

# PALOS VERDES PENINSULA 2ND QUARTER 2009 SALES SURVEY

SINGLE FAMILY HOMES	HOMES SOLD BY QUARTER				HOMES SOLD Y-T-D PRICE RANGE				AVERAGE SALES PRICE		AVERAGE \$ PER SQ. FT.	
	1ST QTR		2ND QTR		2008 (in 000's)		2009 (in 000's)		2ND QTR		2ND QTR	
	2008	2009	2008	2009	Low	High	Low	High	2008	2009	2008	2009
LUNADA BAY/MARGATE (160)	3	4	16	10	\$1,065	\$3,200	\$902	\$4,150	\$1,815,000	\$1,853,000	\$633	\$664
MONTEMALAGA (162)	4	5	5	6	\$1,400	\$6,750	\$1,030	\$4,300	\$2,930,000	\$2,239,000	\$728	\$486
MALAGA COVE (163)	1	4	4	2	\$1,635	\$5,150	\$1,280	\$2,125	\$3,554,000	\$2,038,000	\$853	\$653
VALMONTE (164)	5	5	10	6	\$925	\$2,100	\$820	\$2,100	\$1,269,000	\$1,321,000	\$599	\$567
PV DR. NORTH (165)	9	3	13	8	\$600	\$2,788	\$865	\$1,670	\$1,510,000	\$1,187,000	\$606	\$450
ROLLING HILLS (166)	2	0	5	5	\$1,600	\$5,500	\$1,610	\$4,125	\$2,557,000	\$2,510,000	\$670	\$656
PV DR. EAST (167)	7	4	11	12	\$675	\$2,865	\$775	\$1,750	\$1,354,000	\$1,088,000	\$464	\$425
MIRA CATALINA (168)	3	3	1	3	\$1,040	\$1,555	\$835	\$1,975	\$1,100,000	\$940,000	\$515	\$464
PV DR. SOUTH (169)	7	3	5	4	\$1,000	\$4,450	\$790	\$1,725	\$2,280,000	\$1,157,000	\$588	\$426
WEST PV EST. (170)	0	1	5	7	\$1,120	\$7,500	\$800	\$5,750	\$3,859,000	\$1,825,000	\$782	\$557
COUNTRY CLUB (171)	7	6	3	1	\$1,259	\$2,280	\$950	\$2,155	\$1,586,000	\$2,155,000	\$480	\$479
LA CRESTA (172)	2	2	10	8	\$1,250	\$3,400	\$925	\$2,000	\$2,039,000	\$1,378,000	\$517	\$441
LOS VERDES (173)	5	3	6	9	\$930	\$1,260	\$713	\$1,275	\$1,030,000	\$937,000	\$490	\$488
CREST (174)	3	2	5	5	\$900	\$1,299	\$850	\$1,255	\$1,066,000	\$1,052,000	\$501	\$424
PENINSULA CENTER (175)	2	2	3	6	\$1,005	\$1,530	\$780	\$1,160	\$1,135,000	\$927,000	\$566	\$462
SILVER SPUR (176)	6	7	7	8	\$760	\$1,775	\$726	\$1,100	\$940,000	\$827,000	\$562	\$524
<b>TOTALS-AVERAGES</b>	66	54	109	100	\$760	\$5,000	\$713	\$5,750	\$1,804,000	\$1,379,000	\$590	\$507
<b>% Change By QTR '08 vs '09</b>	-18.18%		-8.26%						-23.56%		-14.07%	
<b># Sold 1st Half</b>	1st Half 08		1st Half 09									
	175		154									
<b>% Change '08 vs '09 1st Half</b>	-12.0%											
<b>Median Sales Price</b>									\$1,353,000	\$1,134,000	\$547	\$481
<b>% Change '08 vs '09 1st Half</b>									-16.2%		-12.1%	
<b>TOWNHOMES/CONDO (160-176)</b>	1ST QTR		2ND QTR		2008 (in 000's)		2009 (in 000's)		2ND QTR		2ND QTR	
	2008	2009	2008	2009	Low	High	Low	High	2008	2009	2008	2009
<b>AREAS 160-176</b>	12	16	21	24	\$225	\$1,050	\$240	\$1,025	\$537,000	\$525,000	\$415	\$363
<b>% Change '08 vs '09 1st Half</b>	33.33%		14.29%						-2.23%		-12.53%	
<b># Sold 1st Half</b>	1st Half 08		1st Half 09									
	33		40									
<b>% Change '08 vs '09 1st Half</b>	21.2%											
<b>EASTVIEW (177)</b>												
<b>Single Family (177)</b>	1ST QTR		2ND QTR		2008 (in 000's)		2009 (in 000's)		2ND QTR		2ND QTR	
	2008	2009	2008	2009	Low	High	Low	High	2008	2009	2008	2009
	5	5	10	8	\$570	\$1,025	\$590	\$750	\$779,000	\$712,000	\$408	\$373
<b>% Change By QTR '08 vs '09</b>	Even		-20.00%						-8.60%		-8.58%	
<b># Sold 1st Half</b>	1st Half 08		1st Half 09									
	15		13									
<b>% Change '08 vs '09 1st Half</b>	-13.3%											
<b>Townhomes/Condos (177)</b>	1ST QTR		2ND QTR		2008 (in 000's)		2009 (in 000's)		2ND QTR		2ND QTR	
	2008	2009	2008	2009	Low	High	Low	High	2008	2009	2008	2009
	2	4	3	2	\$465	\$500	\$240	\$541	\$384,000	\$297,000	\$284	\$236
<b>% Change By QTR '08 vs '09</b>	100.00%		-33.33%						-22.66%		-16.90%	
<b># Sold 1st Half</b>	1st Half 08		1st Half 09									
	5		6									
<b>% Change '08 vs '09 1st Half</b>	20.0%											