



2005 MARKET DATA REPORT

Year End

January 1st - December 31st

Sales of Single Family Residences, Torrance

AREA	UNITS SOLD		2005 SQUARE FOOT RANGE		2005 PRICE RANGE		2005 AVG. PRICE	2004 AVG. PRICE	2005 AVG. \$/ASF	2004 AVG. \$/ASF	2005 MEDIAN PRICE	2004 MEDIAN PRICE
	2005	2004										
CENTRAL TORRANCE	80	79	912	3,850	\$539,000	\$1,285,000	\$763,395	\$661,030	\$398	\$343	\$728,250	\$661,030
WALTERIA	67	68	850	3,250	\$575,000	\$1,200,000	\$817,366	\$680,169	\$438	\$401	\$784,000	\$679,000
SOUTHEAST TORRANCE	32	46	1,110	3,310	\$640,000	\$1,050,000	\$841,797	\$695,574	\$401	\$361	\$838,500	\$647,750
HOLLYWOOD RIVIERA	94	115	1,006	4,092	\$755,000	\$2,250,000	\$1,094,791	\$1,015,810	\$531	\$490	\$1,055,000	\$950,000
SOUTH TORRANCE	75	89	740	5,223	\$595,000	\$1,950,000	\$859,157	\$686,211	\$469	\$396	\$795,000	\$669,900
SOUTHWOOD	65	78	1,120	3,601	\$579,000	\$1,580,000	\$764,379	\$656,970	\$493	\$446	\$740,000	\$650,000
WEST TORRANCE	82	104	1,098	3,500	\$625,000	\$1,349,500	\$780,912	\$680,533	\$456	\$400	\$750,000	\$668,000
NORTH TORR. WEST	158	140	754	3,527	\$460,000	\$930,000	\$598,598	\$498,824	\$409	\$367	\$579,000	\$490,000
SOUTHEAST TORR. (E)	88	80	763	4,131	\$490,000	\$1,090,000	\$708,020	\$631,481	\$415	\$345	\$676,250	\$611,250
OLD TORRANCE	51	87	650	2,616	\$111,111	\$899,000	\$603,271	\$526,362	\$432	\$387	\$610,000	\$535,000
NORTH TORR. EAST	59	91	801	2,480	\$425,000	\$790,000	\$598,529	\$518,609	\$405	\$358	\$588,000	\$510,000
TOTALS / AVERAGES	851	977	891	3,598	\$526,737	\$1,306,682	\$766,383	\$659,234	\$441	\$390	\$740,364	\$642,903
							% CHANGE FROM AVG. 2004 PRICE	16.3%	% CHANGE FROM AVG. 2004	12.9%	% CHANGE MEDIAN \$	15.2%

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.