



2008 MARKET DATA REPORT YEAR END *January 1st - December 31st*

Sales of Single Family Residences, Torrance

AREA	UNITS SOLD		2008 SQUARE FOOT RANGE		2008 PRICE RANGE		2008 AVG. PRICE	2007 AVG. PRICE	2008 AVG. \$/ASF	2007 AVG. \$/ASF	2008 MEDIAN PRICE	2007 MEDIAN PRICE
	2008	2007										
Walteria	56	48	873	2,836	\$425,000	\$1,060,000	\$705,471	\$815,092	\$443	\$508	\$722,500	\$809,500
Central Torrance	43	61	856	3,230	\$500,000	\$920,000	\$674,395	\$755,738	\$379	\$448	\$665,000	\$735,000
Southeast Torrance W	32	31	1,118	3,844	\$510,000	\$1,100,000	\$747,438	\$822,213	\$378	\$441	\$737,500	\$830,000
Hollywood Riviera	65	90	1,012	3,865	\$575,000	\$2,425,000	\$1,073,390	\$1,143,959	\$557	\$607	\$980,000	\$1,127,000
South Torrance	51	82	784	4,167	\$535,000	\$1,950,000	\$742,875	\$812,508	\$469	\$542	\$705,000	\$767,500
Southwood	37	46	1,120	2,544	\$570,000	\$849,500	\$665,168	\$785,739	\$477	\$505	\$655,000	\$737,750
West Torrance	59	64	1,098	4,794	\$500,000	\$1,655,000	\$729,096	\$774,351	\$451	\$516	\$661,000	\$740,000
North Torrance West	81	91	844	2,452	\$370,000	\$770,000	\$511,406	\$608,025	\$380	\$434	\$505,000	\$599,000
North Torrance East	49	49	830	2,202	\$325,000	\$650,000	\$526,692	\$616,743	\$364	\$436	\$539,000	\$600,000
Old Torrance	25	33	840	3,725	\$249,000	\$1,100,000	\$560,020	\$613,891	\$381	\$483	\$550,000	\$614,000
Southeast Torrance E	38	53	907	3,587	\$300,000	\$1,150,000	\$658,867	\$694,149	\$357	\$450	\$633,000	\$675,000
Totals / Averages	536	648	935	3,386	\$441,727	\$1,239,045	\$690,438	\$767,492	\$421	\$488	\$668,455	\$748,614
							% CHANGE FROM AVG. 2007 PRICE	-10.0%	% CHANGE FROM AVG. 2007	-13.7%	% CHANGE MEDIAN \$	-10.7%

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.