

## Closed Sale Properties



**Addr:** 17327 Delia Torrance  
**Area:** N Torrance - West **MLS #:** S09084950  
**OP:** \$359,900  
**LP:** \$359,900 **SP:** \$380,000 **Apx SF:** 1,079  
**LD:** 08/06/2009 **SD:** 10/06/2009 **\$/SF:** \$352.18  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 6,600  
**YBl:** 1948 **Prking:** **DOM:** 5  
**Elem:** **Mid:** **High:**

**Property Description:** Affordable Single Family Home. Opportunity Knocks..Will You Answer The Door? This Property Features Dining Area, Tile Counters In Kitchen, Interior Laundry And Detached 2 Car Garage. This Property Is Priced To Sell!

---



**Addr:** 18809 Cordary Torrance **MLS #:** S09085305  
**Area:** N Torrance - West  
**OP:** \$375,000  
**LP:** \$375,000 **SP:** \$388,500 **Apx SF:** 985  
**LD:** 08/06/2009 **SD:** 09/30/2009 **\$/SF:** \$394.42  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 4,996  
**YBl:** 1953 **Prking:** Driveway **DOM:** 0  
**Elem:** **Mid:** **High:**

**Property Description:** Great North Torrance Home! 3 Bedroom, 1 Bath, Newer Interior Paint, 2-Car Detached Garage. This Is Perfect For First Time Home Buyers. Hurry, This One Won'T Last!

---



**Addr:** 3923 West 182Nd Torrance **MLS #:** S09090395  
**Area:** N Torrance - West  
**OP:** \$429,000  
**LP:** \$429,000 **SP:** \$402,000 **Apx SF:** 1,264  
**LD:** 08/19/2009 **SD:** 10/17/2009 **\$/SF:** \$318.04  
**Beds:** 2 **Bath To:** 3.00 **LotSF:**  
**YBl:** 1986 **Prking:** Direct Garage Acces **DOM:** 13  
**Elem:** Edison **Mid:** Madrona Middle **High:** North High

**Property Description:** Bright & Airy, Clean And Freshly Painted - Ready To Move In! Two Huge Bedrooms - Master Suite With Walk-In Closet & Vaulted Ceiling. Skylight At Top Of Staircase Brings Natural Lighting! 2 Car Garage With Direct Access And Laundry. Gated Small Complex (Only 12 Homes) With Private Patio And Spacious Community Lawn Area. Great Torrance Schools, Near Shopping And Freeways.

---

## Closed Sale Properties



**Addr:** 3766 West 177Th Street Torrance  
**Area:** N Torrance - West **MLS #:** S09077095  
**OP:** \$480,000  
**LP:** \$450,000 **SP:** \$440,000 **Apx SF:** 1,188  
**LD:** 07/16/2009 **SD:** 10/10/2009 **\$/SF:** \$370.37  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,200  
**YBl:** 1951 **Prking:** **DOM:** 57  
**Elem:** Yukon Elementry **Mid:** Magruder **High:** North High School

**Property Description:** Reduced \$30,000, Can'T Beat This Price For A 3 Bdrm/2Bath Home In Torrance! Pride Of Ownership. 3 Bedroom, 2 Bath, Living Room & Large Family Room (Not Included In Sq. Ft. Above) With French Doors Leading Out To Beautiful Yard And Covered Patio Deck. Large Master Bedroom With Beautifully Remodeled Bathroom, Kitchen Updated, Newer Tiled Flooring And Carpet. Dual Pane Windows, Forced Air Heating, Newer Electrical Completed And Attic Ladder For More Storage. Great Torrance Schools, All In Walking Distance. Near Parks, Shopping And Fwys.



**Addr:** 3424 West 187Th Torrance  
**Area:** N Torrance - West **MLS #:** S09101595  
**OP:** \$513,900  
**LP:** \$513,900 **SP:** \$485,000 **Apx SF:** 1,253  
**LD:** 09/19/2009 **SD:** 10/28/2009 **\$/SF:** \$387.07  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,000  
**YBl:** 1950 **Prking:** Garage Door Opener, **DOM:** 3  
**Elem:** **Mid:** **High:**

**Property Description:** Wonderful Opportunity In North Torrance, Award Winning Schools. This Charming Three Bedrooms And Two Full Bathroom

Single Level Home Has Been Upgraded Inside. Started Home Features. Fire Place In Dinning Room, Spacious Kitchen, Newer Dishwasher And Acces To Laundry Area And Back Yard. Private Patio. This Lovely Home Sits In 1,253 Sft. And 5,000 Lot Size With A Total Acces To A Handy Person Facility. Very Open Floor Plan Must See To Appreciate.

