

Closed Sale Properties



Addr: 1014 East Carson 9, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** N09092150
OP: \$109,900
LP: \$109,900 **SP:** \$120,000 **Apx SF:** 801
LD: 08/22/2009 **SD:** 04/08/2010 **\$/SF:** \$149.81
Beds: 1 **Bath:** 1.00 **LotSF:** 1,210
YBlt: 1952 **Prk:** **DOM:** 11
Elem: **Mid:** **High:**

Property Description: Short Sale On This Beautiful 1 Bedroom, 1 Bath Condo With Formal Dining Room, Hardwood Floors And Lots Of Storage.



Addr: 3308 Elm Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** M10003929
OP: \$214,900
LP: \$199,900 **SP:** \$200,000 **Apx SF:** 977
LD: 01/07/2010 **SD:** 04/29/2010 **\$/SF:** \$204.71
Beds: 2 **Bath:** 2.00 **LotSF:** 766
YBlt: 1980 **Prk:** **DOM:** 43
Elem: **Mid:** **High:**

Property Description: This Is A Cozy 2 Story Condominium. Comes With 2 Bed 2 Bath, Central Air, And Granite Counter Tops In Kitchen. Convenient Laundry Area Inside The Unit, And Fireplace In The Living Room. 2Nd Bedroom Is Open Loft.



Addr: 3346 Elm 28, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P709457
OP: \$199,000
LP: \$225,000 **SP:** \$215,000 **Apx SF:** 977
LD: 10/31/2009 **SD:** 04/26/2010 **\$/SF:** \$220.06
Beds: 2 **Bath:** 2.00 **LotSF:** 1,485
YBlt: 1979 **Prk:** **DOM:** 99
Elem: **Mid:** **High:**

Property Description: Light And Airy Townhouse-Style Condo. Spacious Living Room With Vaulted Ceiling, Gas Fireplace And Separate Dining Area Next To The Kitchen. Master Bedroom With Walk-In Closet And Loft Style Second Bedroom. Attached Garage With Direct Access To Unit. Lush Community Courtyard With Gas Barbeques And 2 Spas. Convenient Location Near Shopping, Restaurants And Transportation.

Closed Sale Properties



Addr: 3328 Pasadena Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P723621
OP: \$250,000
LP: \$249,000 **SP:** \$243,000 **Apx SF:** 977
LD: 02/26/2010 **SD:** 04/23/2010 **\$/SF:** \$248.72
Beds: 2 **Bath:** 2.00 **LotSF:** 766
YBit: 1980 **Prk:** Guest **DOM:** 20
Elem: **Mid:** **High:**

Property Description: This Townhouse Style Condo Has Great Light, Upgraded Kitchen And Inside Washer/Dryer. This Unit Features 2 Bedrooms, 1.5 Bathrooms With An Attached One-Car Garage (That Has Been Converted Into An Office). Beautiful Gas Fireplace, Air Conditioner, Central Heat And Bamboo Flooring. Home Comes With All Appliances: Washer/Dryer, Stove, Microwaver And Fridge. Just Move Right In.



Addr: 3707 Country Club 2, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R904054
OP: \$220,000
LP: \$220,000 **SP:** \$245,000 **Apx SF:** 956
LD: 06/24/2009 **SD:** 04/23/2010 **\$/SF:** \$256.28
Beds: 2 **Bath:** 2.00 **LotSF:** 2,396
YBit: 1974 **Prk:** **DOM:** 14
Elem: **Mid:** **High:**

Property Description: Best Location In Beautiful Country Club Villas Condo. Steps Away From Clubhouse, Assoc. Pool, Spa, Tennis Court And Recreation Room. Top Level End Unit With Balcony, 2Bedrooms And 2 Baths, Cathedral Ceiling, Master Bedroom Walk In Mirrored Closet. New Pergo Flooring Throughout, Convenient Inside Laundry Room. Central Air/Conditioner.



