



2004 MARKET DATA REPORT

Year End
January 1st - December 31st

Sales of Single Family Residences, San Pedro

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										
SOUTH SHORES	22	33	1,313	3,024	\$580,000	\$955,000	\$765,364	\$613,548	\$384	\$333	\$765,000	\$625,000
PALISADES	42	58	861	3,941	\$395,000	\$1,150,000	\$602,283	\$511,776	\$404	\$339	\$568,750	\$485,000
POINT FERMIN	44	40	526	3,500	\$250,000	\$970,000	\$478,983	\$397,510	\$365	\$313	\$480,000	\$335,500
VISTA DEL ORO	121	135	432	2,850	\$205,000	\$1,015,000	\$553,900	\$428,144	\$376	\$303	\$545,000	\$400,000
PLAZA	27	26	708	7,590	\$316,000	\$675,000	\$406,826	\$304,344	\$274	\$222	\$391,000	\$299,500
MIRALESTE PINES	25	35	1,215	2,304	\$545,000	\$795,000	\$643,440	\$524,711	\$391	\$305	\$629,000	\$515,000
HOLY TRINITY	59	76	480	7,000	\$249,000	\$825,000	\$433,528	\$349,646	\$349	\$268	\$425,000	\$339,900
BARTON HILL	11	18	758	2,238	\$240,000	\$480,000	\$358,318	\$269,333	\$276	\$193	\$360,000	\$272,500
EASTVIEW RPV	64	90	741	3,480	\$500,000	\$1,096,000	\$725,855	\$585,720	\$412	\$343	\$715,000	\$595,000
SAN PEDRO NORTH	53	45	756	4,036	\$437,000	\$997,500	\$610,206	\$486,576	\$323	\$254	\$605,000	\$470,000
TOTALS / AVERAGES	468	556	779	3,996	\$371,700	\$895,850	\$557,870	\$447,131	\$355	\$287	\$548,375	\$433,740
							% CHANGE FROM AVG. 2003 PRICE	24.8%	% CHANGE FROM AVG. 2003 \$/ASF	23.7%	% CHANGE MEDIAN \$	26.4%

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.