



2009 MARKET DATA REPORT

January 1st - December 31st

Year End

Sales of Single Family Residences, Torrance

AREA	UNITS SOLD		2009 SQUARE FOOT RANGE		2009 PRICE RANGE		2009 AVG. PRICE	2008 AVG. PRICE	2009 AVG. \$/ASF	2008 AVG. \$/ASF	2009 MEDIAN PRICE	2008 MEDIAN PRICE
	2009	2008										
Walteria	39	56	1,010	2,866	\$415,000	\$1,000,000	\$688,555	\$705,471	\$402	\$443	\$660,500	\$722,500
Central Torrance	47	43	754	3,055	\$279,900	\$865,000	\$617,143	\$674,395	\$363	\$379	\$615,000	\$665,000
Southeast Torrance W	34	32	1,118	3,720	\$462,500	\$1,075,000	\$693,159	\$747,438	\$389	\$378	\$661,000	\$737,500
Hollywood Riviera	75	65	1,112	4,235	\$525,000	\$2,160,000	\$989,245	\$1,073,390	\$500	\$557	\$890,000	\$980,000
South Torrance	67	51	834	5,257	\$549,900	\$1,947,500	\$728,212	\$742,875	\$448	\$469	\$690,000	\$705,000
Southwood	42	37	1,120	3,976	\$520,000	\$890,000	\$659,344	\$665,168	\$447	\$477	\$643,500	\$655,000
West Torrance	77	59	1,098	3,348	\$417,000	\$1,299,000	\$693,835	\$729,096	\$437	\$451	\$646,000	\$661,000
North Torrance West	77	81	800	2,972	\$290,000	\$700,000	\$478,003	\$511,406	\$336	\$380	\$475,000	\$505,000
North Torrance East	72	49	837	2,606	\$261,900	\$660,000	\$482,221	\$526,692	\$342	\$364	\$478,000	\$539,000
Old Torrance	36	25	660	2,481	\$249,000	\$785,000	\$510,328	\$560,020	\$397	\$381	\$485,000	\$550,000
Southeast Torrance E	56	38	762	2,980	\$375,000	\$835,000	\$565,361	\$658,867	\$342	\$357	\$567,000	\$633,000
Totals / Averages	622	536	919	3,409	\$395,018	\$1,110,591	\$645,946	\$690,438	\$400	\$421	\$619,182	\$668,455
							% CHANGE FROM AVG. 2008 PRICE	-6.4%	% CHANGE FROM AVG. 2008	-5.0%	% CHANGE MEDIAN \$	-7.4%

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.