

## Closed Sale Properties



**Addr:** 5500 Torrance B112, Torrance  
**Area:** Southwood **MLS #:** S09112618  
**OP:** \$465,000  
**LP:** \$459,000 **SP:** \$459,000 **Apx SF:** 1,383  
**LD:** 10/20/2009 **SD:** 12/24/2009 **\$/SF:** \$331.89  
**Beds:** 3 **Bath To:** 2.00 **LotSF:**  
**YBl:** 1990 **Prking:** Parking Space **DOM:** 32  
**Elem:** Anza Elementary **Mid:** Jefferson Middle **High:** West High

**Property Description:** Enjoy Resort Living From This Beautiful Gated "Pacific Terrace" Community! Unique Free Standing Building (Only One Unit Above). This Bright And Sunny Home Features 3 Spacious Bedrooms, 2 Full Baths, Kitchen With Built-Ins, In-Unit Laundry, And Two Large Balcony Patios. This Luxury Community Features Gated Pool And Spa, Two Fitness Rooms, Club Room And A Spacious Courtyard. Close To Beach And Award Winning West Torrance Schools!



**Addr:** 5500 Torrance A203, Torrance  
**Area:** Southwood **MLS #:** S09104761  
**OP:** \$479,000  
**LP:** \$479,000 **SP:** \$477,000 **Apx SF:** 1,383  
**LD:** 09/29/2009 **SD:** 12/01/2009 **\$/SF:** \$344.90  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 1,598  
**YBl:** 1990 **Prking:** Subterranean **DOM:** 5  
**Elem:** **Mid:** **High:**

**Property Description:** A Walk To The Beach! Resort Living At Pacific Terrace! Gated Community With Pool, Spa, Clubhouse, Gyms, Sauna, And More. Live In An Upgraded And Newer Condo That Just Borders South Redondo Beach. As One Of The Most Beautiful Units In The Complex, The Condo Features: Three Bedrooms, Two Full Bathrooms, Upgraded Granite Kitchen, Recessed Lighting, Designer Tile Floors In Kitchen And Baths, Base Molding Throughout, Large Master Wing, Walk-In Closet, Master Bath With Private Vanity, Glass Crystal Gas Fireplace In Living Room, Granite Breakfast Bar, Refinished Kitchen Cabinets, Stainless Sink And Faucet Fixtures, Mirror Closet Doors, Private Back Balcony With Palm Tree And Mountain Views, Inside Laundry Area, Hoa That Includes Internet And Cable Tv, And Much More. Entire Complex Exterior Was Freshly Painted In June '06. Nothing This New, Large, Private Or Close To The Beach In This Price Range. Luxury Style Condo, Fabulous Location, Incredible Deal!



**Addr:** 21229 Anza Torrance  
**Area:** Southwood **MLS #:** Y901421  
**OP:** \$312,500  
**LP:** \$550,000 **SP:** \$570,000 **Apx SF:** 1,140  
**LD:** 03/08/2009 **SD:** 11/22/2009 **\$/SF:** \$500.00  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,120  
**YBl:** 1955 **Prking:** **DOM:** 105  
**Elem:** **Mid:** **High:**

**Property Description:**

## Closed Sale Properties



**Addr:** 4923 Merrill Torrance  
**Area:** Southwood **MLS #:** S09110500  
**OP:** \$610,000  
**LP:** \$610,000 **SP:** \$595,000 **Apx SF:** 1,162  
**LD:** 10/14/2009 **SD:** 12/10/2009 **\$/SF:** \$512.05  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,400  
**YBl:** 1955 **Prking:** Driveway **DOM:** 62  
**Elem:** Anza **Mid:** Jefferson **High:** West

**Property Description:** Great Street In A Great Neighborhood. Basic Three Bedroom Two Bath Southwood Home In The Middle Of The Block South Of Carson Street. Newly Refinished Hardwood Floors. Roof Is Just A Few Years Old And Owner States Copper Plumbing. Wonderful Local Schools (Anza, Jefferson And West High) And From The Front Of The Home You Can See Palos Verdes. Nice Interior Street With A Two Car Garage. Cool Ocean Breezes. This Home Awaits Your Personal Touches. Vaulted Ceilings In Living Room, Smooth Ceilings Throughoiut. One Of The Best Priced West Torrance Homes. Wonderful Neighborgood-House Sits Up Off The Street.



