



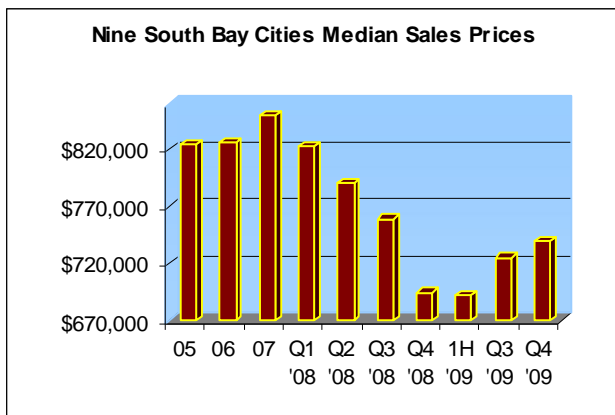
## January 2010 South Bay Real Estate Market Analysis

### Prepared by Ron Becker/RBIinnovations appraisals

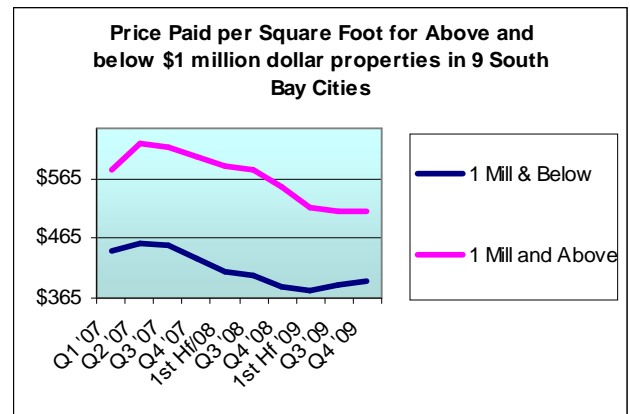
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**Including: Torrance, El Segundo, Manhattan Beach, Hermosa Beach, Redondo Beach, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills Estates and Rolling Hills.**

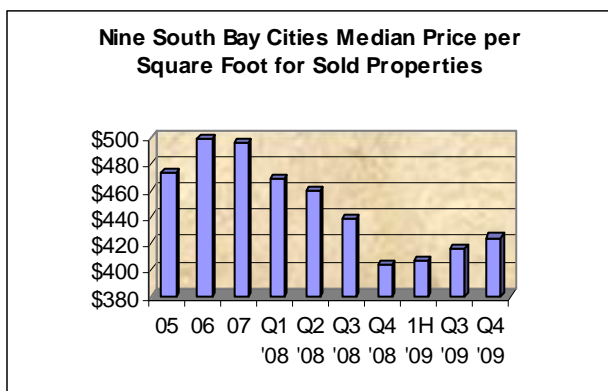
This report covers the south bay data as of the end of 2009. Median sales prices for the overall nine city area for 4th Quarter of 2009 continued the rebound from the bottom (below):



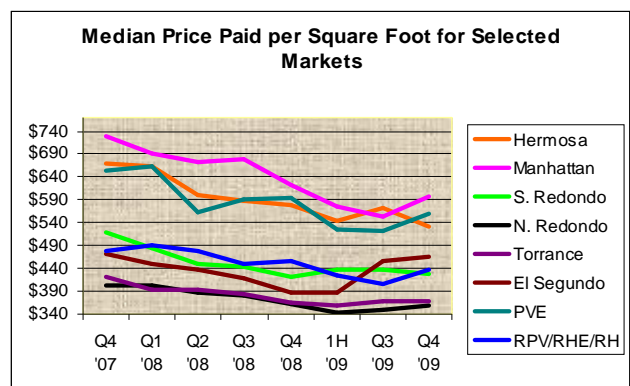
Next is a look at prices per square foot paid for condos and homes in the nine city area above and below the \$1 million mark. The lower end of the market appears to be rebounding a bit better than the million plus end (below):



