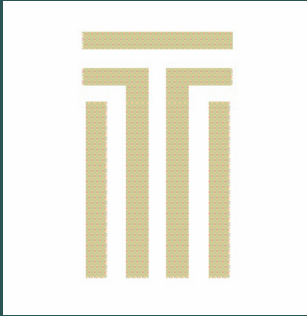


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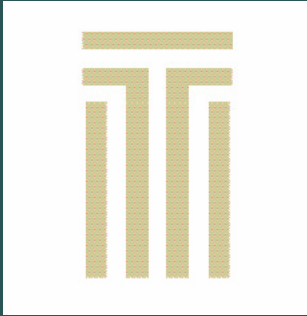
WHAT IS A MICRO MARKET

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

JUNE 2009

Median Price	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	0
Properties For Sale	3
Days on Market (Pending Sale)	N/A
Month's Supply of Inventory	N/A
Percent Under Contract	0.0%

JUNE 2010

Median Price	\$549,000	N/A
Average Price per Square Foot	\$451	N/A
Properties Sold	1	0 to 1
Properties Pending Sale	0	N/C
Properties For Sale	2	-33.3%
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

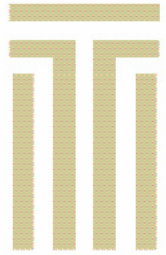
JUNE 2009

Median Price	\$595,000
Average Price per Square Foot	\$458
Properties Sold	11
Properties Pending Sale	10
Properties For Sale	73
Days on Market (Pending Sale)	96
Month's Supply of Inventory	6
Percent Under Contract	13.7%

JUNE 2010

Median Price	\$560,000	-5.9%
Average Price per Square Foot	\$433	-5.5%
Properties Sold	8	-27.3%
Properties Pending Sale	20	100.0%
Properties For Sale	83	13.7%
Days on Market (Pending Sale)	40	-58.3%
Month's Supply of Inventory	2.3	-61.7%
Percent Under Contract	24.1%	75.9%

% CHANGE



BEVERLY HILLS

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

JUNE 2009

Median Price	\$750,000
Average Price per Square Foot	\$568
Properties Sold	5
Properties Pending Sale	7
Properties For Sale	116
Days on Market (Pending Sale)	53
Month's Supply of Inventory	14
Percent Under Contract	6.0%

JUNE 2010

Median Price	\$780,000	4.0%
Average Price per Square Foot	\$905	59.3%
Properties Sold	6	20.0%
Properties Pending Sale	9	28.6%
Properties For Sale	100	-13.8%
Days on Market (Pending Sale)	185	249.1%
Month's Supply of Inventory	8.9	-36.4%
Percent Under Contract	9.0%	50.0%

% 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

JUNE 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

JUNE 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

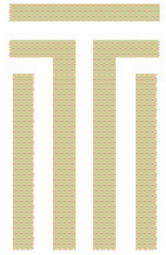
JUNE 2009

Median Price	\$447,000
Average Price per Square Foot	\$351
Properties Sold	10
Properties Pending Sale	7
Properties For Sale	52
Days on Market (Pending Sale)	86
Month's Supply of Inventory	5.7
Percent Under Contract	13.5%

JUNE 2010

Median Price	\$580,000	29.8%
Average Price per Square Foot	\$378	7.7%
Properties Sold	7	-30.0%
Properties Pending Sale	5	-28.6%
Properties For Sale	50	-3.8%
Days on Market (Pending Sale)	55	-36.0%
Month's Supply of Inventory	7.8	36.8%
Percent Under Contract	10.0%	-25.9%

% CHANGE



BRENTWOOD

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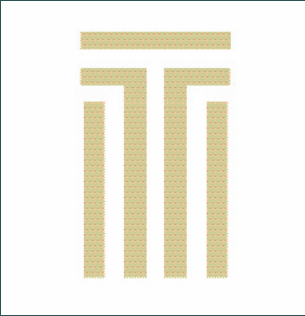
JUNE 2009

Median Price	\$672,500
Average Price per Square Foot	\$466
Properties Sold	16
Properties Pending Sale	13
Properties For Sale	132
Days on Market (Pending Sale)	143
Month's Supply of Inventory	8.2
Percent Under Contract	9.8%

