

Closed Sale Properties



Addr: 800 Coriander A, Torrance
Area: Central Torrance
OP: \$149,900
LP: \$149,900
LD: 03/16/2009
Beds: 2
YBl: 1973
Elem:

SP: \$160,000
SD: 08/06/2009
Bath To: 2.00
Prking:
Mid:

MLS #: K09031038
Apx SF: 829
\$/SF: \$193.00
LotSF: 0
DOM: 34
High:

Property Description: Bottom Floor Corner Unit, 2-Bedroom - 2-Bath. Incomplete Remodel; Needs Carpet & Paint, Kitchen Cabinets. Has A 2-Car Carport; Large Patio On The Front; Gated Community - Mariners Park. Close To Shops, 110-Fwy.



Addr: 23214 South Vermont Torrance
Area: Central Torrance
OP: \$219,000
LP: \$219,000
LD: 06/18/2009
Beds: 2
YBl: 1974
Elem:

SP: \$219,000
SD: 08/07/2009
Bath To: 20.00
Prking:
Mid:

MLS #: U9002814
Apx SF: 976
\$/SF: \$224.39
LotSF: 2,448
DOM: 29
High:

Property Description:



Addr: 2605 Sepulveda 213, Torrance
Area: Central Torrance
OP: \$368,000
LP: \$368,000
LD: 06/03/2009
Beds: 2
YBl: 2003
Elem:

SP: \$344,000
SD: 08/28/2009
Bath To: 2.00
Prking: Subterranean
Mid:

MLS #: V09061194
Apx SF: 1,191
\$/SF: \$288.83
LotSF: 82,328
DOM: 87
High:

Property Description: This Fabulous Beautifully Maintained Second Floor Unit With Pool View Is Located In One Of The Most Desirable Senior (55+) Complexes In South Bay. Features Include Two Bedrooms, 2 Baths, Light And Bright Living Area With Balcony Overlooking The Pool Area. Nice Kitchen With Breakfast Bar. Laundry Area Inside The Unit. Complex Offers Pool, Spa, Fitness Center, And Club House.



Addr: 2605 Sepulveda 319, Torrance
Area: Central Torrance
OP: \$450,000
LP: \$380,000
LD: 12/01/2008
Beds: 2
YBl: 2003
Elem:

SP: \$375,000
SD: 08/27/2009
Bath To: 2.00
Prking: On Site, Gated, Gues
Mid:

MLS #: Z08168140
Apx SF: 1,212
\$/SF: \$309.41
LotSF:
DOM: 217
High:

Property Description: Senior (55+) Living At Its Best! Light & Bright 2 Bedroom, 2 Full Bath Unit On Top Floor. Many Upgrades: Hardwood Floors And Marble Kitchen Counters. Master Bedroom Suite Has Spacious Walk-In Closet. Price Includes Refrigerator Stone, Washer And Druyer. Complex Offers Pool, Spa, Fitness Center, Clubhouse With Full Kitchen, Lounges And Library. Tandem Parking For 2 Cars. Extra Storage Bin. One Owner Must Be 55+. This Is A Probate Sale. Court Approval Not Required.

Under Contract, Looking For Backup.

Closed Sale Properties

**Addr:** 2567 Plaza Del Amo 102, Torrance**Area:** Central Torrance**OP:** \$399,900**LP:** \$399,900**LD:** 07/09/2009**Beds:** 2**YBl:** 1985**Elem:****SP:** \$392,500**SD:** 08/13/2009**Bath To:** 3.00**Prking:** Subterranean, Gated**Mid:****MLS #:** S581169**ApX SF:** 1,165**\$/SF:** \$336.91**LotSF:** 1,851**DOM:** 5**High:**

Property Description: Absolutely Beautiful Move-In Ready End Unit Townhome In Central Torrance. New Carpet And Paint Throughout. All New Appliances In The Kitchen Including Built-In Microwave, Dishwasher And Stove. Two Master Bedrooms Each With A Full Bath. Large Living Room With Fireplace Opens To The Huge Wrap Around Patio. The Large Windows Throughout The Home Allow For Plenty Of Interior Light. Two Side By Side Underground Parking Spots Right In Front Of The Elevator. Association Fee Includes Water, Trash, Basic Cable And 24 Hour Security. Common Area Includes A Clubhouse, Two Pools, Spas, Racquet Ball Courts, Sauna, And A Workout Room. This Is An Amazing Property!!

**Addr:** 2563 Plaza Del Amo 305, Torrance**Area:** Central Torrance**OP:** \$425,000**LP:** \$410,000**LD:** 04/26/2009**Beds:** 2**YBl:** 1985**Elem:** Fern**SP:** \$410,000**SD:** 08/07/2009**Bath To:** 2.00**Prking:** Subterranean**Mid:** Madrona**MLS #:** V09047220**ApX SF:** 1,300**\$/SF:** \$315.38**LotSF:** 1,851**DOM:** 78**High:** Torrance

Property Description: A Wonderful 2 Bedroom End Unit With Lots Of Windows Over Looking The Beautiful Trees...Even A Window In The Kitchen Over The Sink Which Makes The Kitchen Also Light And Bright. As You Look Out The Windows It Is Like Being In A Park...Beauty Everywhere. This Is A Rare Find In The Condo Market. The Home Also Features A Big Balcony With Views Of The Hills And The Lovely Trees. All Rooms Allow Plenty Of Light And There'S A Fresh Breeze! There Is A A Fireplace In The Living Room. The Condo Also Has A Good Size Dining Area. There Are 2 Parking Spaces Just Steps To The Elevator. The Club House Is La Very Short Walk! This Condo Is Just Absolutely Special In So Many Ways...Most Important End Unit Privacy And Tons Of Light And Trees To See Out The Windows...Looking For A Condo ...This Is It.. What More Could You Ask For.Subject To Cancellation Escrow...Present .Buyer Being Relocated.

Closed Sale Properties



Addr: 3478 Del Amo Torrance
Area: Central Torrance **MLS #:** S09070348
OP: \$499,900
LP: \$499,900 **SP:** \$440,000 **Apx SF:** 1,525
LD: 06/29/2009 **SD:** 07/31/2009 **\$/SF:** \$288.52
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,405
YBl: 1974 **Prking:** Garage Door Opener **DOM:** 50
Elem: Victor **Mid:** Madrona **High:** West

Property Description: West Torrance Townhouse In Mediterranean Villas First Time On Market Since Built. Property Faces East/West Great For The Afternoon Beach Breeze.

Downstairs; Has Living Room, Dinning Room, Kitchen, Plus 1/2 Bath, And A Direct Access Garage With Washer And Dryer.

Outside; Is A Nice Size Front Patio With Room For Sitting And Bbq,

Upstairs; There Are 2 Large Bedrooms And A Full Bath, A Large Master With Walk-In Closet And Private 3/4 Bath.

Hoa; Has Pool, Spa, Club House With Kitchen, Dining Area, Pool Table, Exercise Equipment, Sauna, And Shower.

Area; Location Right Next To Delthorne Park With Playgrounds, Basketball Court, Picnic Tables And Walking Trails. It Is Close To Beach, Shopping, Freeway, And Schools.

