



# MICROMARKETREPORT

May 2010 | Condominiums | LA County



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# 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

## MAY 2009

Median Price .....	N/A
Average Price per Square Foot .....	N/A
Properties Sold .....	0
Properties Pending Sale .....	0
Properties For Sale .....	2
Days on Market (Pending Sale) .....	N/A
Month's Supply of Inventory .....	N/A
Percent Under Contract .....	0.0%

## MAY 2010

Median Price .....	\$495,000	N/A
Average Price per Square Foot .....	\$316	N/A
Properties Sold .....	1	N/A
Properties Pending Sale .....	0	N/A
Properties For Sale .....	3	50.00%
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	0.0%	N/C

## % CHANGE



# BEVERLY CENTER - MIRACLE MILE

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

## MAY 2009

Median Price .....	\$600,000
Average Price per Square Foot .....	\$466
Properties Sold .....	11
Properties Pending Sale .....	13
Properties For Sale .....	81
Days on Market (Pending Sale) .....	107
Month's Supply of Inventory .....	4.8
Percent Under Contract .....	16.0%

## MAY 2010

Median Price .....	\$501,000	-16.50%
Average Price per Square Foot .....	\$577	23.82%
Properties Sold .....	4	-63.64%
Properties Pending Sale .....	16	23.08%
Properties For Sale .....	65	-19.75%
Days on Market (Pending Sale) .....	64	-40.19%
Month's Supply of Inventory .....	2.6	-45.83%
Percent Under Contract .....	24.6%	53.75%

## % CHANGE



# BEVERLY HILLS

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

## MAY 2009

Median Price .....	\$1,100,000
Average Price per Square Foot .....	\$551
Properties Sold .....	7
Properties Pending Sale .....	5
Properties For Sale .....	111
Days on Market (Pending Sale) .....	99
Month's Supply of Inventory .....	19.4
Percent Under Contract .....	N/A

## MAY 2010

Median Price .....	\$675,000	-38.64%
Average Price per Square Foot .....	\$486	-11.80%
Properties Sold .....	7	N/C
Properties Pending Sale .....	5	N/C
Properties For Sale .....	106	-4.50%
Days on Market (Pending Sale) .....	53	-46.46%
Month's Supply of Inventory .....	17.0	-12.37%
Percent Under Contract .....	N/A	N/A

## % CHANGE



# BEVERLY HILLS P.O.

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

## MAY 2009

Median Price .....	N/A
Average Price per Square Foot .....	N/A
Properties Sold .....	0
Properties Pending Sale .....	0
Properties For Sale .....	0
Days on Market (Pending Sale) .....	N/A
Month's Supply of Inventory .....	N/A
Percent Under Contract .....	N/A

## MAY 2010

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	N/C
Properties Pending Sale .....	0	N/C
Properties For Sale .....	0	N/C
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	N/A	N/A

## % CHANGE



# BEVERLYWOOD

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

## MAY 2009

Median Price .....	\$494,500
Average Price per Square Foot .....	\$366
Properties Sold .....	4
Properties Pending Sale .....	11
Properties For Sale .....	51
Days on Market (Pending Sale) .....	91
Month's Supply of Inventory .....	3.4
Percent Under Contract .....	21.6%

## MAY 2010

Median Price .....	\$587,500	18.81%
Average Price per Square Foot .....	\$408	11.48%
Properties Sold .....	4	N/C
Properties Pending Sale .....	13	18.18%
Properties For Sale .....	50	-1.96%
Days on Market (Pending Sale) .....	131	43.96%
Month's Supply of Inventory .....	2.5	-26.47%
Percent Under Contract .....	26.0%	20.37%

## % CHANGE



# BRENTWOOD

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

## MAY 2009

Median Price .....	\$620,000
Average Price per Square Foot .....	\$416
Properties Sold .....	9
Properties Pending Sale .....	11
Properties For Sale .....	136
Days on Market (Pending Sale) .....	98
Month's Supply of Inventory .....	10.2
Percent Under Contract .....	8.1%

## MAY 2010

Median Price .....	\$568,000	-8.39%
Average Price per Square Foot .....	\$474	13.94%
Properties Sold .....	15	66.67%
Properties Pending Sale .....	14	27.27%
Properties For Sale .....	144	5.88%
Days on Market (Pending Sale) .....	51	-47.96%
Month's Supply of Inventory .....	7.6	-25.49%
Percent Under Contract .....	9.7%	19.75%

