

Comparative Market Analysis



Researched and prepared by
Abraham Prattella

Prepared exclusively for
Hani Sayegh

Prepared on
October 06, 2025

Subject Property

1576 Gaywood DR

Altadena

91001-1841

Abraham Prattella State Lic#: 01506646



Agency 8 Real Estate Group

940 W. Foothill Blvd

Claremont, CA 91711

909.851.9953

Team@RealEstateWithAbraham.com



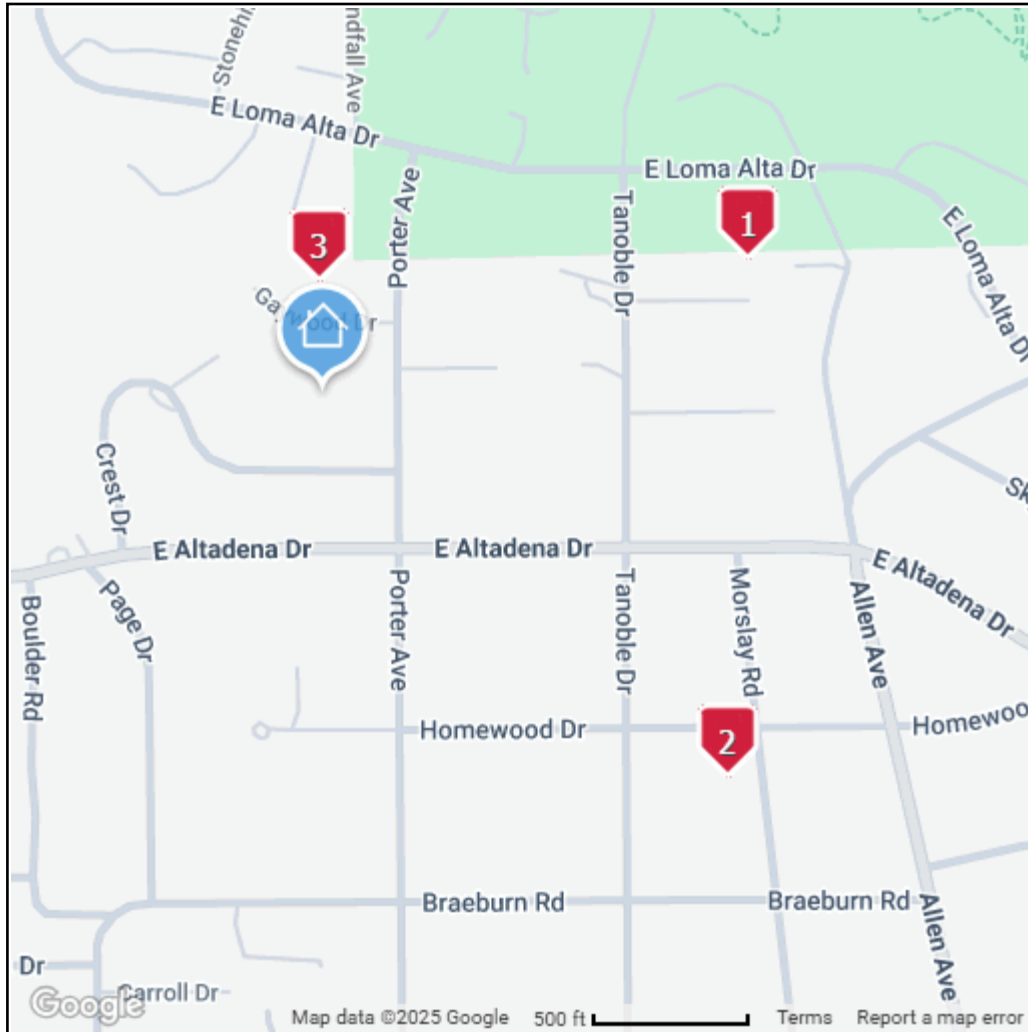
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