Home Is In Original Condition With Newer Dual Pane Windows, The Kitchen And Baths Could Use Updating. At This Price You Can Make Remodel And Make It Your Own



Addr: 3101 Plaza Del Amo 85, Torrance
Area: Central Torrance **MLS #:** S09033558
OP: \$509,000
LP: \$450,000 **SP:** \$450,000 **Apx SF:** 1,186
LD: 03/20/2009 **SD:** 08/13/2009 **\$/SF:** \$379.43
Beds: 2 **Bath To:** 3.00 **LotSF:** 2,173
YBl: 1987 **Prking:** **DOM:** 89
Elem: **Mid:** **High:**

Property Description: Best Location In Complex, Great Palos Verdes Hills View From Private Patio And Living Room And Master Bedroom, Unit Is South Facing, Daylight & Bright, Granite Counter Top In The Kitchen, Newer Carpet. Move In Condition,

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 2971 Plaza Del Amo 247, Torrance
Area: Central Torrance **MLS #:** S09067277
OP: \$475,000
LP: \$475,000 **SP:** \$451,000 **Apx SF:** 1,184
LD: 06/19/2009 **SD:** 08/25/2009 **\$/SF:** \$380.91
Beds: 2 **Bath To:** 3.00 **LotSF:** 2,003
YBl: 1985 **Prking:** Direct Garage Acces **DOM:** 47
Elem: **Mid:** **High:**

Property Description: Great Town Home In The Desirable Springwood Complex Off Of Plaza Del Amo. The Property Has Updated Flooring, Recessed Lighting, Updated Kitchen Cabinets, Tile Kitchen Floors, Plantation Shutters Throughout, Ceilings Have Been Smoothed Out (No Popcorn Ceiling), Patio Area Off Entrance, 2 Car Attached Garage, 2 Good Sized Bedrooms Upstairs, 2.5 Bathrooms, Great Torrance Location, With The Added Benefit Of The Torrance School District. The Complex Has Plenty Of Guest Parking With A Gated Pool Area As Well. One Of The Lowest Hoa'S In The Plaza Del Amo Area. Not An Reo Or Short Sale!!! Standard Equity Sale. No Waiting On This One!



Addr: 3101 Plaza Del Amo 73, Torrance
Area: Central Torrance **MLS #:** S09069243
OP: \$519,000
LP: \$505,000 **SP:** \$500,000 **Apx SF:** 1,361
LD: 06/25/2009 **SD:** 08/27/2009 **\$/SF:** \$367.38
Beds: 2 **Bath To:** 3.00 **LotSF:** 2,173
YBl: 1986 **Prking:** Direct Garage Acces **DOM:** 63
Elem: **Mid:** **High:**

Property Description: \$\$Reduced\$\$The Best Quality Townhouse In The Whole Community. Totally Upgraded.

1. Hardwood Floor Through Out The Unit. It'S A Real High Quality Hardwood.
 2. Not The Original Popcorn Ceiling Which Causes The Dust And Possible Disease.
 3. All Bathrooms Are Completely Upgraded: Shower Head, Floor Tiles, Newer Commode, Washbowl With Modern Design. Lighting Fixtures Are Also Upgraded To Open Spaces To The Ceiling.
 4. Two Fireplaces Are Completely Upgraded To A Modern Style With Remote Operation. Both Front And Side Tiles And Mantles Are Also Upgraded.
 5. Both Quality Ceiling Fans, Newer Central Heating And Air Condition System. Sitting Area In The Master Bedroom.
 6. Kitchen Has A Great Quality Of Granite Counter Top, Good Style Of Tile Floors And Quality Faucet And Handles.
- The Entry And Patio Are Facing To Monterey St, Which Is Very Quiet In Cull De Sack. The Living Room Has A Good Privacy. You Don'T Have To Compromise, Your Special Taste Would Be Finally Satisfied With This.

Closed Sale Properties



Addr: 2621 Plaza Del Amo 531, Torrance
Area: Central Torrance **MLS #:** S09064505
OP: \$565,000
LP: \$529,900 **SP:** \$517,000 **Apx SF:** 1,696
LD: 06/12/2009 **SD:** 08/25/2009 **\$/SF:** \$304.83
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,622
YBl: 1987 **Prking:** Direct Garage Acces **DOM:** 45
Elem: Fern **Mid:** Madrona **High:** Torrance

Property Description: This Is The Largest 3 Bedroom End-Unit Floorplan In Windemere And It'S In A Private Location And Has The Feel Of A

Private Home. It Features A Spacious Living Room W/Marble Fireplace And A Family Room That Looks Out Onto Lush Greenery. Beautiful Laminate Flooring Has Been Installed Throughout. The Owner Has Upgraded The Bathrooms W/Corian Counter Tops & New Fixtures; An Additional Bonus Room/Office Has Been Added By Owner. It Features Laminate Flooring, Crown And Base Molding And It'S Internet Ready (This Room Is Not Included In The Listed Square Footage). The Master Bedroom Has Vaulted Ceilings And Large Closets. Two Full Bath Upstairs; A Beautiful Open Kitchen W/New Appliances; Central-Air; Windemere Features A Tree-Lined Entry W/24-Security Guards, Recreational Facilities Incl. A Tropical Pool Surrounded By Palm Trees, Lap Pool, Three Jacuzzis, 4 Racquetball Courts, Men & Women'S Locker Rooms & Saunas, A Game Room, An Exercise Room, And A Multi-Million Dollar Clubhouse In



Addr: 2931 Plaza Del Amo 94, Torrance
Area: Central Torrance **MLS #:** S09062380
OP: \$549,000
LP: \$549,000 **SP:** \$530,000 **Apx SF:** 1,445
LD: 06/08/2009 **SD:** 08/21/2009 **\$/SF:** \$366.78
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,003
YBl: 1985 **Prking:** Direct Garage Acces **DOM:** 72
Elem: **Mid:** **High:**

Property Description: Prime Location In Central Torrance ,Gated Community , Very Nice And One Of Largest 3 Bed Rooms / 2.5 Baths , Quite End Unit, Beautiful Cherry Hardwood Floor In Living Room , Kitchen ,Diningroom Area, Attached 2 Car Garage, Excellent Move-In-Condition.



Addr: 2621 Plaza Del Amo 516, Torrance
Area: Central Torrance **MLS #:** V09065875
OP: \$549,000
LP: \$549,000 **SP:** \$530,000 **Apx SF:** 1,696
LD: 06/16/2009 **SD:** 08/05/2009 **\$/SF:** \$312.50
Beds: 3 **Bath To:** 3.00 **LotSF:** 1,851
YBl: 1987 **Prking:** Direct Garage Acces **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Great End Unit In "Windemere" With Loads Of Privacy. Excellent Condition!! Tiled Floors In Living Room, Family Room, Kitchen, Hall, And Powder Room. Granite Counter Tops In Kitchen And Bathrooms. Newer Kitchen Cabinets. Kitchen Appliances Were Installed Less Than One Year Ago And Are All Stainless Steel Kenmore "Elite", Including The Refrigerator Which Stays. The Microwave Oven Is Also A Convection Oven. Also Included In The Price Are The Washer & Dryer, Kenmore Bbq On The Patio (Practically New), Complete Master Bedroom Suite (Except Mattress) Which Was Very Expensive When Bought. Master Bath Has Been Completely Remodeled And Is Tiled On The Walls And Floor. Large Slab Area In Garage That Would Make Great Storage Area Or Could Be Closed Off To Make Another Room. 2 Upstairs Bedrooms Have Wood Floors.

Closed Sale Properties



Addr: 2801 Sepulveda 9, Torrance
Area: Central Torrance **MLS #:** S09055793
OP: \$648,000
LP: \$648,000 **SP:** \$635,000 **Apx SF:** 1,809
LD: 05/20/2009 **SD:** 08/06/2009 **\$/SF:** \$351.02
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,487
YBl: 1991 **Prking:** Direct Garage Acces **DOM:** 52
Elem: **Mid:** **High:**

Property Description: Gorgeous Townhome In Prestigious Gated Community "La Terrazza". Stunning One Of A Kind Floor Plan Has Been Meticulously Maintained, Light And Bright, Open Floor Plan With Vaulted Ceiling And Skylight. Spacious Family Room Opens To Private Patio, Separate Formal Dining Area Overlooking Living Room. The Spacious Master Suite With Fireplace, Walk-In Closet, Oversize Tub And Separate Shower. A Must See!!



