To The Beach. This Is A Deal! And All Of The Appliances Are Included. Take A Look At The Visual Tour.



Addr: 2016 Vanderbilt 6, Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** S11038311
OP: \$505,000
LP: \$499,000 **SP:** \$455,000 **Apx SF:** 1,460
LD: 03/14/2011 **SD:** 07/08/2011 **\$/SF:** \$311.64
Beds: 2 **Bath:** 3.00 **LotSF:**
YBlt: 1980 **Prk:** **DOM:** 81
Elem: RUHS **Mid:** BIRNEY **High:** REDONDO U

Property Description: Spacious Light And Bright Redondo Beach Town Home. Enter Home Through New Tiled Entry-Way Into Center Hall Plan With Large Living Room With Fireplace. Open Kitchen Dining Area Off Living Room That Displays Granite Counter Top And Space For Seating Area. Sliding Doors Leading To A Newly Added Concrete Patio Area. Updated Kitchen With Extensive Granite Counter Tops And Back-Splash; New Stainless Steel Sink Included. New Tiled Kitchen Floor. New Tiled Floors In All Three Bathrooms. New Light Carpet Throughout. Interior Of Unit Is Painted. Good Sized Bedrooms Upstairs With Mirrored Closets. Vaulted Ceilings In Upstairs Hallway And In Bedrooms. Bedrooms Are Conveniently Located Near Laundry. Private Bath In Each Bedroom. Bonus Area Off Utility Room Which Provides For Additional Room For Desk And Or Computer Area. Cupboards In Bonus Area Provide For Storage. Double Car Garage With Direct Access. Exterior Area Of Complex Recently Painted. Located In A Great Location, Close To Freeways, Shopping Mall And 2.4 Miles To Redondo Beach Pier. Located In Notable Birney Elementary & Redondo Beach Unified School District.

Closed Sale Properties



Addr: 2223 Clark 3, Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** S11069272
OP: \$469,000
LP: \$469,000 **SP:** \$469,000 **Apx SF:** 1,765
LD: 06/01/2011 **SD:** 07/19/2011 **\$/SF:** \$265.72
Beds: 3 **Bath:** 2.00 **LotSF:** 1,873
YBit: 1975 **Prk:** Built-In Storage, Co **DOM:** 6
Elem: **Mid:** Adams Middle Scho **High:** Redondo Unio

Property Description: This Immaculate 3 Bedroom,2 Full Bath Home Is An Absolute Must-See To Truly Appreciate.Impeccably Maintained With Rich Attention To Detail, This Single Level 1765 Sq.Ft. Home Has Vaulted Ceilings, Formal Living, Dining & Family Rooms, And A Wide Hallway To The Three Extra Large Bedrooms. The Formal Living Room Is Incredibly Spacious, With A Fireplace & A Large Picture Window That Faces Out To The Neighborhood.The Family Room Has A Great View Of The Patio, & The Dining Room Is Ideal For Entertaining Guests.Sitting High With A Second Floor Entry, Fresh Westerly Breezes Flow Through The Sautillo Tiled Patio That Is Centered Around The Family, Dining And Master Bedrooms. Highlights Of This Home Include Rich Dark Hardwood Floors, French Doors W/Beveled Glass, A Wall Of Beveled Paned Windows, And Exposed Beam Ceilings.A Covered Spanish-Style Patio Creates An Indoor-Outdoor Living Experience That Is Unique And Simply Breathtaking! The North End Of The Home Contains All The Bedrooms, A Large Hallway Bathroom And A True Master Suite That Features Wide Doors Opening To The Patio, Vaulted Ceilings, A Spacious Bathroom And A Walk-In Closet. Laundry Inside This Unit Is An Extra Bonus! Don'T Be Fooled By The Exterior,This Home A Rare Find That Will Not Last Long!



Addr: 2519 Carnegie F, Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** P783324
OP: \$484,900
LP: \$484,900 **SP:** \$473,000 **Apx SF:** 1,433
LD: 05/28/2011 **SD:** 07/17/2011 **\$/SF:** \$330.08
Beds: 2 **Bath:** 3.00 **LotSF:** 2,138
YBit: 1979 **Prk:** **DOM:** 55
Elem: **Mid:** **High:**

Property Description: Great Property, Great Location, Great Price - Every Once In A Great While An Opportunity Like This Comes About. Shows Like A Model. Completely Remodeled Top To Bottom - Just Bring The Furniture! Large Formal Living Room W/ Stone Fireplace, Soaring Beamed Ceilings, Beautiful Distressed Plank Hardwood Floors. Spacious Formal Dining Overlooks Living Rm & Beyond To Private Patio Retreat. Fully Appointed Chefs Kitchen W/ Custom Cabinets, Slab Granite Counters & Stainless Appliances - Large Breakfast Nook & Media Alcove. Massive Master Bedroom W/ Wood Beamed Ceilings, Walk-In Closet, Granite Vanity & Custom Stone Shower. 2Nd Bedroom Is Also A Master W/ Vaulted Ceilings, Its Own Full Bath & Walk In Closet. Direct Access Oversize 2 Car Garage W/ Tons Of Storage Space. Conveniently Close To Everything Location - Frwys,Transportation,South Bay Galleria,Shops,Dining, Entertainment,Redondo & Hermosa Beaches, King Harbor+++ Put At The Top Of Your Show List... You Won'T Be Disappointed.

Closed Sale Properties



Addr: 2419 Mathews 3, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** 10425883
OP: \$550,000
LP: \$495,000 **SP:** \$485,000 **Apx SF:** 1,575
LD: 02/04/2010 **SD:** 07/28/2011 **\$/SF:** \$307.94
Beds: 3 **Bath:** 3.00 **LotSF:** 0
YBit: 1988 **Prk:** Garage Door Open **DOM:** 485
Elem: **Mid:** **High:**

Property Description: Serene Condo In Lovely Redondo Beach, Lovely View, Smell The Ocean Area. Spacious 3 Bedrooms, 3 Bath Large Grassy Backyard, Perfect For Summer Barbeques And Entertaining. Owner Motivated, Bring All Offers For Quick Sale.



Addr: 2509 Spreckels Redondo Beach **MLS #:** S11048246
Area: N Redondo Bch/El Nido
OP: \$548,000
LP: \$512,000 **SP:** \$512,000 **Apx SF:** 936
LD: 04/15/2011 **SD:** 07/15/2011 **\$/SF:** \$547.01
Beds: 3 **Bath:** 2.00 **LotSF:** 5,250
YBit: 1953 **Prk:** **DOM:** 63
Elem: **Mid:** **High:**

Property Description: Clean, Move In Ready, Cottage On A Charming Tree Lined Street. This Home Has New Carpet And Paint, And New Bath And Kitchen Floor Tiles. Hardwood Floors In The Dining Area. Sellers States That There Is Hardwood Floors Under The Carpet. Copper Plumbing. Big Landscaped Lot Features A Yard And A Over Sized 2 Car Garage With A Big Loft/Attic And A 1/2 Bath. An Independent Appraiser Estimated The Home At 936 Sq Ft. Buyer To Verify. The Attic Would Serve As A Nice Office Or Large Storage Space. More Covered Storage Behind The Garage. Parking For 5 Cars With The 2 Car Garage And The Car Port & Driveway. The Yard Is Fenced To Keep The Kids And Dogs In. Good Sized Piece Of Land With Room To Build Out Or Up. Wonderful Neighborhood Zoned For Only Single Family Homes. Beaches, Shops, Freeways, And Parks Close By.