Addr: 3390 Elm 2, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R1001251
OP: \$250,000
LP: \$250,000 **SP:** \$250,000 **Apx SF:** 979
LD: 02/23/2010 **SD:** 04/19/2010 **\$/SF:** \$255.36
Beds: 2 **Bath:** 3.00 **LotSF:** 1,485
YBit: 1979 **Prk:** Garage Door Open **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Beautiful Townhouse In A Great Area Of Long Beach. Completely Remodeled Kitchen With Granite Counters, New Cabinets And Beautiful Flooring. Downstairs Powder Room And Both Upstairs Bathrooms Upgraded With New Flooring And Fixtures. New Paint Thru Out. Central Air And Heat With Beautiful Tiled Fireplace In Living Room. Laundry Room Upstairs With Room For Full Sized Washer And Dryer. Attached Single Car Garage With Rear Entry To Home. Six Spas And Bar-B-Ques On Lush Green Common Areas. Low Hoa Fees Make This A Must See For Your Discriminate Buyers.

Closed Sale Properties



Addr: 4800 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** F1836425
OP: \$265,900
LP: \$265,900 **SP:** \$250,000 **Apx SF:** 812
LD: 03/05/2010 **SD:** 04/28/2010 **\$/SF:** \$307.88
Beds: 2 **Bath:** 1.00 **LotSF:** 5,350
YBIt: 1942 **Prk:** **DOM:** 16
Elem: **Mid:** **High:**

Property Description:



Addr: 3536 Linden 7, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P702099
OP: \$235,000
LP: \$255,000 **SP:** \$260,000 **Apx SF:** 985
LD: 09/04/2009 **SD:** 04/26/2010 **\$/SF:** \$263.96
Beds: 2 **Bath:** 2.00 **LotSF:** 25,561
YBIt: 2002 **Prk:** Garage Door Open **DOM:** 119
Elem: **Mid:** **High:**

Property Description: Unique Opportunity To Purchase In This Newer Building. This Townhome Has Direct Garage Access, With Inside Laundry And Loads Of Storage. Main Floor Has Custom Granite Entrance, Granite Fireplace Surround, Easy Care Laminate Wood Flooring, Breakfast Bar, Chef S Kitchen, Well Appointed And Space For All. Dining Area With Custom Chandelier, Upstairs 2 Bedroom, And 2 Baths... Master Bedroom Has On Suite Bath With Custom Tile Work, Master Bedroom Is Large Enough For A King Sized Bed, And Tons Of Closet Space With Walk In Section. Second Bedroom Is Roomy Enough For Office Or Bedroom, Currently Used As The Kid S Room, With Good Closet Space To Hold All Of Your Treasures. Unit Has Private Balcony



Addr: 3569 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P723595
OP: \$316,900
LP: \$316,900 **SP:** \$310,000 **Apx SF:** 912
LD: 02/26/2010 **SD:** 04/08/2010 **\$/SF:** \$339.91
Beds: 2 **Bath:** 1.00 **LotSF:** 5,760
YBIt: 1938 **Prk:** **DOM:** 17
Elem: **Mid:** **High:**

Property Description: **Single Family Home In California Heights** This 2 Bedroom, 1 Bathroom Single Family Home Features Include: Living Room & Dining Room Combo, Kitchen, Laundry Room And 2 Car Detached Garage.

Closed Sale Properties



Addr: 3727 Country Club 10, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P711408
OP: \$339,000
LP: \$325,000 **SP:** \$312,500 **Apx SF:** 1,120
LD: 11/17/2009 **SD:** 04/22/2010 **\$/SF:** \$279.02
Beds: 3 **Bath:** 2.00 **LotSF:** 2,396
YBit: 1974 **Prk:** **DOM:** 117
Elem: **Mid:** **High:**