CMA Map Layout

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



- 1576 Gaywood Dr
- 1 1801 Alta Wood Drive
- 2 2487 Morslay Road
- 3 1561 Gaywood Drive



Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

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>
1576 Gaywood Dr		1801 Alta Wood DR			2487 Morslay RD		
MLS#		WS24144735			24391669		
Status		Closed			Closed		
Area		604 - Altadena		0.00	604 - Altadena		0.00
List Price		\$2,565,000			\$2,798,000		
Sold Price	\$0.00	\$2,500,000			\$3,148,000		
List Date		07/16/2024			05/15/2024		
Sold Date		09/20/2024			07/16/2024		
DOM		38			29		
Beds	4	4		0	4		0
Baths	3	3		0	3		0
Style	Conventional			0	Spanish		0
Sqft	2,900	2,167	250,000		3,713	-365,850	
Lot Sqft	20140	18,033	27,000		15,451	30,000	
Lot Dim			0.00			0.00	
Acres		0.41	0		0.35	0	
Grg Stls	Y	No	0		No	0	
Prk Char	Parking Avail		0		Gated	0	
Age	1958	1952	0		1931	65,000	
Interior			0.00			0.00	
Appliances		Dishwasher, Freezer, Gas Ove	0.00		Barbecue, Dishwasher, Double	0.00	
# FP	2	Living Room	0		Den, Living Room	0	
Roof			0.00			0.00	
Pool Private YN	y	Y	0		N	25,000	
Association Fee	n	0	0			0	
Stories Total	1	1	0		2	0	
Upgrades	Yes		0			0	
View	Yes		100,000			100,000	

Remarks:

Nestled at the end of a tranquil cul-de-sac, this stunning home offers a peaceful family-friendly environment with minimal car traffic. Elevated on a hillside, it provides breathtaking city light views from nearly every room. Located just minutes from the renowned Eaton Canyon waterfall trail junction, this home is perfect for nature lovers. For those who prefer indoor comfort, large windows and doors bring the beauty of the outdoors inside, filling the home with natural light and allowing you to enjoy nature with the

Step into a harmonious blend of old-world charm and modern luxury in this meticulously updated Spanish Colonial home, built in 1931, in the coveted country club district of Altadena. With its graceful arched doorway, spacious living areas adorned with hardwood floors, impressive fireplaces with reclaimed Bachelder tiles and beautiful exposed wood beam ceilings, this residence stands as a testament to timeless design and superior craftsmanship. It is a true architectural gem. The home was built by Daniel Whetsine, a

Price
Total Adjustments
Adjusted Price

\$2,500,000
\$377,000
\$2,877,000

\$3,148,000
\$-145,850
\$3,002,150



Comparative Market Analysis

1576 Gaywood Dr
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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property

1576 Gaywood Dr

MLS#

Status

Area

List Price

Sold Price \$0.00

List Date

Sold Date

DOM

Beds 4

Baths 3

Style Conventional

Sqft 2,900

Lot Sqft 20140

Lot Dim

Acres

Grg Stls Y

Prk Char Parking Avail

Age 1958

Interior

Appliances

FP 2

Roof

Pool Private YN y

Association Fee n

Stories Total 1

Upgrades Yes

View Yes

Remarks:

Details

1561 Gaywood DR

AR24094835

Closed

604 - Altadena

\$3,850,000

\$3,750,000

05/26/2024

09/30/2024

76

5

5

Mid Century Modern

5,200

40,015

0.92

No

Circular Driveway, Garage, Ga

1958

Built-in Features, Pantry, Quar

Convection Oven, Dishwasher

Dining Room, Family Room, Li

Concrete

Y

0

1

Yes

Yes

Adjust

0.00

-15,000

-25,000

0

-550,000

-80,000

0.00

0

0

0

0

0.00

0.00

0

0.00

0

0

0

0

100,000

MID CENTURY MODERN ESTATE

A rare architectural gem, this meticulously preserved 1958 mid-century modern estate offers a unique blend of history, innovative design, and luxurious living. This nearly one-acre estate is tucked away on a quiet cul-de-sac with just 11 other homes of the era. As the original and ONLY family to live here, the founder of Electro Music- Leslie Speakers, spared no expense crafting their perfect entertainers paradise.

