



# MICROMARKETREPORT

January 2010 | 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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## JANUARY 2009

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

## JANUARY 2010

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$2,458,500
Average Selling Price:.....	\$491,700
Average List Price:.....	\$536,080
Average Sales Price / Average List Price:...	91.70%
Median Price: .....	\$385,000
Average Days on Market:.....	111
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: .....		0
Over 120 Days: .....		3

## JANUARY 2010

Total Sold Dollar Volume:.....	\$7,377,500	+200.08%
Average Selling Price:.....	\$526,964	+7.17%
Average List Price:.....	\$559,571	+4.38%
Average Sales Price / Average List Price:...	94.20%	+2.73%
Median Price: .....	\$480,000	+24.68%
Average Days on Market:.....	34	-69.37%
Number of Listings Sold:.....	14	+180.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		9	+350.00%
31 - 60 Days: .....		3	+300.00%
61 - 90 Days: .....		0	0.00%
91 - 120 Days: .....		1	+100.00%
Over 120 Days: .....		1	-66.67%



# BEVERLY HILLS

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,560,000
Average Selling Price:.....	\$780,000
Average List Price:.....	\$834,500
Average Sales Price / Average List Price:...	93.50%
Median Price: .....	\$780,000
Average Days on Market:.....	7
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: .....		0

## JANUARY 2010

Total Sold Dollar Volume:.....	\$12,012,770	+670.05%
Average Selling Price:.....	\$924,059	+18.47%
Average List Price:.....	\$975,236	+16.86%
Average Sales Price / Average List Price:...	94.80%	+1.39%
Median Price: .....	\$816,000	+4.62%
Average Days on Market:.....	76	+985.71%
Number of Listings Sold:.....	13	+550.00%

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





# BEVERLYWOOD

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## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,300,518
Average Selling Price:.....	\$433,506
Average List Price:.....	\$438,472
Average Sales Price / Average List Price:...	98.90%
Median Price: .....	\$465,000
Average Days on Market:.....	128
Number of Listings Sold:.....	3

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: .....		1

## JANUARY 2010

Total Sold Dollar Volume:.....	\$910,000	-30.03%
Average Selling Price:.....	\$455,000	+4.96%
Average List Price:.....	\$477,000	+8.79%
Average Sales Price / Average List Price:...	95.40%	-3.54%
Median Price: .....	\$455,000	-2.15%
Average Days on Market:.....	57	-55.47%
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: .....		1	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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$6,292,500
Average Selling Price:.....	\$699,166
Average List Price:.....	\$735,888
Average Sales Price / Average List Price:...	95.00%
Median Price: .....	\$699,000
Average Days on Market:.....	92
Number of Listings Sold:.....	9

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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$5,660,000	-10.05%
Average Selling Price:.....	\$808,571	+15.65%
Average List Price:.....	\$851,857	+15.76%
Average Sales Price / Average List Price:...	94.90%	-0.11%
Median Price: .....	\$725,000	+3.72%
Average Days on Market:.....	65	-29.35%
Number of Listings Sold:.....	7	-22.22%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		2	-33.33%
31 - 60 Days: .....		1	0.00%
61 - 90 Days: .....		2	+100.00%
91 - 120 Days: .....		1	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

## JANUARY 2009

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

## JANUARY 2010

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$3,548,400
Average Selling Price:.....	\$394,266
Average List Price:.....	\$406,500
Average Sales Price / Average List Price:...	97.00%
Median Price: .....	\$412,000
Average Days on Market:.....	36
Number of Listings Sold:.....	9

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: .....		0

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,730,250	-51.24%
Average Selling Price:.....	\$346,050	-12.23%
Average List Price:.....	\$340,980	-16.12%
Average Sales Price / Average List Price:...	101.50%	+4.64%
Median Price: .....	\$345,250	-16.20%
Average Days on Market:.....	25	-30.56%
Number of Listings Sold:.....	5	-44.44%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		4	0.00%
31 - 60 Days: .....		1	-50.00%
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.



