

TELES



Micro Market Report

Condominiums

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

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$615,000
Average Selling Price:	\$0	Average Selling Price:	\$615,000
Average List Price:	\$0	Average List Price:	\$649,000
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	94.80%
Median Price:	\$0	Median Price:	\$615,000
Average Days on Market:	0	Average Days on Market:	166
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:	0
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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BEVERLY CENTER - MIRACLE MILE

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$4,423,500	Total Sold Dollar Volume:	\$6,509,000
Average Selling Price:	\$631,928	Average Selling Price:	\$723,222
Average List Price:	\$652,842	Average List Price:	\$759,000
Average Sales Price / Average List Price:	96.80%	Average Sales Price / Average List Price:	95.30%
Median Price:	\$515,000	Median Price:	\$765,000
Average Days on Market:	116	Average Days on Market:	62
Number of Listings Sold:	7	Number of Listings Sold:	9
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	1 - 30 Days:	3
31 - 60 Days:	2	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	2
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	3	Over 120 Days:	1

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BEVERLY HILLS

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$3,922,000	Total Sold Dollar Volume:	\$843,000
Average Selling Price:	\$784,400	Average Selling Price:	\$421,500
Average List Price:	\$868,600	Average List Price:	\$511,250
Average Sales Price / Average List Price:	90.30%	Average Sales Price / Average List Price:	82.40%
Median Price:	\$765,000	Median Price:	\$421,500
Average Days on Market:	70	Average Days on Market:	30
Number of Listings Sold:	5	Number of Listings Sold:	2
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	1 - 30 Days:	1
31 - 60 Days:	3	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

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BEVERLY HILLS P.O.

August 2009

vs

August 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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BEVERLYWOOD

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$2,993,000
Average Selling Price:	\$498,833
Average List Price:	\$519,150
Average Sales Price / Average List Price:	96.10%
Median Price:	\$499,000
Average Days on Market:	63
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$3,394,000
Average Selling Price:	\$565,666
Average List Price:	\$584,999
Average Sales Price / Average List Price:	96.70%
Median Price:	\$515,000
Average Days on Market:	120
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

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BRENTWOOD

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$5,130,000
Average Selling Price:	\$855,000
Average List Price:	\$920,166
Average Sales Price / Average List Price:	92.90%
Median Price:	\$620,000
Average Days on Market:	92
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$9,653,500
Average Selling Price:	\$742,576
Average List Price:	\$781,394
Average Sales Price / Average List Price:	95.00%
Median Price:	\$699,000
Average Days on Market:	79
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

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CHEVIOT HILLS - RANCHO PARK

August 2009

vs

August 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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CULVER CITY

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$7,574,150	Total Sold Dollar Volume:	\$6,783,750
Average Selling Price:	\$378,707	Average Selling Price:	\$452,250
Average List Price:	\$380,100	Average List Price:	\$467,786
Average Sales Price / Average List Price:	99.60%	Average Sales Price / Average List Price:	96.70%
Median Price:	\$347,500	Median Price:	\$465,000
Average Days on Market:	34	Average Days on Market:	85
Number of Listings Sold:	20	Number of Listings Sold:	15
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	13	1 - 30 Days:	5
31 - 60 Days:	5	31 - 60 Days:	4
61 - 90 Days:	1	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	1
Over 120 Days:	1	Over 120 Days:	3

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HANCOCK PARK - WILSHIRE

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$4,285,000	Total Sold Dollar Volume:	\$4,352,000
Average Selling Price:	\$428,500	Average Selling Price:	\$483,555
Average List Price:	\$455,390	Average List Price:	\$503,466
Average Sales Price / Average List Price:	94.10%	Average Sales Price / Average List Price:	96.00%
Median Price:	\$427,500	Median Price:	\$539,000
Average Days on Market:	120	Average Days on Market:	60
Number of Listings Sold:	10	Number of Listings Sold:	9
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	2	1 - 30 Days:	7
31 - 60 Days:	2	31 - 60 Days:	0
61 - 90 Days:	1	61 - 90 Days:	0
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	3	Over 120 Days:	1

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HOLLYWOOD

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$3,395,000
Average Selling Price:	\$485,000
Average List Price:	\$530,714
Average Sales Price / Average List Price:	91.40%
Median Price:	\$500,000
Average Days on Market:	101
Number of Listings Sold:	7

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

Total Sold Dollar Volume:	\$4,432,000
Average Selling Price:	\$633,142
Average List Price:	\$655,428
Average Sales Price / Average List Price:	96.60%
Median Price:	\$515,000
Average Days on Market:	103
Number of Listings Sold:	7