Price
Total Adjustments
Adjusted Price

\$3,750,000
\$-570,000
\$3,180,000





Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 1801 Alta Wood DR , Altadena

Area: 604 - Altadena

OP: \$2,595,000

LP: \$2,565,000

LD: 07/16/2024

Beds: 4

YBlt: 1952

Elem:

SP: \$2,500,000

SD: 09/20/2024

Bath: 3

Prk:

Mid:

MLS #: WS24144735

Apx SF: 2,167

\$/SF: \$1,154

LotSF: 18,033

DOM: 38

High:

Property Description: Nestled At The End Of A Tranquil Cul-De-Sac, This Stunning Home Offers A Peaceful Family-Friendly Environment With Minimal Car Traffic. Elevated On A Hillside, It Provides Breathtaking City Light Views From Nearly Every Room. Located Just Minutes From The Renowned Eaton Canyon Waterfall Trail Junction , This Home Is Perfect For Nature Lovers. For Those Who Prefer Indoor Comfort, Large Windows And Doors Bring The Beauty Of The Outdoors Inside, Filling The Home With Natural Light And Allowing You To Enjoy Nature With The Comfort Of Air Conditioning.

The Home Features Warm, Inviting Finishes, Including Lime Wash, Roman Clay, Smooth Stucco, Limestone, And Microcement. The Custom-Made Kitchen Is A Chef'S Dream, Crafted From Timeless White Oak And Equipped With A Full Suite Of Thermador Appliances: Gas Range, Hood Range, Built-In Fridge, Built-In Dishwasher, Built-In Wine Fridge, And Microwave. Stunning Travertine Slabs Complement The White Oak Cabinetry , Creating A Harmonious And Stylish Space. Step Outside To A Backyard Designed For Entertainment, With Multiple Seating Areas And A Large Swimming Pool Perfect For Hosting Gatherings And Enjoying Sunny Days.

The Master Bedroom Is A Serene Retreat, Featuring A Freestanding Tub With Views Of A Majestic Oak Tree, And A Spacious 36-Inch Wide Shower Finished In Micro Cement And Travertine Flooring . For Those Who Work From Home, The Fourth Room Is Ideal As An Office, Offering Abundant Natural Light And Picturesque Views That Make Working From Home A Delight.

This Home Perfectly Blends Luxury, Comfort, And Convenience, Making It An Ideal Sanctuary For Modern Living.



Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

Monday, October 6, 2025

Closed Properties



Addr: 2487 Morslay RD , Altadena

Area: 604 - Altadena

OP: \$2,798,000

LP: \$2,798,000

LD: 05/15/2024

Beds: 4

YBlt: 1931

Elem:

SP: \$3,148,000

SD: 07/16/2024

Bath: 3

Prk: Gated

Mid:

MLS #: 24391669

Apx SF: 3,713

\$/SF: \$848

LotSF: 15,451

DOM: 29

High:

Property Description: Step Into A Harmonious Blend Of Old-World Charm And Modern Luxury In This Meticulously Updated Spanish Colonial Home, Built In 1931, In The Coveted Country Club District Of Altadena. With Its Graceful Arched Doorway, Spacious Living Areas Adorned With Hardwood Floors, Impressive Fireplaces With Reclaimed Bachelier Tiles And Beautiful Exposed Wood Beam Ceilings, This Residence Stands As A Testament To Timeless Design And Superior Craftsmanship. It Is A True Architectural Gem. The Home Was Built By Daniel Whetsine, A Noted Pasadena Area Contractor Who Built Many Of The Area'S Finest Homes, Often Working With Celebrated Architects, Such As Wallace Neff And Sylvanus Marston. This Spacious 3,713 Square Foot, 4 Bedroom, 3 Bathroom Residence On An Expansive 15,451 Square Foot Lot, Offers A Functional Floorplan With Ample Natural Light, Tranquil Outdoor Spaces And Views Of The Remarkable San Gabriel Mountains. The Thoughtfully Updated Kitchen, Primary Bathroom And Den With Gorgeous French Doors To Multiple Courtyard Spaces, Seamlessly Integrate Modern Amenities And Conveniences While Preserving The Home'S Historic Integrity. Additional Updates Include Electrical, Plumbing And Hvac. Don'T Miss Your Chance To Own A Piece Of Altadena History!



