



MICROMARKETREPORT

March 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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MARCH 2009

Total Sold Dollar Volume	\$1,295,000
Average Selling Price	\$647,500
Average List Price	\$674,000
Average Sales Price / Average List Price ..	96.10%
Median Price	\$647,500
Average Days on Market	92
Number of Listings Sold	2
Sold Price / Square Feet	\$295

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

MARCH 2010

Total Sold Dollar Volume	\$460,260	-64.46%
Average Selling Price	\$460,260	-28.92%
Average List Price	\$475,000	-29.53%
Average Sales Price / Average List Price ..	96.90%	+0.83%
Median Price	\$460,260	-28.92%
Average Days on Market	3	-96.74%
Number of Listings Sold	1	-50.00%
Sold Price / Square Feet	\$374	+26.78%

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	0	-100.00%
Over 120 Days	0	0.00%



BEVERLY CENTER - MIRACLE MILE

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MARCH 2009

Total Sold Dollar Volume	\$2,378,000
Average Selling Price	\$792,666
Average List Price	\$901,000
Average Sales Price / Average List Price ..	88.00%
Median Price	\$588,000
Average Days on Market	54
Number of Listings Sold	3
Sold Price / Square Feet	\$488

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

MARCH 2010

Total Sold Dollar Volume	\$5,264,000	+121.36%
Average Selling Price	\$526,400	-33.59%
Average List Price	\$539,200	-40.16%
Average Sales Price / Average List Price ..	97.60%	+10.91%
Median Price	\$500,000	-14.97%
Average Days on Market	55	+1.85%
Number of Listings Sold	10	+233.33%
Sold Price / Square Feet	\$403	-17.42%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	6	+500.00%
31 - 60 Days	2	+200.00%
61 - 90 Days	0	-100.00%
91 - 120 Days	0	0.00%
Over 120 Days	2	+200.00%



BEVERLY HILLS

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

MARCH 2009

Total Sold Dollar Volume	\$2,912,000
Average Selling Price	\$728,000
Average List Price	\$709,475
Average Sales Price / Average List Price ..	102.60%
Median Price	\$715,000
Average Days on Market	43
Number of Listings Sold	4
Sold Price / Square Feet	\$400

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

MARCH 2010

Total Sold Dollar Volume	\$11,345,400	+289.61%
Average Selling Price	\$1,620,771	+122.63%
Average List Price	\$1,687,714	+137.88%
Average Sales Price / Average List Price ..	96.00%	-6.43%
Median Price	\$956,000	+33.71%
Average Days on Market	157	+265.12%
Number of Listings Sold	7	+75.00%
Sold Price / Square Feet	\$831	+107.75%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		1	-50.00%
31 - 60 Days		1	0.00%
61 - 90 Days		0	0.00%
91 - 120 Days		2	+100.00%
Over 120 Days		3	+300.00%



BEVERLY HILLS P.O.

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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 2009

Total Sold Dollar Volume	\$3,238,000
Average Selling Price	\$539,666
Average List Price	\$589,000
Average Sales Price / Average List Price ..	91.60%
Median Price	\$527,000
Average Days on Market	100
Number of Listings Sold	6
Sold Price / Square Feet	\$413

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		3

MARCH 2010

Total Sold Dollar Volume	\$4,946,000	+52.75%
Average Selling Price	\$824,333	+52.75%
Average List Price	\$837,650	+42.22%
Average Sales Price / Average List Price ..	98.40%	+7.42%
Median Price	\$585,500	+11.10%
Average Days on Market	36	-64.00%
Number of Listings Sold	6	0.00%
Sold Price / Square Feet	\$415	+0.48%

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

MARCH 2009

Total Sold Dollar Volume	\$5,448,000
Average Selling Price	\$778,285
Average List Price	\$807,285
Average Sales Price / Average List Price ..	96.40%
Median Price	\$660,000
Average Days on Market	105
Number of Listings Sold	7
Sold Price / Square Feet	\$455

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

MARCH 2010

Total Sold Dollar Volume	\$13,163,625	+141.62%
Average Selling Price	\$877,575	+12.76%
Average List Price	\$904,533	+12.05%
Average Sales Price / Average List Price ..	97.00%	+0.62%
Median Price	\$832,500	+26.14%
Average Days on Market	61	-41.90%
Number of Listings Sold	15	+114.29%
Sold Price / Square Feet	\$486	+6.81%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		7	+133.33%
31 - 60 Days		2	+100.00%
61 - 90 Days		1	+100.00%
91 - 120 Days		4	+300.00%
Over 120 Days		1	-50.00%



