

Closed Sale Properties



Addr: 21345 Hawthorne 128, Torrance
Area: Southwood **MLS #:** S09086341
OP: \$399,000
LP: \$399,000 **SP:** \$345,000 **Apx SF:** 910
LD: 08/10/2009 **SD:** 10/08/2009 **\$/SF:** \$379.12
Beds: 2 **Bath To:** 2.00 **LotSF:** 84,179
YBl: 2005 **Prking:** Direct Garage Acces **DOM:** 29
Elem: **Mid:** **High:**

Property Description: Gorgeous Condo In The Best Senior Community ! 2 Bed 2 Bath Condo On 1St Floor With 910 Sq Ft Of Living Space. Private Balcony With Palos Verdes View, In The Most Sought After Location In Complex. No Stairs To Climb. Elevator From Underground Gated Carport To First Floor. Built In 2005 And Has All The Upgrades, Granite Counters In Kitchen, Modern Fixtures Throughout, Beautiful Tile In Bathrooms, Laundry In Unit, Too Many Upgrades To List! Enjoy The Association Pool, Spa, Rec Facility, Barbeque! Safe Gated Community! The Seller Is Motivated This Unit Will Not Last



Addr: 5500 Torrance A102, Torrance
Area: Southwood **MLS #:** S09087197
OP: \$479,000
LP: \$479,000 **SP:** \$470,000 **Apx SF:** 1,370
LD: 08/11/2009 **SD:** 10/01/2009 **\$/SF:** \$343.07
Beds: 3 **Bath To:** 2.00 **LotSF:** 1,598
YBl: 1990 **Prking:** Carport Attached **DOM:** 5
Elem: **Mid:** **High:**

Property Description: A Walk To South Redondo Beach! Gated Community With Pool, Spa, Clubhouse, Gyms, & Sauna. Entire Complex Exterior Was Freshly Painted June '06. Nothing This New, Large, Private Or Close To The Beach In This Price Range. Luxury Style Condo, Fabulous Location, Incredible Deal!



Addr: 3913 Cathann Torrance
Area: Southwood **MLS #:** S09102667
OP: \$625,000
LP: \$625,000 **SP:** \$635,000 **Apx SF:** 1,155
LD: 09/18/2009 **SD:** 10/29/2009 **\$/SF:** \$549.78
Beds: 2 **Bath To:** 2.00 **LotSF:** 8,770
YBl: 1956 **Prking:** Garage Door Opener **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Charming 2 Bedroom 2 Bathroom Home On Beautiful Tree Lined Street In Desirable Southwood Neighborhood. The Home Features Handsome Hardwood Floors Throughout. The Smooth Ceilings Are Accented By Recessed Lighting And Crown Molding. An Added Bonus To This Lovely Home Is A Large Lot With A Delightful Covered Brick Patio Area That Enters Into A Spacious Kitchen Through French Doors. Kitchen Includes A Double Convection Oven. Bedroom Leads To Additional Bricked Patio Through French Doors. Seller States Copper Plumbing With Upgraded Electrical Service. Well Maintained Home For First Time Buyers. West High School Area And Close Proximity To Del Amo Shopping Center Make This A Great Opportunity.

Closed Sale Properties



Addr: 5606 Ruby Torrance
Area: Southwood **MLS #:** S09080712
OP: \$695,000
LP: \$665,000 **SP:** \$650,000 **Apx SF:** 1,519
LD: 07/25/2009 **SD:** 10/20/2009 **\$/SF:** \$427.91
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,800
YBl: 1955 **Prking:** **DOM:** 48
Elem: **Mid:** **High:**

Property Description: Upgraded Southwood Home With Granite Counters And Hardwood/Tile Floors. Wood Burning Fireplace In Living Room. Remodeled Baths Featuring Huge Shower Off Master Bedroom. Oversize Double Garage And Large Covered Patio.