Addr: 2300 Maple 112, Torrance
Area: Central Torrance **MLS #:** S09067187
OP: \$659,000
LP: \$659,000 **SP:** \$647,500 **Apx SF:** 1,713
LD: 06/18/2009 **SD:** 08/17/2009 **\$/SF:** \$377.99
Beds: 3 **Bath To:** 3.00 **LotSF:** 1,713
YBl: 1988 **Prking:** Direct Garage Acces **DOM:** 20
Elem: **Mid:** **High:**

Property Description: Professionally Decorated Townhome With Over \$100,000 Spent In Custom Upgrades...Too Many To Mention Them All! Just A Few Are The Honed Slate Flooring Down Stairs, Granite Counters And Refurbished Cabinets In Kitchen, Roman Shades, All New Bathrooms, Baseboards, Crown Molding, Paint, Carpet, And Hardwood Floors. Chatelaine Is An Inviting Gated Community, And Is Centrally Located With Just A Short Walk To The Del Amo Mall, Schools, Grocery Shops, And Restaurants.



Addr: 20345 Roslin Torrance
Area: Central Torrance **MLS #:** S09077543
OP: \$755,000
LP: \$755,000 **SP:** \$725,000 **Apx SF:** 2,360
LD: 07/17/2009 **SD:** 08/26/2009 **\$/SF:** \$307.20
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,596
YBl: 1969 **Prking:** **DOM:** 40
Elem: Victor **Mid:** Bert Lynn **High:** West High

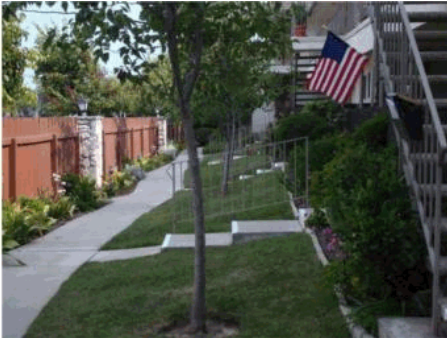
Property Description: An Original Custom-Built Galerato Home With A Unique Floor Plan, The Only One Of Its Kind In The Entire Neighborhood, With Beautiful Wood Detailing Throughout The House Including Solid Redwood Ceiling Beams In The Living Room & Family Room. Located On A Corner Lot On A Quiet Cul-De-Sac This Home Gets Tons Of Natural Daylight & Boasts One Of The Only Homes In The Area With A Huge 3-Car Garage & Sparkling Pool. Very Well Maintained This Home Has 4 Bedrooms(Including 2 Masters)& 3 Baths. Huge Kitchen With Walk In Pantry, Double Oven & Upgraded Tile Flooring. The Family Room Just Off The Kitchen Has Breakfast Bar, Wainscoting & Wood Laminate Flooring. The Living Room With Inviting Brick Fireplace & French Sliding Door Leads To Backyard. Upstairs Master, Has Its Own Bathroom & Two Large Closets, One Of Them Walk-In. Upgrades Include Newer Roof, Carpeting, H2O Heater & Forced Air Heating Unit, New Interior Paint, Light Fixtures Throughout, Plumbing Fixtures, Tile Flooring & New Garage Door

Closed Sale Properties



Addr: 2815 Sepulveda Blvd. 28, Torrance
Area: Central Torrance **MLS #:** V09067694
OP: \$759,000
LP: \$759,000 **SP:** \$750,000 **Apx SF:** 2,354
LD: 06/22/2009 **SD:** 08/11/2009 **\$/SF:** \$318.61
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBlt: 2001 **Prking:** Direct Garage Acces **DOM:** 7
Elem: **Mid:** MADRONA/TORRAN **High:**

Property Description: Welcome To A Beautiful Mediterranean Detached Single Family Home, "Hickory Park" Gated Community. Built In 2001. 3 Bedroom Plus Large Office/Den Located Downstairs With Huge Storage Room. This South-Facing Home Is Open, Light And Bright, Warm And Charming. This Home Features Formal Living Room With Fireplace, Formal Dining Room, Family Room, Kitchen With Oak Cabinets, Built-In Breakfast Bar. Soaring Ceiling, Maple Hardwood Floor In Kitchen, Dining Room, Family Room And Front Entry. Living Rm And Bedrooms Are Carpeted. Huge Master Bedroom Has Walk-In Closet. Quiet Location. Walking Distance To The Ymca, Wilson Park, Restaurants & Shopping. Close To The Beach.



Addr: 23043 Maple A, Torrance
Area: South East Torrance - West **MLS #:** S09004031
OP: \$295,000
LP: \$290,000 **SP:** \$290,000 **Apx SF:** 950
LD: 01/12/2009 **SD:** 08/18/2009 **\$/SF:** \$305.26
Beds: 2 **Bath To:** 2.00 **LotSF:** 4,491
YBlt: 1964 **Prking:** Driveway **DOM:** 184
Elem: **Mid:** **High:**

Property Description: Lowest Priced Unit!!!! Look At All The Upgrades!!!!!! New Horizons, Over 55 Complex Has So Much To Offer The New Retiree!!! Fantastic Upgraded Very Desirable Lower Unit Floorplan. Very Easy To Get To In Complex. New \$45,000 Kitchen, Gorgeous Custom Made Cabinets With Lazy Susan Corner Unit, Tile Flooring. New Tiled Bathrooms With New Light Fixtures. Newer Carpet, Vertical, Energy Efficient Vinyl Windows And Sliding Doors. Covered Patio In Front Rear. Fireplace In Living Room, Washer, Dryer In Unit Is Included!!! Electrical Upgraded In Kitchen And Bath! 2Nd Bedroom Is Currently Being Used As A Den. Open To The Living Area.



Addr: 22702 Nadine A, Torrance
Area: South East Torrance - West **MLS #:** S09071508
OP: \$329,900
LP: \$329,900 **SP:** \$320,000 **Apx SF:** 1,117
LD: 07/01/2009 **SD:** 08/13/2009 **\$/SF:** \$286.48
Beds: 2 **Bath To:** 2.00 **LotSF:** 3,676
YBlt: 1963 **Prking:** See Remarks **DOM:** 22
Elem: **Mid:** **High:**

Property Description: New Horizons Senior Condo 55+. Desirable Ground Level Unit With 3 Private Patios. New Interior Paint, Carpet, Vinyl, Fixtures, And Appliances. Very Bright Open Flowing Floor Plan. Great Location With-In The Complex Near Community Center And Pool. Resort Style Living Includes 2 Pools, Sauna, Jacuzzi, 9 Hole Private Golf Course, Tennis, Clubhouse With Billiard, Gym, Craft Room, And Wood Shop. Close To Shopping, Restaurants, Del Amo Mall, And Hospitals.

Closed Sale Properties



Addr: 22945 Nadine A, Torrance
Area: South East Torrance - West **MLS #:** S09028857
OP: \$375,000
LP: \$359,000 **SP:** \$349,000 **Apx SF:** 1,117
LD: 03/10/2009 **SD:** 08/07/2009 **\$/SF:** \$312.44
Beds: 2 **Bath To:** 2.00 **LotSF:** 4,491
YBl: 1963 **Prking:** Garage Door Opener **DOM:** 118
Elem: **Mid:** **High:**

Property Description: Desirable Lower Unit With Remodelled Kitchen, New Paint And Carpeting. Ready-To-Move In Unit. Close To Garage And Parking. Nice Green Belt View From Livingroom. New Horizons Is A Condo For Those Age 55+. Beautiful Community With Many Many Amenities: 2 Swimming Pools,9-Hole Golf Course, Tennis Court, Cllubhouse With Many Activities And Clubs. Relax And Really Live After Work Or During Retirement, Whatever Your Status.



