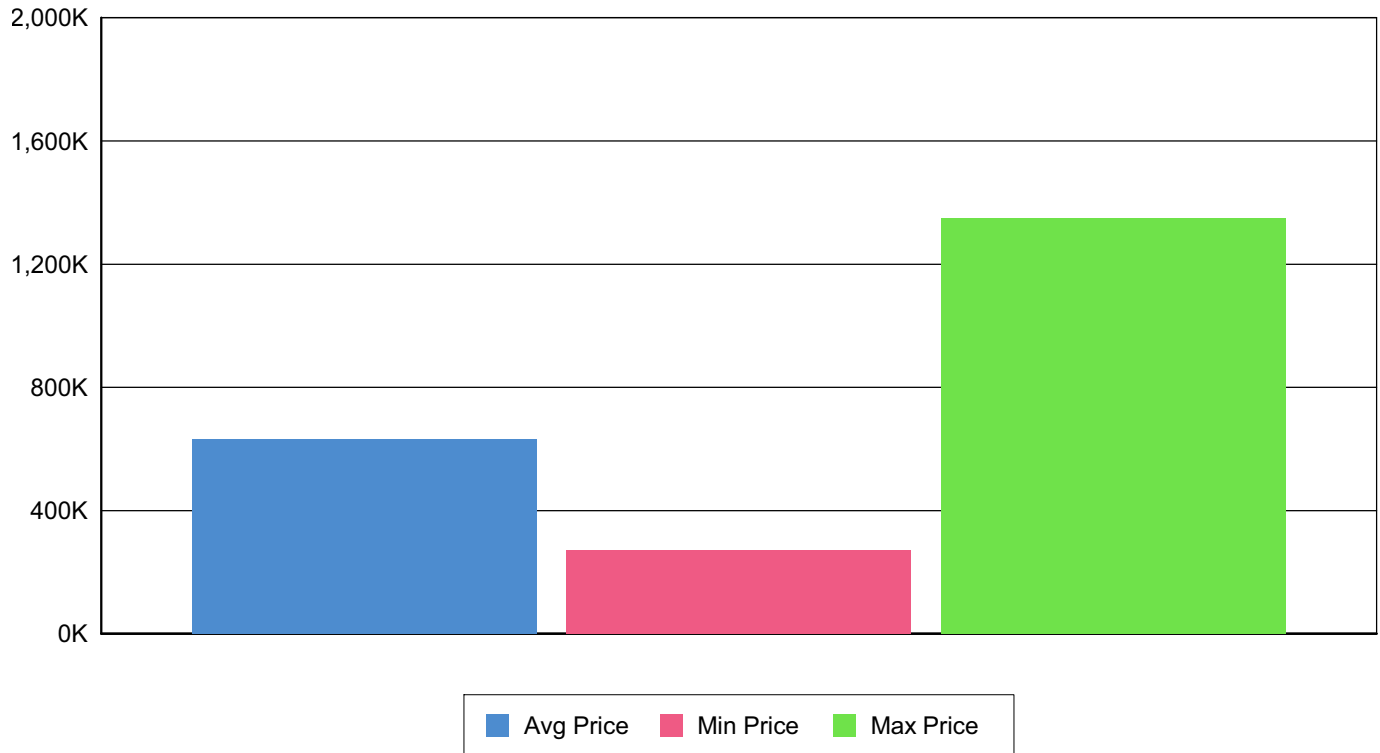


Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$269,900	\$1,350,000	\$632,070	\$373.87
Totals / Averages	\$269,900	\$1,350,000	\$632,070	\$373.87

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2750 Artesia 261, Redondo Beach	\$289,900	\$269,900	133	-%6.90	\$329.55
2012 Robinson Redondo Beach	\$378,800	\$378,800	0	%0.00	\$281.85
2306 Felton Redondo Beach	\$399,999	\$380,000	171	-%5.00	\$422.22
2721 184Th Redondo Beach	\$430,000	\$430,000	11	%0.00	\$491.43
1419 Goodman Redondo Beach	\$449,900	\$450,000	12	%0.02	\$249.86
1915 Graham Redondo Beach	\$460,000	\$460,000	9	%0.00	\$589.74
2013 Huntington Redondo Beach	\$490,000	\$478,500	48	-%2.35	\$441.01
2109 Clark C, Redondo Beach	\$479,000	\$479,000	36	%0.00	\$348.87
2321 Ralston Redondo Beach	\$570,000	\$488,000	5	-%14.39	\$513.14
2312 Ruhland 2, Redondo Beach	\$500,000	\$500,000	288	%0.00	\$293.43
2019 Carnegie 6, Redondo Beach	\$509,000	\$509,000	215	%0.00	\$310.74
2514 Vanderbilt C, Redondo Beach	\$539,000	\$545,000	32	%1.11	\$337.88
2221 Voorhees Redondo Beach	\$562,500	\$562,250	3	-%0.04	\$412.81
711 Anita Redondo Beach	\$598,000	\$590,000	38	-%1.34	\$242.60

