

Closed Sale Properties



Addr: 22952 Nadine B, Torrance
Area: South East Torrance - West **MLS #:** 09402703
OP: \$349,500
LP: \$349,500 **SP:** \$337,500 **Apx SF:** 1,117
LD: 10/05/2009 **SD:** 01/04/2010 **\$/SF:** \$302.15
Beds: 2 **Bath To:** 2.00 **LotSF:** 0
YBl: 1963 **Prking:** Garage **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Deluxe Upper Unit (1117 Sq.Ft.) With Fabulous Golf Course Views! Two X-Tra Large Balconies Perfect For Relaxation, Sunshine, & Great Western Breezes. Updated Kitchen & Bathrooms. Inside Washer/Dryer. Two Parking Spaces In Detached Garages. Wonderful 55+ Community In A Resort Style Complex With Golf Course, 2 Pools, Tennis Court, Gym, Spa, & Club House With Plenty Of Amenities.



Addr: 22610 Hickory Torrance
Area: South East Torrance - West **MLS #:** V09053522
OP: \$791,000
LP: \$788,000 **SP:** \$760,000 **Apx SF:** 1,918
LD: 05/12/2009 **SD:** 01/05/2010 **\$/SF:** \$396.25
Beds: 4 **Bath To:** 4.00 **LotSF:** 6,500
YBl: 1960 **Prking:** **DOM:** 235
Elem: **Mid:** **High:**

Property Description: Gorgeous Tastefully Upgraded Rare One Level 4 Bedrooms, 3.5 Baths In Desirable Hickory Park Neighborhood. Beautifully Remodeled Kitchen With Maple Cabinets, Granite Counters And Stainless Steel Appliances. Master Bedroom With Marble Fireplace, Skylight And Beautiful Master Bathroom. Newer Wood And Tile Flooring Throughout The House. Newer Furnace. Very Open And Inviting Floor Plan With Formal Living And Dining Rooms With Newer Windows And Flooring. Recessed Lighting And Much More!



Addr: 2439 West 230Th Place Torrance
Area: South East Torrance **MLS #:** S09125190
OP: \$62,995,073
LP: \$629,888 **SP:** \$630,000 **Apx SF:** 1,960
LD: 11/25/2009 **SD:** 01/27/2010 **\$/SF:** \$321.43
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,775
YBl: 1963 **Prking:** Direct Garage Acces **DOM:** 14
Elem: **Mid:** **High:**

Property Description: Large And Beautiful Two-Story House In Quiet Neighborhood. House Is Exceptionally Clean Featuring Three Good-Sized Bedrooms, Two Baths, Very Large Living Room With Fireplace, Good-Sized Kitchen, Large Formal Dining Room With Breakfast Bar, Double-Paned Windows, Air Conditioning, New Carpet, And Very Large Backyard. Excellent Torrance Schools.

Closed Sale Properties

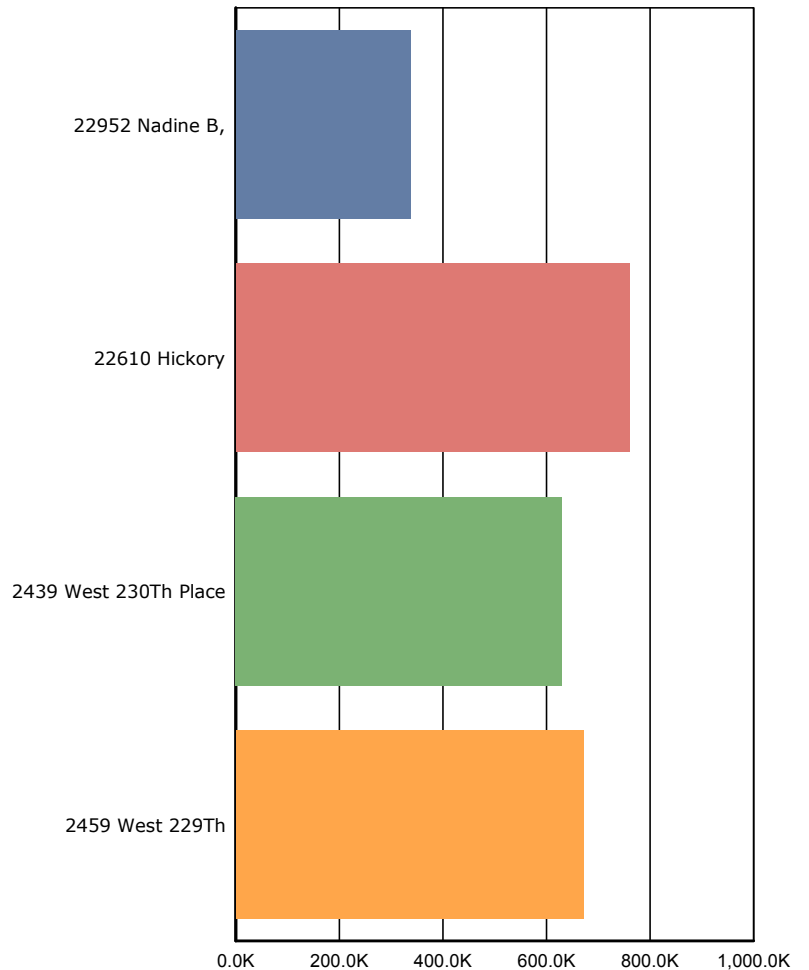


Addr: 2459 West 229Th Torrance
Area: South East Torrance
OP: \$598,688
LP: \$598,688
LD: 11/18/2009
Beds: 3
YBl: 1965
Elem:
SP: \$672,000
SD: 01/08/2010
Bath To: 2.00
Prking: Garage Door Opene
Mid:
MLS #: W09123349
Apx SF: 1,890
\$/SF: \$355.56
LotSF: 5,775
DOM: 9
High:

