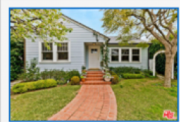




FINANCIAL / REAL ESTATE UNION WEST

Comparative Market Analysis for 634 15th Street as of April 2019

	Main	GH	Garage					
Address	Br & Ba	Br & Ba		SQ FT	Lot Size	List Date	Price	Price Per SF
SUBJECT								
634 15th St	3 & 2	1 & 1	2+	2,635	7,500	N/A	\$ 3,650,000	\$ 1,385.20
ACTIVE LISTINGS							List Price	
733 18th St	3 & 2	none	2	1,936	8,937	1/7/19	\$ 3,425,000	\$ 1,769.11
PENDING SALES								
401 19th St	4 & 3	none	2	2,889	8,939	12/18/18	\$ 3,650,000	\$ 1,263.41
MLS SALES						Sale Date	Sale Price	
339 10th St	3 & 2	none	2	1,887	7,512	4/5/19	\$ 4,000,000	\$ 2,119.77
517 11th St	3 & 2	none	2	1,975	7,482	3/28/19	\$ 3,395,000	\$ 1,718.99
621 15th St	4 & 4	none	none	3,081	7,520	12/27/18	\$ 3,875,000	\$ 1,257.71



**339 10TH ST,
SANTA MONICA CA 90402**

No GH 4/5/19 Sold \$4,000,000

Price: \$3,250,000 ✓

Sold Price: \$4,000,000

Bedroom: 3
Bathroom: 2(2,0,0,0)
Sq Ft: 1887

Property Type: Single Family
Land Type: N/A
Sale Type: Standard
Lot Size: 7512

Status: Sold
Updated: 4/5/2019
Open House: N/A

MLS #: 19-440504
Parking#: 2
Year: 1923

★ Add Favorite

Office Name: Rodeo Realty- Brentwood
Agent: Kirshner, Wendy
Phone: 310-741-0232

CalDRE #: 01317026
Office Phone: 310-873-4100

Office Name: N/A
Agent: N/A, N/A
Phone: N/A

CalDRE #: N/A
Office Phone: N/A



**517 11TH ST,
SANTA MONICA CA 90402**

No GH 3/28/19 Sold \$3,395,000

Price: \$3,295,000 ✓

Sold Price: \$3,395,000

Bedroom: 3
Bathroom: 2(2,0,0,0)
Sq Ft: 1975

Property Type: Single Family
Land Type: N/A
Sale Type: Standard
Lot Size: 7482

Status: Sold
Updated: 3/28/2019
Open House: N/A

MLS #: 19-433120
Parking#: N/A
Year: 1923

★ Add Favorite

Office Name: Berkshire Hathaway HomeServices California
Agent: Alexander Schneeman, Emil
Phone: 310-230-3731

CalDRE #: 01200793
Office Phone: 310-230-3700

Office Name: N/A
Agent: N/A, N/A
Phone: N/A

CalDRE #: N/A
Office Phone: N/A



**621 15TH ST,
SANTA MONICA CA 90402**

No GH or GA 12/27/18 Sold \$3,875,000

Price: \$3,999,000 ✓

Sold Price: \$3,875,000

Bedroom: 4
Bathroom: 4(3,0,1,0)
Sq Ft: 3081

Property Type: Single Family
Land Type: N/A
Sale Type: Standard
Lot Size: 7520

Status: Sold
Updated: 12/27/2018
Open House: N/A

MLS #: 18-388146
Parking#: N/A
Year: 1925

★ Add Favorite

Office Name: Hilton & Hyland
Agent: Kramer, David
Phone: 310-691-2400

CalDRE #: 00996960
Office Phone: 310-278-3311

Office Name: Hilton & Hyland
Agent: Farrugia, Bjorn
Phone: 310-998-7175

CalDRE #: 01864250
Office Phone: 310-278-3311