**Addr:** 5009 Beran Torrance  
**Area:** Southwood **MLS #:** S09086872  
**OP:** \$599,000  
**LP:** \$599,000 **SP:** \$599,000 **Apx SF:** 1,428  
**LD:** 08/11/2009 **SD:** 12/23/2009 **\$/SF:** \$419.47  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,500  
**YBl:** 1955 **Prking:** Driveway **DOM:** 112  
**Elem:** Anza **Mid:** Jefferson **High:** West

**Property Description:** Sitting On A Quiet Small Street Is This Three Bedroom, Two Bathroom Home With Family Room And A Pool. Priced To Sell Now. Great Area Schools, Cool Ocean Breezes About A Mile And A Quarter To The Water. Needs Some Work- Diamond In The Rough But A Great Opportunity For The Right Buyer. Solar Heated Pool, Raised Foundation, Hardwood Floors Under Carpet, Exposed In The Living Room. Low Traffic Street. Vaulted Ceilings In Living Room, Step Down Family Room With Fireplace And Acces To Backyard And Pool. Detached Two Car Garage. Long Driveway.



**Addr:** 4501 Scott Torrance  
**Area:** Southwood **MLS #:** S09125015  
**OP:** \$599,000  
**LP:** \$599,000 **SP:** \$599,000 **Apx SF:** 1,155  
**LD:** 10/18/2009 **SD:** 12/04/2009 **\$/SF:** \$518.61  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,400  
**YBl:** 1956 **Prking:** Garage Door Opener, **DOM:** 38  
**Elem:** Anza **Mid:** Jefferson **High:** West

**Property Description:** This Home Sold Before Any Work Was Done To It And Before The Sign Even Went Up! It Is On The Mls For Comp Purposes Only. There Interior Needed Carpet And Paint, Cleaning, Etc. Still, Its In Southwood And Has A Nice Front Yard And Back Yard!

## Closed Sale Properties



**Addr:** 22018 Ocean Torrance  
**Area:** Southwood **MLS #:** S09121810  
**OP:** \$624,000  
**LP:** \$624,000 **SP:** \$630,000 **Apx SF:** 1,492  
**LD:** 11/16/2009 **SD:** 12/15/2009 **\$/SF:** \$422.25  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,450  
**YBl:** 1956 **Prking:** Direct Garage Acces **DOM:** 3  
**Elem:** Anza **Mid:** Jefferson **High:** West

**Property Description:** A Quiet Tree-Lined Street, Lovely Neighbors, Great Schools, And A Mini Remodel! The Home Has New Interior And Exterior Paint And Beautiful New Landscaping Including A Timed Sprinkler System. Freshly Refinished Hardwood Floors! Brand New Double Sided Wall Heater. New Tiled Kitchen Counters, Stainless Steel Sink & Faucet, Garbage Disposal And Water Filtration System. The Kitchen Also Has New Linoleum Flooring, New Light Fixtures And All New Cabinet Hardware. New Light Fixtures And Cabinet Hardware Throughout The Home. The Hall Bath Has A New Toilet And Vanity. New Garage Door. The Family Room Has A Beautiful Natural Wood Ceiling And A Wood Burning Stove. Access The Grassy Back Yard And Tiled Side Patio From The Kitchen And Family Room. Lots Of Windows To Let The Sunshine In. Fabulous Curb Appeal On A Very Quite Street. This Home Just Needs A New Family To Move In And Make It Their Own. This Is A Must See Because It Won'T Last! Celebrate New Years Eve In A New Home!!



