



# MICROMARKETREPORT

December 2009 | Condominiums | LA County



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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

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## DECEMBER 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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$537,500	N/A
Average Selling Price:.....	\$537,500	N/A
Average List Price:.....	\$599,000	N/A
Average Sales Price / Average List Price:...	89.70%	N/A
Median Price: .....	\$537,500	N/A
Average Days on Market:.....	7	N/A
Number of Listings Sold:.....	1	N/A

DOM Number of Units	No. Of Units	% CHANGE
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



# BEVERLY CENTER - MIRACLE MILE

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$3,390,000
Average Selling Price:.....	\$678,000
Average List Price:.....	\$704,560
Average Sales Price / Average List Price:...	96.20%
Median Price: .....	\$655,000
Average Days on Market:.....	123
Number of Listings Sold:.....	5

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:.....		2

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$6,062,000	+78.82%
Average Selling Price:.....	\$606,200	-10.59%
Average List Price:.....	\$627,880	-10.88%
Average Sales Price / Average List Price:...	96.50%	+0.31%
Median Price: .....	\$549,000	-16.18%
Average Days on Market:.....	93	-24.39%
Number of Listings Sold:.....	10	+100.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		6	+200.00%
31 - 60 Days: .....		2	+200.00%
61 - 90 Days: .....		0	0.00%
91 - 120 Days:.....		1	0.00%
Over 120 Days:.....		1	-50.00%



# BEVERLY HILLS

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$3,490,000
Average Selling Price:.....	\$872,500
Average List Price:.....	\$943,737
Average Sales Price / Average List Price:...	92.50%
Median Price: .....	\$890,000
Average Days on Market:.....	49
Number of Listings Sold:.....	4

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$16,588,000	+375.30%
Average Selling Price:.....	\$1,036,750	+18.83%
Average List Price:.....	\$1,164,562	+23.40%
Average Sales Price / Average List Price:...	89.00%	-3.78%
Median Price: .....	\$947,500	+6.46%
Average Days on Market:.....	99	+102.04%
Number of Listings Sold:.....	16	+300.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		3	+200.00%
31 - 60 Days: .....		3	+50.00%
61 - 90 Days: .....		2	+200.00%
91 - 120 Days: .....		3	+200.00%
Over 120 Days: .....		5	+500.00%



# BEVERLY HILLS P.O.

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

## DECEMBER 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

## DECEMBER 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



# BEVERLYWOOD

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$2,992,500
Average Selling Price:.....	\$498,750
Average List Price:.....	\$535,500
Average Sales Price / Average List Price:...	93.10%
Median Price: .....	\$560,000
Average Days on Market:.....	90
Number of Listings Sold:.....	6

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$351,500	-88.25%
Average Selling Price:.....	\$351,500	-29.52%
Average List Price:.....	\$388,575	-27.44%
Average Sales Price / Average List Price:...	90.50%	-2.79%
Median Price: .....	\$351,500	-37.23%
Average Days on Market:.....	6	-93.33%
Number of Listings Sold:.....	1	-83.33%

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



# BRENTWOOD

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$4,204,500
Average Selling Price:.....	\$700,750
Average List Price:.....	\$732,666
Average Sales Price / Average List Price:...	95.60%
Median Price: .....	\$529,750
Average Days on Market:.....	106
Number of Listings Sold:.....	6

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$13,482,010	+220.66%
Average Selling Price:.....	\$793,059	+13.17%
Average List Price:.....	\$831,141	+13.44%
Average Sales Price / Average List Price:...	95.40%	-0.21%
Median Price: .....	\$719,500	+35.82%
Average Days on Market:.....	92	-13.21%
Number of Listings Sold:.....	17	+183.33%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....	6	+500.00%
31 - 60 Days: .....	3	+200.00%
61 - 90 Days: .....	4	+400.00%
91 - 120 Days:.....	1	0.00%
Over 120 Days:.....	3	0.00%



