



MICROMARKETREPORT

October 2009 | Condominiums



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WHAT IS A MICRO MARKET

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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**.



WHY SHOULD I CARE

m i c r o m a r k e t r e p o r t . c o m

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.



BEL AIR - HOLMBY HILLS

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$0	0%
Average Selling Price:.....	\$0	0%
Average List Price:.....	\$0	0%
Average Sales Price / Average List Price:...	0%	0%
Median Price:	\$0	0%
Average Days on Market:.....	0	0%
Number of Listings Sold:.....	0	0%

DOM Number of Units

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

% CHANGE

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



BEVERLY CENTER - MIRACLE MILE

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$2,686,000
Average Selling Price:.....	\$537,200
Average List Price:.....	\$562,800
Average Sales Price / Average List Price:...	95.50%
Median Price:	\$502,000
Average Days on Market:.....	97
Number of Listings Sold:.....	5

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$4,219,875	+57.11%
Average Selling Price:.....	\$843,975	+57.11%
Average List Price:.....	\$916,200	+62.79%
Average Sales Price / Average List Price:...	92.10%	-3.56%
Median Price:	\$815,000	+62.35%
Average Days on Market:.....	74	-23.71%
Number of Listings Sold:.....	5	0%

DOM Number of Units

1 - 30 Days:	1	-66.67%
31 - 60 Days:.....	1	+100%
61 - 90 Days:.....	1	+100%
91 - 120 Days:.....	2	+200%
Over 120 Days:.....	0	-100%

% CHANGE



BEVERLY HILLS

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$4,585,000
Average Selling Price:.....	\$1,146,250
Average List Price:.....	\$1,212,250
Average Sales Price / Average List Price:...	94.60%
Median Price:	\$955,000
Average Days on Market:.....	59
Number of Listings Sold:.....	4

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$1,720,000	-62.49%
Average Selling Price:.....	\$1,720,000	+50.05%
Average List Price:.....	\$1,950,000	+60.86%
Average Sales Price / Average List Price:...	88.20%	-6.77%
Median Price:	\$1,720,000	+80.10%
Average Days on Market:.....	87	+47.46%
Number of Listings Sold:.....	1	-75%

DOM Number of Units

1 - 30 Days:	0	0%
31 - 60 Days:.....	0	-100%
61 - 90 Days:.....	1	+100%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	0	0%

% CHANGE

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BEVERLY HILLS P.O.

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$0	0%
Average Selling Price:.....	\$0	0%
Average List Price:.....	\$0	0%
Average Sales Price / Average List Price:...	0%	0%
Median Price:	\$0	0%
Average Days on Market:.....	0	0%
Number of Listings Sold:.....	0	0%

DOM Number of Units

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

% CHANGE

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BEVERLYWOOD

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$3,797,000
Average Selling Price:.....	\$632,833
Average List Price:.....	\$670,000
Average Sales Price / Average List Price:...	94.50%
Median Price:	\$635,000
Average Days on Market:.....	163
Number of Listings Sold:.....	6

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,089,650	-18.63%
Average Selling Price:.....	\$617,930	-2.35%
Average List Price:.....	\$671,580	+0.24%
Average Sales Price / Average List Price:...	92.00%	-2.65%
Median Price:	\$580,000	-8.66%
Average Days on Market:.....	89	-45.40%
Number of Listings Sold:.....	5	-16.67%

DOM Number of Units

1 - 30 Days:	0	-100%
31 - 60 Days:.....	1	0%
61 - 90 Days:.....	3	+300%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	1	-66.67%

% CHANGE

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BRENTWOOD

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$12,628,000
Average Selling Price:.....	\$664,631
Average List Price:.....	\$699,468
Average Sales Price / Average List Price:...	95.00%
Median Price:	\$600,000
Average Days on Market:.....	132
Number of Listings Sold:.....	19

