

Closed Sale Properties



Addr: 17026 Yukon 201, Torrance
Area: N Torrance - West **MLS #:** S09061951
OP: \$355,000
LP: \$355,000 **SP:** \$355,000 **Apx SF:** 1,258
LD: 06/04/2009 **SD:** 07/28/2009 **\$/SF:** \$282.19
Beds: 3 **Bath To:** 2.00 **LotSF:**
YBl: 1980 **Prking:** Gated, Subterranean **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Very Fresh Paint And Great Value Are Found In This Upper 3 Bdrm 2 Bath End Unit. Upper Unit Has Spacious Feeling From High Vaulted Ceilings, Lots Of Natural Light Fills Open Floor Plan. Sliding Glass Door Opens To Large Balcony And Bbq Area Which Overlooks Quiet Common Area. Large Dining Room, Breakfast Bar And Floor Plan Allows For Comfortable Gatherings. Private Interior Laundry Area. Oversized Master Suite With Good Storage And Full Bathroom. Great Location - Steps To El Camino College, Close To The 405 Freeway, And Of Course, Beach Is A Few Short Miles Down Artesia! This Smaller Complex Set Back On Flag Lot Provides Very Quiet Location, And Oversize Clubhouse In Rear Of Complex Has Fireplace, Pool Table, Deck, Bathroom Is Available By Reservation For Larger Special Occassions. This Unit Has 2 Underground Parking Spaces Plus A Locked Private Storage Room.



Addr: 18304 Ermanita Torrance
Area: N Torrance - West **MLS #:** S09048117
OP: \$334,125
LP: \$334,125 **SP:** \$371,000 **Apx SF:** 1,162
LD: 04/28/2009 **SD:** 08/06/2009 **\$/SF:** \$319.28
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,500
YBl: 1956 **Prking:** None **DOM:** 12
Elem: **Mid:** **High:** North

Property Description: This House Has A Great Floor Plan. But Be Sure You Bring Your Hammer And Saw. This House Is Fixer And Is Also Located In The Clay Soil Area. Located On A Corner Lot And Across The Street From A Plant Nursery. Near The 405 Freeway, 182Nd Street, And North High School.



Addr: 3472 West 171St 14, Torrance
Area: N Torrance - West **MLS #:** R902330
OP: \$397,500
LP: \$397,500 **SP:** \$373,000 **Apx SF:** 1,592
LD: 04/08/2009 **SD:** 07/31/2009 **\$/SF:** \$234.30
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,003
YBl: 1981 **Prking:** **DOM:** 114
Elem: **Mid:** **High:**

Property Description: Super Clean Tri-Level Condo In A Gated Community. Two Car Garage On The Lower Level, Living Room With Fireplace, Elevated Family Room, Dining Room, Kitchen And Half Bath On The 2Nd Level, And Bedrooms And Two Full Baths On The 3Rd Level. This Unit Is In Good Condition.

Closed Sale Properties



Addr: 3713 West 182Nd Torrance
Area: N Torrance - West **MLS #:** S09071685
OP: \$369,000
LP: \$369,000 **SP:** \$402,000 **Apx SF:** 1,098
LD: 07/01/2009 **SD:** 08/28/2009 **\$/SF:** \$366.12
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,247
YBl: 1953 **Prking:** **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Torrance Schools. R-2 Lot 3 Bedrooms W/ 1 Bath. Dining Area. Home Is In Mostly Original Condition. Needs Work. This Home Needs Upgrading. 2 Car Detached Garage With Extra Parking Next To The Garage. One Of The Lowest Priced Torrance Homes Available. Hurry Will Sell Fast.



Addr: 3316 West 189Th Torrance
Area: N Torrance - West **MLS #:** N09059257
OP: \$399,900
LP: \$399,900 **SP:** \$450,000 **Apx SF:** 1,107
LD: 05/29/2009 **SD:** 08/13/2009 **\$/SF:** \$406.50
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,000
YBl: 1951 **Prking:** **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Beautiful Home With Upgrades. Property Is Located In Quiet Neighborhood With Desirable Floor Plan. Bright And Light Interior. Spacious Kitchen. Alley Access.



