

Closed Sale Properties



Addr: 3431 Artesia 19, Torrance
Area: N Torrance - West **MLS #:** S09100299
OP: \$349,995
LP: \$349,995 **SP:** \$360,000 **Apx SF:** 1,483
LD: 09/16/2009 **SD:** 11/05/2009 **\$/SF:** \$242.75
Beds: 2 **Bath To:** 3.00 **LotSF:**
YBlt: 1980 **Prking:** Guest **DOM:** 13
Elem: **Mid:** **High:**

Property Description: This 1480 Sq.Ft. Tri-Level Torrance Town Home Is Set In Serene & Beautifully Landscaped Gardens. Vaulted Ceilings, Formal Dining Room And Open Plan Kitchen With B/Bar & Nook. Master Bedroom Has En-Suite With Jacuzzi Tub And Balcony With City Lights View. Both Living Room And Second Bedroom Overlook The Sparkling Pool & Clubhouse. Direct Access To Large 2 Car Garage. Needs A Little Updating.....Priced To Move!!



Addr: 4204 West 178Th Torrance **MLS #:** S09095591
Area: N Torrance - West
OP: \$389,000
LP: \$389,000 **SP:** \$400,000 **Apx SF:** 1,230
LD: 09/01/2009 **SD:** 11/03/2009 **\$/SF:** \$325.20
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,000
YBlt: 1950 **Prking:** RV Access/Parking **DOM:** 17
Elem: **Mid:** **High:**

Property Description: Back On The Market!!! Great Opportunity For A Three Bedroom Fixer In Torrance!! First Time On The Market Since Original Purchase!! House Features 3 Bedrooms, One Bath, A Large Kitchen And Living Room With Fireplace. The 3Rd Bedroom Has Large Sliding Doors That Open To The Living Room And Could Be Used As An Office, Extended Living Room Or Whatever You Like. The Property Also Features A Detached 2 Car Garage With A Mother In Law Unit Above It With A 3/4 Bath. The Lot Is 6000 Square Feet And Has A Nice Backyard And Room For Rv Parking. This Is The One You've Been Waiting For. Great Price, Torrance Schools And A Home With Tremendous Potential!!



Addr: 18410 Delia Torrance **MLS #:** S09041316
Area: N Torrance - West
OP: \$489,000
LP: \$439,000 **SP:** \$415,000 **Apx SF:** 1,065
LD: 04/10/2009 **SD:** 11/02/2009 **\$/SF:** \$389.67
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,760
YBlt: 1974 **Prking:** See Remarks **DOM:** 188
Elem: **Mid:** **High:**

Property Description: Approved Short Sale....Fantastic Home Situated In A Convenient Torrance Location.....Great Floor Plan 3 Bedrooms 2 Baths With Big New 2 Car Detached Garage.Nice Clean Property Located On A Very Quiet Cul-De-Sac Street.Sunny Facing Very Private Large Back Yard.Close To Schols,Shopping And Freways.Very Private Newer Long Drive Way.This Property Features Hardwood Floors,Newer Windows-Dual Insulated Glass.Newer Automatic Rool-Up Garage Door,Front And Rear Lawn Has Sprinkler System.Award Winning Torrance School Sistem And Torrance Public Services.Walk To North High School.

Closed Sale Properties



Addr: 3407 188Th Torrance
Area: N Torrance - West **MLS #:** V956366
OP: \$524,900
LP: \$499,500 **SP:** \$465,000 **Apx SF:** 1,328
LD: 10/11/2007 **SD:** 07/21/2008 **\$/SF:** \$350.15
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,000
YBl: 1950 **Prking:** Driveway **DOM:** 245
Elem: **Mid:** **High:**

Property Description: Clean And Cute 3 Bdrm Bungalow In The Heart Of North Torrance, Close To Shopping And Frwy Access. New Carpet, New Paint. Spacious Family Room Off Of The Kitchen Eating Area. Two Car Garage W/ Workshop (Playroom?) And Carport Big Enough For Your Rv. Seller Spent \$10K In Repairs And Upgrades. Sale Is Probate And Subject To Torrance Court Approval On June 18, 2008, And Is Sold "As Is" With No Warranty, No Repairs, No Termite. See Agent Remarks



Addr: 18412 Ashley Torrance
Area: N Torrance - West **MLS #:** S08169135
OP: \$699,000
LP: \$550,000 **SP:** \$565,000 **Apx SF:** 2,220
LD: 12/04/2008 **SD:** 11/13/2009 **\$/SF:** \$254.50
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2007 **Prking:** **DOM:** 286
Elem: **Mid:** **High:**

Property Description: This Is A Short Sale. Nice Two Story Townhome.