DOM Number of Units

1 - 30 Days:	3
31 - 60 Days:.....	2
61 - 90 Days:.....	3
91 - 120 Days:.....	3
Over 120 Days:.....	8

OCTOBER 2009

Total Sold Dollar Volume:.....	\$11,955,900	-5.32%
Average Selling Price:.....	\$664,216	-0.06%
Average List Price:.....	\$699,994	+0.08%
Average Sales Price / Average List Price:...	94.90%	-0.11%
Median Price:	\$600,000	0%
Average Days on Market:.....	94	-28.79%
Number of Listings Sold:.....	18	-5.26%

DOM Number of Units

1 - 30 Days:	5	+66.67%
31 - 60 Days:.....	3	+50%
61 - 90 Days:.....	4	+33.33%
91 - 120 Days:.....	1	-66.67%
Over 120 Days:.....	5	-37.50%

% CHANGE



CHEVIOT HILLS - RANCHO PARK

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$540,000
Average Selling Price:.....	\$540,000
Average List Price:.....	\$550,000
Average Sales Price / Average List Price:...	98.20%
Median Price:	\$540,000
Average Days on Market:.....	13
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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$0	N/A
Average Selling Price:.....	\$0	N/A
Average List Price:.....	\$0	N/A
Average Sales Price / Average List Price:...	0%	N/A
Median Price:	\$0	N/A
Average Days on Market:.....	0	N/A
Number of Listings Sold:.....	0	N/A

DOM Number of Units

1 - 30 Days:	0	N/A
31 - 60 Days:.....	0	N/A
61 - 90 Days:.....	0	N/A
91 - 120 Days:.....	0	N/A
Over 120 Days:.....	0	N/A

% CHANGE

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CULVER CITY

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$9,868,500
Average Selling Price:.....	\$493,425
Average List Price:.....	\$515,260
Average Sales Price / Average List Price:...	95.80%
Median Price:	\$454,500
Average Days on Market:.....	70
Number of Listings Sold:.....	20

DOM Number of Units

1 - 30 Days:	7
31 - 60 Days:.....	4
61 - 90 Days:.....	4
91 - 120 Days:.....	1
Over 120 Days:.....	4

OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,987,800	-59.59%
Average Selling Price:.....	\$398,780	-19.18%
Average List Price:.....	\$406,180	-21.17%
Average Sales Price / Average List Price:...	98.20%	+2.51%
Median Price:	\$346,000	-23.87%
Average Days on Market:.....	38	-45.71%
Number of Listings Sold:.....	10	-50%

DOM Number of Units

1 - 30 Days:	7	0%
31 - 60 Days:.....	1	-75%
61 - 90 Days:.....	0	-100%
91 - 120 Days:.....	2	+100%
Over 120 Days:.....	0	-100%

% CHANGE

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HANCOCK PARK - WILSHIRE

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$6,722,900
Average Selling Price:.....	\$448,193
Average List Price:.....	\$467,453
Average Sales Price / Average List Price:...	95.90%
Median Price:	\$420,000
Average Days on Market:.....	62
Number of Listings Sold:.....	15

DOM Number of Units

1 - 30 Days:	7
31 - 60 Days:.....	3
61 - 90 Days:.....	1
91 - 120 Days:.....	1
Over 120 Days:.....	3

OCTOBER 2009

Total Sold Dollar Volume:.....	\$6,370,000	-5.25%
Average Selling Price:.....	\$374,705	-16.40%
Average List Price:.....	\$389,463	-16.68%
Average Sales Price / Average List Price:...	96.20%	+0.31%
Median Price:	\$393,500	-6.31%
Average Days on Market:.....	54	-12.90%
Number of Listings Sold:.....	17	+13.33%

DOM Number of Units

1 - 30 Days:	9	+28.57%
31 - 60 Days:.....	5	+66.67%
61 - 90 Days:.....	1	0%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	2	-33.33%