JUNE 2010

Median Price	\$685,000	1.9%
Average Price per Square Foot	\$424	-9.0%
Properties Sold	10	-37.5%
Properties Pending Sale	19	46.2%
Properties For Sale	143	8.3%
Days on Market (Pending Sale)	64	-55.2%
Month's Supply of Inventory	5.3	-35.4%
Percent Under Contract	13.3%	35.7%

% 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

JUNE 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%

JUNE 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	-100%
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

JUNE 2009

Median Price	\$362,000
Average Price per Square Foot	\$350
Properties Sold	21
Properties Pending Sale	23
Properties For Sale	93
Days on Market (Pending Sale)	47
Month's Supply of Inventory	2.8
Percent Under Contract	24.7%

JUNE 2010

Median Price	\$343,500	-5.1%
Average Price per Square Foot	\$366	4.6%
Properties Sold	21	N/C
Properties Pending Sale	16	-30.4%
Properties For Sale	76	-18.3%
Days on Market (Pending Sale)	55	17.0%
Month's Supply of Inventory	3.4	21.4%
Percent Under Contract	21.1%	-14.6%

% CHANGE



HANCOCK PARK - WILSHIRE

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

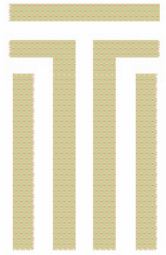
JUNE 2009

Median Price	\$460,000
Average Price per Square Foot	\$326
Properties Sold	15
Properties Pending Sale	18
Properties For Sale	172
Days on Market (Pending Sale)	86
Month's Supply of Inventory	7.1
Percent Under Contract	10.5%

JUNE 2010

Median Price	\$447,500	-2.7%
Average Price per Square Foot	\$302	-7.4%
Properties Sold	13	-13.3%
Properties Pending Sale	13	-27.8%
Properties For Sale	94	-45.3%
Days on Market (Pending Sale)	107	24.4%
Month's Supply of Inventory	5.2	-26.8%
Percent Under Contract	13.8%	31.4%

% CHANGE



HOLLYWOOD

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

JUNE 2009

Median Price	\$485,000
Average Price per Square Foot	\$409
Properties Sold	10
Properties Pending Sale	7
Properties For Sale	105
Days on Market (Pending Sale)	74
Month's Supply of Inventory	13.1
Percent Under Contract	6.7%

JUNE 2010

Median Price	\$505,000	4.1%
Average Price per Square Foot	\$608	48.7%
Properties Sold	13	30.0%
Properties Pending Sale	16	128.6%
Properties For Sale	81	-22.9%
Days on Market (Pending Sale)	54	-27.0%
Month's Supply of Inventory	2.6	-80.2%
Percent Under Contract	19.8%	195.5%

% CHANGE



HOLLYWOOD HILLS EAST

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

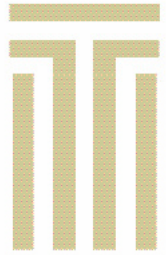
JUNE 2009

Median Price	\$406,500
Average Price per Square Foot	\$313
Properties Sold	2
Properties Pending Sale	1
Properties For Sale	14
Days on Market (Pending Sale)	41
Month's Supply of Inventory	11
Percent Under Contract	7.1%

JUNE 2010

Median Price	\$537,000	32.1%
Average Price per Square Foot	\$360	15.0%
Properties Sold	1	-50.0%
Properties Pending Sale	1	N/C
Properties For Sale	12	-14.3%
Days on Market (Pending Sale)	86	109.8%
Month's Supply of Inventory	9	-18.2%
Percent Under Contract	8.3%	16.9%

% CHANGE



LOS FELIZ

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

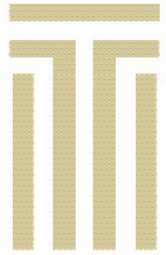
JUNE 2009

Median Price	\$585,000
Average Price per Square Foot	\$396
Properties Sold	1
Properties Pending Sale	1
Properties For Sale	15
Days on Market (Pending Sale)	29
Month's Supply of Inventory	13
Percent Under Contract	6.7%

JUNE 2010

Median Price	\$620,000	6.0%
Average Price per Square Foot	N/A	N/A
Properties Sold	2	100.0%
Properties Pending Sale	1	N/C
Properties For Sale	21	40.0%
Days on Market (Pending Sale)	91	213.8%
Month's Supply of Inventory	17	30.8%
Percent Under Contract	4.8%	-28.4%

