



MICROMARKETREPORT

November 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

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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

NOVEMBER 2008

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

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		0

NOVEMBER 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:...	0.00%	N/A
Median Price:	\$0	N/A
Average Days on Market:.....		N/A
Number of Listings Sold:.....	0	N/A

DOM	Number of Units	No. Of Units	% CHANGE
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



BEVERLY CENTER - MIRACLE MILE

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$2,223,000
Average Selling Price:.....	\$741,000
Average List Price:.....	\$803,000
Average Sales Price / Average List Price:...	92.30%
Median Price:	\$758,000
Average Days on Market:.....	27
Number of Listings Sold:.....	3

DOM	Number of Units	No. Of Units
1 - 30 Days:		1
31 - 60 Days:		2
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$5,768,500	+159.49%
Average Selling Price:.....	\$640,944	-13.50%
Average List Price:.....	\$647,933	-19.31%
Average Sales Price / Average List Price:...	98.90%	+7.15%
Median Price:	\$715,000	-5.67%
Average Days on Market:.....	52	+92.59%
Number of Listings Sold:.....	9	+200.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		4	+300.00%
31 - 60 Days:		1	-50.00%
61 - 90 Days:		1	+100.00%
91 - 120 Days:		3	+300.00%
Over 120 Days:		0	0.00%



BEVERLY HILLS

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$2,113,000
Average Selling Price:.....	\$704,333
Average List Price:.....	\$771,166
Average Sales Price / Average List Price:...	91.30%
Median Price:	\$675,000
Average Days on Market:.....	102
Number of Listings Sold:.....	3

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		3
Over 120 Days:		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,110,000	-47.47%
Average Selling Price:.....	\$555,000	-21.20%
Average List Price:.....	\$564,450	-26.81%
Average Sales Price / Average List Price:...	98.30%	+7.67%
Median Price:	\$555,000	-17.78%
Average Days on Market:.....	82	-19.61%
Number of Listings Sold:.....	2	-33.33%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		0	0.00%
31 - 60 Days:		1	+100.00%
61 - 90 Days:		0	0.00%
91 - 120 Days:		1	-66.67%
Over 120 Days:		0	0.00%



BEVERLY HILLS P.O.

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

NOVEMBER 2008

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

DOM Number of Units	No. Of Units
1 - 30 Days:	0
31 - 60 Days:.....	0
61 - 90 Days:.....	0
91 - 120 Days:.....	0
Over 120 Days:.....	0

NOVEMBER 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:...	0.00%	0.00%
Median Price:	\$0	0.00%
Average Days on Market:.....		0.00%
Number of Listings Sold:.....	0	0.00%

DOM Number of Units	No. Of Units	% CHANGE
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%



BEVERLYWOOD

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$362,500
Average Selling Price:.....	\$362,500
Average List Price:.....	\$394,500
Average Sales Price / Average List Price:...	91.90%
Median Price:	\$362,500
Average Days on Market:.....	47
Number of Listings Sold:.....	1

DOM Number of Units	No. Of Units
1 - 30 Days:	0
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:.....	0
Over 120 Days:.....	0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$910,000	+151.03%
Average Selling Price:.....	\$455,000	+25.52%
Average List Price:.....	\$466,450	+18.24%
Average Sales Price / Average List Price:...	97.50%	+6.09%
Median Price:	\$455,000	+25.52%
Average Days on Market:.....	30	-36.17%
Number of Listings Sold:.....	2	+100.00%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days:	1	+100.00%
31 - 60 Days:	1	0.00%
61 - 90 Days:	0	0.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	0	0.00%



BRENTWOOD

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,454,000
Average Selling Price:.....	\$575,666
Average List Price:.....	\$612,000
Average Sales Price / Average List Price:...	94.10%
Median Price:	\$542,500
Average Days on Market:.....	170
Number of Listings Sold:.....	6

DOM	Number of Units	No. Of Units
1 - 30 Days:		1
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		2
Over 120 Days:		3

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$4,654,500	+34.76%
Average Selling Price:.....	\$581,812	+1.07%
Average List Price:.....	\$603,625	-1.37%
Average Sales Price / Average List Price:...	96.40%	+2.44%
Median Price:	\$520,000	-4.15%
Average Days on Market:.....	42	-75.29%
Number of Listings Sold:.....	8	+33.33%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		3	+200.00%
31 - 60 Days:		1	+100.00%
61 - 90 Days:		0	0.00%
91 - 120 Days:		2	0.00%
Over 120 Days:		1	-66.67%



