



# MICROMARKETREPORT

May 2010 | Single Family Homes | 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 .....	\$3,057,250
Average Price per Square Foot .....	\$797
Properties Sold .....	6
Properties Pending Sale .....	8
Properties For Sale .....	191
Days on Market (Pending Sale) .....	85
Month's Supply of Inventory .....	21.2
Percent Under Contract .....	4.20%

## MAY 2010

Median Price .....	\$1,607,500	-47.42%
Average Price per Square Foot .....	\$864	8.41%
Properties Sold .....	8	33.33%
Properties Pending Sale .....	11	37.50%
Properties For Sale .....	148	-22.51%
Days on Market (Pending Sale) .....	56	-34.12%
Month's Supply of Inventory .....	10.5	-50.47%
Percent Under Contract .....	7.40%	76.19%

## % 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 .....	\$998,685
Average Price per Square Foot .....	\$472
Properties Sold .....	12
Properties Pending Sale .....	19
Properties For Sale .....	132
Days on Market (Pending Sale) .....	72
Month's Supply of Inventory .....	5.2
Percent Under Contract .....	14.40%

## MAY 2010

Median Price .....	\$905,000	-9.38%
Average Price per Square Foot .....	\$538	13.98%
Properties Sold .....	18	50.00%
Properties Pending Sale .....	20	5.26%
Properties For Sale .....	100	-24.24%
Days on Market (Pending Sale) .....	40	-44.44%
Month's Supply of Inventory .....	3.5	-32.69%
Percent Under Contract .....	20.00%	38.89%

## % 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 .....	\$3,600,000
Average Price per Square Foot .....	\$1,021
Properties Sold .....	14
Properties Pending Sale .....	12
Properties For Sale .....	167
Days on Market (Pending Sale) .....	106
Month's Supply of Inventory .....	11.8
Percent Under Contract .....	7.20%

## MAY 2010

Median Price .....	\$2,675,500	-25.68%
Average Price per Square Foot .....	\$926	-9.30%
Properties Sold .....	8	-42.86%
Properties Pending Sale .....	17	41.67%
Properties For Sale .....	153	-8.38%
Days on Market (Pending Sale) .....	45	-57.55%
Month's Supply of Inventory .....	6.9	-41.53%
Percent Under Contract .....	11.10%	54.17%

## % 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 .....	\$1,699,999
Average Price per Square Foot .....	\$541
Properties Sold .....	6
Properties Pending Sale .....	11
Properties For Sale .....	212
Days on Market (Pending Sale) .....	65
Month's Supply of Inventory .....	17.2
Percent Under Contract .....	5.20%

## MAY 2010

Median Price .....	\$1,885,000	10.88%
Average Price per Square Foot .....	\$858	58.60%
Properties Sold .....	11	83.33%
Properties Pending Sale .....	7	-36.36%
Properties For Sale .....	168	-20.75%
Days on Market (Pending Sale) .....	38	-41.54%
Month's Supply of Inventory .....	19.6	13.95%
Percent Under Contract .....	4.20%	-19.23%

## % 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 .....	\$852,000
Average Price per Square Foot .....	\$510
Properties Sold .....	12
Properties Pending Sale .....	12
Properties For Sale .....	87
Days on Market (Pending Sale) .....	59
Month's Supply of Inventory .....	5.5
Percent Under Contract .....	13.80%

## MAY 2010

Median Price .....	\$750,000	-11.97%
Average Price per Square Foot .....	\$454	-10.98%
Properties Sold .....	8	-33.33%
Properties Pending Sale .....	7	-41.67%
Properties For Sale .....	69	-20.69%
Days on Market (Pending Sale) .....	37	-37.29%
Month's Supply of Inventory .....	7.1	29.09%
Percent Under Contract .....	10.10%	-26.81%

## % 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 .....	\$1,381,000
Average Price per Square Foot .....	\$774
Properties Sold .....	13
Properties Pending Sale .....	23
Properties For Sale .....	243
Days on Market (Pending Sale) .....	105
Month's Supply of Inventory .....	8.3
Percent Under Contract .....	9.50%

