



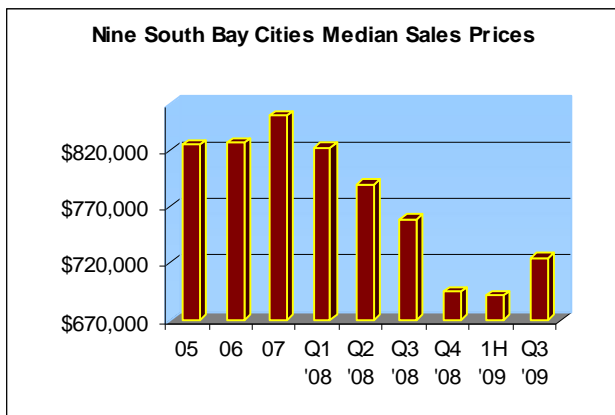
October 2009 South Bay Real Estate Market Analysis

Prepared by Ron Becker/**RBI**nnovations appraisals

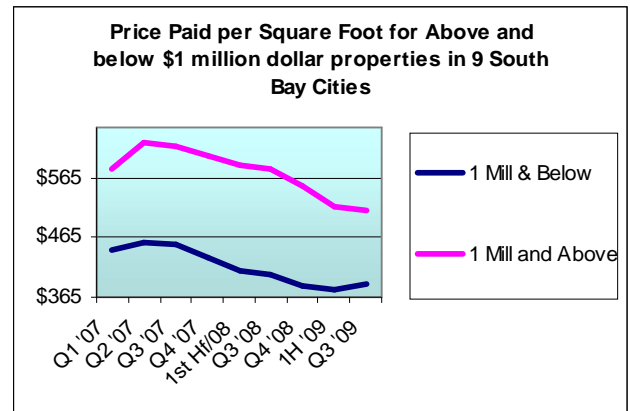
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Including: Torrance, El Segundo, Manhattan Beach, Hermosa Beach, Redondo Beach, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills Estates and Rolling Hills.

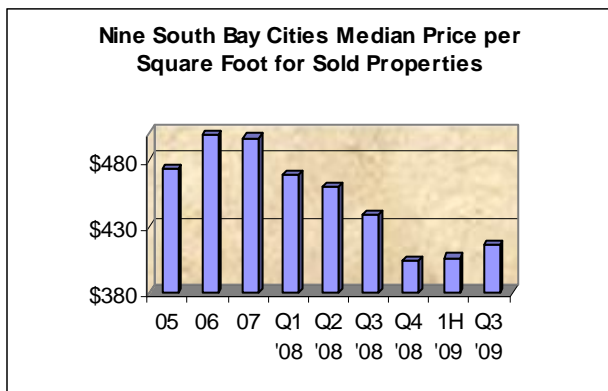
This report covers the south bay data as of the third quarter of 2009. Median sales prices for the overall nine city area for 3rd Quarter of 2009 rebounded (below):



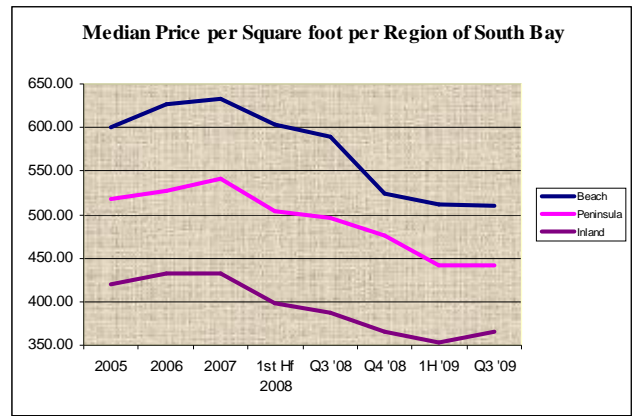
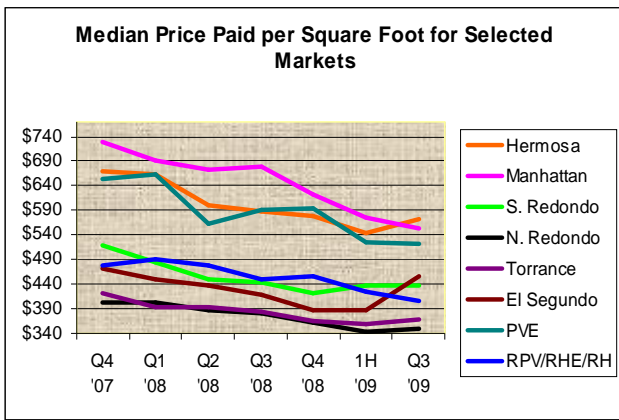
Next is a look at prices per square foot paid for condos and homes in the nine city area above and below the \$1 million mark. The lower end of the market has bounced back more than the more expensive homes (below):



The Median price per square foot paid for sold properties also ticked up for Q3 2009 (below):