% CHANGE



MALIBU

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

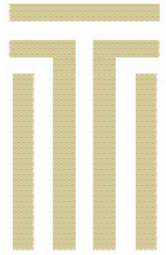
JUNE 2009

Median Price	\$865,000
Average Price per Square Foot	\$472
Properties Sold	1
Properties Pending Sale	0
Properties For Sale	74
Days on Market (Pending Sale)	N/A
Month's Supply of Inventory	N/A
Percent Under Contract	0.0%

JUNE 2010

Median Price	\$895,000	3.5%
Average Price per Square Foot	\$526	11.4%
Properties Sold	4	300.0%
Properties Pending Sale	3	0 to 3
Properties For Sale	43	-41.9%
Days on Market (Pending Sale)	52	N/A
Month's Supply of Inventory	9.3	N/A
Percent Under Contract	7.0%	0 to 7%

% CHANGE



MALIBU BEACH

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

JUNE 2009

Median Price	\$1,410,000
Average Price per Square Foot	\$918
Properties Sold	4
Properties Pending Sale	1
Properties For Sale	43
Days on Market (Pending Sale)	9
Month's Supply of Inventory	38
Percent Under Contract	2.3%

JUNE 2010

Median Price	\$885,000	-37.2%
Average Price per Square Foot	\$700	-23.7%
Properties Sold	1	-75.0%
Properties Pending Sale	1	N/C
Properties For Sale	26	-39.5%
Days on Market (Pending Sale)	18	100.0%
Month's Supply of Inventory	20	-47.4%
Percent Under Contract	3.8%	65.2%

% CHANGE



MARINA DEL REY

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

JUNE 2009

Median Price	\$515,000
Average Price per Square Foot	\$394
Properties Sold	15
Properties Pending Sale	23
Properties For Sale	243
Days on Market (Pending Sale)	71
Month's Supply of Inventory	8.7
Percent Under Contract	9.5%

JUNE 2010

Median Price	\$618,938	20.2%
Average Price per Square Foot	\$403	2.3%
Properties Sold	26	73.3%
Properties Pending Sale	26	13.0%
Properties For Sale	212	-12.8%
Days on Market (Pending Sale)	87	22.5%
Month's Supply of Inventory	6.3	-27.6%
Percent Under Contract	12.3%	29.5%

% CHANGE



MID LOS ANGELES

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

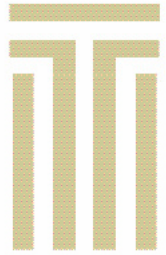
JUNE 2009

Median Price	\$280,000
Average Price per Square Foot	\$298
Properties Sold	1
Properties Pending Sale	0
Properties For Sale	6
Days on Market (Pending Sale)	N/A
Month's Supply of Inventory	N/A
Percent Under Contract	0.0%

JUNE 2010

Median Price	N/A	N/A
Average Price per Square Foot	N/A	N/A
Properties Sold	0	-100.0%
Properties Pending Sale	1	0 to 1
Properties For Sale	7	16.7%
Days on Market (Pending Sale)	28	N/A
Month's Supply of Inventory	3	N/A
Percent Under Contract	14.3%	0 to 14.3%

% CHANGE



MID WILSHIRE

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

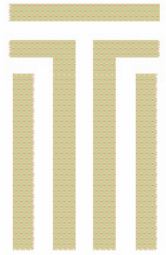
JUNE 2009

Median Price	\$383,000
Average Price per Square Foot	\$286
Properties Sold	13
Properties Pending Sale	9
Properties For Sale	144
Days on Market (Pending Sale)	77
Month's Supply of Inventory	11.3
Percent Under Contract	6.2%

JUNE 2010

Median Price	\$370,000	-3.4%
Average Price per Square Foot	\$285	-0.3%
Properties Sold	17	30.8%
Properties Pending Sale	33	266.7%
Properties For Sale	162	12.5%
Days on Market (Pending Sale)	71	-7.8%
Month's Supply of Inventory	3	-73.5%
Percent Under Contract	20.4%	229.0%

% CHANGE



NORTH HOLLYWOOD

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

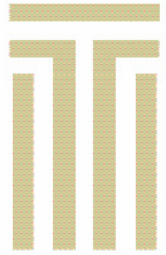
JUNE 2009

Median Price	\$150,000
Average Price per Square Foot	\$192
Properties Sold	1
Properties Pending Sale	4
Properties For Sale	25
Days on Market (Pending Sale)	79
Month's Supply of Inventory	5
Percent Under Contract	16.0%