## MAY 2010

Median Price .....	\$1,531,000	10.86%
Average Price per Square Foot .....	\$684	-11.63%
Properties Sold .....	19	46.15%
Properties Pending Sale .....	26	13.04%
Properties For Sale .....	185	-23.87%
Days on Market (Pending Sale) .....	68	-35.24%
Month's Supply of Inventory .....	5.4	-34.94%
Percent Under Contract .....	14.10%	48.42%

## % 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 .....	\$1,891,250
Average Price per Square Foot .....	\$507
Properties Sold .....	10
Properties Pending Sale .....	10
Properties For Sale .....	58
Days on Market (Pending Sale) .....	65
Month's Supply of Inventory .....	4.5
Percent Under Contract .....	17.20%

## MAY 2010

Median Price .....	\$1,360,000	-28.1%%
Average Price per Square Foot .....	\$701	38.26%
Properties Sold .....	3	-70.00%
Properties Pending Sale .....	6	-40.00%
Properties For Sale .....	35	-39.66%
Days on Market (Pending Sale) .....	50	-23.08%
Month's Supply of Inventory .....	4.2	-6.67%
Percent Under Contract .....	17.10%	-0.58%

## % 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 .....	\$584,500
Average Price per Square Foot .....	\$409
Properties Sold .....	12
Properties Pending Sale .....	15
Properties For Sale .....	55
Days on Market (Pending Sale) .....	28
Month's Supply of Inventory .....	2.3
Percent Under Contract .....	27.30%

## MAY 2010

Median Price .....	\$710,000	21.47%
Average Price per Square Foot .....	\$387	-5.38%
Properties Sold .....	15	25.00%
Properties Pending Sale .....	12	-20.00%
Properties For Sale .....	47	-14.55%
Days on Market (Pending Sale) .....	20	-28.57%
Month's Supply of Inventory .....	2.8	21.74%
Percent Under Contract .....	25.50%	-6.59%

## % 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 .....	\$862,500
Average Price per Square Foot .....	\$456
Properties Sold .....	10
Properties Pending Sale .....	9
Properties For Sale .....	166
Days on Market (Pending Sale) .....	77
Month's Supply of Inventory .....	15.9
Percent Under Contract .....	5.40%

## MAY 2010

Median Price .....	\$984,959	14.20%
Average Price per Square Foot .....	\$511	12.06%
Properties Sold .....	10	N/C
Properties Pending Sale .....	20	122.22%
Properties For Sale .....	132	-20.48%
Days on Market (Pending Sale) .....	47	-38.96%
Month's Supply of Inventory .....	4.7	-70.44%
Percent Under Contract .....	15.20%	181.48%

## % 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 .....	\$345,000
Average Price per Square Foot .....	\$202
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	33
Days on Market (Pending Sale) .....	58
Month's Supply of Inventory .....	14.5
Percent Under Contract .....	6.10%

## MAY 2010

Median Price .....	\$800,000	131.88%
Average Price per Square Foot .....	\$341	68.81%
Properties Sold .....	1	N/C
Properties Pending Sale .....	2	N/C
Properties For Sale .....	26	-21.21%
Days on Market (Pending Sale) .....	24	-58.62%
Month's Supply of Inventory .....	10	-31.03%
Percent Under Contract .....	7.70%	26.23%

## % 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 .....	\$976,900
Average Price per Square Foot .....	\$573
Properties Sold .....	6
Properties Pending Sale .....	6
Properties For Sale .....	90
Days on Market (Pending Sale) .....	94
Month's Supply of Inventory .....	12.8
Percent Under Contract .....	6.70%

## MAY 2010

Median Price .....	\$899,000	-7.97%
Average Price per Square Foot .....	\$434	-24.26%
Properties Sold .....	11	83.33%
Properties Pending Sale .....	13	116.67%
Properties For Sale .....	89	-1.11%
Days on Market (Pending Sale) .....	56	-40.43%
Month's Supply of Inventory .....	4.9	-61.72%
Percent Under Contract .....	14.60%	117.91%

