



# MICROMARKETREPORT

October 2009 | Single Family Homes



# TABLE OF CONTENTS

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

What is a Micro Market: .....	03	Los Feliz: .....	16	Sherman Oaks: .....	28
Why Should You Care: .....	04			Silverlake - Echo Park: .....	29
		Malibu: .....	17	Studio City: .....	30
Bel Air - Holmby Hills: .....	05	Malibu Beach: .....	18	Sunset Strip - Hollywood Hills West: .....	31
Beverly Center - Miracle Mile: .....	06	Marina del Rey: .....	19		
Beverly Hills: .....	07	Mid Los Angeles: .....	20	Toluca Lake: .....	32
Beverly Hills P.O.: .....	08	Mid Wilshire: .....	21		
Beverlywood: .....	09			Valley Village: .....	33
Brentwood: .....	10	North Hollywood: .....	22	Venice: .....	34
Cheviot Hills - Rancho Park: .....	11	Pacific Palisades: .....	23	West Hollywood: .....	35
Culver City: .....	12	Palms - Mar Vista: .....	24	West Los Angeles: .....	36
		Playa del Rey: .....	25	Westchester: .....	37
Hancock Park - Wilshire: .....	13	Playa Vista: .....	26	Westwood - Century City: .....	38
Hollywood: .....	14				
Hollywood Hills East: .....	15	Santa Monica: .....	27		



# 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

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## **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:.....	\$17,481,000
Average Selling Price:.....	\$2,497,285
Average List Price:.....	\$2,847,714
Average Sales Price / Average List Price:...	87.70%
Median Price: .....	\$2,300,000
Average Days on Market:.....	110
Number of Listings Sold:.....	7

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$70,073,500	+300.6%
Average Selling Price:.....	\$3,503,675	+40.30%
Average List Price:.....	\$4,103,275	+44.09%
Average Sales Price / Average List Price:...	85.40%	-2.62%
Median Price: .....	\$1,325,000	-42.39%
Average Days on Market:.....	118	+7.27%
Number of Listings Sold:.....	20	+185.71%

### DOM Number of Units

1 - 30 Days: .....	5	+400%
31 - 60 Days: .....	3	+300%
61 - 90 Days: .....	3	0%
91 - 120 Days: .....	1	+100%
Over 120 Days: .....	8	+166.67%

## % 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:.....	\$13,956,500
Average Selling Price:.....	\$1,073,576
Average List Price:.....	\$1,128,923
Average Sales Price / Average List Price:...	95.10%
Median Price: .....	\$990,000
Average Days on Market:.....	56
Number of Listings Sold:.....	13

### DOM Number of Units

1 - 30 Days: .....	5
31 - 60 Days:.....	3
61 - 90 Days:.....	2
91 - 120 Days:.....	1
Over 120 Days:.....	2

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$13,593,750	-2.60%
Average Selling Price:.....	\$970,982	-9.56%
Average List Price:.....	\$1,033,521	-8.45%
Average Sales Price / Average List Price:...	93.90%	-1.26%
Median Price: .....	\$872,175	-11.90%
Average Days on Market:.....	87	+55.36%
Number of Listings Sold:.....	14	+7.69%

### DOM Number of Units

1 - 30 Days: .....	3	-40%
31 - 60 Days:.....	5	+66.67%
61 - 90 Days:.....	2	0%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	2	0%

## % 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:.....	\$15,810,000
Average Selling Price:.....	\$2,635,000
Average List Price:.....	\$3,002,166
Average Sales Price / Average List Price:...	87.80%
Median Price: .....	\$2,005,000
Average Days on Market:.....	77
Number of Listings Sold:.....	6

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$48,628,000	+207.58%
Average Selling Price:.....	\$3,473,428	+31.82%
Average List Price:.....	\$3,825,714	+27.43%
Average Sales Price / Average List Price:...	90.80%	+3.42%
Median Price: .....	\$3,150,000	+57.11%
Average Days on Market:.....	92	+19.48%
Number of Listings Sold:.....	14	+133.33%