Addr: 18815 Roselle Torrance
Area: N Torrance - West **MLS #:** S09101681
OP: \$679,900
LP: \$679,900 **SP:** \$679,000 **Apx SF:** 2,180
LD: 09/17/2009 **SD:** 11/06/2009 **\$/SF:** \$311.47
Beds: 3 **Bath To:** 3.00 **LotSF:** 5,488
YBl: 1968 **Prking:** Direct Garage Acces **DOM:** 14
Elem: Edison **Mid:** Magruder **High:** North High School

Property Description: Gorgeous Two Story Contemporary Home In Desirable Torrance Neighborhood. Across From Columbia Park, Close To Galleria Mall And Walking Distance To All Schools. Extra Large Master Bed. With Private Bath. Extra Study Could Be Converted To 4Th Bed. Many Upgrades Include Carpets, Forced Air Heat With Air Conditioning, Redone Bathroom, Sunburst Shutters, Custom Drapes, Some Laminated Dual Paned Windows . Formal Dining Room And Separate Family Room With Fireplace. Hard To Find 3 Car Garage, Covered Patio With Beautiful Landscaping. Automatic Sprinklers With Drip Irrigation System. Tile Roof, Security System, And Much More.



Addr: 18311 Van Ness Torrance
Area: N Torrance - East **MLS #:** N09053378
OP: \$399,900
LP: \$375,900 **SP:** \$376,000 **Apx SF:** 1,622
LD: 05/13/2009 **SD:** 11/04/2009 **\$/SF:** \$231.81
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,683
YBl: 1964 **Prking:** **DOM:** 34
Elem: **Mid:** **High:**

Property Description: Short Sale. Subject To Lender Approval And Commision..

Closed Sale Properties



Addr: 17221 Wilton Place Torrance
Area: N Torrance - East **MLS #:** S09107239
OP: \$499,000
LP: \$499,000 **SP:** \$460,000 **Apx SF:** 1,148
LD: 10/05/2009 **SD:** 11/21/2009 **\$/SF:** \$400.70
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,100
YBl: 1954 **Prking:** Garage Door Opener, **DOM:** 15
Elem: LINCOLN **Mid:** CASIMIR **High:** NORTH

Property Description: Long Time Owners Nice Quiet Neighborhood Great Backyard For Entertaining Newer Windows Copper Plumbed Good Torrance Schools



Addr: 17322 Haas Torrance
Area: N Torrance - East **MLS #:** S09106933
OP: \$499,800
LP: \$499,800 **SP:** \$499,800 **Apx SF:** 1,157
LD: 10/02/2009 **SD:** 11/17/2009 **\$/SF:** \$431.98
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,100
YBl: 1954 **Prking:** Driveway **DOM:** 3
Elem: Lincoln **Mid:** Casimir **High:** North

Property Description: Completely Remodeled; New Roof, Doubled Paned Windows Throughout, Kitchen & Bathroom Pergo Floor, New Paint Inside & Out - Must See!



Addr: 16126 Spinning Torrance
Area: N Torrance - East **MLS #:** S09106901
OP: \$499,950
LP: \$499,950 **SP:** \$500,000 **Apx SF:** 1,290
LD: 10/04/2009 **SD:** 11/25/2009 **\$/SF:** \$387.60
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,460
YBl: 1956 **Prking:** Garage Door Opener, **DOM:** 6
Elem: Lincoln **Mid:** Casimir **High:** North

Property Description: Welcome To This 3 Bedroom Charming North Torrance Family Home. This Home Features 1290 Square Feet Of Living Space, A Separate Dining Room, An Entry Way, And A Laundry Room Off The Kitchen. You Will Also Love The Original Hardwood Floors, Cozy Brick Fireplace And The Sparkling Pool. This Home Is Nestled On A Quiet Street In A Wonderful Family Neighborhood. Located In The Award Winning Torrance School District. A Must See On Your Show List.