Comparative Market Analysis

1576 Gaywood Dr
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Monday, October 6, 2025

Closed Properties



Addr: 1561 Gaywood DR , Altadena

Area: 604 - Altadena

OP: \$3,850,000

LP: \$3,850,000

LD: 05/26/2024

Beds: 5

YBlt: 1958

Elem:

SP: \$3,750,000

SD: 09/30/2024

Bath: 5

Prk: Circular Driveway, G

Mid:

MLS #: AR24094835

Apx SF: 5,200

\$/SF: \$721

LotSF: 40,015

DOM: 76

High:

Property Description: Mid Century Modern Estate

A Rare Architectural Gem, This Meticulously Preserved 1958 Mid-Century Modern Estate Offers A Unique Blend Of History, Innovative Design, And Luxurious Living. This Nearly One-Acre Estate Is Tucked Away On A Quiet Cul-De-Sac With Just 11 Other Homes Of The Era. As The Original And Only Family To Live Here, The Founder Of Electro Music- Leslie Speakers, Spared No Expense Crafting Their Perfect Entertainers Paradise.

Recently Updated With Impeccable Attention To Detail, The 5 Bedroom, 4 Bath Main Residence Has Been Refreshed And Remodeled Including New Interior And Exterior Paint, New Flooring, Remodeled Kitchen With Cafe' Appliances, And Renovated Bathrooms, New Hvac Systems, Led Lighting And Modern Period Fixtures. Imported Italian Terrazzo Floors, 3 Fireplaces, And Extensive Remodel Updates Make This True California Living.

The Grounds Are Equally Impressive With A North/South Tennis Court, Pool With Changing Cabanas, Exterior 3/4 Bath, Japanese Garden With New Fountain, New Landscaping. There Are Exterior Buildings Totaling 1116 Feet That Included A Media Room/ Party Room (Possible Adu) And Work Room.

You Will Even Find Construction Blueprints From Noted Architect Marion J Varner, Whose Works Include The Burbank Federal Building And City Of Bell Library.

This Incredible Property Blends Vintage Architecture With Todays Modern Amenities In A Ultra - Private And Serene Setting Perfect For Entertainers, Families, And Those With An Appreciation For Iconic Mid-Century Modern Design.