CHEVIOT HILLS - RANCHO PARK

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

NOVEMBER 2008

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

DOM Number of Units	No. Of Units
1 - 30 Days:	0
31 - 60 Days:.....	0
61 - 90 Days:.....	0
91 - 120 Days:.....	0
Over 120 Days:.....	0

NOVEMBER 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:...	0.00%	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	No. Of Units	% CHANGE
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%



CULVER CITY

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$6,240,900
Average Selling Price:.....	\$445,778
Average List Price:.....	\$463,585
Average Sales Price / Average List Price:...	96.20%
Median Price:	\$377,250
Average Days on Market:.....	74
Number of Listings Sold:.....	14

DOM	Number of Units	No. Of Units
1 - 30 Days:		6
31 - 60 Days:		2
61 - 90 Days:		1
91 - 120 Days:		2
Over 120 Days:		3

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$5,211,900	-16.49%
Average Selling Price:.....	\$400,915	-10.06%
Average List Price:.....	\$409,069	-11.76%
Average Sales Price / Average List Price:...	98.00%	+1.87%
Median Price:	\$365,000	-3.25%
Average Days on Market:.....	58	-21.62%
Number of Listings Sold:.....	13	-7.14%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		7	+16.67%
31 - 60 Days:		2	0.00%
61 - 90 Days:		0	-100.00%
91 - 120 Days:		1	-50.00%
Over 120 Days:		3	0.00%



HANCOCK PARK - WILSHIRE

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,528,000
Average Selling Price:.....	\$392,000
Average List Price:.....	\$411,911
Average Sales Price / Average List Price:...	95.20%
Median Price:	\$390,000
Average Days on Market:.....	53
Number of Listings Sold:.....	9

DOM	Number of Units	No. Of Units
1 - 30 Days:		4
31 - 60 Days:		2
61 - 90 Days:		0
91 - 120 Days:		3
Over 120 Days:		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$6,697,950	+89.85%
Average Selling Price:.....	\$418,621	+6.79%
Average List Price:.....	\$445,437	+8.14%
Average Sales Price / Average List Price:...	94.00%	-1.26%
Median Price:	\$410,000	+5.13%
Average Days on Market:.....	107	+101.89%
Number of Listings Sold:.....	16	+77.78%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		6	+50.00%
31 - 60 Days:		5	+150.00%
61 - 90 Days:		0	0.00%
91 - 120 Days:		0	-100.00%
Over 120 Days:		5	0.00%



HOLLYWOOD

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,081,000
Average Selling Price:.....	\$513,500
Average List Price:.....	\$564,666
Average Sales Price / Average List Price:...	90.90%
Median Price:	\$497,500
Average Days on Market:.....	130
Number of Listings Sold:.....	6

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		1
61 - 90 Days:		0
91 - 120 Days:		2
Over 120 Days:		3

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$2,439,500	-20.82%
Average Selling Price:.....	\$406,583	-20.82%
Average List Price:.....	\$425,141	-24.71%
Average Sales Price / Average List Price:...	95.60%	+5.17%
Median Price:	\$335,000	-32.66%
Average Days on Market:.....	92	-29.23%
Number of Listings Sold:.....	6	0.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		2	+200.00%
31 - 60 Days:		2	+100.00%
61 - 90 Days:		1	+100.00%
91 - 120 Days:		0	-100.00%
Over 120 Days:		1	-66.67%

*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

NOVEMBER 2008

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

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:.....		0
Over 120 Days:.....		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,552,060	N/A
Average Selling Price:.....	\$388,015	N/A
Average List Price:.....	\$388,813	N/A
Average Sales Price / Average List Price:...	99.80%	N/A
Median Price:	\$404,500	N/A
Average Days on Market:.....	30	N/A
Number of Listings Sold:.....	4	N/A

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		2	N/A
31 - 60 Days:		2	N/A
61 - 90 Days:		0	N/A
91 - 120 Days:.....		0	N/A
Over 120 Days:.....		0	N/A