## % CHANGE



# CHEVIOT HILLS - RANCHO PARK

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

## MAY 2009

Median Price .....	N/A
Average Price per Square Foot .....	N/A
Properties Sold .....	0
Properties Pending Sale .....	0
Properties For Sale .....	2
Days on Market (Pending Sale) .....	N/A
Month's Supply of Inventory .....	N/A
Percent Under Contract .....	0.0%

## MAY 2010

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	N/C
Properties Pending Sale .....	0	N/C
Properties For Sale .....	0	N/A
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	N/A	N/A

## % CHANGE



# CULVER CITY

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

## MAY 2009

Median Price .....	\$382,500
Average Price per Square Foot .....	\$316
Properties Sold .....	14
Properties Pending Sale .....	22
Properties For Sale .....	98
Days on Market (Pending Sale) .....	58
Month's Supply of Inventory .....	3.2
Percent Under Contract .....	22.4%

## MAY 2010

Median Price .....	\$353,000	-7.71%
Average Price per Square Foot .....	\$337	6.65%
Properties Sold .....	19	35.71%
Properties Pending Sale .....	15	-31.82%
Properties For Sale .....	65	-33.67%
Days on Market (Pending Sale) .....	51	-12.07%
Month's Supply of Inventory .....	2.8	-12.50%
Percent Under Contract .....	23.1%	3.13%

## % CHANGE



# HANCOCK PARK - WILSHIRE

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

## MAY 2009

Median Price .....	\$455,000
Average Price per Square Foot .....	\$358
Properties Sold .....	14
Properties Pending Sale .....	10
Properties For Sale .....	170
Days on Market (Pending Sale) .....	63
Month's Supply of Inventory .....	15.3
Percent Under Contract .....	5.9%

## MAY 2010

Median Price .....	\$450,000	-1.10%
Average Price per Square Foot .....	\$315	-12.01%
Properties Sold .....	15	7.14%
Properties Pending Sale .....	16	60.00%
Properties For Sale .....	95	-44.12%
Days on Market (Pending Sale) .....	59	-6.35%
Month's Supply of Inventory .....	4.0	-73.86%
Percent Under Contract .....	16.8%	184.75%

## % CHANGE



# HOLLYWOOD

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

## MAY 2009

Median Price .....	\$450,000
Average Price per Square Foot .....	\$391
Properties Sold .....	9
Properties Pending Sale .....	9
Properties For Sale .....	106
Days on Market (Pending Sale) .....	137
Month's Supply of Inventory .....	10.3
Percent Under Contract .....	8.5%

## MAY 2010

Median Price .....	\$529,000	17.56%
Average Price per Square Foot .....	\$377	-3.58%
Properties Sold .....	9	N/C
Properties Pending Sale .....	14	55.56%
Properties For Sale .....	74	-30.19%
Days on Market (Pending Sale) .....	66	-51.82%
Month's Supply of Inventory .....	4.0	-61.17%
Percent Under Contract .....	18.9%	122.35%

## % CHANGE



# HOLLYWOOD HILLS EAST

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

## MAY 2009

Median Price .....	\$381,000
Average Price per Square Foot .....	\$292
Properties Sold .....	2
Properties Pending Sale .....	2
Properties For Sale .....	17
Days on Market (Pending Sale) .....	90
Month's Supply of Inventory .....	6.0
Percent Under Contract .....	11.8%

## MAY 2010

Median Price .....	\$427,000	12.07%
Average Price per Square Foot .....	\$330	13.01%
Properties Sold .....	1	-50.00%
Properties Pending Sale .....	2	N/C
Properties For Sale .....	14	-17.65%
Days on Market (Pending Sale) .....	95	5.56%
Month's Supply of Inventory .....	5.5	-8.33%
Percent Under Contract .....	14.3%	21.19%

## % CHANGE



# LOS FELIZ

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

## MAY 2009

Median Price .....	\$460,000
Average Price per Square Foot .....	\$351
Properties Sold .....	3
Properties Pending Sale .....	2
Properties For Sale .....	15
Days on Market (Pending Sale) .....	8
Month's Supply of Inventory .....	6.5
Percent Under Contract .....	13.3%

## MAY 2010

Median Price .....	\$410,000	-10.87%
Average Price per Square Foot .....	\$1,079	207.41%
Properties Sold .....	2	-33.33%
Properties Pending Sale .....	0	N/A
Properties For Sale .....	20	33.33%
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	0.0%	N/A