Addr: 3401 Mcbain Redondo Beach **MLS #:** V11061129
Area: N Redondo Bch/Villas North
OP: \$535,000
LP: \$535,000 **SP:** \$530,000 **Apx SF:** 747
LD: 05/13/2011 **SD:** 07/01/2011 **\$/SF:** \$709.50
Beds: 2 **Bath:** 1.00 **LotSF:** 8,960
YBit: 1950 **Prk:** Carport **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Copper Plumbing, Newer Driveway And Brick Interlock Walkway. Extra Large Corner Lot With Grassy Front And Rear Yards. Newer Vinyl Fence. Enclosed Balcony And Laundry Without Permit (Not Included In Square Footage). Please Verify.

Closed Sale Properties



Addr: 2704 Spreckels Redondo Beach
Area: N Redondo Bch/El Nido **MLS #:** S11013011
OP: \$639,700
LP: \$537,500 **SP:** \$533,756 **Apx SF:** 1,416
LD: 01/31/2011 **SD:** 07/01/2011 **\$/SF:** \$376.95
Beds: 3 **Bath:** 2.00 **LotSF:** 5,565
YBlt: 1955 **Prk:** Driveway - Concret **DOM:** 113
Elem: **Mid:** **High:**

Property Description: Less Than 2.5 Miles To The Ocean. Open Floor Plan. 3 Bedrooms. 1 3/4 Bath. Family Room With Beamed Cathedral Ceilings And Fireplace. Dining Et. Mostly Newer Double-paned Insulated Windows. Remodeled Kitchen With Jenn-Air Stove, Fisher & Paykel Refrigerator, And Granite Counters. Remodeled Bath With Unique Tiles. Master Bedroom Is Large Enough To Hold Eastern King-Size Bed. One Bedroom Has Been Converted To An Office With A Pull-Down Murphy Bed. Murphy Bed And Mattress Is Included In The Price. The Other Bedroom Does Not Have A Closet, But The Owner Is Willing To Install One. Hardwood Floors. Washer & Dryer. Owner Will Leave Big Screen Tv In Living Room, Bbq, And May Consider Leaving Other Items. Reroofed March 9, 1998. Electrical Service Upgraded 9-27-2002. Direct Entry Double Garage. More Parking In The Driveway; Driveway May Be Large Enough For Rv. Nice Backyard. Storage Shed Will Be Included If You Would Like It. Walking Distance To Shops, Restaurant, And The Beach. Nice Street. Redondo Beach Schools. Building Records Say The 312 Sf Was Add To The 1104 Sf Original House Making The House 1416 Sf; Tax Records Says The House Is 1346. Subject To Buyer To Verifying Square Footage. Owner Highly Motivated; Has Already Purchased Another Home.



Addr: 2002 Curtis Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11065266
OP: \$539,000
LP: \$539,000 **SP:** \$535,000 **Apx SF:** 1,014
LD: 05/22/2011 **SD:** 07/28/2011 **\$/SF:** \$527.61
Beds: 3 **Bath:** 1.00 **LotSF:** 5,000
YBlt: 1955 **Prk:** Driveway **DOM:** 5
Elem: Lincoln **Mid:** **High:**

Property Description: Well Maintained 3 Bedroom Sfr South Facing Rear Yard With Pool. Features: Newer Windows, Roof, Plumbing, Up Dated Kitchen And Safely Pool Cover. Perfect Home For The Family Who Loves To Entertain. Close To Freeways, Shopping, Park And School. No Need To Preveiw.

Closed Sale Properties



Addr: 2811 Faber Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** P785208
OP: \$599,000
LP: \$599,000 **SP:** \$555,000 **Apx SF:** 1,745
LD: 06/13/2011 **SD:** 07/28/2011 **\$/SF:** \$318.05
Beds: 4 **Bath:** 3.00 **LotSF:** 6,600
YBit: 1948 **Prk:** Street, Driveway, G **DOM:** 34
Elem: Alta Vista **Mid:** Adams / Parra **High:** Redondo Unio

Property Description: Tons Of Potential To Customize This Wonderful Single Level Home In The Trw Tract And Not Pay For Someone Esles Upgrades. This Light And Bright Home Features A Very Large Living Room With Brick Fireplace Leading To Your Open Kitchen Overlooking The Backyard - You Can Cook And Watch The Kids Play. A Huge Master Suite Affords Privacy And Access To The Backyard Via An Oversized Sliding Glass Door. Interior Laundry And A Very Functional Floor Plan Make This Home Very Versatile For Many Uses. There Is A Long Driveway- Rv/Boat Possible - Leading To The Detached Garage. There Is A Room On The Back Of The Garage For Added Storage/Gym/Office. The Large Grassed Backyard Is Pristine And Waiting For Your Personal Touches.



Addr: 2807 Faber Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11066252
OP: \$595,000
LP: \$595,000 **SP:** \$578,000 **Apx SF:** 1,064
LD: 05/25/2011 **SD:** 07/29/2011 **\$/SF:** \$543.23
Beds: 3 **Bath:** 1.00 **LotSF:** 6,720
YBit: 1948 **Prk:** **DOM:** 65
Elem: **Mid:** **High:**

Property Description: Absolutely Charming Single Family Home On A Quiet Cul-De-Sac Street In A Nice Neighborhood. Three Bedrooms Plus A Large Office/Bonus Room Behind The Garage (Approx 300+ Sq Ft) Updated With Newer Kitchen Including Stainless Appliances, Granite Counters, Stone Backsplash And Custom Cabinets. Hardwood And Travertine Floors, Recessed Lighting And More. Located On A Large 6,720 Sq Ft Lot With A Great Backyard.



Addr: 2021 Belmont A, Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** S10059467
OP: \$729,900
LP: \$659,900 **SP:** \$585,000 **Apx SF:** 2,134
LD: 06/03/2010 **SD:** 07/19/2011 **\$/SF:** \$274.13
Beds: 4 **Bath:** 3.00 **LotSF:** 3,746
YBit: 1995 **Prk:** Direct Garage Acce **DOM:** 390
Elem: JEFFERSON **Mid:** **High:** REDONDO

Property Description: This Is A 2 On A Lot Town Home...Located In One Of The Most Desirable Area Of North Redondo Beach With Jefferson School District..... 4Bed/3Bath Freestanding Town Home Mediterranean Style With Front Yard And Private Rear Yard...2 Car Attached Garage....Large Kitchen.....Large Bedrooms...Formal Dinning ...Living Room W/Fireplace..Master Bedroom W/Fireplace....One Of The Rooms Has Custom Double Entry Doors Makes It Great For A Large Office, Game Room Or Another Large Bedroom. The Sellers Have Done Upgrades With Custom Paint, Crown Moldings And Recess Lightings...Tile In Kitchen, Dinning Area And Living Room.... Carpet Upstairs.