Property Description: Upper Floor Condo With Balcony Overlooking Park. Convenient Street Parking Right In Front Of Unit, And Two Car Detached Garage Very Close By (#152 & 153). Very Clean And Well Maintained. Updated Kitchen With Ceramic Tile Counters, Wood Parquet Flooring, Builtin Dishwasher, Large Pantry And Service Bar. The Dining Room Is Adjacent. The Living Room Features Vaulted Ceilings. Inside Laundry Facilities Are Located In The Hallway. All Bedrooms Overlook The Park. The Master Bedroom Has A Private 3/4 Bathroom, And Retreat Area Perfect For A Desk Or Sitting Area. Other Upgrades Include, Central Heat And Air Conditioning, And Dual Pane Windows. Association Ammenities Include, A Pool And Spa, And Large Club House, And Sports Court. Amenities Of The Los Cerritos Park Include Public Tennis Courts, And A Childrens Play Area.



Addr: 4825 Matney Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** U10000293
OP: \$367,800
LP: \$329,800 **SP:** \$320,000 **Apx SF:** 902
LD: 01/19/2010 **SD:** 04/22/2010 **\$/SF:** \$354.77
Beds: 2 **Bath:** 1.00 **LotSF:** 5,350
YBit: 1942 **Prk:** **DOM:** 43
Elem: **Mid:** **High:**

Property Description: Freshly Painted And Newly Installed Carpet As Of 1/26/2010. This Is A Cozy Little Home That Has Two Bedrooms With Old-Style Wood Floors, One Bathroom And A Two-Car Detached Garage In The Rear Yard Behind The Residence. This Is An Opportunity For The Buyer That Has Been Looking For A Home To Put Their Own Personal Touches To In Order To Decorate To Their Own Taste And Preference.



Addr: 225 West 37Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R1001611
OP: \$351,900
LP: \$351,900 **SP:** \$355,000 **Apx SF:** 1,371
LD: 03/09/2010 **SD:** 04/12/2010 **\$/SF:** \$258.94
Beds: 2 **Bath:** 1.00 **LotSF:** 9,300
YBit: 1943 **Prk:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description: This Property In The City Of Long Beach Features 2 Bedrooms, 1 Bathroom; It Is Located Near Freeways, Shopping, Entertainment And More. This Property Is Priced To Sell And Will Not Last Long, Submit Your Offer Today!!

Closed Sale Properties



Addr: 5021 Brayton Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P718184
OP: \$429,900
LP: \$409,900 **SP:** \$380,000 **Apx SF:** 1,438
LD: 01/19/2010 **SD:** 04/15/2010 **\$/SF:** \$264.26
Beds: 5 **Bath:** 3.00 **LotSF:** 7,650
YBit: 1942 **Prk:** **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Standard Sale! Nice Sized Home With Large Lot In Ridgewood Heights! 5 Bedrooms/2 Full Bath. Mother In Law Quarters/Storage Room In Back Complete W/Quarter Bath, May Or May Not Be Permitted, Buyer To Verify W/City. Completely Remodeled Kitchen W/Cherry Cabinets And Granite Counter Tops. Newly Painted Interior. This Home Is Perfect For A Large Family.



Addr: 3584 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y1001672
OP: \$389,000
LP: \$389,000 **SP:** \$420,000 **Apx SF:** 1,014
LD: 03/17/2010 **SD:** 04/15/2010 **\$/SF:** \$414.20
Beds: 2 **Bath:** 1.00 **LotSF:** 6,400
YBit: 1929 **Prk:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Perfect Spanish Starter In Historical California Heights Location. Remodeled In 2006 With New Roof, New Interior Walls, Updated Kitchen And Bathroom, Arched Doorways, Forced Air Heating, Formal Entry, Large 6,400 Sqft Lot With Spacious Backyard, Double Garage, Loads Of Natural Light And Wonderful Curb Appeal.



