

# Fusion Neighbors Market Update

## 10/01/09-01/05/10



January 6, 2010

**Prepared especially for:**

**Fusion Neighbors**

**5405 W. 149th Pl.**

**Hawthorne, CA 90250**

**Prepared by:**

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**Coldwell Banker**

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**COLDWELL  
BANKER** 



# Comparable Property Details



## Properties Currently for Sale



### 5406 W 149th PL 11

# 1

City/Area: Hawthorne, CA 90250

Beds: 2

MLS#: S09104245

Baths: 2

List Price: \$454,000

Sq. Ft.: 1,030

Sold Price:

Year/Age: 2007

\$/Sq. Ft.: \$441

Lot Size:

List Date: 09/27/2009

Map Code: 733E4

Sold Date:

Census:

Expired Date:

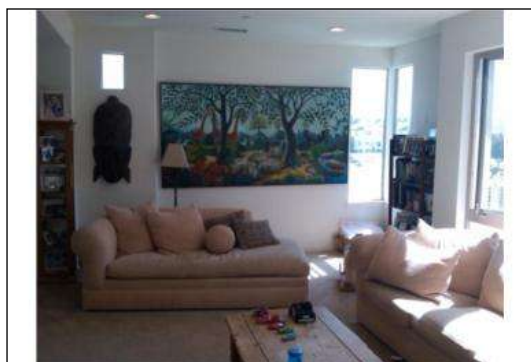
DOM/MT: 100

#### Interior Features:

Heating: Forced Air; Laundry: Gas Inside; Fireplace: No;

#### Remarks:

Contemporary architecture with open LOFT like floorplan move in condition 2 bedroom & 2 full bath townhome (one up one down) the master bedroom has a walk-in closet and neutral carpet. The upgraded kitchen has all one could wish for the cabinets granite island counter architectural details & custom lighting newer stainless steel range top stove/microwave/dishwasher appliances hardwood floors throughout front loading washer/dryer 2 parking spots + guest parking installed window coverings 3 mile radius: aerospace movie studios restaurants shopping the beach and freeways. Title states 800 sq foot and builder reported 1030 sq ft. Buyer/buyers agent to verify! Subject to cancellation of current escrow!



### 5506 W 149th PL 11

# 2

City/Area: Hawthorne, CA 90250

Beds: 3

MLS#: S09104250

Baths: 3

List Price: \$633,000

Sq. Ft.: 1,790

Sold Price:

Year/Age: 2006

\$/Sq. Ft.: \$354

Lot Size:

List Date: 09/27/2009

Map Code: 733E4

Sold Date:

Census:

Expired Date:

DOM/MT: 101

#### Interior Features:

Heating: Forced Air; Laundry: Gas Inside; Fireplace: Yes;

#### Remarks:

Contemporary tri-level 3 bed and 2.5 bath features island counterstove/microwave/dishwasher the master bedroom has a walk-in closet. 2 parking spots + guest parking. Located just a few miles from Manhattan & Redondo Beach shopping restaurants entertainment and LAX. This condo provides the lofty feel of city-like living extra large deck for entertaining. Modern kitchen and spacious living. This corner condo has one of the best locations in the complex! Your buyer will love the pool and spa! Large windows make this corner condo light and bright. This is the largest plan in Fusion one of the south bays newest and most distinctive condo complexes. Close to: Aerospace Barnes & Noble Jamba juice Pf Changs Flemings Houstons Costco Whole Foods Frys Electronics just to name a few! Title states 1660 sq foot and builder reported 1790 sq ft. Buyer/Buyers agent to verify! Tenant has a lease in place till 4/01/10

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## Comparable Property Details



### Properties Pending Sale



#### 5514 W 149th PL 10

# 3

City/Area: Hawthorne, CA 90250

Beds: 2

MLS#: S09044031

Baths: 2

List Price: \$399,000

Sq. Ft.: 1,080

Sold Price:

Year/Age: 2006

\$/Sq. Ft.: \$369

Lot Size: 0.00

List Date: 04/16/2009

Map Code: 733G4

Sold Date:

Census:

Expired Date:

DOM/MT: 219

#### Interior Features:

Laundry: Individual Room; Floors: Hardwood; Fireplace: No;