Closed Sale Properties



Addr: 2117 Havemeyer Redondo Beach
Area: N Redondo Bch/El Nido **MLS #:** R1103481
OP: \$615,000
LP: \$615,000 **SP:** \$595,000 **Apx SF:** 1,114
LD: 05/23/2011 **SD:** 07/10/2011 **\$/SF:** \$534.11
Beds: 3 **Bath:** 1.00 **LotSF:** 8,077
YBit: 1955 **Prk:** Driveway **DOM:** 18
Elem: Jefferson **Mid:** Perras Middle **High:** Redondo High

Property Description: ***Standard Sale*** The Perfect Family Home On Quiet Redondo Beach Street With Great Curb Appeal. Roof Is 3 Month New, Home Offers Some Old Redondo Beach Charm. You Must Come And See For Yourself. Back Yard Has A Cement Slab Ready For A Jacuzzi Of Gazebo. Back Yard Has Over View Of City Lights And Only 1 Mile From The Ocean, Centerpoint To Both Redondo And Hermosa Piers. Many Repair Have Been Done To Property. Jefferson Elementary Is Right Around The Corner, Dominguez Park & Redondo Beach Dog Park 2 Blocks Away. Bring You Family Oriented Buyers They Will Love This Home And The Great Neighborhood. See You In Escrow!!!!



Addr: 1747 Morgan Redondo Beach
Area: N Redondo Bch/Golden Hills **MLS #:** S11057678
OP: \$649,000
LP: \$649,000 **SP:** \$610,000 **Apx SF:** 1,599
LD: 05/06/2011 **SD:** 07/18/2011 **\$/SF:** \$381.49
Beds: 3 **Bath:** 2.00 **LotSF:** 4,000
YBit: 1957 **Prk:** Built-In Storage **DOM:** 42
Elem: **Mid:** **High:**

Property Description: Bring Your Decorator'S Eye To This Rare Oversized Lot Situated In One Of The Best Areas Of North Redondo. This Clean - Approx. 1600 Sq.Ft. Home Sits On A 4,000 Square Foot Corner Lot With All The Potential One Could Hope For. New Carpet & Paint And Original Hardwood Floors Will Help Get You Started On Your Way. Some Of The Features Include: Living Room, Dining Area, 3 Bedrooms, 1 3/4 Baths, Pass-Thru Office Or Den Area, Family / Bonus Room With Wood Burning Fireplace, Enclosed Garage And Covered Carport, Backyard, Large Storage Area Beyond Garage And Much More...This Is The First Time This Home Has Ever Been On The Market - Don'T Be The Last To See It!



Addr: 1933 Gates Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11059342
OP: \$650,000
LP: \$650,000 **SP:** \$615,000 **Apx SF:** 1,314
LD: 05/09/2011 **SD:** 07/20/2011 **\$/SF:** \$468.04
Beds: 3 **Bath:** 2.00 **LotSF:** 7,500
YBit: 1947 **Prk:** **DOM:** 43
Elem: **Mid:** **High:**

Property Description: Land Value Only 50 X 150 R2 Lot. 2 Townhouses. Drive By Only! No Showing Of The Inside.

Closed Sale Properties



Addr: 1726 Steinhart Redondo Beach
Area: N Redondo Bch/Golden Hills **MLS #:** S11072382
OP: \$635,000
LP: \$635,000 **SP:** \$635,000 **Apx SF:** 820
LD: 06/07/2011 **SD:** 07/27/2011 **\$/SF:** \$774.39
Beds: 2 **Bath:** 1.00 **LotSF:** 5,000
YBlt: 1952 **Prk:** **DOM:** 0
Elem: **Mid:** **High:**

Property Description: Great Sfr On 50 X 100 Lot



Addr: 1606 Harkness Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** S11068441
OP: \$629,000
LP: \$629,000 **SP:** \$640,000 **Apx SF:** 1,432
LD: 05/29/2011 **SD:** 07/13/2011 **\$/SF:** \$446.93
Beds: 3 **Bath:** 2.00 **LotSF:** 2,700
YBlt: 1964 **Prk:** **DOM:** 39
Elem: **Mid:** **High:**

Property Description: Absolutely Charming, Sunny, European Styled Golden Hills Home With Views In All Directions. This One Is Not To Be Missed! Curb Appeal, Large Yard, Quiet Location! Reminiscent Of A Spanish Villa, The House Has Wrought Iron Balconies, Wood Windows And French Doors, An Open Beam Ceiling Living Room And Solid Oak Floors. Beautifully Remodeled Throughout, You Can Dine "Al Fresco" In A Lovely Stone Paved Patio Or On The Deck Off The Master Bedroom Or In The Sunny, Dining Room/Family Room Open To The Kitchen Beyond. The Saltillo Tile Floor Custom Kitchen Has Glass Faced Cabinets, A 6 Burner Cook Top Stove And A Large Stainless Steel Refrigerator. There Is A Spa Tub In The Downstairs Bath And The Upstairs Bath Is Just As Nice...Totally Buffed Out With A Custom Tile Tub. The House Sits On A 2700 Square Foot Lot With A Sunny Yard Filled With Flowers And Fruit Trees (Peach, Orange And Lemon). There Is A Large Dog Run On The South Side Of The House. The Master Bedroom And 2Nd Bedroom Are On The Ground Level With A 3Rd Bedroom On The 2Nd Floor. Close To Shops, The Beach And The Freeways. Award Winning California Distinguished Birney Elementary School. California Principal Of The Year. This Home Is A Winner!!

Closed Sale Properties



Addr: 2021 Grant C, Redondo Beach
Area: N Redondo Bch/Villas South
OP: \$699,000
LP: \$669,000
LD: 01/12/2011
Beds: 3
YBlt: 2010
Elem:

SP: \$647,000
SD: 07/25/2011
Bath: 3.00
Prk:
Mid:

MLS #: S11015208
Apx SF: 1,711
\$/SF: \$378.14
LotSF:
DOM: 182
High:

Property Description: Fabulous New Townhome At Builder Cost With Private Yard! This Spectacular Townhome Boasts Panoramic Views Of The Neighborhood And City Once You Step Into This 3 Bedroom, 2.5 Bathroom Home With Over 1700 Square Feet, You Will Be Transcended Into The Calm Serenity South Bay Living Has To Offer. Gorgeous Hickory Floors, Vaulted Ceiling And Custom Alder Cabinetry Throughout Enhance This Expansive Space Just Waiting For You To Call It Home. The Kitchen Boasts Stainless Steel Appliances And Granite Counter Tops. The Kitchen Flows Directly Into The Open Living And Dining Spaces That Spill Over To The Fabulous Deck That Gives You The Perfect Space For Any Sort Of Gathering. Extensive Use Of Stone And Travertine In Neutral Tones Enhances The True Beauty This Home Has To Offer, Making It The Ultimate South Bay House. Steps To The Schools And Shopping Along With Easy Access To The Airport And Freeways Make This Home The Ideal Location.