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	3
61 - 90 Days:	0
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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HOLLYWOOD HILLS EAST

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$361,000
Average Selling Price:	\$361,000
Average List Price:	\$400,000
Average Sales Price / Average List Price:	90.30%
Median Price:	\$361,000
Average Days on Market:	83
Number of Listings Sold:	1

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

Total Sold Dollar Volume:	\$598,900
Average Selling Price:	\$598,900
Average List Price:	\$589,900
Average Sales Price / Average List Price:	101.50%
Median Price:	\$598,900
Average Days on Market:	5
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

*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

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$830,250
Average Selling Price:	\$415,125
Average List Price:	\$409,450
Average Sales Price / Average List Price:	101.40%
Median Price:	\$415,125
Average Days on Market:	28
Number of Listings Sold:	2

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

Total Sold Dollar Volume:	\$765,000
Average Selling Price:	\$382,500
Average List Price:	\$409,950
Average Sales Price / Average List Price:	93.30%
Median Price:	\$382,500
Average Days on Market:	179
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

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MALIBU

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$649,950
Average Selling Price:	0	Average Selling Price:	\$649,950
Average List Price:	\$0	Average List Price:	\$649,950
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	100.00%
Median Price:	\$0	Median Price:	\$649,950
Average Days on Market:	0	Average Days on Market:	6
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:	1
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

*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

August 2009

vs

August 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

*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

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$14,057,200
Average Selling Price:	\$611,182
Average List Price:	\$634,804
Average Sales Price / Average List Price:	96.30%
Median Price:	\$647,000
Average Days on Market:	68
Number of Listings Sold:	23

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	6
61 - 90 Days:	4
91 - 120 Days:	2
Over 120 Days:	4

Total Sold Dollar Volume:	\$12,729,773
Average Selling Price:	\$748,810
Average List Price:	\$784,635
Average Sales Price / Average List Price:	95.40%
Median Price:	\$732,273
Average Days on Market:	100
Number of Listings Sold:	17

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	4
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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MID LOS ANGELES

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$370,000	Total Sold Dollar Volume:	\$730,000
Average Selling Price:	\$370,000	Average Selling Price:	\$365,000
Average List Price:	\$395,000	Average List Price:	\$399,500
Average Sales Price / Average List Price:	93.70%	Average Sales Price / Average List Price:	91.40%
Median Price:	\$370,000	Median Price:	\$365,000
Average Days on Market:	167	Average Days on Market:	220
Number of Listings Sold:	1	Number of Listings Sold:	2
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:	1	Over 120 Days:	2

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MID WILSHIRE

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$7,420,550	Total Sold Dollar Volume:	\$2,783,900
Average Selling Price:	\$412,252	Average Selling Price:	\$347,987
Average List Price:	\$421,244	Average List Price:	\$359,450
Average Sales Price / Average List Price:	97.90%	Average Sales Price / Average List Price:	96.80%
Median Price:	\$379,000	Median Price:	\$370,000
Average Days on Market:	24	Average Days on Market:	96
Number of Listings Sold:	18	Number of Listings Sold:	8
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	14	1 - 30 Days:	3
31 - 60 Days:	2	31 - 60 Days:	2
61 - 90 Days:	0	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	1
Over 120 Days:	2	Over 120 Days:	1

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NORTH HOLLYWOOD

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$680,550	Total Sold Dollar Volume:	\$492,000
Average Selling Price:	\$340,275	Average Selling Price:	\$246,000
Average List Price:	\$337,000	Average List Price:	\$244,900
Average Sales Price / Average List Price:	101.00%	Average Sales Price / Average List Price:	100.40%
Median Price:	\$340,275	Median Price:	\$246,000
Average Days on Market:	91	Average Days on Market:	41
Number of Listings Sold:	2	Number of Listings Sold:	2
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	1	31 - 60 Days:	2
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	1	Over 120 Days:	0

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PACIFIC PALISADES

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$2,868,000	Total Sold Dollar Volume:	\$4,873,000
Average Selling Price:	\$573,600	Average Selling Price:	\$812,166
Average List Price:	\$621,400	Average List Price:	\$832,666
Average Sales Price / Average List Price:	92.30%	Average Sales Price / Average List Price:	97.50%
Median Price:	\$542,000	Median Price:	\$854,000
Average Days on Market:	101	Average Days on Market:	80
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:	2
31 - 60 Days:	1	31 - 60 Days:	0
61 - 90 Days:	1	61 - 90 Days:	0
91 - 120 Days:	1	91 - 120 Days:	2
Over 120 Days:	2	Over 120 Days:	2