## % 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 .....	\$637,000
Average Price per Square Foot .....	\$388
Properties Sold .....	7
Properties Pending Sale .....	20
Properties For Sale .....	130
Days on Market (Pending Sale) .....	66
Month's Supply of Inventory .....	4.8
Percent Under Contract .....	15.40%

## MAY 2010

Median Price .....	\$801,750	25.86%
Average Price per Square Foot .....	\$532	37.11%
Properties Sold .....	18	157.14%
Properties Pending Sale .....	16	-20.00%
Properties For Sale .....	81	-37.69%
Days on Market (Pending Sale) .....	72	9.09%
Month's Supply of Inventory .....	3.5	-27.08%
Percent Under Contract .....	19.80%	28.57%

## % 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 .....	\$2,262,500
Average Price per Square Foot .....	\$598
Properties Sold .....	10
Properties Pending Sale .....	15
Properties For Sale .....	390
Days on Market (Pending Sale) .....	294
Month's Supply of Inventory .....	23.2
Percent Under Contract .....	3.80%

## MAY 2010

Median Price .....	\$1,775,000	-21.55%
Average Price per Square Foot .....	\$513	-14.21%
Properties Sold .....	8	-20.00%
Properties Pending Sale .....	13	-13.33%
Properties For Sale .....	279	-28.46%
Days on Market (Pending Sale) .....	88	-70.07%
Month's Supply of Inventory .....	18	-22.41%
Percent Under Contract .....	4.70%	23.68%

## % 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 .....	\$2,400,000
Average Price per Square Foot .....	\$1,212
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	90
Days on Market (Pending Sale) .....	423
Month's Supply of Inventory .....	41
Percent Under Contract .....	2.20%

## MAY 2010

Median Price .....	\$3,725,000	55.21%
Average Price per Square Foot .....	\$1,860	53.47%
Properties Sold .....	4	300.00%
Properties Pending Sale .....	6	200.00%
Properties For Sale .....	92	2.22%
Days on Market (Pending Sale) .....	230	-45.63%
Month's Supply of Inventory .....	12.2	-70.24%
Percent Under Contract .....	6.50%	195.45%

## % 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 .....	\$1,225,000
Average Price per Square Foot .....	\$383
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	44
Days on Market (Pending Sale) .....	9
Month's Supply of Inventory .....	19.5
Percent Under Contract .....	4.50%

## MAY 2010

Median Price .....	\$1,700,000	38.78%
Average Price per Square Foot .....	\$545	42.30%
Properties Sold .....	5	400.00%
Properties Pending Sale .....	7	250.00%
Properties For Sale .....	38	-13.64%
Days on Market (Pending Sale) .....	25	177.78%
Month's Supply of Inventory .....	4	-79.49%
Percent Under Contract .....	18.40%	308.89%

## % 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 .....	\$303,000
Average Price per Square Foot .....	\$210
Properties Sold .....	13
Properties Pending Sale .....	21
Properties For Sale .....	155
Days on Market (Pending Sale) .....	61
Month's Supply of Inventory .....	5.6
Percent Under Contract .....	13.50%

## MAY 2010

Median Price .....	\$300,000	-0.99%
Average Price per Square Foot .....	\$216	2.86%
Properties Sold .....	17	30.77%
Properties Pending Sale .....	21	N/C
Properties For Sale .....	115	-25.81%
Days on Market (Pending Sale) .....	37	-39.34%
Month's Supply of Inventory .....	3.8	-32.14%
Percent Under Contract .....	18.30%	35.56%

## % 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 .....	\$385,000
Average Price per Square Foot .....	\$207
Properties Sold .....	2
Properties Pending Sale .....	1
Properties For Sale .....	29
Days on Market (Pending Sale) .....	35
Month's Supply of Inventory .....	24
Percent Under Contract .....	3.40%

## MAY 2010

Median Price .....	\$325,000	-15.58%
Average Price per Square Foot .....	\$173	-16.43%
Properties Sold .....	3	50.00%
Properties Pending Sale .....	7	600.00%
Properties For Sale .....	24	-17.24%
Days on Market (Pending Sale) .....	103	194.29%
Month's Supply of Inventory .....	1.9	-92.08%
Percent Under Contract .....	29.30%	761.76%