Addr: 4628 Merrill Torrance **MLS #:** S09090583
Area: Southwood
OP: \$649,000
LP: \$670,000 **SP:** \$670,000 **Apx SF:** 1,639
LD: 08/19/2009 **SD:** 10/06/2009 **\$/SF:** \$408.79
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,800
YBl: 1955 **Prking:** **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Beautiful Home In A Fantastic Neighborhood Featuring Award Winning Torrance Schools. Enter Home Into A Spacious Living Room Which Leads Into A Hallway Where The Two Of The Three Bedrooms And 2 Bathrooms Are Located. The Other End Of The Living Room Leads Into A Large, Gorgeous Kitchen Updated (Top To Bottom) With Recessed Lighting, Newer Cabinets With Under-Cabinet Lighting, Granite Counter Tops, Farmhouse Sink, Newer Appliances And Hardwood Laminate Flooring. The Dining Area Is Also In The Kitchen Perfect For Those Family Dinners. Just Off The Kitchen Is A Den/Family Room With Vaulted Ceilings And Brick Fireplace. The Separate Laundry Room Is Conveniently Located Off The Kitchen Near The Bedrooms And Leads Out To The Serene Back Yard. The Third Bedroom Is Upstairs And Also Has Storage Area/Room. Home Is A Must See!



Addr: 21409 Kent Ave Torrance **MLS #:** S09100321
Area: Southwood
OP: \$688,000
LP: \$688,000 **SP:** \$688,000 **Apx SF:** 1,360
LD: 09/15/2009 **SD:** 10/16/2009 **\$/SF:** \$505.88
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,400
YBl: 1956 **Prking:** Direct Garage Acces **DOM:** 25
Elem: Anza **Mid:** Jefferson **High:** W. High

Property Description: Wow! What A Charming 3 Bedrooms 2 Bath Remodeled W. Torrance Home!!! Located In Quiet Tree-Lined Street, Fresh New Interior Paint, Newer Doubl Paned Windows, Recess Lighting, Crown Baseboard Molding, Remodeled Thru Out, Ready To Move In. Master Bedroom W/Bay Window, Mirrored Closed And Its Own Remodeled Bathroom. Wood Floor In Living/Dining/Bedrooms. Travertine Floor In Kitchen, Bathroom And Family Room. Remodeled Kitchen W/Custom Cabinets, Granite Counter Top And Direct Access To 2-Car Garage. Family Room With Travertine Floor/Fireplace And Double Paned Sliding Door To Back Yard. Extra Storage Space In Garage Attic W/Pull Out Ladder. The House Appears Larger Than Its Squarfootage. Beautiful Landscaped Back Yard. Front And Back Porch. Best West Torrance School District. Walk To Anza Elementary And Jefferson Middle School.

Closed Sale Properties



Addr: 4560 Merrill Torrance
Area: Southwood **MLS #:** S09097846
OP: \$875,000
LP: \$875,000 **SP:** \$890,000 **Apx SF:** 2,629
LD: 09/09/2009 **SD:** 10/20/2009 **\$/SF:** \$338.53
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,099
YBl: 1982 **Prking:** Garage Door Opener, **DOM:** 13
Elem: **Mid:** **High:** West

Property Description: Excellent Location Of Larger Homes In Prime Southwood West High Area. Very Inviting Throughout. New Gleaming Wood Floors In 2 Story Entry Hall, Formal Dining, Kitchen And Family Rooms. Large Kitchen With Upgraded Appliances, Family Room With Brick Fireplace. Freshly Painted And Brand New Carpet, And Many New Fixtures And Newer Dual Pane Windows With Bevel Accent. House Water Filter System And Security Alarm System. Nice Walled In Private Yard And Patio, Fruit Trees, And Play Area. Huge Master Suite, Separate Full Laundry Room And Large Bedrooms Upstairs. 4Th Bedroom Or Den Downstairs Near 3/4 Bath. Walking Distance To Elementary And Middle Schools. Plus Large Covered Patio, (Apx 300 Sqft Estimate Not Taped Has City Permit, Buyer To Verify) Is Not Included In House Square Footage Estimate. Buyer To Verify All Details For Accuracy. Rare Opportunity In This Popular Neighborhood.