CHEVIOT HILLS - RANCHO PARK

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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 2009

Total Sold Dollar Volume	\$4,577,000
Average Selling Price	\$326,928
Average List Price	\$346,971
Average Sales Price / Average List Price ..	94.20%
Median Price	\$338,000
Average Days on Market	88
Number of Listings Sold	14
Sold Price / Square Feet	\$323

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

MARCH 2010

Total Sold Dollar Volume	\$8,635,000	+88.66%
Average Selling Price	\$454,473	+39.01%
Average List Price	\$461,778	+33.09%
Average Sales Price / Average List Price ..	98.40%	+4.46%
Median Price	\$385,000	+13.91%
Average Days on Market	57	-35.23%
Number of Listings Sold	19	+35.71%
Sold Price / Square Feet	\$323	0.00%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		6	+200.00%
31 - 60 Days		6	+200.00%
61 - 90 Days		3	-25.00%
91 - 120 Days		3	0.00%
Over 120 Days		1	-66.67%



HANCOCK PARK - WILSHIRE

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

MARCH 2009

Total Sold Dollar Volume	\$1,710,000
Average Selling Price	\$427,500
Average List Price	\$434,450
Average Sales Price / Average List Price ..	98.40%
Median Price	\$395,000
Average Days on Market	60
Number of Listings Sold	4
Sold Price / Square Feet	\$310

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

MARCH 2010

Total Sold Dollar Volume	\$7,357,500	+330.26%
Average Selling Price	\$459,843	+7.57%
Average List Price	\$483,944	+11.39%
Average Sales Price / Average List Price ..	95.00%	-3.46%
Median Price	\$355,000	-10.13%
Average Days on Market	124	+106.67%
Number of Listings Sold	16	+300.00%
Sold Price / Square Feet	\$312	+0.65%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		8	+700.00%
31 - 60 Days		0	0.00%
61 - 90 Days		2	-33.33%
91 - 120 Days		1	+100.00%
Over 120 Days		5	+500.00%



HOLLYWOOD

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

MARCH 2009

Total Sold Dollar Volume	\$665,000
Average Selling Price	\$665,000
Average List Price	\$729,000
Average Sales Price / Average List Price ..	91.20%
Median Price	\$665,000
Average Days on Market	18
Number of Listings Sold	1
Sold Price / Square Feet	\$616

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

MARCH 2010

Total Sold Dollar Volume	\$3,467,800	+421.47%
Average Selling Price	\$495,400	-25.50%
Average List Price	\$517,400	-29.03%
Average Sales Price / Average List Price ..	95.70%	+4.93%
Median Price	\$523,000	-21.35%
Average Days on Market	66	+266.67%
Number of Listings Sold	7	+600.00%
Sold Price / Square Feet	\$385	-37.50%

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

*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

MARCH 2009

Total Sold Dollar Volume	\$552,000
Average Selling Price	\$552,000
Average List Price	\$575,000
Average Sales Price / Average List Price ..	96.00%
Median Price	\$552,000
Average Days on Market	8
Number of Listings Sold	1
Sold Price / Square Feet	\$412

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

MARCH 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
Sold Price / Square Feet	\$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



LOS FELIZ

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

MARCH 2009

Total Sold Dollar Volume	\$451,900
Average Selling Price	\$451,900
Average List Price	\$449,900
Average Sales Price / Average List Price ..	100.40%
Median Price	\$451,900
Average Days on Market	7
Number of Listings Sold	1
Sold Price / Square Feet	\$325

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

MARCH 2010

Total Sold Dollar Volume	\$695,000	+53.80%
Average Selling Price	\$347,500	-23.10%
Average List Price	\$309,000	-31.32%
Average Sales Price / Average List Price ..	112.50%	+12.05%
Median Price	\$347,500	-23.10%
Average Days on Market	14	+100.00%
Number of Listings Sold	2	+100.00%
Sold Price / Square Feet	\$340	+4.62%

