



MICROMARKETREPORT

June 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

JUNE 2009

Median Price	\$1,258,000
Average Price per Square Foot	\$463
Properties Sold	7
Properties Pending Sale	8
Properties For Sale	201
Days on Market (Pending Sale)	49
Month's Supply of Inventory	22.6
Percent Under Contract	4.0%

JUNE 2010

Median Price	\$1,070,000	-14.9%
Average Price per Square Foot	\$575	24.2%
Properties Sold	15	114.3%
Properties Pending Sale	11	37.5%
Properties For Sale	171	-14.9%
Days on Market (Pending Sale)	56	14.3%
Month's Supply of Inventory	12.5	-44.7%
Percent Under Contract	6.4%	60.0%

% 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	\$945,000
Average Price per Square Foot	\$468
Properties Sold	16
Properties Pending Sale	19
Properties For Sale	120
Days on Market (Pending Sale)	59
Month's Supply of Inventory	4.5
Percent Under Contract	15.8%

JUNE 2010

Median Price	\$881,865	-6.7%
Average Price per Square Foot	\$481	2.8%
Properties Sold	24	50.0%
Properties Pending Sale	19	N/C
Properties For Sale	107	-10.8%
Days on Market (Pending Sale)	33	-44.1%
Month's Supply of Inventory	3.6	-20.0%
Percent Under Contract	17.8%	12.7%

% 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	\$3,475,000
Average Price per Square Foot	\$768
Properties Sold	14
Properties Pending Sale	6
Properties For Sale	175
Days on Market (Pending Sale)	68
Month's Supply of Inventory	24.8
Percent Under Contract	3.4%

JUNE 2010

Median Price	\$1,642,000	-52.7%
Average Price per Square Foot	\$947	23.3%
Properties Sold	15	7.1%
Properties Pending Sale	12	100.0%
Properties For Sale	164	-6.3%
Days on Market (Pending Sale)	49	-27.9%
Month's Supply of Inventory	10.6	-57.3%
Percent Under Contract	7.3%	114.7%

% 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	\$1,275,000
Average Price per Square Foot	\$600
Properties Sold	14
Properties Pending Sale	6
Properties For Sale	221
Days on Market (Pending Sale)	15
Month's Supply of Inventory	33.7
Percent Under Contract	2.7%

JUNE 2010

Median Price	\$2,056,500	61.3%
Average Price per Square Foot	\$635	5.8%
Properties Sold	10	-28.6%
Properties Pending Sale	13	116.7%
Properties For Sale	176	-20.4%
Days on Market (Pending Sale)	79	426.7%
Month's Supply of Inventory	10.5	-68.8%
Percent Under Contract	7.4%	174.1%

% 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	\$872,000
Average Price per Square Foot	\$441
Properties Sold	13
Properties Pending Sale	17
Properties For Sale	88
Days on Market (Pending Sale)	72
Month's Supply of Inventory	3.6
Percent Under Contract	19.3%

JUNE 2010

Median Price	\$800,000	-8.3%
Average Price per Square Foot	\$455	3.2%
Properties Sold	13	N/C
Properties Pending Sale	19	11.8%
Properties For Sale	82	-6.8%
Days on Market (Pending Sale)	40	-44.4%
Month's Supply of Inventory	2.8	-22.2%
Percent Under Contract	23.2%	20.2%

% CHANGE



BRENTWOOD

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

JUNE 2009

Median Price	\$1,900,000
Average Price per Square Foot	\$669
Properties Sold	27
Properties Pending Sale	21
Properties For Sale	228
Days on Market (Pending Sale)	126
Month's Supply of Inventory	9.3
Percent Under Contract	9.2%

JUNE 2010

Median Price	\$1,741,385	-8.3%
Average Price per Square Foot	\$787	17.6%
Properties Sold	28	3.7%
Properties Pending Sale	30	42.9%
Properties For Sale	186	-18.4%
Days on Market (Pending Sale)	93	-26.2%
Month's Supply of Inventory	4.2	-54.8%
Percent Under Contract	16.1%	75.0%

% 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	\$1,800,000
Average Price per Square Foot	\$641
Properties Sold	7
Properties Pending Sale	11
Properties For Sale	56
Days on Market (Pending Sale)	65
Month's Supply of Inventory	3.7
Percent Under Contract	19.6%

