



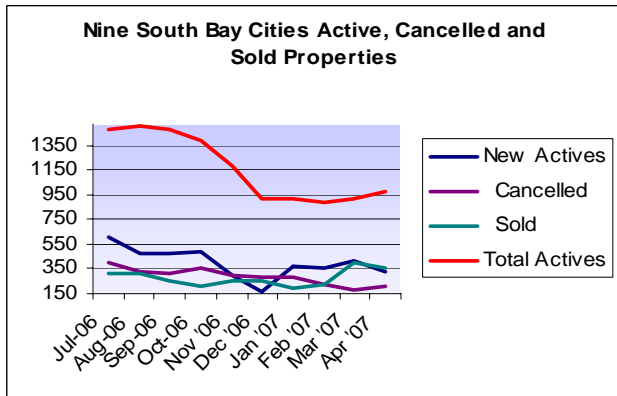
May 2007 South Bay Real Estate Market Analysis

Prepared by Ron Becker/RBIinnovations appraisals

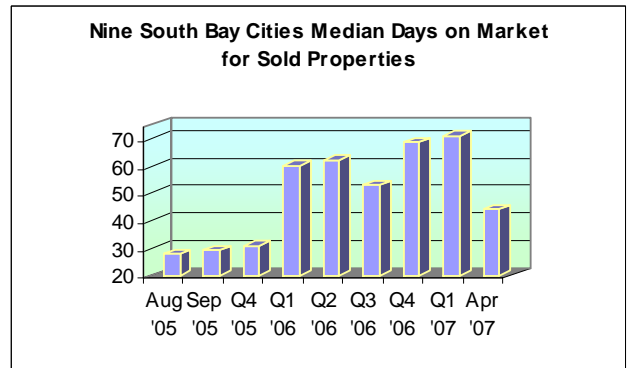
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Including: Torrance, El Segundo, Manhattan Beach, Hermosa Beach, Redondo Beach, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills Estates and Rolling Hills.

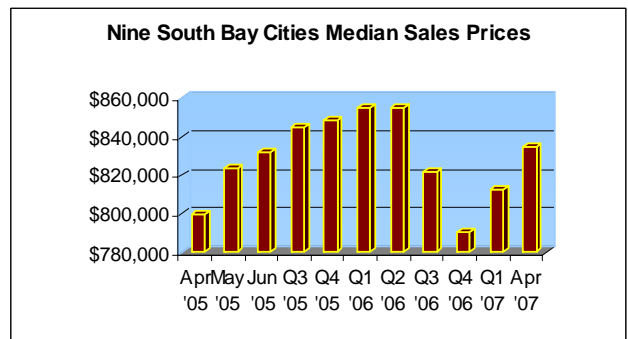
I was a bit surprised to see that the spring is starting to pick up for the South Bay real estate market. One factor may be the number of sales picking up without the corresponding increase of total active listings:



Above right is a look at the median days on market for sold properties. Quarter 1 of 2007 had a high reading of about 71 days, but dropped to about 44 days in April:

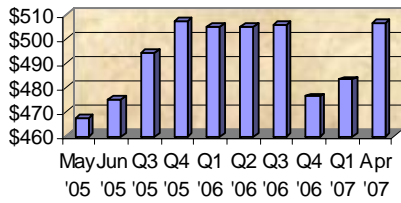


Median sales prices in the South Bay have also started rebounding from the last quarter of 2006:



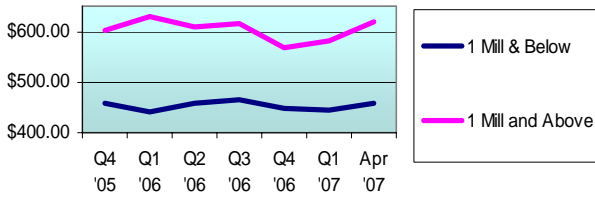
Prices paid per square foot (chart below) also increased since the Q4 2006 levels. April had a big jump, but it's only one month of data, which can be misleading compared to a full quarter of data:

Nine South Bay Cities Median Price per Square Foot for Sold Properties



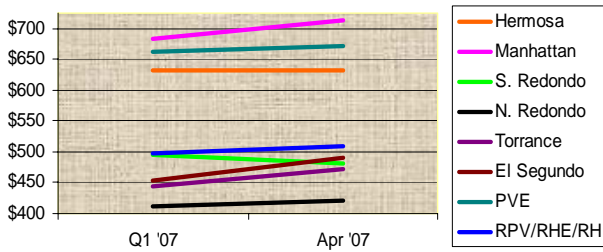
Below is a look at prices per square foot paid for condos and homes in the South Bay above and below the \$1 million mark. It looks like the price paid per square foot for higher priced homes have recently rebounded a bit more quickly than the sub-\$1 million homes:

Price Paid per Square Foot for Above and below \$1 million dollar properties in 9 South Bay Cities