Addr: 3612 Orange Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P715808
OP: \$434,000
LP: \$420,000 **SP:** \$420,000 **Apx SF:** 1,176
LD: 12/21/2009 **SD:** 04/06/2010 **\$/SF:** \$357.14
Beds: 2 **Bath:** 1.00 **LotSF:** 6,400
YBit: 1928 **Prk:** Garage Door Open **DOM:** 62
Elem: Longfellow **Mid:** Hughes **High:** L.B. Polytechn

Property Description: Rarely Offered Spanish Revival Home Located In The Heart Of The California Heights Historic District! This Beautiful Home Has Been Restored And Updated. Enter The Home And Enjoy The Living Rooms' Tall Barrel Ceiling, Built-Ins And Period Fireplace. The Open Feeling Passes To The Nice-Sized Dining Room, Which Is Highlighted By Original China Cabinet And Recessed Tray Ceiling. The Kitchen Is Spacious And Has Added Flexibility With The Use Of A 'Moveable' Island. Bedrooms And Bath Have Many Of Homes Original Architectural Details. Located On A Huge Lot, This Property Has Ample Room For An R.V. Also Available Is A Kennel And Dog-Run. Truly A Must-See!

Closed Sale Properties



Addr: 3624 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P700389
OP: \$450,000
LP: \$450,000 **SP:** \$450,000 **Apx SF:** 1,297
LD: 08/21/2009 **SD:** 04/10/2010 **\$/SF:** \$346.95
Beds: 3 **Bath:** 2.00 **LotSF:** 5,120
YBIt: 1950 **Prk:** **DOM:** 3
Elem: **Mid:** **High:**

Property Description: California Heights Neighborhood. 3 Bedroom, 2 Bath Single Family Detached Home. Fireplace In Living Room, Central Air Conditioning, Forced Air Heat.



Addr: 4200 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P720148
OP: \$464,000
LP: \$464,000 **SP:** \$460,000 **Apx SF:** 1,506
LD: 02/01/2010 **SD:** 04/07/2010 **\$/SF:** \$305.44
Beds: 4 **Bath:** 2.00 **LotSF:** 5,550
YBIt: 1943 **Prk:** **DOM:** 21
Elem: **Mid:** **High:**

Property Description: Great Curb Appeal. Front & Back Yards Are Low Maintenance With New Landscaping, Covered Patio Plus Area With Pavers Plus Grassy Area With Several Fruit Trees. Newly Remodeled Kitchen With Lots Of New Cabinets, Wine Rack And Pantry Area, New Counter Tops, Tile Floor And Hardwood Floors Refinished. Great Room Being Used As Master Bedroom Has Vaulted Wood Ceiling And Skylites. New Bathrooms With New Tile And Partial Copper Plumbing.



Addr: 3514 Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P721818
OP: \$439,900
LP: \$500,000 **SP:** \$485,000 **Apx SF:** 1,400
LD: 02/14/2010 **SD:** 04/07/2010 **\$/SF:** \$346.43
Beds: 3 **Bath:** 2.00 **LotSF:** 6,400
YBIt: 1924 **Prk:** **DOM:** 22
Elem: **Mid:** **High:**

Property Description: Back On The Market! Fell Out Of Escrow. Lovely Cal Heights Spanish With Quaint Built-Ins, Gleaming, Refinished Wood Floors, Huge Livingroom With Designer Painted Interior Colors, Large Airy Kitchen With Walk-In Pantry, Separate And Bright Office, Tremendous Back Yard With Expansive Wooden Deck For Entertaining Under The Stars. A True Gem With Loads Of Character...

Closed Sale Properties



Addr: 3904 Lewis Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P705982
OP: \$594,900
LP: \$549,900 **SP:** \$518,000 **Apx SF:** 1,493
LD: 10/06/2009 **SD:** 04/25/2010 **\$/SF:** \$346.95
Beds: 2 **Bath:** 2.00 **LotSF:** 6,490
YBl: 1950 **Prk:** Driveway **DOM:** 202
Elem: **Mid:** **High:**

Property Description: Look No Further, You Need To Check Out This Gorgeous Bixby Knolls Home! Steps Away From The School. This Home Is Located In A Prime Area Of Bixby Knolls And Has Been Updated Throughout! It Looks As Those It Has Stepped Out Of The Pages Of A Magazine With Its Designer Colors, Upgraded Fixtures And Gleaming Hardwood Floors. The Bedrooms Are Spacious, The Baths Vintage Deco And The Screened In Porch Makes For Wonderful Entertaining. The Home Also Offers Central Heat/Air, Underground Sprinklers Front & Back As Well As Top Notch Landscaping With A Meditation/Zen Garden In The Rear Yard. There Is Also A Small Office/Bonus Room Off The Garage Which Could Be Used For Many Different Things. Take A Moment To View This Home, You Will Love It, It'S Stunning!