LOS FELIZ

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,582,500
Average Selling Price:.....	\$527,500
Average List Price:.....	\$541,300
Average Sales Price / Average List Price:...	97.50%
Median Price:	\$612,500
Average Days on Market:.....	29
Number of Listings Sold:.....	3

DOM	Number of Units	No. Of Units
1 - 30 Days:		2
31 - 60 Days:		0
61 - 90 Days:		1
91 - 120 Days:		0
Over 120 Days:		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$525,000	-66.82%
Average Selling Price:.....	\$525,000	-0.47%
Average List Price:.....	\$525,000	-3.01%
Average Sales Price / Average List Price:...	100.00%	+2.56%
Median Price:	\$525,000	-14.29%
Average Days on Market:.....	22	-24.14%
Number of Listings Sold:.....	1	-66.67%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		1	-50.00%
31 - 60 Days:		0	0.00%
61 - 90 Days:		0	-100.00%
91 - 120 Days:		0	0.00%
Over 120 Days:		0	0.00%



MALIBU

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

NOVEMBER 2008

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

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		0

NOVEMBER 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:...	0.00%	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	No. Of Units	% CHANGE
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%

*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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,200,000
Average Selling Price:.....	\$1,200,000
Average List Price:.....	\$1,298,000
Average Sales Price / Average List Price:...	92.40%
Median Price:	\$1,200,000
Average Days on Market:.....	175
Number of Listings Sold:.....	1

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,000,000	-16.67%
Average Selling Price:.....	\$1,000,000	-16.67%
Average List Price:.....	\$1,250,000	-3.70%
Average Sales Price / Average List Price:...	80.00%	-13.42%
Median Price:	\$1,000,000	-16.67%
Average Days on Market:.....	75	-57.14%
Number of Listings Sold:.....	1	0.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		0	0.00%
31 - 60 Days:		0	0.00%
61 - 90 Days:		1	+100.00%
91 - 120 Days:		0	0.00%
Over 120 Days:		0	-100.00%



MARINA DEL REY

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$7,585,900
Average Selling Price:.....	\$758,590
Average List Price:.....	\$803,180
Average Sales Price / Average List Price:...	94.40%
Median Price:	\$709,950
Average Days on Market:.....	59
Number of Listings Sold:.....	10

DOM	Number of Units	No. Of Units
1 - 30 Days:		4
31 - 60 Days:		2
61 - 90 Days:		3
91 - 120 Days:.....		0
Over 120 Days:.....		1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$9,004,600	+18.70%
Average Selling Price:.....	\$692,661	-8.69%
Average List Price:.....	\$720,061	-10.35%
Average Sales Price / Average List Price:...	96.20%	+1.91%
Median Price:	\$645,000	-9.15%
Average Days on Market:.....	119	+101.69%
Number of Listings Sold:.....	13	+30.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		2	-50.00%
31 - 60 Days:		3	+50.00%
61 - 90 Days:		2	-33.33%
91 - 120 Days:.....		1	+100.00%
Over 120 Days:.....		5	+400.00%



MID LOS ANGELES

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

NOVEMBER 2008

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

DOM Number of Units	No. Of Units
1 - 30 Days:	0
31 - 60 Days:.....	0
61 - 90 Days:.....	0
91 - 120 Days:.....	0
Over 120 Days:.....	0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$610,000	N/A
Average Selling Price:.....	\$305,000	N/A
Average List Price:.....	\$292,100	N/A
Average Sales Price / Average List Price:...	104.40%	N/A
Median Price:	\$305,000	N/A
Average Days on Market:.....	25	N/A
Number of Listings Sold:.....	2	N/A

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days:	1	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



MID WILSHIRE

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,019,000
Average Selling Price:.....	\$335,444
Average List Price:.....	\$341,627
Average Sales Price / Average List Price:...	98.20%
Median Price:	\$327,000
Average Days on Market:.....	128
Number of Listings Sold:.....	9

DOM	Number of Units	No. Of Units
1 - 30 Days:		4
31 - 60 Days:		0
61 - 90 Days:		1
91 - 120 Days:		0
Over 120 Days:		4