# HANCOCK PARK - WILSHIRE

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$6,364,900
Average Selling Price:.....	\$489,607
Average List Price:.....	\$529,053
Average Sales Price / Average List Price:...	92.50%
Median Price: .....	\$545,000
Average Days on Market:.....	60
Number of Listings Sold:.....	13

DOM	Number of Units	No. Of Units
1 - 30 Days: .....		8
31 - 60 Days: .....		1
61 - 90 Days: .....		1
91 - 120 Days: .....		1
Over 120 Days: .....		2

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,507,500	-76.32%
Average Selling Price:.....	\$376,875	-23.02%
Average List Price:.....	\$377,212	-28.70%
Average Sales Price / Average List Price:...	99.90%	+8.00%
Median Price: .....	\$373,750	-31.42%
Average Days on Market:.....	29	-51.67%
Number of Listings Sold:.....	4	-69.23%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		3	-62.50%
31 - 60 Days: .....		0	-100.00%
61 - 90 Days: .....		1	0.00%
91 - 120 Days: .....		0	-100.00%
Over 120 Days: .....		0	-100.00%



# HOLLYWOOD

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$3,034,000
Average Selling Price:.....	\$505,666
Average List Price:.....	\$545,166
Average Sales Price / Average List Price:...	92.80%
Median Price: .....	\$513,500
Average Days on Market:.....	133
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: .....		0
Over 120 Days: .....		4

## JANUARY 2010

Total Sold Dollar Volume:.....	\$3,308,000	+9.03%
Average Selling Price:.....	\$551,333	+9.03%
Average List Price:.....	\$559,150	+2.57%
Average Sales Price / Average List Price:...	98.60%	+6.25%
Median Price: .....	\$489,000	-4.77%
Average Days on Market:.....	80	-39.85%
Number of Listings Sold:.....	6	0.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		2	+100.00%
31 - 60 Days: .....		3	+300.00%
61 - 90 Days: .....		0	0.00%
91 - 120 Days: .....		0	0.00%
Over 120 Days: .....		1	-75.00%

\*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

## JANUARY 2009

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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$429,000	-52.07%
Average Selling Price:.....	\$429,000	-4.13%
Average List Price:.....	\$429,000	-5.61%
Average Sales Price / Average List Price:...	100.00%	+1.52%
Median Price: .....	\$429,000	-4.13%
Average Days on Market:.....	9	-96.19%
Number of Listings Sold:.....	1	-50.00%

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	0.00%
Over 120 Days: .....	0	-100.00%



# LOS FELIZ

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,644,995
Average Selling Price:.....	\$411,248
Average List Price:.....	\$421,748
Average Sales Price / Average List Price:...	97.50%
Median Price: .....	\$347,500
Average Days on Market:.....	53
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

## JANUARY 2010

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



# MALIBU

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$467,000
Average Selling Price:.....	\$467,000
Average List Price:.....	\$480,000
Average Sales Price / Average List Price:...	97.30%
Median Price: .....	\$467,000
Average Days on Market:.....	287
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,150,000	+146.25%
Average Selling Price:.....	\$1,150,000	+146.25%
Average List Price:.....	\$1,239,000	+158.13%
Average Sales Price / Average List Price:...	92.80%	-4.62%
Median Price: .....	\$1,150,000	+146.25%
Average Days on Market:.....	96	-66.55%
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: .....		0	0.00%
91 - 120 Days: .....		1	+100.00%
Over 120 Days: .....		0	-100.00%



# MALIBU BEACH

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

## JANUARY 2009

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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$510,000	N/A
Average Selling Price:.....	\$510,000	N/A
Average List Price:.....	\$550,000	N/A
Average Sales Price / Average List Price:...	92.70%	N/A
Median Price: .....	\$510,000	N/A
Average Days on Market:.....	59	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



# MARINA DEL REY

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$6,554,775
Average Selling Price:.....	\$655,477
Average List Price:.....	\$704,360
Average Sales Price / Average List Price:...	93.10%
Median Price: .....	\$590,950
Average Days on Market:.....	84
Number of Listings Sold:.....	10

