

TELES



Micro Market Report

Single Family Homes

PROPERTIES

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MICRO MARKET UPDATES - JULY 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

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$44,629,500
Average Selling Price:	\$2,975,300
Average List Price:	\$3,743,860
Average Sales Price / Average List Price:	79.50%
Median Price:	\$1,430,000
Average Days on Market:	61
Number of Listings Sold:	15

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

Total Sold Dollar Volume:	\$26,255,375
Average Selling Price:	\$2,019,644
Average List Price:	\$2,111,453
Average Sales Price / Average List Price:	95.70%
Median Price:	\$1,830,000
Average Days on Market:	78
Number of Listings Sold:	13

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	5
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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BEVERLY CENTER - MIRACLE MILE

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$14,261,240
Average Selling Price:	\$891,327
Average List Price:	\$928,175
Average Sales Price / Average List Price:	96.00%
Median Price:	\$816,250
Average Days on Market:	48
Number of Listings Sold:	16

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

Total Sold Dollar Volume:	\$16,290,500
Average Selling Price:	\$1,163,607
Average List Price:	\$1,206,771
Average Sales Price / Average List Price:	96.40%
Median Price:	\$1,086,250
Average Days on Market:	67
Number of Listings Sold:	14

DOM Number of Units	
1 - 30 Days:	4
31 - 60 Days:	3
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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BEVERLY HILLS

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$27,213,000
Average Selling Price:	\$2,473,909
Average List Price:	\$2,775,363
Average Sales Price / Average List Price:	89.10%
Median Price:	\$1,950,000
Average Days on Market:	71
Number of Listings Sold:	11

DOM Number of Units

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

Total Sold Dollar Volume:	\$83,207,000
Average Selling Price:	\$5,547,133
Average List Price:	\$6,156,133
Average Sales Price / Average List Price:	90.10%
Median Price:	\$4,700,000
Average Days on Market:	87
Number of Listings Sold:	15

DOM Number of Units

1 - 30 Days:	6
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	6

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BEVERLY HILLS P.O.

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$17,320,000
Average Selling Price:	\$1,924,444
Average List Price:	\$2,190,222
Average Sales Price / Average List Price:	87.90%
Median Price:	\$2,000,000
Average Days on Market:	152
Number of Listings Sold:	9

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

Total Sold Dollar Volume:	\$25,896,000
Average Selling Price:	\$2,589,600
Average List Price:	\$2,785,790
Average Sales Price / Average List Price:	93.00%
Median Price:	\$1,624,500
Average Days on Market:	96
Number of Listings Sold:	10

DOM Number of Units	
1 - 30 Days:	5
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	3

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BEVERLYWOOD

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$14,266,200
Average Selling Price:	\$792,566
Average List Price:	\$826,088
Average Sales Price / Average List Price:	95.90%
Median Price:	\$745,000
Average Days on Market:	72
Number of Listings Sold:	18

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

Total Sold Dollar Volume:	\$12,580,500
Average Selling Price:	\$838,700
Average List Price:	\$858,786
Average Sales Price / Average List Price:	97.70%
Median Price:	\$760,000
Average Days on Market:	86
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	5

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BRENTWOOD

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$67,211,730
Average Selling Price:	\$3,200,558
Average List Price:	\$3,642,619
Average Sales Price / Average List Price:	87.90%
Median Price:	\$2,725,000
Average Days on Market:	146
Number of Listings Sold:	21

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	4
61 - 90 Days:	3
91 - 120 Days:	1
Over 120 Days:	11

Total Sold Dollar Volume:	\$74,081,000
Average Selling Price:	\$3,704,050
Average List Price:	\$4,130,445
Average Sales Price / Average List Price:	89.70%
Median Price:	\$2,100,000
Average Days on Market:	94
Number of Listings Sold:	20

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	8
61 - 90 Days:	2
91 - 120 Days:	1
Over 120 Days:	6

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CHEVIOT HILLS - RANCHO PARK

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$15,438,450
Average Selling Price:	\$1,286,537
Average List Price:	\$1,446,441
Average Sales Price / Average List Price:	88.90%
Median Price:	\$1,389,000
Average Days on Market:	82
Number of Listings Sold:	12