Addr: 607 Avery Long Beach **MLS #:** P725710
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$1
LP: \$529,900 **SP:** \$530,000 **Apx SF:** 2,554
LD: 03/12/2010 **SD:** 04/15/2010 **\$/SF:** \$207.52
Beds: 3 **Bath:** 3.00 **LotSF:** 5,506
YBl: 1979 **Prk:** Driveway **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Gorgeous 3 Bedroom 2 1/2 Bath, Two Story Single Family Home In Crown Pointe Gated Community In The City Of Long Beach. When You Walk In The Front Door You Will Be Amazed By The High Ceilings And Open Air Feeling. It Boasts Hard Wood Flooring And 2 Fireplaces. The Master Bedroom Is Downstairs With A Very Large Bathroom, Sunk In Tub And Fireplace Of Your Very Own. There Is A Wetbar In The Family Room For You To Entertain Your Family And Friends. The Upstairs Is Also Carpeted And There Are Plantation Shutters Throughout. The Kitchen Is Beautiful With Lots Of Cabinet Space And Granite Counter-Tops. In The Backyard Your Children Can Play And Your Pets Can Roam. There Is Also A Spa Of Your Own To Relax In At The End Of The Day. The Landscaping Is Breathtaking. This Very Peaceful Neighborhood Can Be All Yours. Walking Distance To The Very Beautiful Los Cerritos Park. This Home Is Priced For Immediate Sale, You Will Not Want To Miss Out, So Come Quick.

Closed Sale Properties



Addr: 3651 Pacific Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P718842
OP: \$595,000
LP: \$595,000 **SP:** \$560,000 **Apx SF:** 2,100
LD: 01/24/2010 **SD:** 04/15/2010 **\$/SF:** \$266.67
Beds: 4 **Bath:** 4.00 **LotSF:** 5,807
YBit: 1962 **Prk:** Garage Door Open **DOM:** 85
Elem: **Mid:** **High:**

Property Description: A Must See For Sfr Buyers ~ A Turn Key Property In Unique Duplex Community At Country Club Village ~ Each Unit: 2Br/2Ba, F/P, Inside Laundry & Private Patio Or Yard ~ Owners Unit Offers A Preferred Location With View Of The Community Pool. Turn-Key Duplex Designed For An Owner Occupant. Improvements Include: \$40K For New Roof And Substructure, Ext. / Int. Painting Of Both Units, New Carpet And Flooring In Both Units & More! ** Great Income Offset & Tax Benefits ~ A Must See, ** Standard-Equity Sale, Ez Showing & Closing ~



Addr: 179 East 36 Long Beach **MLS #:** L32042
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$639,000
LP: \$639,000 **SP:** \$639,000 **Apx SF:** 2,707
LD: 02/03/2010 **SD:** 03/20/2010 **\$/SF:** \$236.05
Beds: 4 **Bath:** 3.00 **LotSF:** 5,776
YBit: 1992 **Prk:** **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Magestic 2 Story Home. Spacious Living Area, Big Kitchen, Cozy Family Room With Fireplace. Separate Laundry Room. Master Bedroom With A Large Masterbath, 2 Walk-In Closets. 4 Bedrooms Total. Beautiful Home, Ready To Move In, A Must See!!!

