



Palos Verdes Realty EXECS

2010 MARKET DATA REPORT

January 1st—December 31st

Sales of Single Family Residences, Torrance

AREA	UNITS SOLD		2010 SQ FT RANGE		2010 AVG SQ FT	2010 PRICE RANGE		2010 AVG PRICE	2009 AVG PRICE	2010 AVG \$/ASF	2009 AVG \$/ASF	AVG PRICE % CHG
Walteria	52	39	858	3,300	1,593	\$515,000	\$945,750	658,945	\$688,555	\$414	\$402	-4.3%
Central Torrance	58	47	964	4,021	1,903	\$325,000	\$1,020,000	642,859	\$617,143	\$338	\$363	4.2%
Southeast Torrance W	39	34	1108	3,095	1,975	\$430,000	\$959,000	700,210	\$693,159	\$355	\$389	1.0%
Hollywood Riviera	76	75	1110	4,134	1,986	\$579,000	\$2,675,000	983,664	\$989,245	\$495	\$500	-0.6%
South Torrance	75	67	834	3,808	1,621	\$450,000	\$1,369,000	691,215	\$728,212	\$426	\$448	-5.1%
Southwood	49	42	1140	2,629	1,464	\$521,000	\$885,000	672,620	\$659,344	\$459	\$447	2.0%
West Torrance	67	77	1098	2,679	1,611	\$499,900	\$970,000	682,440	\$693,835	\$424	\$437	-1.6%
North Torrance West	99	77	743	2,945	1,419	\$312,000	\$700,000	482,005	\$478,003	\$340	\$336	0.8%
North Torrance East	54	72	788	2,801	1,450	\$180,000	\$640,000	480,353	\$482,221	\$331	\$342	-0.4%
Old Torrance	34	36	724	2,439	1,403	\$236,000	\$736,000	490,656	\$510,328	\$350	\$397	-3.9%
Southeast Torrance E	37	56	839	3,238	1,953	\$435,000	\$907,000	612,332	\$565,361	\$314	\$342	8.3%
Totals / Averages	640	622	928	3,190	1,658	\$407,536	\$1,073,341	645,209	\$645,946	\$389	\$534	-0.1%

	% CHANGE FROM AVG. 2009	% CHANGE FROM AVG. 2009
% CHANGE FROM AVG. 2009 PRICE	-0.1%	\$/ASF
		-27.2%

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.