% CHANGE



HOLLYWOOD

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$4,431,500
Average Selling Price:.....	\$492,388
Average List Price:.....	\$522,638
Average Sales Price / Average List Price:...	94.20%
Median Price:	\$490,000
Average Days on Market:.....	120
Number of Listings Sold:.....	9

DOM Number of Units

1 - 30 Days:	0
31 - 60 Days:.....	2
61 - 90 Days:.....	2
91 - 120 Days:.....	2
Over 120 Days:.....	3

OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,837,000	-13.42%
Average Selling Price:.....	\$479,625	-2.59%
Average List Price:.....	\$486,500	-6.91%
Average Sales Price / Average List Price:...	98.60%	+4.67%
Median Price:	\$481,500	-1.73%
Average Days on Market:.....	65	-45.83%
Number of Listings Sold:.....	8	-11.11%

DOM Number of Units

1 - 30 Days:	2	+200%
31 - 60 Days:.....	3	+50%
61 - 90 Days:.....	1	-50%
91 - 120 Days:.....	1	-50%
Over 120 Days:.....	1	-66.67%

% CHANGE

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HOLLYWOOD HILLS EAST

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$2,523,500
Average Selling Price:.....	\$420,583
Average List Price:.....	\$440,983
Average Sales Price / Average List Price:...	95.40%
Median Price:	\$443,000
Average Days on Market:.....	73
Number of Listings Sold:.....	6

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$769,000	-69.53%
Average Selling Price:.....	\$384,500	-8.58%
Average List Price:.....	\$394,000	-10.65%
Average Sales Price / Average List Price:...	97.60%	+2.31%
Median Price:	\$384,500	-13.21%
Average Days on Market:.....	37	-49.32%
Number of Listings Sold:.....	2	-66.67%

DOM Number of Units

1 - 30 Days:	1	0%
31 - 60 Days:.....	1	0%
61 - 90 Days:.....	0	-100%
91 - 120 Days:.....	0	0%
Over 120 Days:.....	0	-100%

% CHANGE

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LOS FELIZ

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$1,560,000
Average Selling Price:.....	\$520,000
Average List Price:.....	\$569,166
Average Sales Price / Average List Price:...	91.40%
Median Price:	\$435,000
Average Days on Market:.....	168
Number of Listings Sold:.....	3

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$934,900	-40.07%
Average Selling Price:.....	\$467,450	-10.11%
Average List Price:.....	\$464,450	-18.40%
Average Sales Price / Average List Price:...	100.60%	+10.07%
Median Price:	\$467,450	+7.46%
Average Days on Market:.....	114	-32.14%
Number of Listings Sold:.....	2	-33.33%

DOM Number of Units

1 - 30 Days:	0	0%
31 - 60 Days:.....	1	0%
61 - 90 Days:.....	0	0%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	1	0%

% CHANGE



MALIBU

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$2,815,000
Average Selling Price:.....	\$938,333
Average List Price:.....	\$1,019,666
Average Sales Price / Average List Price:...	92.00%
Median Price:	\$1,030,000
Average Days on Market:.....	54
Number of Listings Sold:.....	3

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$870,000	-69.09%
Average Selling Price:.....	\$870,000	-7.28%
Average List Price:.....	\$995,000	-2.42%
Average Sales Price / Average List Price:...	87.40%	-5%
Median Price:	\$870,000	-15.53%
Average Days on Market:.....	92	+70.37%
Number of Listings Sold:.....	1	-66.67%

DOM Number of Units

1 - 30 Days:	0	-100%
31 - 60 Days:.....	0	0%
61 - 90 Days:.....	0	0%
91 - 120 Days:.....	1	+100%
Over 120 Days:.....	0	-100%

% CHANGE

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



MALIBU BEACH

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$1,270,000	N/A
Average Selling Price:.....	\$635,000	N/A
Average List Price:.....	\$662,450	N/A
Average Sales Price / Average List Price:...	95.90%	N/A
Median Price:	\$635,000	N/A
Average Days on Market:.....	107	N/A
Number of Listings Sold:.....	2	N/A