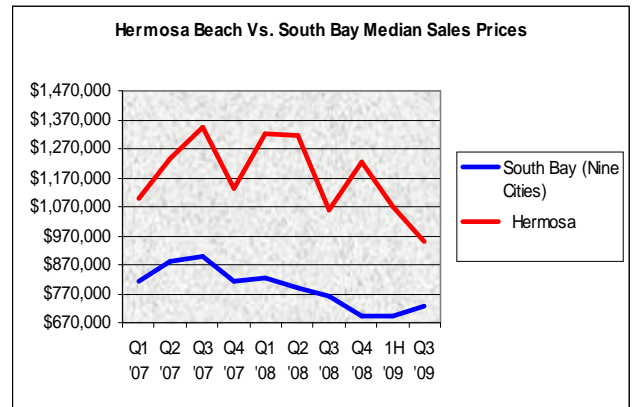
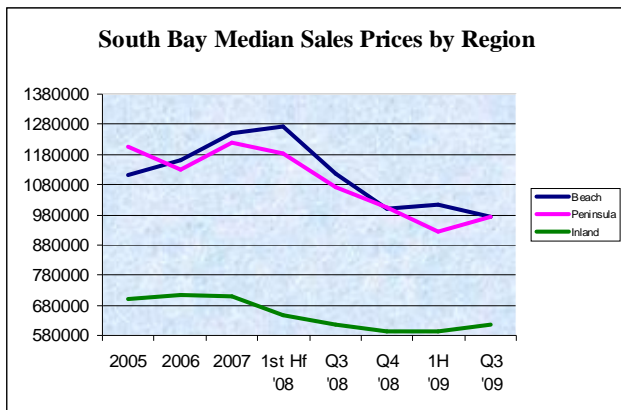


Next page is the price paid per square foot for sold houses and condos in selected markets:



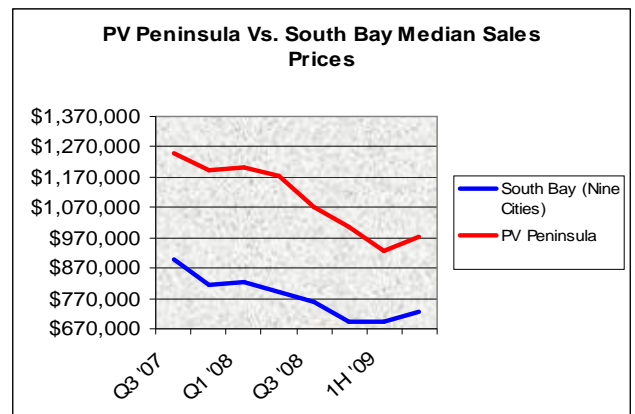
Next is a look at median sales prices for the beach cities (Manhattan, Hermosa and South Redondo), peninsula (RPV, PVE, RHE and RH), and inland cities (El Segundo, North Redondo and Torrance). The inland cities and peninsula did better in Q3 than the beach market:

Below are individual markets as compared to the overall south bay. Hermosa has been on a general lowering trend:



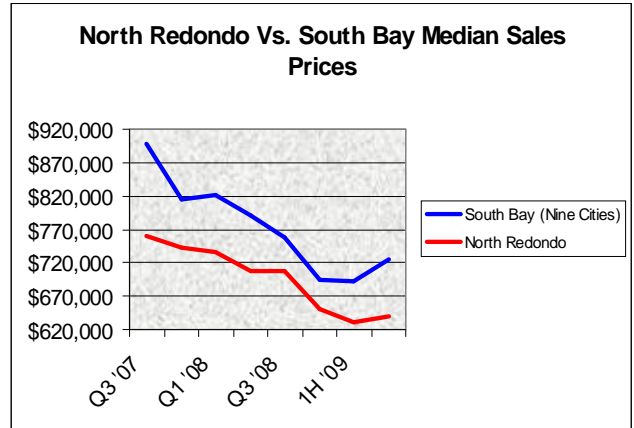
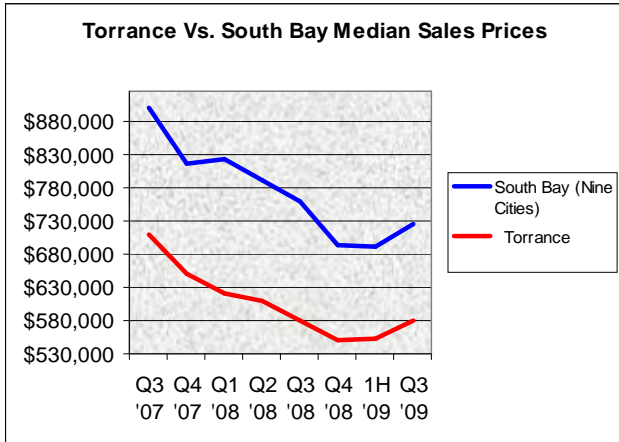
Next is the median price per square foot for the same markets. The less expensive inland markets picked up more than the beach and peninsula markets:

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 third quarter 2009 (below):



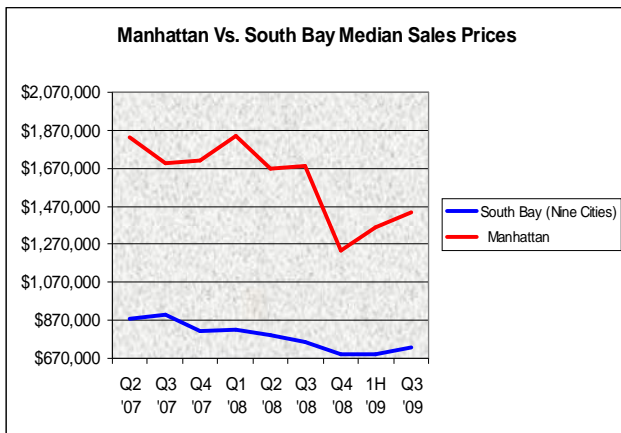
Torrance (next chart) fared similarly to the overall south bay market:

North Redondo didn't keep pace with the overall south bay market in the third quarter (below):



Manhattan did well in the third quarter 2009 (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 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.



South Redondo bounced back similarly to the overall south bay market:

