

TELES



Micro Market Report

Single Family Homes

PROPERTIES

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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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$2,162,000
Average Selling Price:	\$2,162,000
Average List Price:	\$2,695,000
Average Sales Price / Average List Price:	80.20%
Median Price:	\$2,162,000
Average Days on Market:	162
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

Total Sold Dollar Volume:	\$20,856,525
Average Selling Price:	\$2,317,391
Average List Price:	\$2,470,333
Average Sales Price / Average List Price:	93.80%
Median Price:	\$1,330,000
Average Days on Market:	100
Number of Listings Sold:	9

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	3
61 - 90 Days:	2
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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BEVERLY CENTER - MIRACLE MILE

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$6,594,000	Total Sold Dollar Volume:	\$15,570,500
Average Selling Price:	\$942,000	Average Selling Price:	\$1,038,033
Average List Price:	\$999,665	Average List Price:	\$1,072,163
Average Sales Price / Average List Price:	94.20%	Average Sales Price / Average List Price:	96.80%
Median Price:	\$830,000	Median Price:	\$1,015,000
Average Days on Market:	52	Average Days on Market:	59
Number of Listings Sold:	7	Number of Listings Sold:	15
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	3	1 - 30 Days:	6
31 - 60 Days:	1	31 - 60 Days:	3
61 - 90 Days:	2	61 - 90 Days:	2
91 - 120 Days:	1	91 - 120 Days:	2
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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BEVERLY HILLS

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$26,685,000
Average Selling Price:	\$4,447,500
Average List Price:	\$5,096,666
Average Sales Price / Average List Price:	87.30%
Median Price:	\$4,240,000
Average Days on Market:	42
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$45,220,000
Average Selling Price:	\$5,652,500
Average List Price:	\$5,876,250
Average Sales Price / Average List Price:	96.20%
Median Price:	\$3,725,000
Average Days on Market:	80
Number of Listings Sold:	8

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	0
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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BEVERLY HILLS P.O.

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$43,925,000
Average Selling Price:	\$10,981,250
Average List Price:	\$11,232,000
Average Sales Price / Average List Price:	97.80%
Median Price:	\$5,137,500
Average Days on Market:	168
Number of Listings Sold:	4

DOM Number of Units

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

Total Sold Dollar Volume:	\$10,455,000
Average Selling Price:	\$2,091,000
Average List Price:	\$2,272,800
Average Sales Price / Average List Price:	92.00%
Median Price:	\$2,050,000
Average Days on Market:	124
Number of Listings Sold:	5

DOM Number of Units

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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$3,064,900
Average Selling Price:	\$612,980
Average List Price:	\$614,160
Average Sales Price / Average List Price:	99.80%
Median Price:	\$650,000
Average Days on Market:	28
Number of Listings Sold:	5

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

Total Sold Dollar Volume:	\$7,789,000
Average Selling Price:	\$778,900
Average List Price:	\$813,750
Average Sales Price / Average List Price:	95.70%
Median Price:	\$687,000
Average Days on Market:	59
Number of Listings Sold:	10

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

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BRENTWOOD

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$28,378,260
Average Selling Price:	\$2,837,826
Average List Price:	\$3,000,390
Average Sales Price / Average List Price:	94.60%
Median Price:	\$1,688,130
Average Days on Market:	54
Number of Listings Sold:	10

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

Total Sold Dollar Volume:	\$30,528,000
Average Selling Price:	\$2,544,000
Average List Price:	\$2,576,583
Average Sales Price / Average List Price:	98.70%
Median Price:	\$1,962,500
Average Days on Market:	70
Number of Listings Sold:	12

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	0
61 - 90 Days:	1
91 - 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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CHEVIOT HILLS - RANCHO PARK