### DOM Number of Units

1 - 30 Days: .....	2	+100%
31 - 60 Days:.....	5	+500%
61 - 90 Days:.....	2	-50%
91 - 120 Days:.....	2	+200%
Over 120 Days:.....	3	+200%

## % CHANGE

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



# 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:.....	\$7,835,000
Average Selling Price:.....	\$1,958,750
Average List Price:.....	\$2,332,000
Average Sales Price / Average List Price:...	84.00%
Median Price: .....	\$2,187,500
Average Days on Market:.....	52
Number of Listings Sold:.....	4

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$12,794,412	+63.30%
Average Selling Price:.....	\$1,599,301	-18.35%
Average List Price:.....	\$1,780,225	-23.66%
Average Sales Price / Average List Price:...	89.80%	+6.90%
Median Price: .....	\$1,393,381	-36.30%
Average Days on Market:.....	86	+65.38%
Number of Listings Sold:.....	8	+100%

### DOM Number of Units

1 - 30 Days: .....	2	+100%
31 - 60 Days:.....	0	-100%
61 - 90 Days:.....	2	+200%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	3	+300%



# 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:.....	\$11,729,000
Average Selling Price:.....	\$781,933
Average List Price:.....	\$806,420
Average Sales Price / Average List Price:...	97.00%
Median Price: .....	\$775,000
Average Days on Market:.....	53
Number of Listings Sold:.....	15

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$6,971,500	-40.56%
Average Selling Price:.....	\$633,772	-18.95%
Average List Price:.....	\$666,636	-17.33%
Average Sales Price / Average List Price:...	95.10%	-1.96%
Median Price: .....	\$585,000	-24.52%
Average Days on Market:.....	69	+30.19%
Number of Listings Sold:.....	11	-26.67%

### DOM Number of Units

1 - 30 Days: .....	4	-50%
31 - 60 Days:.....	3	+50%
61 - 90 Days:.....	1	0%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	3	+200%

## % 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:.....	\$20,548,000
Average Selling Price:.....	\$2,935,428
Average List Price:.....	\$3,304,285
Average Sales Price / Average List Price:...	88.80%
Median Price: .....	\$2,458,000
Average Days on Market:.....	108
Number of Listings Sold:.....	7

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$42,737,784	+107.99%
Average Selling Price:.....	\$3,052,698	+3.99%
Average List Price:.....	\$3,276,328	-0.85%
Average Sales Price / Average List Price:...	93.20%	+4.95%
Median Price: .....	\$2,322,500	-5.51%
Average Days on Market:.....	122	+12.96%
Number of Listings Sold:.....	14	+100%

### DOM Number of Units

1 - 30 Days: .....	3	+50%
31 - 60 Days:.....	3	+200%
61 - 90 Days:.....	1	0%
91 - 120 Days:.....	0	0%
Over 120 Days:.....	7	+133.33%

## % CHANGE

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# 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:.....	\$629,000
Average Selling Price:.....	\$629,000
Average List Price:.....	\$649,000
Average Sales Price / Average List Price:...	96.90%
Median Price: .....	\$629,000
Average Days on Market:.....	2
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:.....	\$15,414,500	+2350.64%
Average Selling Price:.....	\$1,401,318	+122.79%
Average List Price:.....	\$1,486,727	+129.08%
Average Sales Price / Average List Price:...	94.30%	-2.68%
Median Price: .....	\$1,310,000	+108.27%
Average Days on Market:.....	78	+3800%
Number of Listings Sold:.....	11	+1000%

### DOM Number of Units

1 - 30 Days: .....	3	+200%
31 - 60 Days:.....	2	+200%
61 - 90 Days:.....	1	+100%
91 - 120 Days:.....	2	+200%
Over 120 Days:.....	3	+300%

## % CHANGE



# 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:.....	\$5,243,000
Average Selling Price:.....	\$749,000
Average List Price:.....	\$764,835
Average Sales Price / Average List Price:...	97.90%
Median Price: .....	\$776,000
Average Days on Market:.....	73
Number of Listings Sold:.....	7