**Addr:** 5114 Torrance Torrance  
**Area:** Southwood **MLS #:** S09103447  
**OP:** \$699,000  
**LP:** \$699,000 **SP:** \$655,000 **Apx SF:** 1,332  
**LD:** 09/24/2009 **SD:** 12/11/2009 **\$/SF:** \$491.74  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,944  
**YBl:** 1955 **Prking:** Carport Detached, Dr **DOM:** 65  
**Elem:** **Mid:** **High:** West High

**Property Description:** Beautifully Remodeled Home In Prime Torrance "West High" Location. This Spacious 3 Bedroom Home Features A Flowing And Bright Floorplan Complete With New Paint, Hardwood Floors, Remodeled Kitchen With Custom Cabinetry, Granite Counters, Natural Stone Backsplash And Breakfast Bar, Two Remodeled Bathrooms, Large Backyard With Amazing Pool, 2 Car Detached Garage With Large Permitted (Btv) Guest Quarters/Office And Plenty Of Room For Rv Parking. Seller States The Foundation Has Been Reinforced Should You Want To Add A Second Level.



**Addr:** 21901 Redbeam Torrance  
**Area:** Southwood **MLS #:** S09115233  
**OP:** \$664,000  
**LP:** \$670,000 **SP:** \$670,000 **Apx SF:** 1,162  
**LD:** 10/27/2009 **SD:** 12/09/2009 **\$/SF:** \$576.59  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,200  
**YBl:** 1955 **Prking:** Garage Door Opener, **DOM:** 45  
**Elem:** Anza Elementary **Mid:** Jefferson Middle **High:** West High

**Property Description:** Remodeled Southwood Charmer! 3 Bedrooms, 2 Bathrooms In Approximately 1162 Square Feet. Remodeled Gourmet Kitchen Boats Granite Countertops, Custom Cabinets, Stainless Steel Appliances, Recessed Lighting, Garden Window And Skylight. Bright, Open Floorplan With Vaulted Ceilings & "Pergo" Laminate Flooring. Brand New Forced Air Heating System. Newer Closet World Closet Systems And Two Hall Closets Maximize The Storage Space. Huge Covered Patio And Private, Grassy Backyard. New Automatic Sprinkler System Just Installed In Both The Front And Backyard. 2 Car Attached Garage With Newer Remote-Controlled Garage Door. Lovely, Quite Neighborhood With Award-Wining "West High" Schools! Better Hurry!

## Closed Sale Properties



**Addr:** 5206 Lee Torrance  
**Area:** Southwood  
**OP:** \$710,000  
**LP:** \$710,000  
**LD:** 10/20/2009  
**Beds:** 3  
**YBl:** 1956  
**Elem:** Anza

**SP:** \$718,300  
**SD:** 12/14/2009  
**Bath To:** 2.00  
**Prking:**  
**Mid:** Jefferson

**MLS #:** S09112620  
**Apx SF:** 1,120  
**\$/SF:** \$641.34  
**LotSF:** 6,760  
**DOM:** 8  
**High:** West High

**Property Description:** Move Right Into This Absolutely Charming Southwood Home In Torrance! This Cute Fully Remodeled Home On An Enormous Flat/Usable Lot Boasts A Beautiful, Large Grassy Yard...Perfect For A Growing Family! Get Onto This Tree Lined Quiet Street In One Of The Most Desirable Neighborhoods Of Southwest Torrance, In The Distinguished School District To Boot! Steps From Paradise Park, Anza Elementary And A 10 Min. Ride To The Beach! No Stone Was Left Unturned In This Impeccably Remodeled Turn Of The Century Home...Recently Remodeled Kitchen With Granite Counters, New Appliances, Beautiful Cabinetry And "Shabby Chic" Style Designer Touches Throughout Home! Open Living Spaces...Gorgeous Dark Wood Floors Throughout Home And Both Bathrooms Have Been Newly Remodeled As Well. The Backyard Is To Die For....Beautifully Landscaped With Lush Trees...It Has Been Turned Into A Private Oasis That Is Entertainment Ready! Don'T Miss This One...It Is An Absolute Gem Aggressively Priced To Sell Quickly!