Property Description: Move In Ready. Contemporary And Well Designed Interior With Opened Floor Layout. Large Master Bedroom With His And Her Sinks. Open Kitchen With Granite Counter Tops, All New Stainless Steel Appliances, New Kitchen Cabinets And Much More. Fireplace With Black Glass Chips In The Family Room. Cozy Patio To Relax In Your Tranquil Zen Garden. Custom Made Bamboo Fence For Style And Privacy. Seamless Floor Surface Throughout The Interior With Combinations Of Ceramic Tiles And Bamboo Artistically Accented With Carpet Inserts In All Three Bedrooms. Recess Lighting Throughout. Newly Installed Central Air Conditioning And Heating. Central Ventilation Fan. Double Paned Floor-To-Ceiling Windows. New Tankless Water Heater And Water Softener. Upgraded Wired Connections With Central Multiple Configurations For Home Networking. 2 Car Oversized Garage. Laundry Room.

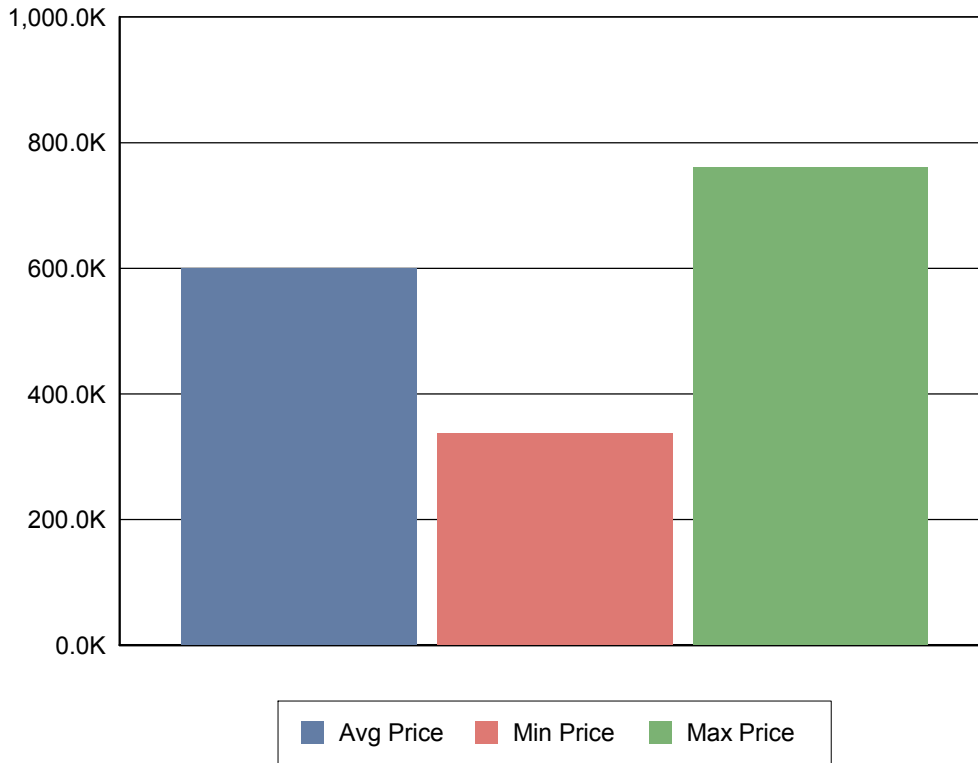
Closed Sale Properties

| | |
|---------------------|------------------|
| Total # of Listings | 4 |
| Lowest Price | \$337,500 |
| Highest Price | \$760,000 |
| Average Price | \$599,875 |
| Avg. Price/SqFt | \$343.84 |
| Avg DOM | 68 |



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

| Listing Category | Lowest Price | Highest Price | Average Price | Avg \$ Per SqFt |
|--------------------------|------------------|------------------|------------------|-----------------|
| Closed Sale | \$337,500 | \$760,000 | \$599,875 | \$343.84 |
| Totals / Averages | \$337,500 | \$760,000 | \$599,875 | \$343.84 |

Sold Property Analysis

| Address | List Price | Sold Price | DOM | %SP/LP | SP/Sqft |
|--------------------------------|------------------|------------------|-----------|--------------|-----------------|
| 22952 Nadine B, Torrance | \$349,500 | \$337,500 | 15 | -%3.43 | \$302.15 |
| 22610 Hickory Torrance | \$788,000 | \$760,000 | 235 | -%3.55 | \$396.25 |
| 2439 West 230Th Place Torrance | \$629,888 | \$630,000 | 14 | %0.02 | \$321.43 |
| 2459 West 229Th Torrance | \$598,688 | \$672,000 | 9 | %12.25 | \$355.56 |
| Total Averages | \$591,519 | \$599,875 | 68 | %1.32 | \$343.84 |

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 | 22952 Nadine B | 2 | 2.00 | 1,117 | 1963 | \$349,500 | \$337,500 | 01/04/2010 | 15 |
| S | 22610 Hickory | 4 | 4.00 | 1,918 | 1960 | \$788,000 | \$760,000 | 01/05/2010 | 235 |
| S | 2439 West 230Th Place | 3 | 2.00 | 1,960 | 1963 | \$629,888 | \$630,000 | 01/27/2010 | 14 |
| S | 2459 West 229Th | 3 | 2.00 | 1,890 | 1965 | \$598,688 | \$672,000 | 01/08/2010 | 9 |