Comparative Market Analysis

Tuesday, July 12, 2011

2127 Havemeyer Redondo Beach	\$609,000	\$594,000	233	-%2.46	\$533.21
2302 Grant 2, Redondo Beach	\$614,900	\$600,000	87	-%2.42	\$353.98
2416 Huntington A, Redondo Beach	\$629,000	\$605,000	242	-%3.82	\$353.80
508 Green Redondo Beach	\$619,000	\$610,000	44	-%1.45	\$547.58
1533 Goodman Redondo Beach	\$670,000	\$620,000	75	-%7.46	\$651.95
2100 Curtis A, Redondo Beach	\$649,000	\$635,000	183	-%2.16	\$297.42
2223 Nelson B, Redondo Beach	\$669,000	\$665,000	82	-%0.60	\$266.11
1911 Ernest A, Redondo Beach	\$665,000	\$680,000	20	%2.26	\$317.46
1804 Vanderbilt B, Redondo Beach	\$689,000	\$680,000	55	-%1.31	\$377.78
2012 Huntington B, Redondo Beach	\$699,000	\$701,000	42	%0.29	\$316.19
2005 Harriman Lane A, Redondo Beach	\$699,900	\$705,000	119	%0.73	\$278.99
2319 Pullman A, Redondo Beach	\$764,999	\$720,000	190	-%5.88	\$317.32
2219 Ripley Redondo Beach	\$729,900	\$735,000	18	%0.70	\$466.37
1206 Flagler Redondo Beach	\$749,000	\$740,000	30	-%1.20	\$346.12
2223 Dufour B, Redondo Beach	\$749,000	\$749,000	7	%0.00	\$314.44
1906 Pullman B, Redondo Beach	\$759,900	\$750,000	25	-%1.30	\$337.38
2110 Curtis B, Redondo Beach	\$795,000	\$780,000	0	-%1.89	\$312.63
2607 Huntington A, Redondo Beach	\$885,000	\$864,000	49	-%2.37	\$341.23
1904 Perry Redondo Beach	\$869,000	\$890,000	8	%2.42	\$345.23
1917 Gates A, Redondo Beach	\$949,000	\$929,000	63	-%2.11	\$359.38
2105 Ruhland Redondo Beach	\$1,399,000	\$1,350,000	76	-%3.50	\$385.71
Total Averages	\$643,391	\$632,070	76	%-1.78	\$373.87

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 261	1	1.00	819	2008	\$289,900	\$269,900	05/23/2011	133
S	2012 Robinson	3	2.00	1,344	1949	\$378,800	\$378,800	05/27/2011	0
S	2306 Felton	2	1.00	900	1960	\$399,999	\$380,000	05/09/2011	171
S	2721 184Th	2	1.00	875	1955	\$430,000	\$430,000	05/09/2011	11
S	1419 Goodman	3	3.00	1,801	1978	\$449,900	\$450,000	05/12/2011	12
S	1915 Graham	2	1.00	780	1952	\$460,000	\$460,000	05/24/2011	9
S	2013 Huntington	3	2.00	1,085	1977	\$490,000	\$478,500	05/17/2011	48
S	2109 Clark C	3	3.00	1,373	1979	\$479,000	\$479,000	05/27/2011	36
S	2321 Ralston	3	1.00	951	1956	\$570,000	\$488,000	05/24/2011	5
S	2312 Ruhland 2	3	2.00	1,704	1975	\$500,000	\$500,000	05/12/2011	288
S	2019 Carnegie 6	3	3.00	1,638	1984	\$509,000	\$509,000	05/26/2011	215
S	2514 Vanderbilt C	4	3.00	1,613	2000	\$539,000	\$545,000	05/04/2011	32
S	2221 Voorhees	3	2.00	1,362	1938	\$562,500	\$562,250	05/27/2011	3
S	711 Anita	3	2.00	2,432	1963	\$598,000	\$590,000	05/16/2011	38
S	2127 Havemeyer	3	1.00	1,114	1955	\$609,000	\$594,000	05/06/2011	233
S	2302 Grant 2	4	3.00	1,695	2004	\$614,900	\$600,000	05/18/2011	87
S	2416 Huntington A	3	3.00	1,710	1980	\$629,000	\$605,000	05/11/2011	242
S	508 Green	3	1.00	1,114	1955	\$619,000	\$610,000	05/31/2011	44
S	1533 Goodman	3	1.00	951	1956	\$670,000	\$620,000	05/24/2011	75
S	2100 Curtis A	3	3.00	2,135	1984	\$649,000	\$635,000	05/09/2011	183
S	2223 Nelson B	4	4.00	2,499	1999	\$669,000	\$665,000	05/27/2011	82
S	1911 Ernest A	3	3.00	2,142	1989	\$665,000	\$680,000	05/10/2011	20

Comparative Market Analysis

Tuesday, July 12, 2011

S	1804 Vanderbilt B	4	3.00	1,800	2011	\$689,000	\$680,000	05/12/2011	55
S	2012 Huntington B	4	3.00	2,217	2000	\$699,000	\$701,000	05/18/2011	42
S	2005 Harriman Lane A	4	3.00	2,527	1995	\$699,900	\$705,000	05/06/2011	119
S	2319 Pullman A	4	3.00	2,269	2000	\$764,999	\$720,000	05/24/2011	190
S	2219 Ripley	3	3.00	1,576	2011	\$729,900	\$735,000	05/24/2011	18
S	1206 Flagler	4	3.00	2,138	1992	\$749,000	\$740,000	05/23/2011	30
S	2223 Dufour B	4	3.00	2,382	1990	\$749,000	\$749,000	05/26/2011	7
S	1906 Pullman B	4	3.00	2,223	2000	\$759,900	\$750,000	05/31/2011	25
S	2110 Curtis B	5	3.00	2,495	2006	\$795,000	\$780,000	05/16/2011	0
S	2607 Huntington A	4	4.00	2,532	2011	\$885,000	\$864,000	05/30/2011	49
S	1904 Perry	5	4.00	2,578	1948	\$869,000	\$890,000	05/27/2011	8
S	1917 Gates A	4	4.00	2,585	2011	\$949,000	\$929,000	05/18/2011	63
S	2105 Ruhland	5	4.00	3,500	2011	\$1,399,000	\$1,350,000	05/13/2011	76