## % CHANGE



# MALIBU

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

## MAY 2009

Median Price .....	\$865,500
Average Price per Square Foot .....	\$562
Properties Sold .....	2
Properties Pending Sale .....	0
Properties For Sale .....	66
Days on Market (Pending Sale) .....	N/A
Month's Supply of Inventory .....	N/A
Percent Under Contract .....	0.0%

## MAY 2010

Median Price .....	\$400,000	-53.78%
Average Price per Square Foot .....	\$346	-38.43%
Properties Sold .....	6	200.00%
Properties Pending Sale .....	4	N/A
Properties For Sale .....	40	-39.39%
Days on Market (Pending Sale) .....	50	N/A
Month's Supply of Inventory .....	7.8	N/A
Percent Under Contract .....	10.0%	N/A

## % CHANGE



# MALIBU BEACH

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

## MAY 2009

Median Price .....	\$680,000
Average Price per Square Foot .....	\$690
Properties Sold .....	1
Properties Pending Sale .....	5
Properties For Sale .....	47
Days on Market (Pending Sale) .....	149
Month's Supply of Inventory .....	8.2
Percent Under Contract .....	10.6%

## MAY 2010

Median Price .....	\$695,000	2.21%
Average Price per Square Foot .....	\$685	-0.72%
Properties Sold .....	2	100.00%
Properties Pending Sale .....	2	-60.00%
Properties For Sale .....	27	-42.55%
Days on Market (Pending Sale) .....	22	-85.23%
Month's Supply of Inventory .....	12.0	46.34%
Percent Under Contract .....	7.4%	-30.19%

## % CHANGE



# MARINA DEL REY

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

## MAY 2009

Median Price .....	\$580,000
Average Price per Square Foot .....	\$459
Properties Sold .....	18
Properties Pending Sale .....	14
Properties For Sale .....	240
Days on Market (Pending Sale) .....	138
Month's Supply of Inventory .....	15.1
Percent Under Contract .....	5.8%

## MAY 2010

Median Price .....	\$601,000	3.62%
Average Price per Square Foot .....	\$519	13.07%
Properties Sold .....	30	66.67%
Properties Pending Sale .....	27	92.86%
Properties For Sale .....	205	-14.58%
Days on Market (Pending Sale) .....	67	-51.45%
Month's Supply of Inventory .....	5.9	-60.93%
Percent Under Contract .....	13.2%	127.59%

## % CHANGE



# MID LOS ANGELES

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

## MAY 2009

Median Price .....	\$345,000
Average Price per Square Foot .....	\$228
Properties Sold .....	3
Properties Pending Sale .....	3
Properties For Sale .....	8
Days on Market (Pending Sale) .....	275
Month's Supply of Inventory .....	1.7
Percent Under Contract .....	37.5%

## MAY 2010

Median Price .....	\$295,000	-14.49%
Average Price per Square Foot .....	\$268	17.54%
Properties Sold .....	1	-66.67%
Properties Pending Sale .....	1	-66.67%
Properties For Sale .....	8	N/C
Days on Market (Pending Sale) .....	47	-82.91%
Month's Supply of Inventory .....	7.0	311.76%
Percent Under Contract .....	12.5%	-66.67%

## % CHANGE



# MID WILSHIRE

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

## MAY 2009

Median Price .....	\$277,500
Average Price per Square Foot .....	\$269
Properties Sold .....	10
Properties Pending Sale .....	12
Properties For Sale .....	157
Days on Market (Pending Sale) .....	142
Month's Supply of Inventory .....	10.9
Percent Under Contract .....	7.6%

## MAY 2010

Median Price .....	\$290,000	4.50%
Average Price per Square Foot .....	\$269	N/C
Properties Sold .....	15	50.00%
Properties Pending Sale .....	44	266.67%
Properties For Sale .....	197	25.48%
Days on Market (Pending Sale) .....	55	-61.27%
Month's Supply of Inventory .....	3.1	-71.56%
Percent Under Contract .....	22.3%	193.42%

## % CHANGE



# NORTH HOLLYWOOD

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

## MAY 2009

Median Price .....	\$143,000
Average Price per Square Foot .....	\$215
Properties Sold .....	1
Properties Pending Sale .....	1
Properties For Sale .....	24
Days on Market (Pending Sale) .....	78
Month's Supply of Inventory .....	23.0
Percent Under Contract .....	4.2%

