

Comparative Market Analysis



NO PHOTO AVAILABLE

PHOTOS NOT SUPPLIED BY LISTING BROKER AT THIS TIME.

Researched and prepared by

Luke Cuthbert

Prepared exclusively for

Luke Cuthbert

Prepared on
July 10, 2023

Subject Property

2300 Graham AV

Redondo Beach

90278-2120

Luke Cuthbert State Lic#: 02182444

Compass

520 Newport Center Dr. Ste 330

Newport Beach, CA 92660

luke.cuthbert@compass.com



Comparative Market Analysis



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Comparative Market Analysis

2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active

| Address | L/S Price | Bd | Bth | Sqft | \$/Sq | Built | ML# | List Date | CDOM |
|--|----------------|------------|-------------|------------|------------|-------------|------------|-----------|-----------|
| 2300 Graham Av | | 2 | 1 | 851 | | 1951 | | | |
| 2119 Voorhees Av #B Redondo Beach, 90278 | \$3,500 | 2 | 2 | 989 | \$3.54 | 1973 | SB23109015 | 6/20/23 | 20 |
| | \$3,500 | 2.0 | 2.00 | 989 | \$4 | 1973 | | | 20 |

Pending

| Address | L/S Price | Bd | Bth | Sqft | \$/Sq | Built | ML# | List Date | CDOM |
|--------------------------------------|----------------|------------|-------------|------------|------------|-------------|------------|-----------|-----------|
| 2300 Graham Av | | 2 | 1 | 851 | | 1951 | | | |
| 2105 Vail Av #A Redondo Beach, 90278 | \$2,750 | 2 | 1 | 825 | \$3.33 | 1963 | AR23098075 | 6/07/23 | 13 |
| | \$2,750 | 2.0 | 1.00 | 825 | \$3 | 1963 | | | 13 |

Closed

| Address | L/S Price | Bd | Bth | Sqft | \$/Sq | Built | ML# | Sold Date | CDOM |
|---|----------------|------------|-------------|------------|------------|-------------|------------|-----------|-----------|
| 2300 Graham Av | | 2 | 1 | 851 | | 1951 | | | |
| 2618 Mathews Av #C Redondo Beach, 90278 | \$3,250 | 2 | 2 | 918 | \$3.54 | 1965 | SB22243468 | 12/12/22 | 25 |
| 2219 Curtis Av #C Redondo Beach, 90278 | \$3,300 | 2 | 2 | 1,060 | \$3.11 | 1975 | SB23073872 | 5/19/23 | 9 |
| 2602 Vargas Wy Redondo Beach, 90278 | \$3,300 | 2 | 1 | 796 | \$4.15 | 1950 | SB22243287 | 1/04/23 | 48 |
| | \$3,283 | 2.0 | 1.70 | 925 | \$4 | 1963 | | | 27 |