JUNE 2010

Median Price	\$1,544,359	-14.2%
Average Price per Square Foot	\$575	-10.3%
Properties Sold	8	14.3%
Properties Pending Sale	12	9.1%
Properties For Sale	47	-16.1%
Days on Market (Pending Sale)	38	-41.5%
Month's Supply of Inventory	2.4	-35.1%
Percent Under Contract	23.4%	19.4%

% 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	\$610,000
Average Price per Square Foot	\$428
Properties Sold	13
Properties Pending Sale	13
Properties For Sale	56
Days on Market (Pending Sale)	38
Month's Supply of Inventory	2.8
Percent Under Contract	23.2%

JUNE 2010

Median Price	\$670,000	9.8%
Average Price per Square Foot	\$491	14.7%
Properties Sold	9	-30.8%
Properties Pending Sale	13	N/C
Properties For Sale	55	-1.8%
Days on Market (Pending Sale)	44	15.8%
Month's Supply of Inventory	2.5	-10.7%
Percent Under Contract	23.6%	1.7%

% 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	\$850,000
Average Price per Square Foot	\$441
Properties Sold	13
Properties Pending Sale	15
Properties For Sale	167
Days on Market (Pending Sale)	108
Month's Supply of Inventory	8.8
Percent Under Contract	9.0%

JUNE 2010

Median Price	\$1,315,000	54.7%
Average Price per Square Foot	\$502	13.8%
Properties Sold	19	46.2%
Properties Pending Sale	16	6.7%
Properties For Sale	135	-19.2%
Days on Market (Pending Sale)	48	-55.6%
Month's Supply of Inventory	6.2	-29.5%
Percent Under Contract	11.9%	32.2%

% 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	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	2
Properties For Sale	33
Days on Market (Pending Sale)	182
Month's Supply of Inventory	14.5
Percent Under Contract	6.1%

JUNE 2010

Median Price	\$380,000	N/A
Average Price per Square Foot	\$305	N/A
Properties Sold	5	0 to 5
Properties Pending Sale	3	50.0%
Properties For Sale	32	-3.0%
Days on Market (Pending Sale)	29	-84.1%
Month's Supply of Inventory	7	-51.7%
Percent Under Contract	9.4%	54.1%

% 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	\$849,000
Average Price per Square Foot	\$531
Properties Sold	11
Properties Pending Sale	9
Properties For Sale	105
Days on Market (Pending Sale)	79
Month's Supply of Inventory	9.7
Percent Under Contract	8.6%

JUNE 2010

Median Price	\$694,500	-18.2%
Average Price per Square Foot	\$491	-7.5%
Properties Sold	6	-45.5%
Properties Pending Sale	7	-22.2%
Properties For Sale	89	-15.2%
Days on Market (Pending Sale)	58	-26.6%
Month's Supply of Inventory	10	3.1%
Percent Under Contract	7.9%	-8.1%

% 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	\$850,000
Average Price per Square Foot	\$493
Properties Sold	17
Properties Pending Sale	11
Properties For Sale	120
Days on Market (Pending Sale)	71
Month's Supply of Inventory	9.4
Percent Under Contract	9.2%

JUNE 2010

Median Price	\$985,000	15.9%
Average Price per Square Foot	\$457	-7.3%
Properties Sold	13	-23.5%
Properties Pending Sale	13	18.2%
Properties For Sale	89	-25.8%
Days on Market (Pending Sale)	28	-60.6%
Month's Supply of Inventory	4.7	-50.0%
Percent Under Contract	14.6%	58.7%

% 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	\$807,500
Average Price per Square Foot	\$478
Properties Sold	6
Properties Pending Sale	8
Properties For Sale	396
Days on Market (Pending Sale)	92
Month's Supply of Inventory	45.5
Percent Under Contract	2.0%

JUNE 2010

Median Price	\$1,574,644	95.0%
Average Price per Square Foot	\$665	39.1%
Properties Sold	6	N/C
Properties Pending Sale	16	100.0%
Properties For Sale	287	-27.5%
Days on Market (Pending Sale)	100	8.7%
Month's Supply of Inventory	15.3	-66.4%
Percent Under Contract	5.6%	180.0%