Just Minutes To Shopping, Beach, 405 Freeway And Walking Distance To Park.

Upgraded Windows, Custom Bathroom. Newer System Instantaneous Water Heater; Because Owner Planned On Retiring Here. Huge Parking. Space For Additionlas Cars Or Rv Parking. Seller Stated. That Flouted Concrete In Dining Room And Kitchen.



**Addr:** 3424 West 187Th Torrance  
**Area:** N Torrance - West **MLS #:** 09399433  
**OP:** \$513,900  
**LP:** \$513,900 **SP:** \$485,000 **Apx SF:** 1,253  
**LD:** 09/19/2009 **SD:** 10/28/2009 **\$/SF:** \$387.07  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,000  
**YBl:** 1950 **Prking:** Garage Door Opener, **DOM:** 3  
**Elem:** **Mid:** **High:**

**Property Description:** Wonderful Opportunity In N.Torrance, Award Winning Schools. This Charming 3 Bedrooms And 2 Full Bathrooms. Single Level Home Has Been Upgraded Inside. Started Home Features, Fireplace In Dining Room. Spacious Kitchen, Newer Dishwasher And Acces To Laundry Room Area And Back Yard. Patio. This Lovely Home Sits In 1,253 Sft. And 5,000 Lot Size With Total Acces To A Handy Person Facility. Very Open Floor Plan Must See To Appreciate. Just Minutes To Shops, Beach, 405 Fwy And Walking Distance Topark.

## Closed Sale Properties



**Addr:** 3755 West 175Th Torrance  
**Area:** N Torrance - West **MLS #:** S09095252  
**OP:** \$525,000  
**LP:** \$525,000 **SP:** \$536,000 **Apx SF:** 1,524  
**LD:** 09/02/2009 **SD:** 10/29/2009 **\$/SF:** \$351.71  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,304  
**YBl:** 1960 **Prking:** **DOM:** 9  
**Elem:** **Mid:** **High:**

**Property Description:** Gorgeous Remodel - Great Curb Appeal! Family Room Off Of The Living Room Has French Doors Leading To Backyard. Master Bath Added In 2008 With Jacuzzi Tub. Master Has Huge Walk-In Closet.



**Addr:** 17713 Falda Torrance **MLS #:** W09090525  
**Area:** N Torrance - West  
**OP:** \$499,900  
**LP:** \$545,000 **SP:** \$545,000 **Apx SF:** 1,751  
**LD:** 08/20/2009 **SD:** 09/30/2009 **\$/SF:** \$311.25  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 5,200  
**YBl:** 1955 **Prking:** **DOM:** 8  
**Elem:** **Mid:** **High:**

**Property Description:** Spectacular Torrance Home. This Gorgeous 3 Bedroom 3 Bath And Office With Duplex Like Configuration Comes Fitted With 2 Master Bedrooms And 2 Master Baths On Each Side Of The Home. Large Living Room With Cozy Fireplace, Absolutely Stunning Kitchen Featuring A Large Island With Butcher Block Bar Top, Brand New Kitchen Cabinets, Ceramic Tiled Floor, Granite Countertops, Recessed Lighting, Huge Family Room With Amazing French Doors Leading To Your Master Bed And Stunning Ceramic Tiled Master Bath With His And Hers Pedestal Sinks. Tons Of Sqft, Upgraded Fixtures Throughout, Freshly Refinished Hardwood Floors, With Interior And Exterior Paint Give This Home The Look And Feel And Homeowner Would Love To Cherish!



