



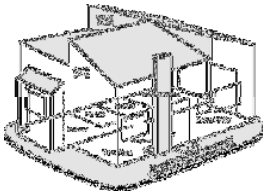
Original 1973 Entrance Sign

www.NewportTerrace.com

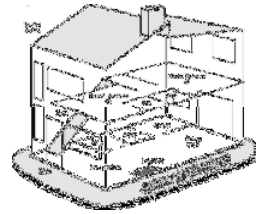
2009 Market Report

As Of December 5, 2009

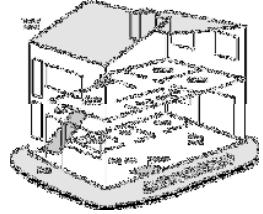
Source: Orange County Multiple Listing Service, County Recorder
 Information Believed To Be Accurate - But Not Guaranteed.
 Activity by Members of The Multiple Listing Service.



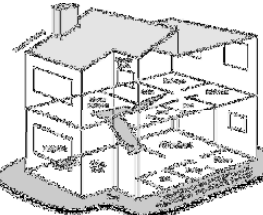
Model A



Model B2



Model B3



Model C

Newport Terrace
 Specialist Since 1977

**1977-2008
 30 Plus Successful Years**

John Marshall, Specialist Since 1977
 Newport Terrace Townhomes
 Newport Terrace Specialist Since 1977

For Sale Now

Model	Bed/Bath	Original Price	Reduced	Days on Market
A	2br-2.0ba-1sty	\$299,000	\$299,000	366 Days
B3 mod	3br-2.5ba-2sty	\$320,000	\$320,000	268 Days
B3 mod	3br-2.5ba-2sty ?	\$385,000	\$359,000	71 Days
A	2br-2.0ba-1sty	\$375,000	\$375,000	27 Days Hold
C	3br-2.5ba-2sty	\$499,000	\$375,000	85 Days Hold

Pending / Back-Up Offers / In Escrow

Model	Bed/Bath	Original Price	Reduced	Days on Market
B2	2br-2.5ba-2sty	\$375,000	\$365,500	277 Days
B3 mod ?	3br-2.5ba-2sty	\$324,900	\$324,900	90 Days
C	3br-2.5ba-2sty	\$379,000	\$379,000	36 Days
C View	3br-2.5ba-2sty	\$379,000	\$379,000	36 Days
C	3br-2.5ba-2sty	\$425,000	\$410,000	88 Days
C	3br-2.5ba-2sty	\$419,000	\$369,900	76 Days

Sold - Closed Escrow

Model	Bed/Bath	Original	Reduced	Sold	Days	Month
B2	2br-2.5ba-2sty	\$339,500	\$339,500	\$328,000	21	Oct 2009
C	3br-2.5ba-2sty	\$313,500	\$313,500	\$317,000	29	Apr 2009
C	3br-2.5ba-2sty	\$313,500	\$313,500	\$317,000	29	Sep 2009

(Expired, Cancelled, Withdrawn)

2007= 11 Properties, 2008 = 6 Properties, 2009 = 3 Properties

(Note: Some Properties Could Have Been Re-Listed)
 (Some Could Have Expired More Than Once)

HUGE CHALLENGES TO MARKETING NEWPORT TERRACE PROPERTIES

Newport Terrace
\$385 Monthly Dues

Newport Crest \$350 Monthly
 Much Larger, Higher Prices,
 Some With Ocean Views

Pending Special Assessment
 Amount Not Known At This Time



High Tech Real Estate Marketing
www.johnOmarshall.com
www.NewportTerrace.com
www.YourBeachHome.com

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No Connection To Homeowners Association

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