% 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	\$10,775,000
Average Price per Square Foot	\$2,528
Properties Sold	4
Properties Pending Sale	4
Properties For Sale	91
Days on Market (Pending Sale)	195
Month's Supply of Inventory	20.5
Percent Under Contract	4.4%

JUNE 2010

Median Price	\$4,162,500	-61.4%
Average Price per Square Foot	\$1,380	-45.4%
Properties Sold	4	N/C
Properties Pending Sale	5	25.0%
Properties For Sale	93	2.2%
Days on Market (Pending Sale)	175	-10.3%
Month's Supply of Inventory	16.4	-20.0%
Percent Under Contract	5.4%	22.7%



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	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	2
Properties For Sale	45
Days on Market (Pending Sale)	162
Month's Supply of Inventory	21
Percent Under Contract	4.4%

JUNE 2010

Median Price	\$1,649,000	N/A
Average Price per Square Foot	\$461	N/A
Properties Sold	5	0 to 5
Properties Pending Sale	3	50.0%
Properties For Sale	36	-20.0%
Days on Market (Pending Sale)	75	-53.7%
Month's Supply of Inventory	7	-66.7%
Percent Under Contract	8.3%	88.6%

% 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	\$265,000
Average Price per Square Foot	\$198
Properties Sold	25
Properties Pending Sale	21
Properties For Sale	146
Days on Market (Pending Sale)	54
Month's Supply of Inventory	5.2
Percent Under Contract	14.4%

JUNE 2010

Median Price	\$360,000	35.8%
Average Price per Square Foot	\$236	19.2%
Properties Sold	19	-24.0%
Properties Pending Sale	17	-19.0%
Properties For Sale	120	-17.8%
Days on Market (Pending Sale)	38	-29.6%
Month's Supply of Inventory	5	-3.8%
Percent Under Contract	14.2%	-1.4%

% 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	\$490,000
Average Price per Square Foot	\$294
Properties Sold	4
Properties Pending Sale	2
Properties For Sale	27
Days on Market (Pending Sale)	80
Month's Supply of Inventory	12
Percent Under Contract	7.4%

JUNE 2010

Median Price	\$429,000	-12.4%
Average Price per Square Foot	\$250	-15.0%
Properties Sold	4	N/C
Properties Pending Sale	7	250.0%
Properties For Sale	28	3.7%
Days on Market (Pending Sale)	36	-55.0%
Month's Supply of Inventory	2.4	-80.0%
Percent Under Contract	25.0%	237.8%

% 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	\$312,000
Average Price per Square Foot	\$254
Properties Sold	13
Properties Pending Sale	12
Properties For Sale	52
Days on Market (Pending Sale)	34
Month's Supply of Inventory	3
Percent Under Contract	23.1%

JUNE 2010

Median Price	\$325,000	4.2%
Average Price per Square Foot	\$268	5.5%
Properties Sold	15	15.4%
Properties Pending Sale	10	-16.7%
Properties For Sale	35	-32.7%
Days on Market (Pending Sale)	50	47.1%
Month's Supply of Inventory	2.2	-26.7%
Percent Under Contract	28.6%	23.8%

% 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	\$2,116,230
Average Price per Square Foot	\$633
Properties Sold	14
Properties Pending Sale	26
Properties For Sale	288
Days on Market (Pending Sale)	96
Month's Supply of Inventory	9
Percent Under Contract	9.0%

JUNE 2010

Median Price	\$1,925,000	-9.0%
Average Price per Square Foot	\$667	5.4%
Properties Sold	30	114.3%
Properties Pending Sale	32	23.1%
Properties For Sale	195	-32.3%
Days on Market (Pending Sale)	76	-20.8%
Month's Supply of Inventory	4.5	-50.0%
Percent Under Contract	16.4%	82.2%

% 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	\$690,000
Average Price per Square Foot	\$466
Properties Sold	37
Properties Pending Sale	14
Properties For Sale	115
Days on Market (Pending Sale)	48
Month's Supply of Inventory	6.8
Percent Under Contract	12.2%

