



MICROMARKETREPORT

APRIL 2010 | Condominiums | LA County



TABLE OF CONTENTS

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

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



WHAT IS A MICRO MARKET

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

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

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

Our observations reveal that:

Neighboring markets may be performing very differently from each other and national averages.

In a tough lending environment, knowing specific market trends in the neighborhood you are considering is crucial for a successful transaction.

What is actually happening in your market is often different from what you might think or feel.

Don't mistake feelings for facts.

Whether you are considering a purchase or sale in the high end of the market or the entry level of the market, having **all of the facts** will help you make an informed decision.



BEL AIR - HOLMBY HILLS

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

APRIL 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

APRIL 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



BEVERLY CENTER - MIRACLE MILE

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

APRIL 2009

Total Sold Dollar Volume	\$5,625,000
Average Selling Price	\$625,000
Average List Price	\$687,977
Average Sales Price / Average List Price ..	90.80%
Median Price	\$640,000
Average Days on Market	37
Number of Listings Sold	9
Sold Price / Square Feet	\$449

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

APRIL 2010

Total Sold Dollar Volume	\$4,405,000	-21.69%
Average Selling Price	\$440,500	-29.52%
Average List Price	\$460,780	-33.02%
Average Sales Price / Average List Price ..	95.60%	+5.29%
Median Price	\$446,000	-30.31%
Average Days on Market	31	-16.22%
Number of Listings Sold	10	+11.11%
Sold Price / Square Feet	\$358	-20.27%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		6	0.00%
31 - 60 Days		3	+200.00%
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.



BEVERLY HILLS

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

APRIL 2009

Total Sold Dollar Volume	\$2,124,000
Average Selling Price	\$1,062,000
Average List Price	\$1,114,500
Average Sales Price / Average List Price ..	95.30%
Median Price	\$1,062,000
Average Days on Market	75
Number of Listings Sold	2
Sold Price / Square Feet	\$397

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

APRIL 2010

Total Sold Dollar Volume	\$18,287,365	+760.99%
Average Selling Price	\$1,828,736	+72.20%
Average List Price	\$1,865,150	+67.35%
Average Sales Price / Average List Price ..	98.00%	+2.83%
Median Price	\$792,000	-25.42%
Average Days on Market	163	+117.33%
Number of Listings Sold	10	+400.00%
Sold Price / Square Feet	\$899	+126.45%

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

APRIL 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

APRIL 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

APRIL 2009

Total Sold Dollar Volume	\$2,912,000
Average Selling Price	\$582,400
Average List Price	\$579,000
Average Sales Price / Average List Price ..	100.60%
Median Price	\$550,000
Average Days on Market	97
Number of Listings Sold	5
Sold Price / Square Feet	\$376

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		1

APRIL 2010

Total Sold Dollar Volume	\$2,005,000	-31.15%
Average Selling Price	\$1,002,500	+72.13%
Average List Price	\$1,045,000	+80.48%
Average Sales Price / Average List Price ..	95.90%	-4.67%
Median Price	\$1,002,500	+82.27%
Average Days on Market	59	-39.18%
Number of Listings Sold	2	-60.00%
Sold Price / Square Feet	\$423	+12.50%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		2	0.00%
31 - 60 Days		3	+300.00%
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

APRIL 2009

Total Sold Dollar Volume	\$8,561,400
Average Selling Price	\$611,528
Average List Price	\$637,557
Average Sales Price / Average List Price ..	95.90%
Median Price	\$517,000
Average Days on Market	71
Number of Listings Sold	14
Sold Price / Square Feet	\$438

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

APRIL 2010

Total Sold Dollar Volume	\$7,698,000	-10.08%
Average Selling Price	\$855,333	+39.87%
Average List Price	\$886,355	+39.02%
Average Sales Price / Average List Price ..	96.50%	+0.63%
Median Price	\$800,000	+54.74%
Average Days on Market	84	+18.31%
Number of Listings Sold	9	-35.71%
Sold Price / Square Feet	\$455	+3.88%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	3	-50.00%
31 - 60 Days	1	0.00%
61 - 90 Days	3	+200.00%
91 - 120 Days	0	-100.00%
Over 120 Days	2	-33.33%