Addr: 2227 Ruhland B, Redondo Beach
Area: N Redondo Bch/Villas North
OP: \$689,000
LP: \$669,000
LD: 05/12/2011
Beds: 3
YBlt: 1985
Elem:

SP: \$647,500
SD: 07/29/2011
Bath: 3.00
Prk:
Mid:

MLS #: S11060896
Apx SF: 2,160
\$/SF: \$299.77
LotSF: 3,746
DOM: 34
High: RUHS, possib

Property Description: Price Reduced!! Beautifully Remodeled Kitchen Has Sparkling Fresh Cabinets, Granite Counter Tops, Recessed Lighting, Area For Breakfast Stools And New Stainless Steel Appliances! Hardwood Flooring In Much Of The Lower Level. Warm Paint Hues Throughout Home. Spacious Floor Plan Has Living Areas On Ground Level And Bedrooms Upstairs. Rooms Are Generously Sized And The Openness Really Makes This Feel Like Home. The Family Room Opens To The Rear Yard With An Overhead Shade Trellis And Room For Relaxation Or Entertaining. Very Private, No Common Walls In Living Areas. Master Suite Has A Full Bath With Shower And Tub, Dual Sinks, Walk In Closet And Lots Of Space. When You See This Home, You'LI Love It!

Closed Sale Properties



Addr: 2622 Robinson Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11042951
OP: \$275,000
LP: \$275,000 **SP:** \$650,000 **Apx SF:** 612
LD: 04/05/2011 **SD:** 07/14/2011 **\$/SF:** \$1,062.09
Beds: 1 **Bath:** 1.00 **LotSF:** 5,150
YBit: 1937 **Prk:** Tandem **DOM:** 94
Elem: Call **Mid:** School **High:** District

Property Description: Offer Has Been Accepted, Subject To Court Overbid, First Overbid Amount Is \$683K. Court Date Is June 1, 2011 @ 8:30Am, Los Angeles Superior Court, 111 N. Hill St., Los Angeles, Department 9 On The 2Nd Floor. Interested Overbidders Need To Bring Cashiers Check For At Least 10% Of The Minimum Overbid Amount (\$9700). Conservator Sale, Subject To Court Confirmation. Original Owner, 1St Time Offered Since 1937. Teardown 1 Bed Sfr + 2 Car Tandem Garage On 50X103 R1 Corner Lot. Not Financeable. Also See Same Size Vacant Lot Next Door, Same Price. Seller Would Prefer To Sell Both As Package.



Addr: 2503 Rindge Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** V11056647
OP: \$699,000
LP: \$689,000 **SP:** \$665,000 **Apx SF:** 2,345
LD: 05/04/2011 **SD:** 07/29/2011 **\$/SF:** \$283.58
Beds: 4 **Bath:** 3.00 **LotSF:** 3,746
YBit: 1990 **Prk:** Garage, Direct Gar **DOM:** 77
Elem: **Mid:** **High:**

Property Description: This Great Free Standing 2-On-A-Lot Townhome In Redondo Beach Feels Like A Single Family Residence...It Has 4 Bedrooms And 3 Baths With 2345 Sq.Ft. Of Space. The Floorplan Is Just Right ...The Main Level Has The Living Room, Formal Dining Room, Family Room With Fireplace Opening To The Private Grassy Yard And Patio, The Kitchen With Bright White Tiles, Ceramic Floors, Bay Windows And Newer Appliances And A Nice Guest Bath With A Window. The Living, Dining And Family Room Have Beautiful Rose-Wood Flooring.The Staircase Leads To An Open Area With Built-In Cabinets And Central Hall. The Master Suite With Cathedral Ceiling, Half Moon Window, Large Closet And Rose Wood Floors Has A Lot Of Light And Is Very Spacious!!. The Master Baths Has Skylight, Jacuzzi Tub And Separate Shower, Double Sink. The Laundry Is Conveniently Located By The Other 3 Bedrooms. There Is Plenty Of Storage In Both Levels. No Hoa Dues. Redondo Unified School District And So Close To The Beach, Restaurants And Shopping And Parks.
 Priced To Sell!!!

Closed Sale Properties



Addr: 2226 Warfield Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** 11528899
OP: \$629,900
LP: \$629,900 **SP:** \$677,000 **Apx SF:** 1,927
LD: 05/18/2011 **SD:** 07/19/2011 **\$/SF:** \$351.32
Beds: 4 **Bath:** 2.00 **LotSF:** 7,500
YBit: 1953 **Prk:** Garage **DOM:** 26
Elem: **Mid:** **High:**

Property Description: Perfect Family Home! *Sold In As-Is* This Beautiful Home Features Fourth Bedrooms, Two Bathrooms, And Large Family Room And Family Kitchen, Ceiling Fan To Stay Cool During Summer, Don'T Miss It!! Cozy Fireplace In Family Room. This Home Is The One You Have Been Waiting For. Hardwood Floors Extend From Living Room Into The Dining Area, Kitchen And Bedrooms. Private Yard - A Patio For Entertaining. Close To Most Convenient Services And Facilities (Minutes To The Beach, Transportation, Freeway Access, Shopping, Schools, Parks). Award Winning Schools.



Addr: 1618 Stanford Redondo Beach
Area: N Redondo Bch/Golden Hills **MLS #:** S11029262
OP: \$709,000
LP: \$699,000 **SP:** \$680,000 **Apx SF:** 1,767
LD: 03/07/2011 **SD:** 07/15/2011 **\$/SF:** \$384.83
Beds: 3 **Bath:** 2.00 **LotSF:** 2,500
YBit: 1975 **Prk:** Driveway, Direct Ga **DOM:** 64
Elem: **Mid:** **High:**

Property Description: Great Value In A Great Neighborhood. Upgraded Single Family Home In The Golden Hills. Upgrades Include: Totally Remodeled Kitchen With Granite Counters, Stainless Steel Appliances, New Cabinetry, Hardwood Floors, Double Paned Windows Throughout House; Double Paned Sliding Glass Doors Front And Back, Remodeled Bathrooms, Newer Roof, Newer Garage Door, Driveway Replaced With Patterned Stone, Redwood Deck And Flagstone In Backyard With Built-In Spa. This Is A Great Package: Upgrades, Location And Price.



Addr: 1700 Belmont Redondo Beach
Area: N Redondo Bch/Golden Hills **MLS #:** S11060184
OP: \$720,000
LP: \$720,000 **SP:** \$695,000 **Apx SF:** 1,358
LD: 05/03/2011 **SD:** 07/07/2011 **\$/SF:** \$511.78
Beds: 3 **Bath:** 2.00 **LotSF:** 2,460
YBit: 1962 **Prk:** **DOM:** 65
Elem: Jefferson **Mid:** **High:** RUHS

Property Description: Ready To Move In This Wonderful Family Home. Sought After Traditional Floor Plan Has Living Area Is On Lower Floor And All Three Bedrooms Are On Upper Floor. Beautiful Hardwood Floors Throughout Living Room And Formal Dining Room. Kitchen Has Granite Counters Beautiful Cabinetry And Stainless Appliances. Cozy Backyard & Patio Have Inviting Built-In Seating And Table For Outdoor Bbqs And A Fountain Providing Serene Atmosphere. Laundry Room Complete With Washer And Dryer. Approximately 400 Sq Ft Recording Studio For The Music Enthusiast. Custom Shutters And Blinds Throughout. Forced Air Heating And Air Conditioning. Located In The Desirable Golden Hills This Home Is Complete With Huge Entertainment Deck For Sun And Fun Or Relaxing With Views For Mountains On A Clear Day. Drop By, You'LI Want To Stay.