JUNE 2010

Median Price	\$102,500	-31.7%
Average Price per Square Foot	\$189	-1.6%
Properties Sold	4	300.0%
Properties Pending Sale	5	25.0%
Properties For Sale	18	-28.0%
Days on Market (Pending Sale)	33	-58.2%
Month's Supply of Inventory	2.4	-52.0%
Percent Under Contract	27.8%	73.8%

% CHANGE



PACIFIC PALISADES

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

JUNE 2009

Median Price	\$665,000
Average Price per Square Foot	\$404
Properties Sold	5
Properties Pending Sale	3
Properties For Sale	55
Days on Market (Pending Sale)	69
Month's Supply of Inventory	15.3
Percent Under Contract	5.5%

JUNE 2010

Median Price	\$816,750	22.8%
Average Price per Square Foot	\$509	26.0%
Properties Sold	4	-20.0%
Properties Pending Sale	2	-33.3%
Properties For Sale	37	-32.7%
Days on Market (Pending Sale)	34	-50.7%
Month's Supply of Inventory	14.5	-5.2%
Percent Under Contract	5.4%	-1.8%

% CHANGE



PALMS - MAR VISTA

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

JUNE 2009

Median Price	\$467,000
Average Price per Square Foot	\$370
Properties Sold	18
Properties Pending Sale	11
Properties For Sale	52
Days on Market (Pending Sale)	60
Month's Supply of Inventory	3.3
Percent Under Contract	21.2%

JUNE 2010

Median Price	\$419,000	-10.3%
Average Price per Square Foot	\$342	-7.6%
Properties Sold	5	-72.2%
Properties Pending Sale	6	-45.5%
Properties For Sale	47	-9.6%
Days on Market (Pending Sale)	36	-40.0%
Month's Supply of Inventory	5.8	75.8%
Percent Under Contract	12.8%	-39.6%

% CHANGE



PLAYA DEL REY

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

JUNE 2009

Median Price	\$299,000
Average Price per Square Foot	\$367
Properties Sold	11
Properties Pending Sale	7
Properties For Sale	68
Days on Market (Pending Sale)	40
Month's Supply of Inventory	7.9
Percent Under Contract	10.3%

JUNE 2010

Median Price	\$390,000	30.4%
Average Price per Square Foot	\$379	3.3%
Properties Sold	13	18.2%
Properties Pending Sale	10	42.9%
Properties For Sale	39	-42.6%
Days on Market (Pending Sale)	54	35.0%
Month's Supply of Inventory	2.5	-68.4%
Percent Under Contract	25.6%	148.5%

% CHANGE



PLAYA VISTA

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

JUNE 2009

Median Price	\$525,000
Average Price per Square Foot	\$349
Properties Sold	13
Properties Pending Sale	12
Properties For Sale	70
Days on Market (Pending Sale)	44
Month's Supply of Inventory	4.3
Percent Under Contract	17.1%

JUNE 2010

Median Price	\$570,000	8.6%
Average Price per Square Foot	\$367	5.2%
Properties Sold	15	15.4%
Properties Pending Sale	3	-75.0%
Properties For Sale	32	-54.3%
Days on Market (Pending Sale)	53	20.5%
Month's Supply of Inventory	8.3	93.0%
Percent Under Contract	9.4%	-45.0%

% CHANGE



SANTA MONICA

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

JUNE 2009

Median Price	\$738,000
Average Price per Square Foot	\$665
Properties Sold	28
Properties Pending Sale	33
Properties For Sale	251
Days on Market (Pending Sale)	70
Month's Supply of Inventory	5.8
Percent Under Contract	13.1%

JUNE 2010

Median Price	\$689,000	-6.6%
Average Price per Square Foot	\$587	-11.7%
Properties Sold	35	25.0%
Properties Pending Sale	39	18.2%
Properties For Sale	271	8.0%
Days on Market (Pending Sale)	65	-7.1%
Month's Supply of Inventory	5.2	-10.3%
Percent Under Contract	14.2%	8.4%