DOM Number of Units

1 - 30 Days:	1	N/A
31 - 60 Days:.....	0	N/A
61 - 90 Days:.....	0	N/A
91 - 120 Days:.....	0	N/A
Over 120 Days:.....	1	N/A

% CHANGE



MARINA DEL REY

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$15,143,000
Average Selling Price:.....	\$721,095
Average List Price:.....	\$760,423
Average Sales Price / Average List Price:...	94.80%
Median Price:	\$650,000
Average Days on Market:.....	78
Number of Listings Sold:.....	21

DOM Number of Units

1 - 30 Days:	5
31 - 60 Days:	3
61 - 90 Days:	8
91 - 120 Days:.....	1
Over 120 Days:.....	4

OCTOBER 2009

Total Sold Dollar Volume:.....	\$12,756,600	-15.76%
Average Selling Price:.....	\$637,830	-11.55%
Average List Price:.....	\$676,030	-11.10%
Average Sales Price / Average List Price:...	94.30%	-0.53%
Median Price:	\$566,300	-12.88%
Average Days on Market:.....	41	-47.44%
Number of Listings Sold:.....	20	-4.76%

DOM Number of Units

1 - 30 Days:	11	+120%
31 - 60 Days:	5	+66.67%
61 - 90 Days:	2	-75%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	1	-75%

% CHANGE

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



MID LOS ANGELES

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$0
Average Selling Price:.....	\$0
Average List Price:.....	\$0
Avg Sales Price/Avg. List Price:	0.00%
Median Price:	\$0
Average Days on Market:.....	0
Number of Listings Sold:.....	0

DOM No. Of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$0	0.00%
Average Selling Price:.....	\$0	0.00%
Average List Price:.....	\$0	0.00%
Average Sales Price / Average List Price:...	0%	0.00%
Median Price:	\$0	0.00%
Average Days on Market:.....	0	0.00%
Number of Listings Sold:.....	0	0.00%

DOM Number of Units

1 - 30 Days:.....	0	0.00%
31 - 60 Days:.....	0	0.00%
61 - 90 Days:.....	0	0.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	0	0.00%

% CHANGE

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MID WILSHIRE

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$4,186,100
Average Selling Price:.....	\$380,554
Average List Price:.....	\$414,059
Average Sales Price / Average List Price:...	91.90%
Median Price:	\$406,100
Average Days on Market:.....	79
Number of Listings Sold:.....	11

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$27,346,500	+553.27%
Average Selling Price:.....	\$374,609	-1.56%
Average List Price:.....	\$376,204	-9.14%
Average Sales Price / Average List Price:...	99.60%	+8.38%
Median Price:	\$372,000	-8.40%
Average Days on Market:.....	6	-92.41%
Number of Listings Sold:.....	73	+563.64%

DOM Number of Units

1 - 30 Days:	66	+1550.00%
31 - 60 Days:.....	1	-50.00%
61 - 90 Days:.....	0	0%
91 - 120 Days:.....	0	-100.00%
Over 120 Days:.....	1	-75.00%

% CHANGE

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NORTH HOLLYWOOD

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$392,000
Average Selling Price:.....	\$196,000
Average List Price:.....	\$194,500
Average Sales Price / Average List Price:...	100.80%
Median Price:	\$196,000
Average Days on Market:.....	37
Number of Listings Sold:.....	2

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$399,000	+1.79%
Average Selling Price:.....	\$199,500	+1.79%
Average List Price:.....	\$199,471	+2.56%
Average Sales Price / Average List Price:...	100.00%	-0.79%
Median Price:	\$199,500	+1.79%
Average Days on Market:.....	14	-62.16%
Number of Listings Sold:.....	2	0.00%

DOM Number of Units

1 - 30 Days:	2	+100.00%
31 - 60 Days:.....	0	0.00%
61 - 90 Days:.....	0	-100.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	0	0.00%