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$3,047,900	+0.96%
Average Selling Price:.....	\$338,655	+0.96%
Average List Price:.....	\$346,503	+1.43%
Average Sales Price / Average List Price:...	97.70%	-0.51%
Median Price:	\$365,000	+11.62%
Average Days on Market:.....	34	-73.44%
Number of Listings Sold:.....	9	0.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		5	+25.00%
31 - 60 Days:		1	+100.00%
61 - 90 Days:		1	0.00%
91 - 120 Days:		1	+100.00%
Over 120 Days:		0	-100.00%



NORTH HOLLYWOOD

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$586,900
Average Selling Price:.....	\$195,633
Average List Price:.....	\$202,300
Average Sales Price / Average List Price:...	96.70%
Median Price:	\$174,000
Average Days on Market:.....	49
Number of Listings Sold:.....	3

DOM Number of Units	No. Of Units
1 - 30 Days:	1
31 - 60 Days:	0
61 - 90 Days:	2
91 - 120 Days:.....	0
Over 120 Days:.....	0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$671,000	+14.33%
Average Selling Price:.....	\$223,666	+14.33%
Average List Price:.....	\$219,933	+8.72%
Average Sales Price / Average List Price:...	101.70%	+5.17%
Median Price:	\$198,000	+13.79%
Average Days on Market:.....	146	+197.96%
Number of Listings Sold:.....	3	0.00%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days:	1	0.00%
31 - 60 Days:	0	0.00%
61 - 90 Days:	0	-100.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	2	+200.00%



PACIFIC PALISADES

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,880,000
Average Selling Price:.....	\$776,000
Average List Price:.....	\$840,400
Average Sales Price / Average List Price:...	92.30%
Median Price:	\$772,500
Average Days on Market:.....	77
Number of Listings Sold:.....	5

DOM	Number of Units	No. Of Units
1 - 30 Days:		1
31 - 60 Days:		1
61 - 90 Days:		1
91 - 120 Days:		1
Over 120 Days:		1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$2,770,750	-28.59%
Average Selling Price:.....	\$692,687	-10.74%
Average List Price:.....	\$704,000	-16.23%
Average Sales Price / Average List Price:...	98.40%	+6.61%
Median Price:	\$691,375	-10.50%
Average Days on Market:.....	124	+61.04%
Number of Listings Sold:.....	4	-20.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		0	-100.00%
31 - 60 Days:		1	0.00%
61 - 90 Days:		1	0.00%
91 - 120 Days:		1	0.00%
Over 120 Days:		1	0.00%



PALMS - MAR VISTA

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,133,000
Average Selling Price:.....	\$348,111
Average List Price:.....	\$362,105
Average Sales Price / Average List Price:...	96.10%
Median Price:	\$355,000
Average Days on Market:.....	60
Number of Listings Sold:.....	9

DOM	Number of Units	No. Of Units
1 - 30 Days:		3
31 - 60 Days:		4
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		2

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$2,874,000	-8.27%
Average Selling Price:.....	\$479,000	+37.60%
Average List Price:.....	\$488,500	+34.91%
Average Sales Price / Average List Price:...	98.10%	+2.08%
Median Price:	\$502,500	+41.55%
Average Days on Market:.....	80	+33.33%
Number of Listings Sold:.....	6	-33.33%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		1	-66.67%
31 - 60 Days:		1	-75.00%
61 - 90 Days:		1	+100.00%
91 - 120 Days:		3	+300.00%
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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,701,500
Average Selling Price:.....	\$425,375
Average List Price:.....	\$439,375
Average Sales Price / Average List Price:...	96.80%
Median Price:	\$402,500
Average Days on Market:.....	106
Number of Listings Sold:.....	4

DOM	Number of Units	No. Of Units
1 - 30 Days:		2
31 - 60 Days:		0
61 - 90 Days:		1
91 - 120 Days:		0
Over 120 Days:		1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,581,500	-7.05%
Average Selling Price:.....	\$316,300	-25.64%
Average List Price:.....	\$317,800	-27.67%
Average Sales Price / Average List Price:...	99.50%	+2.79%
Median Price:	\$285,000	-29.19%
Average Days on Market:.....	76	-28.30%
Number of Listings Sold:.....	5	+25.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		0	-100.00%
31 - 60 Days:		2	+200.00%
61 - 90 Days:		2	+100.00%
91 - 120 Days:		0	0.00%
Over 120 Days:		1	0.00%