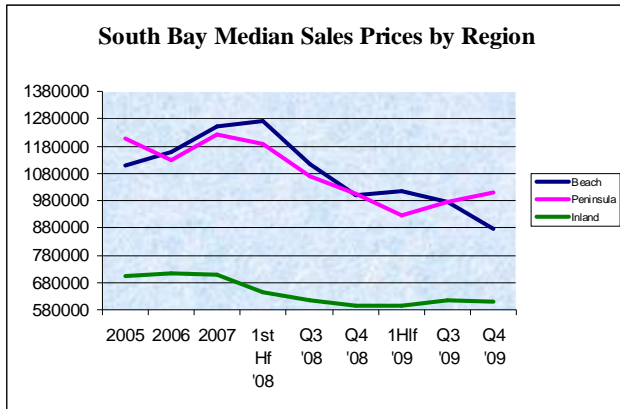
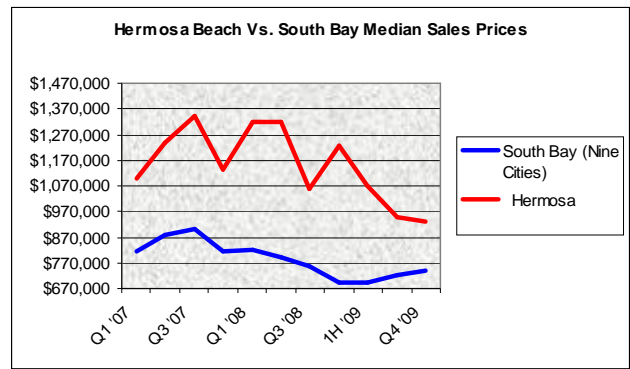
The Median price per square foot paid for sold properties also ticked up for Q4 2009 (below):



Below is the price paid per square foot for sold houses and condos in selected markets:

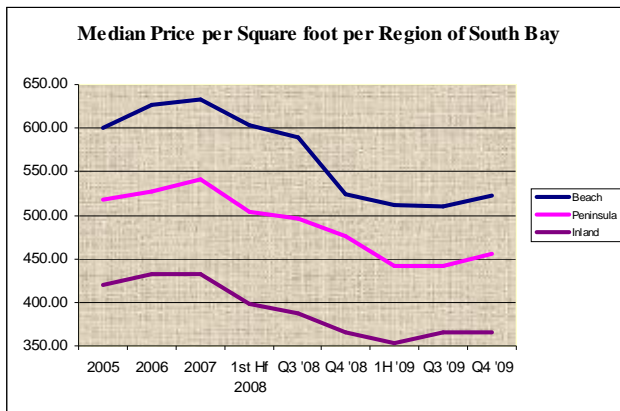
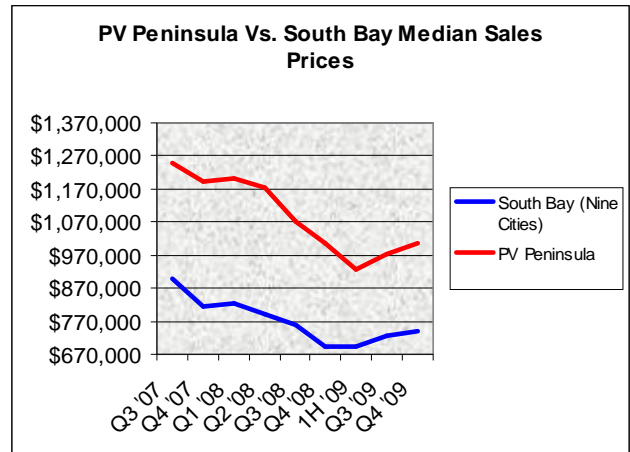