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$9,026,000	+72.15%
Average Selling Price:.....	\$644,714	-13.92%
Average List Price:.....	\$659,798	-13.73%
Average Sales Price / Average List Price:...	97.70%	-0.20%
Median Price: .....	\$582,500	-24.94%
Average Days on Market:.....	45	-38.36%
Number of Listings Sold:.....	14	+100%

### DOM Number of Units

1 - 30 Days: .....	7	+133.33%
31 - 60 Days:.....	4	+300%
61 - 90 Days:.....	1	+100%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	1	-50%

## % CHANGE

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



# 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:.....	\$17,109,000
Average Selling Price:.....	\$1,222,071
Average List Price:.....	\$1,294,117
Average Sales Price / Average List Price:...	94.40%
Median Price: .....	\$877,500
Average Days on Market:.....	77
Number of Listings Sold:.....	14

### DOM Number of Units

1 - 30 Days: .....	6
31 - 60 Days:.....	2
61 - 90 Days:.....	1
91 - 120 Days:.....	0
Over 120 Days:.....	5

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$21,607,250	+26.29%
Average Selling Price:.....	\$1,200,402	-1.77%
Average List Price:.....	\$1,294,955	+0.06%
Average Sales Price / Average List Price:...	92.70%	-1.80%
Median Price: .....	\$1,025,250	+16.84%
Average Days on Market:.....	88	+14.29%
Number of Listings Sold:.....	18	+28.57%

### DOM Number of Units

1 - 30 Days: .....	8	+33.33%
31 - 60 Days:.....	2	0%
61 - 90 Days:.....	0	-100%
91 - 120 Days:.....	3	+300%
Over 120 Days:.....	5	0%

## % 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:.....	\$179,000
Average Selling Price:.....	\$179,000
Average List Price:.....	\$194,750
Average Sales Price / Average List Price:...	91.90%
Median Price: .....	\$179,000
Average Days on Market:.....	51
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:.....	\$1,020,000	+469.83%
Average Selling Price:.....	\$340,000	+89.94%
Average List Price:.....	\$359,666	+84.68%
Average Sales Price / Average List Price:...	94.50%	+2.83%
Median Price: .....	\$380,000	+112.29%
Average Days on Market:.....	95	+86.27%
Number of Listings Sold:.....	3	+200%

### DOM Number of Units

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



# 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:.....	\$4,782,500
Average Selling Price:.....	\$956,500
Average List Price:.....	\$1,034,579
Average Sales Price / Average List Price:...	92.50%
Median Price: .....	\$925,000
Average Days on Market:.....	60
Number of Listings Sold:.....	5

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$8,349,000	+74.57%
Average Selling Price:.....	\$1,391,500	+45.48%
Average List Price:.....	\$1,454,166	+40.56%
Average Sales Price / Average List Price:...	95.70%	+3.56%
Median Price: .....	\$1,129,000	+22.05%
Average Days on Market:.....	54	-10%
Number of Listings Sold:.....	6	+20%

### DOM Number of Units

1 - 30 Days: .....	2	+100%
31 - 60 Days:.....	1	-50%
61 - 90 Days:.....	2	+100%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	0	0%

## % CHANGE



# 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:.....	\$15,382,500
Average Selling Price:.....	\$1,098,750
Average List Price:.....	\$1,117,000
Average Sales Price / Average List Price:...	98.40%
Median Price: .....	\$830,000
Average Days on Market:.....	85
Number of Listings Sold:.....	14

### DOM Number of Units

1 - 30 Days: .....	5
31 - 60 Days:.....	2
61 - 90 Days:.....	3
91 - 120 Days:.....	1
Over 120 Days:.....	3

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$20,180,500	+31.19%
Average Selling Price:.....	\$1,552,346	+41.28%
Average List Price:.....	\$1,651,230	+47.83%
Average Sales Price / Average List Price:...	94.00%	-4.47%
Median Price: .....	\$1,126,500	+35.72%
Average Days on Market:.....	125	+47.06%
Number of Listings Sold:.....	13	-7.14%

