



MICROMARKETREPORT

APRIL 2010 | Single Family Homes | 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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APRIL 2009

Total Sold Dollar Volume	\$2,162,000
Average Selling Price	\$2,162,000
Average List Price	\$2,695,000
Average Sales Price / Average List Price ..	80.20%
Median Price	\$2,162,000
Average Days on Market	162
Number of Listings Sold	1
Sold Price / Square Feet	\$573

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	\$25,738,300	+1090.49%
Average Selling Price	\$1,979,869	-8.42%
Average List Price	\$2,080,576	-22.80%
Average Sales Price / Average List Price ..	95.20%	+18.70%
Median Price	\$1,600,000	-25.99%
Average Days on Market	40	-75.31%
Number of Listings Sold	13	+1200.00%
Sold Price / Square Feet	\$503	-12.22%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		6	+600.00%
31 - 60 Days		4	+400.00%
61 - 90 Days		2	+200.00%
91 - 120 Days		0	0.00%
Over 120 Days		1	0.00%



BEVERLY CENTER - MIRACLE MILE

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APRIL 2009

Total Sold Dollar Volume	\$5,764,000
Average Selling Price	\$960,666
Average List Price	\$1,018,776
Average Sales Price / Average List Price ..	94.30%
Median Price	\$820,000
Average Days on Market	52
Number of Listings Sold	6
Sold Price / Square Feet	\$702

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

APRIL 2010

Total Sold Dollar Volume	\$11,742,600	+103.72%
Average Selling Price	\$1,067,509	+11.12%
Average List Price	\$1,108,718	+8.83%
Average Sales Price / Average List Price ..	96.30%	+2.12%
Median Price	\$1,090,000	+32.93%
Average Days on Market	86	+65.38%
Number of Listings Sold	11	+83.33%
Sold Price / Square Feet	\$485	-30.91%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		6	+100.00%
31 - 60 Days		1	+100.00%
61 - 90 Days		1	-50.00%
91 - 120 Days		1	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

APRIL 2009

Total Sold Dollar Volume	\$26,685,000
Average Selling Price	\$4,447,500
Average List Price	\$5,096,666
Average Sales Price / Average List Price ..	87.30%
Median Price	\$4,240,000
Average Days on Market	42
Number of Listings Sold	6
Sold Price / Square Feet	\$927

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

APRIL 2010

Total Sold Dollar Volume	\$82,133,280	+207.79%
Average Selling Price	\$4,562,960	+2.60%
Average List Price	\$4,974,277	-2.40%
Average Sales Price / Average List Price ..	91.70%	+5.04%
Median Price	\$3,569,000	-15.83%
Average Days on Market	75	+78.57%
Number of Listings Sold	18	+200.00%
Sold Price / Square Feet	\$926	-0.11%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	8	+166.67%
31 - 60 Days	3	+200.00%
61 - 90 Days	1	-50.00%
91 - 120 Days	1	+100.00%
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	\$47,825,000
Average Selling Price	\$9,565,000
Average List Price	\$9,784,600
Average Sales Price / Average List Price ..	97.80%
Median Price	\$3,900,000
Average Days on Market	161
Number of Listings Sold	5
Sold Price / Square Feet	\$1,332

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		3

APRIL 2010

Total Sold Dollar Volume	\$28,831,000	-39.72%
Average Selling Price	\$2,621,000	-72.60%
Average List Price	\$2,929,566	-70.06%
Average Sales Price / Average List Price ..	89.50%	-8.49%
Median Price	\$1,870,000	-52.05%
Average Days on Market	112	-30.43%
Number of Listings Sold	11	+120.00%
Sold Price / Square Feet	\$609	-54.28%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		3	+200.00%
31 - 60 Days		1	+100.00%
61 - 90 Days		2	+100.00%
91 - 120 Days		0	0.00%
Over 120 Days		5	+66.67%



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	\$3,064,900
Average Selling Price	\$612,980
Average List Price	\$614,160
Average Sales Price / Average List Price ..	99.80%
Median Price	\$650,000
Average Days on Market	28
Number of Listings Sold	5
Sold Price / Square Feet	\$397