Closed Sale Properties



Addr: 16527 Ardath Avenue Torrance
Area: N Torrance - East **MLS #:** S09110437
OP: \$449,000
LP: \$449,000 **SP:** \$510,000 **Apx SF:** 1,215
LD: 10/14/2009 **SD:** 11/17/2009 **\$/SF:** \$419.75
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,250
YBl: 1951 **Prking:** Garage Door Opener, **DOM:** 2
Elem: Lincoln **Mid:** Casimir **High:** North

Property Description: Welcome Home To Great Curb Appeal W/Slate Tile Walk & Covered Porch On Tree-Lined Street In A Single Family Home Neighborhood. This 3 Br-1 $\frac{3}{4}$ Ba. Home Features Bright Living And Dining Areas Flooded W/Light From Southern Exposure Windows. The Kitchen Boasts Slab Granite Counters & Stainless Sink, Refinished Natural Wood Cabinets W/New Hardware & Tile Floor. The Large Master Has Its Own Private Bath. Kitchen, Dining & Master Overlook Inviting Backyard Landscaped With Fruit Trees, Lawn, Patio And Relaxing Deck Under Bougainvillea . . . Perfect For B-B-Qs And Entertaining! Recently Replaced: Roof & Gutters '05, Garbage Disposal '07, Water Heater '08, (Per Sellers). Long Gated Driveway & 2-Car Detached Garage W/Insulated Roll-Up Door & Remote. Convenient To Freeways, Shopping, Lincoln Elementary & Casimir Middle Schools & El Camino College! This Clean Move-In Condition Home Is A Standard Sale . . . Not A Foreclosure (Reo) Or Short Sale. Aggressively Priced For Quick Sale At \$449,000.



Addr: 2218 West 177Th Torrance
Area: N Torrance - East **MLS #:** S09106831
OP: \$550,000
LP: \$550,000 **SP:** \$515,000 **Apx SF:** 1,166
LD: 10/02/2009 **SD:** 11/24/2009 **\$/SF:** \$441.68
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,300
YBl: 1955 **Prking:** **DOM:** 11
Elem: Arlington **Mid:** Casimir **High:** North

Property Description: Arlington Elem. School Area, Quiet Neighborhood And Move In Ready! Upgraded Kitchen With Granite Counter Tops, Stainless Steel Sink, Gorgeous Cabinets, Tile Floors And Newer Appliances And Elegant Fixtures. Updated Bathrooms With Custom Counter Tops, Oil Rubbed Bronze Fixtures. Fireplace Insert With Remote Control That Heats The Home, Just In Time For The Winter. Relax In The Jacuzzi In The Serine Backyard That Is Beautifully Landscaped. Home Is Meticulously Maintained. There Are Newer Windows, Timer For Sprinklers And Much, Much More! You Must See This To Truly Appreciate.



Addr: 17103 Ardath Torrance
Area: N Torrance - East **MLS #:** S09088566
OP: \$499,000
LP: \$525,000 **SP:** \$525,000 **Apx SF:** 1,207
LD: 08/14/2009 **SD:** 11/20/2009 **\$/SF:** \$434.96
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,150
YBl: 1947 **Prking:** **DOM:** 33
Elem: **Mid:** **High:**

Property Description: Pristine Condition Turn-Key Property Located In Desirable North Torrance Neighborhood. This Home Offers A Great Floor Plan, Spacious Kitchen With An Abundance Of Storage Space. Master Bedroom With Full Sized Bathroom. Good Sized Bedrooms. Freshly Painted Inside And Out, New Berber Carpet, Ceiling Fans, Toilets, And Light Fixtures Throughout The Home. Newer Electrical Panel & Forced Air Unit. Copper Plumbing. Street To Alley Over-Sized Corner Lot With Large Back Yard. Two Car Detached Garage. Automatic Water Sprinklers. Situated On A Quite Tree-Lined Street.