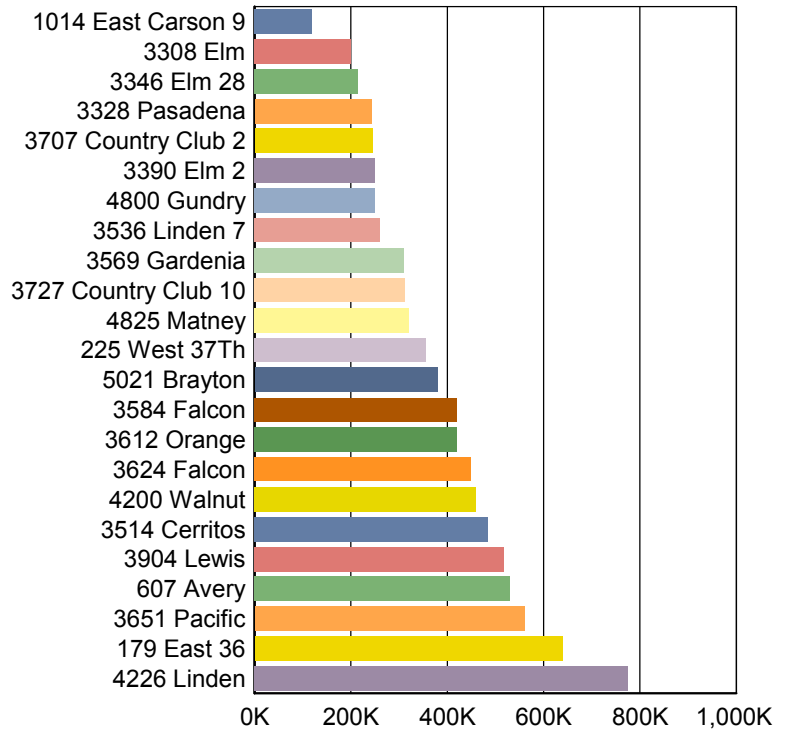


Addr: 4226 Linden Long Beach **MLS #:** P720988
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$799,000
LP: \$799,000 **SP:** \$775,000 **Apx SF:** 1,856
LD: 02/08/2010 **SD:** 04/23/2010 **\$/SF:** \$417.56
Beds: 3 **Bath:** 2.00 **LotSF:** 8,400
YBit: 1936 **Prk:** Driveway **DOM:** 51
Elem: Longfellow **Mid:** Hughes **High:**