CHEVIOT HILLS - RANCHO PARK

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

APRIL 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

APRIL 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

APRIL 2009

Total Sold Dollar Volume	\$2,813,000
Average Selling Price	\$351,625
Average List Price	\$364,500
Average Sales Price / Average List Price ..	96.50%
Median Price	\$353,750
Average Days on Market	93
Number of Listings Sold	8
Sold Price / Square Feet	\$348

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

APRIL 2010

Total Sold Dollar Volume	\$6,460,500	+129.67%
Average Selling Price	\$403,781	+14.83%
Average List Price	\$415,437	+13.97%
Average Sales Price / Average List Price ..	97.20%	+0.73%
Median Price	\$386,500	+9.26%
Average Days on Market	19	-79.57%
Number of Listings Sold	16	+100.00%
Sold Price / Square Feet	\$321	-7.76%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		8	+100.00%
31 - 60 Days		5	+400.00%
61 - 90 Days		0	0.00%
91 - 120 Days		1	+100.00%
Over 120 Days		0	-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

APRIL 2009

Total Sold Dollar Volume	\$7,780,500
Average Selling Price	\$432,250
Average List Price	\$499,988
Average Sales Price / Average List Price ..	86.50%
Median Price	\$437,500
Average Days on Market	69
Number of Listings Sold	18
Sold Price / Square Feet	\$298

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

APRIL 2010

Total Sold Dollar Volume	\$4,840,000	-37.79%
Average Selling Price	\$403,333	-6.69%
Average List Price	\$414,575	-17.08%
Average Sales Price / Average List Price ..	97.30%	+12.49%
Median Price	\$430,000	-1.71%
Average Days on Market	109	+57.97%
Number of Listings Sold	12	-33.33%
Sold Price / Square Feet	\$284	-4.70%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		6	+20.00%
31 - 60 Days		1	-75.00%
61 - 90 Days		0	-100.00%
91 - 120 Days		0	-100.00%
Over 120 Days		5	+150.00%



HOLLYWOOD

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

APRIL 2009

Total Sold Dollar Volume	\$5,128,500
Average Selling Price	\$512,850
Average List Price	\$535,400
Average Sales Price / Average List Price ..	95.80%
Median Price	\$497,500
Average Days on Market	201
Number of Listings Sold	10
Sold Price / Square Feet	\$388

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		9

APRIL 2010

Total Sold Dollar Volume	\$1,860,902	-63.71%
Average Selling Price	\$310,150	-39.52%
Average List Price	\$335,113	-37.41%
Average Sales Price / Average List Price ..	92.60%	-3.34%
Median Price	\$294,553	-40.79%
Average Days on Market	43	-78.61%
Number of Listings Sold	6	-40.00%
Sold Price / Square Feet	\$272	-29.90%

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

APRIL 2009

Total Sold Dollar Volume	\$243,600
Average Selling Price	\$243,600
Average List Price	\$260,000
Average Sales Price / Average List Price ..	93.70%
Median Price	\$243,600
Average Days on Market	95
Number of Listings Sold	1
Sold Price / Square Feet	\$260

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		0

APRIL 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

APRIL 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

APRIL 2010

Total Sold Dollar Volume	\$439,000	N/A
Average Selling Price	\$439,000	N/A
Average List Price	\$439,000	N/A
Average Sales Price / Average List Price ..	100.00%	N/A
Median Price	\$439,000	N/A
Average Days on Market	91	N/A
Number of Listings Sold	1	N/A
Sold Price / Square Feet	\$439	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		1	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

APRIL 2009

Total Sold Dollar Volume	\$2,956,700
Average Selling Price	\$1,478,350
Average List Price	\$1,635,000
Average Sales Price / Average List Price ..	90.40%
Median Price	\$1,478,350
Average Days on Market	60
Number of Listings Sold	2
Sold Price / Square Feet	\$629