Closed Sale Properties

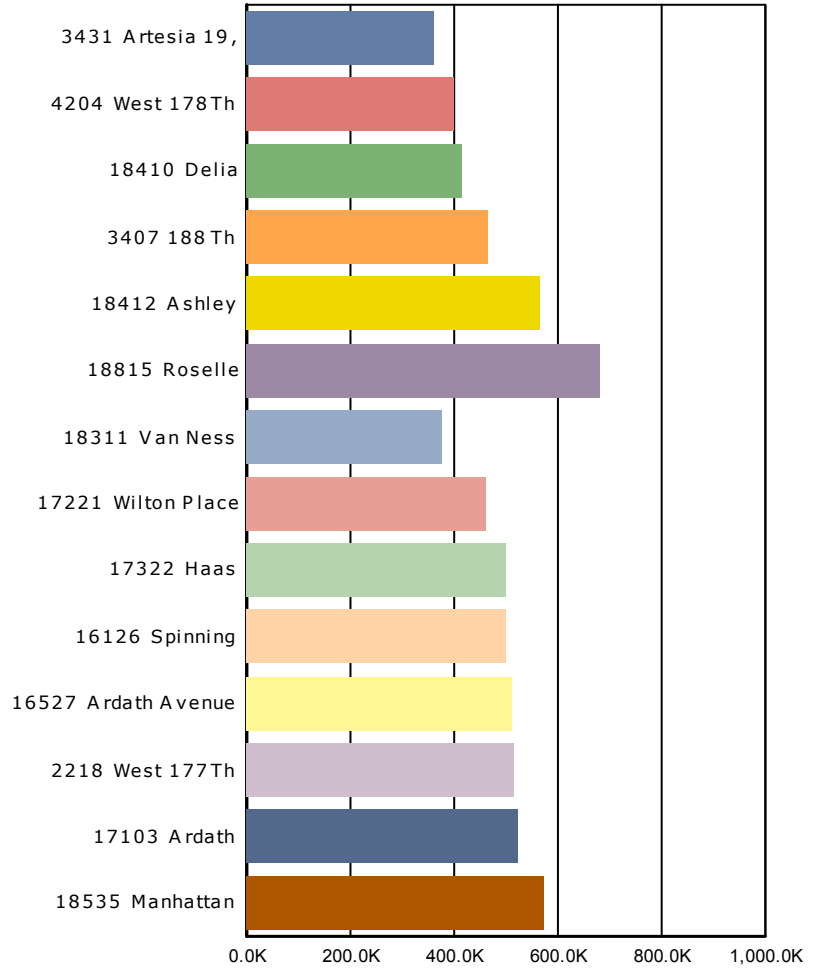


Addr: 18535 Manhattan Torrance
Area: N Torrance - East **MLS #:** S09106608
OP: \$565,000
LP: \$565,000 **SP:** \$575,000 **Apx SF:** 1,658
LD: 10/03/2009 **SD:** 11/13/2009 **\$/SF:** \$346.80
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,000
YBl: 1962 **Prking:** Garage Door Opener, **DOM:** 4
Elem: Arlington **Mid:** Casmir **High:** North

Property Description: Location, Location, Large 4 Bedroom Home In Great Area Of North Torrance With 3/4 And 3/4 Baths. Tile Kitchen With Built-Ins, Fireplace In Living Room, Laundry Area Off Kitchen, Great Torrance Schools, Walk To La Carretera Park.