## % 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 .....	\$377,500
Average Price per Square Foot .....	\$249
Properties Sold .....	8
Properties Pending Sale .....	9
Properties For Sale .....	51
Days on Market (Pending Sale) .....	24
Month's Supply of Inventory .....	4.3
Percent Under Contract .....	17.60%

## MAY 2010

Median Price .....	\$337,500	-10.60%
Average Price per Square Foot .....	\$269	8.03%
Properties Sold .....	8	N/C
Properties Pending Sale .....	10	11.11%
Properties For Sale .....	39	-23.53%
Days on Market (Pending Sale) .....	26	8.33%
Month's Supply of Inventory .....	2.5	-41.86%
Percent Under Contract .....	25.60%	45.45%

## % 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 .....	\$2,232,500
Average Price per Square Foot .....	\$760
Properties Sold .....	14
Properties Pending Sale .....	26
Properties For Sale .....	283
Days on Market (Pending Sale) .....	128
Month's Supply of Inventory .....	9.3
Percent Under Contract .....	26.00%

## MAY 2010

Median Price .....	\$1,675,000	-24.97%
Average Price per Square Foot .....	\$719	-5.39%
Properties Sold .....	24	71.43%
Properties Pending Sale .....	33	26.92%
Properties For Sale .....	206	-27.21%
Days on Market (Pending Sale) .....	61	-52.34%
Month's Supply of Inventory .....	4.5	-51.61%
Percent Under Contract .....	33.00%	26.92%

## % 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 .....	\$650,000
Average Price per Square Foot .....	\$495
Properties Sold .....	10
Properties Pending Sale .....	34
Properties For Sale .....	140
Days on Market (Pending Sale) .....	39
Month's Supply of Inventory .....	2.6
Percent Under Contract .....	24.30%

## MAY 2010

Median Price .....	\$732,000	12.62%
Average Price per Square Foot .....	\$532	7.47%
Properties Sold .....	21	110.00%
Properties Pending Sale .....	27	-20.59%
Properties For Sale .....	121	-13.57%
Days on Market (Pending Sale) .....	41	5.13%
Month's Supply of Inventory .....	3.2	23.08%
Percent Under Contract .....	22.30%	-8.23%

## % 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 .....	\$1,250,000
Average Price per Square Foot .....	\$364
Properties Sold .....	2
Properties Pending Sale .....	0
Properties For Sale .....	37
Days on Market (Pending Sale) .....	N/A
Month's Supply of Inventory .....	N/A
Percent Under Contract .....	N/A

## MAY 2010

Median Price .....	\$1,000,000	-20.00%
Average Price per Square Foot .....	\$629	72.80%
Properties Sold .....	3	50.00%
Properties Pending Sale .....	4	N/A
Properties For Sale .....	25	-32.43%
Days on Market (Pending Sale) .....	70	N/A
Month's Supply of Inventory .....	5	N/A
Percent Under Contract .....	16.00%	N/A

## % 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 .....	N/A
Average Price per Square Foot .....	N/A
Properties Sold .....	0
Properties Pending Sale .....	1
Properties For Sale .....	10
Days on Market (Pending Sale) .....	22
Month's Supply of Inventory .....	9
Percent Under Contract .....	10.00%

## 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 .....	2	100.00%
Properties For Sale .....	5	-50.00%
Days on Market (Pending Sale) .....	116	427.27%
Month's Supply of Inventory .....	1	-88.89%
Percent Under Contract .....	40.00%	300.00%

## % 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 .....	\$1,780,000
Average Price per Square Foot .....	\$734
Properties Sold .....	17
Properties Pending Sale .....	22
Properties For Sale .....	196
Days on Market (Pending Sale) .....	69
Month's Supply of Inventory .....	6.9
Percent Under Contract .....	11.20%

## MAY 2010

Median Price .....	\$1,920,000	7.87%
Average Price per Square Foot .....	\$704	-4.09%
Properties Sold .....	15	-11.76%
Properties Pending Sale .....	30	36.36%
Properties For Sale .....	149	-23.98%
Days on Market (Pending Sale) .....	67	-2.90%
Month's Supply of Inventory .....	3.7	-46.38%
Percent Under Contract .....	20.10%	79.46%