# CHEVIOT HILLS - RANCHO PARK

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

## DECEMBER 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

## DECEMBER 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



# CULVER CITY

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$2,955,500
Average Selling Price:.....	\$328,388
Average List Price:.....	\$322,489
Average Sales Price / Average List Price:...	101.80%
Median Price: .....	\$341,000
Average Days on Market:.....	51
Number of Listings Sold:.....	9

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$6,033,000	+104.13%
Average Selling Price:.....	\$402,200	+22.48%
Average List Price:.....	\$402,840	+24.92%
Average Sales Price / Average List Price:...	99.80%	-1.96%
Median Price: .....	\$377,000	+10.56%
Average Days on Market:.....	44	-13.73%
Number of Listings Sold:.....	15	+66.67%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		11	+175.00%
31 - 60 Days: .....		1	0.00%
61 - 90 Days: .....		1	-50.00%
91 - 120 Days: .....		0	-100.00%
Over 120 Days: .....		2	+100.00%



# HANCOCK PARK - WILSHIRE

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$3,550,600
Average Selling Price:.....	\$507,228
Average List Price:.....	\$556,971
Average Sales Price / Average List Price:...	91.10%
Median Price: .....	\$470,000
Average Days on Market:.....	48
Number of Listings Sold:.....	7

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$5,971,250	+68.18%
Average Selling Price:.....	\$459,326	-9.44%
Average List Price:.....	\$465,723	-16.38%
Average Sales Price / Average List Price:...	98.60%	+8.23%
Median Price: .....	\$470,000	0.00%
Average Days on Market:.....	87	+81.25%
Number of Listings Sold:.....	13	+85.71%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		5	+66.67%
31 - 60 Days: .....		1	-50.00%
61 - 90 Days: .....		2	+200.00%
91 - 120 Days:.....		2	+100.00%
Over 120 Days:.....		3	+200.00%



# HOLLYWOOD

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$3,433,000
Average Selling Price:.....	\$490,428
Average List Price:.....	\$535,414
Average Sales Price / Average List Price:...	91.60%
Median Price: .....	\$530,000
Average Days on Market:.....	219
Number of Listings Sold:.....	7

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$2,778,000	-19.08%
Average Selling Price:.....	\$463,000	-5.59%
Average List Price:.....	\$485,816	-9.26%
Average Sales Price / Average List Price:...	95.30%	+4.04%
Median Price: .....	\$439,000	-17.17%
Average Days on Market:.....	47	-78.54%
Number of Listings Sold:.....	6	-14.29%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....	3	+300.00%
31 - 60 Days: .....	1	0.00%
61 - 90 Days: .....	0	-100.00%
91 - 120 Days: .....	2	+200.00%
Over 120 Days: .....	0	-100.00%



# HOLLYWOOD HILLS EAST

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$820,000
Average Selling Price:.....	\$410,000
Average List Price:.....	\$429,000
Average Sales Price / Average List Price:...	95.60%
Median Price: .....	\$410,000
Average Days on Market:.....	84
Number of Listings Sold:.....	2

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$1,202,500	+46.65%
Average Selling Price:.....	\$400,833	-2.24%
Average List Price:.....	\$414,333	-3.42%
Average Sales Price / Average List Price:...	96.70%	+1.15%
Median Price: .....	\$452,500	+10.37%
Average Days on Market:.....	19	-77.38%
Number of Listings Sold:.....	3	+50.00%

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



# LOS FELIZ

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

## DECEMBER 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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$315,000	N/A
Average Selling Price:.....	\$315,000	N/A
Average List Price:.....	\$329,000	N/A
Average Sales Price / Average List Price:...	95.70%	N/A
Median Price: .....	\$315,000	N/A
Average Days on Market:.....	42	N/A
Number of Listings Sold:.....	1	N/A

DOM Number of Units	No. Of Units	% CHANGE
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

\*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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$1,100,000
Average Selling Price:.....	\$1,100,000
Average List Price:.....	\$1,295,000
Average Sales Price / Average List Price:...	84.90%
Median Price: .....	\$1,100,000
Average Days on Market:.....	34
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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$735,000	-33.18%
Average Selling Price:.....	\$367,500	-66.59%
Average List Price:.....	\$389,000	-69.96%
Average Sales Price / Average List Price:...	94.50%	+11.31%
Median Price: .....	\$367,500	-66.59%
Average Days on Market:.....	28	-17.65%
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%