Addr: 3426 West 227Th Torrance
Area: South East Torrance - West **MLS #:** V09048429
OP: \$650,000
LP: \$629,500 **SP:** \$600,000 **Apx SF:** 1,209
LD: 04/30/2009 **SD:** 08/05/2009 **\$/SF:** \$496.28
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,300
YBl: 1954 **Prking:** Garage Door Opener, **DOM:** 59
Elem: **Mid:** **High:**

Property Description: Wow! Spotless 4 Bedroom 2 Bath Home On A Quiet Street In A Prime South Torrance Neighborhood! Recent Improvements Include Upgraded Kitchen And Upgraded Bathrooms, New Appliances, Fresh Paint, New Carpet, New Fixtures, New Windows, New Window Coverings, New Flooring And Much More! The Rear Yard Offers Plenty Of Grass Plus A Nice Large Cement Patio. There Is Access From The Rear Of The Garage To The Rear Patio, Which Is Adjacent To The Rear Door To The House. A Huge Pantry Is Located Just Off Of The Kitchen...And I Mean Huge! Front Of House Has Grass, Planters And A Front Porch.



Addr: 1301 Cabrillo 109, Torrance
Area: Old Torrance **MLS #:** S09067679
OP: \$314,500
LP: \$314,500 **SP:** \$329,000 **Apx SF:** 874
LD: 06/22/2009 **SD:** 08/12/2009 **\$/SF:** \$376.43
Beds: 2 **Bath To:** 2.00 **LotSF:** 544
YBl: 1993 **Prking:** **DOM:** 9
Elem: **Mid:** **High:**

Property Description: Truly Affordable Lender Owned Condo. Property Is Centrally Located To All Torrance Has To Offer. This Property Features Association Pool And Spa, Updated Bathrooms, Fireplace In Living Room, And Balcony.

Closed Sale Properties



Addr: 2721 Gramercy 2, Torrance
Area: Old Torrance
OP: \$349,000
LP: \$349,000
LD: 06/19/2009
Beds: 2
YBlt: 1983
Elem:

SP: \$360,000
SD: 08/07/2009
Bath To: 2.00
Prking: Carport Detached
Mid:

MLS #: S09067110
Apx SF: 1,034
\$/SF: \$348.16
LotSF: 1,546
DOM: 5
High: Torrance High

Property Description:



Addr: 701 Pacific Torrance
Area: Old Torrance
OP: \$389,500
LP: \$389,500
LD: 06/15/2009
Beds: 2
YBlt: 1918
Elem: Fern Avenue

SP: \$365,000
SD: 08/07/2009
Bath To: 1.00
Prking: On Site, Parking Spa
Mid: Madronna

MLS #: S09065806
Apx SF: 660
\$/SF: \$553.03
LotSF: 2,134
DOM: 55
High: Torrance High

Property Description: Very Cute Home On One Of The Adorable Streets In Torrance. Main Street At Disneyland. Two Bedroom Home Is Good Shape. Original Eat In Kitchen With Laundry. Bath Has Been Updated And Is Modern. Private Front And Rear Yards. Extra Parking Space On North Side Of House. No Termite Clearance To Be Given On Garage. Perfect For Those Buyers Who Do Not Want A Lot Of Maintenance But Also Do Not Want To Be Part Of An Association. Property Is Being Sold As-Is. No Termite On Garage-Report Only.



Addr: 1026 Cota Torrance
Area: Old Torrance
OP: \$429,000
LP: \$429,000
LD: 06/18/2009
Beds: 3
YBlt: 1991
Elem:

SP: \$440,000
SD: 08/04/2009
Bath To: 3.00
Prking: See Remarks
Mid:

MLS #: P692635
Apx SF: 1,435
\$/SF: \$306.62
LotSF: 2,400
DOM: 34
High:

Property Description: Attractive Detached Town Home With No Common Walls And No Homeowners Association! Cute Residential Area, Walk To Shops And Restaurants. Private Rear Unit, One Of Two Houses On A Lot. Great Layout With Spacious Rooms, Two Balconies, And A Nice Sized Private Patio. Fireplace And Cathedral Ceilings. Sunny Bedrooms And Two Bathrooms Upstairs Plus Room For Full Sized Laundry. Master Has Private Balcony And Bathroom. New Carpet And Paint. Alley Access To Two Car Attached Garage With Direct Entry To House. Tons Of Potential! Owner Says Square Feet Much Larger; Buyer To Verify. Not A Short Sale Or Reo. Agents, Please See Remarks.

Closed Sale Properties



Addr: 1021 Cravens 10, Torrance
Area: Old Torrance
OP: \$509,000
LP: \$499,000
LD: 02/11/2009
Beds: 2
YBl: 2007
Elem: Fern

SP: \$490,000
SD: 08/11/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Madrona

MLS #: S09017574
Apx SF: 1,664
\$/SF: \$294.47
LotSF: 1,926
DOM: 65
High: Torrance

Property Description: 2 Bedroom Townhouse Located In Historic Old Town Torrance. (There Is The Option To Change Large End Bedroom Into 2 Bedrooms Or Bedroom And Den/Office). This Home Offers A Wonderful Combination Of Superior Craftsmanship, Spacious Floor Plan, Luxury Amenities And Great Location At An Affordable Price. • 1664 Square Feet • Open Floor Plan • Hardwood Floors • Stone Flooring • Fireplace • Granite Counter Tops • Stainless Steel Appliances • Private Patios And Balconies • 3+ Car Garage. Walking Distance To The Restaurants And Shops Of Old Town. Close To The Beach And Freeways. Only One Year Old. Property Will Include Builder Warranty. Pictures Are Of Front Of Complex And Original Model Unit.



Addr: 1775 Santa Fe Torrance
Area: Old Torrance
OP: \$535,000
LP: \$535,000
LD: 06/04/2009
Beds: 3
YBl: 1949
Elem:

SP: \$510,000
SD: 08/27/2009
Bath To: 2.00
Prking: Driveway
Mid:

MLS #: S09061612
Apx SF: 1,494
\$/SF: \$341.37
LotSF: 6,987
DOM: 74
High:

Property Description: Prime Opportunity For First Time Buyer To Own This Nice Sized 3 Bedroom, 2 Bath Home. Spacious Upgraded Kitchen With Wood Floors And Recessed Lighting. Most Windows Have Been Upgraded. This Home Has A Huge Backyard With Lots Of Space For Play, Entertaining, With Various Fruit Trees. Separate Master Bedroom With Adjoining Bathroom. Driveway With Space For Rv Parking. Great Street Location Within The Torrance School District, Near Shopping And Easy Access To 110 Freeway.



Addr: 1800 Oak 515, Torrance
Area: Old Torrance
OP: \$6,839,000
LP: \$683,900
LD: 07/09/2009
Beds: 3
YBl: 2008
Elem: Torrance Elementar

SP: \$660,000
SD: 08/28/2009
Bath To: 3.00
Prking: Garage Door Opener
Mid: Hull Middle

MLS #: V09074243
Apx SF: 1,943
\$/SF: \$339.68
LotSF:
DOM: 12
High: Torrance High

Property Description: One Year New But Better Than...With Many Designer Upgrades. 3 Bedrms. Plus An Office/Study That Could Be Used As A 4th. Almost 2000 Sq. Ft. Of Open And Comfortably Elegant Living With A Main Floor Living Rm. W/Fp. That Opens To A Kitchen Beckoning Gourmet Cooks And Those Who Love To Entertain. Stainless Steel Appliances, Granite Counter Tops And A Spacious Center Island Lead To The Formal Dining Area. Wood Flooring Enhances The Main Level While The Bedrooms And Office Are Carpeted. Upstairs You'll Find 3 Roomy Bedrooms + The Laundry Rm. + Built-In Hallway Cabinetry. King Size Plus Master Bedrm. Suite Includes Clear Glass Shower Door, Tub, His-And-Her Sinks + A Walk-In Closet. The Charming Office/Den Is At The Lowest Level. Special Features Include 3 Car Garage, Cac, Surround Sound, Tank Less Water Heater, + \$1800 Easy Turf Patio. This Picture Perfect Home Is Near The Tot Lot/Picnic Area And A Short Walk To The Community Pool, Spa And Bbq Area. Only Unit For Sale In The Village On Oak

Closed Sale Properties



Addr: 1723 West 236Th Torrance
Area: South East Torrance **MLS #:** P694670
OP: \$399,000
LP: \$399,000 **SP:** \$400,000 **Apx SF:** 839
LD: 07/10/2009 **SD:** 08/22/2009 **\$/SF:** \$476.76
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,985
YBl: 1950 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Cute 2 Bedroom 1 Bath Home, Hardwood Floors, New Paint In And Out. Huge Back Yard. Many Larger Remodeled Homes In The Area. Trust Sale Not An Reo Nor Short Sale.



