

Comparative Market Analysis

Tuesday, July 12, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$400,000	\$950,000	\$662,588	\$353.09
Totals / Averages	\$400,000	\$950,000	\$662,588	\$353.09

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2520 Graham 15, Redondo Beach	\$373,900	\$400,000	6	%6.98	\$275.29
1906 Grant A, Redondo Beach	\$400,000	\$400,000	175	%0.00	\$306.04
2217 Curtis C, Redondo Beach	\$419,000	\$419,000	116	%0.00	\$398.29
1807 Armour Redondo Beach	\$499,000	\$490,000	224	-%1.80	\$302.28
2004 Vanderbilt 7, Redondo Beach	\$515,000	\$505,000	133	-%1.94	\$315.23
2517 Vanderbilt B, Redondo Beach	\$520,000	\$510,000	225	-%1.92	\$316.97
2019 Carnegie 7, Redondo Beach	\$550,000	\$515,000	158	-%6.36	\$311.37
1204 Flagler Redondo Beach	\$589,000	\$540,000	37	-%8.32	\$385.71
2003 Mathews Ave. C, Redondo Beach	\$569,000	\$559,000	31	-%1.76	\$354.92
2610 Graham B, Redondo Beach	\$575,000	\$560,000	121	-%2.61	\$354.43
1521 Stanford Redondo Beach	\$659,000	\$610,000	267	-%7.44	\$333.33
1744 Haynes Redondo Beach	\$642,000	\$615,000	184	-%4.21	\$344.34
1711 Lomax Lane Redondo Beach	\$629,000	\$622,000	220	-%1.11	\$419.70
1523 Wollacott Redondo Beach	\$659,000	\$630,000	111	-%4.40	\$404.36
2406 Vail Redondo Beach	\$655,000	\$637,000	108	-%2.75	\$414.44
2021 Grant A, Redondo Beach	\$669,000	\$650,000	13	-%2.84	\$375.07
1915 Grant B, Redondo Beach	\$699,000	\$655,000	111	-%6.29	\$304.65
2016 Marshallfield A, Redondo Beach	\$669,000	\$660,000	122	-%1.35	\$336.56
1604 Ormond Redondo Beach	\$699,000	\$670,000	100	-%4.15	\$510.67
2210 Aviation Redondo Beach	\$672,000	\$672,000	280	%0.00	\$332.84
2016 Dufour B, Redondo Beach	\$699,000	\$675,000	39	-%3.43	\$321.43
1909 Warfield B, Redondo Beach	\$715,000	\$699,000	223	-%2.24	\$332.86
1542 Goodman Redondo Beach	\$699,000	\$700,000	35	%0.14	\$383.56
2517 Huntington A, Redondo Beach	\$650,000	\$710,000	72	%9.23	\$307.36
1604 Carlson Redondo Beach	\$739,000	\$720,000	135	-%2.57	\$500.00
1729 Dixon Redondo Beach	\$735,000	\$729,000	49	-%0.82	\$393.20
2418 Nelson B, Redondo Beach	\$787,000	\$787,000	43	%0.00	\$342.17
2117 Huntington B, Redondo Beach	\$839,000	\$825,000	165	-%1.67	\$289.47
2023 Plant Redondo Beach	\$859,000	\$840,000	56	-%2.21	\$338.44
2317 Harriman A, Redondo Beach	\$875,000	\$855,000	25	-%2.29	\$304.27
1206 Rindge Redondo Beach	\$889,000	\$880,000	34	-%1.01	\$335.88
1545 Steinhart Redondo Beach	\$899,000	\$899,000	107	%0.00	\$458.67
727 Amy Redondo Beach	\$989,000	\$940,000	188	-%4.95	\$300.61
2503 Voorhees B, Redondo Beach	\$988,000	\$950,000	162	-%3.85	\$300.63
Total Averages	\$677,174	\$662,588	120	%-2.00	\$353.09

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	2520 Graham 15	2	2.00	1,453	1978	\$373,900	\$400,000	03/30/2011	6

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S	1906 Grant A	2	3.00	1,307	1976	\$400,000	\$400,000	03/25/2011	175
S	2217 Curtis C	2	2.00	1,052	1975	\$419,000	\$419,000	03/18/2011	116
S	1807 Armour	3	3.00	1,621	1976	\$499,000	\$490,000	03/09/2011	224
S	2004 Vanderbilt 7	2	3.00	1,602	1978	\$515,000	\$505,000	03/03/2011	133
S	2517 Vanderbilt B	3	3.00	1,609	1997	\$520,000	\$510,000	03/17/2011	225
S	2019 Carnegie 7	3	3.00	1,654	1984	\$550,000	\$515,000	03/25/2011	158
S	1204 Flagler	4	2.00	1,400	1962	\$589,000	\$540,000	03/30/2011	37
S	2003 Mathews Ave. C	3	3.00	1,575	1987	\$569,000	\$559,000	03/08/2011	31
S	2610 Graham B	3	3.00	1,580	2002	\$575,000	\$560,000	03/31/2011	121
S	1521 Stanford	3	3.00	1,830	1988	\$659,000	\$610,000	03/18/2011	267
S	1744 Haynes	3	2.00	1,786	1980	\$642,000	\$615,000	03/30/2011	184
S	1711 Lomax Lane	3	3.00	1,482	1971	\$629,000	\$622,000	03/16/2011	220
S	1523 Wollacott	3	2.00	1,558	1963	\$659,000	\$630,000	03/29/2011	111
S	2406 Vail	3	3.00	1,537	1981	\$655,000	\$637,000	03/22/2011	108
S	2021 Grant A	3	3.00	1,733	2010	\$669,000	\$650,000	03/23/2011	13
S	1915 Grant B	3	3.00	2,150	2010	\$699,000	\$655,000	03/15/2011	111
S	2016 Marshallfield A	3	3.00	1,961	1984	\$669,000	\$660,000	03/31/2011	122
S	1604 Ormond	3	3.00	1,312	2010	\$699,000	\$670,000	03/09/2011	100
S	2210 Aviation	4	2.00	2,019	1952	\$672,000	\$672,000	03/14/2011	280
S	2016 Dufour B	3	3.00	2,100	1979	\$699,000	\$675,000	03/24/2011	39
S	1909 Warfield B	4	3.00	2,100	2007	\$715,000	\$699,000	03/09/2011	223
S	1542 Goodman	3	3.00	1,825	1986	\$699,000	\$700,000	03/01/2011	35
S	2517 Huntington A	4	3.00	2,310	2005	\$650,000	\$710,000	03/25/2011	72
S	1604 Carlson	3	2.00	1,440	1962	\$739,000	\$720,000	03/29/2011	135
S	1729 Dixon	3	3.00	1,854	1995	\$735,000	\$729,000	03/31/2011	49
S	2418 Nelson B	4	3.00	2,300	2006	\$787,000	\$787,000	03/25/2011	43
S	2117 Huntington B	4	4.00	2,850	2007	\$839,000	\$825,000	03/03/2011	165
S	2023 Plant	4	3.00	2,482	1988	\$859,000	\$840,000	03/11/2011	56
S	2317 Harriman A	4	4.00	2,810	2005	\$875,000	\$855,000	03/22/2011	25
S	1206 Rindge	5	4.00	2,620	2005	\$889,000	\$880,000	03/17/2011	34
S	1545 Steinhart	3	3.00	1,960	2010	\$899,000	\$899,000	03/15/2011	107
S	727 Amy	5	5.00	3,127	2000	\$989,000	\$940,000	03/08/2011	188
S	2503 Voorhees B	4	4.00	3,160	2010	\$988,000	\$950,000	03/30/2011	162