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	0.00%



MALIBU

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

MARCH 2009

Total Sold Dollar Volume	\$1,050,000
Average Selling Price	\$1,050,000
Average List Price	\$1,150,000
Average Sales Price / Average List Price ..	91.30%
Median Price	\$1,050,000
Average Days on Market	284
Number of Listings Sold	1
Sold Price / Square Feet	\$601

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

MARCH 2010

Total Sold Dollar Volume	\$1,230,000	+17.14%
Average Selling Price	\$615,000	-41.43%
Average List Price	\$687,000	-40.26%
Average Sales Price / Average List Price ..	89.50%	-1.97%
Median Price	\$615,000	-41.43%
Average Days on Market	161	-43.31%
Number of Listings Sold	2	+100.00%
Sold Price / Square Feet	\$403	-32.95%

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		1	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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 2010

Total Sold Dollar Volume	\$935,000	N/A
Average Selling Price	\$935,000	N/A
Average List Price	\$999,000	N/A
Average Sales Price / Average List Price ..	93.60%	N/A
Median Price	\$935,000	N/A
Average Days on Market	16	N/A
Number of Listings Sold	1	N/A
Sold Price / Square Feet	\$1,016	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



MARINA DEL REY

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

MARCH 2009

Total Sold Dollar Volume	\$13,225,300
Average Selling Price	\$696,068
Average List Price	\$766,028
Average Sales Price / Average List Price ..	90.90%
Median Price	\$570,000
Average Days on Market	79
Number of Listings Sold	19
Sold Price / Square Feet	\$478

DOM Number of Units	No. Of Units
1 - 30 Days	5
31 - 60 Days	3
61 - 90 Days	4
91 - 120 Days	3
Over 120 Days	4

MARCH 2010

Total Sold Dollar Volume	\$7,203,000	-45.54%
Average Selling Price	\$554,076	-20.40%
Average List Price	\$569,115	-25.71%
Average Sales Price / Average List Price ..	97.40%	+7.15%
Median Price	\$585,000	+2.63%
Average Days on Market	61	-22.78%
Number of Listings Sold	13	-31.58%
Sold Price / Square Feet	\$383	-19.87%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	7	+40.00%
31 - 60 Days	2	-33.33%
61 - 90 Days	0	-100.00%
91 - 120 Days	1	-66.67%
Over 120 Days	3	-25.00%



MID LOS ANGELES

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

MARCH 2009

Total Sold Dollar Volume	\$340,000
Average Selling Price	\$340,000
Average List Price	\$439,000
Average Sales Price / Average List Price ..	77.40%
Median Price	\$340,000
Average Days on Market	136
Number of Listings Sold	1
Sold Price / Square Feet	N/A

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

MARCH 2010

Total Sold Dollar Volume	\$433,500	+27.50%
Average Selling Price	\$216,750	-36.25%
Average List Price	\$200,000	-54.44%
Average Sales Price / Average List Price ..	108.40%	+40.05%
Median Price	\$216,750	-36.25%
Average Days on Market	20	-85.29%
Number of Listings Sold	2	+100.00%
Sold Price / Square Feet	\$261	N/A

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



MID WILSHIRE

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

MARCH 2009

Total Sold Dollar Volume	\$2,486,000
Average Selling Price	\$310,750
Average List Price	\$337,018
Average Sales Price / Average List Price ..	92.20%
Median Price	\$328,500
Average Days on Market	85
Number of Listings Sold	8
Sold Price / Square Feet	\$278

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

MARCH 2010

Total Sold Dollar Volume	\$2,255,000	-9.29%
Average Selling Price	\$322,142	+3.67%
Average List Price	\$328,000	-2.68%
Average Sales Price / Average List Price ..	98.20%	+6.51%
Median Price	\$325,000	-1.07%
Average Days on Market	22	-74.12%
Number of Listings Sold	7	-12.50%
Sold Price / Square Feet	\$353	+26.98%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		5	+400.00%
31 - 60 Days		2	+100.00%
61 - 90 Days		0	-100.00%
91 - 120 Days		0	0.00%
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

MARCH 2009

Total Sold Dollar Volume	\$1,327,390
Average Selling Price	\$265,478
Average List Price	\$279,918
Average Sales Price / Average List Price ..	94.80%
Median Price	\$224,500
Average Days on Market	99
Number of Listings Sold	5
Sold Price / Square Feet	\$222