PLAYA VISTA

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,808,338
Average Selling Price:.....	\$602,779
Average List Price:.....	\$607,666
Average Sales Price / Average List Price:...	99.20%
Median Price:	\$559,338
Average Days on Market:.....	93
Number of Listings Sold:.....	3

DOM Number of Units	No. Of Units
1 - 30 Days:	1
31 - 60 Days:.....	0
61 - 90 Days:.....	0
91 - 120 Days:.....	0
Over 120 Days:.....	2

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$3,255,300	+80.02%
Average Selling Price:.....	\$542,550	-9.99%
Average List Price:.....	\$554,716	-8.71%
Average Sales Price / Average List Price:...	97.80%	-1.41%
Median Price:	\$527,000	-5.78%
Average Days on Market:.....	35	-62.37%
Number of Listings Sold:.....	6	+100.00%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days:	3	+200.00%
31 - 60 Days:.....	0	0.00%
61 - 90 Days:.....	2	+200.00%
91 - 120 Days:.....	0	0.00%
Over 120 Days:.....	0	-100.00%



SANTA MONICA

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$12,811,500
Average Selling Price:.....	\$674,289
Average List Price:.....	\$690,489
Average Sales Price / Average List Price:...	97.70%
Median Price:	\$600,000
Average Days on Market:.....	60
Number of Listings Sold:.....	19

DOM	Number of Units	No. Of Units
1 - 30 Days:		7
31 - 60 Days:		2
61 - 90 Days:		6
91 - 120 Days:		2
Over 120 Days:		2

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$24,772,899	+93.36%
Average Selling Price:.....	\$854,237	+26.69%
Average List Price:.....	\$903,381	+30.83%
Average Sales Price / Average List Price:...	94.60%	-3.17%
Median Price:	\$759,000	+26.50%
Average Days on Market:.....	55	-8.33%
Number of Listings Sold:.....	29	+52.63%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		13	+85.71%
31 - 60 Days:		4	+100.00%
61 - 90 Days:		6	0.00%
91 - 120 Days:		1	-50.00%
Over 120 Days:		5	+150.00%



SHERMAN OAKS

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$2,437,500
Average Selling Price:.....	\$406,250
Average List Price:.....	\$426,500
Average Sales Price / Average List Price:...	95.30%
Median Price:	\$422,500
Average Days on Market:.....	134
Number of Listings Sold:.....	6

DOM	Number of Units	No. Of Units
1 - 30 Days:		2
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		1
Over 120 Days:		3

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,035,700	-57.51%
Average Selling Price:.....	\$345,233	-15.02%
Average List Price:.....	\$369,333	-13.40%
Average Sales Price / Average List Price:...	93.50%	-1.89%
Median Price:	\$358,200	-15.22%
Average Days on Market:.....	45	-66.42%
Number of Listings Sold:.....	3	-50.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		2	0.00%
31 - 60 Days:		0	0.00%
61 - 90 Days:		0	0.00%
91 - 120 Days:		1	0.00%
Over 120 Days:		0	-100.00%

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SILVERLAKE - ECHO PARK

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,605,000
Average Selling Price:.....	\$535,000
Average List Price:.....	\$561,300
Average Sales Price / Average List Price:...	95.30%
Median Price:	\$550,000
Average Days on Market:.....	64
Number of Listings Sold:.....	3

DOM	Number of Units	No. Of Units
1 - 30 Days:		1
31 - 60 Days:		1
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,820,000	+13.40%
Average Selling Price:.....	\$455,000	-14.95%
Average List Price:.....	\$446,975	-20.37%
Average Sales Price / Average List Price:...	101.80%	+6.82%
Median Price:	\$447,500	-18.64%
Average Days on Market:.....	156	+143.75%
Number of Listings Sold:.....	4	+33.33%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		1	0.00%
31 - 60 Days:		0	-100.00%
61 - 90 Days:		1	+100.00%
91 - 120 Days:		0	0.00%
Over 120 Days:		2	+100.00%



STUDIO CITY

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$3,355,000
Average Selling Price:.....	\$559,166
Average List Price:.....	\$588,650
Average Sales Price / Average List Price:...	95.00%
Median Price:	\$505,000
Average Days on Market:.....	148
Number of Listings Sold:.....	6

