

TELES



Micro Market Report

Single Family Homes

PROPERTIES

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MICRO MARKET UPDATES - FEBRUARY 2009

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WHAT IS A MICRO MARKET?

As the economy and real estate markets continue to change, the nuances between different areas and different neighborhoods are becoming **increasingly magnified**.

One neighborhood may show a **sales increase**, while another neighborhood just blocks away may be experiencing a dramatic drop in sales from the previous year.

While the **media publishes its statistics based on** national, state, and county trends, this distorts the public's perception of what could actually be happening in their own neighborhood. We at Teles Properties have observed that **our local micro markets are often behaving quite differently**.

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WHY SHOULD YOU CARE?

Our observations reveal that:

Neighboring markets may be performing very differently from each other and national averages.

In a tough lending environment, knowing specific market trends in the neighborhood you are considering is crucial for a successful transaction.

What is actually happening in your market is often different from what you might think or feel.

Don't mistake feelings for facts.

Whether you are considering a purchase or sale in the high end of the market or the entry level of the market, having **all of the facts** will help you make an informed decision.

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BEL AIR - HOLMBY HILLS

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$13,700,000
Average Selling Price:	\$2,740,000
Average List Price:	\$2,918,790
Average Sales Price / Average List Price:	93.90%
Median Price:	\$2,300,000
Average Days on Market:	106
Number of Listings Sold:	5

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	2

Total Sold Dollar Volume:	\$15,548,000
Average Selling Price:	\$2,591,333
Average List Price:	\$2,827,593
Average Sales Price / Average List Price:	91.60%
Median Price:	\$1,530,000
Average Days on Market:	58
Number of Listings Sold:	6

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	2
Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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BEVERLY CENTER - MIRACLE MILE

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$6,615,000
Average Selling Price:	\$945,000
Average List Price:	\$978,842
Average Sales Price / Average List Price:	96.50%
Median Price:	\$730,000
Average Days on Market:	86
Number of Listings Sold:	7

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	2

Total Sold Dollar Volume:	\$13,608,500
Average Selling Price:	\$972,035
Average List Price:	\$996,000
Average Sales Price / Average List Price:	97.60%
Median Price:	\$917,500
Average Days on Market:	43
Number of Listings Sold:	14

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	2
61 - 90 Days:	3
91 - 120 Days:	2
Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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BEVERLY HILLS

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$15,600,000
Average Selling Price:	\$3,900,000
Average List Price:	\$4,686,000
Average Sales Price / Average List Price:	83.20%
Median Price:	\$3,200,000
Average Days on Market:	141
Number of Listings Sold:	4

DOM Number of Units

1 - 30 Days:	0
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	3

Total Sold Dollar Volume:	\$37,446,725
Average Selling Price:	\$4,160,747
Average List Price:	\$4,287,000
Average Sales Price / Average List Price:	97.10%
Median Price:	\$3,750,000
Average Days on Market:	81
Number of Listings Sold:	9

DOM Number of Units

1 - 30 Days:	5
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	2

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BEVERLY HILLS P.O.

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$2,230,000
Average Selling Price:	\$1,115,000
Average List Price:	\$1,159,000
Average Sales Price / Average List Price:	96.20%
Median Price:	\$1,115,000
Average Days on Market:	128
Number of Listings Sold:	2

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$5,395,000
Average Selling Price:	\$2,697,500
Average List Price:	\$2,822,500
Average Sales Price / Average List Price:	95.60%
Median Price:	\$2,697,500
Average Days on Market:	63
Number of Listings Sold:	2

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	0

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BEVERLYWOOD

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$8,207,500
Average Selling Price:	\$911,944
Average List Price:	\$969,122
Average Sales Price / Average List Price:	94.10%
Median Price:	\$805,000
Average Days on Market:	69
Number of Listings Sold:	9

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	3
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	3

Total Sold Dollar Volume:	\$5,509,000
Average Selling Price:	\$787,000
Average List Price:	\$805,570
Average Sales Price / Average List Price:	97.70%
Median Price:	\$715,000
Average Days on Market:	96
Number of Listings Sold:	7

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	3

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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BRENTWOOD

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$24,402,500
Average Selling Price:	\$3,050,312
Average List Price:	\$3,274,875
Average Sales Price / Average List Price:	93.10%
Median Price:	\$3,550,000
Average Days on Market:	62
Number of Listings Sold:	8