Median: **\$3,300**

Average: **\$3,220**

On average, these comparable listings sold in 27 days for \$ 3,283



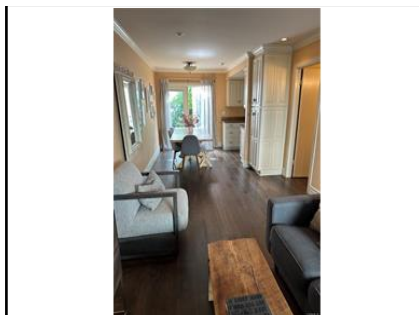
Comparative Market Analysis

2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



| <u>Subject Property</u> | | <u>Details</u> | <u>Adjust</u> | <u>Details</u> | <u>Adjust</u> |
|-------------------------|--|------------------------------|---------------|-------------------------------|---------------|
| 2300 Graham Av | | 2119 Voorhees AV #B, | | 2105 Vail AV #A, | |
| MLS# | | SB23109015 | | AR23098075 | |
| Status | | Active | | Pending | |
| Area | | 151 - N Redondo Bch/Villas N | 0.00 | 155 - S Redondo Bch N of Tori | 0.00 |
| List Price | | \$3,500 | | \$2,750 | |
| Sold Price | | \$0.00 | | | |
| List Date | | 06/20/2023 | | 06/07/2023 | |
| Sold Date | | | | | |
| DOM | | 20 | | 13 | |
| Beds | | 2 | 0 | 2 | 0 |
| Baths | | 2 | 0 | 1 | 0 |
| Style | | | 0 | | 0 |
| Sqft | | 851 | 0 | 825 | 0 |
| Lot Sqft | | 6592 | 0 | 5,443 | 0 |
| Lot Dim | | | 0.00 | | 0.00 |
| Acres | | 0.17 | 0 | 0.13 | 0 |
| Grg Stls | | No | 0 | Yes | 0 |
| Prk Char | | | 0 | | 0 |
| Age | | 1951 | 0 | 1963 | 0 |
| Interior | | | 0.00 | Pantry, Quartz Counters | 0.00 |
| Appliances | | | 0.00 | Disposal, Gas Range, Range I | 0.00 |
| # FP | | None | 0 | None | 0 |
| Roof | | | 0.00 | | 0.00 |

Remarks:

Welcome to this charming 4-unit townhome property nestled in the desirable North Redondo Beach. This particular unit offers a comfortable and spacious living experience with its thoughtfully designed layout and attractive features.

Spanning approximately 989 square feet, this residence comprises two bedrooms and one and half bathrooms. The well-crafted interior features newer wood brown floors and vaulted white bedroom ceilings.

The kitchen features granite countertops and white cabinets with beautiful moldings. The adjoining living and dining areas are conveniently located downstairs, providing a seamless flow for enjoying quality time with family and friends. Additionally, this unit offers a private side patio where you can unwind and enjoy a

Just in time to enjoy this summer in beautiful Redondo Beach! Being part of a triplex set back in rear, this unit is in ground level next to its 2-car garage with newer storage shelves in back, it has a spacious living room, a completely remodeled kitchen with eat-in area. Upgraded within the last 2-3 years with waterproof PVC flooring throughout, new kitchen with quartz countertops, pantry, gas stove and range hood; renovated bathroom, new water heater/interior paints/window coverings. All double pane windows, bright and airy. There is a private small backyard (with direct access from the subject) and side yard with flowers and small flowering trees. Walking distance to park, hiking trails, restaurants, shops and biking to beaches, it is conveniently located next to Manhattan Beach, El Segundo and Hermosa Beach, with quick access to FWY#405/91/105/LAX, in a very nice quiet neighborhood tended by caring neighbors. Show by appointment only.

Price
Total Adjustments
Adjusted Price

\$3,500
\$3,500

\$2,750
\$2,750

Prepared by **Luke Cuthbert** State Lic#: 02182444
Compass 949-438-4340

Comparative Market Analysis

2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

2300 Graham Av

MLS#

Status

Area

List Price

Sold Price \$0.00

List Date

Sold Date

DOM

Beds 2

Baths 1

Style

Sqft 851

Lot Sqft 6592

Lot Dim

Acres

Grg Stls

Prk Char

Age 1951

Interior

Appliances

FP

Roof

Remarks:

Details

2618 Mathews AV #C,

SB22243468

Closed

151 - N Redondo Bch/Villas N

\$3,250

\$3,250

11/17/2022

12/12/2022

25

2

2

Contemporary

918

5,004

0.11

No

Assigned, Driveway Level, Ga

1965

Recessed Lighting, Unfurnishe

Dishwasher, Electric Range, M

None

0.00

0.00

Offering beautifully updated 2-story townhome style apartment in a small 4-unit complex. This Redondo Beach rear unit features a brand new kitchen with Calacatta-quartz countertops, a large pantry, stainless steel appliances including range, microwave, dishwasher and refrigerator with water & ice dispenser, in-unit washer/dryer hookups with folding counter, wood-style flooring, new interior paint, designer fixtures, oversized bedrooms, 1 car garage parking plus 1 tandem space, with a large, private patio to help you unwind from the day and breathe in the salty scent of the Pacific.