Addr: 4548 Talisman Torrance
Area: West Torrance **MLS #:** S09091413
OP: \$629,900
LP: \$599,900 **SP:** \$599,900 **Apx SF:** 1,098
LD: 08/21/2009 **SD:** 10/16/2009 **\$/SF:** \$546.36
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,410
YBl: 1954 **Prking:** **DOM:** 33
Elem: Towers **Mid:** Bert Lynn **High:** West High

Property Description: Own One Of The Nicest And Most Functional Floor Plans In West High! You Will Be Delighted With The Glowing And Nicely Finished Real Oak Hardwood Floors, Both The Kitchen And Bathroom Have Been Completely Remodeled And Include Nice Tile And Granite Counters, Own This Home That Features High Vaulted Ceilings, Bullnozed Corners On All Walls, And A Cheerful, Bright And Very Open Floor Plan!

This Charming Home Has Been Upgraded With New Windows, Doors, Copper Plumbing, And Roof. This Home Is Freshly Painted, You Will Enjoy This Spacious Backyard That Has A Covered Patio And A Large 2 Car Detached Garage!

Closed Sale Properties



Addr: 4611 Halison Torrance		MLS #: S09097894
Area: West Torrance		
OP: \$629,900		
LP: \$629,900	SP: \$645,000	Apx SF: 1,106
LD: 09/09/2009	SD: 10/16/2009	\$/SF: \$583.18
Beds: 3	Bath To: 1.00	LotSF: 7,569
YBl: 1955	Prking:	DOM: 8
Elem: Towers	Mid: Bert Lynn	High: West High

Property Description: You Will Never Want To Leave Home! West High Dream Home!
As You Pull Up To The Front, The First Thing You Notice Is The Cute Front Porch Of This Adorable House!

Then, You Open The Front Door To A Warm And Cheerful Home That Features High Vaulted Ceilings In The Living Room And Bedroom, Hardwood Floors, Recessed Lighting And Big, Bright Windows That Lead To.....

A Fabulous Private "Dream Yard" That Features A Cozy Patio With Bbq/Firepit, Oak And Redwood Trees, Lemon, Orange And Plum Fruit Trees. Automatic Sprinklers Are In The Front And Back Yards.

Convenient, Long Driveway Leads To A Two Car Detached Garage With A New Roll-Up Garage Door.

Other Amenities Feature, Copper Plumbing, A 2001 Newer Roof, Pull Down Attic, Tons Of Storage, Remodeled Bath With Travertine Floor And New Bathtub And Vanity.

You Can Enjoy Years And Years Of Happy Homeownership In This Very Special Home!



Addr: 5018 Carmelynn Torrance		MLS #: S09040095
Area: West Torrance		
OP: \$799,000		
LP: \$695,000	SP: \$650,000	Apx SF: 2,011
LD: 04/05/2009	SD: 10/05/2009	\$/SF: \$323.22
Beds: 4	Bath To: 3.00	LotSF: 6,240
YBl: 1968	Prking: Direct Garage Acces	DOM: 125
Elem:	Mid:	High: West

Property Description: Just Reduced 7/24 Lowest Priced West Torrance Sfr Over 2000 Sq.Ft
Nice 4Br / 3Ba - 2011Sq.Ft., All Original Sq. Ft., One Level Home. West High Area (Walking Distance). Large Patio And Back Yard. Laundry Room Inside The House. Two Car Direct Entrance Garage. Close To 7/11 And Other Retail. This Home Has Been Extremely Well Cared For. One Of The Last Homes Built In This Tract (1968) All 2,011 Sf Are Orginal Sf On One Leve Lis Unique For The Area At This Square Footage.

Closed Sale Properties



Addr: 5051 Carmelynn Street Torrance
Area: West Torrance **MLS #:** S09035880
OP: \$725,000
LP: \$725,000 **SP:** \$725,000 **Apx SF:** 2,298
LD: 03/24/2009 **SD:** 10/01/2009 **\$/SF:** \$315.49
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,300
YBl: 1972 **Prking:** Direct Garage Acces **DOM:** 112
Elem: **Mid:** **High:**

