

Closed Sale Properties



Addr: 2816 Redondo Beach Torrance
Area: N Torrance - West **MLS #:** S09103199
OP: \$439,900
LP: \$410,000 **SP:** \$380,000 **Apx SF:** 1,092
LD: 09/24/2009 **SD:** 12/11/2009 **\$/SF:** \$347.99
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,800
YBl: 1951 **Prking:** Direct Garage Acces **DOM:** 57
Elem: **Mid:** **High:**

Property Description: Sellers' Financing From 25% To 30% Down Amortized 25 Years, Principal And Interest All Due In Seven Years At A Very Reasonable 5.5% Interests Payment. Pi= \$1755.00 Per Month For 30% Down.. Very Motivated Seller Who Wants To Move, Already Purchased Another Home. Sellers Want To See All Reasonable Offers In This Legal Non-Conforming Residential Home. Very Desirable Area Of North Torrance, Near El Camino College, Junior And Senior High School. House Looks Very Well Maintained, Seller States Copper Plumbing, Newer Roof, Paint And Carpet, Have Very Nice Garden And Spacious Enclosed Patio. Very Desirable Area Of North Torrance, New Buyer Have The Opportunity To Conduct Home Business Or Home Office.



Addr: 3709 West 173Rd Torrance
Area: N Torrance - West **MLS #:** S593715
OP: \$389,900
LP: \$389,900 **SP:** \$410,000 **Apx SF:** 1,242
LD: 10/23/2009 **SD:** 12/19/2009 **\$/SF:** \$330.11
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,300
YBl: 1955 **Prking:** **DOM:** 24
Elem: **Mid:** **High:**

Property Description: Single Story Home In Great Family Neighborhood. Needs Some Tlc, But Offers Great Potential, Hardwood Floors, Open Floorplan, Fireplace In Family Room, Price To Sell



Addr: 3754 Artesia Torrance
Area: N Torrance - West **MLS #:** S09113928
OP: \$406,500
LP: \$406,900 **SP:** \$412,000 **Apx SF:** 1,044
LD: 10/22/2009 **SD:** 12/31/2009 **\$/SF:** \$394.64
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,355
YBl: 1952 **Prking:** Garage Door Opener, **DOM:** 11
Elem: Yukon Elementary **Mid:** Magruder Middle **High:** North High

Property Description: Attractive, Well Maintained Single Family Residence In A Nice North Torrance Neighborhood With Easy Access To The 405 Freeway And None Of The Noise. Short Walk To McMaster Park. The Features Of This Home Include: Newer Dual Pane French Windows, Newer 200 Amp Electrical Service, Security System, Forced Air Heat, Brick Fireplace In Living Room, Bonus Room, Covered Rear Patio, Alley Access To 2 Car Garage Plus Separate Access To Rv Parking.

Closed Sale Properties



Addr: 3324 West 186Th Torrance
Area: N Torrance - West **MLS #:** 09400847
OP: \$489,000
LP: \$479,000 **SP:** \$431,650 **Apx SF:**
LD: 09/25/2009 **SD:** 12/01/2009 **\$/SF:**
Beds: 2 **Bath To:** 1.00 **LotSF:** 4,996
YBlt: 1950 **Prking:** Garage **DOM:** 68
Elem: **Mid:** **High:**

Property Description: Remodeled And Upgraded 2 Bed+Den + 1 Bath. Beautiful Granite Counters, Tile & Laminate Wood Floors Throughout. Bedrooms W/New Carpet. New Furnace, New Roof, Ceiling Fans, Milgard Windows & Custom Blinds. New Landscaping W/Sprinkler System. 2 Car Garage W/Remote. This Lovely Home Won'T Last In This Super Family Oriented Neighborhood. Easy Freeway Access.



Addr: 4154 West 172Nd Torrance
Area: N Torrance - West **MLS #:** S09053495
OP: \$575,000
LP: \$473,000 **SP:** \$440,000 **Apx SF:** 1,600
LD: 05/09/2009 **SD:** 12/21/2009 **\$/SF:** \$275.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,250
YBlt: 1951 **Prking:** **DOM:** 94
Elem: **Mid:** **High:**

Property Description: Price Reduced Short Sale / Fixer In Real Torrance. Seller Started Some Work On The Property And Is Incomplete Will Be A Issue For Fha Loan. See Agent Remarks Before You Call



Addr: 18906 Kornblum Torrance
Area: N Torrance - West **MLS #:** S09104225
OP: \$509,000
LP: \$509,000 **SP:** \$489,000 **Apx SF:** 1,405
LD: 09/27/2009 **SD:** 12/08/2009 **\$/SF:** \$348.04
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,200
YBlt: 1953 **Prking:** Driveway **DOM:** 31
Elem: Edison **Mid:** Magruder **High:** North

Property Description: Three Bedroom Torrance Home With Two Car Attached Garage. Fireplace In Livingroom. Master Bedroom With Three Quarter Bath. Private Patio. Close Walking Distance To Torrance Edison Elementary And Magruder Middle Schools.