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

APRIL 2010

Total Sold Dollar Volume	\$11,553,669	+276.97%
Average Selling Price	\$888,743	+44.99%
Average List Price	\$895,398	+45.79%
Average Sales Price / Average List Price ..	99.30%	-0.50%
Median Price	\$920,000	+41.54%
Average Days on Market	43	+53.57%
Number of Listings Sold	13	+160.00%
Sold Price / Square Feet	\$453	+14.11%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		7	+75.00%
31 - 60 Days		3	+300.00%
61 - 90 Days		1	0.00%
91 - 120 Days		0	0.00%
Over 120 Days		2	+200.00%



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	\$50,048,260
Average Selling Price	\$3,574,875
Average List Price	\$3,956,207
Average Sales Price / Average List Price ..	90.40%
Median Price	\$1,840,000
Average Days on Market	77
Number of Listings Sold	14
Sold Price / Square Feet	\$728

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

APRIL 2010

Total Sold Dollar Volume	\$26,928,000	-46.20%
Average Selling Price	\$2,071,384	-42.06%
Average List Price	\$2,204,223	-44.28%
Average Sales Price / Average List Price ..	94.00%	+3.98%
Median Price	\$1,560,000	-15.22%
Average Days on Market	110	+42.86%
Number of Listings Sold	13	-7.14%
Sold Price / Square Feet	\$780	+7.14%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	4	-33.33%
31 - 60 Days	1	-50.00%
61 - 90 Days	1	0.00%
91 - 120 Days	1	-50.00%
Over 120 Days	6	+100.00%



CHEVIOT HILLS - RANCHO PARK

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

APRIL 2009

Total Sold Dollar Volume	\$3,467,000
Average Selling Price	\$1,155,666
Average List Price	\$1,276,333
Average Sales Price / Average List Price ..	90.50%
Median Price	\$1,052,000
Average Days on Market	113
Number of Listings Sold	3
Sold Price / Square Feet	\$468

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

APRIL 2010

Total Sold Dollar Volume	\$6,473,750	+86.72%
Average Selling Price	\$1,294,750	+12.03%
Average List Price	\$1,306,200	+2.34%
Average Sales Price / Average List Price ..	99.10%	+9.50%
Median Price	\$1,060,000	+0.76%
Average Days on Market	53	-53.10%
Number of Listings Sold	5	+66.67%
Sold Price / Square Feet	\$509	+8.76%

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



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	\$6,770,570
Average Selling Price	\$677,057
Average List Price	\$685,300
Average Sales Price / Average List Price ..	98.80%
Median Price	\$615,785
Average Days on Market	59
Number of Listings Sold	10
Sold Price / Square Feet	\$474

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

APRIL 2010

Total Sold Dollar Volume	\$6,205,000	-8.35%
Average Selling Price	\$620,500	-8.35%
Average List Price	\$624,390	-8.89%
Average Sales Price / Average List Price ..	99.40%	+0.61%
Median Price	\$615,000	-0.13%
Average Days on Market	49	-16.95%
Number of Listings Sold	10	0.00%
Sold Price / Square Feet	\$490	+3.38%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		4	-20.00%
31 - 60 Days		2	+100.00%
61 - 90 Days		2	0.00%
91 - 120 Days		1	+100.00%
Over 120 Days		1	-50.00%



HANCOCK PARK - WILSHIRE

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APRIL 2009

Total Sold Dollar Volume	\$17,974,500
Average Selling Price	\$1,283,892
Average List Price	\$1,440,264
Average Sales Price / Average List Price ..	89.10%
Median Price	\$1,265,000
Average Days on Market	57
Number of Listings Sold	14
Sold Price / Square Feet	\$430

DOM	Number of Units	No. Of Units
1 - 30 Days		6
31 - 60 Days		4
61 - 90 Days		0
91 - 120 Days		1
Over 120 Days		3

APRIL 2010

Total Sold Dollar Volume	\$15,639,310	-12.99%
Average Selling Price	\$1,737,701	+35.35%
Average List Price	\$1,791,644	+24.40%
Average Sales Price / Average List Price ..	97.00%	+8.87%
Median Price	\$1,900,000	+50.20%
Average Days on Market	97	+70.18%
Number of Listings Sold	9	-35.71%
Sold Price / Square Feet	\$512	+19.07%