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PALMS - MAR VISTA

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$4,024,449	Total Sold Dollar Volume:	\$2,561,500
Average Selling Price:	\$402,449	Average Selling Price:	\$426,916
Average List Price:	\$415,999	Average List Price:	\$436,666
Average Sales Price / Average List Price:	96.70%	Average Sales Price / Average List Price:	97.80%
Median Price:	\$405,000	Median Price:	\$425,000
Average Days on Market:	44	Average Days on Market:	33
Number of Listings Sold:	10	Number of Listings Sold:	6
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	6	1 - 30 Days:	4
31 - 60 Days:	1	31 - 60 Days:	0
61 - 90 Days:	1	61 - 90 Days:	1
91 - 120 Days:	1	91 - 120 Days:	1
Over 120 Days:	1	Over 120 Days:	0

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PLAYA DEL REY

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$2,647,000	Total Sold Dollar Volume:	\$7,505,000
Average Selling Price:	\$441,166	Average Selling Price:	\$625,416
Average List Price:	\$451,833	Average List Price:	\$643,812
Average Sales Price / Average List Price:	97.60%	Average Sales Price / Average List Price:	97.10%
Median Price:	\$448,500	Median Price:	\$450,000
Average Days on Market:	21	Average Days on Market:	48
Number of Listings Sold:	6	Number of Listings Sold:	12
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	5	1 - 30 Days:	6
31 - 60 Days:	1	31 - 60 Days:	3
61 - 90 Days:	0	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	1
Over 120 Days:	0	Over 120 Days:	1

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PLAYA VISTA

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$7,556,516	Total Sold Dollar Volume:	\$4,572,000
Average Selling Price:	\$581,270	Average Selling Price:	\$653,142
Average List Price:	\$598,146	Average List Price:	\$658,700
Average Sales Price / Average List Price:	97.20%	Average Sales Price / Average List Price:	99.20%
Median Price:	\$571,000	Median Price:	\$620,000
Average Days on Market:	68	Average Days on Market:	43
Number of Listings Sold:	13	Number of Listings Sold:	7
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	6	1 - 30 Days:	4
31 - 60 Days:	3	31 - 60 Days:	1
61 - 90 Days:	1	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	3	Over 120 Days:	0

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SANTA MONICA

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$17,004,300
Average Selling Price:	\$680,172
Average List Price:	\$700,432
Average Sales Price / Average List Price:	97.10%
Median Price:	\$620,000
Average Days on Market:	78
Number of Listings Sold:	25

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	5
61 - 90 Days:	4
91 - 120 Days:	3
Over 120 Days:	5

Total Sold Dollar Volume:	\$31,248,500
Average Selling Price:	\$801,243
Average List Price:	\$836,510
Average Sales Price / Average List Price:	95.80%
Median Price:	\$760,000
Average Days on Market:	67
Number of Listings Sold:	39

DOM Number of Units	
1 - 30 Days:	14
31 - 60 Days:	8
61 - 90 Days:	4
91 - 120 Days:	6
Over 120 Days:	7

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SHERMAN OAKS

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$5,017,000	Total Sold Dollar Volume:	\$1,248,000
Average Selling Price:	\$358,357	Average Selling Price:	\$416,000
Average List Price:	\$369,278	Average List Price:	\$423,966
Average Sales Price / Average List Price:	97.00%	Average Sales Price / Average List Price:	98.10%
Median Price:	\$329,000	Median Price:	\$365,000
Average Days on Market:	66	Average Days on Market:	71
Number of Listings Sold:	14	Number of Listings Sold:	3
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	7	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	2	61 - 90 Days:	1
91 - 120 Days:	2	91 - 120 Days:	0
Over 120 Days:	3	Over 120 Days:	1

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SILVER LAKE - ECHO PARK

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$580,000	Total Sold Dollar Volume:	\$2,271,000
Average Selling Price:	\$580,000	Average Selling Price:	\$454,200
Average List Price:	\$599,000	Average List Price:	\$466,200
Average Sales Price / Average List Price:	96.80%	Average Sales Price / Average List Price:	97.40%
Median Price:	\$580,000	Median Price:	\$447,000
Average Days on Market:	11	Average Days on Market:	52
Number of Listings Sold:	1	Number of Listings Sold:	5
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	1 - 30 Days:	3
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	0
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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STUDIO CITY