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

Total Sold Dollar Volume:	\$7,973,000
Average Selling Price:	\$1,328,833
Average List Price:	\$1,354,500
Average Sales Price / Average List Price:	98.10%
Median Price:	\$1,081,500
Average Days on Market:	24
Number of Listings Sold:	6

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

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CULVER CITY

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$12,654,000
Average Selling Price:	\$666,000
Average List Price:	\$670,573
Average Sales Price / Average List Price:	99.30%
Median Price:	\$670,000
Average Days on Market:	34
Number of Listings Sold:	19

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

Total Sold Dollar Volume:	\$10,311,750
Average Selling Price:	\$687,450
Average List Price:	\$696,753
Average Sales Price / Average List Price:	98.70%
Median Price:	\$675,000
Average Days on Market:	40
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	9
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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HANCOCK PARK - WILSHIRE

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$9,883,475	Total Sold Dollar Volume:	\$37,881,000
Average Selling Price:	\$898,497	Average Selling Price:	\$1,647,000
Average List Price:	\$919,986	Average List Price:	\$1,685,904
Average Sales Price / Average List Price:	97.70%	Average Sales Price / Average List Price:	97.70%
Median Price:	\$873,600	Median Price:	\$1,364,000
Average Days on Market:	60	Average Days on Market:	41
Number of Listings Sold:	11	Number of Listings Sold:	23
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	5	1 - 30 Days:	10
31 - 60 Days:	1	31 - 60 Days:	7
61 - 90 Days:	2	61 - 90 Days:	4
91 - 120 Days:	2	91 - 120 Days:	1
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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HOLLYWOOD

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$952,900	Total Sold Dollar Volume:	\$2,112,500
Average Selling Price:	\$476,450	Average Selling Price:	\$528,125
Average List Price:	\$496,900	Average List Price:	\$542,750
Average Sales Price / Average List Price:	95.90%	Average Sales Price / Average List Price:	97.30%
Median Price:	\$476,450	Median Price:	\$557,500
Average Days on Market:	41	Average Days on Market:	40
Number of Listings Sold:	2	Number of Listings Sold:	4
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	2
31 - 60 Days:	2	31 - 60 Days:	1
61 - 90 Days:	0	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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HOLLYWOOD HILLS EAST

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$10,703,500
Average Selling Price:	\$973,045
Average List Price:	\$970,442
Average Sales Price / Average List Price:	100.30%
Median Price:	\$1,010,000
Average Days on Market:	104
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	4

Total Sold Dollar Volume:	\$9,701,050
Average Selling Price:	\$970,105
Average List Price:	\$990,889
Average Sales Price / Average List Price:	97.90%
Median Price:	\$970,000
Average Days on Market:	75
Number of Listings Sold:	10

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	3
61 - 90 Days:	2
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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LOS FELIZ

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$19,056,000
Average Selling Price:	\$1,191,000
Average List Price:	\$1,245,875
Average Sales Price / Average List Price:	95.60%
Median Price:	\$752,000
Average Days on Market:	72
Number of Listings Sold:	16

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

Total Sold Dollar Volume:	\$21,271,000
Average Selling Price:	\$1,119,526
Average List Price:	\$1,152,989
Average Sales Price / Average List Price:	97.10%
Median Price:	\$1,100,000
Average Days on Market:	68
Number of Listings Sold:	19

DOM Number of Units	
1 - 30 Days:	9
31 - 60 Days:	4
61 - 90 Days:	1
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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MALIBU

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$12,765,000
Average Selling Price:	\$1,276,500
Average List Price:	\$1,372,190
Average Sales Price / Average List Price:	93.00%
Median Price:	\$1,022,500
Average Days on Market:	232
Number of Listings Sold:	10

DOM Number of Units

1 - 30 Days:	2
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	7

Total Sold Dollar Volume:	\$8,450,000
Average Selling Price:	\$2,112,500
Average List Price:	\$2,395,750
Average Sales Price / Average List Price:	88.20%
Median Price:	\$1,750,000
Average Days on Market:	53
Number of Listings Sold:	4