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

MARCH 2010

Total Sold Dollar Volume	\$1,383,800	+4.25%
Average Selling Price	\$345,950	+30.31%
Average List Price	\$355,950	+27.16%
Average Sales Price / Average List Price ..	97.20%	+2.53%
Median Price	\$337,450	+50.31%
Average Days on Market	30	-69.70%
Number of Listings Sold	4	-20.00%
Sold Price / Square Feet	\$250	+12.61%

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



PACIFIC PALISADES

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

MARCH 2009

Total Sold Dollar Volume	\$2,140,000
Average Selling Price	\$713,333
Average List Price	\$735,666
Average Sales Price / Average List Price ..	97.00%
Median Price	\$700,000
Average Days on Market	115
Number of Listings Sold	3
Sold Price / Square Feet	\$489

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		2

MARCH 2010

Total Sold Dollar Volume	\$2,848,254	+33.10%
Average Selling Price	\$712,063	-0.18%
Average List Price	\$734,500	-0.16%
Average Sales Price / Average List Price ..	96.90%	-0.10%
Median Price	\$729,127	+4.16%
Average Days on Market	138	+20.00%
Number of Listings Sold	4	+33.33%
Sold Price / Square Feet	\$409	-16.36%

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		2	+200.00%
Over 120 Days		1	-50.00%



PALMS - MAR VISTA

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

MARCH 2009

Total Sold Dollar Volume	\$2,308,550
Average Selling Price	\$461,710
Average List Price	\$483,200
Average Sales Price / Average List Price ..	95.60%
Median Price	\$492,000
Average Days on Market	45
Number of Listings Sold	5
Sold Price / Square Feet	\$336

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

MARCH 2010

Total Sold Dollar Volume	\$2,558,000	+10.81%
Average Selling Price	\$426,333	-7.66%
Average List Price	\$436,583	-9.65%
Average Sales Price / Average List Price ..	97.70%	+2.20%
Median Price	\$434,500	-11.69%
Average Days on Market	53	+17.78%
Number of Listings Sold	6	+120.00%
Sold Price / Square Feet	\$351	+4.46%

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

MARCH 2009

Total Sold Dollar Volume	\$1,677,500
Average Selling Price	\$419,375
Average List Price	\$444,975
Average Sales Price / Average List Price ..	94.20%
Median Price	\$411,250
Average Days on Market	82
Number of Listings Sold	4
Sold Price / Square Feet	\$372

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

MARCH 2010

Total Sold Dollar Volume	\$2,017,000	+20.24%
Average Selling Price	\$403,400	-3.81%
Average List Price	\$409,580	-7.95%
Average Sales Price / Average List Price ..	98.50%	+4.56%
Median Price	\$395,000	-3.95%
Average Days on Market	7	-91.46%
Number of Listings Sold	5	+25.00%
Sold Price / Square Feet	\$349	-6.18%

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



PLAYA VISTA

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

MARCH 2009

Total Sold Dollar Volume	\$1,712,500
Average Selling Price	\$570,833
Average List Price	\$595,966
Average Sales Price / Average List Price ..	95.80%
Median Price	\$562,500
Average Days on Market	68
Number of Listings Sold	3
Sold Price / Square Feet	\$348

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

MARCH 2010

Total Sold Dollar Volume	\$2,604,995	+52.12%
Average Selling Price	\$520,999	-8.73%
Average List Price	\$533,378	-10.50%
Average Sales Price / Average List Price ..	97.70%	+1.98%
Median Price	\$523,995	-6.85%
Average Days on Market	20	-70.59%
Number of Listings Sold	5	+66.67%
Sold Price / Square Feet	\$341	-2.01%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	4	+300.00%
31 - 60 Days	1	+100.00%
61 - 90 Days	0	-100.00%
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

MARCH 2009

Total Sold Dollar Volume	\$18,343,500
Average Selling Price	\$764,312
Average List Price	\$787,233
Average Sales Price / Average List Price ..	97.10%
Median Price	\$611,250
Average Days on Market	50
Number of Listings Sold	24
Sold Price / Square Feet	\$577

DOM Number of Units	No. Of Units
1 - 30 Days	14
31 - 60 Days	2
61 - 90 Days	1
91 - 120 Days	5
Over 120 Days	2