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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$11,293,650	+72.30%
Average Selling Price:.....	\$564,682	-13.85%
Average List Price:.....	\$571,015	-18.93%
Average Sales Price / Average List Price:...	98.90%	+6.23%
Median Price: .....	\$560,000	-5.24%
Average Days on Market:.....	64	-23.81%
Number of Listings Sold:.....	20	+100.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		9	+200.00%
31 - 60 Days: .....		2	-33.33%
61 - 90 Days: .....		4	+400.00%
91 - 120 Days: .....		2	0.00%
Over 120 Days: .....		3	+50.00%



# MID LOS ANGELES

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$300,000
Average Selling Price:.....	\$300,000
Average List Price:.....	\$400,000
Average Sales Price / Average List Price:...	75.00%
Median Price: .....	\$300,000
Average Days on Market:.....	69
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$65,000	-78.33%
Average Selling Price:.....	\$65,000	-78.33%
Average List Price:.....	\$65,000	-83.75%
Average Sales Price / Average List Price:...	100.00%	+33.33%
Median Price: .....	\$65,000	-78.33%
Average Days on Market:.....	709	+927.54%
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: .....		0	-100.00%
91 - 120 Days: .....		0	0.00%
Over 120 Days: .....		1	+100.00%



# MID WILSHIRE

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,397,000
Average Selling Price:.....	\$349,250
Average List Price:.....	\$354,475
Average Sales Price / Average List Price:...	98.50%
Median Price: .....	\$364,000
Average Days on Market:.....	101
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$2,109,000	+50.97%
Average Selling Price:.....	\$421,800	+20.77%
Average List Price:.....	\$467,560	+31.90%
Average Sales Price / Average List Price:...	90.20%	-8.43%
Median Price: .....	\$285,000	-21.70%
Average Days on Market:.....	67	-33.66%
Number of Listings Sold:.....	5	+25.00%

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

\*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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$548,000
Average Selling Price:.....	\$182,666
Average List Price:.....	\$191,915
Average Sales Price / Average List Price:...	95.20%
Median Price: .....	\$167,000
Average Days on Market:.....	54
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

## JANUARY 2010

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

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



# PACIFIC PALISADES

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

## JANUARY 2009

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:.....	
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$5,306,000	N/A
Average Selling Price:.....	\$758,000	N/A
Average List Price:.....	\$768,128	N/A
Average Sales Price / Average List Price:...	98.70%	N/A
Median Price: .....	\$628,000	N/A
Average Days on Market:.....	103	N/A
Number of Listings Sold:.....	7	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:.....	4	N/A
91 - 120 Days:.....	1	N/A
Over 120 Days:.....	1	N/A

\*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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$675,000
Average Selling Price:.....	\$337,500
Average List Price:.....	\$351,450
Average Sales Price / Average List Price:...	96.00%
Median Price: .....	\$337,500
Average Days on Market:.....	39
Number of Listings Sold:.....	2

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: .....		0

## JANUARY 2010

Total Sold Dollar Volume:.....	\$2,554,000	+278.37%
Average Selling Price:.....	\$425,666	+26.12%
Average List Price:.....	\$430,483	+22.49%
Average Sales Price / Average List Price:...	98.90%	+3.02%
Median Price: .....	\$435,000	+28.89%
Average Days on Market:.....	84	+115.38%
Number of Listings Sold:.....	6	+200.00%

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



# PLAYA DEL REY

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$977,000
Average Selling Price:.....	\$325,666
Average List Price:.....	\$345,966
Average Sales Price / Average List Price:...	94.10%
Median Price: .....	\$347,000
Average Days on Market:.....	79
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

## JANUARY 2010

Total Sold Dollar Volume:.....	+101.02%	+138.38%
Average Selling Price:.....	+20.61%	+43.03%
Average List Price:.....	+16.13%	+41.04%
Average Sales Price / Average List Price:...	+3.93%	+1.36%
Median Price: .....	+12.10%	-12.04%
Average Days on Market:.....	-2.53%	-42.42%
Number of Listings Sold:.....	+66.67%	+66.67%

DOM Number of Units	% CHANGE
1 - 30 Days: .....	0.00%
31 - 60 Days:.....	+100.00%
61 - 90 Days:.....	+100.00%
91 - 120 Days:.....	0.00%
Over 120 Days:.....	0.00%