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	1
61 - 90 Days:	2
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$36,014,000
Average Selling Price:	\$4,001,555
Average List Price:	\$4,279,766
Average Sales Price / Average List Price:	93.50%
Median Price:	\$1,720,000
Average Days on Market:	47
Number of Listings Sold:	9

DOM Number of Units	
1 - 30 Days:	4
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	2
Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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CHEVIOT HILLS - RANCHO PARK

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$9,020,000
Average Selling Price:	\$1,804,000
Average List Price:	\$1,925,400
Average Sales Price / Average List Price:	93.70%
Median Price:	\$1,330,000
Average Days on Market:	75
Number of Listings Sold:	5

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	2

Total Sold Dollar Volume:	\$3,735,000
Average Selling Price:	\$1,245,000
Average List Price:	\$1,275,666
Average Sales Price / Average List Price:	97.60%
Median Price:	\$1,200,000
Average Days on Market:	129
Number of Listings Sold:	3

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	2

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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CULVER CITY

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$2,161,000	Total Sold Dollar Volume:	\$2,115,000
Average Selling Price:	\$720,333	Average Selling Price:	\$705,000
Average List Price:	\$737,966	Average List Price:	\$725,666
Average Sales Price / Average List Price:	97.60%	Average Sales Price / Average List Price:	97.20%
Median Price:	\$819,000	Median Price:	\$725,000
Average Days on Market:	30	Average Days on Market:	29
Number of Listings Sold:	3	Number of Listings Sold:	3
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	2	1 - 30 Days:	2
31 - 60 Days:	0	31 - 60 Days:	1
61 - 90 Days:	1	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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HANCOCK PARK - WILSHIRE

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$3,912,500
Average Selling Price:	\$652,083
Average List Price:	\$711,650
Average Sales Price / Average List Price:	91.60%
Median Price:	\$594,750
Average Days on Market:	40
Number of Listings Sold:	6

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	0
Over 120 Days:	0

Total Sold Dollar Volume:	\$21,686,000
Average Selling Price:	\$1,971,454
Average List Price:	\$2,061,181
Average Sales Price / Average List Price:	95.60%
Median Price:	\$1,641,000
Average Days on Market:	133
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	6

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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HOLLYWOOD

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$345,000
Average Selling Price:	\$345,000
Average List Price:	\$349,000
Average Sales Price / Average List Price:	98.90%
Median Price:	\$345,000
Average Days on Market:	11
Number of Listings Sold:	1

DOM Number of Units

1 - 30 Days:	1
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	0

Total Sold Dollar Volume:	\$664,785
Average Selling Price:	\$664,785
Average List Price:	\$669,000
Average Sales Price / Average List Price:	99.40%
Median Price:	\$664,785
Average Days on Market:	223
Number of Listings Sold:	1

DOM Number of Units

1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	1

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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HOLLYWOOD HILLS EAST

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$4,161,500	Total Sold Dollar Volume:	\$4,115,000
Average Selling Price:	\$832,300	Average Selling Price:	\$1,028,750
Average List Price:	\$884,380	Average List Price:	\$1,115,500
Average Sales Price / Average List Price:	94.10%	Average Sales Price / Average List Price:	92.20%
Median Price:	\$790,000	Median Price:	\$852,500
Average Days on Market:	81	Average Days on Market:	122
Number of Listings Sold:	5	Number of Listings Sold:	4
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	2	1 - 30 Days:	0
31 - 60 Days:	1	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	1	Over 120 Days:	2

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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LOS FELIZ

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$12,055,710
Average Selling Price:	\$1,205,571
Average List Price:	\$1,239,100
Average Sales Price / Average List Price:	97.30%
Median Price:	\$818,500
Average Days on Market:	93
Number of Listings Sold:	10

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	1
61 - 90 Days:	3
91 - 120 Days:	0
Over 120 Days:	3

Total Sold Dollar Volume:	\$7,171,001
Average Selling Price:	\$796,777
Average List Price:	\$837,105
Average Sales Price / Average List Price:	95.20%
Median Price:	\$722,500
Average Days on Market:	44
Number of Listings Sold:	9

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	1
Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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MALIBU

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$15,407,000
Average Selling Price:	\$2,567,833
Average List Price:	\$3,062,500
Average Sales Price / Average List Price:	83.80%
Median Price:	\$2,600,000
Average Days on Market:	159
Number of Listings Sold:	6

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	3
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	2