% CHANGE



PACIFIC PALISADES

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$3,418,618
Average Selling Price:.....	\$683,723
Average List Price:.....	\$700,923
Average Sales Price / Average List Price:...	97.50%
Median Price:	\$799,000
Average Days on Market:.....	94
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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$8,390,644	+145.44%
Average Selling Price:.....	\$699,220	+2.27%
Average List Price:.....	\$712,245	+1.62%
Average Sales Price / Average List Price:...	98.20%	+0.72%
Median Price:	\$630,500	-21.09%
Average Days on Market:.....	84	-10.64%
Number of Listings Sold:.....	12	+140.00%

DOM Number of Units

1 - 30 Days:	5	+150.00%
31 - 60 Days:.....	1	+100.00%
61 - 90 Days:.....	1	+100.00%
91 - 120 Days:.....	0	-100.00%
Over 120 Days:.....	5	+150.00%

% CHANGE



PALMS - MAR VISTA

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$4,694,750
Average Selling Price:.....	\$426,795
Average List Price:.....	\$431,809
Average Sales Price / Average List Price:...	98.80%
Median Price:	\$369,000
Average Days on Market:.....	39
Number of Listings Sold:.....	11

DOM Number of Units

1 - 30 Days:	6
31 - 60 Days:	4
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	1

OCTOBER 2009

Total Sold Dollar Volume:.....	\$5,299,500	+12.88%
Average Selling Price:.....	\$441,625	+3.47%
Average List Price:.....	\$458,124	+6.09%
Average Sales Price / Average List Price:...	96.40%	-2.43%
Median Price:	\$448,500	+21.54%
Average Days on Market:.....	24	-38.46%
Number of Listings Sold:.....	12	+9.09%

DOM Number of Units

1 - 30 Days:	6	0.00%
31 - 60 Days:	5	+25.00%
61 - 90 Days:	0	0.00%
91 - 120 Days:	0	0.00%
Over 120 Days:	0	-100.00%



PLAYA DEL REY

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$2,076,000
Average Selling Price:.....	\$415,200
Average List Price:.....	\$419,400
Average Sales Price / Average List Price:...	99.00%
Median Price:	\$475,000
Average Days on Market:.....	42
Number of Listings Sold:.....	5

DOM Number of Units

1 - 30 Days:	3
31 - 60 Days:.....	0
61 - 90 Days:.....	2
91 - 120 Days:.....	0
Over 120 Days:.....	0

OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,723,576	+79.36%
Average Selling Price:.....	\$372,357	-10.32%
Average List Price:.....	\$383,037	-8.67%
Average Sales Price / Average List Price:...	97.20%	-1.82%
Median Price:	\$327,000	-31.16%
Average Days on Market:.....	79	+88.10%
Number of Listings Sold:.....	10	+100.00%

DOM Number of Units

1 - 30 Days:	2	-33.33%
31 - 60 Days:.....	2	+200.00%
61 - 90 Days:.....	2	0.00%
91 - 120 Days:.....	2	+200.00%
Over 120 Days:.....	2	+200.00%

% CHANGE



PLAYA VISTA

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$5,033,117
Average Selling Price:.....	\$719,016
Average List Price:.....	\$725,427
Average Sales Price / Average List Price:...	99.10%
Median Price:	\$690,000
Average Days on Market:.....	35
Number of Listings Sold:.....	7

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,702,156	-26.44%
Average Selling Price:.....	\$462,769	-35.64%
Average List Price:.....	\$476,819	-34.27%
Average Sales Price / Average List Price:...	97.10%	-2.02%
Median Price:	\$457,500	-33.70%
Average Days on Market:.....	49	+40.00%
Number of Listings Sold:.....	8	+14.29%

DOM Number of Units

1 - 30 Days:	4	0.00%
31 - 60 Days:.....	1	-50.00%
61 - 90 Days:.....	2	+100.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	1	+100.00%