## MAY 2010

Median Price .....	\$265,000	85.31%
Average Price per Square Foot .....	\$230	6.98%
Properties Sold .....	5	400.00%
Properties Pending Sale .....	1	0.00%
Properties For Sale .....	12	-50.00%
Days on Market (Pending Sale) .....	100	28.21%
Month's Supply of Inventory .....	10.0	-56.52%
Percent Under Contract .....	8.3%	97.62%

## % CHANGE



# PACIFIC PALISADES

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

## MAY 2009

Median Price .....	\$1,097,500
Average Price per Square Foot .....	\$451
Properties Sold .....	2
Properties Pending Sale .....	6
Properties For Sale .....	53
Days on Market (Pending Sale) .....	86
Month's Supply of Inventory .....	7.5
Percent Under Contract .....	11.3%

## MAY 2010

Median Price .....	\$940,000	-14.35%
Average Price per Square Foot .....	\$472	4.66%
Properties Sold .....	3	50.00%
Properties Pending Sale .....	6	0.00%
Properties For Sale .....	37	-30.19%
Days on Market (Pending Sale) .....	37	-56.98%
Month's Supply of Inventory .....	4.7	-37.33%
Percent Under Contract .....	16.2%	43.36%

## % CHANGE



# PALMS - MAR VISTA

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

## MAY 2009

Median Price .....	\$447,500
Average Price per Square Foot .....	\$357
Properties Sold .....	6
Properties Pending Sale .....	12
Properties For Sale .....	58
Days on Market (Pending Sale) .....	62
Month's Supply of Inventory .....	3.3
Percent Under Contract .....	20.7%

## MAY 2010

Median Price .....	\$387,000	-13.52%
Average Price per Square Foot .....	\$408	14.29%
Properties Sold .....	14	133.33%
Properties Pending Sale .....	4	-66.67%
Properties For Sale .....	39	-32.76%
Days on Market (Pending Sale) .....	29	-53.23%
Month's Supply of Inventory .....	8.2	148.48%
Percent Under Contract .....	10.3%	-50.24%

## % CHANGE



# PLAYA DEL REY

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

## MAY 2009

Median Price .....	\$455,000
Average Price per Square Foot .....	\$353
Properties Sold .....	7
Properties Pending Sale .....	8
Properties For Sale .....	69
Days on Market (Pending Sale) .....	76
Month's Supply of Inventory .....	5.9
Percent Under Contract .....	11.6%

## MAY 2010

Median Price .....	\$380,000	-16.48%
Average Price per Square Foot .....	\$382	8.22%
Properties Sold .....	11	57.14%
Properties Pending Sale .....	11	37.50%
Properties For Sale .....	42	-39.13%
Days on Market (Pending Sale) .....	40	-47.37%
Month's Supply of Inventory .....	2.3	-61.02%
Percent Under Contract .....	26.2%	125.86%

## % CHANGE



# PLAYA VISTA

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

## MAY 2009

Median Price .....	\$492,500
Average Price per Square Foot .....	\$410
Properties Sold .....	2
Properties Pending Sale .....	7
Properties For Sale .....	72
Days on Market (Pending Sale) .....	114
Month's Supply of Inventory .....	8.6
Percent Under Contract .....	9.7%

## MAY 2010

Median Price .....	\$593,750	20.56%
Average Price per Square Foot .....	\$341	-16.83%
Properties Sold .....	14	600.00%
Properties Pending Sale .....	14	100.00%
Properties For Sale .....	38	-47.22%
Days on Market (Pending Sale) .....	30	-73.68%
Month's Supply of Inventory .....	1.4	-83.72%
Percent Under Contract .....	36.8%	279.38%

## % CHANGE



# SANTA MONICA

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

## MAY 2009

Median Price .....	\$737,000
Average Price per Square Foot .....	\$650
Properties Sold .....	40
Properties Pending Sale .....	39
Properties For Sale .....	251
Days on Market (Pending Sale) .....	77
Month's Supply of Inventory .....	5.1
Percent Under Contract .....	15.5%

## MAY 2010

Median Price .....	\$549,000	-25.51%
Average Price per Square Foot .....	\$613	-5.69%
Properties Sold .....	37	-7.50%
Properties Pending Sale .....	37	-5.13%
Properties For Sale .....	247	-1.59%
Days on Market (Pending Sale) .....	55	-28.57%
Month's Supply of Inventory .....	5.1	0.00%
Percent Under Contract .....	15.0%	-3.23%