Closed Sale Properties



Addr: 2223 Dufour A, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11056547
OP: \$739,000
LP: \$739,000 **SP:** \$700,000 **Apx SF:** 2,589
LD: 05/04/2011 **SD:** 07/12/2011 **\$/SF:** \$270.37
Beds: 4 **Bath:** 3.00 **LotSF:** 3,746
YBlt: 1990 **Prk:** **DOM:** 69
Elem: Lincoln Elementary **Mid:** **High:** Redondo Unio

Property Description: Beautifully Maintained Front Unit 2 On A Lot In Prime North Redondo Location Will Capture You As Soon As You Walk Through The Front Garden! With An Impressive Curb Appeal, This Spanish Style 4 Bdrm, 2.5 Bath Spanish Townhome Feels Just Like A Single Family Home! The Formal Entryway Welcomes You In To A Traditional Formal Living Room And Separate Dining Room, Both Full Of Natural Sunlight. An Updated Kitchen With Unique Tile Counters, Breakfast Bar And A Bonus Breakfast Nook Is Perfect For Enjoying Sunday Brunch With Friends And Family. The Casual Family Room With Built In Wet Bar Features A Beautiful Featured Fireplace And Opens To An Extra Spacious Outdoor Covered Patio, Ideal Of Indoor/Outdoor Entertaining. Upstairs Offers 4 Overly Large Bedrooms, One With A Bay Window With Window Seat That Looks Over The Front Yard, And A Master Suite That Is Absolutely Huge! An Upstairs Bonus Room Ideal For An Office Or Media/Den, Makes This Special Townhome Even More Incredible! Hurry, This Will Not Last! Note: Taped Sq. Ft. 2589



Addr: 2017 Farrell A, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11001613
OP: \$859,000
LP: \$779,000 **SP:** \$735,000 **Apx SF:** 2,537
LD: 01/06/2011 **SD:** 07/27/2011 **\$/SF:** \$289.71
Beds: 3 **Bath:** 3.00 **LotSF:** 3,746
YBlt: 1992 **Prk:** Direct Garage Acce **DOM:** 204
Elem: **Mid:** **High:**

Property Description: Model Perfect! This 3 Bedroom & 2 Bath Immaculate Town-Home Is Distinctively Remodeled With High-End Finishes And Top Of The Line Amenities. The 2,500+ Square Foot Two-Story Floor Plan Boasts A Formal Dining Room, Formal Living Room With Fireplace, Extensively Remodeled Gourmet Kitchen With "Mascarello" Granite & Mosaic Backsplash With Nickel Silver Border And Stainless Steel Appliances, Breakfast Nook, And Upstairs Separate Family Room With Cherry Wood Built-In Media Center With Plasma Tv, Fireplace & French Doors Leading To The Balcony. Marvel At The Size Of The Master Suite With Fireplace And Walk-In Closet For Two, And Relax In The Tastefully Remodeled Spa-Inspired Master Bath With Marble Floors, Spa Tub & Separate Shower. Other Notable Features Include New "Verde Lago" Tile Floors, Vaulted Ceilings, New Carpet & Designer Paint, New Furnace, Copper Plumbing, Landscaped Front Yard, Crown Molding & Plantation Shutters Throughout.

Closed Sale Properties



Addr: 2223 Bataan A, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11056963
OP: \$749,000
LP: \$749,000 **SP:** \$740,000 **Apx SF:** 2,330
LD: 05/03/2011 **SD:** 07/20/2011 **\$/SF:** \$317.60
Beds: 4 **Bath:** 3.00 **LotSF:** 7,500
YBit: 2005 **Prk:** Driveway, Garage **DOM:** 34
Elem: **Mid:** **High:**

Property Description: The Search Is Ended! This Front Unit Townhome Feels Like A Single-Family Residence With A Private Yard. Located On A Quiet Neighborhood Street In The Highly Desirable North Redondo Beach Area. This Home Exemplifies All The Best Redondo Beach Has To Offer. This Detached Two-Story Townhome Features Four Bedrooms, 2.5 Baths With All Bedrooms And Laundry Room Located On The Second Floor. You Will Find Granite Counters, Cherry Cabinets, And Gleaming Wood Floors And Much More... Located Just A Stone Away From Shops, Restaurants, Freeways And The Ocean.



Addr: 2216 Clark Lane A, Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** S11059764
OP: \$759,000
LP: \$759,000 **SP:** \$750,000 **Apx SF:** 2,318
LD: 05/11/2011 **SD:** 07/08/2011 **\$/SF:** \$323.55
Beds: 4 **Bath:** 3.00 **LotSF:** 3,746
YBit: 2001 **Prk:** Built-In Storage, Ga **DOM:** 58
Elem: Washington **Mid:** Adams **High:** Redondo

Property Description: Mediterranean Style Detached Town Home With A Backyard. Built By Craig Wilson In 2001. This Spacious, Light And Bright Home With 2318 Sq. Ft. Of Living Space Features An Open Floor Plan With Step Down Living And Dining Room. Four Bedrooms; Two And One Half Baths. Formal Living/Great Room With Fireplace. Kitchen Is Open To Living Area And Includes A Center Island, Breakfast Bar And Stainless Steel Appliances. Curved Staircase Leads To Second Storey. Large Master Suite With Walk-In Closet, Sitting Area And Fireplace. Master Bath Includes Luxurious Spa Tub, Dual Sinks And Separate Shower. Landscaped Front And Back Yards. Two Car Garage With Direct Access. Other Features Include Vaulted Ceilings; Balconies; Skylight; Plantation Shutters In Living/Dining Areas; Crown Molding; Surround Sound Wiring And Speakers In Living/Dining Areas; Intercom System; Security System And Central Vacuum.

Closed Sale Properties



Addr: 2101 Clark Redondo Beach	MLS #: S11069259
Area: N Redondo Bch/Villas South	
OP: \$750,000	
LP: \$750,000	SP: \$760,000
LD: 06/01/2011	SD: 07/06/2011
Beds: 4	Bath: 3.00
YBit: 1990	Prk: Driveway, Garage,
Elem: Birney	Mid:
	Apx SF: 2,478
	\$/SF: \$306.70
	LotSF: 3,746
	DOM: 6
	High: Redondo Unio

Property Description: This Immaculate, Detached Townhome Sits On A Corner Lot And Has No Hoa Fees, No Common Walls & No Shared Driveway! It'S Like Getting A Single Family Home For The Price Of A Townhome! It Has A Large, Private, Low Maintenance Backyard, And The Corner Lot Position Keeps Light & That Open Feeling From Being Blocked By Neighbors. Beautifully Maintained Home Is Ready For Move In And Features High, Vaulted Ceilings, Crown Moldings Throughout, Updated Hardwood & Stone Tile Flooring, A Custom Interior Color Palette, Skylights & More. There Is A Formal Dining Room, A Formal Living Room, A Guest Bath, Large Family Room With Fireplace That Features Beautiful Stone Tile Detail, A Bonus Breakfast Area And A Built In Buffet On The Lower Level. Family Room Opens To The Yard. The Upper Level Finds All Four Bedrooms, A 2Nd Full Bath And Full Laundry/Utility Room Conveniently Located Upstairs. The Sunny & Bright Master Has A Large Walk-In Closet & Spa Tub In The Master Bath! Mirrored Closet Doors In 3 Bedrooms, Window Coverings Throughout, High Vaulted Ceilings & Tons Of Natural Light On Both Levels. Family Room Has Built In Surround Sound. Kitchen Features Granite Counters, Custom Backsplash & Breakfast Bar Area. Lots Of Counter & Cabinet Space! Bonus Under Stair Storage!