Building Features: Calacatta Quartz Countertops, Frigidaire Stainless Steel Appliances. In-unit washer/dryer hookups, Wood-style flooring, Calacatta Quartz Vanity, Large Outdoor Wraparound Patio. Newly Renovated!

Adjust

0.00

0.00

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Details

2219 Curtis AV #C,

SB23073872

Closed

151 - N Redondo Bch/Villas N

\$3,300

\$3,300

04/28/2023

05/19/2023

9

2

2

0

1,060

7,499

0.00

0.17

No

Assigned, Garage - Single Doc

1975

0.00

0.00

0

0.00

0.00

0.00

0.00

0.00

0.00

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0.00

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Welcome to 2219 Curtis Ave Unit C. This 2 bedroom 1.5 bath townhome is located in sunny North Redondo Beach. Inside this light and bright home the 2 bedrooms are found downstairs along with laminate wood flooring throughout. Upstairs you will find vaulted ceilings and an open floor plan for spending time with friends and family. You will love the new gas fireplace and walnut mantle. It comes with a 1 car garage and 1 uncovered parking spot. The kitchen comes with newer dishwasher, white cabinets, and generous counter space. This home is truly a gem. Hurry over and make it yours!

Price
Total Adjustments
Adjusted Price

\$3,250

\$3,250

\$3,300

\$3,300

Prepared by Luke Cuthbert State Lic#: 02182444

Compass 949-438-4340

Comparative Market Analysis

2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

2300 Graham Av

MLS#

Status

Area

List Price

Sold Price \$0.00

List Date

Sold Date

DOM

Beds 2

Baths 1

Style

Sqft 851

Lot Sqft 6592

Lot Dim

Acres

Grg Stls

Prk Char

Age 1951

Interior

Appliances

FP

Roof

Details

2602 Vargas WY

SB22243287

Closed

151 - N Redondo Bch/Villas N

\$3,300

\$3,300

11/17/2022

01/04/2023

48

2

1

Traditional

796

7,618

54 X 146

0.17

Yes

Concrete, Driveway Level, Gai

1950

Formica Counters, Pantry

Dishwasher, Gas Oven, Gas F

None

Composition

Adjust

0.00

0

0

0

0

0

0.00

0

0

0

0

0.00

0.00

0

0.00

Remarks:

Totally remodeled cute little house located on a nice tree lined street in a quiet residential neighborhood. House has all newer appliances in the kitchen, newer counters, newer sink, newer doors, newer blinds, newer washer/dryer in garage, newer wall heaters, newer ceiling fans, newer floors and new carpet, new paint, and new landscaping. Turn key condition and ready for move in! Property also has huge backyard (7618 Sq. Ft. Lot) with alley access for storage, boat, RV, or multiple cars parking. Close to Anderson Park, Lincoln Elementary School, and quick freeway access. Like a new house inside.

Price
Total Adjustments
Adjusted Price

\$3,300

\$3,300

Prepared by Luke Cuthbert State Lic#: 02182444

Compass 949-438-4340

Summary of Subject Property

2300 Graham Av

| | | | |
|----------|------------------|-----------|------|
| List Dt: | Sub Type: | Sqft: | 851 |
| | Year Built: 1951 | Sqft Lot: | 6592 |

| | |
|----------|-------------|
| County: | Los Angeles |
| Heating: | Heated |



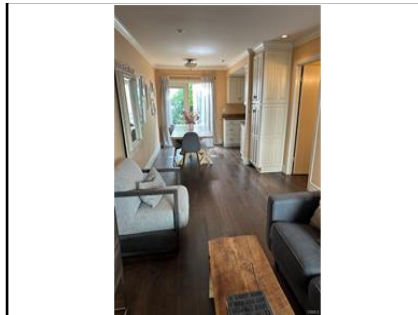
Comparative Market Analysis

2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.