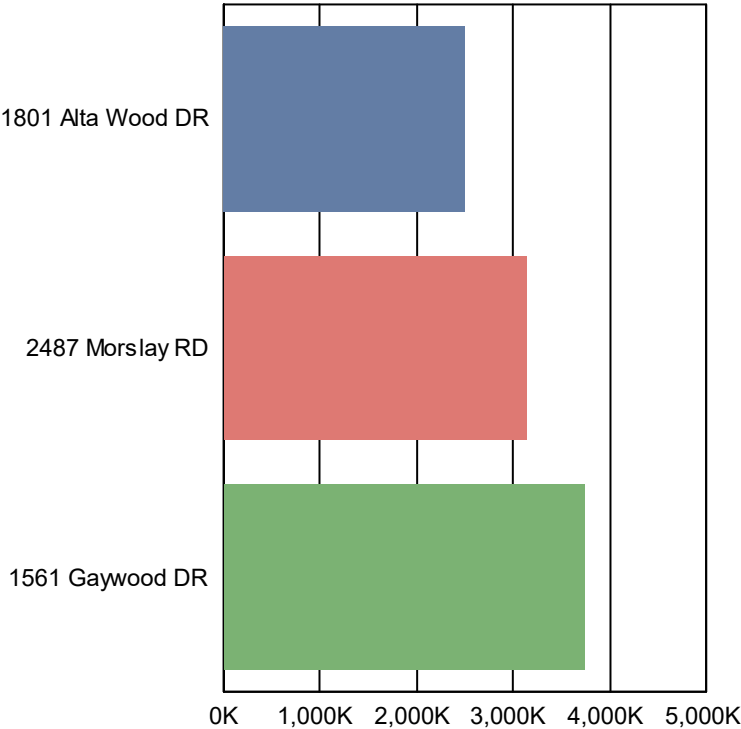
Comparative Market Analysis

1576 Gaywood Dr
Altadena, 91001

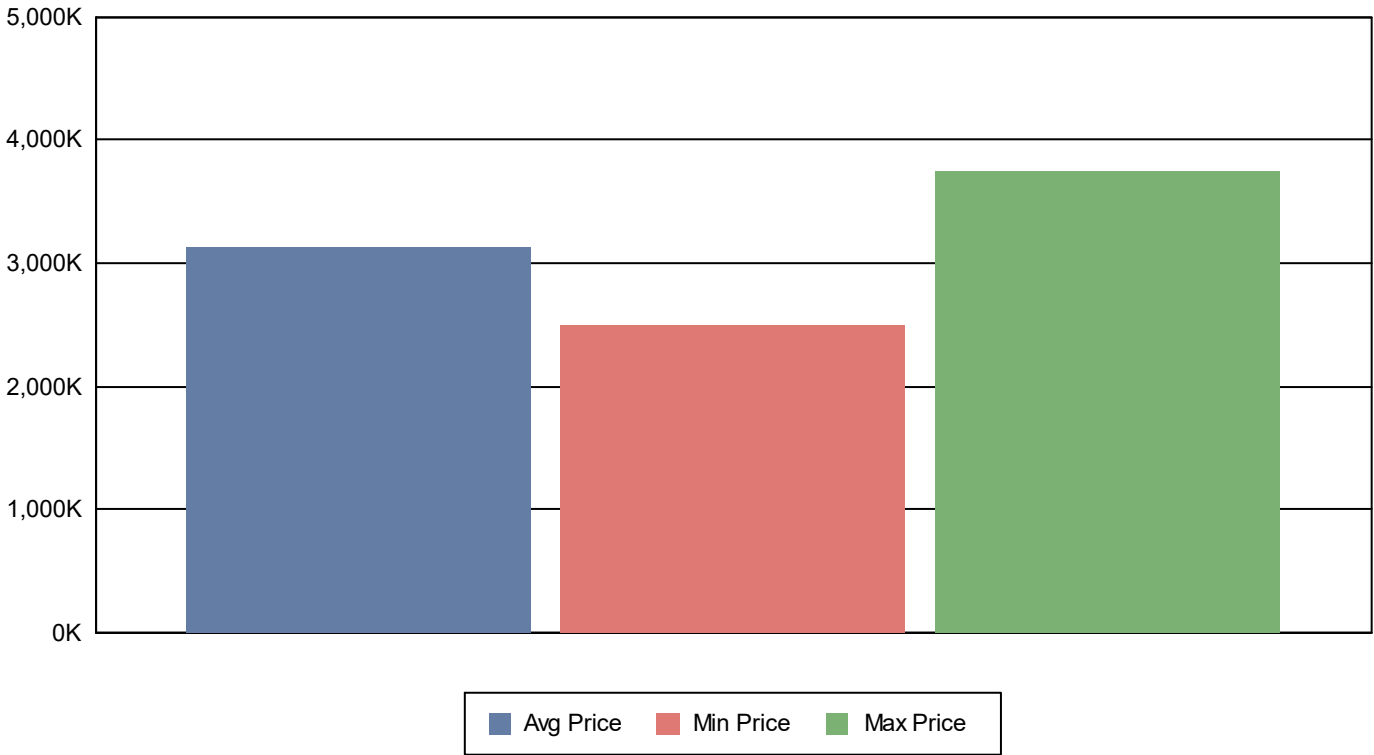
Monday, October 6, 2025

Closed Properties

# of Listings	3
Lowest Price	\$2,500,000
Highest Price	\$3,750,000
Average Price	\$3,132,667
Avg Price/SqFt	\$907.55
Avg DOM	48



Summary Graph/Analysis





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Monday, October 6, 2025

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed	\$2,500,000	\$3,750,000	\$3,132,667	\$907.55
Totals / Averages	\$2,500,000	\$3,750,000	\$3,132,667	\$907.55

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