Property Description: Court Date Scheduled On Sept. 2, 2009 830Am At The Torrance Courthouse Located At 825 Maple Avenue 5Th Floor Torrance 90503 Probate Listing Subject To OverbidWest Torrance!!! Beautiful 4 Bed 3 Bath Home, Fresh Interior Paint, Open Living Room, Formal Dining, Fireplace In Family Room, Bright And Airy Kitchen, One Bed Downstairs And Half Bath, Huge Master Bedroom With Walk-In Closet And Bath. All Dual Paned Windows Throughout Entire House. Two Car Garage With Direct Access. Walking Distance To Schools- Bert Lynn And West High. Close To Shopping, And Just Few Minutes Away From The Beach. Covered Patio With Spacious Backyard For Entertaining. Needs A Little Tlc. Come Check This One Out....



Addr: 5111 Carmelynn Torrance
Area: West Torrance **MLS #:** S09097886
OP: \$729,900
LP: \$719,900 **SP:** \$730,000 **Apx SF:** 2,450
LD: 09/09/2009 **SD:** 10/22/2009 **\$/SF:** \$297.96
Beds: 5 **Bath To:** 3.00 **LotSF:** 5,300
YBl: 1955 **Prking:** **DOM:** 14
Elem: Towers **Mid:** Bert Lynn **High:** West High

Property Description: Large And Spacious Home - Best Value In West High!

The 2009 Market Gives You This Golden Opportunity To Own This Home - Best Value In West High Home! Location, Location, Location And An Enormously Spacious Home. Walk To West High, Bert Lynn Middle And Towers Elementary Schools.

This Home Needs Cosmetic Work, Carpet, Paint, Some Repairs In The Kitchen. Open The Kitchen Wall And Have A Fabulous Great Room!

All The "Bones" Of The Home Are Redone. The Home Features Forced Air Heat, New Windows, New Outside Paint, Copper Plumbing, Upgraded Electrical Service And Rv Parking! All It Needs Is Paint, Carpet, New Kitchen Floor And Counter Top, (Cabinets Are Solid Wood And Can Easily Be Refinished) And The Dropped Ceiling Is Easily Removed. The Bedrooms In This Home Are Huge! And, There Is Still A Large Backyard And Dog Run On The Side! (And Don'T Forget To Discover The "Secret Room" Up The Spiral Staircase To The Attic!)