**Addr:** 16610 Delia Torrance **MLS #:** S09088798  
**Area:** N Torrance - West  
**OP:** \$695,000  
**LP:** \$695,000 **SP:** \$700,000 **Apx SF:** 2,972  
**LD:** 08/15/2009 **SD:** 10/01/2009 **\$/SF:** \$235.53  
**Beds:** 5 **Bath To:** 4.00 **LotSF:** 11,420  
**YBl:** 1974 **Prking:** Direct Garage Acces **DOM:** 6  
**Elem:** Carr **Mid:** Magruder **High:** North

**Property Description:** This Is A Wow House! A Rare Large Split Level Located On A Cul-De-Sac Street In No Torrance Featuring 5 Bdrms And 4 Baths. There Are 3 Bedrms And 1 Bath Upstairs, And 2 Bedrms And 3 Baths Downstairs. There Are 2 Master Suites, 1 Upstairs And 1 Downstairs. The Lower Level Master Is Huge W/A Very Large Walk-In Closet. There Is A Beautifully Remodeled Kitchen, Formal Liv Rm With Fireplace And A Formal Dining Rm. There Is Also A Huge Family Rm With Cathedral Ceilings With French Doors Leading You Out To The Covered Patio Area. There Are 2 Seperate 2 Car Attached Garages W/ Direct Access To The Home From Each(The Original 2 Car Garage At The Front Of The House, And An Added 2 Car Garage At The Rear), Great For That Car Enthusiast, Wood Working Shop, Etc. The Home Is Situated On An 11,400 Sq Ft Lot! Plenty Of Room In The Newly Landscaped Backyard For The Kids To Play And Rv And Boat Parking And Still Room For All The Other Big Kid Toys As Well. Home Is Ideal For Extended Family Living!

## Closed Sale Properties



**Addr:** 1129 West 204Th Torrance  
**Area:** N Torrance - East **MLS #:** S09078835  
**OP:** \$259,900  
**LP:** \$259,900 **SP:** \$261,900 **Apx SF:** 1,471  
**LD:** 07/20/2009 **SD:** 10/02/2009 **\$/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.



**Addr:** 16626 Wilton Torrance  
**Area:** N Torrance - East **MLS #:** P697561  
**OP:** \$369,900  
**LP:** \$369,900 **SP:** \$435,000 **Apx SF:** 1,215  
**LD:** 07/31/2009 **SD:** 10/07/2009 **\$/SF:** \$358.02  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,304  
**YBl:** 1956 **Prking:** **DOM:** 76  
**Elem:** **Mid:** **High:**

**Property Description:** Property Is Being Sold As A Fixer, No Repairs Will Be Done. This Is A Great Price For A Nice Neighborhood. Bedrooms Are Very Nice Size.



**Addr:** 18914 Haas Torrance  
**Area:** N Torrance - East **MLS #:** S09101750  
**OP:** \$469,900  
**LP:** \$469,900 **SP:** \$450,000 **Apx SF:** 1,382  
**LD:** 09/21/2009 **SD:** 10/28/2009 **\$/SF:** \$325.62  
**Beds:** 4 **Bath To:** 1.00 **LotSF:** 5,100  
**YBl:** 1951 **Prking:** Driveway **DOM:** 7  
**Elem:** **Mid:** **High:** North Torrance

**Property Description:** Welcome To This North Torrance Family Home. This Home Has 4 Bedrooms, A Family Room With Wood Beamed Ceilings And Aproximately 1380 Square Feet Of Living Space. Other Features Include Copper Plumbing, Hardwood Floors Below Older Carpet, A Newer Roll Up Garage Door, And Freshly Painted Inside And Out. This Is A Standard Sale, Not A Short Sale Or Reo. Come And Take A Look. Owners Are Motivated And Ready To Go.

## Closed Sale Properties



**Addr:** 2824 West 167Th Street Torrance  
**Area:** N Torrance - East **MLS #:** V09096460  
**OP:** \$469,000  
**LP:** \$469,000 **SP:** \$480,000 **Apx SF:** 1,314  
**LD:** 09/04/2009 **SD:** 10/14/2009 **\$/SF:** \$365.30  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,100  
**YBl:** 1954 **Prking:** Garage Door Opener **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** Charming N Torrance Home With A Gorgeous Remodeled Kitchen - Silestone Counters, Stainless Steel Convection Oven, 5 Burner Range Top W Pop-Up Vent And Dishwasher. Travertine And Hardwood Flooring Throughout. Remodeled Bathrooms Just Painted. Recessed Lighting & Upgraded Electrical System. Ceiling Fans In All Bedrooms. Air Conditioning, Forced Air And Dual-paned Windows. Roof Was Replaced In 1997. Gold Fish Pond And Covered Patio In Backyard W Fruit Trees. Roll-Up Garage Door W Opener And Built-In Shelves In Garage For Storage. Street Ends In A Cul-De-Sac. Close To Shopping, Schools And Freeways. Property Is In Need Of Interior Painting And The Hardwood Floors Need To Be Refinished. Washer & Dryer Included.



