



2004 MARKET DATA REPORT

Year End
January 1st - December 31st

Sales of Single Family Residences, Palos Verdes Peninsula

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										
LUNADA BAY / MARGATE	91	111	1,356	7,900	\$920,000	\$4,500,000	\$1,518,774	\$1,330,377	\$483	\$443	\$1,345,000	\$1,175,000
MONTE MALAGA	39	44	1,559	8,968	\$965,000	\$5,200,000	\$1,970,303	\$1,848,570	\$493	\$442	\$1,490,000	\$1,345,000
MALAGA COVE	27	37	1,721	8,408	\$1,100,000	\$6,150,000	\$2,133,574	\$1,818,597	\$627	\$525	\$1,767,500	\$1,600,000
VALMONTE	49	51	995	4,176	\$800,000	\$1,985,000	\$1,179,222	\$968,175	\$536	\$444	\$1,125,000	\$920,000
PV DRIVE NORTH	57	83	1,395	6,887	\$795,000	\$2,800,000	\$1,284,082	\$1,052,081	\$465	\$380	\$1,200,000	\$975,000
ROLLING HILLS	25	25	1,800	7,585	\$1,180,000	\$5,100,000	\$2,500,440	\$2,103,760	\$672	\$872	\$2,150,000	\$1,750,000
PV DRIVE EAST	82	65	1,232	7,034	\$665,000	\$2,450,000	\$1,140,450	\$993,962	\$409	\$365	\$1,065,000	\$890,000
MIRA CATALINA	29	22	1,746	4,632	\$825,000	\$1,890,000	\$1,197,562	\$974,276	\$444	\$349	\$1,141,000	\$845,000
PV DRIVE SOUTH	25	38	1,744	4,645	\$830,000	\$2,501,000	\$1,367,000	\$1,102,605	\$461	\$331	\$1,240,000	\$878,500
WEST PV ESTATES	23	18	1,864	7,731	\$550,000	\$3,910,000	\$1,824,348	\$1,277,413	\$441	\$395	\$1,260,000	\$881,000
COUNTRY CLUB	31	37	2,149	5,868	\$1,128,000	\$2,400,000	\$1,465,873	\$1,229,014	\$415	\$351	\$1,385,000	\$1,160,000
LA CRESTA	39	52	1,660	5,400	\$945,000	\$3,150,000	\$1,614,231	\$1,353,166	\$444	\$343	\$1,529,000	\$1,299,000
LOS VERDES	50	57	1,434	5,087	\$740,000	\$1,480,000	\$942,640	\$773,393	\$435	\$365	\$902,000	\$766,000
CREST	34	42	1,874	4,633	\$862,000	\$1,775,000	\$1,139,868	\$840,390	\$408	\$345	\$1,100,000	\$827,500
PENINSULA CENTER	31	30	1,767	2,794	\$790,000	\$1,150,000	\$976,548	\$842,992	\$447	\$386	\$960,000	\$845,000
SILVER SPUR	68	91	1,312	4,200	\$667,500	\$2,350,000	\$881,559	\$734,590	\$488	\$385	\$847,000	\$707,000
TOTALS / AVERAGES	700	803	1,601	5,997	\$860,156	\$3,049,438	\$1,446,030	\$1,202,710	\$479	\$420	\$1,281,656	\$1,054,000
							% CHANGE FROM AVG. 2003 PRICE	20.2%	% CHANGE FROM AVG. 2003 \$/ASF	14.1%	% CHANGE MEDIAN \$	21.6%

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.