Total Sold Dollar Volume:	\$18,710,011
Average Selling Price:	\$2,338,751
Average List Price:	\$2,477,000
Average Sales Price / Average List Price:	94.40%
Median Price:	\$1,775,006
Average Days on Market:	140
Number of Listings Sold:	8

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	4

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MALIBU BEACH

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$16,328,185
Average Selling Price:	\$5,442,728
Average List Price:	\$5,924,666
Average Sales Price / Average List Price:	91.90%
Median Price:	\$1,455,000
Average Days on Market:	117
Number of Listings Sold:	3

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	1

Total Sold Dollar Volume:	\$40,675,000
Average Selling Price:	\$8,135,000
Average List Price:	\$10,129,000
Average Sales Price / Average List Price:	80.30%
Median Price:	\$6,500,000
Average Days on Market:	197
Number of Listings Sold:	5

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	2
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	2

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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MARINA DEL REY

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$2,750,000
Average Selling Price:	\$1,375,000
Average List Price:	\$1,474,500
Average Sales Price / Average List Price:	93.30%
Median Price:	\$1,375,000
Average Days on Market:	115
Number of Listings Sold:	2

DOM Number of Units

1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$5,050,000
Average Selling Price:	\$1,683,333
Average List Price:	\$1,785,000
Average Sales Price / Average List Price:	94.30%
Median Price:	\$1,700,000
Average Days on Market:	190
Number of Listings Sold:	3

DOM Number of Units

1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	2

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MID LOS ANGELES

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$3,716,900	Total Sold Dollar Volume:	\$5,991,000
Average Selling Price:	\$309,741	Average Selling Price:	\$544,636
Average List Price:	\$326,025	Average List Price:	\$557,461
Average Sales Price / Average List Price:	95.00%	Average Sales Price / Average List Price:	97.70%
Median Price:	\$285,450	Median Price:	\$540,000
Average Days on Market:	103	Average Days on Market:	82
Number of Listings Sold:	12	Number of Listings Sold:	11
 DOM Number of Units		 DOM Number of Units	
1 - 30 Days:	5	1 - 30 Days:	3
31 - 60 Days:	0	31 - 60 Days:	2
61 - 90 Days:	2	61 - 90 Days:	2
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	4	Over 120 Days:	3

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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MID WILSHIRE

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$1,375,500	Total Sold Dollar Volume:	\$1,630,000
Average Selling Price:	\$458,500	Average Selling Price:	\$543,333
Average List Price:	\$469,136	Average List Price:	\$561,333
Average Sales Price / Average List Price:	97.70%	Average Sales Price / Average List Price:	96.80%
Median Price:	\$535,500	Median Price:	\$590,000
Average Days on Market:	62	Average Days on Market:	17
Number of Listings Sold:	3	Number of Listings Sold:	3
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	1 - 30 Days:	2
31 - 60 Days:	1	31 - 60 Days:	1
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	1	Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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NORTH HOLLYWOOD

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$1,377,000	Total Sold Dollar Volume:	\$1,190,000
Average Selling Price:	\$344,250	Average Selling Price:	\$595,000
Average List Price:	\$345,975	Average List Price:	\$614,450
Average Sales Price / Average List Price:	99.50%	Average Sales Price / Average List Price:	96.80%
Median Price:	\$354,500	Median Price:	\$595,000
Average Days on Market:	34	Average Days on Market:	72
Number of Listings Sold:	4	Number of Listings Sold:	2
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	2	1 - 30 Days:	0
31 - 60 Days:	2	31 - 60 Days:	1
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	1
Over 120 Days:	0	Over 120 Days:	0

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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PACIFIC PALISADES

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$24,140,250
Average Selling Price:	\$1,856,942
Average List Price:	\$1,999,534
Average Sales Price / Average List Price:	92.90%
Median Price:	\$1,665,000
Average Days on Market:	48
Number of Listings Sold:	13

DOM Number of Units

1 - 30 Days:	4
31 - 60 Days:	4
61 - 90 Days:	2
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$28,426,050
Average Selling Price:	\$2,368,837
Average List Price:	\$2,455,166
Average Sales Price / Average List Price:	96.50%
Median Price:	\$2,450,000
Average Days on Market:	58
Number of Listings Sold:	12