### DOM Number of Units

1 - 30 Days: .....	4	-20%
31 - 60 Days:.....	0	-100%
61 - 90 Days:.....	3	0%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	5	+66.67%

## % CHANGE

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



# 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:.....	\$26,815,000
Average Selling Price:.....	\$2,437,727
Average List Price:.....	\$2,707,727
Average Sales Price / Average List Price:...	90.00%
Median Price: .....	\$1,925,000
Average Days on Market:.....	145
Number of Listings Sold:.....	11

### DOM Number of Units

1 - 30 Days: .....	0
31 - 60 Days:.....	0
61 - 90 Days:.....	1
91 - 120 Days:.....	3
Over 120 Days:.....	7

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$19,411,190	-27.61%
Average Selling Price:.....	\$1,764,653	-27.61%
Average List Price:.....	\$1,987,181	-26.61%
Average Sales Price / Average List Price:...	88.80%	-1.33%
Median Price: .....	\$2,040,000	+5.97%
Average Days on Market:.....	165	+13.79%
Number of Listings Sold:.....	11	0%

### DOM Number of Units

1 - 30 Days: .....	2	+200%
31 - 60 Days:.....	2	+200%
61 - 90 Days:.....	1	0%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	6	-14.29%

## % 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:.....	\$17,135,000	N/A
Average Selling Price:.....	\$5,711,666	N/A
Average List Price:.....	\$6,563,333	N/A
Average Sales Price / Average List Price:...	87.00%	N/A
Median Price: .....	\$4,700,000	N/A
Average Days on Market:.....	152	N/A
Number of Listings Sold:.....	3	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:.....	3	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:.....	\$5,935,000
Average Selling Price:.....	\$1,483,750
Average List Price:.....	\$1,585,725
Average Sales Price / Average List Price:...	93.60%
Median Price: .....	\$1,522,500
Average Days on Market:.....	67
Number of Listings Sold:.....	4

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$4,735,000	- 20.22%
Average Selling Price:.....	\$1,183,750	-20.22%
Average List Price:.....	\$1,322,125	-16.62%
Average Sales Price / Average List Price:...	89.50%	-4.38%
Median Price: .....	\$1,242,500	-18.39%
Average Days on Market:.....	154	+129.85%
Number of Listings Sold:.....	4	0%

### DOM Number of Units

1 - 30 Days: .....	0	-100%
31 - 60 Days:.....	0	0%
61 - 90 Days:.....	1	-50%
91 - 120 Days:.....	2	+100%
Over 120 Days:.....	1	+100%

## % 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:.....	\$9,563,000
Average Selling Price:.....	\$434,681
Average List Price:.....	\$461,335
Average Sales Price / Average List Price:...	94.20%
Median Price: .....	\$373,750
Average Days on Market:.....	114
Number of Listings Sold:.....	22

### DOM Number of Units

1 - 30 Days: .....	7
31 - 60 Days:.....	2
61 - 90 Days:.....	0
91 - 120 Days:.....	3
Over 120 Days:.....	10

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$6,505,800	-31.97%
Average Selling Price:.....	\$342,410	-21.23%
Average List Price:.....	\$334,810	-27.43%
Average Sales Price / Average List Price:...	102.30%	+8.60%
Median Price: .....	\$278,000	-25.62%
Average Days on Market:.....	67	-41.23%
Number of Listings Sold:.....	19	-13.64%

### DOM Number of Units

1 - 30 Days: .....	11	+57.14%
31 - 60 Days:.....	1	-50%
61 - 90 Days:.....	2	+200%
91 - 120 Days:.....	1	-66.67%
Over 120 Days:.....	4	-60%

## % CHANGE



# 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:.....	\$419,900
Average Selling Price:.....	\$419,900
Average List Price:.....	\$429,900
Average Sales Price / Average List Price:...	97.70%
Median Price: .....	\$419,900
Average Days on Market:.....	26
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