% CHANGE

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



SANTA MONICA

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$19,203,000
Average Selling Price:.....	\$711,222
Average List Price:.....	\$736,011
Average Sales Price / Average List Price:...	96.60%
Median Price:	\$645,000
Average Days on Market:.....	76
Number of Listings Sold:.....	27

DOM Number of Units

1 - 30 Days:	10
31 - 60 Days:	7
61 - 90 Days:	3
91 - 120 Days:.....	3
Over 120 Days:.....	4

OCTOBER 2009

Total Sold Dollar Volume:.....	\$23,639,600	+23.10%
Average Selling Price:.....	\$762,567	+7.22%
Average List Price:.....	\$804,799	+9.35%
Average Sales Price / Average List Price:...	94.80%	-1.86%
Median Price:	\$683,500	+5.97%
Average Days on Market:.....	49	-35.53%
Number of Listings Sold:.....	31	+14.81%

DOM Number of Units

1 - 30 Days:	13	+30.00%
31 - 60 Days:	8	+14.29%
61 - 90 Days:	5	+66.67%
91 - 120 Days:.....	0	-100.00%
Over 120 Days:.....	4	0.00%

% CHANGE

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SHERMAN OAKS

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$5,058,400
Average Selling Price:.....	\$421,533
Average List Price:.....	\$443,891
Average Sales Price / Average List Price:...	95.00%
Median Price:	\$369,000
Average Days on Market:.....	76
Number of Listings Sold:.....	12

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$1,320,000	-73.90%
Average Selling Price:.....	\$330,000	-21.71%
Average List Price:.....	\$352,862	-20.51%
Average Sales Price / Average List Price:...	93.50%	-1.58%
Median Price:	\$285,000	-22.76%
Average Days on Market:.....	108	+42.11%
Number of Listings Sold:.....	4	-66.67%

DOM Number of Units

1 - 30 Days:	1	-75.00%
31 - 60 Days:.....	0	-100.00%
61 - 90 Days:.....	1	0.00%
91 - 120 Days:.....	1	0.00%
Over 120 Days:.....	1	-50.00%

% CHANGE

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



SILVERLAKE - ECHO PARK

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$2,610,000
Average Selling Price:.....	\$522,000
Average List Price:.....	\$551,800
Average Sales Price / Average List Price:...	94.60%
Median Price:	\$541,000
Average Days on Market:.....	67
Number of Listings Sold:.....	5

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$1,387,786	-46.83%
Average Selling Price:.....	\$346,946	-33.54%
Average List Price:.....	\$356,222	-35.44%
Average Sales Price / Average List Price:...	97.40%	+2.96%
Median Price:	\$348,393	-35.60%
Average Days on Market:.....	79	+17.91%
Number of Listings Sold:.....	4	-20.00%

DOM Number of Units

1 - 30 Days:	1	0.00%
31 - 60 Days:.....	1	+100.00%
61 - 90 Days:.....	0	-100.00%
91 - 120 Days:.....	1	+100.00%
Over 120 Days:.....	1	+100.00%

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STUDIO CITY

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$2,052,500
Average Selling Price:.....	\$513,125
Average List Price:.....	\$550,875
Average Sales Price / Average List Price:...	93.10%
Median Price:	\$522,500
Average Days on Market:.....	48
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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$1,915,250	-6.69%
Average Selling Price:.....	\$478,812	-6.69%
Average List Price:.....	\$506,500	-8.06%
Average Sales Price / Average List Price:...	94.50%	+1.50%
Median Price:	\$485,125	-7.15%
Average Days on Market:.....	147	+206.25%
Number of Listings Sold:.....	4	0.00%

DOM Number of Units

1 - 30 Days:	0	-100.00%
31 - 60 Days:.....	1	+100.00%
61 - 90 Days:.....	1	+100.00%
91 - 120 Days:.....	1	+100.00%
Over 120 Days:.....	1	0.00%

