



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

Sales of Single Family Residences, San Pedro

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												
South Shores	25	25	1,277	2,545	\$599,000	\$1,500,000	\$779,220	\$972,044	\$431	\$460	\$760,000	\$859,000		
Palisades	28	26	884	2,491	\$445,000	\$950,000	\$630,032	\$736,808	\$474	\$524	\$579,500	\$669,500		
Point Fermin	18	41	694	2,718	\$250,000	\$1,100,000	\$540,431	\$595,753	\$391	\$500	\$512,500	\$560,000		
Vista del Oro	56	72	652	2,600	\$280,000	\$765,000	\$530,627	\$658,315	\$366	\$442	\$540,000	\$649,900		
Plaza	10	11	636	1,853	\$185,000	\$438,000	\$330,400	\$479,227	\$261	\$430	\$327,000	\$485,000		
Miraleste Pines	8	8	1,619	3,074	\$600,000	\$930,000	\$703,269	\$749,500	\$335	\$390	\$675,000	\$724,000		
Holy Trinity	37	38	464	2,500	\$145,500	\$700,000	\$428,554	\$537,863	\$355	\$442	\$412,000	\$517,000		
Barton Hill	7	9	810	1,700	\$150,000	\$395,000	\$308,500	\$523,333	\$282	\$330	\$325,000	\$480,000		
San Pedro North	28	31	901	2,975	\$125,000	\$950,000	\$562,860	\$648,855	\$332	\$416	\$569,500	\$655,000		
Totals / Averages	217	261	882	2,495	\$308,833	\$858,667	\$534,877	\$655,744	\$359	\$437	\$522,278	\$622,156		
							% CHANGE FROM AVG. 2007 PRICE	-18.4%	% CHANGE FROM AVG. 2007 \$/ASF		-18.0%	% CHANGE MEDIAN \$		-16.1%

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.