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$3,467,000
Average Selling Price:	\$1,155,666
Average List Price:	\$1,276,333
Average Sales Price / Average List Price:	90.50%
Median Price:	\$1,052,000
Average Days on Market:	113
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$13,415,000
Average Selling Price:	\$1,490,555
Average List Price:	\$1,487,222
Average Sales Price / Average List Price:	100.20%
Median Price:	\$1,400,000
Average Days on Market:	42
Number of Listings Sold:	9

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	2
Over 120 Days:	0

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CULVER CITY

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$6,770,570	Total Sold Dollar Volume:	\$6,657,000
Average Selling Price:	\$677,057	Average Selling Price:	\$832,125
Average List Price:	\$685,300	Average List Price:	\$858,862
Average Sales Price / Average List Price:	98.80%	Average Sales Price / Average List Price:	96.90%
Median Price:	\$615,785	Median Price:	\$771,000
Average Days on Market:	59	Average Days on Market:	46
Number of Listings Sold:	10	Number of Listings Sold:	8
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	5	1 - 30 Days:	4
31 - 60 Days:	1	31 - 60 Days:	3
61 - 90 Days:	2	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	2	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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HANCOCK PARK - WILSHIRE

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$16,199,500	Total Sold Dollar Volume:	\$31,684,800
Average Selling Price:	\$1,246,115	Average Selling Price:	\$1,667,621
Average List Price:	\$1,320,284	Average List Price:	\$1,701,126
Average Sales Price / Average List Price:	94.40%	Average Sales Price / Average List Price:	98.00%
Median Price:	\$1,300,000	Median Price:	\$1,100,000
Average Days on Market:	52	Average Days on Market:	86
Number of Listings Sold:	13	Number of Listings Sold:	19
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	6	1 - 30 Days:	7
31 - 60 Days:	4	31 - 60 Days:	4
61 - 90 Days:	0	61 - 90 Days:	2
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	2	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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HOLLYWOOD

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$1,665,000	Total Sold Dollar Volume:	\$525,000
Average Selling Price:	\$555,000	Average Selling Price:	\$525,000
Average List Price:	\$562,933	Average List Price:	\$589,000
Average Sales Price / Average List Price:	98.60%	Average Sales Price / Average List Price:	89.10%
Median Price:	\$575,000	Median Price:	\$525,000
Average Days on Market:	192	Average Days on Market:	200
Number of Listings Sold:	3	Number of Listings Sold:	1
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	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:	2	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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$3,901,000	Total Sold Dollar Volume:	\$7,090,000
Average Selling Price:	\$780,200	Average Selling Price:	\$1,181,666
Average List Price:	\$832,780	Average List Price:	\$1,188,500
Average Sales Price / Average List Price:	93.70%	Average Sales Price / Average List Price:	99.40%
Median Price:	\$801,000	Median Price:	\$1,274,000
Average Days on Market:	209	Average Days on Market:	16
Number of Listings Sold:	5	Number of Listings Sold:	6
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	5
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:	4	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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LOS FELIZ

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$15,340,000
Average Selling Price:	\$1,394,545
Average List Price:	\$1,449,945
Average Sales Price / Average List Price:	96.20%
Median Price:	\$1,300,000
Average Days on Market:	35
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	0

Total Sold Dollar Volume:	\$22,932,500
Average Selling Price:	\$1,274,027
Average List Price:	\$1,352,438
Average Sales Price / Average List Price:	94.20%
Median Price:	\$960,000
Average Days on Market:	68
Number of Listings Sold:	18

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	5
61 - 90 Days:	0
91 - 120 Days:	4
Over 120 Days:	2

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MALIBU

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$17,510,000
Average Selling Price:	\$2,918,333
Average List Price:	\$3,042,833
Average Sales Price / Average List Price:	95.90%
Median Price:	\$1,960,000
Average Days on Market:	221
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$9,627,500
Average Selling Price:	\$1,604,584
Average List Price:	\$1,775,666
Average Sales Price / Average List Price:	90.40%
Median Price:	\$1,735,000
Average Days on Market:	168
Number of Listings Sold:	6