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



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	\$1,665,000
Average Selling Price	\$555,000
Average List Price	\$562,933
Average Sales Price / Average List Price ..	98.60%
Median Price	\$575,000
Average Days on Market	192
Number of Listings Sold	3
Sold Price / Square Feet	\$329

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

APRIL 2010

Total Sold Dollar Volume	\$195,000	-88.29%
Average Selling Price	\$195,000	-64.86%
Average List Price	\$225,000	-60.03%
Average Sales Price / Average List Price ..	86.70%	-12.07%
Median Price	\$195,000	-66.09%
Average Days on Market	59	-69.27%
Number of Listings Sold	1	-66.67%
Sold Price / Square Feet	\$234	-28.88%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		0	-100.00%
31 - 60 Days		1	+100.00%
61 - 90 Days		0	0.00%
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	\$4,392,000
Average Selling Price	\$732,000
Average List Price	\$780,633
Average Sales Price / Average List Price ..	93.80%
Median Price	\$646,000
Average Days on Market	188
Number of Listings Sold	6
Sold Price / Square Feet	\$378

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

APRIL 2010

Total Sold Dollar Volume	\$15,141,000	+244.74%
Average Selling Price	\$1,009,400	+37.90%
Average List Price	\$1,059,486	+35.72%
Average Sales Price / Average List Price ..	95.30%	+1.60%
Median Price	\$999,000	+54.64%
Average Days on Market	58	-69.15%
Number of Listings Sold	15	+150.00%
Sold Price / Square Feet	\$600	+58.73%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		8	+800.00%
31 - 60 Days		1	0.00%
61 - 90 Days		1	0.00%
91 - 120 Days		0	0.00%
Over 120 Days		5	+25.00%



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	\$15,340,000
Average Selling Price	\$1,394,545
Average List Price	\$1,449,945
Average Sales Price / Average List Price ..	96.20%
Median Price	\$1,300,000
Average Days on Market	35
Number of Listings Sold	11
Sold Price / Square Feet	\$526

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		0

APRIL 2010

Total Sold Dollar Volume	\$17,988,888	+17.27%
Average Selling Price	\$1,635,353	+17.27%
Average List Price	\$1,724,491	+18.93%
Average Sales Price / Average List Price ..	94.80%	-1.46%
Median Price	\$1,370,000	+5.38%
Average Days on Market	109	+211.43%
Number of Listings Sold	11	0.00%
Sold Price / Square Feet	\$409	-22.24%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		2	-75.00%
31 - 60 Days		1	0.00%
61 - 90 Days		2	+100.00%
91 - 120 Days		1	0.00%
Over 120 Days		5	+500.00%



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	\$20,185,000
Average Selling Price	\$2,883,571
Average List Price	\$3,021,714
Average Sales Price / Average List Price ..	95.40%
Median Price	\$2,000,000
Average Days on Market	195
Number of Listings Sold	7
Sold Price / Square Feet	\$1,335

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		3

APRIL 2010

Total Sold Dollar Volume	\$25,804,500	+27.84%
Average Selling Price	\$2,150,375	-25.43%
Average List Price	\$2,295,416	-24.04%
Average Sales Price / Average List Price ..	93.70%	-1.78%
Median Price	\$1,720,000	-14.00%
Average Days on Market	140	-28.21%
Number of Listings Sold	12	+71.43%
Sold Price / Square Feet	\$827	-38.05%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		5	+150.00%
31 - 60 Days		1	-50.00%
61 - 90 Days		0	0.00%
91 - 120 Days		1	+100.00%
Over 120 Days		5	+66.67%

*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

APRIL 2009

Total Sold Dollar Volume	\$17,500,000
Average Selling Price	\$17,500,000
Average List Price	\$21,500,000
Average Sales Price / Average List Price ..	81.40%
Median Price	\$17,500,000
Average Days on Market	193
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