DOM	Number of Units	No. Of Units
1 - 30 Days:		3
31 - 60 Days:		0
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		3

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,283,000	-61.76%
Average Selling Price:.....	\$427,666	-23.52%
Average List Price:.....	\$446,026	-24.23%
Average Sales Price / Average List Price:...	95.90%	+0.95%
Median Price:	\$488,000	-3.37%
Average Days on Market:.....	68	-54.05%
Number of Listings Sold:.....	3	-50.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		0	-100.00%
31 - 60 Days:		1	+100.00%
61 - 90 Days:		2	+200.00%
91 - 120 Days:		0	0.00%
Over 120 Days:		0	-100.00%



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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,367,114
Average Selling Price:.....	\$455,704
Average List Price:.....	\$459,893
Average Sales Price / Average List Price:...	99.10%
Median Price:	\$480,000
Average Days on Market:.....	28
Number of Listings Sold:.....	3

DOM	Number of Units	No. Of Units
1 - 30 Days:		2
31 - 60 Days:		1
61 - 90 Days:		0
91 - 120 Days:		0
Over 120 Days:		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$1,950,000	+42.64%
Average Selling Price:.....	\$487,500	+6.98%
Average List Price:.....	\$510,700	+11.05%
Average Sales Price / Average List Price:...	95.50%	-3.63%
Median Price:	\$395,000	-17.71%
Average Days on Market:.....	119	+325.00%
Number of Listings Sold:.....	4	+33.33%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		0	-100.00%
31 - 60 Days:		1	0.00%
61 - 90 Days:		0	0.00%
91 - 120 Days:		1	+100.00%
Over 120 Days:		2	+200.00%



TOLUCA LAKE

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$1,463,000
Average Selling Price:.....	\$487,666
Average List Price:.....	\$481,300
Average Sales Price / Average List Price:...	101.30%
Median Price:	\$522,000
Average Days on Market:.....	194
Number of Listings Sold:.....	3

DOM Number of Units	No. Of Units
1 - 30 Days:	0
31 - 60 Days:.....	1
61 - 90 Days:.....	0
91 - 120 Days:.....	1
Over 120 Days:.....	1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$849,500	-41.93%
Average Selling Price:.....	\$424,750	-12.90%
Average List Price:.....	\$419,450	-12.85%
Average Sales Price / Average List Price:...	101.30%	0.00%
Median Price:	\$424,750	-18.63%
Average Days on Market:.....	29	-85.05%
Number of Listings Sold:.....	2	-33.33%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days:	1	+100.00%
31 - 60 Days:.....	1	0.00%
61 - 90 Days:.....	0	0.00%
91 - 120 Days:.....	0	-100.00%
Over 120 Days:.....	0	-100.00%



VALLEY VILLAGE

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$408,000
Average Selling Price:.....	\$408,000
Average List Price:.....	\$440,000
Average Sales Price / Average List Price:...	92.70%
Median Price:	\$408,000
Average Days on Market:.....	87
Number of Listings Sold:.....	1

DOM Number of Units	No. Of Units
1 - 30 Days:	0
31 - 60 Days:.....	0
61 - 90 Days:.....	1
91 - 120 Days:.....	0
Over 120 Days:.....	0

NOVEMBER 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:...	0.00%	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	No. Of Units	% CHANGE
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

*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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$2,931,500
Average Selling Price:.....	\$977,166
Average List Price:.....	\$1,030,000
Average Sales Price / Average List Price:...	94.90%
Median Price:	\$975,000
Average Days on Market:.....	61
Number of Listings Sold:.....	3

DOM Number of Units	No. Of Units
1 - 30 Days:	2
31 - 60 Days:.....	0
61 - 90 Days:.....	0
91 - 120 Days:.....	0
Over 120 Days:.....	1

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$2,942,000	+0.36%
Average Selling Price:.....	\$980,666	+0.36%
Average List Price:.....	\$999,333	-2.98%
Average Sales Price / Average List Price:...	98.10%	+3.37%
Median Price:	\$1,000,000	+2.56%
Average Days on Market:.....	81	+32.79%
Number of Listings Sold:.....	3	0.00%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days:	1	-50.00%
31 - 60 Days:.....	0	0.00%
61 - 90 Days:.....	0	0.00%
91 - 120 Days:.....	1	+100.00%
Over 120 Days:.....	1	0.00%