Addr: 18415 Eriel Torrance
Area: N Torrance - West **MLS #:** P692526
OP: \$479,900
LP: \$479,900 **SP:** \$486,000 **Apx SF:** 1,929
LD: 06/23/2009 **SD:** 08/11/2009 **\$/SF:** \$251.94
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,760
YBl: 1953 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: 4Bedroom 2 Bath Home On A Cul De Sac With Only 5 Houses On The Street. 4Th Bedroom Is 30 Feet Long Can Be Split, House Needs Remodeling. Regular Sale Absolutely No Fha Supra Lockbox On Front Door!

Closed Sale Properties



Addr: 16613 Cerise Torrance
Area: N Torrance - West **MLS #:** S09072448
OP: \$529,000
LP: \$529,000 **SP:** \$548,000 **Apx SF:** 1,620
LD: 07/03/2009 **SD:** 08/12/2009 **\$/SF:** \$338.27
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,978
YBl: 1952 **Prking:** Garage Door Opener, **DOM:** 8
Elem: **Mid:** **High:**

Property Description: It'S Not Often You Find That Perfect Family Home Lovingly Cared For, Updated And Impeccably Clean! 3 Bedrooms, 1.75 Baths And A Large Family Room With Lots Of Built-In Storage, Seating And Custom Woodwork! The Living Room Has Lots Of Light And A Fireplace With Gas Starter. All Of The Bedrooms Are Spacious, With Mirrored Wardrobes And A Large Walk-In Closet In The Largest One. Currently There Is Wall To Wall Carpet But There Are Also Hardwood Floors Throughout Most Of The House. The Kitchen Has Been Updated With Tile, Newer Appliances Cabinets With Pull-Outs For Easy Use.A Banquet Which Allows For Casual Dining Or A Perfect Place For Breakfast And Your Paper. The Driveway And Parking Area Is Beautiful Interlocking Pavers And There Are Lush Drought Resistant Low Maintenance Front Gardens That Add To Its Curb Appeal And "Green" Appeal. This Is An Extra Wide Lot With Fruit Trees And Ample Gardens. The Lot Is Large Enough To Be Modified So That You May Be Able To Have Rv Parking As Well.



Addr: 18926 Van Ness Torrance
Area: N Torrance - East **MLS #:** V09063221
OP: \$399,000
LP: \$399,000 **SP:** \$380,000 **Apx SF:** 868
LD: 06/08/2009 **SD:** 07/31/2009 **\$/SF:** \$437.79
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,100
YBl: 1951 **Prking:** Direct Garage Acces **DOM:** 41
Elem: **Mid:** **High:**

Property Description: This Home Is "Picture Perfect" With Fabulous Back Yard, Tile Patio And Lush Greenery. Direct Access To Drive Thru One Car Garage. Hardwood Flooring Throughout Except Kitchen. Kitchen Has Been Updated With Til Counters And Flooring And Includes Stove & Refrigerstor, Dishwasher And Garbsge Disposal.



Addr: 16909 Purche Torrance
Area: N Torrance - East **MLS #:** S09038042
OP: \$529,000
LP: \$515,000 **SP:** \$470,000 **Apx SF:** 1,598
LD: 04/01/2009 **SD:** 08/14/2009 **\$/SF:** \$294.12
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,400
YBl: 1956 **Prking:** Garage Door Opener, **DOM:** 52
Elem: Lincoln **Mid:** Casimir **High:** North High

Property Description: This Well Maintained Home Is On A Quiet Cul-De-Sac Street In A Great Neighborhood. Three Bedroom 1 3/4 Bath (3/4 In Mater Bed Room) Extra Large Living Room With High Beamed Ceiling And Built In Book Shelves. Family Room With Red Brick Fire Place, Back Yard Has Beautiful Flower Garden, A Cement Area And Enclosed Patio For Entertaining. 2 Car Attached Garage, Walking Distance To Elementary And Middle School. Easy Access To Freeways And Shopping. Please Call First, Seller Is Almost Always Home.

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 2139 West 160Th Torrance
Area: N Torrance - East
OP: \$585,000
LP: \$529,000
LD: 09/05/2008
Beds: 4
YBl: 1957
Elem:

SP: \$483,000
SD: 07/30/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid:

MLS #: S08128308
Apx SF: 1,930
\$/SF: \$250.26
LotSF: 6,448
DOM: 198
High: North

Property Description: Back On The Market! Look At The Square Footage At The Price! Completely Remodeled Inside With New Kitchen Cabinets & Appliances- New Tile Flooring, Carpet, Windows, New Roof, New Water Heater. Termite Fumigation Completed. Large Master Suite Upstairs- All Bathrooms Have New Stone & Tile. This Is A Great Property For The Price. Easy To Show. Extra Parking In Driveway. Not A Short Sale! Please Make Sure Your Buyer Is Qualified And Has Adequate Funds To Complete An Escrow, So Everybody Doesn'T Waste Time And Money.