Addr: 2218 Ruhland B, Redondo Beach	MLS #: S11038038
Area: N Redondo Bch/Villas North	
OP: \$879,000	
LP: \$869,000	SP: \$840,000
LD: 03/25/2011	SD: 07/15/2011
Beds: 4	Bath: 4.00
YBit: 2011	Prk: Carport Attached, C
Elem:	Mid:
	Apx SF: 2,480
	\$/SF: \$338.71
	LotSF: 7,500
	DOM: 77
	High:

Property Description: Brand New Custom Built By Advanced Design & Construction Inc. This Newly Design Floor Plan Is Offering An Open 4Bed/ 3.5 Bath . Every Room Is Spacious Bright And Beautifully Done. High Ceilings Throughout, Large Windows & Custom Fireplace. Inviting Dining Room With Gracious Ambiance. Breathtaking Gourmet Kitchen , Outfitted Quality S.S. Jenn-Air Professional Appliances, Granite Counters Tops. Outstanding Great Room W/Fireplace Lead You To A Breath Taking Back Yard, Tranquil Master Retreat Has A Warm Marble Fireplace, Large Closet And Elegant Master Bath With Spa Tub, Separate Shower And Extensive Counter Tops. Two Car Garage. Landscaping Surrounds This Prestigious Masterpiece. This Is One Of The Best Quality In North Redondo Beach, In The Nice Neighborhood , A/C Ready, Pre Wired Alarm System, Sound System, Central Vacuum, Solid Hardwood Floor And Marble Flooring Throughout The House!!!!!!!!!!!!

Closed Sale Properties



Addr: 2218 Ruhland A, Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11038016
OP: \$879,000
LP: \$869,000 **SP:** \$850,000 **Apx SF:** 2,480
LD: 03/25/2011 **SD:** 07/19/2011 **\$/SF:** \$342.74
Beds: 4 **Bath:** 4.00 **LotSF:** 7,500
YBlt: 2011 **Prk:** Carport Attached, C **DOM:** 74
Elem: **Mid:** **High:**

Property Description: Brand New Custom Built By Advanced Design & Construction Inc. This Newly Design Floor Plan Is Offering An Open 4Bed/ 3.5 Bath . Every Room Is Spacious Bright And Beautifully Done. High Ceilings Throughout, Large Windows & Custom Fireplace. Inviting Dining Room With Gracious Ambiance. Breathtaking Gourmet Kitchen , Outfitted Quality S.S. Jenn-Air Professional Appliances, Granite Counters Tops. Outstanding Great Room W/Fireplace Lead You To A Breath Taking Back Yard, Tranquil Master Retreat Has A Warm Marble Fireplace, Large Closet And Elegant Master Bath With Spa Tub, Separate Shower And Extensive Counter Tops.Two Car Garage. Landscaping Surrounds This Prestigious Masterpiece. This Is One Of The Best Quality In North Redondo Beach, In The Nice Neighborhood , A/C Ready, Pre Wired Alarm System, Sound System, Central Vacuum, Solid Hardwood Floor And Marble Flooring Throughout The House!!!!!!!!!!!!



Addr: 709 Amy Redondo Beach **MLS #:** S11055304
Area: N Redondo Bch/EI Nido
OP: \$1,075,000
LP: \$1,025,000 **SP:** \$990,000 **Apx SF:** 3,411
LD: 05/01/2011 **SD:** 07/29/2011 **\$/SF:** \$290.24
Beds: 5 **Bath:** 5.00 **LotSF:** 5,763
YBlt: 2000 **Prk:** Built-In Storage, Dr **DOM:** 88
Elem: Washington **Mid:** Adams **High:** Redondo

Property Description: One Of The Largest Lots On This Private Street, Come And Enjoy This Five Bedroom, Four And A Half Bath Villa. On The Main Level There Is A Bedroom/Office Which Includes A Double Doors Entry With It'S Own Full Bath. Formal Living Room, And Dining Room With Fireplace And Chandelier Is The Perfect Place To Entertain And Dine. Stainless Steel Kitchen, And Granite Counters Open Up To The Family Room With A Cozy Fireplace And Sliding Door To The South Facing Yard.This Blossoming And Spacious Yard Is Large Enough Even For A Pool! Second Level Has A Upstairs Den, Three Bedrooms, Two Full Baths.Master Suite Includes Formal Two Door Entry. Master Bath Includes Custom Stone Counters, Oversize Spa Tub, Separate Shower And Water Closet. Cedar Lined Walk-In Closet Has Built In Cabinets And Storage. Fireplace Sits At Eye Level, A Private Area For Lounging, Perfect For Those Quiet Times. This Home Has It All, New Ceiling Fans Throughout, A Hundred Gallon Hot Water Heater, Security System Plus A Water Softening Unit To Enhance Your Lifestyle, This Is A Gem!

Closed Sale Properties



Addr: 2121 Belmont Redondo Beach
Area: N Redondo Bch/Villas South **MLS #:** S11019815
OP: \$1,299,900
LP: \$1,224,990 **SP:** \$1,199,999 **Apx SF:** 3,314
LD: 02/15/2011 **SD:** 07/01/2011 **\$/SF:** \$362.10
Beds: 5 **Bath:** 3.00 **LotSF:** 7,500
YBit: 1989 **Prk:** Driveway, Garage, **DOM:** 122
Elem: Jefferson **Mid:** Parras **High:** RUHS or MCH

Property Description: Just Reduced! 5 Beds, Including 1 Main Floor, 3 Beautifully Remodeled Bathrooms. Over 3,300 Sqft Of Upgraded, Gracious Living Space On Huge 7,500 Sqft Lot In Neighborhood Of Single Family Homes & California Distinguished Jefferson Elementary. Flowing Living Space Features Living Room W/Fireplace, Formal Dining Room, Breakfast Nook, Family Room W/Fireplace & Wet Bar W/Granite Countertops. Remodeled Kitchen Offers Granite Countertops & Backsplash, Stainless Steel Appliances (Incl. Double Oven, Boesch Dishwasher, Viking Induction 6 Burner Cooktop, Oversized Viking Fridge), Beautiful Tile Floors. Rich Mahogany Hardwood Floors & Custom Window Coverings Throughout. New Double Pane Windows, Brand New Roof W/Skylight, Central A/C & Heat, New Hybrid Water Heating System. Oversized Master Suite Offers Fireplace, Balcony, Vaulted Ceilings & Dual Walk-In Closets. Luxurious Master Bathroom Boasts Stand-Alone Tub, Separate Steam Shower, Granite Countertops, Dual Vanities, Beautiful Tile & Fixtures. Serene Salt Water Pool W/4 Waterfalls & Spa, Multi-Colored Lights & New Equipment. Lushly Landscaped Backyard Boats Palm Trees, Banana Trees & Bird Of Paradise. Tree House Complete W/Slide. 3 Car Garage W/Built-Ins. Don'T Miss Your Chance To Call This Special Property Home!