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

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MALIBU BEACH

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$24,175,000
Average Selling Price:	\$12,087,500
Average List Price:	\$12,197,500
Average Sales Price / Average List Price:	99.10%
Median Price:	\$12,087,500
Average Days on Market:	117
Number of Listings Sold:	2

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

Total Sold Dollar Volume:	\$33,275,000
Average Selling Price:	\$8,318,750
Average List Price:	\$9,460,000
Average Sales Price / Average List Price:	87.90%
Median Price:	\$4,600,000
Average Days on Market:	163
Number of Listings Sold:	4

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

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MARINA DEL REY

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$4,660,000
Average Selling Price:	\$1,165,000
Average List Price:	\$1,336,000
Average Sales Price / Average List Price:	87.20%
Median Price:	\$955,000
Average Days on Market:	222
Number of Listings Sold:	4

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

Total Sold Dollar Volume:	\$1,495,000
Average Selling Price:	\$747,500
Average List Price:	\$762,000
Average Sales Price / Average List Price:	98.10%
Median Price:	\$747,500
Average Days on Market:	188
Number of Listings Sold:	2

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
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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MID LOS ANGELES

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$7,543,265	Total Sold Dollar Volume:	\$4,645,000
Average Selling Price:	\$377,163	Average Selling Price:	\$464,500
Average List Price:	\$388,548	Average List Price:	\$465,498
Average Sales Price / Average List Price:	97.10%	Average Sales Price / Average List Price:	99.80%
Median Price:	\$330,000	Median Price:	\$417,500
Average Days on Market:	58	Average Days on Market:	123
Number of Listings Sold:	20	Number of Listings Sold:	10
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	8	1 - 30 Days:	1
31 - 60 Days:	4	31 - 60 Days:	2
61 - 90 Days:	4	61 - 90 Days:	1
91 - 120 Days:	1	91 - 120 Days:	2
Over 120 Days:	3	Over 120 Days:	4

*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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$890,000	Total Sold Dollar Volume:	\$1,390,000
Average Selling Price:	\$445,000	Average Selling Price:	\$463,333
Average List Price:	\$424,950	Average List Price:	\$473,266
Average Sales Price / Average List Price:	104.70%	Average Sales Price / Average List Price:	97.90%
Median Price:	\$445,000	Median Price:	\$470,000
Average Days on Market:	45	Average Days on Market:	46
Number of Listings Sold:	2	Number of Listings Sold:	3
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	1 - 30 Days:	1
31 - 60 Days:	0	31 - 60 Days:	1
61 - 90 Days:	1	61 - 90 Days:	1
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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NORTH HOLLYWOOD

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$2,929,900	Total Sold Dollar Volume:	\$5,102,000
Average Selling Price:	\$325,544	Average Selling Price:	\$463,818
Average List Price:	\$317,019	Average List Price:	\$484,981
Average Sales Price / Average List Price:	102.70%	Average Sales Price / Average List Price:	95.60%
Median Price:	\$292,000	Median Price:	\$430,000
Average Days on Market:	72	Average Days on Market:	83
Number of Listings Sold:	9	Number of Listings Sold:	11
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	5	1 - 30 Days:	3
31 - 60 Days:	1	31 - 60 Days:	3
61 - 90 Days:	1	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	1
Over 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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PACIFIC PALISADES

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$31,390,000
Average Selling Price:	\$2,414,615
Average List Price:	\$2,599,000
Average Sales Price / Average List Price:	92.90%
Median Price:	\$2,400,000
Average Days on Market:	86
Number of Listings Sold:	13

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

Total Sold Dollar Volume:	\$51,211,500
Average Selling Price:	\$2,560,575
Average List Price:	\$2,656,700
Average Sales Price / Average List Price:	96.40%
Median Price:	\$1,999,500
Average Days on Market:	71
Number of Listings Sold:	20

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	2
61 - 90 Days:	4
91 - 120 Days:	1
Over 120 Days:	5

