



2004 MARKET DATA REPORT

Year End

January 1st - December 31st



Sales of Single Family Residences, Torrance

AREA	UNITS SOLD		2004 SQUARE FOOT RANGE		2004 PRICE RANGE		2004 AVG. PRICE	2003 AVG. PRICE	2004 AVG. \$/ASF	2003 AVG. \$/ASF	2004 MEDIAN PRICE	2003 MEDIAN PRICE
	2004	2003										
CENTRAL TORRANCE	79	94	856	3,848	\$330,000	\$879,000	\$662,320	\$532,613	\$343	\$288	\$651,000	\$499,500
WALTERIA	68	96	892	3,000	\$453,000	\$927,000	\$687,505	\$540,334	\$406	\$331	\$680,000	\$526,250
SOUTHEAST TORRANCE	46	46	1,075	3,310	\$440,000	\$990,000	\$693,680	\$535,250	\$360	\$292	\$645,000	\$540,000
HOLLYWOOD RIVIERA	115	131	1,051	6,000	\$507,000	\$3,400,000	\$1,021,263	\$775,149	\$488	\$401	\$950,000	\$738,000
SOUTH TORRANCE	89	112	834	3,340	\$510,000	\$1,175,000	\$679,120	\$605,478	\$397	\$343	\$660,000	\$574,250
SOUTHWOOD	78	85	1,120	3,049	\$489,000	\$940,000	\$656,529	\$526,302	\$445	\$357	\$650,000	\$520,000
WEST TORRANCE	104	137	1,098	3,671	\$460,000	\$1,125,000	\$679,245	\$570,297	\$401	\$329	\$660,000	\$540,000
NORTH TORR. WEST	140	164	754	2,945	\$345,000	\$832,500	\$498,593	\$393,251	\$366	\$306	\$490,000	\$395,500
SOUTHEAST TORR. (E)	80	99	754	4,780	\$395,000	\$1,125,000	\$628,633	\$513,635	\$347	\$271	\$612,500	\$505,000
OLD TORRANCE	87	85	628	2,968	\$265,000	\$800,000	\$525,646	\$412,210	\$390	\$318	\$531,000	\$404,100
NORTH TORR. EAST	91	86	801	2,714	\$55,300	\$730,000	\$512,815	\$411,722	\$353	\$276	\$509,000	\$409,950
TOTALS/AVERAGES	977	1135	897	3,602	\$399,936	\$1,174,864	\$658,668	\$528,749	\$391	\$319	\$639,864	\$513,868
							% CHANGE FROM AVG. 2003 PRICE	24.6%	% CHANGE FROM AVG. 2003	22.3%	% CHANGE MEDIAN \$	24.5%

Note: This representation is based in whole or in part on data supplied by the Multiple Listing Service. Neither the Board nor its MLS guarantee or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activities in the market.