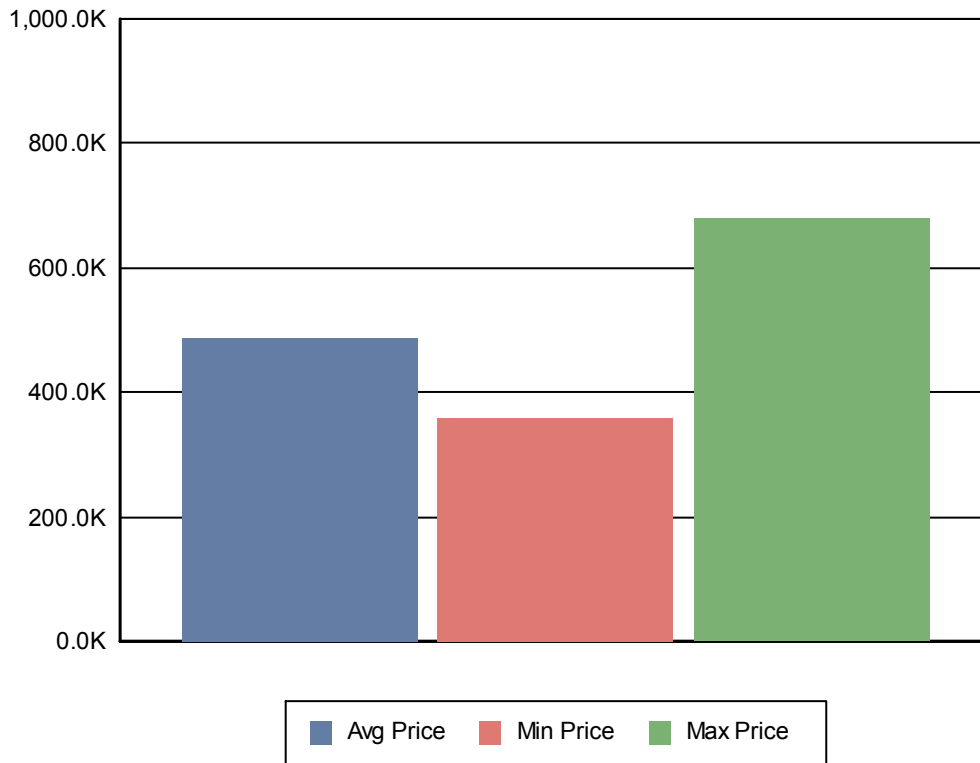
Closed Sale Properties

Total # of Listings	14
Lowest Price	\$360,000
Highest Price	\$679,000
Average Price	\$488,914
Avg. Price/SqFt	\$354.93
Avg DOM	62



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$360,000	\$679,000	\$488,914	\$354.93
Totals / Averages	\$360,000	\$679,000	\$488,914	\$354.93

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3431 Artesia 19, Torrance	\$349,995	\$360,000	13	%2.86	\$242.75
4204 West 178Th Torrance	\$389,000	\$400,000	17	%2.83	\$325.20
18410 Delia Torrance	\$439,000	\$415,000	188	-%5.47	\$389.67
3407 188Th Torrance	\$499,500	\$465,000	245	-%6.91	\$350.15
18412 Ashley Torrance	\$550,000	\$565,000	286	%2.73	\$254.50
18815 Roselle Torrance	\$679,900	\$679,000	14	-%0.13	\$311.47
18311 Van Ness Torrance	\$375,900	\$376,000	34	%0.03	\$231.81
17221 Wilton Place Torrance	\$499,000	\$460,000	15	-%7.82	\$400.70
17322 Haas Torrance	\$499,800	\$499,800	3	%0.00	\$431.98
16126 Spinning Torrance	\$499,950	\$500,000	6	%0.01	\$387.60
16527 Ardath Avenue Torrance	\$449,000	\$510,000	2	%13.59	\$419.75
2218 West 177Th Torrance	\$550,000	\$515,000	11	-%6.36	\$441.68
17103 Ardath Torrance	\$525,000	\$525,000	33	%0.00	\$434.96
18535 Manhattan Torrance	\$565,000	\$575,000	4	%1.77	\$346.80
Total Averages	\$490,789	\$488,914	62	%-0.21	\$354.93

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

Property Summary

Date: 12/25/2009

CMA Pro Report

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	3431 Artesia 19	2	3.00	1,483	1980	\$349,995	\$360,000	11/05/2009	13
S	4204 West 178Th	3	1.00	1,230	1950	\$389,000	\$400,000	11/03/2009	17
S	18410 Delia	3	2.00	1,065	1974	\$439,000	\$415,000	11/02/2009	188
S	3407 188Th	3	1.00	1,328	1950	\$499,500	\$465,000	07/21/2008	245
S	18412 Ashley	3	3.00	2,220	2007	\$550,000	\$565,000	11/13/2009	286
S	18815 Roselle	3	3.00	2,180	1968	\$679,900	\$679,000	11/06/2009	14
S	18311 Van Ness	3	3.00	1,622	1964	\$375,900	\$376,000	11/04/2009	34
S	17221 Wilton Place	3	2.00	1,148	1954	\$499,000	\$460,000	11/21/2009	15
S	17322 Haas	3	2.00	1,157	1954	\$499,800	\$499,800	11/17/2009	3
S	16126 Spinning	3	2.00	1,290	1956	\$499,950	\$500,000	11/25/2009	6
S	16527 Ardath Avenue	3	2.00	1,215	1951	\$449,000	\$510,000	11/17/2009	2
S	2218 West 177Th	3	2.00	1,166	1955	\$550,000	\$515,000	11/24/2009	11
S	17103 Ardath	3	2.00	1,207	1947	\$525,000	\$525,000	11/20/2009	33
S	18535 Manhattan	4	2.00	1,658	1962	\$565,000	\$575,000	11/13/2009	4