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



# 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:.....	\$5,435,350
Average Selling Price:.....	\$362,356
Average List Price:.....	\$368,843
Average Sales Price / Average List Price:...	98.20%
Median Price: .....	\$358,000
Average Days on Market:.....	66
Number of Listings Sold:.....	15

### DOM Number of Units

1 - 30 Days: .....	8
31 - 60 Days:.....	0
61 - 90 Days:.....	3
91 - 120 Days:.....	1
Over 120 Days:.....	3

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$2,370,000	- 56.40%
Average Selling Price:.....	\$338,571	-6.56%
Average List Price:.....	\$343,471	-6.88%
Average Sales Price / Average List Price:...	98.60%	+0.41%
Median Price: .....	\$285,000	-20.39%
Average Days on Market:.....	42	-36.36%
Number of Listings Sold:.....	7	-53.33%

### DOM Number of Units

1 - 30 Days: .....	5	-37.50%
31 - 60 Days:.....	0	0%
61 - 90 Days:.....	1	-66.67%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	1	-66.67%

## % 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:.....	\$51,615,980
Average Selling Price:.....	\$2,716,630
Average List Price:.....	\$2,895,921
Average Sales Price / Average List Price:...	93.80%
Median Price: .....	\$2,520,000
Average Days on Market:.....	87
Number of Listings Sold:.....	19

### DOM Number of Units

1 - 30 Days: .....	6
31 - 60 Days: .....	2
61 - 90 Days: .....	0
91 - 120 Days: .....	5
Over 120 Days: .....	6

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$29,566,500	-42.72%
Average Selling Price:.....	\$1,971,100	-27.44%
Average List Price:.....	\$2,180,600	-24.70%
Average Sales Price / Average List Price:...	90.40%	-3.62%
Median Price: .....	\$1,549,000	-38.53%
Average Days on Market:.....	83	-4.60%
Number of Listings Sold:.....	15	-21.05%

### DOM Number of Units

1 - 30 Days: .....	4	-33.33%
31 - 60 Days: .....	5	+150%
61 - 90 Days: .....	1	+100%
91 - 120 Days: .....	2	-60%
Over 120 Days: .....	3	-50%

## % CHANGE

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



# 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:.....	\$16,500,400
Average Selling Price:.....	\$750,018
Average List Price:.....	\$767,842
Average Sales Price / Average List Price:...	97.70%
Median Price: .....	\$749,000
Average Days on Market:.....	52
Number of Listings Sold:.....	22

### DOM Number of Units

1 - 30 Days: .....	9
31 - 60 Days:.....	5
61 - 90 Days:.....	3
91 - 120 Days:.....	1
Over 120 Days:.....	3

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$15,102,000	- 8.47%
Average Selling Price:.....	\$794,842	+5.98%
Average List Price:.....	\$806,015	+4.97%
Average Sales Price / Average List Price:...	98.60%	+0.92%
Median Price: .....	\$775,000	+3.47%
Average Days on Market:.....	32	-38.46%
Number of Listings Sold:.....	19	-13.64%

### DOM Number of Units

1 - 30 Days: .....	11	+22.22%
31 - 60 Days:.....	5	0%
61 - 90 Days:.....	3	0%
91 - 120 Days:.....	0	-100%
Over 120 Days:.....	0	-100%

## % CHANGE



# 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:.....	\$4,455,000
Average Selling Price:.....	\$1,485,000
Average List Price:.....	\$1,797,666
Average Sales Price / Average List Price:...	82.60%
Median Price: .....	\$1,100,000
Average Days on Market:.....	95
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:.....	\$3,720,000	-16.50%
Average Selling Price:.....	\$930,000	-37.37%
Average List Price:.....	\$979,750	-45.50%
Average Sales Price / Average List Price:...	94.90%	+14.89%
Median Price: .....	\$842,500	-23.41%
Average Days on Market:.....	105	+10.53%
Number of Listings Sold:.....	4	+33.33%

