

Monte Malaga 4th Quarter 2009 Neighborhood Sales

Compliments of Terry "Citizen" Kane of RE/Max Palos Verdes Realty (310) 729-0212

Street	Address	SqFt	Bed	Bath	List Price	Current/ Sold Price	Price Chg	Lot/ SqFt	Price/ SqFt	List Date	Sold Date	CDM
2216	Via Guadalana	1500	3	2	1249000			9871	832.67	10/12/09		83
900	Via Nogales	2205	4	3	1599000			16390	725.17	11/22/09		42
980	Via Rincon	2880	4	4	1699900			16600	590.24	12/08/09		26
978	Paseo La Cresta	8000	5	8	11500000			45912	1437.5	10/12/09		83
1500	PASEO LA CRESTA	8758	6	1	6999000			31363	685.09	09/14/09		110
1500	Paseo La Cresta	8758	6	7	5999999			31363	685.09	10/20/09		75
2229	VIA ALAMITOS	2194	5	3	1249000	In Escrow	In Escrow	6640	478.12	08/09/09	In Escrow	147
1533	Via Lopez	7696	7	8	3699000	In Escrow	In Escrow	30100	480.64	11/30/09	In Escrow	206
1508	Granvia Altamira	1637	3	2	1050000	1152000	102000	7080	703.73	10/19/09	12/01/09	42
2112	Via Alamos	2758	3	3	1495000	1170000	-325000	10160	424.22	02/16/09	10/02/09	223
2209	Via Alamos	2039	4	2	999950	970000	-29950	9540	475.72	09/09/09	11/13/09	40
1417	Via Cataluna	2980	4	4	1825000	1826000	1000	20176	612.75	09/14/09	11/17/09	43
1609	Granvia Altamira	3100	5	4	2200000	1300000	-900000	14690	419.35	01/14/08	11/13/09	522
1108	Via Nogales	3628	5	5	2499000	1750000	-749000	10030	482.36	06/04/08	10/09/09	322
939	Paseo La Cresta	4642	5	6	2795000	2500000	-295000	27469	538.56	08/24/09	12/14/09	59
912	Via Rincon	8000	6	7	5990000	5920000	-70000	49222	740	10/13/09	12/17/09	64
1515	Lower Paseo La Cresta	10132	6	7	7900000	6400000	-1500000	34999	631.66	11/17/08	10/15/09	298
1733	Via Coronel	10700	7	9	6999000	6400000	-599000	29860	598.13	02/23/09	12/09/09	290

Today's Market Conditions: According to C.A.R.'s "2010 California Housing Market Forecast," sales for 2010 are projected to decrease 2.3 percent to 527,500 units, compared with 540,000 units (projected) in 2009.

Terry "Citizen" Kane

(310) 729-0212 Phone Direct

"SOLD ON SERVICE"

www.terrycitizenkane.com

Information obtained from MLS is deemed reliable, but not guaranteed, and may not reflect all sales in the marketplace.

* TMT is Total Market Time



Palos Verdes Realty • 63 Malaga Cove • Plaza Palos Verdes Estates, CA 90274



Terry Citizen Kane, MBA, CDFA

Licensed Broker #01187168

Real Estate Broker

Certified Divorce Financial Analyst

Business Appraiser

RE/MAX Hall of Fame Platinum Club

South Bay Bar Association (SBBAA) • Southern California Mediation Association (SCMA)
Creative Conflict Resolution Professionals (CCRP) • Los Angeles Collaborative Family Law Association (LACFLA)
International Academy of Collaborative Professionals (IACP)

310.729.0212 • www.terrycitizenkane.com • tcitizenkane@aol.com
63 Malaga Cove Plaza Palos Verdes Estates, CA 90274

RE/MAX's Top 3% in Sales!