Addr: 1718 Schilling Torrance
Area: South East Torrance **MLS #:** P685217
OP: \$449,000
LP: \$449,000 **SP:** \$420,000 **Apx SF:** 762
LD: 04/27/2009 **SD:** 07/31/2009 **\$/SF:** \$551.18
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,985
YBl: 1950 **Prking:** **DOM:** 69
Elem: **Mid:** **High:**

Property Description: Charming House In Great Southeast Torrance Neighborhood On A Cul-De-Sac . Two Bedrooms One Bath With Spacious Living Room, Separate Dining Area, Functional Kitchen And Spacious Bedrooms. An Attached Bonus Room/ Den/ Enclosed Patio (Not Included In Square Footage). Newer Carpet, Windows, Water Heater, Plumbing. Large, Private Backyard With Lush Landscaping. Mature Trees, Bricked Patio Area, Rose Bushes, Rosemary Bushes. Great Backyard For Parties, Bbq'S Or Entertaining, A Gardeners Oasis. Great Price For A Sweet Property With Torrance Schools! Could Be Yours For A Little As 3% Down! Regular Sale- Not Short Sale Or Foreclosure.



Addr: 2469 West 236Th Torrance
Area: South East Torrance **MLS #:** S09058350
OP: \$520,000
LP: \$520,000 **SP:** \$450,000 **Apx SF:** 924
LD: 05/28/2009 **SD:** 08/10/2009 **\$/SF:** \$487.01
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,512
YBl: 1954 **Prking:** RV Access/Parking **DOM:** 49
Elem: **Mid:** **High:**

Property Description: Adorable Home In A Great Location, Close To Shopping And Restaurants. Very Long Driveway For Rv Parking, With A Private Gate. Large Grassy Backyard, Room To Add On. Updated Kitchen, Washer, Dryer, & Fridge Included.

Closed Sale Properties



Addr: 23524 Arlington B, Torrance
Area: South East Torrance **MLS #:** V09058120
OP: \$497,700
LP: \$497,700 **SP:** \$477,000 **Apx SF:** 1,118
LD: 05/26/2009 **SD:** 08/31/2009 **\$/SF:** \$426.65
Beds: 2 **Bath To:** 3.00 **LotSF:** 1,563
YBl: 1986 **Prking:** Direct Garage Acces **DOM:** 57
Elem: Wood Elementary **Mid:** Hull Middle School **High:** Torrance

Property Description: Immaculate, Move-In Condition Townhouse. Features Custom Tile Work In Bathrooms. Newer Carpeting In Bedrooms. Hardwood Floors In Kitchen Dining And Living Room Areas, Two Master Suites, Each With Its Own Walk-In Closet, Full Bath And Balcony. Slate Kitchen Counter Tops With Custom Wood Cabinetry And All Stainless Steel Appliances. Unit Also Has Four Balconies And A Two-Car Attached Garage With Automatic Opener And Direct Access. Close To Shopping And Freeway Access. Listing Price Includes Newer Washer, Dryer, Refrigerator, Microwave, And Gas Range And Oven.



Addr: 2357 West 235Th Torrance
Area: South East Torrance **MLS #:** R901371
OP: \$667,500
LP: \$615,000 **SP:** \$600,000 **Apx SF:** 1,937
LD: 02/25/2009 **SD:** 08/07/2009 **\$/SF:** \$309.76
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,120
YBl: 1961 **Prking:** **DOM:** 120
Elem: **Mid:** **High:**

Property Description: Extra!..Extra!...Not Reo Nor S/S. Beautiful Single Story 3 Bedroom 1.75 Bath Home With Den, Over 1900 Sq. Ft. Charming Home A Delight To See. Large Living Room With Fireplace. Central Air And Heating System. Inside Laundry Next To Kitchen, New Roll-Up Garage Door, Fresh Outside Paint, Nice Back Yard With Cover Patio....And Has Beautiful Curb Appeal, Definitely A Must To Show.



Addr: 2433 West 230 Torrance
Area: South East Torrance **MLS #:** V09059794
OP: \$625,000
LP: \$625,000 **SP:** \$610,000 **Apx SF:** 1,967
LD: 05/31/2009 **SD:** 08/05/2009 **\$/SF:** \$310.12
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,775
YBl: 1963 **Prking:** Direct Garage Acces **DOM:** 49
Elem: Wood **Mid:** Hull/Levy **High:** Torrance

Property Description: This Home Offers Spacious Living Areas For Everyone. There Is A Large Living Room With A Fireplace And Engineered Wood Floors, Also A Very Large Family Room With Open Beam Ceilings, Sliders To The Backyard And A Second Large Brick Faced Fireplace. The Master Bedroom With A 3/4 Bath Is Located To The Left As You Enter And The Remaining Bedrooms Are Located On The Left. There Is A Dining Room Adjacent To The Kitchen And Also A Breakfast Nook Area In The Kitchen. Beyond The Kitchen There Is A Storage Room That Opens To The Garage With It'S Laundry Area. There Is An Abundance Of Fruit Trees, Peach, Plum, Lemon, And More. All Of This Located On A Wonderful Street That'S Conveniently Located To Shopping, Restaurants And Freeways!

Closed Sale Properties



Addr: 2372 West 233Rd Torrance
Area: South East Torrance
OP: \$639,000
LP: \$639,000
LD: 05/02/2009
Beds: 3
YBl: 1972
Elem:

SP: \$610,000
SD: 08/31/2009
Bath To: 2.00
Prking: Direct Garage Acces
Mid: J.H.Hull

MLS #: S09049459
Apx SF: 1,925
\$/SF: \$316.88
LotSF: 6,600
DOM: 93
High: Torrance

Property Description: This Spacious,Rare To Find One Level,Three Bedroom Home Offers The Best Of Modern Living. The Spacious Formal Living Room With Fireplace And Is Complimented By A Large Formal Dining Area. A Light Filled Kitchen With Stainless Steel Cook Top. The Family Room Opens To The Private Garden. Private Master Bedroom With Own Bathroom.Amenities Include A Covered Patio That Opens Onto Delight Back Yard, R.V. Parking.