Closed Sale Properties



Addr: 3925 West 184Th Torrance
Area: N Torrance - West **MLS #:** S08155640
OP: \$559,900
LP: \$499,000 **SP:** \$499,000 **Apx SF:** 1,790
LD: 10/29/2008 **SD:** 12/11/2009 **\$/SF:** \$278.77
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,320
YBl: 1956 **Prking:** Garage Door Opener **DOM:** 331
Elem: Edison **Mid:** Magruder **High:** North High

Property Description: Ready To Sale At This Price, The Bank Wants It Sold . Bank Called And Said To Set Price At \$499,000 .This Wonderful Home Is Located In The Highly Desired Area Of Norh Torrance. Edison Elementary, Magruder Middle School And North High School .This Home Has 3 Bedrooms 2 Baths With A Bonus Room For Family To Enjoy With 2 Fireplaces. Attached Two Car Garage With Plenty Of Storage Space. This Home Has Sky Lights To Brighten Up The Day And Recessed Lighting To Light Up The Night. This Is A Short Sale. Make An Offer. The Bank Wants To Get An Offer. It Has Been Approved And Ready To Go!



Addr: 16812 Falda Torrance
Area: N Torrance - West **MLS #:** S09116314
OP: \$519,000
LP: \$519,000 **SP:** \$523,000 **Apx SF:** 1,551
LD: 10/30/2009 **SD:** 12/22/2009 **\$/SF:** \$337.20
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,406
YBl: 1954 **Prking:** Garage Door Opener **DOM:** 3
Elem: Carr **Mid:** Magruder **High:** North High

Property Description: This Is A Wonderful Property Located On A Nice Tree-Lined Cul-De-Sac Street In North Torrance. This Is The First Time This Property Has Ever Been On The Market - Original Owner Selling. This Is A Clean & Spacious 3 Bedroom Home (1,551 Sq Ft) Featuring An Updated Kitchen With Oak Cabinets. The Master Bedroom Is Very Large With A Big Walk-In Closet. The Living Room Is Very Spacious Also Featuring A Gas/Wood Burning Fireplace. There Is Partial Copper Plumbing And New Drain Lines Along With A New Forced Air Heating Unit. The House Has Been Freshly Painted And Has New Carpets. There Is Also A Very Comfortable Backyard, Great For Those Summer Bar-B-Ques. Priced Very Competitively!



Addr: 16829 Thornburgh Torrance
Area: N Torrance - West **MLS #:** S09110653
OP: \$559,900
LP: \$539,000 **SP:** \$529,000 **Apx SF:** 1,450
LD: 10/14/2009 **SD:** 12/21/2009 **\$/SF:** \$364.83
Beds: 2 **Bath To:** 2.00 **LotSF:** 5,110
YBl: 1953 **Prking:** Garage Door Opener, **DOM:** 34
Elem: Carr Elementary **Mid:** Magruder **High:** North Torrance

Property Description: Welcome To This Spacious 1450 Square Foot, 2 Bedroom Plus Den Turn Key Home. You Will Love The Countless Recent Upgrades Including A New Kitchen With Granite, Tile, Stainless Steel Appliances And A Stone Sink. Both Baths Have Been Updated From Top To Bottom With Granite, Tile, And Custom Fixtures. Additional Enhancements Include Refinished Hardwood Floors, Crown Molding, Custom Paint, Recessed Lighting, Dual Paned Pella Windows, Massive Stone Fireplace, New A/C And Heating Unit, New Roof....And More! Don'T Miss The Bonus-Storage Attic In The 2 Car Attached Garage. The Owners Are In The Process Of Landscaping The Front And Rear Yards To Add Finishing Touches To This Beauty. Located On A Quiet Cul-De-Sac Street In A Great Torrance Family Neighborhood. This Is A Regular Sale. Not To Be Missed.