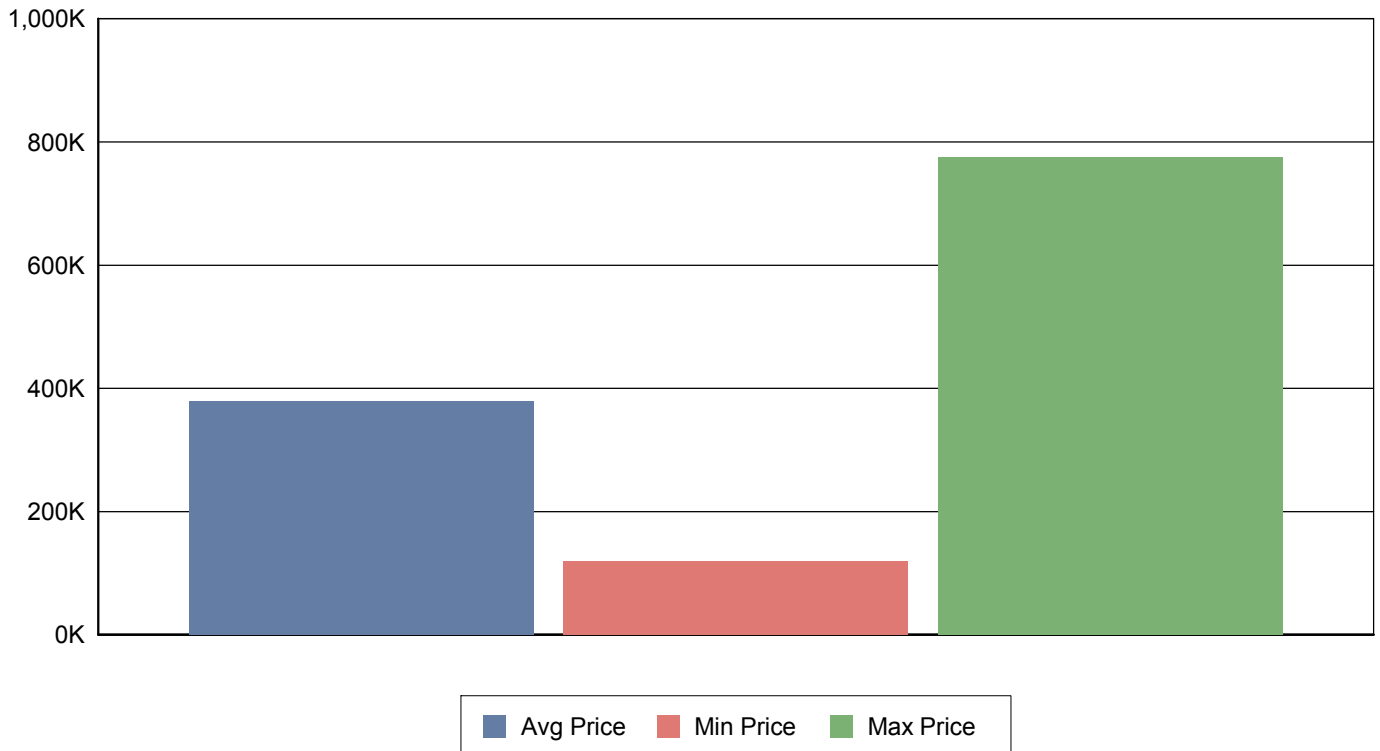
Property Description: You'LI Fall In Love! Beautifully Maintained Spanish Home Has Been Tastefully Preserved And Enhanced. Refinished Hardwood Floors, Coved Ceilings And Detailed Woodwork. Central Heat And Air, Installed Stereo System And Custom Dimmer Lights Throughout. Remodeled Kitchen In 2005 Maintains The Spanish Style. Sunny Breakfast Nook Has Built-Ins And Separate Laundry Room. Recently Updated Bathrooms. Abundance Of Storage Throughout Entire House. Tankless Water Heater. Low Water Maintenance Landscape. Sparkling Pool And Spa Built In 2005. Additional Square Footage(Approx.320Sq')In Guest/Pool House Which Is Light And Bright With Surround Sound And Gleaming 3/4 Bath.

Closed Sale Properties

# of Listings	23
Lowest Price	\$120,000
Highest Price	\$775,000
Average Price	\$379,022
Avg Price/SqFt	\$289.07
Avg DOM	45



Summary Graph/Analysis



Comparative Market Analysis

Friday, June 25, 2010

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$120,000	\$775,000	\$379,022	\$289.07
Totals / Averages	\$120,000	\$775,000	\$379,022	\$289.07