Addr: 18736 Haas Torrance
Area: N Torrance - East
OP: \$499,000
LP: \$499,000
LD: 06/11/2009
Beds: 4
YBl: 1959
Elem:

SP: \$495,000
SD: 08/07/2009
Bath To: 2.00
Prking: Direct Garage Acces
Mid:

MLS #: S09064757
Apx SF: 1,577
\$/SF: \$313.89
LotSF: 5,202
DOM: 2
High:

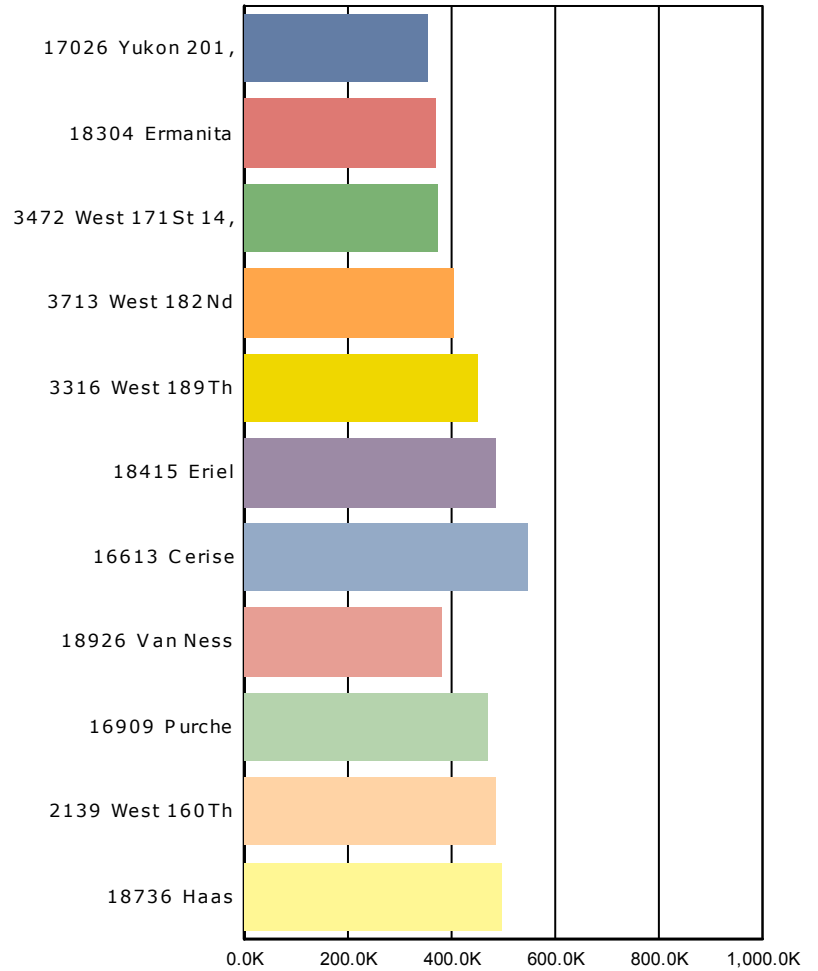
Property Description: Wonderful Family Style Home. Large Living Room & Dinning Area. Oak Kithen Cabinets. Plenty Of Storage Cabinets.