Closed Sale Properties



Addr: 3203 West 166Th Torrance
Area: N Torrance - West **MLS #:** S09114802
OP: \$535,000
LP: \$535,000 **SP:** \$535,000 **Apx SF:** 1,405
LD: 10/26/2009 **SD:** 12/23/2009 **\$/SF:** \$380.78
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,098
YBl: 1954 **Prking:** Garage Door Opener, **DOM:** 21
Elem: **Mid:** Lincon **High:** North High

Property Description: This Is A Standard Sale.

3 Bedroom Plus One Bonus Room, Located In A Desirable Torrance Neighborhood And Popular North Torrance School Area.

Open Floor Plan/ Hardwood Floor, New Heater, New Tank Less Water Heater, New Roof. Big Family Room.

Buyer To Verify All Information.

Ready To Move In.

No Key Box And Sign On The Property.

Please Make An Appointment With Listing Agent For Showing.

Thank You.



Addr: 4315 West 190Th Torrance
Area: N Torrance - West **MLS #:** F1818399
OP: \$649,900
LP: \$649,900 **SP:** \$649,900 **Apx SF:** 2,552
LD: 08/25/2009 **SD:** 11/30/2009 **\$/SF:** \$254.66
Beds: 4 **Bath To:** 4.00 **LotSF:** 100,815
YBl: 2006 **Prking:** **DOM:** 74
Elem: **Mid:** **High:**

Property Description: Not A Reo!! Not A Short Sale!! Park Place Gated Community!! Almost New Free Standing Townhome Without Any Common Wall. All Large Rooms, With Family And Separate Formal Living Room With Fireplace. Kitchen And Bath Have Tile Floors And Granite Counter Tops. Large Private Patio Great For Summer Bbqs. Huge Master With Large Walk In Close And Amazing Bath. This Property Is Ready To Go Now!! No Waiting



Addr: 1129 West 204Th Torrance
Area: N Torrance - East **MLS #:** R904558
OP: \$259,900
LP: \$259,900 **SP:** \$261,900 **Apx SF:** 1,471
LD: 07/20/2009 **SD:** 11/25/2009 **\$/SF:** \$178.04
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,000
YBl: 1924 **Prking:** **DOM:** 17
Elem: **Mid:** **High:**

Property Description: Reo...Bank Foreclosure.Cute Bungalow Home Located In Northeast Torrance.Large 3 Bedrooms/2 Full Baths. Some Rooms(Including Living Room And 2 Of Bedrooms Have Wood Floors).Large Den Area Which Can Be Used As Another Bedroom. Long Driveway Which Leads To A Courtyard Area And 2 Car Detached Garage.Zoned R2 And Sold For \$517K In 2007.Close To All Schools,Shopping And Every Single Transportation System.

Closed Sale Properties



Addr: 1129 West 204Th Torrance
Area: N Torrance - East **MLS #:** 09385715
OP: \$259,900
LP: \$259,900 **SP:** \$261,900 **Apx SF:** 1,471
LD: 07/20/2009 **SD:** 12/09/2009 **\$/SF:** \$178.04
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,000
YBlt: 1924 **Prking:** Garage **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Reo...Bank Foreclosure.Cute Bungalow Home Located In Northeast Torrance.Large 3 Bedrooms/2 Full Baths. Some Rooms(Including Living Room And 2 Of Bedrooms Have Wood Floors).Large Den Area Which Can Be Used As Another Bedroom. Long Driveway Which Leads To A Courtyard Area And 2 Car Detached Garage.Zoned R2 And Sold For \$517K In 2007.Close To All Schools,Shopping And Every Single Transportation System.



Addr: 2036 West 159Th Torrance
Area: N Torrance - East **MLS #:** F1823166
OP: \$395,900
LP: \$395,900 **SP:** \$398,000 **Apx SF:** 954
LD: 10/14/2009 **SD:** 12/04/2009 **\$/SF:** \$417.19
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,792
YBlt: 1950 **Prking:** Driveway **DOM:** 66
Elem: **Mid:** **High:**

Property Description: Fantastic Home Located Within Quiet, Cul-De-Sac Neighborhood In Torrance! Perfect Starter Home, Spacious Living Area, Good Size Kitchen, Pergo Flooring, Newer Roof, Detached Two-Car Garage, Additional Parking Along Driveway, Open Rear Yard, Great Value In Torrance!