WEST HOLLYWOOD

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$16,025,300
Average Selling Price:.....	\$593,529
Average List Price:.....	\$623,903
Average Sales Price / Average List Price:...	95.10%
Median Price:	\$525,000
Average Days on Market:.....	88
Number of Listings Sold:.....	27

DOM Number of Units	No. Of Units
1 - 30 Days:	6
31 - 60 Days:	11
61 - 90 Days:	1
91 - 120 Days:	3
Over 120 Days:	6

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$15,008,100
Average Selling Price:.....	\$652,526
Average List Price:.....	\$685,817
Average Sales Price / Average List Price:...	95.10%
Median Price:	\$485,000
Average Days on Market:.....	98
Number of Listings Sold:.....	23

DOM Number of Units	No. Of Units
1 - 30 Days:	8
31 - 60 Days:	3
61 - 90 Days:	4
91 - 120 Days:	1
Over 120 Days:	7

% CHANGE

-6.35%
+9.94%
+9.92%
0.00%
-7.62%
+11.36%
-14.81%

+33.33%
-72.73%
+300.00%
-66.67%
+16.67%



WEST LOS ANGELES

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$5,563,000
Average Selling Price:.....	\$505,727
Average List Price:.....	\$524,518
Average Sales Price / Average List Price:...	96.40%
Median Price:	\$500,000
Average Days on Market:.....	75
Number of Listings Sold:.....	11

DOM	Number of Units	No. Of Units
1 - 30 Days:		6
31 - 60 Days:		0
61 - 90 Days:		3
91 - 120 Days:		0
Over 120 Days:		2

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$6,303,000	+13.30%
Average Selling Price:.....	\$525,250	+3.86%
Average List Price:.....	\$531,583	+1.35%
Average Sales Price / Average List Price:...	98.80%	+2.49%
Median Price:	\$537,500	+7.50%
Average Days on Market:.....	93	+24.00%
Number of Listings Sold:.....	12	+9.09%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		3	-50.00%
31 - 60 Days:		4	+400.00%
61 - 90 Days:		1	-66.67%
91 - 120 Days:		0	0.00%
Over 120 Days:		4	+100.00%

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WESTCHESTER

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$268,000
Average Selling Price:.....	\$268,000
Average List Price:.....	\$274,900
Average Sales Price / Average List Price:...	97.50%
Median Price:	\$268,000
Average Days on Market:.....	65
Number of Listings Sold:.....	1

DOM	Number of Units	No. Of Units
1 - 30 Days:		0
31 - 60 Days:		0
61 - 90 Days:		1
91 - 120 Days:		0
Over 120 Days:		0

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$190,000	-29.10%
Average Selling Price:.....	\$190,000	-29.10%
Average List Price:.....	\$179,000	-34.89%
Average Sales Price / Average List Price:...	106.10%	+8.82%
Median Price:	\$190,000	-29.10%
Average Days on Market:.....	9	-86.15%
Number of Listings Sold:.....	1	0.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		1	+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%

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WESTWOOD - CENTURY CITY

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

NOVEMBER 2008

Total Sold Dollar Volume:.....	\$17,418,648
Average Selling Price:.....	\$757,332
Average List Price:.....	\$784,317
Average Sales Price / Average List Price:...	96.60%
Median Price:	\$762,260
Average Days on Market:.....	60
Number of Listings Sold:.....	23

DOM	Number of Units	No. Of Units
1 - 30 Days:		11
31 - 60 Days:		3
61 - 90 Days:		2
91 - 120 Days:		2
Over 120 Days:		5

NOVEMBER 2009

Total Sold Dollar Volume:.....	\$33,370,612	+91.58%
Average Selling Price:.....	\$981,488	+29.60%
Average List Price:.....	\$1,045,599	+33.31%
Average Sales Price / Average List Price:...	93.90%	-2.80%
Median Price:	\$677,500	-11.12%
Average Days on Market:.....	97	+61.67%
Number of Listings Sold:.....	34	+47.83%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days:		7	-36.36%
31 - 60 Days:		8	+166.67%
61 - 90 Days:		5	+150.00%
91 - 120 Days:		4	+100.00%
Over 120 Days:		10	+100.00%

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