**Addr:** 5206 Carmen Torrance  
**Area:** Southwood  
**OP:** \$779,000  
**LP:** \$769,000  
**LD:** 10/19/2009  
**Beds:** 3  
**YBl:** 1955  
**Elem:** Anza

**SP:** \$760,000  
**SD:** 12/15/2009  
**Bath To:** 3.00  
**Prking:** Driveway  
**Mid:** Jefferson

**MLS #:** S09112076  
**Apx SF:** 1,654  
**\$/SF:** \$459.49  
**LotSF:** 5,500  
**DOM:** 26  
**High:** West Torrance Hig

**Property Description:** Stunning Remodel. This Fantastic Home Has It All - Located On A Quiet Street In Southwood. Gorgeous Gourmet Kitchen With Granite Countertops, Custom Cabinets, One Of A Kind Cork Floors ,Double Ovens And Warming Drawer. Spacious Master Suite With See-Through Fireplace, Walk-In Closet And Master Bath With Dual Sinks And Custom Tile. Step Down Family Room With See-Through Fireplace And Wet Bar Opens Up To A Private Back-Yard With Spa. 2Nd Bedroom Also With It'S Own Private Bath. 3Rd Bedroom Is Currently Being Used As An Office. Beautifully Refinished Hardwood Floors, Newer Forced Air Heating, Upgraded Electrical, Crown Molding, Recessed Lighting And Custom Shutters. Detached Garage With Overhead Storage And Lots Of Cabinets. Award Winning Torrance Schools.



**Addr:** 22001 Evalyn Torrance  
**Area:** Southwood  
**OP:** \$899,000  
**LP:** \$899,000  
**LD:** 10/06/2009  
**Beds:** 4  
**YBl:** 1982  
**Elem:**

**SP:** \$885,000  
**SD:** 12/09/2009  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:**

**MLS #:** S09107662  
**Apx SF:** 2,305  
**\$/SF:** \$383.95  
**LotSF:** 6,007  
**DOM:** 10  
**High:** West High School

**Property Description:** This Property Is Nice! Well Maintained 4 Bedroom, 3 Bath, Pool Home Built In 1982. Newer West High Tract. Great Floorplan...3 Bedrooms Up With Large Master And Private Spacious Master Bath And 1 Bedroom And 2 Baths Downstairs... (Perfect For Guests Or In-Laws). Sparkling Pool And Spa With A Gazebo Cover. Pool Is Fenced For Security Access And Has Plenty Of Decking And Private Grassy Yard As Well. Open Kitchen To Family Area With Adjoining Dining Area, Hardwood Floors Throughout(Laminate), Formal Living Room With Fireplace, Separate Laundry Room, Direct Garage Access To The House, Extra Storage In The Garage, Newer Appliances ... This Home Has Plenty Of Privacy And Is A Must See!

## Closed Sale Properties



**Addr:** 20310 Anza I, Torrance  
**Area:** West Torrance  
**OP:** \$415,000  
**LP:** \$415,000  
**LD:** 10/27/2009  
**Beds:** 2  
**YBl:** 1981  
**Elem:**

**SP:** \$410,000  
**SD:** 12/11/2009  
**Bath To:** 3.00  
**Prking:** Subterranean  
**Mid:** Bert Lynn

**MLS #:** S09115216  
**Apx SF:** 1,144  
**\$/SF:** \$358.39  
**LotSF:** 1,777  
**DOM:** 9  
**High:** West High

**Property Description:** A Real Opportunity To Live In The Beautiful West Torrance Area. Cool Ocean Breezes Surround This Darling, Immaculate Town-Home That Is Walking Distance To West High School!

Enter From The Beautiful Enclosed And Private Patio To The Spacious Living Room That Has A Beautiful Gas And Wood Fireplace.

The Kitchen Is Conveniently Open To A Dining Area And Sliding Doors Leading To Another Patio!

The Unit Is Beautifully Remodeled And Upgraded With Forced Air Heat And Air Conditioning!

The Master Bedroom Is Spacious And Bright.

This Unit Comes With Three Parking Spaces!!



**Addr:** 5107 Ruby Torrance  
**Area:** West Torrance  
**OP:** \$538,000  
**LP:** \$538,000  
**LD:** 10/18/2009  
**Beds:** 3  
**YBl:**  
**Elem:**

**SP:** \$554,000  
**SD:** 12/30/2009  
**Bath To:** 2.00  
**Prking:**  
**Mid:**

**MLS #:** C09111812  
**Apx SF:** 1,175  
**\$/SF:** \$471.49  
**LotSF:** 5,775  
**DOM:** 12  
**High:**

**Property Description:** Great Starter Home In An Excellent Area Of Torrance, Close To Paradise Park. 3 Full Bedrooms And 2 Bathrooms. Property Needs Some Updating But Has Been Well Cared For. Great Opportunity For A Buyer That Wants To Update And The Remodel In Their Own Style.