Subject Property

2300 Graham Av

MLS#

Status

Area

List Price

Sold Price

List Date

Sold Date

DOM

Beds

2

Baths

1

Style

Sqft

851

Lot Sqft

6,592

Lot Dim

Acres

TG

Grg Stls

Prk Char

Pool

Spa

Age

1951

Interior

Appliances

FP

Roof

Details

2119 Voorhees AV #B,
SB23109015

Active

151 - N Redondo Bch/Villas North

\$3,500

06/20/2023

20

2

2

989

7,489

0.17

No

None

1973

None

Details

2105 Vail AV #A,
AR23098075

Pending

155 - S Redondo Bch N of Torrance Bl

\$2,750

06/07/2023

13

2

1

825

5,443

0.13

Yes

None

None

1963

Pantry, Quartz Counters

Disposal, Gas Range, Range Hood

None

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Subject Property

2300 Graham Av

MLS#

Status

Area

List Price

Sold Price

List Date

Sold Date

DOM

Beds 2

Baths 1

Style

Details

2618 Mathews AV #C,
SB22243468

Closed

151 - N Redondo Bch/Villas North

\$3,250

\$3,250

11/17/2022

12/12/2022

25

2

2

Contemporary

Details

2219 Curtis AV #C,
SB23073872

Closed

151 - N Redondo Bch/Villas North

\$3,300

\$3,300

04/28/2023

05/19/2023

9

2

2

Sqft 851

Lot Sqft 6,592

Lot Dim

Acres

TG

Grg Stls

Prk Char

Pool

Spa

Age 1951

Interior

Appliances

FP

Roof

918

5,004

0.11

No

Assigned, Driveway Level, Garage

None

None

1965

Recessed Lighting, Unfurnished

Dishwasher, Electric Range,
Microwave, Refrigerator

None

1,060

7,499

0.17

No

Assigned, Garage - Single Door

None

1975

Built-In Range, Dishwasher, Double
Oven, Microwave, Refrigerator

Living Room

Comparative Market Analysis

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Subject Property

2300 Graham Av

MLS#

Status

Area

List Price

Sold Price

List Date

Sold Date

DOM

Beds 2

Baths 1

Style

Details

2602 Vargas WY

SB22243287

Closed

151 - N Redondo Bch/Villas North

\$3,300

\$3,300

11/17/2022

01/04/2023

48

2

1

Traditional

Sqft 851

Lot Sqft 6,592

Lot Dim 54 X 146

Acres 0.17

TG

Grg Stls Yes

Prk Char Concrete, Driveway Level, Garage -
Single Door, Street

Pool None

Spa None

Age 1951

Interior Formica Counters, Pantry

Appliances Dishwasher, Gas Oven, Gas Range,
Gas Water Heater, Microwave, Range

FP None

Roof Composition



Comparative Market Analysis

2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

Full Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Summary

| Status | Total | Avg Price | Avg \$ Per SqFt | Median | Low | High | Avg DOM |
|--------------|----------|----------------|-----------------|----------------|----------------|----------------|-----------|
| COMING SOON | | | | | | | |
| ACTIVE | 1 | \$3,500 | \$4 | \$3,500 | \$3,500 | \$3,500 | 20 |
| PND/ActUC | 1 | \$2,750 | \$3 | \$2,750 | \$2,750 | \$2,750 | 13 |
| SOLD/LEASE | 3 | \$3,283 | \$4 | \$3,300 | \$3,250 | \$3,300 | 27 |
| WITHD/HOLD | | | | | | | |
| EXPIRED/CAN | | | | | | | |
| Total | 5 | \$3,220 | \$4 | \$3,300 | \$2,750 | \$3,500 | 23 |