APRIL 2010

Total Sold Dollar Volume	\$16,150,000	-7.71%
Average Selling Price	\$8,075,000	-53.86%
Average List Price	\$9,525,000	-55.70%
Average Sales Price / Average List Price ..	84.80%	+4.18%
Median Price	\$8,075,000	-53.86%
Average Days on Market	130	-32.64%
Number of Listings Sold	2	+100.00%
Sold Price / Square Feet	\$2,632	N/A

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%



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	\$4,660,000
Average Selling Price	\$1,165,000
Average List Price	\$1,336,000
Average Sales Price / Average List Price ..	87.20%
Median Price	\$955,000
Average Days on Market	222
Number of Listings Sold	4
Sold Price / Square Feet	\$610

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	3

APRIL 2010

Total Sold Dollar Volume	\$4,115,000	-11.70%
Average Selling Price	\$1,371,666	+17.74%
Average List Price	\$1,468,000	+9.88%
Average Sales Price / Average List Price ..	93.40%	+7.11%
Median Price	\$1,550,000	+62.30%
Average Days on Market	48	-78.38%
Number of Listings Sold	3	-25.00%
Sold Price / Square Feet	\$440	-27.87%

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



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	\$8,975,265
Average Selling Price	\$390,228
Average List Price	\$414,107
Average Sales Price / Average List Price ..	94.20%
Median Price	\$340,000
Average Days on Market	67
Number of Listings Sold	23
Sold Price / Square Feet	\$238

DOM Number of Units	No. Of Units
1 - 30 Days	8
31 - 60 Days	5
61 - 90 Days	4
91 - 120 Days	1
Over 120 Days	5

APRIL 2010

Total Sold Dollar Volume	\$7,009,500	-21.90%
Average Selling Price	\$368,921	-5.46%
Average List Price	\$381,010	-7.99%
Average Sales Price / Average List Price ..	96.80%	+2.76%
Median Price	\$340,000	0.00%
Average Days on Market	57	-14.93%
Number of Listings Sold	19	-17.39%
Sold Price / Square Feet	\$207	-13.03%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	10	+25.00%
31 - 60 Days	3	-40.00%
61 - 90 Days	3	-25.00%
91 - 120 Days	0	-100.00%
Over 120 Days	3	-40.00%



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	\$890,000
Average Selling Price	\$445,000
Average List Price	\$424,950
Average Sales Price / Average List Price ..	104.70%
Median Price	\$445,000
Average Days on Market	45
Number of Listings Sold	2
Sold Price / Square Feet	\$205

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	\$1,109,000	+24.61%
Average Selling Price	\$554,500	+24.61%
Average List Price	\$559,500	+31.66%
Average Sales Price / Average List Price ..	99.10%	-5.35%
Median Price	\$554,500	+24.61%
Average Days on Market	21	-53.33%
Number of Listings Sold	2	0.00%
Sold Price / Square Feet	\$294	+43.41%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		1	0.00%
31 - 60 Days		1	+100.00%
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.



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	\$2,929,900
Average Selling Price	\$325,544
Average List Price	\$317,019
Average Sales Price / Average List Price ..	102.70%
Median Price	\$292,000
Average Days on Market	72
Number of Listings Sold	9
Sold Price / Square Feet	\$243

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

APRIL 2010

Total Sold Dollar Volume	\$4,206,000	+43.55%
Average Selling Price	\$382,363	+17.45%
Average List Price	\$381,727	+20.41%
Average Sales Price / Average List Price ..	100.20%	-2.43%
Median Price	\$335,000	+14.73%
Average Days on Market	26	-63.89%
Number of Listings Sold	11	+22.22%
Sold Price / Square Feet	\$249	+2.47%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		9	+80.00%
31 - 60 Days		0	-100.00%
61 - 90 Days		2	+100.00%
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	\$39,616,000
Average Selling Price	\$2,829,714
Average List Price	\$3,077,285
Average Sales Price / Average List Price ..	92.00%
Median Price	\$2,455,000
Average Days on Market	92
Number of Listings Sold	14
Sold Price / Square Feet	\$793