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

APRIL 2010

Total Sold Dollar Volume	\$824,000	-72.13%
Average Selling Price	\$412,000	-72.13%
Average List Price	\$449,000	-72.54%
Average Sales Price / Average List Price ..	91.80%	1.55%
Median Price	\$412,000	-72.13%
Average Days on Market	27	-55.00%
Number of Listings Sold	2	0.00%
Sold Price / Square Feet	\$308	-51.03%

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	-100.00%
Over 120 Days		01	0.00%



MALIBU BEACH

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

APRIL 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

APRIL 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



MARINA DEL REY

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

APRIL 2009

Total Sold Dollar Volume	\$6,469,300
Average Selling Price	\$646,930
Average List Price	\$694,119
Average Sales Price / Average List Price ..	93.20%
Median Price	\$525,000
Average Days on Market	122
Number of Listings Sold	10
Sold Price / Square Feet	\$472

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

APRIL 2010

Total Sold Dollar Volume	\$14,503,760	+124.19%
Average Selling Price	\$537,176	-16.97%
Average List Price	\$539,556	-22.27%
Average Sales Price / Average List Price ..	99.60%	+6.87%
Median Price	\$502,500	-4.29%
Average Days on Market	78	-36.07%
Number of Listings Sold	27	+170.00%
Sold Price / Square Feet	\$452	-4.24%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	9	+800.00%
31 - 60 Days	9	+350.00%
61 - 90 Days	2	+100.00%
91 - 120 Days	0	-100.00%
Over 120 Days	7	+133.33%



MID LOS ANGELES

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

APRIL 2009

Total Sold Dollar Volume	\$762,500
Average Selling Price	\$254,166
Average List Price	\$305,833
Average Sales Price / Average List Price ..	83.10%
Median Price	\$337,500
Average Days on Market	250
Number of Listings Sold	3
Sold Price / Square Feet	\$298

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	3

APRIL 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



MID WILSHIRE

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

APRIL 2009

Total Sold Dollar Volume	\$2,362,000
Average Selling Price	\$262,444
Average List Price	\$270,944
Average Sales Price / Average List Price ..	96.90%
Median Price	\$255,000
Average Days on Market	53
Number of Listings Sold	9
Sold Price / Square Feet	\$279

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

APRIL 2010

Total Sold Dollar Volume	\$1,665,000	-29.51%
Average Selling Price	\$333,000	+26.88%
Average List Price	\$349,200	+28.88%
Average Sales Price / Average List Price ..	95.40%	-1.55%
Median Price	\$390,000	+52.94%
Average Days on Market	44	-16.98%
Number of Listings Sold	5	-44.44%
Sold Price / Square Feet	\$293	+5.02%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		2	-60.00%
31 - 60 Days		2	+100.00%
61 - 90 Days		0	-100.00%
91 - 120 Days		1	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

APRIL 2009

Total Sold Dollar Volume	\$713,000
Average Selling Price	\$178,250
Average List Price	\$194,972
Average Sales Price / Average List Price ..	91.40%
Median Price	\$156,500
Average Days on Market	72
Number of Listings Sold	4
Sold Price / Square Feet	\$183

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

APRIL 2010

Total Sold Dollar Volume	\$473,900	-33.53%
Average Selling Price	\$236,950	+32.93%
Average List Price	\$236,950	+21.53%
Average Sales Price / Average List Price ..	100.00%	+9.41%
Median Price	\$236,950	+51.41%
Average Days on Market	56	-22.22%
Number of Listings Sold	2	-50.00%
Sold Price / Square Feet	\$215	+17.49%

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

APRIL 2009

Total Sold Dollar Volume	\$837,000
Average Selling Price	\$418,500
Average List Price	\$450,809
Average Sales Price / Average List Price ..	92.80%
Median Price	\$418,500
Average Days on Market	34
Number of Listings Sold	2
Sold Price / Square Feet	\$327

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

APRIL 2010

Total Sold Dollar Volume	\$1,330,000	+58.90%
Average Selling Price	\$665,000	+58.90%
Average List Price	\$679,500	+50.73%
Average Sales Price / Average List Price ..	97.90%	+5.50%
Median Price	\$665,000	+58.90%
Average Days on Market	60	+76.47%
Number of Listings Sold	2	0.00%
Sold Price / Square Feet	\$422	+29.05%