Addr: 18521 Taylor Torrance
Area: N Torrance - East **MLS #:** S09112921
OP: \$450,000
LP: \$450,000 **SP:** \$450,000 **Apx SF:** 1,199
LD: 10/20/2009 **SD:** 12/29/2009 **\$/SF:** \$375.31
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,565
YBlt: 1955 **Prking:** Driveway **DOM:** 7
Elem: Arlington **Mid:** Casimir **High:** North

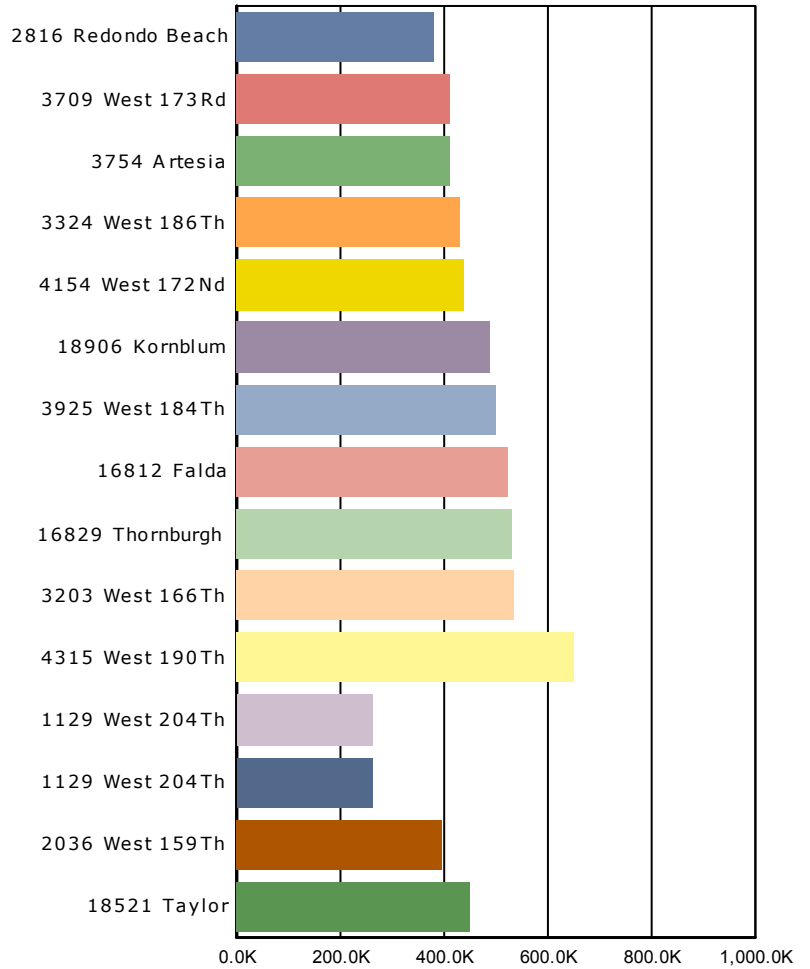
Property Description: Welcome To This 3 Bedroom Family Home Located In A Desirable Torrance Neighborhood. Features Include Over 1195 Square Feet Of Living Space, An Updated Kitchen, Updated 1/2 Bath, Newer Windows, Separate Laundry Room And A Cozy Fireplace. With A Little TLC This Could Be Your Perfect Family Home! Located In The Award Winning Torrance School District. This Is A Standard Sale.