### DOM Number of Units

1 - 30 Days: .....	1	+100%
31 - 60 Days:.....	0	-100%
61 - 90 Days:.....	1	+100%
91 - 120 Days:.....	1	+100%
Over 120 Days:.....	1	-50%

## % 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:.....	\$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:.....	\$1,400,000	N/A
Average Selling Price:.....	\$1,400,000	N/A
Average List Price:.....	\$1,495,000	N/A
Average Sales Price / Average List Price:...	93.60%	N/A
Median Price: .....	\$1,400,000	N/A
Average Days on Market:.....	22	N/A
Number of Listings Sold:.....	1	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:.....	0	N/A

## % CHANGE

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# 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:.....	\$28,791,500
Average Selling Price:.....	\$1,799,468
Average List Price:.....	\$1,909,812
Average Sales Price / Average List Price:...	94.20%
Median Price: .....	\$1,637,500
Average Days on Market:.....	69
Number of Listings Sold:.....	16

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$20,637,500	-28.32%
Average Selling Price:.....	\$1,474,107	-18.08%
Average List Price:.....	\$1,567,285	-17.94%
Average Sales Price / Average List Price:...	94.10%	-0.11%
Median Price: .....	\$1,375,000	-16.03%
Average Days on Market:.....	103	+49.28%
Number of Listings Sold:.....	14	-12.50%

### DOM Number of Units

1 - 30 Days: .....	4	0%
31 - 60 Days:.....	1	-75%
61 - 90 Days:.....	3	0%
91 - 120 Days:.....	1	-50%
Over 120 Days:.....	5	+66.67%

## % CHANGE



# 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:.....	\$20,856,391
Average Selling Price:.....	\$993,161
Average List Price:.....	\$1,020,173
Average Sales Price / Average List Price:...	97.40%
Median Price: .....	\$975,000
Average Days on Market:.....	45
Number of Listings Sold:.....	21

### DOM Number of Units

1 - 30 Days: .....	11
31 - 60 Days:.....	2
61 - 90 Days:.....	2
91 - 120 Days:.....	4
Over 120 Days:.....	1

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$15,260,500	-26.83%
Average Selling Price:.....	\$897,676	-9.61%
Average List Price:.....	\$921,014	-9.72%
Average Sales Price / Average List Price:...	97.50%	+0.10%
Median Price: .....	\$802,000	-17.74%
Average Days on Market:.....	49	+8.89%
Number of Listings Sold:.....	17	-19.05%

### DOM Number of Units

1 - 30 Days: .....	8	-27.27%
31 - 60 Days:.....	4	+100%
61 - 90 Days:.....	2	0%
91 - 120 Days:.....	1	-75%
Over 120 Days:.....	2	+100%

## % CHANGE



# 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:.....	\$12,573,167
Average Selling Price:.....	\$571,507
Average List Price:.....	\$586,276
Average Sales Price / Average List Price:...	97.50%
Median Price: .....	\$527,500
Average Days on Market:.....	79
Number of Listings Sold:.....	22

### DOM Number of Units

1 - 30 Days: .....	9
31 - 60 Days: .....	3
61 - 90 Days: .....	5
91 - 120 Days:.....	1
Over 120 Days:.....	4

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$12,956,670	+3.05%
Average Selling Price:.....	\$681,930	+19.32%
Average List Price:.....	\$687,955	+17.34%
Average Sales Price / Average List Price:...	99.10%	+1.64%
Median Price: .....	\$710,000	+34.60%
Average Days on Market:.....	24	-69.62%
Number of Listings Sold:.....	19	-13.64%

### DOM Number of Units

1 - 30 Days: .....	10	+11.11%
31 - 60 Days: .....	4	+33.33%
61 - 90 Days: .....	2	-60%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	1	-75%

## % CHANGE



# 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:.....	\$23,259,252
Average Selling Price:.....	\$1,107,583
Average List Price:.....	\$1,166,659
Average Sales Price / Average List Price:...	94.90%
Median Price: .....	\$850,000
Average Days on Market:.....	91
Number of Listings Sold:.....	21

