



**KIM HALL**  
REALTOR®

# 2016 MARKET DATA REPORT

## JANUARY 1ST - DECEMBER 31ST 4TH QUARTER YTD

*Your Real Estate Resource*

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### SALES OF SINGLE FAMILY RESIDENCES, TORRANCE

AREA	UNITS SOLD		2016 SQ FT RANGE		2016 AVG SQ FT	2016 PRICE RANGE		2016 AVG PRICE	2015 AVG PRICE	2016 AVG \$/ASF	2015 AVG \$/ASF	AVG \$/SF %CHG
	2016	2015										
Walteria	47	52	873	3800	1767	\$515,000	\$1,549,000	\$820,317	\$826,914	\$491	\$461	6.5%
Central Torrance	61	64	625	3682	1846	\$460,000	\$1,155,000	\$776,108	\$753,626	\$456	\$412	10.7%
Southeast Torrance W	35	34	1106	3310	2091	\$575,000	\$1,250,000	\$883,077	\$839,865	\$444	\$451	-1.4%
Hollywood Riviera	102	96	1008	3950	1973	\$670,000	\$5,300,000	\$1,299,116	\$1,279,755	\$674	\$632	6.7%
South Torrance	96	83	796	5182	1865	\$663,900	\$2,299,000	\$917,640	\$848,970	\$538	\$524	2.7%
Southwood	56	50	1120	3356	1694	\$645,000	\$1,360,000	\$859,541	\$787,288	\$536	\$530	1.0%
West Torrance	74	73	1098	3955	1750	\$660,000	\$1,479,000	\$883,374	\$832,089	\$532	\$514	3.4%
North Torrance West	133	144	727	3974	1407	\$340,000	\$990,000	\$628,069	\$604,470	\$467	\$427	9.4%
North Torrance East	85	85	850	2707	1437	\$423,000	\$850,000	\$617,232	\$569,089	\$445	\$405	10.0%
Old Torrance	36	42	748	2664	1379	\$400,000	\$800,000	\$624,624	\$655,126	\$494	\$444	11.3%
Southeast Torrance E	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	

Totals / Ranges / Averages	801	794	625	5,182	1717	\$340,000	\$5,300,000	\$830,837	\$785,522	\$507	\$475	
% CHANGE 2015 vs 2016	0.9%							5.8%		6.6%		

Median Sales Price								\$775,000	\$728,500	\$486	\$457	
% CHANGE 2015 vs 2016								6.4%		6.4%		

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.