# PLAYA VISTA

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,839,550
Average Selling Price:.....	\$613,183
Average List Price:.....	\$636,333
Average Sales Price / Average List Price:...	96.40%
Median Price: .....	\$610,000
Average Days on Market:.....	29
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$359,969	-80.43%
Average Selling Price:.....	\$359,969	-41.30%
Average List Price:.....	\$359,969	-43.43%
Average Sales Price / Average List Price:...	100.00%	+3.73%
Median Price: .....	\$359,969	-40.99%
Average Days on Market:.....	10	-65.52%
Number of Listings Sold:.....	1	-66.67%

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

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



# SANTA MONICA

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$8,777,685
Average Selling Price:.....	\$585,179
Average List Price:.....	\$617,420
Average Sales Price / Average List Price:...	94.80%
Median Price: .....	\$635,000
Average Days on Market:.....	117
Number of Listings Sold:.....	15

DOM	Number of Units	No. Of Units
1 - 30 Days: .....		5
31 - 60 Days: .....		2
61 - 90 Days: .....		0
91 - 120 Days: .....		4
Over 120 Days: .....		4

## JANUARY 2010

Total Sold Dollar Volume:.....	\$14,936,000	+70.16%
Average Selling Price:.....	\$829,777	+41.80%
Average List Price:.....	\$872,519	+41.32%
Average Sales Price / Average List Price:...	95.10%	0.32%
Median Price: .....	\$762,500	+20.08%
Average Days on Market:.....	75	-35.90%
Number of Listings Sold:.....	18	+20.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		7	+40.00%
31 - 60 Days: .....		5	+150.00%
61 - 90 Days: .....		2	+200.00%
91 - 120 Days: .....		2	-50.00%
Over 120 Days: .....		2	-50.00%



# SHERMAN OAKS

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$398,000
Average Selling Price:.....	\$398,000
Average List Price:.....	\$409,900
Average Sales Price / Average List Price:...	97.10%
Median Price: .....	\$398,000
Average Days on Market:.....	73
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

## JANUARY 2010

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

\*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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$595,000
Average Selling Price:.....	\$595,000
Average List Price:.....	\$619,500
Average Sales Price / Average List Price:...	96.00%
Median Price: .....	\$595,000
Average Days on Market:.....	61
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$421,500	-29.16%
Average Selling Price:.....	\$421,500	-29.16%
Average List Price:.....	\$399,000	-35.59%
Average Sales Price / Average List Price:...	105.60%	+10.00%
Median Price: .....	\$421,500	-29.16%
Average Days on Market:.....	14	-77.05%
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%



# STUDIO CITY

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,930,000
Average Selling Price:.....	\$643,333
Average List Price:.....	\$716,000
Average Sales Price / Average List Price:...	89.90%
Median Price: .....	\$740,000
Average Days on Market:.....	421
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:.....	1
Over 120 Days:.....	2

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,069,000	-44.61%
Average Selling Price:.....	\$534,500	-16.92%
Average List Price:.....	\$559,488	-21.86%
Average Sales Price / Average List Price:...	95.50%	+6.23%
Median Price: .....	\$534,500	-27.77%
Average Days on Market:.....	51	-87.89%
Number of Listings Sold:.....	2	-33.33%

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



# 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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$685,000
Average Selling Price:.....	\$685,000
Average List Price:.....	\$699,999
Average Sales Price / Average List Price:...	97.90%
Median Price: .....	\$685,000
Average Days on Market:.....	72
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,250,000	+82.48%
Average Selling Price:.....	\$1,250,000	+82.48%
Average List Price:.....	\$1,350,000	+92.86%
Average Sales Price / Average List Price:...	92.60%	-5.41%
Median Price: .....	\$1,250,000	+82.48%
Average Days on Market:.....	82	+13.89%
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	0.00%
91 - 120 Days: .....		0	0.00%
Over 120 Days: .....		0	0.00%



# TOLUCA LAKE

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$517,000
Average Selling Price:.....	\$517,000
Average List Price:.....	\$529,000
Average Sales Price / Average List Price:...	97.70%
Median Price: .....	\$517,000
Average Days on Market:.....	49
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