**Addr:** 19927 Hinsdale Torrance  
**Area:** West Torrance  
**OP:** \$599,000  
**LP:** \$599,000  
**LD:** 10/28/2009  
**Beds:** 3  
**YBl:** 1955  
**Elem:** Towers

**SP:** \$615,000  
**SD:** 12/10/2009  
**Bath To:** 1.00  
**Prking:** Garage Door Opener  
**Mid:** Bert Lynn

**MLS #:** S09115445  
**Apx SF:** 1,112  
**\$/SF:** \$553.06  
**LotSF:** 5,353  
**DOM:** 13  
**High:** West Torrance HS

**Property Description:** Run, Don'T Walk To This Vintage Family Home Located In The Very Best West Torrance Neighborhood. What A Great Price For A Three Bedroom Home On A Quiet, Tree Lined Street! Walk To Towers Elementary School, Bert Lynn Jr Hi And West High School - Families Also Love This Neighborhood For Trick Or Treating!! This Immaculate Home Is Ready For You - An Affordable First Home That Includes Washer, Dryer, Stove, And Refrigerator, Even Some Furnishings Are Negotiable! The Third Bedroom Is Currently Used As A Den, With Sliding Doors To A Park Like Back Yard And A Deck That Functions As A Huge Outdoor Living Room. A Warm And Inviting Home That Has Been Well Cared For Over Many Years. Great Potential To Add On, Upgrade And Update, But Definitely A Place To Live In Graciously Right Now!

Closed Sale Properties



**Addr:** 20614 Mansel Torrance  
**Area:** West Torrance  
**OP:** \$659,000  
**LP:** \$659,000  
**LD:** 12/01/2009  
**Beds:** 3  
**YBl:** 1958  
**Elem:** Torrance Unified

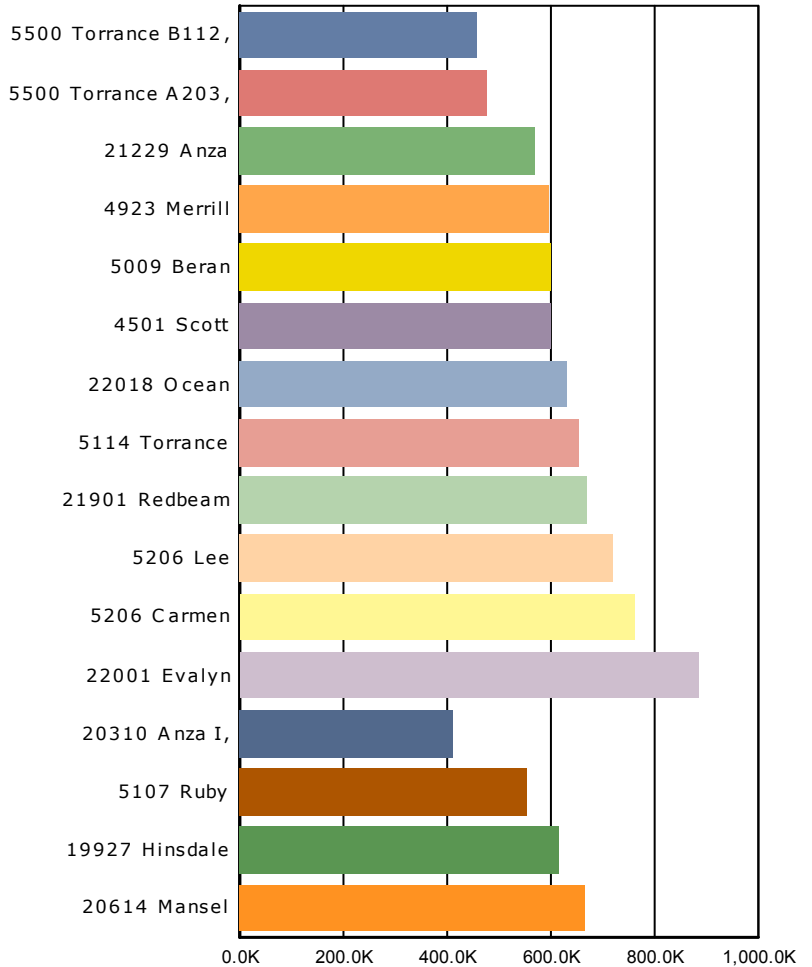
**SP:** \$665,000  
**SD:** 12/24/2009  
**Bath To:** 2.00  
**Prking:** Direct Garage Acces  
**Mid:** With