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PALMS - MAR VISTA

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$5,419,500	Total Sold Dollar Volume:	\$19,832,000
Average Selling Price:	\$677,437	Average Selling Price:	\$826,333
Average List Price:	\$692,112	Average List Price:	\$845,391
Average Sales Price / Average List Price:	97.90%	Average Sales Price / Average List Price:	97.70%
Median Price:	\$625,000	Median Price:	\$793,000
Average Days on Market:	54	Average Days on Market:	62
Number of Listings Sold:	8	Number of Listings Sold:	24
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	5	1 - 30 Days:	5
31 - 60 Days:	1	31 - 60 Days:	5
61 - 90 Days:	0	61 - 90 Days:	7
91 - 120 Days:	0	91 - 120 Days:	2
Over 120 Days:	2	Over 120 Days:	3

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PLAYA DEL REY

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$985,000
Average Selling Price:	\$0	Average Selling Price:	\$985,000
Average List Price:	\$0	Average List Price:	\$1,029,000
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	95.70%
Median Price:	\$0	Median Price:	\$985,000
Average Days on Market:	0	Average Days on Market:	91
Number of Listings Sold:	0	Number of Listings Sold:	1
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:	1
Over 120 Days:	0	Over 120 Days:	0

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PLAYA VISTA

April 2009

vs

April 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%	Average Sales Price / Average List Price:	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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$22,431,500
Average Selling Price:	\$2,492,388
Average List Price:	\$2,698,888
Average Sales Price / Average List Price:	92.30%
Median Price:	\$1,900,000
Average Days on Market:	72
Number of Listings Sold:	9

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

Total Sold Dollar Volume:	\$45,450,000
Average Selling Price:	\$2,673,529
Average List Price:	\$2,850,758
Average Sales Price / Average List Price:	93.80%
Median Price:	\$2,200,000
Average Days on Market:	67
Number of Listings Sold:	17

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	3
61 - 90 Days:	2
91 - 120 Days:	4
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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SHERMAN OAKS

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$10,038,825
Average Selling Price:	\$1,003,882
Average List Price:	\$1,067,390
Average Sales Price / Average List Price:	94.10%
Median Price:	\$892,500
Average Days on Market:	45
Number of Listings Sold:	10

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	4
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	1

Total Sold Dollar Volume:	\$25,630,800
Average Selling Price:	\$1,165,036
Average List Price:	\$1,258,854
Average Sales Price / Average List Price:	92.50%
Median Price:	\$822,650
Average Days on Market:	71
Number of Listings Sold:	2

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	5
61 - 90 Days:	4
91 - 120 Days:	1
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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SILVER LAKE - ECHO PARK

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$15,140,329	Total Sold Dollar Volume:	\$10,679,500
Average Selling Price:	\$688,196	Average Selling Price:	\$667,468
Average List Price:	\$683,277	Average List Price:	\$689,140
Average Sales Price / Average List Price:	100.70%	Average Sales Price / Average List Price:	96.90%
Median Price:	\$572,500	Median Price:	\$654,500
Average Days on Market:	38	Average Days on Market:	70
Number of Listings Sold:	22	Number of Listings Sold:	16
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	14	1 - 30 Days:	5
31 - 60 Days:	4	31 - 60 Days:	0
61 - 90 Days:	1	61 - 90 Days:	6
91 - 120 Days:	2	91 - 120 Days:	4
Over 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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STUDIO CITY

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$9,119,000
Average Selling Price:	\$1,013,222
Average List Price:	\$1,078,114
Average Sales Price / Average List Price:	94.00%
Median Price:	\$994,000
Average Days on Market:	112
Number of Listings Sold:	9

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

Total Sold Dollar Volume:	\$23,246,000
Average Selling Price:	\$1,367,411
Average List Price:	\$1,447,170
Average Sales Price / Average List Price:	94.50%
Median Price:	\$1,150,000
Average Days on Market:	91
Number of Listings Sold:	17