**Addr:** 2059 West 161 Torrance  
**Area:** N Torrance - East **MLS #:** S585356  
**OP:** \$499,000  
**LP:** \$499,000 **SP:** \$504,000 **Apx SF:** 1,173  
**LD:** 08/11/2009 **SD:** 10/02/2009 **\$/SF:** \$429.67  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,900  
**YBl:** 1950 **Prking:** **DOM:** 10  
**Elem:** **Mid:** **High:**

**Property Description:** Locates In Quiet Interior Of The Tract. Bright And Airily Through Out The Home. Japanese Shoji Doors Separates Living Room And Family Room Could Be Opened To Make One Large Room For Entertaining. Soak In Japanese Style Deep Bath Tub For Relaxation Vegetable Garden, Fruits Trees In Back Yard.



**Addr:** 16315 Spinning Torrance  
**Area:** N Torrance - East **MLS #:** S09088086  
**OP:** \$529,000  
**LP:** \$529,000 **SP:** \$529,000 **Apx SF:** 1,709  
**LD:** 08/13/2009 **SD:** 10/16/2009 **\$/SF:** \$309.54  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,355  
**YBl:** 1956 **Prking:** **DOM:** 15  
**Elem:** Lincoln **Mid:** Casimir **High:** North

**Property Description:** Completely Remodeled Kitchen, Hardwood Floors. 4 Bedrooms + A Den, Fireplace And A Huge Living Room.

## Closed Sale Properties



**Addr:** 16304 Haas Torrance  
**Area:** N Torrance - East **MLS #:** S09096750  
**OP:** \$529,000  
**LP:** \$529,000 **SP:** \$529,000 **Apx SF:** 1,680  
**LD:** 09/05/2009 **SD:** 10/22/2009 **\$/SF:** \$314.88  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 6,032  
**YBlt:** 1949 **Prking:** Direct Garage Acces **DOM:** 4  
**Elem:** Lincoln **Mid:** Casimir **High:** N.Torrance

**Property Description:** This Lovely Maintained Traditional Single Story Home Is Located In Torrance And Enjoys Easy Access To Beach, Freeways, Lax, Long Beach Harbor And Downtown L.A. This Three Bedrooms And Rare To Find Two And A Half Bathrooms Home Brims With Magnificent Living Room That Allows Wonderful Ocean Breeze On A Hot Summer Days, Tastefully Remodeled Kitchen With White Cabinets, Inside Laundry Off Kitchen, Huge Light Filled Family Room With Access To Park Like Rear Yard Where Your Kids Can Play, A Very Private Master Suite With Its Own Full Bathroom. Double Pane Windows Through Out The House, Sky Light. Also, The Lincoln Elementary And Casimir Middle School Are Within Walking Distance.



**Addr:** 2305 West 165Th Torrance  
**Area:** N Torrance - East **MLS #:** V09109208  
**OP:** \$539,000  
**LP:** \$539,000 **SP:** \$539,000 **Apx SF:** 1,536  
**LD:** 10/08/2009 **SD:** 10/23/2009 **\$/SF:** \$350.91  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,355  
**YBlt:** 1954 **Prking:** **DOM:** 1  
**Elem:** **Mid:** **High:**

**Property Description:** Beautiful Remodeled And Quiet N. Torrance Home With Private Gated Courtyard Entrance. This Lovely Home Has 4 Bedrooms, All Large And With Plenty Of Closet Space, Remodeled Kitchen W/Stainless Sink, Hardwood Floors, Fireplace In Living Room And Family Room. Updated Windows To Let In All The Light And Bright With Open Beam Ceilings. Master Bedroom Is Large And Master Bathroom Has Been Remodeled With Tile, Accent Pieces, Pedestal Sink, Shower With Glass Doors. Remodeled Hallway Bathroom Has Sink/Shower Combo And Granite Sink With Vanity. Yard Is In The Front And Back Of Home, Nice Palm Trees, Storage Shed In Backyard. This Home Has Newer Forced Air Furnace And Air Conditioner. Two Car Attached Garage With Cabinets. Property Has Tankless Water Heater, Central Air Conditioning.