\*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

## DECEMBER 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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$2,420,000	N/A
Average Selling Price:.....	\$1,210,000	N/A
Average List Price:.....	\$1,347,450	N/A
Average Sales Price / Average List Price:...	89.80%	N/A
Median Price: .....	\$1,210,000	N/A
Average Days on Market:.....	302	N/A
Number of Listings Sold:.....	2	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: .....		1	N/A
91 - 120 Days:.....		0	N/A
Over 120 Days:.....		1	N/A



# MARINA DEL REY

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$9,693,775
Average Selling Price:.....	\$745,675
Average List Price:.....	\$798,721
Average Sales Price / Average List Price:...	93.40%
Median Price: .....	\$644,000
Average Days on Market:.....	80
Number of Listings Sold:.....	13

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$18,204,400	+87.79%
Average Selling Price:.....	\$606,813	-18.62%
Average List Price:.....	\$642,873	-19.51%
Average Sales Price / Average List Price:...	94.40%	+1.07%
Median Price: .....	\$514,500	-20.11%
Average Days on Market:.....	61	-23.75%
Number of Listings Sold:.....	30	+130.77%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		14	+600.00%
31 - 60 Days: .....		5	+25.00%
61 - 90 Days: .....		3	0.00%
91 - 120 Days: .....		2	+100.00%
Over 120 Days: .....		6	+100.00%

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



# MID LOS ANGELES

micromarketreport.com

## DECEMBER 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

## DECEMBER 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



# MID WILSHIRE

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$1,728,355
Average Selling Price:.....	\$432,088
Average List Price:.....	\$440,487
Average Sales Price / Average List Price:...	98.10%
Median Price: .....	\$427,000
Average Days on Market:.....	105
Number of Listings Sold:.....	4

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:.....	2

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$7,213,500	+317.36%
Average Selling Price:.....	\$379,657	-12.13%
Average List Price:.....	\$411,333	-6.62%
Average Sales Price / Average List Price:...	92.30%	-5.91%
Median Price: .....	\$350,000	-18.03%
Average Days on Market:.....	63	-40.00%
Number of Listings Sold:.....	19	+375.00%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....	7	+600.00%
31 - 60 Days: .....	4	+300.00%
61 - 90 Days: .....	1	+100.00%
91 - 120 Days:.....	5	+500.00%
Over 120 Days:.....	2	0.00%



# NORTH HOLLYWOOD

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$250,000
Average Selling Price:.....	\$250,000
Average List Price:.....	\$252,900
Average Sales Price / Average List Price:...	98.90%
Median Price: .....	\$250,000
Average Days on Market:.....	70
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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$210,000	-16.00%
Average Selling Price:.....	\$210,000	-16.00%
Average List Price:.....	\$210,000	-16.96%
Average Sales Price / Average List Price:...	100.00%	+1.11%
Median Price: .....	\$210,000	-16.00%
Average Days on Market:.....	5	-92.86%
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%



# PACIFIC PALISADES

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$5,284,000
Average Selling Price:.....	\$660,500
Average List Price:.....	\$702,600
Average Sales Price / Average List Price:...	94.00%
Median Price: .....	\$665,000
Average Days on Market:.....	82
Number of Listings Sold:.....	8

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$4,095,000	-22.50%
Average Selling Price:.....	\$682,500	+3.33%
Average List Price:.....	\$738,333	+5.09%
Average Sales Price / Average List Price:...	92.40%	-1.70%
Median Price: .....	\$735,000	+10.53%
Average Days on Market:.....	113	+37.80%
Number of Listings Sold:.....	6	-25.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		0	-100.00%
31 - 60 Days: .....		1	-50.00%
61 - 90 Days: .....		2	0.00%
91 - 120 Days: .....		2	+200.00%
Over 120 Days: .....		1	-66.67%



# PALMS - MAR VISTA

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$2,379,000
Average Selling Price:.....	\$396,500
Average List Price:.....	\$415,333
Average Sales Price / Average List Price:...	95.50%
Median Price: .....	\$385,000
Average Days on Market:.....	62
Number of Listings Sold:.....	6