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$1,472,400
Average Selling Price:	\$368,100
Average List Price:	\$373,675
Average Sales Price / Average List Price:	98.50%
Median Price:	\$350,950
Average Days on Market:	38
Number of Listings Sold:	4

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

Total Sold Dollar Volume:	\$555,500
Average Selling Price:	\$555,500
Average List Price:	\$574,500
Average Sales Price / Average List Price:	96.70%
Median Price:	\$555,500
Average Days on Market:	62
Number of Listings Sold:	1

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	1
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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SUNSET STRIP - HOLLYWOOD HILLS WEST

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$1,607,000	Total Sold Dollar Volume:	\$1,085,000
Average Selling Price:	\$401,750	Average Selling Price:	\$361,666
Average List Price:	\$410,935	Average List Price:	\$375,000
Average Sales Price / Average List Price:	97.80%	Average Sales Price / Average List Price:	96.40%
Median Price:	\$411,000	Median Price:	\$340,000
Average Days on Market:	79	Average Days on Market:	39
Number of Listings Sold:	4	Number of Listings Sold:	3
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	3	1 - 30 Days:	2
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	1
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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VENICE

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$4,313,000	Total Sold Dollar Volume:	\$0
Average Selling Price:	\$862,600	Average Selling Price:	\$0
Average List Price:	\$874,400	Average List Price:	\$0
Average Sales Price / Average List Price:	98.70%	Average Sales Price / Average List Price:	0%
Median Price:	\$835,000	Median Price:	\$0
Average Days on Market:	98	Average Days on Market:	0
Number of Listings Sold:	5	Number of Listings Sold:	0
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	1	1 - 30 Days:	0
31 - 60 Days:	1	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:	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

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$15,236,400	Total Sold Dollar Volume:	\$16,433,500
Average Selling Price:	\$507,880	Average Selling Price:	\$632,057
Average List Price:	\$537,233	Average List Price:	\$657,996
Average Sales Price / Average List Price:	94.50%	Average Sales Price / Average List Price:	96.10%
Median Price:	\$445,000	Median Price:	\$563,000
Average Days on Market:	94	Average Days on Market:	79
Number of Listings Sold:	30	Number of Listings Sold:	26
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	9	1 - 30 Days:	7
31 - 60 Days:	5	31 - 60 Days:	7
61 - 90 Days:	7	61 - 90 Days:	4
91 - 120 Days:	1	91 - 120 Days:	3
Over 120 Days:	8	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 LOS ANGELES

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$9,414,000	Total Sold Dollar Volume:	\$8,445,500
Average Selling Price:	\$627,600	Average Selling Price:	\$603,250
Average List Price:	\$645,366	Average List Price:	\$630,742
Average Sales Price / Average List Price:	97.20%	Average Sales Price / Average List Price:	95.60%
Median Price:	\$640,000	Median Price:	\$602,500
Average Days on Market:	47	Average Days on Market:	118
Number of Listings Sold:	15	Number of Listings Sold:	14
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	6	1 - 30 Days:	4
31 - 60 Days:	5	31 - 60 Days:	1
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	2	91 - 120 Days:	3
Over 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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WESTCHESTER

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$1,050,000	Total Sold Dollar Volume:	\$413,000
Average Selling Price:	\$350,000	Average Selling Price:	\$413,000
Average List Price:	\$356,000	Average List Price:	\$429,000
Average Sales Price / Average List Price:	98.30%	Average Sales Price / Average List Price:	96.30%
Median Price:	\$345,000	Median Price:	\$413,000
Average Days on Market:	22	Average Days on Market:	27
Number of Listings Sold:	3	Number of Listings Sold:	1
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	2	1 - 30 Days:	1
31 - 60 Days:	1	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

*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

August 2009

vs

August 2008

Total Sold Dollar Volume:	\$24,423,000
Average Selling Price:	\$814,100
Average List Price:	\$905,565
Average Sales Price / Average List Price:	89.90%
Median Price:	\$648,500
Average Days on Market:	86
Number of Listings Sold:	30

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	6
61 - 90 Days:	2
91 - 120 Days:	4
Over 120 Days:	8

Total Sold Dollar Volume:	\$36,989,000
Average Selling Price:	\$804,108
Average List Price:	\$853,341
Average Sales Price / Average List Price:	94.20%
Median Price:	\$645,000
Average Days on Market:	68
Number of Listings Sold:	46

DOM Number of Units	
1 - 30 Days:	15
31 - 60 Days:	14
61 - 90 Days:	5
91 - 120 Days:	4
Over 120 Days:	18

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

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