**Addr:** 16920 Ardath Torrance  
**Area:** N Torrance - East **MLS #:** S09094804  
**OP:** \$599,000  
**LP:** \$559,000 **SP:** \$550,000 **Apx SF:** 1,353  
**LD:** 09/01/2009 **SD:** 10/20/2009 **\$/SF:** \$406.50  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,783  
**YBlt:** 1953 **Prking:** Garage Door Opener **DOM:** 16  
**Elem:** LINCOLN **Mid:** CASIMIR **High:** NORTH

**Property Description:** Great North Torrance Location Walk To All Schools Approximately 320 Square Foot Detached Bonus Room With Fireplace In Rear Yard Huge Back Yard Super Clean And Ready To Go New Force Air Unit Bonus Room Square Footage Not Included In The Square Footage Of The Home

Closed Sale Properties



**Addr:** 16436 Illinois Torrance  
**Area:** N Torrance - East  
**OP:** \$689,000  
**LP:** \$649,900  
**LD:** 05/23/2009  
**Beds:** 4  
**YBl:** 1988  
**Elem:** Lincoln

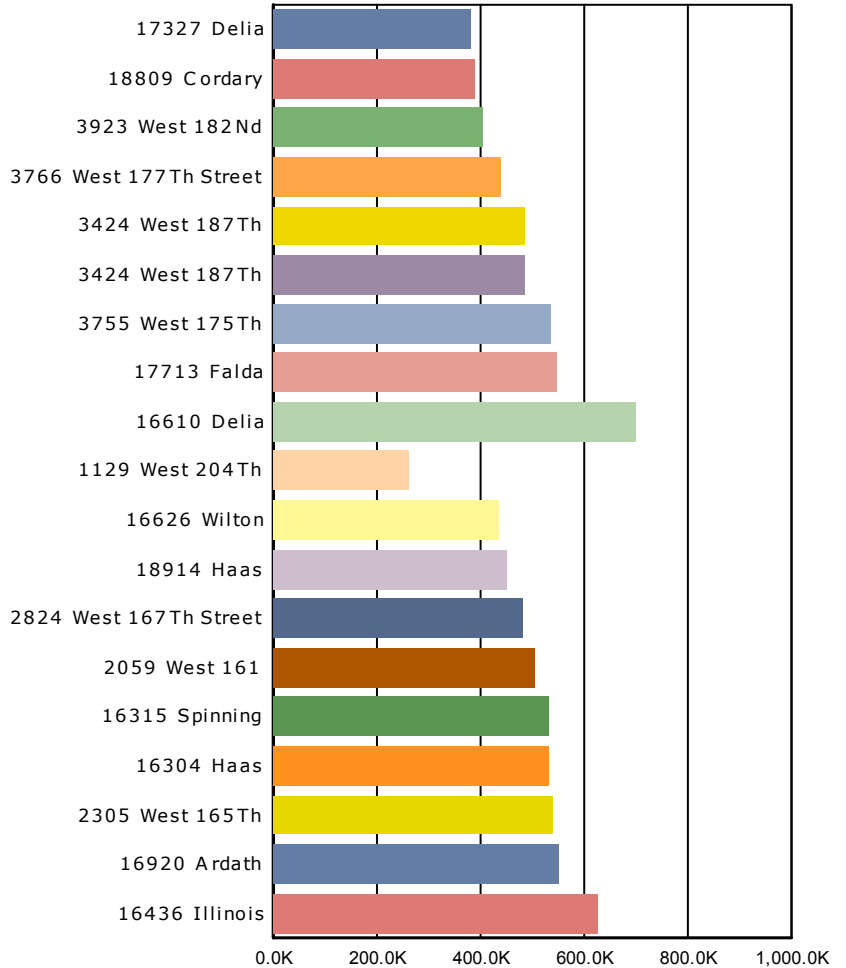
**SP:** \$628,000  
**SD:** 10/08/2009  
**Bath To:** 4.00  
**Prking:**  
**Mid:** Casimir