% CHANGE



SHERMAN OAKS

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

JUNE 2009

Median Price	\$311,750
Average Price per Square Foot	\$297
Properties Sold	4
Properties Pending Sale	6
Properties For Sale	41
Days on Market (Pending Sale)	24
Month's Supply of Inventory	5.2
Percent Under Contract	14.6%

JUNE 2010

Median Price	\$340,000	9.1%
Average Price per Square Foot	\$274	-7.7%
Properties Sold	5	25.0%
Properties Pending Sale	5	-16.7%
Properties For Sale	35	-14.6%
Days on Market (Pending Sale)	64	166.7%
Month's Supply of Inventory	5.2	N/C
Percent Under Contract	14.3%	-2.1%

% CHANGE



SILVERLAKE - ECHO PARK

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

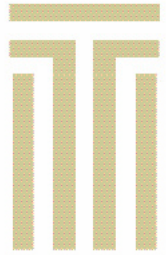
JUNE 2009

Median Price	\$286,000
Average Price per Square Foot	\$325
Properties Sold	1
Properties Pending Sale	1
Properties For Sale	20
Days on Market (Pending Sale)	206
Month's Supply of Inventory	14
Percent Under Contract	5.0%

JUNE 2010

Median Price	\$323,000	12.9%
Average Price per Square Foot	\$349	7.4%
Properties Sold	3	200.0%
Properties Pending Sale	2	100.0%
Properties For Sale	16	-20.0%
Days on Market (Pending Sale)	37	-82.0%
Month's Supply of Inventory	5.5	-60.7%
Percent Under Contract	12.5%	150.0%

% CHANGE



STUDIO CITY

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

JUNE 2009

Median Price	\$617,500
Average Price per Square Foot	\$361
Properties Sold	2
Properties Pending Sale	4
Properties For Sale	55
Days on Market (Pending Sale)	24
Month's Supply of Inventory	10
Percent Under Contract	7.3%

JUNE 2010

Median Price	\$560,000	-9.3%
Average Price per Square Foot	\$367	1.7%
Properties Sold	6	200.0%
Properties Pending Sale	4	N/C
Properties For Sale	49	-10.9%
Days on Market (Pending Sale)	58	141.7%
Month's Supply of Inventory	6	-40.0%
Percent Under Contract	8.2%	12.3%

% 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

JUNE 2009

Median Price	\$450,000
Average Price per Square Foot	\$335
Properties Sold	5
Properties Pending Sale	5
Properties For Sale	63
Days on Market (Pending Sale)	61
Month's Supply of Inventory	10.4
Percent Under Contract	7.9%

JUNE 2010

Median Price	\$497,250	10.5%
Average Price per Square Foot	\$402	20.0%
Properties Sold	2	-60.0%
Properties Pending Sale	8	60.0%
Properties For Sale	58	-7.9%
Days on Market (Pending Sale)	110	80.3%
Month's Supply of Inventory	5.9	-43.3%
Percent Under Contract	13.8%	74.7%

% CHANGE



TOLUCA LAKE

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

JUNE 2009

Median Price	\$360,000
Average Price per Square Foot	\$295
Properties Sold	2
Properties Pending Sale	2
Properties For Sale	13
Days on Market (Pending Sale)	52
Month's Supply of Inventory	2.5
Percent Under Contract	15.4%

JUNE 2010

Median Price	\$375,000	4.2%
Average Price per Square Foot	\$331	12.2%
Properties Sold	1	-50.0%
Properties Pending Sale	2	N/C
Properties For Sale	2	-84.6%
Days on Market (Pending Sale)	162	211.5%
Month's Supply of Inventory	0	-100.0%
Percent Under Contract	100.0%	549.4%

% CHANGE



VALLEY VILLAGE

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

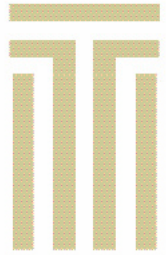
JUNE 2009

Median Price	\$415,000
Average Price per Square Foot	\$298
Properties Sold	1
Properties Pending Sale	3
Properties For Sale	11
Days on Market (Pending Sale)	50
Month's Supply of Inventory	2.7
Percent Under Contract	27.3%

JUNE 2010

Median Price	N/A	N/A
Average Price per Square Foot	N/A	N/A
Properties Sold	0	-100.0%
Properties Pending Sale	2	-33.3%
Properties For Sale	8	-27.3%
Days on Market (Pending Sale)	9	-82.0%
Month's Supply of Inventory	1.5	-44.4%
Percent Under Contract	25.0%	-8.4%