% CHANGE



SUNSET STRIP - HOLLYWOOD HILLS WEST

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$1,418,000
Average Selling Price:.....	\$472,666
Average List Price:.....	\$485,666
Average Sales Price / Average List Price:...	97.30%
Median Price:	\$472,000
Average Days on Market:.....	31
Number of Listings Sold:.....	3

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$1,340,000	-5.50%
Average Selling Price:.....	\$670,000	+41.75%
Average List Price:.....	\$722,000	+48.66%
Average Sales Price / Average List Price:...	92.80%	-4.62%
Median Price:	\$670,000	+41.95%
Average Days on Market:.....	76	+145.16%
Number of Listings Sold:.....	2	-33.33%

DOM Number of Units

1 - 30 Days:	1	0.00%
31 - 60 Days:.....	0	-100.00%
61 - 90 Days:.....	0	0.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	1	+100.00%

% CHANGE



TOLUCA LAKE

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$970,000
Average Selling Price:.....	\$323,333
Average List Price:.....	\$357,333
Average Sales Price / Average List Price:...	90.50%
Median Price:	\$320,000
Average Days on Market:.....	200
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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$751,000	-22.58%
Average Selling Price:.....	\$375,500	+16.13%
Average List Price:.....	\$366,250	+2.50%
Average Sales Price / Average List Price:...	102.50%	+13.26%
Median Price:	\$375,500	+17.34%
Average Days on Market:.....	19	-90.50%
Number of Listings Sold:.....	2	-33.33%

DOM Number of Units

1 - 30 Days:	1	+100.00%
31 - 60 Days:.....	1	0%
61 - 90 Days:.....	0	0%
91 - 120 Days:.....	0	0%
Over 120 Days:.....	0	-100.00%

% CHANGE

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



VALLEY VILLAGE

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$200,000	N/A
Average Selling Price:.....	\$200,000	N/A
Average List Price:.....	\$327,600	N/A
Average Sales Price / Average List Price:...	61.10%	N/A
Median Price:	\$200,000	N/A
Average Days on Market:.....	35	N/A
Number of Listings Sold:.....	1	N/A

DOM Number of Units

1 - 30 Days:	0	N/A
31 - 60 Days:.....	1	N/A
61 - 90 Days:.....	0	N/A
91 - 120 Days:.....	0	N/A
Over 120 Days:.....	0	N/A

% CHANGE

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



VENICE

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$1,075,000
Average Selling Price:.....	\$1,075,000
Average List Price:.....	\$1,265,000
Average Sales Price / Average List Price:...	85.00%
Median Price:	\$1,075,000
Average Days on Market:.....	52
Number of Listings Sold:.....	1

DOM Number of Units

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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,420,000	+218.14%
Average Selling Price:.....	\$855,000	-20.47%
Average List Price:.....	\$919,000	-27.35%
Average Sales Price / Average List Price:...	93.00%	+9.41%
Median Price:	\$780,000	-27.44%
Average Days on Market:.....	171	+228.85%
Number of Listings Sold:.....	4	+300.00%

DOM Number of Units

1 - 30 Days:	0	0%
31 - 60 Days:.....	2	+100.00%
61 - 90 Days:.....	0	0%
91 - 120 Days:.....	1	+100.00%
Over 120 Days:.....	1	+100.00%

% CHANGE

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



WEST HOLLYWOOD

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$22,304,763
Average Selling Price:.....	\$586,967
Average List Price:.....	\$617,127
Average Sales Price / Average List Price:...	95.10%
Median Price:	\$520,375
Average Days on Market:.....	103
Number of Listings Sold:.....	38

DOM Number of Units

1 - 30 Days:	5
31 - 60 Days:	7
61 - 90 Days:	2
91 - 120 Days:.....	10
Over 120 Days:.....	14