DOM Number of Units

1 - 30 Days:	5
31 - 60 Days:	1
61 - 90 Days:	4
91 - 120 Days:	1
Over 120 Days:	1

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PALMS - MAR VISTA

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$9,178,000	Total Sold Dollar Volume:	\$19,104,000
Average Selling Price:	\$764,833	Average Selling Price:	\$955,200
Average List Price:	\$815,400	Average List Price:	\$987,545
Average Sales Price / Average List Price:	93.80%	Average Sales Price / Average List Price:	96.70%
Median Price:	\$665,500	Median Price:	\$756,250
Average Days on Market:	82	Average Days on Market:	72
Number of Listings Sold:	12	Number of Listings Sold:	20
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	4	1 - 30 Days:	8
31 - 60 Days:	2	31 - 60 Days:	3
61 - 90 Days:	2	61 - 90 Days:	2
91 - 120 Days:	1	91 - 120 Days:	3
Over 120 Days:	3	Over 120 Days:	4

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PLAYA DEL REY

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$2,855,000
Average Selling Price:	\$951,666
Average List Price:	\$994,666
Average Sales Price / Average List Price:	95.70%
Median Price:	\$950,000
Average Days on Market:	187
Number of Listings Sold:	3

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	3

Total Sold Dollar Volume:	\$3,325,000
Average Selling Price:	\$1,108,333
Average List Price:	\$1,263,333
Average Sales Price / Average List Price:	87.70%
Median Price:	\$1,200,000
Average Days on Market:	133
Number of Listings Sold:	3

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	2

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PLAYA VISTA

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$0
Average Selling Price:	\$0	Average Selling Price:	\$0
Average List Price:	\$0	Average List Price:	\$0
Average Sales Price / Average List Price:	0.0%	Average Sales Price / Average List Price:	0.0%
Median Price:	\$0	Median Price:	\$0
Average Days on Market:	0	Average Days on Market:	0
Number of Listings Sold:	0	Number of Listings Sold:	0
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

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SANTA MONICA

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$10,535,000
Average Selling Price:	\$2,107,000
Average List Price:	\$2,185,999
Average Sales Price / Average List Price:	96.40%
Median Price:	\$1,579,000
Average Days on Market:	48
Number of Listings Sold:	5

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	2
Over 120 Days:	0

Total Sold Dollar Volume:	\$21,389,750
Average Selling Price:	\$1,944,522
Average List Price:	\$1,935,181
Average Sales Price / Average List Price:	100.50%
Median Price:	\$1,825,000
Average Days on Market:	48
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	5
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	1
Over 120 Days:	1

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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PROPERTIES

SHERMAN OAKS

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$5,288,000
Average Selling Price:	\$1,057,600
Average List Price:	\$1,126,179
Average Sales Price / Average List Price:	93.90%
Median Price:	\$989,000
Average Days on Market:	30
Number of Listings Sold:	5

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	0

Total Sold Dollar Volume:	\$13,997,345
Average Selling Price:	\$874,834
Average List Price:	\$919,618
Average Sales Price / Average List Price:	95.10%
Median Price:	\$907,923
Average Days on Market:	77
Number of Listings Sold:	16

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	3
61 - 90 Days:	3
91 - 120 Days:	4
Over 120 Days:	3

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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SILVER LAKE - ECHO PARK

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$12,056,400
Average Selling Price:	\$574,114
Average List Price:	\$582,937
Average Sales Price / Average List Price:	98.50%
Median Price:	\$600,000
Average Days on Market:	111
Number of Listings Sold:	21

DOM Number of Units	
1 - 30 Days:	5
31 - 60 Days:	2
61 - 90 Days:	4
91 - 120 Days:	0
Over 120 Days:	10

Total Sold Dollar Volume:	\$8,976,925
Average Selling Price:	\$690,532
Average List Price:	\$702,446
Average Sales Price / Average List Price:	98.30%
Median Price:	\$650,000
Average Days on Market:	65
Number of Listings Sold:	13

DOM Number of Units	
1 - 30 Days:	5
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	3
Over 120 Days:	2

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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STUDIO CITY

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$3,410,000
Average Selling Price:	\$852,500
Average List Price:	\$881,725
Average Sales Price / Average List Price:	96.70%
Median Price:	\$920,000
Average Days on Market:	53
Number of Listings Sold:	4

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	1

Total Sold Dollar Volume:	\$12,098,000
Average Selling Price:	\$1,099,818
Average List Price:	\$1,155,318
Average Sales Price / Average List Price:	95.20%
Median Price:	\$950,000
Average Days on Market:	100
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	1
61 - 90 Days:	4
91 - 120 Days:	2
Over 120 Days:	3