#### Remarks:

SHORT SALE Contemporary architecture with open LOFT like floorplan move in condition 2 bedroom & 2 full bath townhome (one up one down) the master bedroom has a walk-in closet and neutral carpet. The kitchen features white thermofoil cabinets black granite island counter w architectural details & custom lighting newer appliances bamboo floors (in living room /kitchen/ downstairs). Includes inside laundry hookups tile in both bathrooms looks like travertine dual payne windows w custom roman shades cutout for plasma w/ cat 5 wiring Air conditioning extra large deck for entertaining single detached car garage w/ additional parking space. The private complex features pool jacuzzi parkette & exercise path. Close to shops dining 405 freeway. You wont find anything else in this condition for this price in the south bay!! Title states 800 sq foot and builder reported 1080 sq ft. buyer/buyers agent to verify



#### 5401 W 149th PL 3

# 4

City/Area: Hawthorne, CA 90250

Beds: 2

MLS#: S09115225

Baths: 3

List Price: \$539,000

Sq. Ft.: 1,473

Sold Price:

Year/Age: 2007

\$/Sq. Ft.: \$366

Lot Size:

List Date: 10/27/2009

Map Code: 733A4

Sold Date:

Census:

Expired Date:

DOM/MT: 71

#### Interior Features:

Interior: Built-Ins Fire Sprinklers Smoke Detector Storage Space Water Heater Unit; Heating: Forced Air; Laundry: Inside; Floors: Hardwood Stone/Travertine Wall-To-Wall Carpet; Fireplace: No;

#### Remarks:

Fusion at South Bay gated community just two years new! Smart sleek contemporary architecture designer perfect interior. Where Manhattan Beach Redondo Beach El Segundo and Hawthorne meet. Award-winning Wiseburn Schools. Moments away from restaurant row live theater movies gyms light rail Costco Starbucks Trader Joes and more. Quick jaunt to LAX. Five minutes to the ocean. Convenient to aerospace entertainment and military employers. Quick commute to the 405. Desirable peaceful mid-complex location. Well maintained designer perfect interior with hardwood granite and marble. Enormous front patio. Private garage with oversize storage room. Community pool spa walking/jogging track par cours exercise stations kiddie playground half court basketball picnic area with grills and shade. Ample guest parking. Luxurious tropical landscaping everywhere. Low HOA fees. If you've been looking for nearly new construction and high end finishes at a bargain price here you go!

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# Comparable Property Details



## Properties Recently Sold



### 5406 West 149th Place 18

# 5

City/Area: Hawthorne (HAWT), CA 90250

Beds: 2

MLS#: S593669

Baths: 3

List Price: \$449,000

Sq. Ft.: 1,110

Sold Price: \$440,000

Year/Age: 2007

\$/Sq. Ft.: \$396

Lot Size: 0.00

List Date: 10/22/2009

Map Code: 733E4

Sold Date: 12/04/2009

Census:

Expired Date: 04/15/2010

DOM/MT: 26

#### Interior Features:

Heating: Central; Cooling: Central; Floors: Carpet - Partial Hardwood - Partial; Fireplace: N;

#### Remarks:

Fusion complex Manhattan Beach adjacent. Located within a 3 mile radius of aerospace movie theaters restaurants shopping beach and freeways. Contemporary townhouse with 2 master suites 2.5 baths attached 2 car private garage. Beautiful open and spacious kitchen with rich wood cabinets granite counters and stainless steel appliances. Hardwood floors downstairs. SXS laundry 2 patios. Gated complex with pool spa and sports court.



### 5403 W 149th PL 7

# 6

City/Area: Hawthorne, CA 90250

Beds: 2

MLS#: S09084881

Baths: 2

List Price: \$479,000

Sq. Ft.: 1,003

Sold Price: \$458,000

Year/Age: 2007

\$/Sq. Ft.: \$457

Lot Size:

List Date: 08/05/2009

Map Code: 733E4

Sold Date: 11/30/2009

Census:

Expired Date:

DOM/MT: 91

#### Interior Features:

Interior: Built-Ins Custom Window Covering Fire Sprinklers Security System Smoke Detector; Heating: Forced Air; Laundry: Inside; Floors: Hardwood; Fireplace: No;

#### Remarks:

Fusion Development. Beautifully upgraded 2 Bedroom 2 Bath unit with outdoor dining and patio area. Numerous upgrades to unit at time of purchase special features include: Granite counter tops Kitchen Aid Architect Series appliances filtered water system with instant hot dispenser pantry with pull out drawers built in media cabinet cherry wood floors and much more! Manhattan Beach Adjacent this gated community offers pool basketball court tot lot walking path and outdoor exercise stations. Close to beach parks restaurants movies green line freeways LAX and several shopping areas. Assessor states 740 sf; HOA records/seller state 1003buyer/agent to verify.