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

APRIL 2010

Total Sold Dollar Volume	\$28,046,500	-29.20%
Average Selling Price	\$2,549,681	-9.90%
Average List Price	\$2,686,545	-12.70%
Average Sales Price / Average List Price ..	94.90%	+3.15%
Median Price	\$2,350,000	-4.28%
Average Days on Market	113	+22.83%
Number of Listings Sold	11	-21.43%
Sold Price / Square Feet	\$815	+2.77%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		3	0.00%
31 - 60 Days		1	0.00%
61 - 90 Days		1	-66.67%
91 - 120 Days		1	-50.00%
Over 120 Days		5	0.00%

*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

APRIL 2009

Total Sold Dollar Volume	\$5,419,500
Average Selling Price	\$677,437
Average List Price	\$692,112
Average Sales Price / Average List Price ..	97.90%
Median Price	\$625,000
Average Days on Market	54
Number of Listings Sold	8
Sold Price / Square Feet	\$463

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

APRIL 2010

Total Sold Dollar Volume	\$18,960,000	+249.85%
Average Selling Price	\$861,818	+27.22%
Average List Price	\$866,215	+25.16%
Average Sales Price / Average List Price ..	99.50%	+1.63%
Median Price	\$785,000	+25.60%
Average Days on Market	55	+1.85%
Number of Listings Sold	22	+175.00%
Sold Price / Square Feet	\$646	+39.52%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		12	+140.00%
31 - 60 Days		3	+200.00%
61 - 90 Days		2	+200.00%
91 - 120 Days		2	+200.00%
Over 120 Days		3	+50.00%



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	\$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	\$4,034,000	N/A
Average Selling Price	\$1,344,666	N/A
Average List Price	\$1,395,000	N/A
Average Sales Price / Average List Price ..	96.40%	N/A
Median Price	\$970,000	N/A
Average Days on Market	35	N/A
Number of Listings Sold	3	N/A
Sold Price / Square Feet	\$367	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	1	N/A
91 - 120 Days	0	N/A
Over 120 Days	0	N/A



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	\$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



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	\$22,431,500
Average Selling Price	\$2,492,388
Average List Price	\$2,698,888
Average Sales Price / Average List Price ..	92.30%
Median Price	\$1,900,000
Average Days on Market	72
Number of Listings Sold	9
Sold Price / Square Feet	\$906

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

APRIL 2010

Total Sold Dollar Volume	\$46,783,246	+108.56%
Average Selling Price	\$2,034,054	-18.39%
Average List Price	\$2,086,734	-22.68%
Average Sales Price / Average List Price ..	97.50%	+5.63%
Median Price	\$1,800,000	-5.26%
Average Days on Market	48	-33.33%
Number of Listings Sold	23	+155.56%
Sold Price / Square Feet	\$784	-13.47%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		15	+400.00%
31 - 60 Days		2	-33.33%
61 - 90 Days		2	+100.00%
91 - 120 Days		1	+100.00%
Over 120 Days		3	+50.00%



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	\$10,038,825
Average Selling Price	\$1,003,882
Average List Price	\$1,067,390
Average Sales Price / Average List Price ..	94.10%
Median Price	\$892,500
Average Days on Market	45
Number of Listings Sold	10
Sold Price / Square Feet	\$469

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

APRIL 2010

Total Sold Dollar Volume	\$18,552,900	+84.81%
Average Selling Price	\$1,325,207	+32.01%
Average List Price	\$1,344,685	+25.98%
Average Sales Price / Average List Price ..	98.60%	+4.78%
Median Price	\$1,048,500	+17.48%
Average Days on Market	50	+11.11%
Number of Listings Sold	14	+40.00%
Sold Price / Square Feet	\$435	-7.25%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		10	+233.33%
31 - 60 Days		1	-75.00%
61 - 90 Days		1	0.00%
91 - 120 Days		0	0.00%
Over 120 Days		2	+100.00%

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SILVERLAKE - ECHO PARK

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

APRIL 2009

Total Sold Dollar Volume	\$16,400,329
Average Selling Price	\$713,057
Average List Price	\$712,265
Average Sales Price / Average List Price ..	100.10%
Median Price	\$600,000
Average Days on Market	42
Number of Listings Sold	23
Sold Price / Square Feet	\$438