Next is a look at median sales prices for the beach cities (Manhattan, Hermosa and South Redondo), peninsula (RPV, PVE, RHE and RH), and inland cities (El Segundo, North Redondo and Torrance). The peninsula looks like it had a better bounce than the other two markets in Q4:



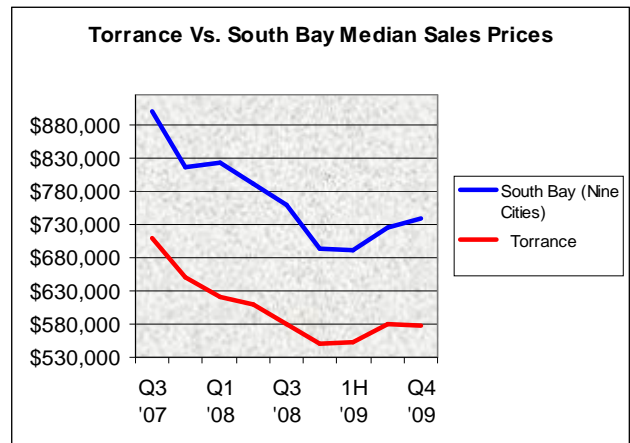
The median price rate of change for Palos Verdes Peninsula (Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes and Palos Verdes Estates) bounced back a little quicker than the overall south bay market for the fourth quarter 2009 (below):

Next is the median price per square foot for the same markets. For Q4, the inland areas price per square foot looks flat while the other two markets increased:

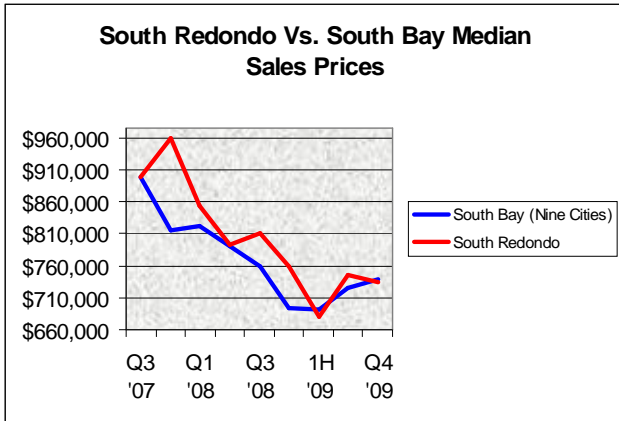


Torrance (next chart) was flat in Q4:

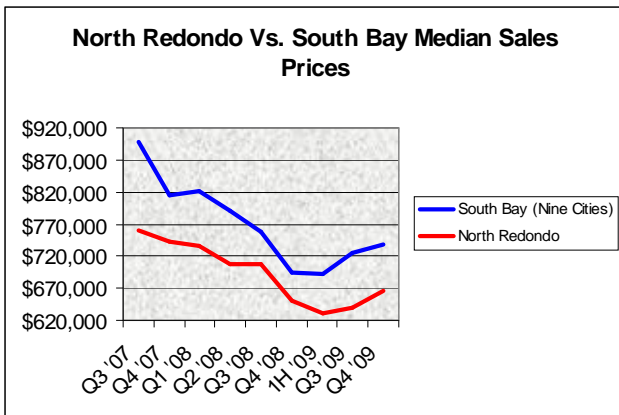
Next are individual markets as compared to the overall south bay in median sales prices. Hermosa came down a bit in median sales prices (next chart):



South Redondo pulled back a bit in Q4 (below):



North Redondo kept pace with the overall south bay market in the fourth quarter (below):



I hope you've enjoyed the study. Thank you for all your referrals. Please contact me at (310) 540-6829 or at [ron@southbayhomecenter.com](mailto:ron@southbayhomecenter.com) with any appraisals or questions. This study is intended to be used in assisting real estate professionals and homeowners throughout the south bay. It includes single family residences and condos only, and is based on the South Bay MLS research only. The data is deemed to be reliable, but not guaranteed.