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



PALMS - MAR VISTA

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

APRIL 2009

Total Sold Dollar Volume	\$3,073,500
Average Selling Price	\$439,071
Average List Price	\$450,642
Average Sales Price / Average List Price ..	97.40%
Median Price	\$449,500
Average Days on Market	35
Number of Listings Sold	7
Sold Price / Square Feet	\$389

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

APRIL 2010

Total Sold Dollar Volume	\$3,839,750	+24.93%
Average Selling Price	\$426,638	-2.83%
Average List Price	\$443,100	-1.67%
Average Sales Price / Average List Price ..	96.30%	-1.13%
Median Price	\$442,500	-1.56%
Average Days on Market	47	+34.29%
Number of Listings Sold	9	+28.57%
Sold Price / Square Feet	\$362	-6.94%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		6	+20.00%
31 - 60 Days		1	0.00%
61 - 90 Days		1	+100.00%
91 - 120 Days		0	-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

APRIL 2009

Total Sold Dollar Volume	\$1,765,250
Average Selling Price	\$441,312
Average List Price	\$468,472
Average Sales Price / Average List Price ..	94.20%
Median Price	\$470,125
Average Days on Market	89
Number of Listings Sold	4
Sold Price / Square Feet	\$390

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

APRIL 2010

Total Sold Dollar Volume	\$1,405,000	-20.41%
Average Selling Price	\$468,333	+6.12%
Average List Price	\$462,333	-1.31%
Average Sales Price / Average List Price ..	101.30%	+7.54%
Median Price	\$455,000	-3.22%
Average Days on Market	16	-82.02%
Number of Listings Sold	3	-25.00%
Sold Price / Square Feet	\$357	-8.46%

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		0	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.



PLAYA VISTA

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

APRIL 2009

Total Sold Dollar Volume	\$3,031,783
Average Selling Price	\$505,297
Average List Price	\$552,380
Average Sales Price / Average List Price ..	91.50%
Median Price	\$524,500
Average Days on Market	72
Number of Listings Sold	6
Sold Price / Square Feet	\$386

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

APRIL 2010

Total Sold Dollar Volume	\$2,484,900	-18.04%
Average Selling Price	\$621,225	+22.94%
Average List Price	\$666,250	+20.61%
Average Sales Price / Average List Price ..	93.20%	+1.86%
Median Price	\$587,500	+12.01%
Average Days on Market	30	-58.33%
Number of Listings Sold	4	-33.33%
Sold Price / Square Feet	\$331	-14.25%

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

APRIL 2009

Total Sold Dollar Volume	\$16,952,526
Average Selling Price	\$706,355
Average List Price	\$748,395
Average Sales Price / Average List Price ..	94.40%
Median Price	\$711,500
Average Days on Market	65
Number of Listings Sold	24
Sold Price / Square Feet	\$725

DOM	Number of Units	No. Of Units
1 - 30 Days		6
31 - 60 Days		12
61 - 90 Days		1
91 - 120 Days		1
Over 120 Days		4

APRIL 2010

Total Sold Dollar Volume	\$18,929,400	+11.66%
Average Selling Price	\$652,737	-7.59%
Average List Price	\$667,725	-10.78%
Average Sales Price / Average List Price ..	97.80%	+3.60%
Median Price	\$580,000	-18.48%
Average Days on Market	45	-30.77%
Number of Listings Sold	29	+20.83%
Sold Price / Square Feet	\$564	-22.21%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		19	+216.67%
31 - 60 Days		4	-66.67%
61 - 90 Days		2	+100.00%
91 - 120 Days		1	0.00%
Over 120 Days		3	-25.00%



SHERMAN OAKS

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

APRIL 2009

Total Sold Dollar Volume	\$903,000
Average Selling Price	\$301,000
Average List Price	\$305,966
Average Sales Price / Average List Price ..	98.40%
Median Price	\$314,000
Average Days on Market	33
Number of Listings Sold	3
Sold Price / Square Feet	\$650