1801 Alta Wood Dr	\$2,565,000	\$2,500,000	38	-%2.53	\$1,153.67
2487 Morslay Rd	\$2,798,000	\$3,148,000	29	%12.51	\$847.83
1561 Gaywood Dr	\$3,850,000	\$3,750,000	76	-%2.60	\$721.15
Total Averages	\$3,071,000	\$3,132,667	48	%2.46	\$907.55

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

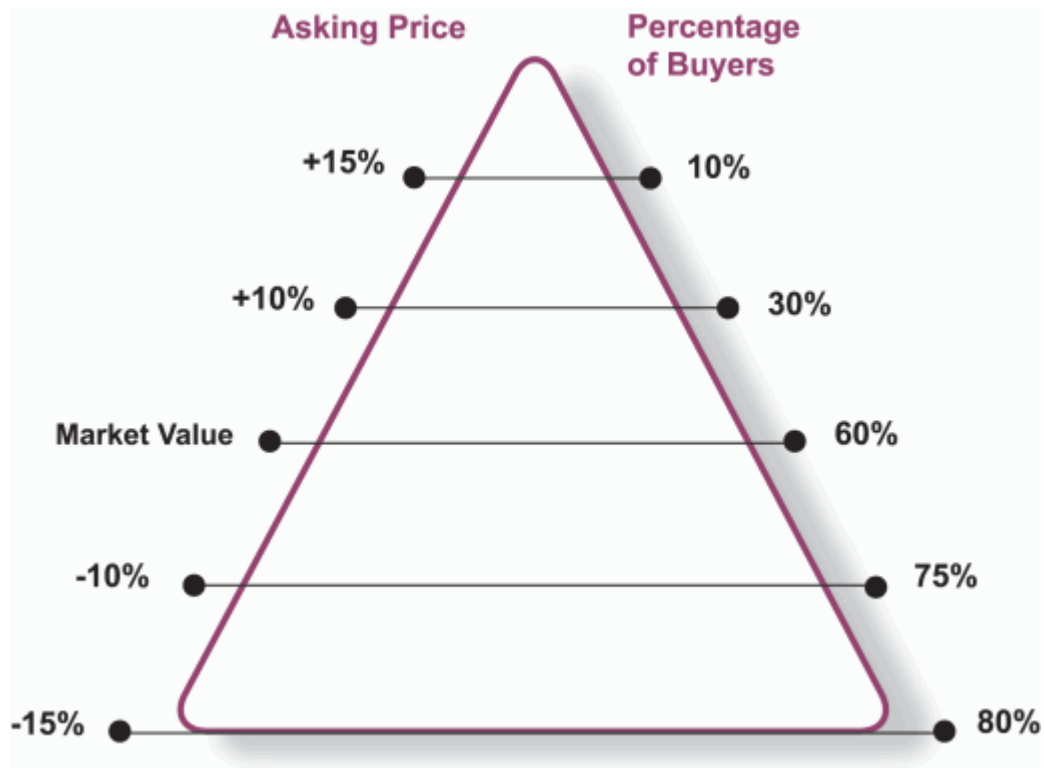
S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	1801 Alta Wood Dr	4	3	2,167	1952	\$2,565,000	\$2,500,000	09/20/2024	38
S	2487 Morslay Rd	4	3	3,713	1931	\$2,798,000	\$3,148,000	07/16/2024	29
S	1561 Gaywood Dr	5	5	5,200	1958	\$3,850,000	\$3,750,000	09/30/2024	76