## JANUARY 2010

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



# VALLEY VILLAGE

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$375,000
Average Selling Price:.....	\$375,000
Average List Price:.....	\$389,000
Average Sales Price / Average List Price:...	96.40%
Median Price: .....	\$375,000
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

## JANUARY 2010

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



# VENICE

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$2,255,000
Average Selling Price:.....	\$751,666
Average List Price:.....	\$781,666
Average Sales Price / Average List Price:...	96.20%
Median Price: .....	\$650,000
Average Days on Market:.....	59
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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,819,000	-19.33%
Average Selling Price:.....	\$909,500	+21.00%
Average List Price:.....	\$894,500	+14.44%
Average Sales Price / Average List Price:...	101.70%	+5.72%
Median Price: .....	\$909,500	+39.92%
Average Days on Market:.....	13	-77.97%
Number of Listings Sold:.....	2	-33.33%

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



# WEST HOLLYWOOD

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$7,123,900
Average Selling Price:.....	\$547,992
Average List Price:.....	\$581,937
Average Sales Price / Average List Price:...	94.20%
Median Price: .....	\$450,000
Average Days on Market:.....	88
Number of Listings Sold:.....	13

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

## JANUARY 2010

Total Sold Dollar Volume:.....	\$13,169,700	+84.87%
Average Selling Price:.....	\$598,622	+9.24%
Average List Price:.....	\$628,740	+8.04%
Average Sales Price / Average List Price:...	95.20%	+1.06%
Median Price: .....	\$510,000	+13.33%
Average Days on Market:.....	125	+42.05%
Number of Listings Sold:.....	22	+69.23%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		6	+100.00%
31 - 60 Days: .....		5	+66.67%
61 - 90 Days: .....		3	+50.00%
91 - 120 Days: .....		1	-50.00%
Over 120 Days: .....		7	+133.33%



# WEST LOS ANGELES

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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$1,545,000
Average Selling Price:.....	\$515,000
Average List Price:.....	\$533,133
Average Sales Price / Average List Price:...	96.60%
Median Price: .....	\$555,000
Average Days on Market:.....	119
Number of Listings Sold:.....	3

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: .....		1

## JANUARY 2010

Total Sold Dollar Volume:.....	\$1,438,000	-6.93%
Average Selling Price:.....	\$479,333	-6.93%
Average List Price:.....	\$482,333	-9.53%
Average Sales Price / Average List Price:...	99.40%	+2.90%
Median Price: .....	\$445,000	-19.82%
Average Days on Market:.....	116	-2.52%
Number of Listings Sold:.....	3	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: .....		1	0.00%
91 - 120 Days: .....		0	-100.00%
Over 120 Days: .....		1	0.00%



# WESTCHESTER

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

## JANUARY 2009

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:.....	
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

## JANUARY 2010

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

\*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

## JANUARY 2009

Total Sold Dollar Volume:.....	\$10,677,000
Average Selling Price:.....	\$762,642
Average List Price:.....	\$809,128
Average Sales Price / Average List Price:...	94.30%
Median Price: .....	\$677,000
Average Days on Market:.....	86
Number of Listings Sold:.....	14

DOM	Number of Units	No. Of Units
1 - 30 Days: .....		1
31 - 60 Days: .....		7
61 - 90 Days: .....		3
91 - 120 Days: .....		1
Over 120 Days: .....		2

## JANUARY 2010

Total Sold Dollar Volume:.....	\$15,461,000	+44.81%
Average Selling Price:.....	\$672,217	-11.86%
Average List Price:.....	\$710,456	-12.19%
Average Sales Price / Average List Price:...	94.60%	+0.32%
Median Price: .....	\$600,000	-11.37%
Average Days on Market:.....	127	+47.67%
Number of Listings Sold:.....	23	+64.29%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days: .....		7	+600.00%
31 - 60 Days: .....		7	0.00%
61 - 90 Days: .....		3	0.00%
91 - 120 Days: .....		1	0.00%
Over 120 Days: .....		5	+150.00%