**MLS #:** S09057135  
**Apx SF:** 2,198  
**\$/SF:** \$285.71  
**LotSF:** 4,613  
**DOM:** 95  
**High:** North

**Property Description:** Totally Custom Built In 1988 On A Very Quiet Culdesac. Wonderful Open Greatroom With Vaulted Ceilings, Formal Dining Room, And Large Open Kitchen All Flowing Together To Give A Very Dramatic And Large Feel. The Kitchen Is Designer Quality With Corian Counters, Has A Pantry And Tons Of Storage. The Large Master Has A Fireplace, Sitting Area, And A Laundry Chute To The Laundry Room Below. The Master Bath Has A Huge Shower With Dual Heads And Has A Huge Adjoining Walk In Closet. Both Upstairs Bedrooms Have Private Decks. The 2-½ Car Garage Was Wired With Both 110V And 220V Outlets. It Also Has A High Ceiling To Accommodate Large Item Storage And A Service Sink For Clean Up. The House Has Forced Heating/Air Conditioning And The Master Bedroom Has A Pull Down Stair For Attic Storage. The Backyard Is Surrounded By Block Wall And Includes A 4 Person Jacuzzi. This Is A Very Special And Unique Home.

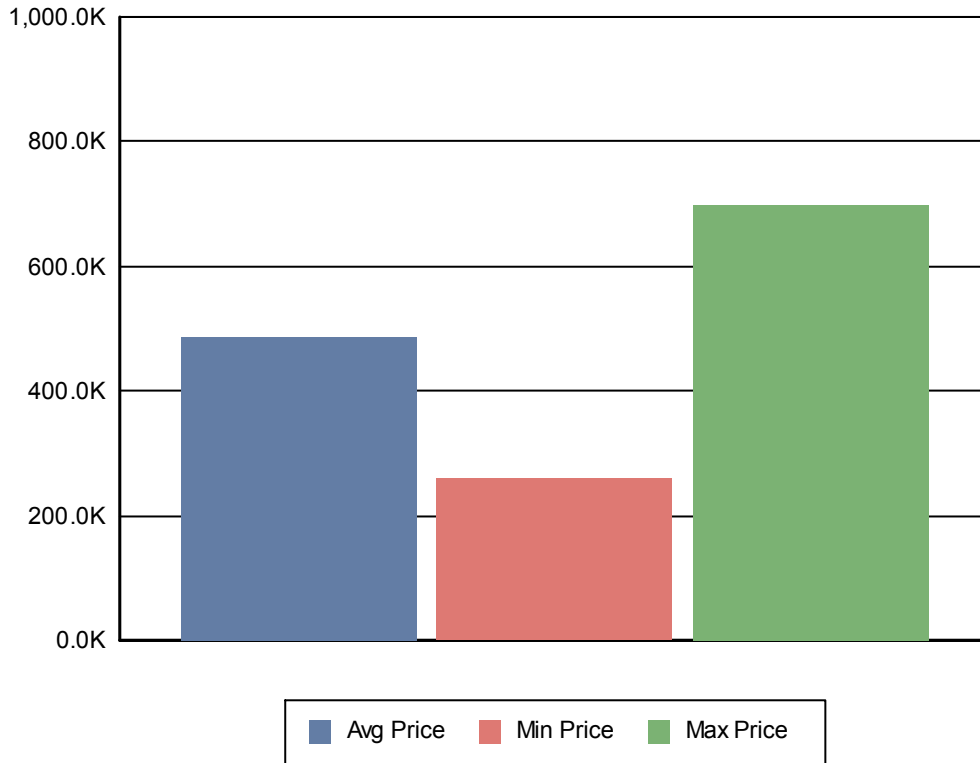
Closed Sale Properties

Total # of Listings	<b>19</b>
Lowest Price	<b>\$261,900</b>
Highest Price	<b>\$700,000</b>
Average Price	<b>\$487,758</b>
Avg. Price/SqFt	<b>\$338.52</b>
Avg DOM	<b>19</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$261,900	\$700,000	\$487,758	\$338.52
<b>Totals / Averages</b>	<b>\$261,900</b>	<b>\$700,000</b>	<b>\$487,758</b>	<b>\$338.52</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
17327 Delia Torrance	\$359,900	\$380,000	5	%5.58	\$352.18
18809 Cordary Torrance	\$375,000	\$388,500	0	%3.60	\$394.42
3923 West 182Nd Torrance	\$429,000	\$402,000	13	-%6.29	\$318.04
3766 West 177Th Street Torrance	\$450,000	\$440,000	57	-%2.22	\$370.37
3424 West 187Th Torrance	\$513,900	\$485,000	3	-%5.62	\$387.07
3424 West 187Th Torrance	\$513,900	\$485,000	3	-%5.62	\$387.07
3755 West 175Th Torrance	\$525,000	\$536,000	9	%2.10	\$351.71
17713 Falda Torrance	\$545,000	\$545,000	8	%0.00	\$311.25
16610 Delia Torrance	\$695,000	\$700,000	6	%0.72	\$235.53