**MLS #:** V09126319  
**Apx SF:** 1,482  
**\$/SF:** \$448.72  
**LotSF:** 6,220  
**DOM:** 26  
**High:** Verify

**Property Description:** Great Cul-De-Sac Location In Desirable West High Area Of Torrance! From The New Landscaping In The Front To The New Lattice On The Back Yard Wall, This Home Is Ready For Her Close-Up! Beautifully Refinished Original Hardwood Floors, Smooth Ceilings, New Paint Inside & Out, New Fixtures, New Bathroom Flooring, New Vanity In Master Bath; Dual-Pane Windows; Dual-Pane Sliding Doors In Family Room & Master Bedroom. Large Patio Off Of Family Room Is Perfect For Parties Or Barbecues; Big, Flat, Fully Fenced Back Yard W/ 2Nd Patio. Big Family Room Offers Antique Brick Fireplace W/Gas Starter. Kitchen W/Garden Window, Nice Tile, Wall Oven, Cooktop, Microwave, Double Sink, Fridge & Dw; Large Laundry Room W/Maytag Washer/Dryer (They Stay!) & Lots Of Storage. Separate Dining Room Looks Onto Front Yard. Copper Plumbing, Attached Clean 2-Car Garage W/Direct Access To Family Room. Workbench In Garage W/ Lots Of Clean Storage Cabinets. Bring Your Discriminating Buyers, They Won'T Be Disappointed!