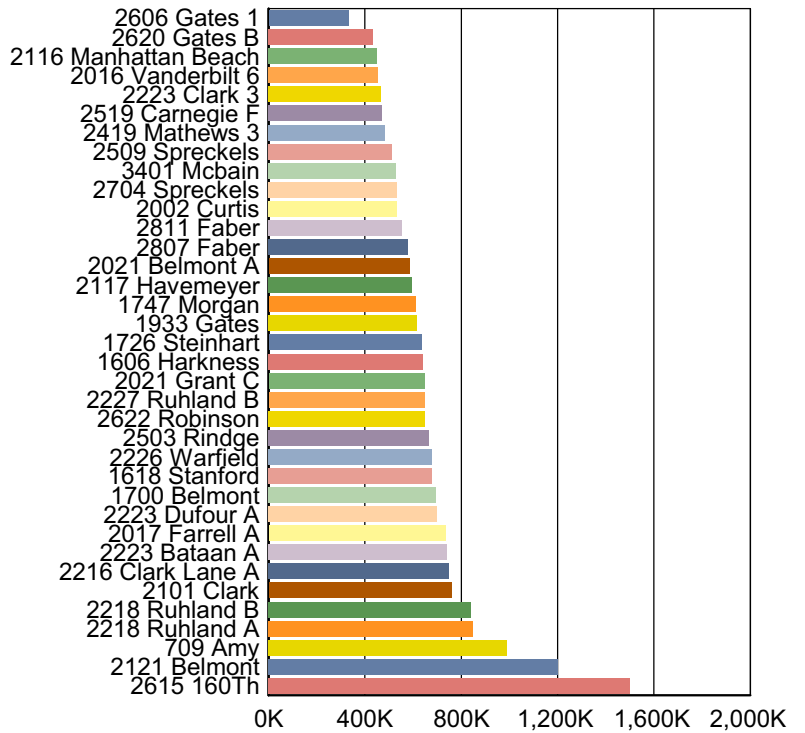


Addr: 2615 160Th Redondo Beach
Area: N Redondo Bch/Villas North **MLS #:** S11086059
OP: \$1,599,000
LP: \$1,599,000 **SP:** \$1,500,000 **Apx SF:** 4,028
LD: 07/01/2011 **SD:** 07/01/2011 **\$/SF:** \$372.39
Beds: 5 **Bath:** 4.00 **LotSF:** 8,830
YBit: 2010 **Prk:** **DOM:** 4
Elem: **Mid:** **High:**

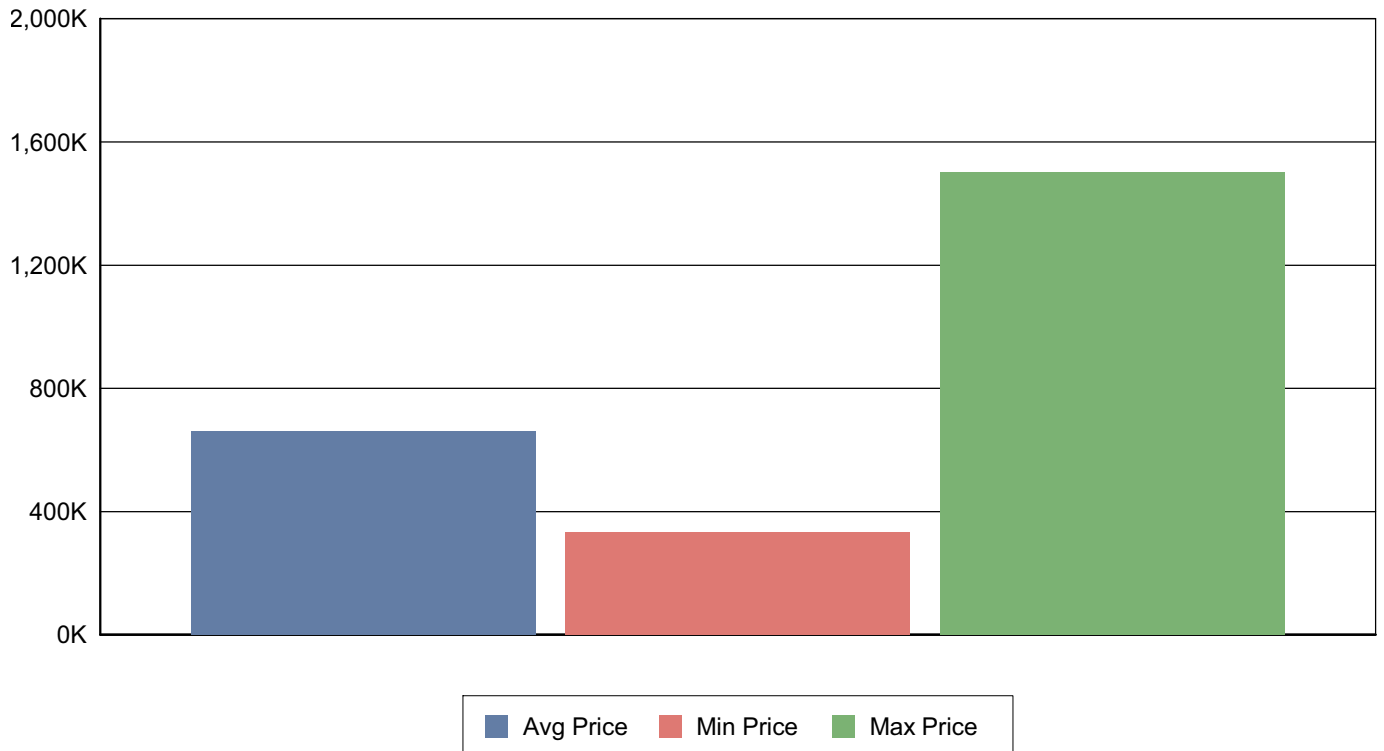
Property Description: For Comp Purposes - Off Market Sale. Entertainer'S Paradise In Redondo Beach. Custom Built In 2010 With Top Of The Line Finishes Throughout. Located On A Sleepy Magnolia Tree Lined Street.

Closed Sale Properties

# of Listings	36
Lowest Price	\$332,000
Highest Price	\$1,500,000
Average Price	\$659,646
Avg Price/SqFt	\$406.11
Avg DOM	87



Summary Graph/Analysis



Comparative Market Analysis

Monday, August 8, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$332,000	\$1,500,000	\$659,646	\$406.11
Totals / Averages	\$332,000	\$1,500,000	\$659,646	\$406.11