## % 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 .....	\$850,000
Average Price per Square Foot .....	\$391
Properties Sold .....	15
Properties Pending Sale .....	22
Properties For Sale .....	117
Days on Market (Pending Sale) .....	66
Month's Supply of Inventory .....	3.8
Percent Under Contract .....	18.80%

## MAY 2010

Median Price .....	\$901,000	6.00%
Average Price per Square Foot .....	\$365	-6.65%
Properties Sold .....	17	13.33%
Properties Pending Sale .....	15	-31.82%
Properties For Sale .....	101	-13.68%
Days on Market (Pending Sale) .....	65	-1.52%
Month's Supply of Inventory .....	4.6	21.05%
Percent Under Contract .....	14.90%	-20.74%

## % 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 .....	\$550,000
Average Price per Square Foot .....	\$465
Properties Sold .....	12
Properties Pending Sale .....	14
Properties For Sale .....	126
Days on Market (Pending Sale) .....	94
Month's Supply of Inventory .....	7
Percent Under Contract .....	11.10%

## MAY 2010

Median Price .....	\$533,500	-3.00%
Average Price per Square Foot .....	\$428	-7.96%
Properties Sold .....	22	83.33%
Properties Pending Sale .....	21	50.00%
Properties For Sale .....	88	-30.16%
Days on Market (Pending Sale) .....	32	-65.96%
Month's Supply of Inventory .....	2.6	-62.86%
Percent Under Contract .....	23.90%	115.32%

## % CHANGE



# 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 .....	\$767,500
Average Price per Square Foot .....	\$442
Properties Sold .....	16
Properties Pending Sale .....	11
Properties For Sale .....	111
Days on Market (Pending Sale) .....	128
Month's Supply of Inventory .....	8
Percent Under Contract .....	9.90%

## MAY 2010

Median Price .....	\$972,000	26.64%
Average Price per Square Foot .....	\$409	-7.47%
Properties Sold .....	9	-43.75%
Properties Pending Sale .....	10	-9.09%
Properties For Sale .....	85	-23.42%
Days on Market (Pending Sale) .....	44	-65.63%
Month's Supply of Inventory .....	6.9	-13.75%
Percent Under Contract .....	11.80%	19.19%

## % 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 .....	\$982,500
Average Price per Square Foot .....	\$724
Properties Sold .....	24
Properties Pending Sale .....	36
Properties For Sale .....	444
Days on Market (Pending Sale) .....	117
Month's Supply of Inventory .....	10.6
Percent Under Contract .....	8.10%

## MAY 2010

Median Price .....	\$1,120,000	13.99%
Average Price per Square Foot .....	\$659	-8.98%
Properties Sold .....	31	29.17%
Properties Pending Sale .....	24	-33.33%
Properties For Sale .....	310	-30.18%
Days on Market (Pending Sale) .....	48	-58.97%
Month's Supply of Inventory .....	10.1	-4.72%
Percent Under Contract .....	7.70%	-4.94%

## % 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 .....	\$400,000
Average Price per Square Foot .....	\$325
Properties Sold .....	1
Properties Pending Sale .....	1
Properties For Sale .....	23
Days on Market (Pending Sale) .....	49
Month's Supply of Inventory .....	20
Percent Under Contract .....	4.30%

## MAY 2010

Median Price .....	\$525,000	31.25%
Average Price per Square Foot .....	\$298	-8.31%
Properties Sold .....	1	N/C
Properties Pending Sale .....	1	N/C
Properties For Sale .....	11	-52.17%
Days on Market (Pending Sale) .....	166	238.78%
Month's Supply of Inventory .....	9	-55.00%
Percent Under Contract .....	9.10%	111.63%

## % 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 .....	\$565,000
Average Price per Square Foot .....	\$317
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	29
Days on Market (Pending Sale) .....	22
Month's Supply of Inventory .....	9.5
Percent Under Contract .....	6.90%