JUNE 2010

Median Price	\$775,000	12.3%
Average Price per Square Foot	\$491	5.4%
Properties Sold	29	-21.6%
Properties Pending Sale	29	107.1%
Properties For Sale	124	7.8%
Days on Market (Pending Sale)	49	2.1%
Month's Supply of Inventory	2.8	-58.8%
Percent Under Contract	23.4%	91.8%

% 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	\$1,375,000
Average Price per Square Foot	\$275
Properties Sold	1
Properties Pending Sale	6
Properties For Sale	40
Days on Market (Pending Sale)	138
Month's Supply of Inventory	5.2
Percent Under Contract	15.0%

JUNE 2010

Median Price	\$855,000	-37.8%
Average Price per Square Foot	\$415	50.9%
Properties Sold	3	200.0%
Properties Pending Sale	5	-16.7%
Properties For Sale	24	-40.0%
Days on Market (Pending Sale)	59	-57.2%
Month's Supply of Inventory	3.2	-38.5%
Percent Under Contract	20.8%	38.7%

% 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	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	0
Properties For Sale	10
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	4	-60.0%
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



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	\$1,405,000
Average Price per Square Foot	\$741
Properties Sold	22
Properties Pending Sale	17
Properties For Sale	190
Days on Market (Pending Sale)	104
Month's Supply of Inventory	9.1
Percent Under Contract	8.9%

JUNE 2010

Median Price	\$1,450,000	3.2%
Average Price per Square Foot	\$804	8.5%
Properties Sold	29	31.8%
Properties Pending Sale	22	29.4%
Properties For Sale	157	-17.4%
Days on Market (Pending Sale)	61	-41.3%
Month's Supply of Inventory	4.9	-46.2%
Percent Under Contract	14.0%	57.3%

% 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	\$820,000
Average Price per Square Foot	\$381
Properties Sold	23
Properties Pending Sale	9
Properties For Sale	103
Days on Market (Pending Sale)	83
Month's Supply of Inventory	9.8
Percent Under Contract	8.7%

JUNE 2010

Median Price	\$832,000	1.5%
Average Price per Square Foot	\$375	-1.6%
Properties Sold	13	-43.5%
Properties Pending Sale	13	44.4%
Properties For Sale	113	9.7%
Days on Market (Pending Sale)	47	-43.4%
Month's Supply of Inventory	6.2	-36.7%
Percent Under Contract	11.5%	32.2%

% 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	\$650,000
Average Price per Square Foot	\$414
Properties Sold	21
Properties Pending Sale	17
Properties For Sale	126
Days on Market (Pending Sale)	49
Month's Supply of Inventory	5.5
Percent Under Contract	13.5%

JUNE 2010

Median Price	\$647,500	-0.4%
Average Price per Square Foot	\$434	4.8%
Properties Sold	22	4.8%
Properties Pending Sale	17	0.0%
Properties For Sale	84	-33.3%
Days on Market (Pending Sale)	39	-20.4%
Month's Supply of Inventory	3.2	-41.8%
Percent Under Contract	20.2%	49.6%

% 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	\$1,010,000
Average Price per Square Foot	\$464
Properties Sold	11
Properties Pending Sale	9
Properties For Sale	105
Days on Market (Pending Sale)	72
Month's Supply of Inventory	9.3
Percent Under Contract	8.6%

JUNE 2010

Median Price	\$980,000	-3.0%
Average Price per Square Foot	\$392	-15.5%
Properties Sold	11	0.0%
Properties Pending Sale	11	22.2%
Properties For Sale	84	-20.0%
Days on Market (Pending Sale)	46	-36.1%
Month's Supply of Inventory	4.7	-49.5%
Percent Under Contract	13.1%	52.3%

% 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	\$1,132,500
Average Price per Square Foot	\$531
Properties Sold	32
Properties Pending Sale	19
Properties For Sale	453
Days on Market (Pending Sale)	114
Month's Supply of Inventory	20.2
Percent Under Contract	4.2%

JUNE 2010

Median Price	\$1,349,500	19.2%
Average Price per Square Foot	\$565	6.4%
Properties Sold	28	-12.5%
Properties Pending Sale	20	5.3%
Properties For Sale	333	-26.5%
Days on Market (Pending Sale)	66	-42.1%
Month's Supply of Inventory	12.8	-36.6%
Percent Under Contract	6.0%	42.9%