The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



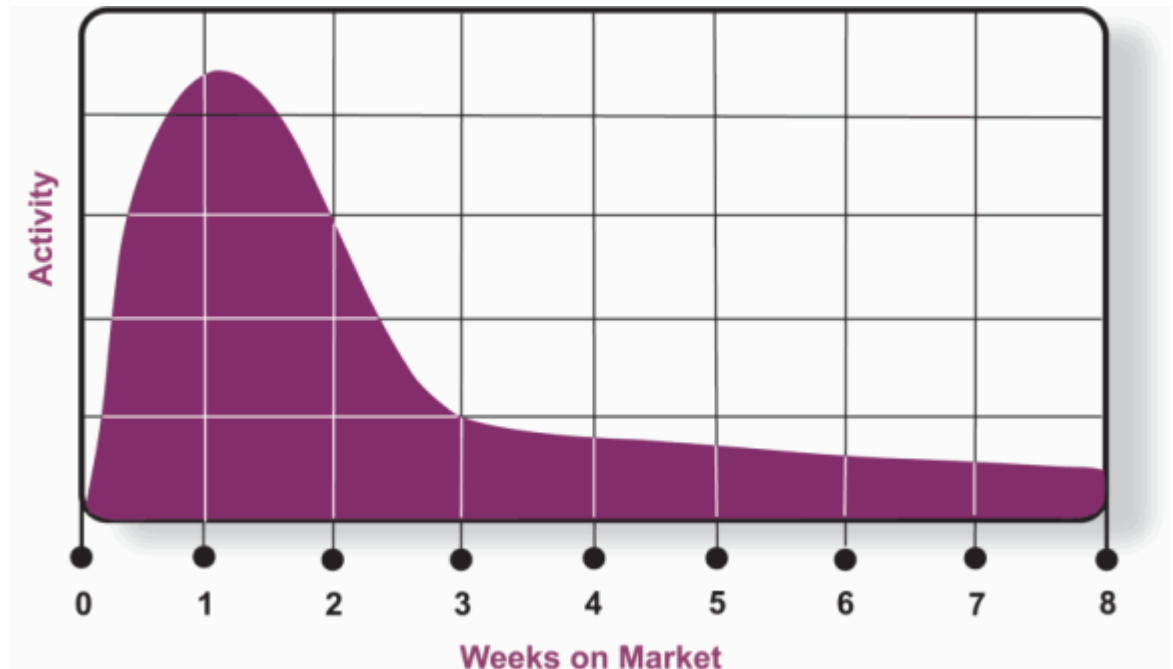
This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.





Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



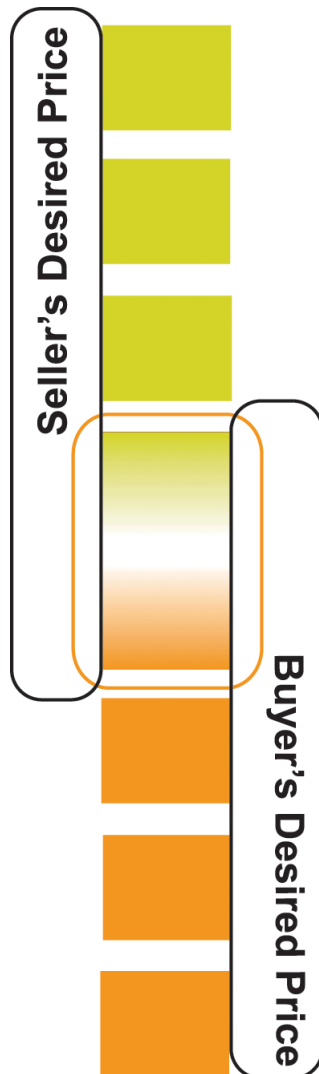
This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.





Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

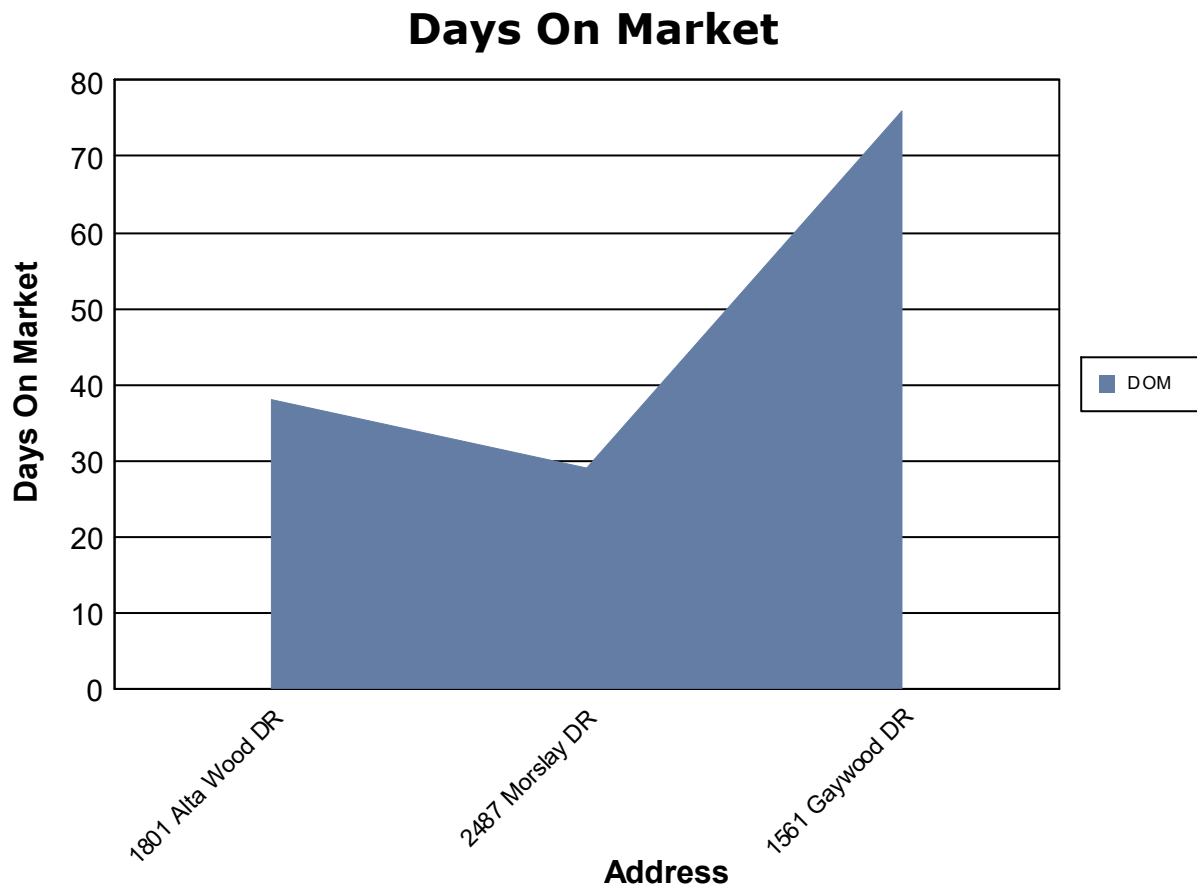
Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.





Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.





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Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

\$3,100,000 Based on the average view, cul-de-sac, and basing on assumption of basic upgrades.





What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before showing or previewing your property, all sales associates from our firm or a cooperating broker will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.





My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

Date