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$3,744,500	+57.40%
Average Selling Price:.....	\$340,409	-14.15%
Average List Price:.....	\$354,636	-14.61%
Average Sales Price / Average List Price:...	96.00%	+0.52%
Median Price: .....	\$325,500	-15.45%
Average Days on Market:.....	55	-11.29%
Number of Listings Sold:.....	11	+83.33%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		6	+600.00%
31 - 60 Days: .....		2	-33.33%
61 - 90 Days: .....		0	-100.00%
91 - 120 Days:.....		0	-100.00%
Over 120 Days:.....		3	+300.00%



# PLAYA DEL REY

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$2,734,900
Average Selling Price:.....	\$455,816
Average List Price:.....	\$476,483
Average Sales Price / Average List Price:...	95.70%
Median Price: .....	\$452,500
Average Days on Market:.....	66
Number of Listings Sold:.....	6

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$6,519,349	+138.38%
Average Selling Price:.....	\$651,934	+43.03%
Average List Price:.....	\$672,039	+41.04%
Average Sales Price / Average List Price:...	97.00%	+1.36%
Median Price: .....	\$398,000	-12.04%
Average Days on Market:.....	38	-42.42%
Number of Listings Sold:.....	10	+66.67%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		7	+600.00%
31 - 60 Days: .....		1	-66.67%
61 - 90 Days: .....		0	-100.00%
91 - 120 Days: .....		1	+100.00%
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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$1,950,000
Average Selling Price:.....	\$650,000
Average List Price:.....	\$714,633
Average Sales Price / Average List Price:...	91.00%
Median Price: .....	\$695,000
Average Days on Market:.....	18
Number of Listings Sold:.....	3

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: .....	0

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$4,751,750	+143.68%
Average Selling Price:.....	\$593,968	-8.62%
Average List Price:.....	\$582,343	-18.51%
Average Sales Price / Average List Price:...	102.00%	+12.09%
Median Price: .....	\$567,000	-18.42%
Average Days on Market:.....	32	+77.78%
Number of Listings Sold:.....	8	+166.67%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....	5	+66.67%
31 - 60 Days: .....	1	+100.00%
61 - 90 Days: .....	2	+200.00%
91 - 120 Days: .....	0	0.00%
Over 120 Days: .....	0	0.00%



# SANTA MONICA

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$8,709,800
Average Selling Price:.....	\$622,128
Average List Price:.....	\$654,700
Average Sales Price / Average List Price:...	95.00%
Median Price: .....	\$627,500
Average Days on Market:.....	78
Number of Listings Sold:.....	14

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$27,047,588	+210.54%
Average Selling Price:.....	\$751,321	+20.77%
Average List Price:.....	\$781,511	+19.37%
Average Sales Price / Average List Price:...	96.10%	+1.16%
Median Price: .....	\$635,044	+1.20%
Average Days on Market:.....	108	+38.46%
Number of Listings Sold:.....	36	+157.14%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		11	+175.00%
31 - 60 Days: .....		8	+166.67%
61 - 90 Days: .....		5	+150.00%
91 - 120 Days: .....		4	+400.00%
Over 120 Days: .....		8	+100.00%



# SHERMAN OAKS

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$1,818,000
Average Selling Price:.....	\$363,600
Average List Price:.....	\$376,140
Average Sales Price / Average List Price:...	96.70%
Median Price: .....	\$385,000
Average Days on Market:.....	119
Number of Listings Sold:.....	5

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$1,244,000	-31.57%
Average Selling Price:.....	\$414,666	+14.04%
Average List Price:.....	\$432,333	+14.94%
Average Sales Price / Average List Price:...	95.90%	-0.83%
Median Price: .....	\$380,000	-1.30%
Average Days on Market:.....	25	-78.99%
Number of Listings Sold:.....	3	-40.00%

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

\*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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$328,000
Average Selling Price:.....	\$328,000
Average List Price:.....	\$339,000
Average Sales Price / Average List Price:...	96.80%
Median Price: .....	\$328,000
Average Days on Market:.....	10
Number of Listings Sold:.....	1