## % CHANGE



# SHERMAN OAKS

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

## MAY 2009

Median Price .....	\$324,500
Average Price per Square Foot .....	\$535
Properties Sold .....	10
Properties Pending Sale .....	7
Properties For Sale .....	44
Days on Market (Pending Sale) .....	43
Month's Supply of Inventory .....	4.9
Percent Under Contract .....	15.9%

## MAY 2010

Median Price .....	\$620,000	91.06%
Average Price per Square Foot .....	\$337	-37.01%
Properties Sold .....	3	-70.00%
Properties Pending Sale .....	5	-28.57%
Properties For Sale .....	35	-20.45%
Days on Market (Pending Sale) .....	77	79.07%
Month's Supply of Inventory .....	4.8	-2.04%
Percent Under Contract .....	14.3%	-10.06%

## % CHANGE



# SILVERLAKE - ECHO PARK

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

## MAY 2009

Median Price .....	\$477,500
Average Price per Square Foot .....	\$553
Properties Sold .....	2
Properties Pending Sale .....	0
Properties For Sale .....	18
Days on Market (Pending Sale) .....	N/A
Month's Supply of Inventory .....	N/A
Percent Under Contract .....	0.0%

## MAY 2010

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	N/A
Properties Pending Sale .....	3	N/A
Properties For Sale .....	15	-16.67%
Days on Market (Pending Sale) .....	68	N/A
Month's Supply of Inventory .....	3.0	N/A
Percent Under Contract .....	20.0%	N/A



# STUDIO CITY

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

## MAY 2009

Median Price .....	\$385,000
Average Price per Square Foot .....	\$326
Properties Sold .....	1
Properties Pending Sale .....	4
Properties For Sale .....	47
Days on Market (Pending Sale) .....	66
Month's Supply of Inventory .....	10.2
Percent Under Contract .....	8.5%

## MAY 2010

Median Price .....	\$545,000	41.56%
Average Price per Square Foot .....	\$338	3.68%
Properties Sold .....	7	600.00%
Properties Pending Sale .....	10	150.00%
Properties For Sale .....	51	8.51%
Days on Market (Pending Sale) .....	41	-37.88%
Month's Supply of Inventory .....	3.7	-63.73%
Percent Under Contract .....	19.6%	130.59%

## % CHANGE



# 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

## MAY 2009

Median Price .....	\$440,000
Average Price per Square Foot .....	\$359
Properties Sold .....	5
Properties Pending Sale .....	5
Properties For Sale .....	62
Days on Market (Pending Sale) .....	119
Month's Supply of Inventory .....	10.8
Percent Under Contract .....	8.1%

## MAY 2010

Median Price .....	\$588,750	33.81%
Average Price per Square Foot .....	\$577	60.72%
Properties Sold .....	6	20.00%
Properties Pending Sale .....	3	-40.00%
Properties For Sale .....	52	-16.13%
Days on Market (Pending Sale) .....	72	-39.50%
Month's Supply of Inventory .....	15.3	41.67%
Percent Under Contract .....	5.8%	-28.40%

## % CHANGE



# TOLUCA LAKE

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

## MAY 2009

Median Price .....	\$444,500
Average Price per Square Foot .....	\$276
Properties Sold .....	4
Properties Pending Sale .....	2
Properties For Sale .....	19
Days on Market (Pending Sale) .....	168
Month's Supply of Inventory .....	6.0
Percent Under Contract .....	10.5%

## MAY 2010

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	N/A
Properties Pending Sale .....	0	N/A
Properties For Sale .....	2	-89.47%
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	0.0%	N/A

## % CHANGE



# VALLEY VILLAGE

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

## MAY 2009

Median Price .....	N/A
Average Price per Square Foot .....	N/A
Properties Sold .....	0
Properties Pending Sale .....	3
Properties For Sale .....	12
Days on Market (Pending Sale) .....	53
Month's Supply of Inventory .....	3.0
Percent Under Contract .....	25.0%

## MAY 2010

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	N/A
Properties Pending Sale .....	0	N/A
Properties For Sale .....	5	-58.33%
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	0.0%	N/A

## % CHANGE



# VENICE

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

## MAY 2009

Median Price .....	\$722,000
Average Price per Square Foot .....	\$540
Properties Sold .....	5
Properties Pending Sale .....	9
Properties For Sale .....	55
Days on Market (Pending Sale) .....	106
Month's Supply of Inventory .....	5.0
Percent Under Contract .....	16.4%