% CHANGE



VENICE

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

JUNE 2009

Median Price	\$702,500
Average Price per Square Foot	\$489
Properties Sold	6
Properties Pending Sale	2
Properties For Sale	59
Days on Market (Pending Sale)	122
Month's Supply of Inventory	24.5
Percent Under Contract	3.4%

JUNE 2010

Median Price	\$711,250	1.2%
Average Price per Square Foot	\$634	29.7%
Properties Sold	2	-66.7%
Properties Pending Sale	2	N/C
Properties For Sale	35	-40.7%
Days on Market (Pending Sale)	174	42.6%
Month's Supply of Inventory	14	-42.9%
Percent Under Contract	5.7%	67.6%

% CHANGE



WEST HOLLYWOOD

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

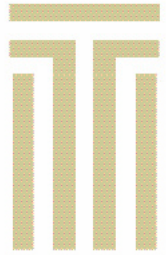
JUNE 2009

Median Price	\$560,000
Average Price per Square Foot	\$458
Properties Sold	29
Properties Pending Sale	33
Properties For Sale	318
Days on Market (Pending Sale)	99
Month's Supply of Inventory	7.9
Percent Under Contract	10.4%

JUNE 2010

Median Price	\$525,000	-6.3%
Average Price per Square Foot	\$449	-2.0%
Properties Sold	32	10.3%
Properties Pending Sale	30	-9.1%
Properties For Sale	244	-23.3%
Days on Market (Pending Sale)	89	-10.1%
Month's Supply of Inventory	6.1	-22.8%
Percent Under Contract	12.3%	18.3%

% CHANGE



WEST LOS ANGELES

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

JUNE 2009

Median Price	\$499,000
Average Price per Square Foot	\$380
Properties Sold	13
Properties Pending Sale	14
Properties For Sale	99
Days on Market (Pending Sale)	46
Month's Supply of Inventory	5.7
Percent Under Contract	14.1%

JUNE 2010

Median Price	\$600,000	20.2%
Average Price per Square Foot	\$408	7.4%
Properties Sold	8	-38.5%
Properties Pending Sale	15	7.1%
Properties For Sale	88	-11.1%
Days on Market (Pending Sale)	47	2.2%
Month's Supply of Inventory	4.3	-24.6%
Percent Under Contract	17.0%	20.6%

% CHANGE



WESTCHESTER

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

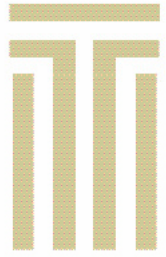
JUNE 2009

Median Price	\$220,000
Average Price per Square Foot	\$262
Properties Sold	3
Properties Pending Sale	0
Properties For Sale	6
Days on Market (Pending Sale)	N/A
Month's Supply of Inventory	N/A
Percent Under Contract	0.0%

JUNE 2010

Median Price	N/A	N/A
Average Price per Square Foot	N/A	N/A
Properties Sold	0	-100.0%
Properties Pending Sale	3	0 to 3
Properties For Sale	14	133.3%
Days on Market (Pending Sale)	64	N/A
Month's Supply of Inventory	3	N/A
Percent Under Contract	21.4%	0 to 21.4%

% CHANGE



WESTWOOD - CENTURY CITY

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

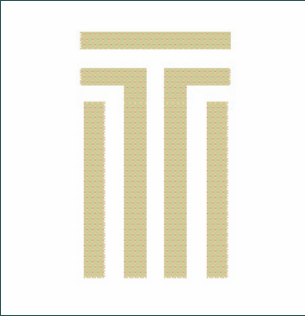
JUNE 2009

Median Price	\$644,000
Average Price per Square Foot	\$465
Properties Sold	45
Properties Pending Sale	28
Properties For Sale	445
Days on Market (Pending Sale)	88
Month's Supply of Inventory	13.5
Percent Under Contract	6.3%

JUNE 2010

Median Price	\$670,000	4.0%
Average Price per Square Foot	\$661	42.2%
Properties Sold	34	-24.4%
Properties Pending Sale	34	21.4%
Properties For Sale	389	-12.6%
Days on Market (Pending Sale)	68	-22.7%
Month's Supply of Inventory	8.9	-34.1%
Percent Under Contract	8.7%	38.1%

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