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

APRIL 2010

Total Sold Dollar Volume	\$1,150,000	+27.35%
Average Selling Price	\$383,333	+27.35%
Average List Price	\$406,666	+32.91%
Average Sales Price / Average List Price ..	94.30%	-4.17%
Median Price	\$380,000	+21.02%
Average Days on Market	38	+15.15%
Number of Listings Sold	3	0.00%
Sold Price / Square Feet	\$288	-55.69%

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



SILVERLAKE - ECHO PARK

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

APRIL 2009

Total Sold Dollar Volume	\$1,087,888
Average Selling Price	\$543,944
Average List Price	\$557,000
Average Sales Price / Average List Price ..	97.70%
Median Price	\$543,944
Average Days on Market	25
Number of Listings Sold	2
Sold Price / Square Feet	\$405

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

APRIL 2010

Total Sold Dollar Volume	\$373,000	-65.71%
Average Selling Price	\$373,000	-31.43%
Average List Price	\$349,000	-37.34%
Average Sales Price / Average List Price ..	106.90%	+9.42%
Median Price	\$373,000	-31.43%
Average Days on Market	12	-52.00%
Number of Listings Sold	1	-50.00%
Sold Price / Square Feet	\$436	+7.65%

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%



STUDIO CITY

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

APRIL 2009

Total Sold Dollar Volume	\$2,608,000
Average Selling Price	\$434,666
Average List Price	\$452,133
Average Sales Price / Average List Price ..	96.10%
Median Price	\$347,500
Average Days on Market	134
Number of Listings Sold	6
Sold Price / Square Feet	\$324

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

APRIL 2010

Total Sold Dollar Volume	\$690,000	-73.54%
Average Selling Price	\$345,000	-20.63%
Average List Price	\$374,450	-17.18%
Average Sales Price / Average List Price ..	92.10%	-4.16%
Median Price	\$345,000	-0.72%
Average Days on Market	65	-51.49%
Number of Listings Sold	2	-66.67%
Sold Price / Square Feet	\$299	-7.72%

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

APRIL 2009

Total Sold Dollar Volume	\$656,500
Average Selling Price	\$328,250
Average List Price	\$334,450
Average Sales Price / Average List Price ..	98.10%
Median Price	\$328,250
Average Days on Market	100
Number of Listings Sold	2
Sold Price / Square Feet	\$290

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

APRIL 2010

Total Sold Dollar Volume	\$1,250,400	+90.46%
Average Selling Price	\$416,800	+26.98%
Average List Price	\$422,633	+26.37%
Average Sales Price / Average List Price ..	98.60%	+0.51%
Median Price	\$357,500	+8.91%
Average Days on Market	42	-58.00%
Number of Listings Sold	3	+50.00%
Sold Price / Square Feet	\$406	+40.00%

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

APRIL 2009

Total Sold Dollar Volume	\$330,000
Average Selling Price	\$330,000
Average List Price	\$317,900
Average Sales Price / Average List Price ..	103.80%
Median Price	\$330,000
Average Days on Market	124
Number of Listings Sold	1
Sold Price / Square Feet	\$254

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

APRIL 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



VALLEY VILLAGE

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

APRIL 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

APRIL 2010

Total Sold Dollar Volume	\$278,000	N/A
Average Selling Price	\$278,000	N/A
Average List Price	\$299,950	N/A
Average Sales Price / Average List Price ..	92.70%	N/A
Median Price	\$278,000	N/A
Average Days on Market	1	N/A
Number of Listings Sold	1	N/A
Sold Price / Square Feet	\$242	N/A

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

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



VENICE

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

APRIL 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	15
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

APRIL 2010

Total Sold Dollar Volume	\$1,100,000	N/A
Average Selling Price	\$1,100,000	N/A
Average List Price	\$1,175,000	N/A
Average Sales Price / Average List Price ..	93.60%	N/A
Median Price	\$1,100,000	N/A
Average Days on Market	2	N/A
Number of Listings Sold	1	N/A
Sold Price / Square Feet	\$567	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



WEST HOLLYWOOD

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

APRIL 2009

Total Sold Dollar Volume	\$6,821,500
Average Selling Price	\$487,250
Average List Price	\$506,914
Average Sales Price / Average List Price ..	96.10%
Median Price	\$434,500
Average Days on Market	135
Number of Listings Sold	14
Sold Price / Square Feet	\$531