Addr: 2240 West 230Th Torrance
Area: South East Torrance
OP: \$899,000
LP: \$630,000
LD: 05/02/2008
Beds: 4
YBl: 1970
Elem: HOWARD

SP: \$620,000
SD: 08/01/2009
Bath To: 2.00
Prking: Direct Garage Acces
Mid: HULL

MLS #: Z08071243
Apx SF: 2,621
\$/SF: \$236.55
LotSF: 5,775
DOM: 440
High: RORRANCE UNIF

Property Description: As Of 05/19/2009 Fully Approved At \$630,000!!!!No More Waiting 30 Day Escrow, Submit Your Highest And Best And See You In Escrow, Bank Reached The Bottom..Do Not Ask Any More, Move In Condition Just For \$630,000, Lowest Price In Torrance!!!Don'T Walk Run! This Is A Short Sale Bank Approved! Remodeled In 2008!!!!Professionally Landscaped, Terrific Curb Appeal, Loaded With Upgrades And Custom Features. Including Granite Counter Tops, Oak Hardwood And Travertine Floors, Newer Burber Carpet And Custom Paint, Recess Lights, 2600+ Sqft; Open And Bright 2 Story Floor Plan, 4 Bedrooms Plus 2 Bathrooms, Custom Kitchen With Appliances, Both Formal And Informal Eating Areas, Living Room With Stone Fireplace, Family Room; Office / Study, Family Room Upstairs With Wet Bar And Lots Of Hidden Storage, Rv Or Boat Parking In Front And Beautiful Private Back Yard. Close To Public Library & Schools. 'Sold As Is'



Addr: 2240 West 230Th Torrance
Area: South East Torrance
OP: \$799,000
LP: \$630,000
LD: 05/02/2008
Beds: 4
YBl: 1970
Elem: HOWARD

SP: \$620,000
SD: 08/01/2009
Bath To: 2.00
Prking:
Mid: HULL

MLS #: F1765411
Apx SF: 2,621
\$/SF: \$236.55
LotSF: 5,775
DOM: 445
High: TORRANCE

Property Description: As Of 05/19/2009 Fully Approved At \$630,000!!!!No More Waiting 30 Day Escrow, Submit Your Highest And Best And See You In Escrow, Bank Reached The Bottom..Do Not Ask Any More, Move In Condition Just For \$630,000, Lowest Price In Torrance!!!Don'T Walk Run! This Is A Short Sale Bank Approved! Remodeled In 2008!!!!Professionally Landscaped, Terrific Curb Appeal, Loaded With Upgrades And Custom Features. Including Granite Counter Tops, Oak Hardwood And Travertine Floors, Newer Burber Carpet And Custom Paint, Recess Lights, 2600+ Sqft; Open And Bright 2 Story Floor Plan, 4 Bedrooms Plus 2 Bathrooms, Custom Kitchen With Appliances, Both Formal And Informal Eating Areas, Living Room With Stone Fireplace, Family Room; Office / Study, Family Room Upstairs With Wet Bar And Lots Of Hidden Storage, Rv Or Boat Parking In Front And Beautiful Private Back Yard. Close To Public Library & Schools. 'Sold As Is'

Closed Sale Properties



Addr: 2357 West 237Th Torrance
Area: South East Torrance **MLS #:** S579215
OP: \$758,000
LP: \$688,000 **SP:** \$650,000 **Apx SF:** 2,120
LD: 06/23/2009 **SD:** 08/14/2009 **\$/SF:** \$306.60
Beds: 4 **Bath To:** 4.00 **LotSF:** 8,715
YBl: 1963 **Prking:** **DOM:** 54
Elem: **Mid:** **High:**

Property Description: Beautiful Two Stories Home On 237Th Street. All 4 Bedrooms And 2 Full Baths Are At Upstairs And 1/2 Bath At First Level. Spacious Livings Room Has Hardwood Flooring With Fire Place, Nicely Upgraded Kitchen Has Granite Counter Top And Backing Through Out, Newer Cabinet, Recess Lighting, Stainless Steel Dishwasher And Refrigerator. This House Is Sitting On A Huge 8,715Sf Size Lot Which Is Complimenting Big Size Front Yard And Backside Patio Area. Garage Is Two Car Detached Garage Has Extra Bonus Room Can Be Used For Hobby Room Or Office. This Is A Great House To Raise Children And The One Must Must See House.



Addr: 23813 Stanhurst Torrance
Area: South East Torrance **MLS #:** S09068641
OP: \$675,000
LP: \$675,000 **SP:** \$675,000 **Apx SF:** 2,260
LD: 06/24/2009 **SD:** 08/14/2009 **\$/SF:** \$298.67
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,723
YBl: 1966 **Prking:** Direct Garage Acces **DOM:** 40
Elem: Torrance HS **Mid:** Hull MS **High:** Adams ES

Property Description: Well Maintained And Tastefully Upgraded Home On A Quiet Street In Torrance School District. Great Split-Level Floor Plan With Spacious Common Areas And 4 Bedrooms Upstairs. Brazilian Cherry Solid Hardwood Floor In Living And Dining Room. Spacious Open Kitchen With Corian Countertops And Tile Floor. Upgraded Double-Pane Vinyl Windows And Smooth Ceiling Throughout. Upgraded Bathrooms With Granite Counters, Toto Toilets And Skylight In Master Bath. Manicured Garden, Flat Grassy Backyard And Patio, Great For Entertaining. Top Quality Material And Attention To Detail Used In Upgrading And Maintaining This Beautiful Home.



Addr: 23800 Cabrillo Torrance
Area: South East Torrance **MLS #:** S09050309
OP: \$725,000
LP: \$699,900 **SP:** \$675,000 **Apx SF:** 2,044
LD: 05/05/2009 **SD:** 08/12/2009 **\$/SF:** \$330.23
Beds: 4 **Bath To:** 3.00 **LotSF:** 8,246
YBl: 1953 **Prking:** RV Access/Parking **DOM:** 104
Elem: **Mid:** **High:**

Property Description: Don'T Miss Out This Large Home With Over 8,200 Corner Sq. Ft. Lot In The City Of Torrance. Great Entertainment Home With Pool, Jacuzzi And Large Back Yard With Rv Parking. 4 Bedroom 3 Bathrooms Including Newly Added Upstairs Master Bedroom With Beautiful Master Bathroom (Has Own Tankless Water Heater), Fireplace, City And Pool View From The Balcony. Total Of 3 Fireplaces In This Home! Open Beam High Ceiling In Living Room With Fireplace, Designer Kitchen Which Open To Family/Dining Room With Fireplace That Opens To Large Patio For Entertaining. 3 Bedrooms Downstairs And 2 Bathrooms Recently Remodeled. Beautiful Hardwood Floors And New Designer Paint Through Out. This Home Is Loaded With Great Features. Must See To Appreciate!

Closed Sale Properties



Addr: 2403 West 228 Torrance
Area: South East Torrance
OP: \$687,500
LP: \$687,500
LD: 07/01/2009
Beds: 4
YBl: 1965
Elem:

SP: \$680,000
SD: 08/11/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid:

MLS #: S09071646
Apx SF: 2,313
\$/SF: \$293.99
LotSF: 6,090
DOM: 40
High:

Property Description: Beautifully Maintained Traditional Two Story House. Great Floor Plan. Downstairs: Large Living Room With Fireplace, Spacious New Kitchen Adjacent To Family Room, Large Den/Office (Can Be Used As 5Th Bedroom), Spacious Bedroom, And Large 3/4 Bath. Upstairs: 3 Large Bedrooms Including Master And Two Bathrooms. Italian Tile Floor In Entryway, Kitchen And Family Room. Newly Upgraded Kitchen With Granite Countertops, Wood Cabinetry And New Appliances. Laminated Bamboo Floor Less Than 2 Years New. Double Paned Vinyl Windows. Two Car Garage With Roll Up Door & Openers. Exterior Freshly Painted. House Is Facing South And Is Very Bright.



Addr: 2311 West 232Nd Torrance
Area: South East Torrance
OP: \$749,000
LP: \$749,000
LD: 07/10/2009
Beds: 4
YBl: 1971
Elem: Wood Elementary

SP: \$749,000
SD: 08/25/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Hull/Levy Middle

MLS #: V09075365
Apx SF: 2,480
\$/SF: \$302.02
LotSF: 5,770
DOM: 33
High: Torrance High

Property Description: It'S Gorgeous!! And It Has A Pool, Rv Parking Space On The Side, A Den/Office, An Extra Room Upstairs For An Exercise Or Craft Room.