1129 West 204Th Torrance	\$259,900	\$261,900	17	%0.77	\$178.04
16626 Wilton Torrance	\$369,900	\$435,000	76	%17.60	\$358.02
18914 Haas Torrance	\$469,900	\$450,000	7	-%4.23	\$325.62
2824 West 167Th Street Torrance	\$469,000	\$480,000	7	%2.35	\$365.30
2059 West 161 Torrance	\$499,000	\$504,000	10	%1.00	\$429.67
16315 Spinning Torrance	\$529,000	\$529,000	15	%0.00	\$309.54
16304 Haas Torrance	\$529,000	\$529,000	4	%0.00	\$314.88
2305 West 165Th Torrance	\$539,000	\$539,000	1	%0.00	\$350.91
16920 Ardath Torrance	\$559,000	\$550,000	16	-%1.61	\$406.50
16436 Illinois Torrance	\$649,900	\$628,000	95	-%3.37	\$285.71

Date: 11/8/2009

# CMA Pro Report

<b>Total Averages</b>	<b>\$488,437</b>	<b>\$487,758</b>	<b>19</b>	<b>%0.25</b>	<b>\$338.52</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	17327 Delia	3	1.00	1,079	1948	\$359,900	\$380,000	10/06/2009	5
S	18809 Cordary	3	1.00	985	1953	\$375,000	\$388,500	09/30/2009	0
S	3923 West 182Nd	2	3.00	1,264	1986	\$429,000	\$402,000	10/17/2009	13
S	3766 West 177Th Street	3	2.00	1,188	1951	\$450,000	\$440,000	10/10/2009	57
S	3424 West 187Th	3	2.00	1,253	1950	\$513,900	\$485,000	10/28/2009	3
S	3424 West 187Th	3	2.00	1,253	1950	\$513,900	\$485,000	10/28/2009	3
S	3755 West 175Th	3	2.00	1,524	1960	\$525,000	\$536,000	10/29/2009	9
S	17713 Falda	4	3.00	1,751	1955	\$545,000	\$545,000	09/30/2009	8
S	16610 Delia	5	4.00	2,972	1974	\$695,000	\$700,000	10/01/2009	6
S	1129 West 204Th	3	2.00	1,471	1924	\$259,900	\$261,900	10/02/2009	17
S	16626 Wilton	3	2.00	1,215	1956	\$369,900	\$435,000	10/07/2009	76
S	18914 Haas	4	1.00	1,382	1951	\$469,900	\$450,000	10/28/2009	7
S	2824 West 167Th Street	3	2.00	1,314	1954	\$469,000	\$480,000	10/14/2009	7
S	2059 West 161	3	2.00	1,173	1950	\$499,000	\$504,000	10/02/2009	10
S	16315 Spinning	4	2.00	1,709	1956	\$529,000	\$529,000	10/16/2009	15
S	16304 Haas	3	3.00	1,680	1949	\$529,000	\$529,000	10/22/2009	4
S	2305 West 165Th	4	2.00	1,536	1954	\$539,000	\$539,000	10/23/2009	1
S	16920 Ardath	3	2.00	1,353	1953	\$559,000	\$550,000	10/20/2009	16
S	16436 Illinois	4	4.00	2,198	1988	\$649,900	\$628,000	10/08/2009	95