Date: 1/3/2010

CMA Pro Report

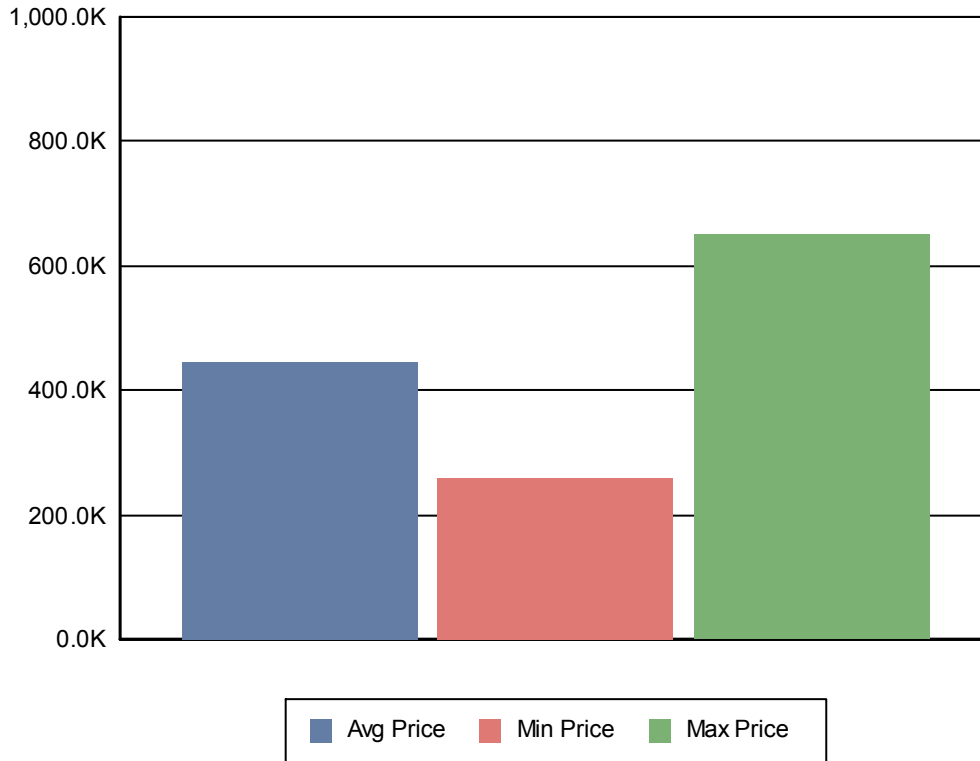
Closed Sale Properties

Total # of Listings	15
Lowest Price	\$261,900
Highest Price	\$649,900
Average Price	\$444,690
Avg. Price/SqFt	\$318.62
Avg DOM	57



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$261,900	\$649,900	\$444,690	\$318.62
Totals / Averages	\$261,900	\$649,900	\$444,690	\$318.62

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2816 Redondo Beach Torrance	\$410,000	\$380,000	57	-%7.32	\$347.99
3709 West 173Rd Torrance	\$389,900	\$410,000	24	%5.16	\$330.11
3754 Artesia Torrance	\$406,900	\$412,000	11	%1.25	\$394.64
3324 West 186Th Torrance	\$479,000	\$431,650	68	-%9.89	
4154 West 172Nd Torrance	\$473,000	\$440,000	94	-%6.98	\$275.00
18906 Kornblum Torrance	\$509,000	\$489,000	31	-%3.93	\$348.04
3925 West 184Th Torrance	\$499,000	\$499,000	331	%0.00	\$278.77
16812 Falda Torrance	\$519,000	\$523,000	3	%0.77	\$337.20
16829 Thornburgh Torrance	\$539,000	\$529,000	34	-%1.86	\$364.83
3203 West 166Th Torrance	\$535,000	\$535,000	21	%0.00	\$380.78
4315 West 190Th Torrance	\$649,900	\$649,900	74	%0.00	\$254.66
1129 West 204Th Torrance	\$259,900	\$261,900	17	%0.77	\$178.04
1129 West 204Th Torrance	\$259,900	\$261,900	15	%0.77	\$178.04
2036 West 159Th Torrance	\$395,900	\$398,000	66	%0.53	\$417.19
18521 Taylor Torrance	\$450,000	\$450,000	7	%0.00	\$375.31
Total Averages	\$451,693	\$444,690	57	%-1.38	\$318.62

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	2816 Redondo Beach	3	2.00	1,092	1951	\$410,000	\$380,000	12/11/2009	57
S	3709 West 173Rd	3	2.00	1,242	1955	\$389,900	\$410,000	12/19/2009	24
S	3754 Artesia	3	1.00	1,044	1952	\$406,900	\$412,000	12/31/2009	11
S	3324 West 186Th	2	1.00		1950	\$479,000	\$431,650	12/01/2009	68
S	4154 West 172Nd	3	2.00	1,600	1951	\$473,000	\$440,000	12/21/2009	94
S	18906 Kornblum	3	2.00	1,405	1953	\$509,000	\$489,000	12/08/2009	31
S	3925 West 184Th	3	2.00	1,790	1956	\$499,000	\$499,000	12/11/2009	331
S	16812 Falda	3	2.00	1,551	1954	\$519,000	\$523,000	12/22/2009	3
S	16829 Thornburgh	2	2.00	1,450	1953	\$539,000	\$529,000	12/21/2009	34
S	3203 West 166Th	3	2.00	1,405	1954	\$535,000	\$535,000	12/23/2009	21
S	4315 West 190Th	4	4.00	2,552	2006	\$649,900	\$649,900	11/30/2009	74
S	1129 West 204Th	3	2.00	1,471	1924	\$259,900	\$261,900	11/25/2009	17
S	1129 West 204Th	3	2.00	1,471	1924	\$259,900	\$261,900	12/09/2009	15
S	2036 West 159Th	2	1.00	954	1950	\$395,900	\$398,000	12/04/2009	66
S	18521 Taylor	3	2.00	1,199	1955	\$450,000	\$450,000	12/29/2009	7