### DOM Number of Units

1 - 30 Days: .....	4
31 - 60 Days: .....	6
61 - 90 Days: .....	4
91 - 120 Days:.....	2
Over 120 Days:.....	5

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$12,000,000	-48.41%
Average Selling Price:.....	\$1,333,333	+20.38%
Average List Price:.....	\$1,386,777	+18.87%
Average Sales Price / Average List Price:...	96.10%	+1.26%
Median Price: .....	\$1,110,000	+30.59%
Average Days on Market:.....	65	-28.57%
Number of Listings Sold:.....	9	-57.14%

### DOM Number of Units

1 - 30 Days: .....	5	+25%
31 - 60 Days: .....	1	-83.33%
61 - 90 Days: .....	0	-100%
91 - 120 Days:.....	1	-50%
Over 120 Days:.....	2	-60%

## % CHANGE

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



# 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:.....	\$34,835,000
Average Selling Price:.....	\$1,935,277
Average List Price:.....	\$2,069,188
Average Sales Price / Average List Price:...	93.50%
Median Price: .....	\$1,650,000
Average Days on Market:.....	81
Number of Listings Sold:.....	18

### DOM Number of Units

1 - 30 Days: .....	7
31 - 60 Days:.....	3
61 - 90 Days:.....	2
91 - 120 Days:.....	2
Over 120 Days:.....	4

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$47,823,500	+37.29%
Average Selling Price:.....	\$1,449,196	-25.12%
Average List Price:.....	\$1,547,728	-25.20%
Average Sales Price / Average List Price:...	93.60%	+0.11%
Median Price: .....	\$1,150,000	-30.30%
Average Days on Market:.....	89	+9.88%
Number of Listings Sold:.....	33	+83.33%

### DOM Number of Units

1 - 30 Days: .....	8	+14.29%
31 - 60 Days:.....	5	+66.67%
61 - 90 Days:.....	5	+150%
91 - 120 Days:.....	5	+150%
Over 120 Days:.....	10	+150%

## % 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:.....	\$3,650,000
Average Selling Price:.....	\$1,825,000
Average List Price:.....	\$1,884,000
Average Sales Price / Average List Price:...	96.90%
Median Price: .....	\$1,825,000
Average Days on Market:.....	159
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

## 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.



# 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:.....	\$3,762,600
Average Selling Price:.....	\$940,650
Average List Price:.....	\$988,425
Average Sales Price / Average List Price:...	95.20%
Median Price: .....	\$787,500
Average Days on Market:.....	34
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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$3,002,500	-20.20%
Average Selling Price:.....	\$600,500	-36.16%
Average List Price:.....	\$599,280	-39.37%
Average Sales Price / Average List Price:...	100.20%	+5.25%
Median Price: .....	\$599,000	-23.94%
Average Days on Market:.....	23	-32.35%
Number of Listings Sold:.....	5	+25%

### DOM Number of Units

1 - 30 Days: .....	3	+50%
31 - 60 Days:.....	2	+100%
61 - 90 Days:.....	0	-100%
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.



# 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:.....	\$23,095,775
Average Selling Price:.....	\$1,649,698
Average List Price:.....	\$1,765,500
Average Sales Price / Average List Price:...	93.40%
Median Price: .....	\$1,320,000
Average Days on Market:.....	64
Number of Listings Sold:.....	14

### DOM Number of Units

1 - 30 Days: .....	4
31 - 60 Days:.....	1
61 - 90 Days:.....	7
91 - 120 Days:.....	0
Over 120 Days:.....	2

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$10,096,000	-56.29%
Average Selling Price:.....	\$1,121,777	-32%
Average List Price:.....	\$1,179,444	-33.19%
Average Sales Price / Average List Price:...	95.10%	+1.82%
Median Price: .....	\$1,150,000	-12.88%
Average Days on Market:.....	83	+29.69%
Number of Listings Sold:.....	9	-35.71%