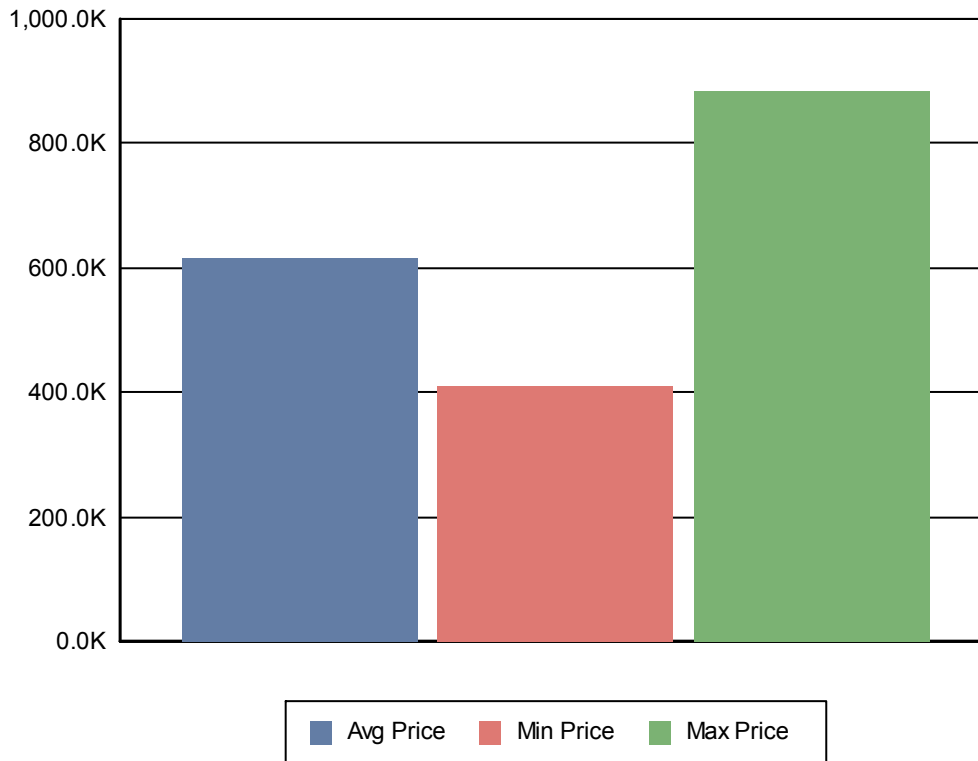
Closed Sale Properties

Total # of Listings	<b>16</b>
Lowest Price	<b>\$410,000</b>
Highest Price	<b>\$885,000</b>
Average Price	<b>\$616,331</b>
Avg. Price/SqFt	<b>\$464.62</b>
Avg DOM	<b>36</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$410,000	\$885,000	\$616,331	\$464.62
<b>Totals / Averages</b>	<b>\$410,000</b>	<b>\$885,000</b>	<b>\$616,331</b>	<b>\$464.62</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
5500 Torrance B112, Torrance	\$459,000	\$459,000	32	%0.00	\$331.89
5500 Torrance A203, Torrance	\$479,000	\$477,000	5	-%0.42	\$344.90
21229 Anza Torrance	\$550,000	\$570,000	105	%3.64	\$500.00
4923 Merrill Torrance	\$610,000	\$595,000	62	-%2.46	\$512.05
5009 Beran Torrance	\$599,000	\$599,000	112	%0.00	\$419.47
4501 Scott Torrance	\$599,000	\$599,000	38	%0.00	\$518.61
22018 Ocean Torrance	\$624,000	\$630,000	3	%0.96	\$422.25
5114 Torrance Torrance	\$699,000	\$655,000	65	-%6.29	\$491.74
21901 Redbeam Torrance	\$670,000	\$670,000	45	%0.00	\$576.59
5206 Lee Torrance	\$710,000	\$718,300	8	%1.17	\$641.34
5206 Carmen Torrance	\$769,000	\$760,000	26	-%1.17	\$459.49
22001 Evalyn Torrance	\$899,000	\$885,000	10	-%1.56	\$383.95
20310 Anza I, Torrance	\$415,000	\$410,000	9	-%1.20	\$358.39
5107 Ruby Torrance	\$538,000	\$554,000	12	%2.97	\$471.49
19927 Hinsdale Torrance	\$599,000	\$615,000	13	%2.67	\$553.06
20614 Mansel Torrance	\$659,000	\$665,000	26	%0.91	\$448.72
<b>Total Averages</b>	<b>\$617,375</b>	<b>\$616,331</b>	<b>36</b>	<b>%-0.05</b>	<b>\$464.62</b>

**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	5500 Torrance B112	3	2.00	1,383	1990	\$459,000	\$459,000	12/24/2009	32
S	5500 Torrance A203	3	2.00	1,383	1990	\$479,000	\$477,000	12/01/2009	5
S	21229 Anza	3	2.00	1,140	1955	\$550,000	\$570,000	11/22/2009	105
S	4923 Merrill	3	2.00	1,162	1955	\$610,000	\$595,000	12/10/2009	62
S	5009 Beran	3	2.00	1,428	1955	\$599,000	\$599,000	12/23/2009	112
S	4501 Scott	3	2.00	1,155	1956	\$599,000	\$599,000	12/04/2009	38
S	22018 Ocean	3	2.00	1,492	1956	\$624,000	\$630,000	12/15/2009	3
S	5114 Torrance	3	2.00	1,332	1955	\$699,000	\$655,000	12/11/2009	65
S	21901 Redbeam	3	2.00	1,162	1955	\$670,000	\$670,000	12/09/2009	45
S	5206 Lee	3	2.00	1,120	1956	\$710,000	\$718,300	12/14/2009	8
S	5206 Carmen	3	3.00	1,654	1955	\$769,000	\$760,000	12/15/2009	26
S	22001 Evalyn	4	3.00	2,305	1982	\$899,000	\$885,000	12/09/2009	10
S	20310 Anza I	2	3.00	1,144	1981	\$415,000	\$410,000	12/11/2009	9
S	5107 Ruby	3	2.00	1,175		\$538,000	\$554,000	12/30/2009	12
S	19927 Hinsdale	3	1.00	1,112	1955	\$599,000	\$615,000	12/10/2009	13
S	20614 Mansel	3	2.00	1,482	1958	\$659,000	\$665,000	12/24/2009	26