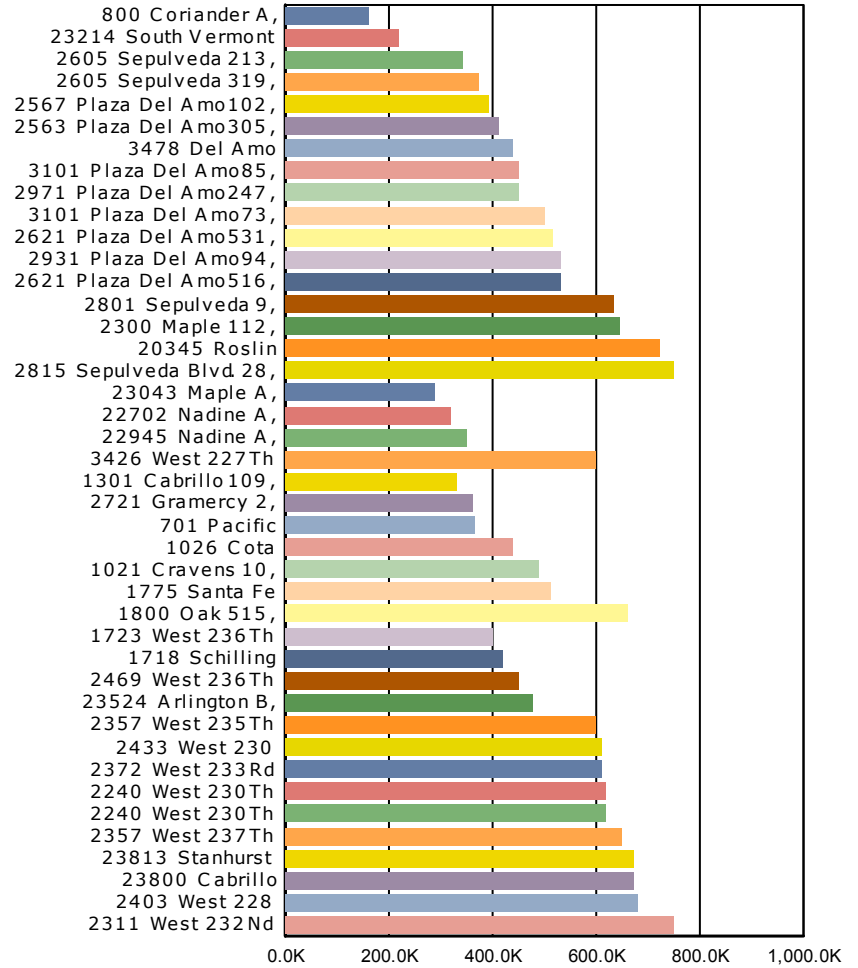
The Home Is Totally Private With A Gated Entrance - An Inner Courtyard - Custom Shuttters Throughout - Newer Lush Carpeting, Hardwood Floors, A Large Kitchen With Loads Of Counter Space - A Sparking Pool To Look Out To From The Dining Room, The Kitchen And The Family Room That Has A Fireplace - A Den/Office On The Main Floor - A Laundry Room With Loads Of Storage Space - A Bathroom With A Shower On The Mainfloor - 3 Bedrooms Upstairs Plus A Master Bedroom - 2 More Bathrooms Upstairs - And The Extra Room For Crafts/Exercise. It'S Location - Location - Location! And In Turnkey Condition.

Date: 10/27/2009

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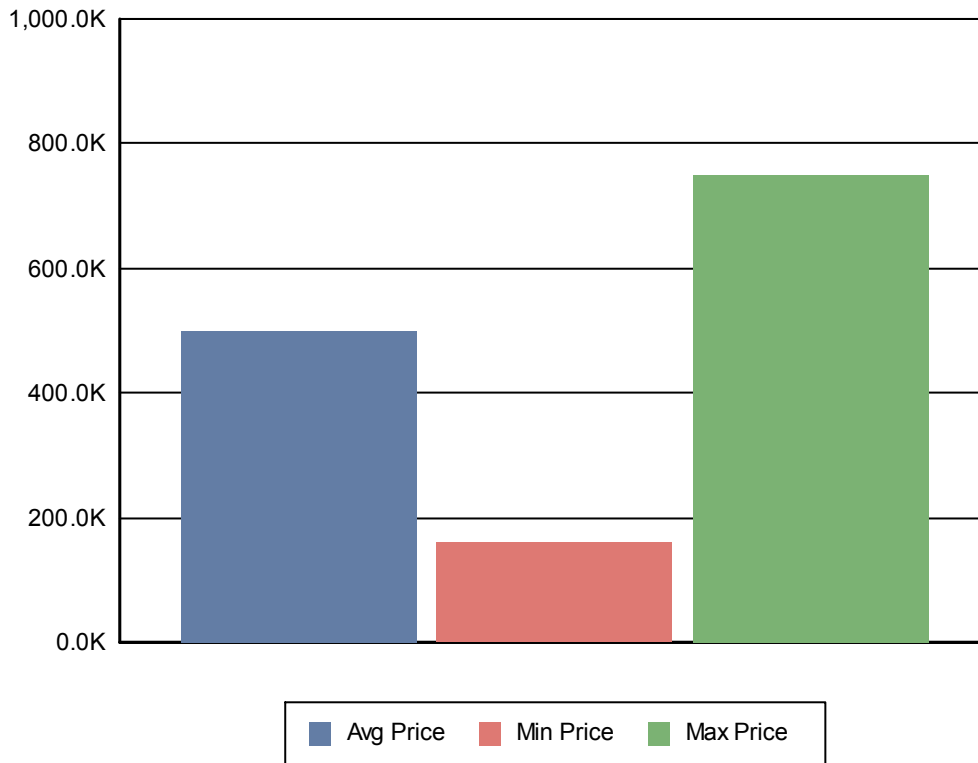
Closed Sale Properties

Total # of Listings	42
Lowest Price	\$160,000
Highest Price	\$750,000
Average Price	\$500,595
Avg. Price/SqFt	\$339.67
Avg DOM	76



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$160,000	\$750,000	\$500,595	\$339.67
Totals / Averages	\$160,000	\$750,000	\$500,595	\$339.67

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
800 Coriander A, Torrance	\$149,900	\$160,000	34	%6.74	\$193.00
23214 South Vermont Torrance	\$219,000	\$219,000	29	%0.00	\$224.39
2605 Sepulveda 213, Torrance	\$368,000	\$344,000	87	-%6.52	\$288.83
2605 Sepulveda 319, Torrance	\$380,000	\$375,000	217	-%1.32	\$309.41
2567 Plaza Del Amo 102, Torrance	\$399,900	\$392,500	5	-%1.85	\$336.91
2563 Plaza Del Amo 305, Torrance	\$410,000	\$410,000	78	%0.00	\$315.38
3478 Del Amo Torrance	\$499,900	\$440,000	50	-%11.98	\$288.52
3101 Plaza Del Amo 85, Torrance	\$450,000	\$450,000	89	%0.00	\$379.43
2971 Plaza Del Amo 247, Torrance	\$475,000	\$451,000	47	-%5.05	\$380.91
3101 Plaza Del Amo 73, Torrance	\$505,000	\$500,000	63	-%0.99	\$367.38
2621 Plaza Del Amo 531, Torrance	\$529,900	\$517,000	45	-%2.43	\$304.83
2931 Plaza Del Amo 94, Torrance	\$549,000	\$530,000	72	-%3.46	\$366.78
2621 Plaza Del Amo 516, Torrance	\$549,000	\$530,000	15	-%3.46	\$312.50
2801 Sepulveda 9, Torrance	\$648,000	\$635,000	52	-%2.01	\$351.02
2300 Maple 112, Torrance	\$659,000	\$647,500	20	-%1.75	\$377.99
20345 Roslin Torrance	\$755,000	\$725,000	40	-%3.97	\$307.20
2815 Sepulveda Blvd. 28, Torrance	\$759,000	\$750,000	7	-%1.19	\$318.61
23043 Maple A, Torrance	\$290,000	\$290,000	184	%0.00	\$305.26
22702 Nadine A, Torrance	\$329,900	\$320,000	22	-%3.00	\$286.48