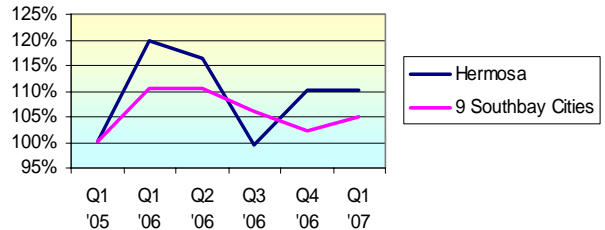
The next chart shows the relationship between different markets in prices paid per square foot for sales. I've included the Hollywood Riviera into Torrance (sometimes considered Redondo Beach). You can see how Manhattan, Hermosa and Palos Verdes Estates are far above of the rest of the South Bay:

Price Paid per Square Foot for Selected Markets



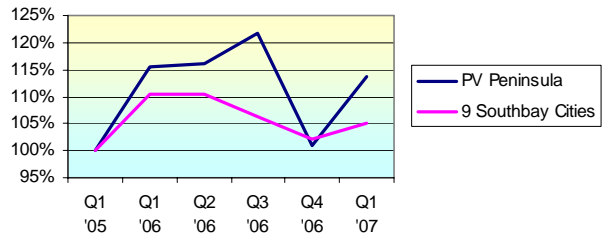
Below is a look at single markets compared to the overall 9 city south bay market since Q1 2005 on percentage price increases (median sales prices). Hermosa beach has fared better overall than the South Bay market:

Hermosa Beach Vs South Bay %Increases Since Q1 2005



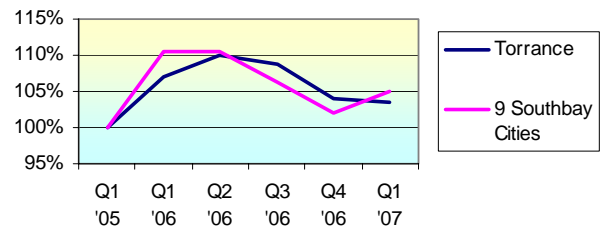
The Palos Verdes Peninsula (Rolling Hills, Rolling Hills Estates, Rancho Palos Verdes and Palos Verdes Estates) has also fared better than the overall south bay market:

PV Peninsula Vs South Bay Since Q1 2005

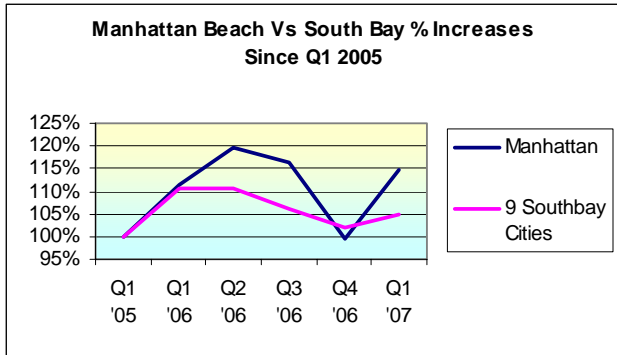


Torrance (next chart) has kept in line with the overall south bay market:

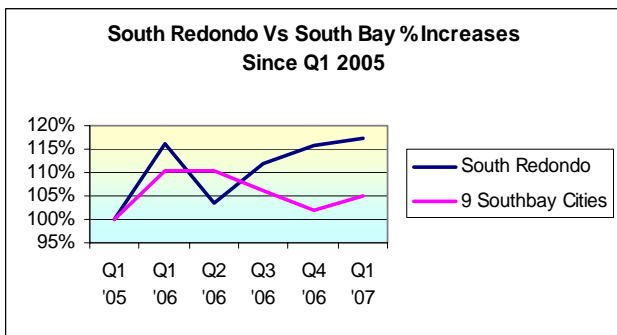
Torrance Vs South Bay % Increases Since Q1 2005



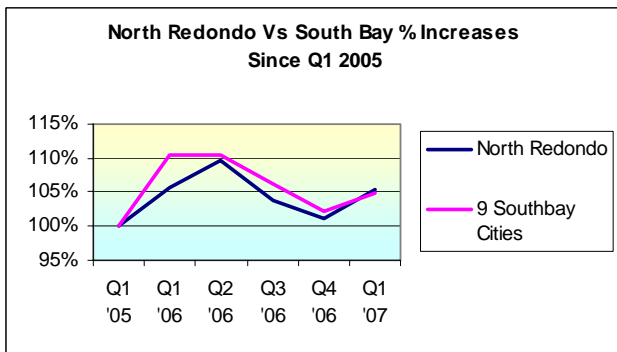
Manhattan Beach (below) has fared better than the overall south bay market:



South Redondo Beach has fared well over the past few quarters:



North Redondo, like Torrance, has fared pretty much in line with the overall South Bay market:



I hope you've enjoyed the study. Thank you for all your referrals. Please contact me at (310) 540-6829 or at ron@sbhc.info 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 my MLS research. The data is deemed to be reliable, but not guaranteed.