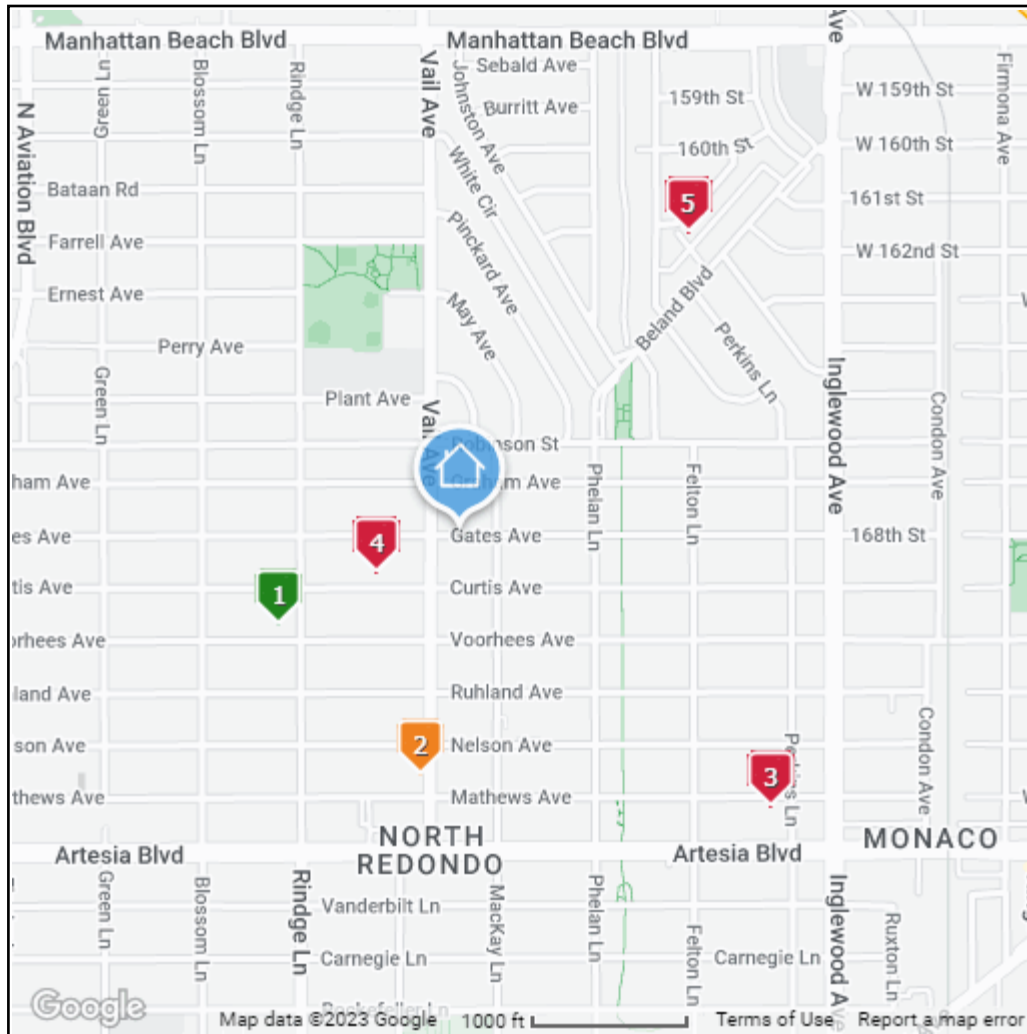
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2300 Graham Av
Redondo Beach, 90278

Monday, July 10, 2023

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



2300 Graham Av

- 1 2119 Voorhees Avenue #B
- 2 2105 Vail Avenue #A
- 3 2618 Mathews Avenue #C
- 4 2219 Curtis Avenue #C
- 5 2602 Vargas Way