DOM Number of Units

1 - 30 Days:	1
31 - 60 Days:	1
61 - 90 Days:	1
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 BEACH

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$31,943,000
Average Selling Price:	\$7,985,750
Average List Price:	\$10,697,500
Average Sales Price / Average List Price:	74.70%
Median Price:	\$6,837,500
Average Days on Market:	194
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:	\$0
Average Selling Price:	\$0
Average List Price:	\$0
Average Sales Price / Average List Price:	0%
Median Price:	\$0
Average Days on Market:	0
Number of Listings Sold:	0

DOM Number of Units

1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	0
91 - 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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MARINA DEL REY

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$7,895,000
Average Selling Price:	\$1,579,000
Average List Price:	\$1,663,600
Average Sales Price / Average List Price:	94.90%
Median Price:	\$1,700,000
Average Days on Market:	86
Number of Listings Sold:	5

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

Total Sold Dollar Volume:	\$3,706,600
Average Selling Price:	\$1,853,300
Average List Price:	\$2,027,950
Average Sales Price / Average List Price:	91.40%
Median Price:	\$1,853,300
Average Days on Market:	14
Number of Listings Sold:	2

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

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MID LOS ANGELES

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$7,914,700
Average Selling Price:	\$329,779
Average List Price:	\$346,677
Average Sales Price / Average List Price:	95.10%
Median Price:	\$274,000
Average Days on Market:	87
Number of Listings Sold:	24

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	3
61 - 90 Days:	4
91 - 120 Days:	2
Over 120 Days:	7

Total Sold Dollar Volume:	\$6,292,150
Average Selling Price:	\$419,476
Average List Price:	\$443,183
Average Sales Price / Average List Price:	94.70%
Median Price:	\$350,000
Average Days on Market:	63
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	4
31 - 60 Days:	5
61 - 90 Days:	0
91 - 120 Days:	3
Over 120 Days:	3

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MID WILSHIRE

July 2009

vs

July 2008

Total Sold Dollar Volume:	500,000
Average Selling Price:	\$500,000
Average List Price:	\$449,000
Average Sales Price / Average List Price:	111.40%
Median Price:	\$500,000
Average Days on Market:	16
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:	\$1,345,000
Average Selling Price:	\$448,333
Average List Price:	\$415,966
Average Sales Price / Average List Price:	107.80%
Median Price:	\$415,000
Average Days on Market:	29
Number of Listings Sold:	3

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

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NORTH HOLLYWOOD

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$4,153,150	Total Sold Dollar Volume:	\$2,659,000
Average Selling Price:	\$346,095	Average Selling Price:	\$379,857
Average List Price:	\$340,591	Average List Price:	\$371,585
Average Sales Price / Average List Price:	101.60%	Average Sales Price / Average List Price:	102.20%
Median Price:	\$332,500	Median Price:	\$378,000
Average Days on Market:	22	Average Days on Market:	49
Number of Listings Sold:	12	Number of Listings Sold:	7
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	10	1 - 30 Days:	4
31 - 60 Days:	1	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:	1

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PACIFIC PALISADES

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$80,817,055
Average Selling Price:	\$2,449,001
Average List Price:	\$2,584,969
Average Sales Price / Average List Price:	94.70%
Median Price:	\$1,975,000
Average Days on Market:	117
Number of Listings Sold:	33

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	5
61 - 90 Days:	5
91 - 120 Days:	3
Over 120 Days:	13

Total Sold Dollar Volume:	\$55,210,150
Average Selling Price:	\$2,400,441
Average List Price:	\$2,563,260
Average Sales Price / Average List Price:	93.60%
Median Price:	\$2,300,000
Average Days on Market:	95
Number of Listings Sold:	23

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	3
61 - 90 Days:	5
91 - 120 Days:	2
Over 120 Days:	7