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## Comparable Properties Map Listing Index

<u>Order #</u>	<u>Address</u>	<u>Date Listed</u>	<u>Listing Price</u>
1	5406 W 149th PL 11	9/27/2009	\$454,000
2	5506 W 149th PL 11	9/27/2009	\$633,000
3	5514 W 149th PL 10	4/16/2009	\$399,000
4	5401 W 149th PL 3	10/27/2009	\$539,000
5	5406 West 149th Place 18	10/22/2009	\$449,000
6	5403 W 149th PL 7	8/5/2009	\$479,000

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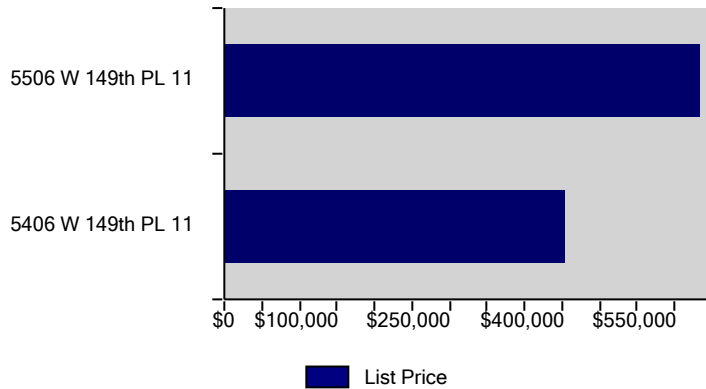




# Comparable Property Statistics

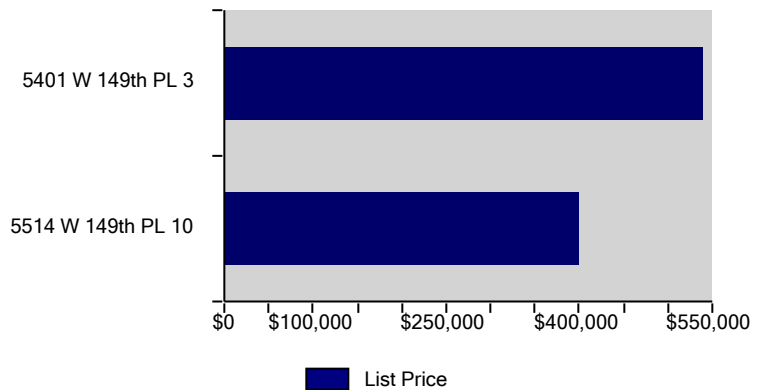
## Active Properties

<b>Number of Listings</b>	<b>2</b>
<b>Lowest List Price</b>	<b>\$454,000</b>
<b>Average List Price</b>	<b>\$543,500</b>
<b>Highest List Price</b>	<b>\$633,000</b>
<b>Average Price/SqFt</b>	<b>\$385</b>
<b>Average DOM</b>	<b>101</b>



## Pending Properties

<b>Number of Listings</b>	<b>2</b>
<b>Lowest List Price</b>	<b>\$399,000</b>
<b>Average List Price</b>	<b>\$469,000</b>
<b>Highest List Price</b>	<b>\$539,000</b>
<b>Average Price/SqFt</b>	<b>\$367</b>
<b>Average DOM</b>	<b>145</b>