## MAY 2010

Median Price .....	\$1,987,500	175.28%
Average Price per Square Foot .....	\$613	13.52%
Properties Sold .....	4	-20.00%
Properties Pending Sale .....	6	-33.33%
Properties For Sale .....	38	-30.91%
Days on Market (Pending Sale) .....	31	-70.75%
Month's Supply of Inventory .....	4.5	-10.00%
Percent Under Contract .....	15.8%	-3.66%

## % CHANGE



# WEST HOLLYWOOD

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

## MAY 2009

Median Price .....	\$496,250
Average Price per Square Foot .....	\$441
Properties Sold .....	28
Properties Pending Sale .....	39
Properties For Sale .....	330
Days on Market (Pending Sale) .....	97
Month's Supply of Inventory .....	6.8
Percent Under Contract .....	11.8%

## MAY 2010

Median Price .....	\$530,000	6.80%
Average Price per Square Foot .....	\$463	4.99%
Properties Sold .....	20	-28.57%
Properties Pending Sale .....	30	-23.08%
Properties For Sale .....	237	-28.18%
Days on Market (Pending Sale) .....	99	2.06%
Month's Supply of Inventory .....	6.0	-11.76%
Percent Under Contract .....	12.7%	7.63%

## % CHANGE



# WEST LOS ANGELES

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

## MAY 2009

Median Price .....	\$430,000
Average Price per Square Foot .....	\$376
Properties Sold .....	7
Properties Pending Sale .....	16
Properties For Sale .....	102
Days on Market (Pending Sale) .....	86
Month's Supply of Inventory .....	5.0
Percent Under Contract .....	15.7%

## MAY 2010

Median Price .....	\$577,500	34.30%
Average Price per Square Foot .....	\$382	1.60%
Properties Sold .....	12	71.43%
Properties Pending Sale .....	11	-31.25%
Properties For Sale .....	86	-15.69%
Days on Market (Pending Sale) .....	57	-33.72%
Month's Supply of Inventory .....	5.1	2.00%
Percent Under Contract .....	12.8%	-18.47%

## % CHANGE



# WESTCHESTER

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

## MAY 2009

Median Price .....	\$215,000
Average Price per Square Foot .....	\$262
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	13
Days on Market (Pending Sale) .....	7
Month's Supply of Inventory .....	3.0
Percent Under Contract .....	15.4%

## MAY 2010

Median Price .....	\$487,500	126.74%
Average Price per Square Foot .....	\$290	10.69%
Properties Sold .....	2	100.00%
Properties Pending Sale .....	2	N/C
Properties For Sale .....	14	7.69%
Days on Market (Pending Sale) .....	64	814.29%
Month's Supply of Inventory .....	6.0	100.00%
Percent Under Contract .....	14.3%	-7.14%

## % CHANGE



# WESTWOOD - CENTURY CITY

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

## MAY 2009

Median Price .....	\$699,500
Average Price per Square Foot .....	\$475
Properties Sold .....	28
Properties Pending Sale .....	37
Properties For Sale .....	455
Days on Market (Pending Sale) .....	107
Month's Supply of Inventory .....	10.4
Percent Under Contract .....	8.1%

## MAY 2010

Median Price .....	\$675,000	-3.50%
Average Price per Square Foot .....	\$591	24.42%
Properties Sold .....	41	46.43%
Properties Pending Sale .....	31	-16.22%
Properties For Sale .....	370	-18.68%
Days on Market (Pending Sale) .....	74	-30.84%
Month's Supply of Inventory .....	9.3	-10.58%
Percent Under Contract .....	8.4%	3.70%

## % CHANGE



# GLOSSARY OF TERMS

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

## **Median Price:**

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) don't hold undue influence.

## **Average Price per Square Foot:**

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

## **Properties Sold:**

The number of property transactions that closed and transferred ownership.

## **Properties Pending Sale:**

The number of properties that entered escrow in preparation for sale.

## **Properties For Sale:**

The number of properties on the market and seeking buyers.

## **Days of Market (Pending Sale):**

The number of days that properties currently in escrow were on the market.

## **Month's Supply of Inventory:**

The number of months it would take to sell all the properties listed for sale at the current pace of sales and if no new listings entered the market.

## **Percent Under Contract:**

The ratio of properties for sale to properties pending sale.

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