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PALMS - MAR VISTA

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$13,878,000	Total Sold Dollar Volume:	\$23,670,998
Average Selling Price:	\$771,000	Average Selling Price:	\$986,291
Average List Price:	\$781,094	Average List Price:	\$1,023,621
Average Sales Price / Average List Price:	98.70%	Average Sales Price / Average List Price:	96.40%
Median Price:	\$732,500	Median Price:	\$868,500
Average Days on Market:	39	Average Days on Market:	48
Number of Listings Sold:	18	Number of Listings Sold:	24
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	10	1 - 30 Days:	11
31 - 60 Days:	5	31 - 60 Days:	6
61 - 90 Days:	1	61 - 90 Days:	3
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	1	Over 120 Days:	3

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PLAYA DEL REY

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$4,276,500
Average Selling Price:	\$855,300
Average List Price:	\$911,600
Average Sales Price / Average List Price:	93.80%
Median Price:	\$865,000
Average Days on Market:	97
Number of Listings Sold:	5

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

Total Sold Dollar Volume:	\$3,114,000
Average Selling Price:	\$1,038,000
Average List Price:	\$1,102,000
Average Sales Price / Average List Price:	94.20%
Median Price:	\$915,000
Average Days on Market:	77
Number of Listings Sold:	3

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

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PLAYA VISTA

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$2,175,000
Average Selling Price:	\$0	Average Selling Price:	\$1,087,500
Average List Price:	\$0	Average List Price:	\$1,187,000
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	91.60%
Median Price:	\$0	Median Price:	\$1,087,000
Average Days on Market:	0	Average Days on Market:	54
Number of Listings Sold:	0	Number of Listings Sold:	2
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	1
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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SANTA MONICA

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$31,881,625
Average Selling Price:	\$1,875,389
Average List Price:	\$2,061,170
Average Sales Price / Average List Price:	91.00%
Median Price:	\$1,500,000
Average Days on Market:	89
Number of Listings Sold:	17

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

Total Sold Dollar Volume:	\$53,284,250
Average Selling Price:	\$2,316,706
Average List Price:	\$2,412,956
Average Sales Price / Average List Price:	96.00%
Median Price:	\$2,011,000
Average Days on Market:	65
Number of Listings Sold:	23

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	5
61 - 90 Days:	5
91 - 120 Days:	1
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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SHERMAN OAKS

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$13,802,900
Average Selling Price:	\$1,150,241
Average List Price:	\$1,210,816
Average Sales Price / Average List Price:	95.00%
Median Price:	\$927,500
Average Days on Market:	90
Number of Listings Sold:	12

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

Total Sold Dollar Volume:	\$32,094,800
Average Selling Price:	\$1,146,242
Average List Price:	\$1,201,714
Average Sales Price / Average List Price:	95.40%
Median Price:	\$896,000
Average Days on Market:	75
Number of Listings Sold:	28

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	8
61 - 90 Days:	3
91 - 120 Days:	4
Over 120 Days:	7

*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

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$11,736,400	Total Sold Dollar Volume:	\$9,007,500
Average Selling Price:	\$733,525	Average Selling Price:	\$692,884
Average List Price:	\$738,107	Average List Price:	\$712,821
Average Sales Price / Average List Price:	99.40%	Average Sales Price / Average List Price:	97.20%
Median Price:	\$754,500	Median Price:	\$697,000
Average Days on Market:	42	Average Days on Market:	80
Number of Listings Sold:	16	Number of Listings Sold:	13
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	7	1 - 30 Days:	6
31 - 60 Days:	5	31 - 60 Days:	2
61 - 90 Days:	1	61 - 90 Days:	0
91 - 120 Days:	3	91 - 120 Days:	1
Over 120 Days:	0	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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STUDIO CITY

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$13,589,735
Average Selling Price:	\$1,358,973
Average List Price:	\$1,425,475
Average Sales Price / Average List Price:	95.30%
Median Price:	\$1,280,000
Average Days on Market:	72
Number of Listings Sold:	10