OCTOBER 2009

Total Sold Dollar Volume:.....	\$14,396,314	-35.46%
Average Selling Price:.....	\$553,704	-5.67%
Average List Price:.....	\$591,133	-4.21%
Average Sales Price / Average List Price:...	93.70%	-1.47%
Median Price:	\$462,500	-11.12%
Average Days on Market:.....	68	-33.98%
Number of Listings Sold:.....	26	-31.58%

DOM Number of Units

1 - 30 Days:	9	+80.00%
31 - 60 Days:	1	-85.71%
61 - 90 Days:	4	+100.00%
91 - 120 Days:.....	4	-60.00%
Over 120 Days:.....	5	-64.29%

% CHANGE

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



WEST LOS ANGELES

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$11,718,777
Average Selling Price:.....	\$558,037
Average List Price:.....	\$587,461
Average Sales Price / Average List Price:...	95.00%
Median Price:	\$599,000
Average Days on Market:.....	42
Number of Listings Sold:.....	21

DOM Number of Units

1 - 30 Days:	12
31 - 60 Days:.....	6
61 - 90 Days:.....	0
91 - 120 Days:.....	1
Over 120 Days:.....	2

OCTOBER 2009

Total Sold Dollar Volume:.....	\$4,084,500	-65.15%
Average Selling Price:.....	\$510,562	-8.51%
Average List Price:.....	\$507,375	-13.63%
Average Sales Price / Average List Price:...	100.60%	+5.89%
Median Price:	\$544,750	-9.06%
Average Days on Market:.....	36	-14.29%
Number of Listings Sold:.....	8	-61.90%

DOM Number of Units

1 - 30 Days:	5	-58.33%
31 - 60 Days:.....	1	-83.33%
61 - 90 Days:.....	0	0%
91 - 120 Days:.....	0	-100.00%
Over 120 Days:.....	1	-50.00%

% CHANGE

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



WESTCHESTER

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$435,000
Average Selling Price:.....	\$435,000
Average List Price:.....	\$445,000
Average Sales Price / Average List Price:...	97.80%
Median Price:	\$435,000
Average Days on Market:.....	143
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

OCTOBER 2009

Total Sold Dollar Volume:.....	\$0	N/A
Average Selling Price:.....	\$0	N/A
Average List Price:.....	\$0	N/A
Average Sales Price / Average List Price:...	0%	N/A
Median Price:	\$0	N/A
Average Days on Market:.....	0	N/A
Number of Listings Sold:.....	0	N/A

DOM Number of Units

1 - 30 Days:	0	N/A
31 - 60 Days:.....	0	N/A
61 - 90 Days:.....	0	N/A
91 - 120 Days:.....	0	N/A
Over 120 Days:.....	0	N/A

% CHANGE

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



WESTWOOD - CENTURY CITY

m i c r o m a r k e t r e p o r t . c o m

OCTOBER 2008

Total Sold Dollar Volume:.....	\$40,822,452
Average Selling Price:.....	\$1,275,701
Average List Price:.....	\$1,434,148
Average Sales Price / Average List Price:...	89.00%
Median Price:	\$665,000
Average Days on Market:.....	83
Number of Listings Sold:.....	32

DOM Number of Units

1 - 30 Days:	8
31 - 60 Days:.....	6
61 - 90 Days:.....	5
91 - 120 Days:.....	0
Over 120 Days:.....	12

OCTOBER 2009

Total Sold Dollar Volume:.....	\$22,288,936	-45.40%
Average Selling Price:.....	\$675,422	-47.05%
Average List Price:.....	\$707,529	-50.67%
Average Sales Price / Average List Price:...	95.50%	+7.30%
Median Price:	\$610,000	-8.27%
Average Days on Market:.....	75	-9.64%
Number of Listings Sold:.....	33	+3.13%

DOM Number of Units

1 - 30 Days:	11	+37.50%
31 - 60 Days:.....	10	+66.67%
61 - 90 Days:.....	3	-40.00%
91 - 120 Days:.....	4	+400.00%
Over 120 Days:.....	5	-58.33%

% CHANGE

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