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
1014 East Carson 9, Long Beach	\$109,900	\$120,000	11	%9.19	\$149.81
3308 Elm Long Beach	\$199,900	\$200,000	43	%0.05	\$204.71
3346 Elm 28, Long Beach	\$225,000	\$215,000	99	-%4.44	\$220.06
3328 Pasadena Long Beach	\$249,000	\$243,000	20	-%2.41	\$248.72
3707 Country Club 2, Long Beach	\$220,000	\$245,000	14	%11.36	\$256.28
3390 Elm 2, Long Beach	\$250,000	\$250,000	28	%0.00	\$255.36
4800 Gundry Long Beach	\$265,900	\$250,000	16	-%5.98	\$307.88
3536 Linden 7, Long Beach	\$255,000	\$260,000	119	%1.96	\$263.96
3569 Gardenia Long Beach	\$316,900	\$310,000	17	-%2.18	\$339.91
3727 Country Club 10, Long Beach	\$325,000	\$312,500	117	-%3.85	\$279.02
4825 Matney Long Beach	\$329,800	\$320,000	43	-%2.97	\$354.77
225 West 37Th Long Beach	\$351,900	\$355,000	8	%0.88	\$258.94
5021 Brayton Long Beach	\$409,900	\$380,000	28	-%7.29	\$264.26
3584 Falcon Long Beach	\$389,000	\$420,000	7	%7.97	\$414.20
3612 Orange Long Beach	\$420,000	\$420,000	62	%0.00	\$357.14
3624 Falcon Long Beach	\$450,000	\$450,000	3	%0.00	\$346.95
4200 Walnut Long Beach	\$464,000	\$460,000	21	-%0.86	\$305.44
3514 Cerritos Long Beach	\$500,000	\$485,000	22	-%3.00	\$346.43
3904 Lewis Long Beach	\$549,900	\$518,000	202	-%5.80	\$346.95
607 Avery Long Beach	\$529,900	\$530,000	5	%0.02	\$207.52
3651 Pacific Long Beach	\$595,000	\$560,000	85	-%5.88	\$266.67
179 East 36 Long Beach	\$639,000	\$639,000	10	%0.00	\$236.05
4226 Linden Long Beach	\$799,000	\$775,000	51	-%3.00	\$417.56
Total Averages	\$384,522	\$379,022	45	%-0.71	\$289.07

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

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	1014 East Carson 9	1	1.00	801	1952	\$109,900	\$120,000	04/08/2010	11
S	3308 Elm	2	2.00	977	1980	\$199,900	\$200,000	04/29/2010	43
S	3346 Elm 28	2	2.00	977	1979	\$225,000	\$215,000	04/26/2010	99
S	3328 Pasadena	2	2.00	977	1980	\$249,000	\$243,000	04/23/2010	20
S	3707 Country Club 2	2	2.00	956	1974	\$220,000	\$245,000	04/23/2010	14
S	3390 Elm 2	2	3.00	979	1979	\$250,000	\$250,000	04/19/2010	28
S	4800 Gundry	2	1.00	812	1942	\$265,900	\$250,000	04/28/2010	16
S	3536 Linden 7	2	2.00	985	2002	\$255,000	\$260,000	04/26/2010	119
S	3569 Gardenia	2	1.00	912	1938	\$316,900	\$310,000	04/08/2010	17
S	3727 Country Club 10	3	2.00	1,120	1974	\$325,000	\$312,500	04/22/2010	117

Comparative Market Analysis

Friday, June 25, 2010

S	4825 Matney	2	1.00	902	1942	\$329,800	\$320,000	04/22/2010	43
S	225 West 37Th	2	1.00	1,371	1943	\$351,900	\$355,000	04/12/2010	8
S	5021 Brayton	5	3.00	1,438	1942	\$409,900	\$380,000	04/15/2010	28
S	3584 Falcon	2	1.00	1,014	1929	\$389,000	\$420,000	04/15/2010	7
S	3612 Orange	2	1.00	1,176	1928	\$420,000	\$420,000	04/06/2010	62
S	3624 Falcon	3	2.00	1,297	1950	\$450,000	\$450,000	04/10/2010	3
S	4200 Walnut	4	2.00	1,506	1943	\$464,000	\$460,000	04/07/2010	21
S	3514 Cerritos	3	2.00	1,400	1924	\$500,000	\$485,000	04/07/2010	22
S	3904 Lewis	2	2.00	1,493	1950	\$549,900	\$518,000	04/25/2010	202
S	607 Avery	3	3.00	2,554	1979	\$529,900	\$530,000	04/15/2010	5
S	3651 Pacific	4	4.00	2,100	1962	\$595,000	\$560,000	04/15/2010	85
S	179 East 36	4	3.00	2,707	1992	\$639,000	\$639,000	03/20/2010	10
S	4226 Linden	3	2.00	1,856	1936	\$799,000	\$775,000	04/23/2010	51