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: .....		0

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$1,469,000	+347.87%
Average Selling Price:.....	\$489,666	+49.29%
Average List Price:.....	\$498,666	+47.10%
Average Sales Price / Average List Price:...	98.20%	+1.45%
Median Price: .....	\$510,000	+55.49%
Average Days on Market:.....	37	+270.00%
Number of Listings Sold:.....	3	+200.00%

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



# STUDIO CITY

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$1,510,000
Average Selling Price:.....	\$503,333
Average List Price:.....	\$539,000
Average Sales Price / Average List Price:...	93.40%
Median Price: .....	\$530,000
Average Days on Market:.....	81
Number of Listings Sold:.....	3

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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$5,321,339	+252.41%
Average Selling Price:.....	\$483,758	-3.89%
Average List Price:.....	\$493,909	-8.37%
Average Sales Price / Average List Price:...	97.90%	+4.82%
Median Price: .....	\$445,000	-16.04%
Average Days on Market:.....	74	-8.64%
Number of Listings Sold:.....	11	+266.67%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		5	+400.00%
31 - 60 Days: .....		3	+300.00%
61 - 90 Days: .....		1	0.00%
91 - 120 Days: .....		1	+100.00%
Over 120 Days: .....		1	0.00%



# 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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$685,000
Average Selling Price:.....	\$342,500
Average List Price:.....	\$401,500
Average Sales Price / Average List Price:...	85.30%
Median Price: .....	\$342,500
Average Days on Market:.....	99
Number of Listings Sold:.....	2

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: .....		1

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$825,000	+20.44%
Average Selling Price:.....	\$412,500	+20.44%
Average List Price:.....	\$431,450	+7.46%
Average Sales Price / Average List Price:...	95.60%	+12.08%
Median Price: .....	\$412,500	+20.44%
Average Days on Market:.....	17	-82.83%
Number of Listings Sold:.....	2	0.00%

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



# TOLUCA LAKE

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$1,845,500
Average Selling Price:.....	\$461,375
Average List Price:.....	\$464,000
Average Sales Price / Average List Price:...	99.40%
Median Price: .....	\$454,500
Average Days on Market:.....	60
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: .....		1
Over 120 Days: .....		0

## DECEMBER 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.



# VALLEY VILLAGE

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

## DECEMBER 2008

Total Sold Dollar Volume:.....	\$210,000
Average Selling Price:.....	\$210,000
Average List Price:.....	\$199,900
Average Sales Price / Average List Price:...	105.10%
Median Price: .....	\$210,000
Average Days on Market:.....	13
Number of Listings Sold:.....	1

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: .....		0

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$450,000	+114.29%
Average Selling Price:.....	\$450,000	+114.29%
Average List Price:.....	\$439,000	+119.61%
Average Sales Price / Average List Price:...	102.50%	-2.47%
Median Price: .....	\$450,000	+114.29%
Average Days on Market:.....	9	-30.77%
Number of Listings Sold:.....	1	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	0.00%
91 - 120 Days: .....		0	0.00%
Over 120 Days: .....		0	0.00%



# VENICE

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

## DECEMBER 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

## DECEMBER 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

## DECEMBER 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

## DECEMBER 2009

Total Sold Dollar Volume:.....	\$15,008,100	-6.35%
Average Selling Price:.....	\$652,526	9.94%
Average List Price:.....	\$685,817	9.92%
Average Sales Price / Average List Price:...	95.10%	0.00%
Median Price: .....	\$485,000	-7.62%
Average Days on Market:.....	98	11.36%
Number of Listings Sold:.....	23	-14.81%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		8	33.33%
31 - 60 Days: .....		3	-72.73%
61 - 90 Days: .....		4	300.00%
91 - 120 Days: .....		1	-66.67%
Over 120 Days: .....		7	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

## DECEMBER 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

## DECEMBER 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%

\*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

## DECEMBER 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

## DECEMBER 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%

\*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

## DECEMBER 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

## DECEMBER 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%