DOM	Number of Units	No. Of Units
1 - 30 Days		2
31 - 60 Days		1
61 - 90 Days		4
91 - 120 Days		1
Over 120 Days		6

APRIL 2010

Total Sold Dollar Volume	\$5,176,400	-24.12%
Average Selling Price	\$517,640	+6.24%
Average List Price	\$526,990	+3.96%
Average Sales Price / Average List Price ..	98.20%	+2.19%
Median Price	\$517,250	+19.04%
Average Days on Market	86	-36.30%
Number of Listings Sold	10	-28.57%
Sold Price / Square Feet	\$526	-0.94%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		5	+150.00%
31 - 60 Days		2	+100.00%
61 - 90 Days		1	-75.00%
91 - 120 Days		0	-100.00%
Over 120 Days		1	-83.33%



WEST LOS ANGELES

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

APRIL 2009

Total Sold Dollar Volume	\$5,282,400
Average Selling Price	\$440,200
Average List Price	\$447,575
Average Sales Price / Average List Price ..	98.40%
Median Price	\$389,500
Average Days on Market	57
Number of Listings Sold	12
Sold Price / Square Feet	\$402

DOM	Number of Units	No. Of Units
1 - 30 Days		5
31 - 60 Days		3
61 - 90 Days		2
91 - 120 Days		0
Over 120 Days		2

APRIL 2010

Total Sold Dollar Volume	\$6,399,000	+21.14%
Average Selling Price	\$639,900	+45.37%
Average List Price	\$659,240	+47.29%
Average Sales Price / Average List Price ..	97.10%	-1.32%
Median Price	\$661,000	+69.70%
Average Days on Market	46	-19.30%
Number of Listings Sold	10	-16.67%
Sold Price / Square Feet	\$412	+2.49%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		3	-40.00%
31 - 60 Days		4	+33.33%
61 - 90 Days		2	0.00%
91 - 120 Days		1	+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.



WESTCHESTER

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

APRIL 2009

Total Sold Dollar Volume	\$2,820,000
Average Selling Price	\$402,857
Average List Price	\$422,842
Average Sales Price / Average List Price ..	95.30%
Median Price	\$454,000
Average Days on Market	42
Number of Listings Sold	7
Sold Price / Square Feet	\$307

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

APRIL 2010

Total Sold Dollar Volume	\$235,000	-91.67%
Average Selling Price	\$235,000	-41.67%
Average List Price	\$220,000	-47.97%
Average Sales Price / Average List Price ..	106.80%	+12.07%
Median Price	\$235,000	-48.24%
Average Days on Market	20	-52.38%
Number of Listings Sold	1	-85.71%
Sold Price / Square Feet	\$260	-15.31%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		1	-80.00%
31 - 60 Days		0	0.00%
61 - 90 Days		0	-100.00%
91 - 120 Days		0	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.



WESTWOOD - CENTURY CITY

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

APRIL 2009

Total Sold Dollar Volume	\$13,588,250
Average Selling Price	\$647,059
Average List Price	\$695,923
Average Sales Price / Average List Price ..	93.00%
Median Price	\$527,000
Average Days on Market	96
Number of Listings Sold	21
Sold Price / Square Feet	\$468

DOM Number of Units	No. Of Units
1 - 30 Days	6
31 - 60 Days	3
61 - 90 Days	2
91 - 120 Days	4
Over 120 Days	6

APRIL 2010

Total Sold Dollar Volume	\$21,761,547	+60.15%
Average Selling Price	\$777,198	+20.11%
Average List Price	\$822,417	+18.18%
Average Sales Price / Average List Price ..	94.50%	+1.61%
Median Price	\$492,500	-6.55%
Average Days on Market	63	-34.38%
Number of Listings Sold	28	+33.33%
Sold Price / Square Feet	\$539	+15.17%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	13	+116.67%
31 - 60 Days	2	-33.33%
61 - 90 Days	7	+250.00%
91 - 120 Days	1	-75.00%
Over 120 Days	5	-16.67%