DOM Number of Units	
1 - 30 Days:	4
31 - 60 Days:	3
61 - 90 Days:	1
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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SUNSET STRIP - HOLLYWOOD HILLS WEST

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$42,494,501
Average Selling Price:	\$1,634,403
Average List Price:	\$1,939,709
Average Sales Price / Average List Price:	84.30%
Median Price:	\$1,400,000
Average Days on Market:	113
Number of Listings Sold:	26

DOM Number of Units	
1 - 30 Days:	11
31 - 60 Days:	3
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	11

Total Sold Dollar Volume:	\$41,159,000
Average Selling Price:	\$1,959,952
Average List Price:	\$2,068,328
Average Sales Price / Average List Price:	94.80%
Median Price:	\$1,740,000
Average Days on Market:	59
Number of Listings Sold:	21

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	6
61 - 90 Days:	0
91 - 120 Days:	0
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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$8,130,000
Average Selling Price:	\$1,355,000
Average List Price:	\$1,438,000
Average Sales Price / Average List Price:	94.20%
Median Price:	\$1,265,000
Average Days on Market:	71
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$23,105,250
Average Selling Price:	\$1,444,078
Average List Price:	\$1,502,000
Average Sales Price / Average List Price:	96.10%
Median Price:	\$1,200,000
Average Days on Market:	82
Number of Listings Sold:	16

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

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$1,530,000	Total Sold Dollar Volume:	\$9,465,500
Average Selling Price:	\$765,000	Average Selling Price:	\$1,183,187
Average List Price:	\$766,950	Average List Price:	\$1,251,487
Average Sales Price / Average List Price:	99.70%	Average Sales Price / Average List Price:	94.50%
Median Price:	\$765,000	Median Price:	\$1,095,000
Average Days on Market:	136	Average Days on Market:	74
Number of Listings Sold:	2	Number of Listings Sold:	8
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	2
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	5
91 - 120 Days:	1	91 - 120 Days:	0
Over 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 LOS ANGELES

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$3,709,900	Total Sold Dollar Volume:	\$2,098,000
Average Selling Price:	\$618,316	Average Selling Price:	\$699,333
Average List Price:	\$642,482	Average List Price:	\$706,333
Average Sales Price / Average List Price:	96.20%	Average Sales Price / Average List Price:	99.00%
Median Price:	\$614,500	Median Price:	\$723,000
Average Days on Market:	80	Average Days on Market:	12
Number of Listings Sold:	6	Number of Listings Sold:	3
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	2	1 - 30 Days:	3
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	1	61 - 90 Days:	0
91 - 120 Days:	1	91 - 120 Days:	0
Over 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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WESTCHESTER

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$9,507,200
Average Selling Price:	\$731,323
Average List Price:	\$776,953
Average Sales Price / Average List Price:	94.10%
Median Price:	\$625,000
Average Days on Market:	58
Number of Listings Sold:	13

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

Total Sold Dollar Volume:	\$16,358,625
Average Selling Price:	\$817,931
Average List Price:	\$860,787
Average Sales Price / Average List Price:	95.00%
Median Price:	\$725,000
Average Days on Market:	52
Number of Listings Sold:	20

DOM Number of Units	
1 - 30 Days:	9
31 - 60 Days:	4
61 - 90 Days:	4
91 - 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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WESTWOOD - CENTURY CITY

April 2009

vs

April 2008

Total Sold Dollar Volume:	\$2,598,000
Average Selling Price:	\$866,000
Average List Price:	\$902,333
Average Sales Price / Average List Price:	96.00%
Median Price:	\$863,000
Average Days on Market:	46
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$15,086,030
Average Selling Price:	\$1,371,457
Average List Price:	\$1,388,818
Average Sales Price / Average List Price:	98.70%
Median Price:	\$1,283,700
Average Days on Market:	58
Number of Listings Sold:	11

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