MARCH 2010

Total Sold Dollar Volume	\$16,432,500	-10.42%
Average Selling Price	\$684,687	-10.42%
Average List Price	\$699,225	-11.18%
Average Sales Price / Average List Price ..	97.90%	+0.82%
Median Price	\$602,500	-1.43%
Average Days on Market	39	-22.00%
Number of Listings Sold	24	0.00%
Sold Price / Square Feet	\$612	+6.07%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	12	-14.29%
31 - 60 Days	4	+100.00%
61 - 90 Days	4	+300.00%
91 - 120 Days	2	-60.00%
Over 120 Days	1	-50.00%



SHERMAN OAKS

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

MARCH 2009

Total Sold Dollar Volume	\$2,186,000
Average Selling Price	\$437,200
Average List Price	\$443,600
Average Sales Price / Average List Price ..	98.60%
Median Price	\$427,000
Average Days on Market	65
Number of Listings Sold	5
Sold Price / Square Feet	\$384

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

MARCH 2010

Total Sold Dollar Volume	\$1,471,000	-32.71%
Average Selling Price	\$367,750	-15.89%
Average List Price	\$376,975	-15.02%
Average Sales Price / Average List Price ..	97.60%	-1.01%
Median Price	\$343,000	-19.67%
Average Days on Market	40	-38.46%
Number of Listings Sold	4	-20.00%
Sold Price / Square Feet	\$278	-27.60%

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

MARCH 2009

Total Sold Dollar Volume	\$1,234,000
Average Selling Price	\$617,000
Average List Price	\$619,000
Average Sales Price / Average List Price ..	99.70%
Median Price	\$617,000
Average Days on Market	30
Number of Listings Sold	2
Sold Price / Square Feet	\$326

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		0

MARCH 2010

Total Sold Dollar Volume	\$1,320,000	+6.97%
Average Selling Price	\$330,000	-46.52%
Average List Price	\$328,850	-46.87%
Average Sales Price / Average List Price ..	100.30%	+0.60%
Median Price	\$317,500	-48.54%
Average Days on Market	58	+93.33%
Number of Listings Sold	4	+100.00%
Sold Price / Square Feet	\$299	-8.28%

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

MARCH 2009

Total Sold Dollar Volume	\$580,000
Average Selling Price	\$580,000
Average List Price	\$619,000
Average Sales Price / Average List Price ..	93.70%
Median Price	\$580,000
Average Days on Market	33
Number of Listings Sold	1
Sold Price / Square Feet	\$550

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

MARCH 2010

Total Sold Dollar Volume	\$4,621,000	+696.72%
Average Selling Price	\$1,155,250	+99.18%
Average List Price	\$1,221,750	+97.37%
Average Sales Price / Average List Price ..	94.60%	+0.96%
Median Price	\$565,500	-2.50%
Average Days on Market	110	+233.33%
Number of Listings Sold	4	+300.00%
Sold Price / Square Feet	\$632	+14.91%

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

MARCH 2009

Total Sold Dollar Volume	\$390,000
Average Selling Price	\$390,000
Average List Price	\$399,000
Average Sales Price / Average List Price ..	97.70%
Median Price	\$390,000
Average Days on Market	58
Number of Listings Sold	1
Sold Price / Square Feet	\$293

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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 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
Sold Price / Square Feet	\$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

MARCH 2010

Total Sold Dollar Volume	\$779,000	N/A
Average Selling Price	\$389,500	N/A
Average List Price	\$397,000	N/A
Average Sales Price / Average List Price ..	98.10%	N/A
Median Price	\$389,500	N/A
Average Days on Market	13	N/A
Number of Listings Sold	2	N/A
Sold Price / Square Feet	\$276	N/A

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	2	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

MARCH 2009

Total Sold Dollar Volume	\$975,000
Average Selling Price	\$975,000
Average List Price	\$1,050,000
Average Sales Price / Average List Price ..	92.90%
Median Price	\$975,000
Average Days on Market	15
Number of Listings Sold	1
Sold Price / Square Feet	\$348

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

MARCH 2010

Total Sold Dollar Volume	\$2,329,000	+138.87%
Average Selling Price	\$776,333	-20.38%
Average List Price	\$791,000	-24.67%
Average Sales Price / Average List Price ..	98.10%	+5.60%
Median Price	\$799,000	-18.05%
Average Days on Market	23	+53.33%
Number of Listings Sold	3	+200.00%
Sold Price / Square Feet	\$553	+58.91%