### DOM Number of Units

1 - 30 Days: .....	3	-25%
31 - 60 Days:.....	0	-100%
61 - 90 Days:.....	1	-85.71%
91 - 120 Days:.....	3	+300%
Over 120 Days:.....	2	0%

## % 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:.....	\$7,673,000
Average Selling Price:.....	\$1,096,142
Average List Price:.....	\$1,151,357
Average Sales Price / Average List Price:...	95.20%
Median Price: .....	\$1,175,000
Average Days on Market:.....	62
Number of Listings Sold:.....	7

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$5,160,500	-32.74%
Average Selling Price:.....	\$860,083	-21.54%
Average List Price:.....	\$946,000	-17.84%
Average Sales Price / Average List Price:...	90.90%	-4.52%
Median Price: .....	\$794,000	-32.43%
Average Days on Market:.....	38	-38.71%
Number of Listings Sold:.....	6	-14.29%

### DOM Number of Units

1 - 30 Days: .....	4	+100%
31 - 60 Days: .....	1	-66.67%
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.



# 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:.....	\$3,736,550
Average Selling Price:.....	\$934,137
Average List Price:.....	\$955,975
Average Sales Price / Average List Price:...	97.70%
Median Price: .....	\$875,775
Average Days on Market:.....	65
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:.....	1

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$4,569,000	+22.28%
Average Selling Price:.....	\$652,714	-30.13%
Average List Price:.....	\$647,142	-32.31%
Average Sales Price / Average List Price:...	100.90%	+3.28%
Median Price: .....	\$650,000	-25.78%
Average Days on Market:.....	36	-44.62%
Number of Listings Sold:.....	7	+75%

### DOM Number of Units

1 - 30 Days: .....	4	+300%
31 - 60 Days:.....	2	+200%
61 - 90 Days:.....	0	-100%
91 - 120 Days:.....	1	+100%
Over 120 Days:.....	0	-100%

## % CHANGE



# 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:.....	\$12,041,713
Average Selling Price:.....	\$802,780
Average List Price:.....	\$841,666
Average Sales Price / Average List Price:...	95.40%
Median Price: .....	\$685,000
Average Days on Market:.....	28
Number of Listings Sold:.....	15

### DOM Number of Units

1 - 30 Days: .....	10
31 - 60 Days:.....	2
61 - 90 Days:.....	3
91 - 120 Days:.....	0
Over 120 Days:.....	0

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$12,798,888	+6.29%
Average Selling Price:.....	\$752,875	-6.22%
Average List Price:.....	\$758,170	-9.92%
Average Sales Price / Average List Price:...	99.30%	+4.09%
Median Price: .....	\$725,000	+5.84%
Average Days on Market:.....	41	+46.43%
Number of Listings Sold:.....	17	+13.33%

### DOM Number of Units

1 - 30 Days: .....	11	+10%
31 - 60 Days:.....	1	-50%
61 - 90 Days:.....	2	-33.33%
91 - 120 Days:.....	2	+200%
Over 120 Days:.....	1	+100%

## % 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:.....	\$24,796,163
Average Selling Price:.....	\$1,653,077
Average List Price:.....	\$1,692,133
Average Sales Price / Average List Price:...	97.70%
Median Price: .....	\$1,500,563
Average Days on Market:.....	51
Number of Listings Sold:.....	15

### DOM Number of Units

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

## OCTOBER 2009

Total Sold Dollar Volume:.....	\$24,066,350	-2.94%
Average Selling Price:.....	\$1,604,423	-2.94%
Average List Price:.....	\$1,662,933	-1.73%
Average Sales Price / Average List Price:...	96.50%	-1.23%
Median Price: .....	\$1,499,000	-0.10%
Average Days on Market:.....	70	+37.25%
Number of Listings Sold:.....	15	0%

### DOM Number of Units

1 - 30 Days: .....	6	-14.29%
31 - 60 Days: .....	2	-33.33%
61 - 90 Days: .....	2	-33.33%
91 - 120 Days:.....	1	0%
Over 120 Days:.....	3	+200%

## % CHANGE