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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SUNSET STRIP - HOLLYWOOD HILLS WEST

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$33,451,650
Average Selling Price:	\$2,230,110
Average List Price:	\$2,481,086
Average Sales Price / Average List Price:	89.90%
Median Price:	\$1,260,000
Average Days on Market:	81
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	4
31 - 60 Days:	2
61 - 90 Days:	4
91 - 120 Days:	1
Over 120 Days:	4

Total Sold Dollar Volume:	\$63,331,500
Average Selling Price:	\$2,435,826
Average List Price:	\$2,540,787
Average Sales Price / Average List Price:	95.90%
Median Price:	\$1,592,500
Average Days on Market:	81
Number of Listings Sold:	26

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	3
61 - 90 Days:	7
91 - 120 Days:	4
Over 120 Days:	5

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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VENICE

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$3,247,000
Average Selling Price:	\$1,082,333
Average List Price:	\$1,162,808
Average Sales Price / Average List Price:	93.10%
Median Price:	\$816,000
Average Days on Market:	112
Number of Listings Sold:	3

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	2

Total Sold Dollar Volume:	\$9,213,000
Average Selling Price:	\$1,316,142
Average List Price:	\$1,329,428
Average Sales Price / Average List Price:	99.00%
Median Price:	\$1,275,000
Average Days on Market:	60
Number of Listings Sold:	7

DOM Number of Units	
1 - 30 Days:	5
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	1

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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WEST HOLLYWOOD

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$1,740,000	Total Sold Dollar Volume:	\$9,703,000
Average Selling Price:	\$870,000	Average Selling Price:	\$1,078,111
Average List Price:	\$900,500	Average List Price:	\$1,119,111
Average Sales Price / Average List Price:	96.60%	Average Sales Price / Average List Price:	96.30%
Median Price:	\$870,000	Median Price:	\$1,000,000
Average Days on Market:	80	Average Days on Market:	49
Number of Listings Sold:	2	Number of Listings Sold:	9
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	4
31 - 60 Days:	0	31 - 60 Days:	2
61 - 90 Days:	1	61 - 90 Days:	1
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	0	Over 120 Days:	1

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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WEST LOS ANGELES

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$1,885,000	Total Sold Dollar Volume:	\$3,419,000
Average Selling Price:	\$628,333	Average Selling Price:	\$854,750
Average List Price:	\$649,633	Average List Price:	\$862,000
Average Sales Price / Average List Price:	96.70%	Average Sales Price / Average List Price:	99.20%
Median Price:	\$590,000	Median Price:	\$814,000
Average Days on Market:	61	Average Days on Market:	110
Number of Listings Sold:	3	Number of Listings Sold:	4
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	2	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	2
91 - 120 Days:	1	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	2

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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WESTCHESTER

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$6,978,000
Average Selling Price:	\$697,800
Average List Price:	\$738,490
Average Sales Price / Average List Price:	94.50%
Median Price:	\$665,000
Average Days on Market:	91
Number of Listings Sold:	10

DOM Number of Units

1 - 30 Days:	3
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	3

Total Sold Dollar Volume:	\$12,130,900
Average Selling Price:	\$933,146
Average List Price:	\$978,069
Average Sales Price / Average List Price:	95.40%
Median Price:	\$730,000
Average Days on Market:	66
Number of Listings Sold:	13

DOM Number of Units

1 - 30 Days:	4
31 - 60 Days:	3
61 - 90 Days:	1
91 - 120 Days:	3
Over 120 Days:	2

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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WESTWOOD - CENTURY CITY

February 2009

vs

February 2008

Total Sold Dollar Volume:	\$11,843,400
Average Selling Price:	\$1,480,425
Average List Price:	\$1,577,750
Average Sales Price / Average List Price:	93.80%
Median Price:	\$1,225,500
Average Days on Market:	42
Number of Listings Sold:	8

DOM Number of Units

1 - 30 Days:	2
31 - 60 Days:	4
61 - 90 Days:	2
91 - 120 Days:	0
Over 120 Days:	0

Total Sold Dollar Volume:	\$14,404,000
Average Selling Price:	\$1,800,500
Average List Price:	\$1,878,250
Average Sales Price / Average List Price:	95.90%
Median Price:	\$1,540,000
Average Days on Market:	35
Number of Listings Sold:	8

DOM Number of Units

1 - 30 Days:	4
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	1

*information obtained from The MLS. MLS statistics are subject to change due to individual real estate company reporting disciplines.

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