DOM Number of Units	No. Of Units
1 - 30 Days	14
31 - 60 Days	4
61 - 90 Days	1
91 - 120 Days	2
Over 120 Days	2

APRIL 2010

Total Sold Dollar Volume	\$6,901,000	-57.92%
Average Selling Price	\$627,363	-12.02%
Average List Price	\$635,445	-10.79%
Average Sales Price / Average List Price ..	98.70%	-1.40%
Median Price	\$600,000	0.00%
Average Days on Market	59	+40.48%
Number of Listings Sold	11	-52.17%
Sold Price / Square Feet	\$523	+19.41%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	7	-50.00%
31 - 60 Days	1	-75.00%
61 - 90 Days	0	-100.00%
91 - 120 Days	1	-50.00%
Over 120 Days	2	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	\$9,119,000
Average Selling Price	\$1,013,222
Average List Price	\$1,078,114
Average Sales Price / Average List Price ..	94.00%
Median Price	\$994,000
Average Days on Market	112
Number of Listings Sold	9
Sold Price / Square Feet	\$420

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

APRIL 2010

Total Sold Dollar Volume	\$8,535,000	-6.40%
Average Selling Price	\$1,422,500	+40.39%
Average List Price	\$1,492,166	+38.41%
Average Sales Price / Average List Price ..	95.30%	+1.38%
Median Price	\$1,270,000	+27.77%
Average Days on Market	72	-35.71%
Number of Listings Sold	6	-33.33%
Sold Price / Square Feet	\$427	+1.67%

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

APRIL 2009

Total Sold Dollar Volume	\$46,572,500
Average Selling Price	\$1,791,250
Average List Price	\$1,939,709
Average Sales Price / Average List Price ..	92.30%
Median Price	\$1,475,000
Average Days on Market	113
Number of Listings Sold	26
Sold Price / Square Feet	\$643

DOM Number of Units	No. Of Units
1 - 30 Days	11
31 - 60 Days	3
61 - 90 Days	1
91 - 120 Days	0
Over 120 Days	11

APRIL 2010

Total Sold Dollar Volume	\$52,978,994	+13.76%
Average Selling Price	\$1,962,184	+9.54%
Average List Price	\$2,059,853	+6.19%
Average Sales Price / Average List Price ..	95.30%	+3.25%
Median Price	\$1,300,000	-11.86%
Average Days on Market	60	-46.90%
Number of Listings Sold	27	+3.85%
Sold Price / Square Feet	\$722	+12.29%

DOM Number of Units	No. Of Units	% CHANGE
1 - 30 Days	13	+18.18%
31 - 60 Days	6	+100.00%
61 - 90 Days	1	0.00%
91 - 120 Days	2	+200.00%
Over 120 Days	5	-54.55%



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	\$3,988,000
Average Selling Price	\$1,994,000
Average List Price	\$2,137,000
Average Sales Price / Average List Price ..	93.30%
Median Price	\$1,994,000
Average Days on Market	58
Number of Listings Sold	2
Sold Price / Square Feet	\$744

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	\$1,489,000	-62.66%
Average Selling Price	\$1,489,000	-25.33%
Average List Price	\$1,499,000	-29.85%
Average Sales Price / Average List Price ..	99.30%	+6.43%
Median Price	\$1,489,000	-25.33%
Average Days on Market	8	-86.21%
Number of Listings Sold	1	-50.00%
Sold Price / Square Feet	\$388	-47.85%

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



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	\$1,080,000
Average Selling Price	\$540,000
Average List Price	\$547,000
Average Sales Price / Average List Price ..	98.70%
Median Price	\$540,000
Average Days on Market	15
Number of Listings Sold	2
Sold Price / Square Feet	\$347

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	0

APRIL 2010

Total Sold Dollar Volume	\$1,624,000	+50.37%
Average Selling Price	\$812,000	+50.37%
Average List Price	\$862,450	+57.67%
Average Sales Price / Average List Price ..	94.20%	-4.56%
Median Price	\$812,000	+50.37%
Average Days on Market	66	+340.00%
Number of Listings Sold	2	0.00%
Sold Price / Square Feet	\$374	+7.78%