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22945 Nadine A, Torrance	\$359,000	\$349,000	118	-%2.79	\$312.44
3426 West 227Th Torrance	\$629,500	\$600,000	59	-%4.69	\$496.28
1301 Cabrillo 109, Torrance	\$314,500	\$329,000	9	%4.61	\$376.43
2721 Gramercy 2, Torrance	\$349,000	\$360,000	5	%3.15	\$348.16
701 Pacific Torrance	\$389,500	\$365,000	55	-%6.29	\$553.03
1026 Cota Torrance	\$429,000	\$440,000	34	%2.56	\$306.62
1021 Cravens 10, Torrance	\$499,000	\$490,000	65	-%1.80	\$294.47
1775 Santa Fe Torrance	\$535,000	\$510,000	74	-%4.67	\$341.37
1800 Oak 515, Torrance	\$683,900	\$660,000	12	-%3.49	\$339.68
1723 West 236Th Torrance	\$399,000	\$400,000	7	%0.25	\$476.76
1718 Schilling Torrance	\$449,000	\$420,000	69	-%6.46	\$551.18
2469 West 236Th Torrance	\$520,000	\$450,000	49	-%13.46	\$487.01
23524 Arlington B, Torrance	\$497,700	\$477,000	57	-%4.16	\$426.65
2357 West 235Th Torrance	\$615,000	\$600,000	120	-%2.44	\$309.76
2433 West 230 Torrance	\$625,000	\$610,000	49	-%2.40	\$310.12
2372 West 233Rd Torrance	\$639,000	\$610,000	93	-%4.54	\$316.88
2240 West 230Th Torrance	\$630,000	\$620,000	440	-%1.59	\$236.55
2240 West 230Th Torrance	\$630,000	\$620,000	445	-%1.59	\$236.55
2357 West 237Th Torrance	\$688,000	\$650,000	54	-%5.52	\$306.60
23813 Stanhurst Torrance	\$675,000	\$675,000	40	%0.00	\$298.67
23800 Cabrillo Torrance	\$699,900	\$675,000	104	-%3.56	\$330.23
2403 West 228 Torrance	\$687,500	\$680,000	40	-%1.09	\$293.99
2311 West 232Nd Torrance	\$749,000	\$749,000	33	%0.00	\$302.02
Total Averages	\$514,714	\$500,595	76	%-2.43	\$339.67

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

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	800 Coriander A	2	2.00	829	1973	\$149,900	\$160,000	08/06/2009	34
S	23214 South Vermont	2	20.00	976	1974	\$219,000	\$219,000	08/07/2009	29
S	2605 Sepulveda 213	2	2.00	1,191	2003	\$368,000	\$344,000	08/28/2009	87
S	2605 Sepulveda 319	2	2.00	1,212	2003	\$380,000	\$375,000	08/27/2009	217
S	2567 Plaza Del Amo 102	2	3.00	1,165	1985	\$399,900	\$392,500	08/13/2009	5
S	2563 Plaza Del Amo 305	2	2.00	1,300	1985	\$410,000	\$410,000	08/07/2009	78
S	3478 Del Amo	3	3.00	1,525	1974	\$499,900	\$440,000	07/31/2009	50
S	3101 Plaza Del Amo 85	2	3.00	1,186	1987	\$450,000	\$450,000	08/13/2009	89
S	2971 Plaza Del Amo 247	2	3.00	1,184	1985	\$475,000	\$451,000	08/25/2009	47
S	3101 Plaza Del Amo 73	2	3.00	1,361	1986	\$505,000	\$500,000	08/27/2009	63
S	2621 Plaza Del Amo 531	3	3.00	1,696	1987	\$529,900	\$517,000	08/25/2009	45
S	2931 Plaza Del Amo 94	3	3.00	1,445	1985	\$549,000	\$530,000	08/21/2009	72
S	2621 Plaza Del Amo 516	3	3.00	1,696	1987	\$549,000	\$530,000	08/05/2009	15
S	2801 Sepulveda 9	3	3.00	1,809	1991	\$648,000	\$635,000	08/06/2009	52
S	2300 Maple 112	3	3.00	1,713	1988	\$659,000	\$647,500	08/17/2009	20
S	20345 Roslin	4	3.00	2,360	1969	\$755,000	\$725,000	08/26/2009	40
S	2815 Sepulveda Blvd. 28	3	3.00	2,354	2001	\$759,000	\$750,000	08/11/2009	7
S	23043 Maple A	2	2.00	950	1964	\$290,000	\$290,000	08/18/2009	184
S	22702 Nadine A	2	2.00	1,117	1963	\$329,900	\$320,000	08/13/2009	22
S	22945 Nadine A	2	2.00	1,117	1963	\$359,000	\$349,000	08/07/2009	118
S	3426 West 227Th	4	2.00	1,209	1954	\$629,500	\$600,000	08/05/2009	59
S	1301 Cabrillo 109	2	2.00	874	1993	\$314,500	\$329,000	08/12/2009	9
S	2721 Gramercy 2	2	2.00	1,034	1983	\$349,000	\$360,000	08/07/2009	5
S	701 Pacific	2	1.00	660	1918	\$389,500	\$365,000	08/07/2009	55
S	1026 Cota	3	3.00	1,435	1991	\$429,000	\$440,000	08/04/2009	34

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S	1021 Cravens 10	2	3.00	1,664	2007	\$499,000	\$490,000	08/11/2009	65
S	1775 Santa Fe	3	2.00	1,494	1949	\$535,000	\$510,000	08/27/2009	74
S	1800 Oak 515	3	3.00	1,943	2008	\$683,900	\$660,000	08/28/2009	12
S	1723 West 236Th	2	1.00	839	1950	\$399,000	\$400,000	08/22/2009	7
S	1718 Schilling	2	1.00	762	1950	\$449,000	\$420,000	07/31/2009	69
S	2469 West 236Th	3	1.00	924	1954	\$520,000	\$450,000	08/10/2009	49
S	23524 Arlington B	2	3.00	1,118	1986	\$497,700	\$477,000	08/31/2009	57
S	2357 West 235Th	3	2.00	1,937	1961	\$615,000	\$600,000	08/07/2009	120
S	2433 West 230	3	2.00	1,967	1963	\$625,000	\$610,000	08/05/2009	49
S	2372 West 233Rd	3	2.00	1,925	1972	\$639,000	\$610,000	08/31/2009	93
S	2240 West 230Th	4	2.00	2,621	1970	\$630,000	\$620,000	08/01/2009	440
S	2240 West 230Th	4	2.00	2,621	1970	\$630,000	\$620,000	08/01/2009	445
S	2357 West 237Th	4	4.00	2,120	1963	\$688,000	\$650,000	08/14/2009	54
S	23813 Stanhurst	4	3.00	2,260	1966	\$675,000	\$675,000	08/14/2009	40
S	23800 Cabrillo	4	3.00	2,044	1953	\$699,900	\$675,000	08/12/2009	104
S	2403 West 228	4	3.00	2,313	1965	\$687,500	\$680,000	08/11/2009	40
S	2311 West 232Nd	4	3.00	2,480	1971	\$749,000	\$749,000	08/25/2009	33