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2606 Gates 1, Redondo Beach	\$329,000	\$332,000	162	%0.91	\$294.59
2620 Gates B, Redondo Beach	\$440,000	\$433,000	153	-%1.59	\$281.72
2116 Manhattan Beach Redondo Beach	\$479,000	\$450,000	89	-%6.05	\$441.18
2016 Vanderbilt 6, Redondo Beach	\$499,000	\$455,000	81	-%8.82	\$311.64
2223 Clark 3, Redondo Beach	\$469,000	\$469,000	6	%0.00	\$265.72
2519 Carnegie F, Redondo Beach	\$484,900	\$473,000	55	-%2.45	\$330.08
2419 Mathews 3, Redondo Beach	\$495,000	\$485,000	485	-%2.02	\$307.94
2509 Spreckels Redondo Beach	\$512,000	\$512,000	63	%0.00	\$547.01
3401 Mcbain Redondo Beach	\$535,000	\$530,000	10	-%0.93	\$709.50
2704 Spreckels Redondo Beach	\$537,500	\$533,756	113	-%0.70	\$376.95
2002 Curtis Redondo Beach	\$539,000	\$535,000	5	-%0.74	\$527.61
2811 Faber Redondo Beach	\$599,000	\$555,000	34	-%7.35	\$318.05
2807 Faber Redondo Beach	\$595,000	\$578,000	65	-%2.86	\$543.23
2021 Belmont A, Redondo Beach	\$659,900	\$585,000	390	-%11.35	\$274.13
2117 Havemeyer Redondo Beach	\$615,000	\$595,000	18	-%3.25	\$534.11
1747 Morgan Redondo Beach	\$649,000	\$610,000	42	-%6.01	\$381.49
1933 Gates Redondo Beach	\$650,000	\$615,000	43	-%5.38	\$468.04
1726 Steinhart Redondo Beach	\$635,000	\$635,000	0	%0.00	\$774.39
1606 Harkness Redondo Beach	\$629,000	\$640,000	39	%1.75	\$446.93
2021 Grant C, Redondo Beach	\$669,000	\$647,000	182	-%3.29	\$378.14
2227 Ruhland B, Redondo Beach	\$669,000	\$647,500	34	-%3.21	\$299.77
2622 Robinson Redondo Beach	\$275,000	\$650,000	94	%136.36	\$1,062.09
2503 Rindge Redondo Beach	\$689,000	\$665,000	77	-%3.48	\$283.58
2226 Warfield Redondo Beach	\$629,900	\$677,000	26	%7.48	\$351.32
1618 Stanford Redondo Beach	\$699,000	\$680,000	64	-%2.72	\$384.83
1700 Belmont Redondo Beach	\$720,000	\$695,000	65	-%3.47	\$511.78
2223 Dufour A, Redondo Beach	\$739,000	\$700,000	69	-%5.28	\$270.37
2017 Farrell A, Redondo Beach	\$779,000	\$735,000	204	-%5.65	\$289.71
2223 Bataan A, Redondo Beach	\$749,000	\$740,000	34	-%1.20	\$317.60
2216 Clark Lane A, Redondo Beach	\$759,000	\$750,000	58	-%1.19	\$323.55
2101 Clark Redondo Beach	\$750,000	\$760,000	6	%1.33	\$306.70
2218 Ruhland B, Redondo Beach	\$869,000	\$840,000	77	-%3.34	\$338.71
2218 Ruhland A, Redondo Beach	\$869,000	\$850,000	74	-%2.19	\$342.74
709 Amy Redondo Beach	\$1,025,000	\$990,000	88	-%3.41	\$290.24
2121 Belmont Redondo Beach	\$1,224,990	\$1,199,999	122	-%2.04	\$362.10
2615 160Th Redondo Beach	\$1,599,000	\$1,500,000	4	-%6.19	\$372.39
Total Averages	\$668,478	\$659,646	87	%1.16	\$406.11

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

Property Summary

Comparative Market Analysis

Monday, August 8, 2011

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	2606 Gates 1	2	2.00	1,127	1969	\$329,000	\$332,000	07/22/2011	162
S	2620 Gates B	3	2.00	1,537	1979	\$440,000	\$433,000	07/29/2011	153
S	2116 Manhattan Beach	2	1.00	1,020	1952	\$479,000	\$450,000	07/13/2011	89
S	2016 Vanderbilt 6	2	3.00	1,460	1980	\$499,000	\$455,000	07/08/2011	81
S	2223 Clark 3	3	2.00	1,765	1975	\$469,000	\$469,000	07/19/2011	6
S	2519 Carnegie F	2	3.00	1,433	1979	\$484,900	\$473,000	07/17/2011	55
S	2419 Mathews 3	3	3.00	1,575	1988	\$495,000	\$485,000	07/28/2011	485
S	2509 Spreckels	3	2.00	936	1953	\$512,000	\$512,000	07/15/2011	63
S	3401 Mcbain	2	1.00	747	1950	\$535,000	\$530,000	07/01/2011	10
S	2704 Spreckels	3	2.00	1,416	1955	\$537,500	\$533,756	07/01/2011	113
S	2002 Curtis	3	1.00	1,014	1955	\$539,000	\$535,000	07/28/2011	5
S	2811 Faber	4	3.00	1,745	1948	\$599,000	\$555,000	07/28/2011	34
S	2807 Faber	3	1.00	1,064	1948	\$595,000	\$578,000	07/29/2011	65
S	2021 Belmont A	4	3.00	2,134	1995	\$659,900	\$585,000	07/19/2011	390
S	2117 Havemeyer	3	1.00	1,114	1955	\$615,000	\$595,000	07/10/2011	18
S	1747 Morgan	3	2.00	1,599	1957	\$649,000	\$610,000	07/18/2011	42
S	1933 Gates	3	2.00	1,314	1947	\$650,000	\$615,000	07/20/2011	43
S	1726 Steinhart	2	1.00	820	1952	\$635,000	\$635,000	07/27/2011	0
S	1606 Harkness	3	2.00	1,432	1964	\$629,000	\$640,000	07/13/2011	39
S	2021 Grant C	3	3.00	1,711	2010	\$669,000	\$647,000	07/25/2011	182
S	2227 Ruhland B	3	3.00	2,160	1985	\$669,000	\$647,500	07/29/2011	34
S	2622 Robinson	1	1.00	612	1937	\$275,000	\$650,000	07/14/2011	94
S	2503 Rindge	4	3.00	2,345	1990	\$689,000	\$665,000	07/29/2011	77
S	2226 Warfield	4	2.00	1,927	1953	\$629,900	\$677,000	07/19/2011	26
S	1618 Stanford	3	2.00	1,767	1975	\$699,000	\$680,000	07/15/2011	64
S	1700 Belmont	3	2.00	1,358	1962	\$720,000	\$695,000	07/07/2011	65
S	2223 Dufour A	4	3.00	2,589	1990	\$739,000	\$700,000	07/12/2011	69
S	2017 Farrell A	3	3.00	2,537	1992	\$779,000	\$735,000	07/27/2011	204
S	2223 Bataan A	4	3.00	2,330	2005	\$749,000	\$740,000	07/20/2011	34
S	2216 Clark Lane A	4	3.00	2,318	2001	\$759,000	\$750,000	07/08/2011	58
S	2101 Clark	4	3.00	2,478	1990	\$750,000	\$760,000	07/06/2011	6
S	2218 Ruhland B	4	4.00	2,480	2011	\$869,000	\$840,000	07/15/2011	77
S	2218 Ruhland A	4	4.00	2,480	2011	\$869,000	\$850,000	07/19/2011	74
S	709 Amy	5	5.00	3,411	2000	\$1,025,000	\$990,000	07/29/2011	88
S	2121 Belmont	5	3.00	3,314	1989	\$1,224,990	\$1,199,999	07/01/2011	122
S	2615 160Th	5	4.00	4,028	2010	\$1,599,000	\$1,500,000	07/01/2011	4