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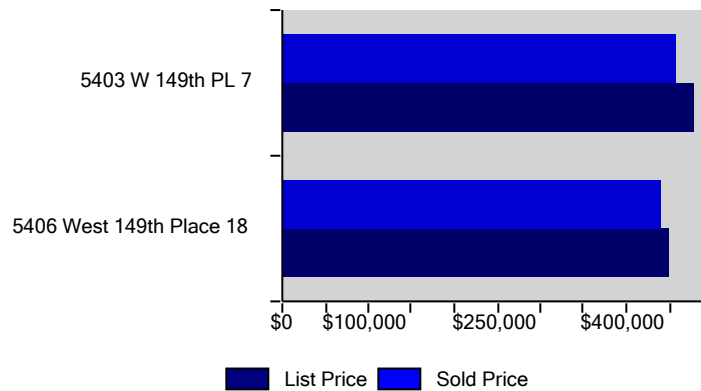




# Comparable Property Statistics

## Sold Properties

Number of Listings	2
Lowest Sold Price	\$440,000
Average Sold Price	\$449,000
Highest Sold Price	\$458,000
Average Price/SqFt	\$425
Average DOM	59



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## Summary of Comparable Properties

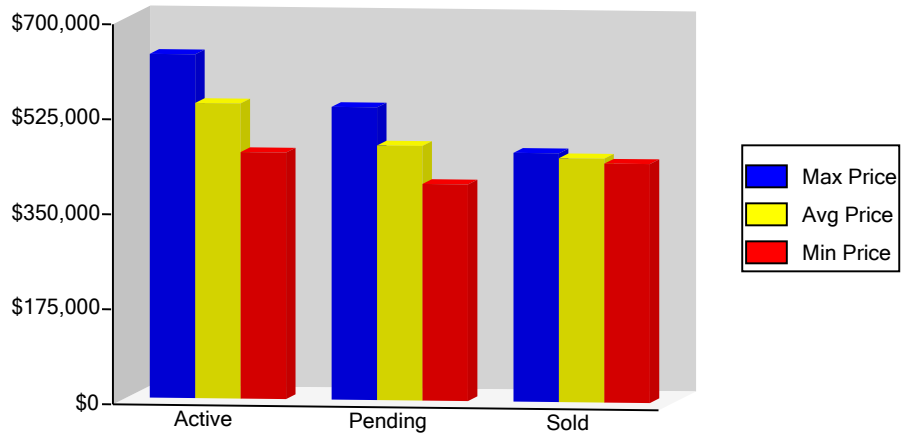
Address	Beds	Baths	DOM	SqFt	List Price	Sold Price	Sold Date
<b>Active Properties</b>							
5406 W 149th PL 11	2	2	100	1,030	\$454,000		
5506 W 149th PL 11	3	3	101	1,790	\$633,000		
<b>Averages</b>			<b>101</b>	<b>1,410</b>	<b>\$543,500</b>	<b>N/A</b>	
<b>Pending Properties</b>							
5514 W 149th PL 10	2	2	219	1,080	\$399,000		
5401 W 149th PL 3	2	3	71	1,473	\$539,000		
<b>Averages</b>			<b>145</b>	<b>1,277</b>	<b>\$469,000</b>	<b>N/A</b>	
<b>Sold Properties</b>							
5406 West 149th Place 18	2	3	26	1,110	\$449,000	\$440,000	12/04/2009
5403 W 149th PL 7	2	2	91	1,003	\$479,000	\$458,000	11/30/2009
<b>Averages</b>			<b>59</b>	<b>1,057</b>	<b>\$464,000</b>	<b>\$449,000</b>	

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# Summary Analysis



Listing Category	Lowest Price	Highest Price	Average Price	\$/SqFt	DOM
Active	\$454,000	\$633,000	\$543,500	\$385	100
Pending	\$399,000	\$539,000	\$469,000	\$367	145
Sold	\$440,000	\$458,000	\$449,000	\$425	58
<b>Total Averages</b>	<b>\$431,000</b>	<b>\$543,333</b>	<b>\$487,167</b>	<b>\$392</b>	<b>58</b>