Closed Sale Properties

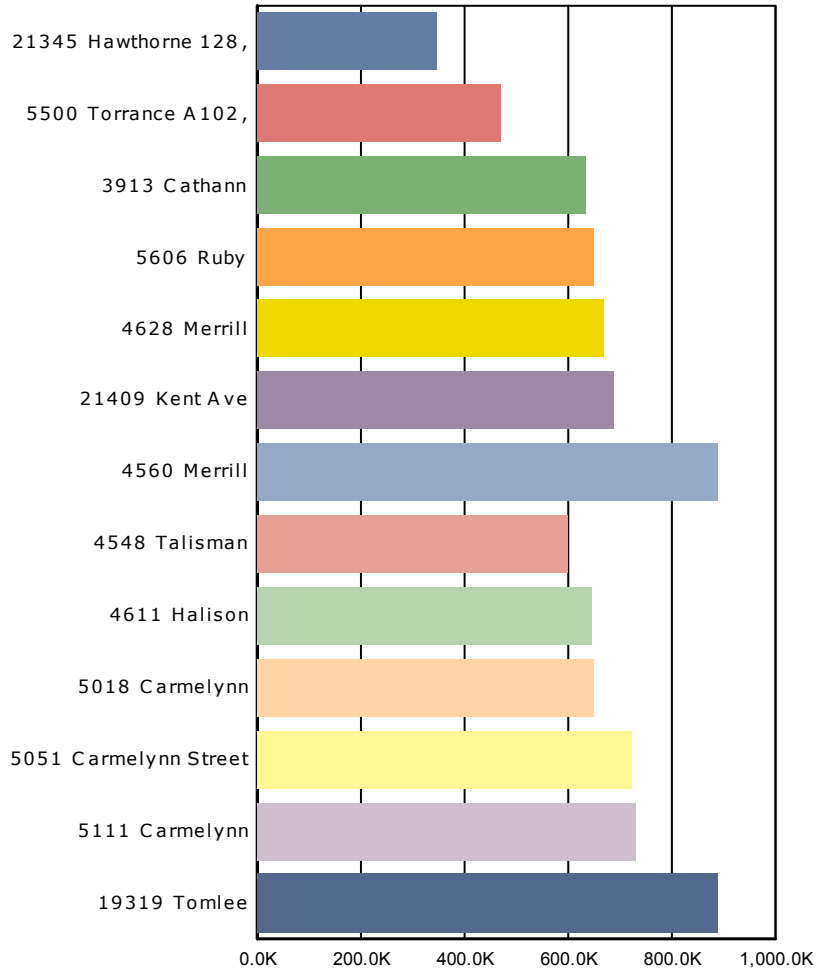


Addr: 19319 Tomlee Torrance
Area: West Torrance **MLS #:** S09076123
OP: \$899,000
LP: \$899,000 **SP:** \$890,000 **Apx SF:** 2,197
LD: 07/12/2009 **SD:** 10/06/2009 **\$/SF:** \$405.10
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,660
YBl: 1968 **Prking:** Direct Garage Acces **DOM:** 87
Elem: Towers Elem **Mid:** Bert Lynn **High:** West High

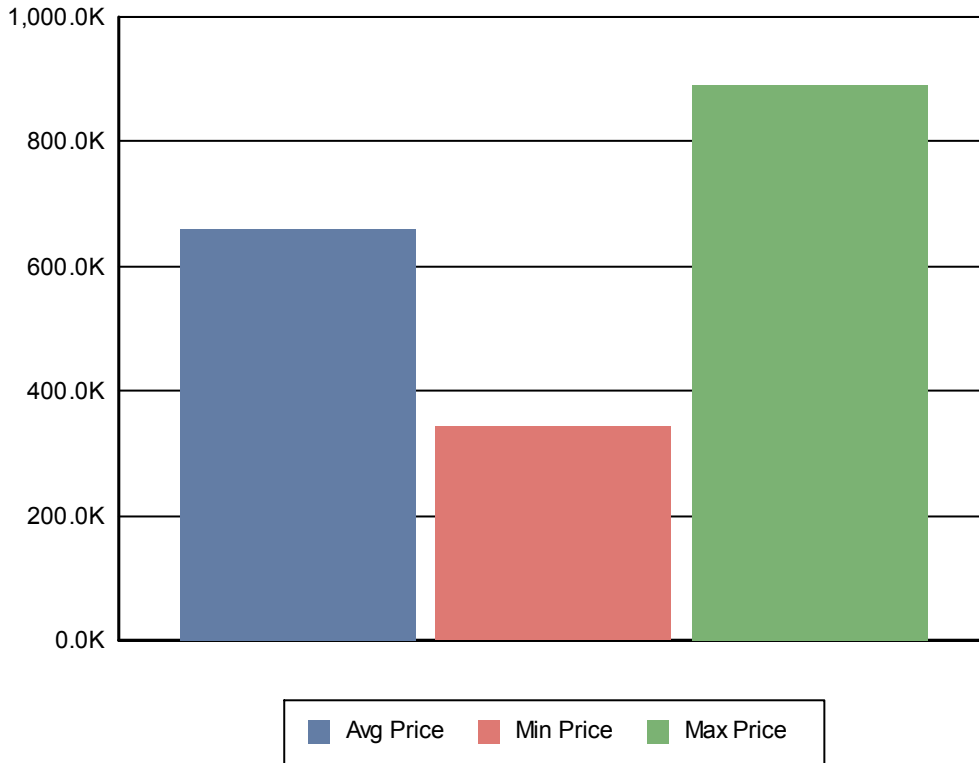
Property Description: Sought-After Pacific South Bay Tract In W Torrance! Spacious Remodeled Home Is Located On Cul-De-Sac Street, Walking Distance To Award Winning Schools And Sunnyglen Park. 1 Blk To So Redondo. Underground Utilities In Tract. Owners Have Spent Approx \$50,000 In Upgrades In Last 5 Years. Some Of The Upgrades Include Granite Kitchen Counters, Porcelain Tiled Floors With Custom Inlay Accent Tiles In Dining Room And Kitchen, Hardwood Floors In Liv Rm, Stairwell & Upstairs Hallway, Custom Wrought Iron Railings On Stairwell, Travertine Fireplace & Mantle In Liv Rm, Designer Window Coverings Throughout, All Baseboards And Crown Molding, All Interior Doors, Door Jams, Closet Doors And Hardware, Closet Organizers In Two Bedrooms, Recessed Lighting Throughout, All Interior Walls Re-Textured, "Anlin" Vinyl Windows On The West Side Of The House, Total Remodel Of Guest Bath. Owners Recently Completed Work On Front Patio Deck, Courtyard/Rec Area. Too Many Features To Mention, Must See To Appreciate!