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

*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	\$8,130,000
Average Selling Price	\$1,355,000
Average List Price	\$1,438,000
Average Sales Price / Average List Price ..	94.20%
Median Price	\$1,265,000
Average Days on Market	71
Number of Listings Sold	6
Sold Price / Square Feet	\$798

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

APRIL 2010

Total Sold Dollar Volume	\$9,676,500	+19.02%
Average Selling Price	\$1,075,166	-20.65%
Average List Price	\$1,100,111	-23.50%
Average Sales Price / Average List Price ..	97.70%	+3.72%
Median Price	\$1,150,000	-9.09%
Average Days on Market	28	-60.56%
Number of Listings Sold	9	+50.00%
Sold Price / Square Feet	\$757	-5.14%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		4	+100.00%
31 - 60 Days		3	+200.00%
61 - 90 Days		0	-100.00%
91 - 120 Days		1	+100.00%
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

APRIL 2009

Total Sold Dollar Volume	\$1,530,000
Average Selling Price	\$765,000
Average List Price	\$766,950
Average Sales Price / Average List Price ..	99.70%
Median Price	\$765,000
Average Days on Market	136
Number of Listings Sold	2
Sold Price / Square Feet	\$558

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		1

APRIL 2010

Total Sold Dollar Volume	\$7,518,300	+391.39%
Average Selling Price	\$939,787	+22.85%
Average List Price	\$984,625	+28.38%
Average Sales Price / Average List Price ..	95.40%	-4.31%
Median Price	\$755,000	-1.31%
Average Days on Market	129	-5.15%
Number of Listings Sold	8	+300.00%
Sold Price / Square Feet	\$706	+26.52%

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



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	\$3,709,900
Average Selling Price	\$618,316
Average List Price	\$642,482
Average Sales Price / Average List Price ..	96.20%
Median Price	\$614,500
Average Days on Market	80
Number of Listings Sold	6
Sold Price / Square Feet	\$466

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		2

APRIL 2010

Total Sold Dollar Volume	\$4,546,450	+22.55%
Average Selling Price	\$649,492	+5.04%
Average List Price	\$665,642	+3.60%
Average Sales Price / Average List Price ..	97.60%	+1.46%
Median Price	\$605,000	-1.55%
Average Days on Market	48	-40.00%
Number of Listings Sold	7	+16.67%
Sold Price / Square Feet	\$505	+8.37%

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

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



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	\$9,939,200
Average Selling Price	\$709,942
Average List Price	\$755,021
Average Sales Price / Average List Price ..	94.00%
Median Price	\$617,500
Average Days on Market	60
Number of Listings Sold	14
Sold Price / Square Feet	\$442

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

APRIL 2010

Total Sold Dollar Volume	\$7,853,500	-20.98%
Average Selling Price	\$654,458	-7.82%
Average List Price	\$654,666	-13.29%
Average Sales Price / Average List Price ..	100.00%	+6.38%
Median Price	\$632,500	+2.43%
Average Days on Market	45	-25.00%
Number of Listings Sold	12	-14.29%
Sold Price / Square Feet	\$417	-5.66%

DOM	Number of Units	No. Of Units	% CHANGE
1 - 30 Days		5	-28.57%
31 - 60 Days		3	+50.00%
61 - 90 Days		1	0.00%
91 - 120 Days		1	0.00%
Over 120 Days		1	-66.67%



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	\$3,848,000
Average Selling Price	\$962,000
Average List Price	\$1,014,250
Average Sales Price / Average List Price ..	94.80%
Median Price	\$911,500
Average Days on Market	95
Number of Listings Sold	4
Sold Price / Square Feet	\$545

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

APRIL 2010

Total Sold Dollar Volume	\$8,096,000	+110.40%
Average Selling Price	\$1,012,000	+5.20%
Average List Price	\$1,021,375	+0.70%
Average Sales Price / Average List Price ..	99.10%	+4.54%
Median Price	\$1,035,500	+13.60%
Average Days on Market	30	-68.42%
Number of Listings Sold	8	+100.00%
Sold Price / Square Feet	\$555	+1.83%

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		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.