Date: 10/27/2009

CMA Pro Report

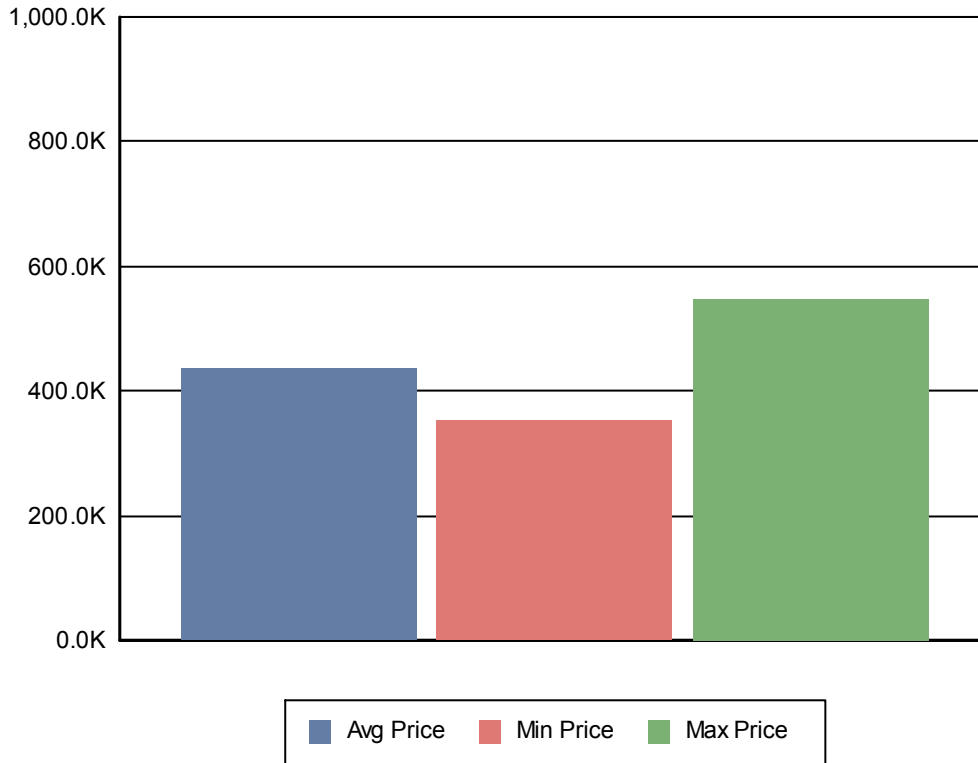
Closed Sale Properties

Total # of Listings	11
Lowest Price	\$355,000
Highest Price	\$548,000
Average Price	\$437,545
Avg. Price/SqFt	\$317.70
Avg DOM	43



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$355,000	\$548,000	\$437,545	\$317.70
Totals / Averages	\$355,000	\$548,000	\$437,545	\$317.70

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
17026 Yukon 201, Torrance	\$355,000	\$355,000	8	%0.00	\$282.19
18304 Ermanita Torrance	\$334,125	\$371,000	12	%11.04	\$319.28
3472 West 171St 14, Torrance	\$397,500	\$373,000	114	-%6.16	\$234.30
3713 West 182Nd Torrance	\$369,000	\$402,000	5	%8.94	\$366.12
3316 West 189Th Torrance	\$399,900	\$450,000	28	%12.53	\$406.50
18415 Eriel Torrance	\$479,900	\$486,000	7	%1.27	\$251.94
16613 Cerise Torrance	\$529,000	\$548,000	8	%3.59	\$338.27
18926 Van Ness Torrance	\$399,000	\$380,000	41	-%4.76	\$437.79
16909 Purche Torrance	\$515,000	\$470,000	52	-%8.74	\$294.12
2139 West 160Th Torrance	\$529,000	\$483,000	198	-%8.70	\$250.26
18736 Haas Torrance	\$499,000	\$495,000	2	-%0.80	\$313.89
Total Averages	\$436,948	\$437,545	43	%0.75	\$317.70

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	17026 Yukon 201	3	2.00	1,258	1980	\$355,000	\$355,000	07/28/2009	8

Date: 10/27/2009

CMA Pro Report

S	18304 Ermanita	3	2.00	1,162	1956	\$334,125	\$371,000	08/06/2009	12
S	3472 West 171St 14	3	3.00	1,592	1981	\$397,500	\$373,000	07/31/2009	114
S	3713 West 182Nd	3	1.00	1,098	1953	\$369,000	\$402,000	08/28/2009	5
S	3316 West 189Th	3	1.00	1,107	1951	\$399,900	\$450,000	08/13/2009	28
S	18415 Eriel	4	2.00	1,929	1953	\$479,900	\$486,000	08/11/2009	7
S	16613 Cerise	3	2.00	1,620	1952	\$529,000	\$548,000	08/12/2009	8
S	18926 Van Ness	2	1.00	868	1951	\$399,000	\$380,000	07/31/2009	41
S	16909 Purche	3	2.00	1,598	1956	\$515,000	\$470,000	08/14/2009	52
S	2139 West 160Th	4	3.00	1,930	1957	\$529,000	\$483,000	07/30/2009	198
S	18736 Haas	4	2.00	1,577	1959	\$499,000	\$495,000	08/07/2009	2