% 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	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	0
Properties For Sale	22
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	3	0 to 3
Properties For Sale	11	-50.0%
Days on Market (Pending Sale)	22	N/A
Month's Supply of Inventory	2.7	N/A
Percent Under Contract	27.3%	0 to 27.3%

% 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	\$703,130
Average Price per Square Foot	\$350
Properties Sold	2
Properties Pending Sale	2
Properties For Sale	24
Days on Market (Pending Sale)	18
Month's Supply of Inventory	9.5
Percent Under Contract	8.3%

JUNE 2010

Median Price	\$550,000	-21.8%
Average Price per Square Foot	\$284	-18.9%
Properties Sold	1	-50.0%
Properties Pending Sale	1	-50.0%
Properties For Sale	18	-25.0%
Days on Market (Pending Sale)	8	-55.6%
Month's Supply of Inventory	11	15.8%
Percent Under Contract	5.6%	-32.5%

% 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	\$861,475
Average Price per Square Foot	\$666
Properties Sold	13
Properties Pending Sale	15
Properties For Sale	166
Days on Market (Pending Sale)	80
Month's Supply of Inventory	9.3
Percent Under Contract	9.0%

JUNE 2010

Median Price	\$757,900	-12.0%
Average Price per Square Foot	\$617	-7.4%
Properties Sold	14	7.7%
Properties Pending Sale	10	-33.3%
Properties For Sale	116	-30.1%
Days on Market (Pending Sale)	62	-22.5%
Month's Supply of Inventory	8.6	-7.5%
Percent Under Contract	8.6%	-4.4%

% 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	\$915,500
Average Price per Square Foot	\$599
Properties Sold	8
Properties Pending Sale	4
Properties For Sale	86
Days on Market (Pending Sale)	119
Month's Supply of Inventory	18.2
Percent Under Contract	4.7%

JUNE 2010

Median Price	\$915,000	-0.1%
Average Price per Square Foot	\$566	-5.5%
Properties Sold	6	-25.0%
Properties Pending Sale	10	150.0%
Properties For Sale	61	-29.1%
Days on Market (Pending Sale)	25	-79.0%
Month's Supply of Inventory	4.4	-75.8%
Percent Under Contract	16.4%	248.9%

% 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	\$705,000
Average Price per Square Foot	\$575
Properties Sold	7
Properties Pending Sale	7
Properties For Sale	38
Days on Market (Pending Sale)	112
Month's Supply of Inventory	3.7
Percent Under Contract	18.4%

JUNE 2010

Median Price	\$850,000	20.6%
Average Price per Square Foot	\$514	-10.6%
Properties Sold	3	-57.1%
Properties Pending Sale	4	-42.9%
Properties For Sale	33	-13.2%
Days on Market (Pending Sale)	18	-83.9%
Month's Supply of Inventory	6	62.2%
Percent Under Contract	12.1%	-34.2%

% 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	\$707,000
Average Price per Square Foot	\$369
Properties Sold	18
Properties Pending Sale	10
Properties For Sale	72
Days on Market (Pending Sale)	60
Month's Supply of Inventory	5.1
Percent Under Contract	13.9%

JUNE 2010

Median Price	\$714,750	1.1%
Average Price per Square Foot	\$397	7.6%
Properties Sold	22	22.2%
Properties Pending Sale	34	240.0%
Properties For Sale	101	40.3%
Days on Market (Pending Sale)	32	-46.7%
Month's Supply of Inventory	1.8	-64.7%
Percent Under Contract	33.7%	142.4%

% 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	\$1,150,000
Average Price per Square Foot	\$543
Properties Sold	9
Properties Pending Sale	21
Properties For Sale	123
Days on Market (Pending Sale)	59
Month's Supply of Inventory	4.5
Percent Under Contract	17.1%

JUNE 2010

Median Price	\$1,100,000	-4.3%
Average Price per Square Foot	\$587	8.1%
Properties Sold	13	44.4%
Properties Pending Sale	17	-19.0%
Properties For Sale	105	-14.6%
Days on Market (Pending Sale)	53	-10.2%
Month's Supply of Inventory	4.2	-6.7%
Percent Under Contract	16.2%	-5.3%

% 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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