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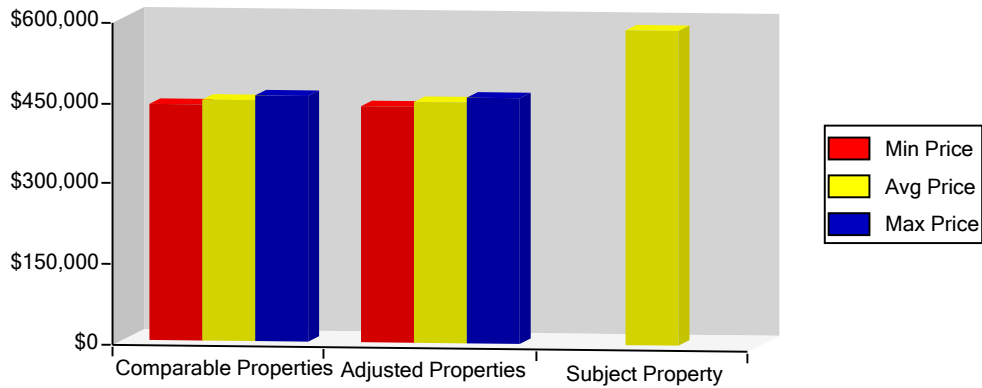
## Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	\$/SqFt
5406 West 149th Place 18	\$449,000	\$440,000	26	-2.00 %	\$396
5403 W 149th PL 7	\$479,000	\$458,000	91	-4.38 %	\$456
<i>Sold Averages</i>	<b>\$464,000</b>	<b>\$449,000</b>	<b>59</b>	<b>-3.19 %</b>	<b>\$426</b>

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# Comparable Price Analysis



## Comparable Price Analysis

	<i>Sold Price</i>	<i>Price per Sq.Ft.</i>
Low Price	\$440,000	\$396
Average Price	\$449,000	\$425
High Price	\$458,000	\$457

## Adjusted Price Analysis

	<i>Sold Price</i>	<i>Price per Sq.Ft.</i>
Low Price	\$440,000	\$396
Average Price	\$449,000	\$425
High Price	\$458,000	\$457

**Approx. Market Value**

**\$586,500**

**\$425**

Seller

Date

Broker/Sales Associate

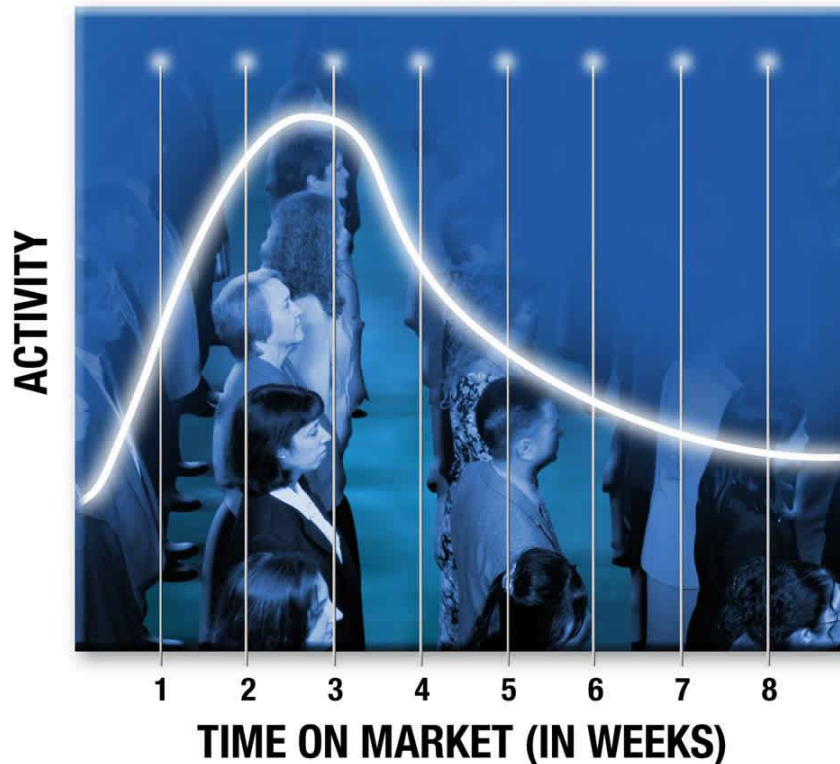
Date

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## Selling Price vs. Timing



**You need to price your home prudently from the beginning, when buyer interest will be high.**

Timing is very important in real estate. The above graphic shows the importance of placing your property on the market at a realistic price from the start. A home attracts the most excitement and interest when it is first placed on the market for sale. A home has its greatest chance for selling when it is newly listed. Pricing your home correctly, from the start, will help it sell in the shortest possible time frame.

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