Closed Sale Properties

Total # of Listings	13
Lowest Price	\$345,000
Highest Price	\$890,000
Average Price	\$660,608
Avg. Price/SqFt	\$417.26
Avg DOM	39



CMA Pro Report Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$345,000	\$890,000	\$660,608	\$417.26
Totals / Averages	\$345,000	\$890,000	\$660,608	\$417.26

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
21345 Hawthorne 128, Torrance	\$399,000	\$345,000	29	-%13.53	\$379.12
5500 Torrance A102, Torrance	\$479,000	\$470,000	5	-%1.88	\$343.07
3913 Cathann Torrance	\$625,000	\$635,000	8	%1.60	\$549.78
5606 Ruby Torrance	\$665,000	\$650,000	48	-%2.26	\$427.91
4628 Merrill Torrance	\$670,000	\$670,000	5	%0.00	\$408.79
21409 Kent Ave Torrance	\$688,000	\$688,000	25	%0.00	\$505.88
4560 Merrill Torrance	\$875,000	\$890,000	13	%1.71	\$338.53
4548 Talisman Torrance	\$599,900	\$599,900	33	%0.00	\$546.36
4611 Halison Torrance	\$629,900	\$645,000	8	%2.40	\$583.18
5018 Carmelynn Torrance	\$695,000	\$650,000	125	-%6.47	\$323.22
5051 Carmelynn Street Torrance	\$725,000	\$725,000	112	%0.00	\$315.49
5111 Carmelynn Torrance	\$719,900	\$730,000	14	%1.40	\$297.96
19319 Tomlee Torrance	\$899,000	\$890,000	87	-%1.00	\$405.10
Total Averages	\$666,900	\$660,608	39	%-1.39	\$417.26

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
A Comparative Market Analysis									
Philip Mc Collum DRE: 01339323									

Date: 11/8/2009

CMA Pro Report

S	21345 Hawthorne 128	2	2.00	910	2005	\$399,000	\$345,000	10/08/2009	29
S	5500 Torrance A102	3	2.00	1,370	1990	\$479,000	\$470,000	10/01/2009	5
S	3913 Cathann	2	2.00	1,155	1956	\$625,000	\$635,000	10/29/2009	8
S	5606 Ruby	3	2.00	1,519	1955	\$665,000	\$650,000	10/20/2009	48
S	4628 Merrill	3	2.00	1,639	1955	\$670,000	\$670,000	10/06/2009	5
S	21409 Kent Ave	3	2.00	1,360	1956	\$688,000	\$688,000	10/16/2009	25
S	4560 Merrill	4	3.00	2,629	1982	\$875,000	\$890,000	10/20/2009	13
S	4548 Talisman	3	1.00	1,098	1954	\$599,900	\$599,900	10/16/2009	33
S	4611 Halison	3	1.00	1,106	1955	\$629,900	\$645,000	10/16/2009	8
S	5018 Carmelynn	4	3.00	2,011	1968	\$695,000	\$650,000	10/05/2009	125
S	5051 Carmelynn Street	4	3.00	2,298	1972	\$725,000	\$725,000	10/01/2009	112
S	5111 Carmelynn	5	3.00	2,450	1955	\$719,900	\$730,000	10/22/2009	14
S	19319 Tomlee	4	3.00	2,197	1968	\$899,000	\$890,000	10/06/2009	87