## MAY 2010

Median Price .....	\$412,475	-27.00%
Average Price per Square Foot .....	\$269	-15.14%
Properties Sold .....	2	100.00%
Properties Pending Sale .....	1	-50.00%
Properties For Sale .....	12	-58.62%
Days on Market (Pending Sale) .....	1	-95.45%
Month's Supply of Inventory .....	10	5.26%
Percent Under Contract .....	8.30%	20.29%

## % 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 .....	\$1,250,000
Average Price per Square Foot .....	\$784
Properties Sold .....	12
Properties Pending Sale .....	17
Properties For Sale .....	174
Days on Market (Pending Sale) .....	81
Month's Supply of Inventory .....	8.5
Percent Under Contract .....	9.80%

## MAY 2010

Median Price .....	\$1,100,000	-12.00%
Average Price per Square Foot .....	\$720	-8.16%
Properties Sold .....	17	41.67%
Properties Pending Sale .....	16	-5.88%
Properties For Sale .....	110	-36.78%
Days on Market (Pending Sale) .....	93	14.81%
Month's Supply of Inventory .....	4.7	-44.71%
Percent Under Contract .....	14.50%	47.96%

## % 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 .....	\$760,000
Average Price per Square Foot .....	\$633
Properties Sold .....	7
Properties Pending Sale .....	6
Properties For Sale .....	83
Days on Market (Pending Sale) .....	86
Month's Supply of Inventory .....	12.2
Percent Under Contract .....	7.20%

## MAY 2010

Median Price .....	\$762,000	0.26%
Average Price per Square Foot .....	\$641	1.26%
Properties Sold .....	6	-14.29%
Properties Pending Sale .....	6	0.00%
Properties For Sale .....	53	-36.14%
Days on Market (Pending Sale) .....	38	-55.81%
Month's Supply of Inventory .....	6	-50.82%
Percent Under Contract .....	11.30%	56.94%

## % 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 .....	\$600,000
Average Price per Square Foot .....	\$491
Properties Sold .....	5
Properties Pending Sale .....	5
Properties For Sale .....	38
Days on Market (Pending Sale) .....	33
Month's Supply of Inventory .....	6.4
Percent Under Contract .....	13.20%

## MAY 2010

Median Price .....	\$713,000	18.83%
Average Price per Square Foot .....	\$466	-5.09%
Properties Sold .....	6	20.00%
Properties Pending Sale .....	3	-40.00%
Properties For Sale .....	26	-31.58%
Days on Market (Pending Sale) .....	41	24.24%
Month's Supply of Inventory .....	6.7	4.69%
Percent Under Contract .....	11.50%	-12.88%

## % 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 .....	\$609,000
Average Price per Square Foot .....	\$412
Properties Sold .....	21
Properties Pending Sale .....	21
Properties For Sale .....	76
Days on Market (Pending Sale) .....	63
Month's Supply of Inventory .....	2.3
Percent Under Contract .....	27.60%

## MAY 2010

Median Price .....	\$722,500	18.64%
Average Price per Square Foot .....	\$443	7.52%
Properties Sold .....	18	-14.29%
Properties Pending Sale .....	20	-4.76%
Properties For Sale .....	78	2.63%
Days on Market (Pending Sale) .....	34	-46.03%
Month's Supply of Inventory .....	2.6	13.04%
Percent Under Contract .....	25.60%	-7.25%

## % 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 .....	\$1,600,000
Average Price per Square Foot .....	\$956
Properties Sold .....	7
Properties Pending Sale .....	13
Properties For Sale .....	131
Days on Market (Pending Sale) .....	95
Month's Supply of Inventory .....	8.1
Percent Under Contract .....	9.90%

## MAY 2010

Median Price .....	\$1,395,000	-12.81%
Average Price per Square Foot .....	\$627	-34.41%
Properties Sold .....	15	114.29%
Properties Pending Sale .....	12	-7.69%
Properties For Sale .....	96	-26.72%
Days on Market (Pending Sale) .....	62	-34.74%
Month's Supply of Inventory .....	6.3	-22.22%
Percent Under Contract .....	12.50%	26.26%

## % 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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