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

Total Sold Dollar Volume:	\$14,741,000
Average Selling Price:	\$1,133,923
Average List Price:	\$1,192,519
Average Sales Price / Average List Price:	95.10%
Median Price:	\$1,070,000
Average Days on Market:	46
Number of Listings Sold:	13

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	4
61 - 90 Days:	1
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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SUNSET STRIP - HOLLYWOOD HILLS WEST

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$55,042,400
Average Selling Price:	\$2,201,696
Average List Price:	\$2,440,792
Average Sales Price / Average List Price:	90.20%
Median Price:	\$1,240,000
Average Days on Market:	57
Number of Listings Sold:	25

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	4
61 - 90 Days:	6
91 - 120 Days:	0
Over 120 Days:	4

Total Sold Dollar Volume:	\$28,023,600
Average Selling Price:	\$1,401,180
Average List Price:	\$1,433,470
Average Sales Price / Average List Price:	97.70%
Median Price:	\$1,287,500
Average Days on Market:	66
Number of Listings Sold:	20

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	4
61 - 90 Days:	4
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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VENICE

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$18,386,000
Average Selling Price:	\$1,225,733
Average List Price:	\$1,285,253
Average Sales Price / Average List Price:	95.40%
Median Price:	\$855,000
Average Days on Market:	70
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	4
31 - 60 Days:	2
61 - 90 Days:	3
91 - 120 Days:	5
Over 120 Days:	1

Total Sold Dollar Volume:	\$21,269,000
Average Selling Price:	\$1,417,933
Average List Price:	\$1,483,533
Average Sales Price / Average List Price:	95.60%
Median Price:	\$1,225,000
Average Days on Market:	58
Number of Listings Sold:	15

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

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$5,525,755
Average Selling Price:	\$920,959
Average List Price:	\$951,666
Average Sales Price / Average List Price:	96.80%
Median Price:	\$855,000
Average Days on Market:	98
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$6,343,500
Average Selling Price:	\$906,214
Average List Price:	\$938,857
Average Sales Price / Average List Price:	96.50%
Median Price:	\$860,000
Average Days on Market:	55
Number of Listings Sold:	7

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	2
61 - 90 Days:	0
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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WEST LOS ANGELES

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$7,629,500
Average Selling Price:	\$693,590
Average List Price:	\$706,706
Average Sales Price / Average List Price:	98.10%
Median Price:	\$718,000
Average Days on Market:	76
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	6
31 - 60 Days:	3
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	2

Total Sold Dollar Volume:	\$4,334,000
Average Selling Price:	866,800
Average List Price:	\$894,360
Average Sales Price / Average List Price:	96.90%
Median Price:	\$745,000
Average Days on Market:	54
Number of Listings Sold:	5

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	3
61 - 90 Days:	0
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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WESTCHESTER

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$11,475,500
Average Selling Price:	\$717,218
Average List Price:	\$718,050
Average Sales Price / Average List Price:	99.90%
Median Price:	\$707,500
Average Days on Market:	63
Number of Listings Sold:	16

DOM Number of Units	
1 - 30 Days:	11
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	4

Total Sold Dollar Volume:	\$13,876,786
Average Selling Price:	\$730,357
Average List Price:	\$749,463
Average Sales Price / Average List Price:	97.50%
Median Price:	\$726,000
Average Days on Market:	46
Number of Listings Sold:	19

DOM Number of Units	
1 - 30 Days:	9
31 - 60 Days:	3
61 - 90 Days:	4
91 - 120 Days:	3
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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WESTWOOD - CENTURY CITY

July 2009

vs

July 2008

Total Sold Dollar Volume:	\$14,942,000
Average Selling Price:	\$1,358,363
Average List Price:	\$1,432,909
Average Sales Price / Average List Price:	94.80%
Median Price:	\$1,310,000
Average Days on Market:	118
Number of Listings Sold:	11

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

Total Sold Dollar Volume:	\$23,638,326
Average Selling Price:	\$1,575,888
Average List Price:	\$1,605,593
Average Sales Price / Average List Price:	98.10%
Median Price:	\$1,375,000
Average Days on Market:	66
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	2
61 - 90 Days:	1
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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