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



WEST HOLLYWOOD

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

MARCH 2009

Total Sold Dollar Volume	\$9,600,500
Average Selling Price	\$533,361
Average List Price	\$597,944
Average Sales Price / Average List Price ..	89.20%
Median Price	\$515,000
Average Days on Market	126
Number of Listings Sold	18
Sold Price / Square Feet	\$447

DOM	Number of Units	No. Of Units
1 - 30 Days		5
31 - 60 Days		3
61 - 90 Days		0
91 - 120 Days		1
Over 120 Days		9

MARCH 2010

Total Sold Dollar Volume	\$13,380,000
Average Selling Price	\$557,500
Average List Price	\$573,620
Average Sales Price / Average List Price ..	97.20%
Median Price	\$507,500
Average Days on Market	93
Number of Listings Sold	24
Sold Price / Square Feet	\$446

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

% CHANGE

+39.37%
+4.53%
-4.07%
+8.97%
-1.46%
-26.19%
+33.33%
-0.22%
+60.00%
0.00%
+300.00%
0.00%
-11.11%



WEST LOS ANGELES

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

MARCH 2009

Total Sold Dollar Volume	\$3,327,000
Average Selling Price	\$665,400
Average List Price	\$680,400
Average Sales Price / Average List Price ..	97.80%
Median Price	\$675,000
Average Days on Market	144
Number of Listings Sold	5
Sold Price / Square Feet	\$437

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		3

MARCH 2010

Total Sold Dollar Volume	\$5,004,126	+50.41%
Average Selling Price	\$500,412	-24.80%
Average List Price	\$508,290	-25.30%
Average Sales Price / Average List Price ..	98.50%	+0.72%
Median Price	\$514,500	-23.78%
Average Days on Market	82	-43.06%
Number of Listings Sold	10	+100.00%
Sold Price / Square Feet	\$392	-10.30%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		5	+400.00%
31 - 60 Days		3	+200.00%
61 - 90 Days		0	0.00%
91 - 120 Days		0	0.00%
Over 120 Days		2	-33.33%



WESTCHESTER

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

MARCH 2009

Total Sold Dollar Volume	\$470,000
Average Selling Price	\$470,000
Average List Price	\$536,000
Average Sales Price / Average List Price ..	87.70%
Median Price	\$470,000
Average Days on Market	31
Number of Listings Sold	1
Sold Price / Square Feet	\$342

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

MARCH 2010

Total Sold Dollar Volume	\$539,000	+14.68%
Average Selling Price	\$269,500	-42.66%
Average List Price	\$244,450	-54.39%
Average Sales Price / Average List Price ..	110.20%	+25.66%
Median Price	\$269,500	-42.66%
Average Days on Market	34	+9.68%
Number of Listings Sold	2	+100.00%
Sold Price / Square Feet	\$313	-8.48%

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%



WESTWOOD - CENTURY CITY

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

MARCH 2009

Total Sold Dollar Volume	\$13,629,000
Average Selling Price	\$717,315
Average List Price	\$759,468
Average Sales Price / Average List Price ..	94.40%
Median Price	\$577,000
Average Days on Market	81
Number of Listings Sold	19
Sold Price / Square Feet	\$552

DOM	Number of Units	No. Of Units
1 - 30 Days		5
31 - 60 Days		4
61 - 90 Days		3
91 - 120 Days		1
Over 120 Days		6

MARCH 2010

Total Sold Dollar Volume	\$16,691,905
Average Selling Price	\$794,852
Average List Price	\$855,402
Average Sales Price / Average List Price ..	92.90%
Median Price	\$615,000
Average Days on Market	94
Number of Listings Sold	21
Sold Price / Square Feet	\$484

DOM	Number of Units	No. Of Units
1 - 30 Days		9
31 - 60 Days		1
61 - 90 Days		2
91 - 120 Days		3
Over 120 Days		6

% CHANGE

	+22.47%
	+10.81%
	+12.63%
	-1.59%
	+6.59%
	+16.05%
	+10.53%
	-12.32%
	+80.00%
	-75.00%
	-33.33%
	+200.00%
	0.00%

