



# MICROMARKETREPORT

November 2011 | Condominiums | Los Angeles



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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

Welcome to Teles Properties' Micro Market Report for the Los Angeles' Condominium Market. The report is in response to our observation that the media's focus, headlines, and articles revolve around housing data at a macro level and generalize all markets as the same. We think this is very misleading for our clients in making one of their largest financial decisions.

We decided to launch our own research department in order to drill down into each unique market. This idea came from the study of other industries such as investment firms, law firms and accounting firms. Those industries seemed to provide data from exhaustive research and study. Thus we analyze the market at the macro level to gain a clear perspective, and continue to enhance our understanding through study of the market in specific neighborhoods, or as we call them, Micro Markets.

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# LOS ANGELES MACRO MARKET\*

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

## NOVEMBER 2010

Median Price .....	\$540,000
Average Price per Square Foot .....	\$446
Properties Sold .....	175
Properties Pending Sale .....	189
Properties For Sale .....	2644
Days on Market (Pending Sale) .....	92
Month's Supply of Inventory .....	11.9
Percent Under Contract .....	7.1%

## NOVEMBER 2011

Median Price .....	\$462,500	-14.4%
Average Price per Square Foot .....	\$398	-10.8%
Properties Sold .....	214	22.3%
Properties Pending Sale .....	231	22.2%
Properties For Sale .....	1836	-30.6%
Days on Market (Pending Sale) .....	69	-25.0%
Month's Supply of Inventory .....	5.9	-50.4%
Percent Under Contract .....	12.6%	77.5%
Average Median Price for Last 12 Months	\$502,000	-7.9%
Average Median Price for Last 3 Months ..	\$454,000	1.9%

\* Including only Micro Market areas from this report

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

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# BEL AIR - HOLMBY HILLS

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

## NOVEMBER 2010

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

## NOVEMBER 2011

Median Price .....	\$405,000	N/A
Average Price per Square Foot .....	\$324	N/A
Properties Sold .....	1	N/A
Properties Pending Sale .....	0	100.0%
Properties For Sale .....	3	-40.0%
Days on Market (Pending Sale) .....	0	N/A
Month's Supply of Inventory .....	0	0.0%
Percent Under Contract .....	0.0%	N/A
Average Median Price for Last 12 Months	\$478,000	N/A
Average Median Price for Last 3 Months ..	\$368,000	N/A

## % 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

## NOVEMBER 2010

Median Price .....	\$568,000
Average Price per Square Foot .....	\$386
Properties Sold .....	5
Properties Pending Sale .....	7
Properties For Sale .....	63
Days on Market (Pending Sale) .....	62
Month's Supply of Inventory .....	7.6
Percent Under Contract .....	11.1%

## NOVEMBER 2011

Median Price .....	\$387,500	-31.8%
Average Price per Square Foot .....	\$262	-32.1%
Properties Sold .....	2	-60.0%
Properties Pending Sale .....	5	-28.6%
Properties For Sale .....	26	-58.7%
Days on Market (Pending Sale) .....	14	-77.4%
Month's Supply of Inventory .....	3.6	-52.6%
Percent Under Contract .....	19.2%	73.0%
Average Median Price for Last 12 Months	\$487,000	-20.4%
Average Median Price for Last 3 Months ..	\$383,000	1.2%



# BEVERLY HILLS

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

## NOVEMBER 2010

Median Price .....	\$850,000
Average Price per Square Foot .....	\$510
Properties Sold .....	7
Properties Pending Sale .....	6
Properties For Sale .....	105
Days on Market (Pending Sale) .....	156
Month's Supply of Inventory .....	15.3
Percent Under Contract .....	5.7%

## NOVEMBER 2011

Median Price .....	\$675,000	-20.6%
Average Price per Square Foot .....	\$439	-13.9%
Properties Sold .....	3	-57.1%
Properties Pending Sale .....	7	16.7%
Properties For Sale .....	77	-26.7%
Days on Market (Pending Sale) .....	161	3.2%
Month's Supply of Inventory .....	8.7	-43.1%
Percent Under Contract .....	9.1%	59.6%
Average Median Price for Last 12 Months	\$863,000	-21.8%
Average Median Price for Last 3 Months ..	\$920,000	-26.6%



# BEVERLY HILLS P.O.

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

## NOVEMBER 2010

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

## NOVEMBER 2011

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
Average Median Price for Last 12 Months	N/A	N/A
Average Median Price for Last 3 Months ..	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

## NOVEMBER 2010

Median Price .....	\$566,500
Average Price per Square Foot .....	\$418
Properties Sold .....	4
Properties Pending Sale .....	5
Properties For Sale .....	44
Days on Market (Pending Sale) .....	54
Month's Supply of Inventory .....	7.2
Percent Under Contract .....	11.4%

## NOVEMBER 2011

Median Price .....	\$430,000	-24.1%
Average Price per Square Foot .....	\$361	-13.6%
Properties Sold .....	5	25.0%
Properties Pending Sale .....	4	-20.0%
Properties For Sale .....	22	-50.0%
Days on Market (Pending Sale) .....	57	5.6%
Month's Supply of Inventory .....	3.5	-51.4%
Percent Under Contract .....	18.2%	59.6%
Average Median Price for Last 12 Months	\$525,000	-18.1%
Average Median Price for Last 3 Months ..	\$402,000	7.0%

## % CHANGE



# BRENTWOOD

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

## NOVEMBER 2010

Median Price .....	\$531,250
Average Price per Square Foot .....	\$416
Properties Sold .....	8
Properties Pending Sale .....	11
Properties For Sale .....	148
Days on Market (Pending Sale) .....	107
Month's Supply of Inventory .....	11
Percent Under Contract .....	7.4%

## NOVEMBER 2011

Median Price .....	\$515,000	-3.1%
Average Price per Square Foot .....	\$397	-4.6%
Properties Sold .....	9	12.5%
Properties Pending Sale .....	7	-36.4%
Properties For Sale .....	79	-46.6%
Days on Market (Pending Sale) .....	86	-19.6%
Month's Supply of Inventory .....	8.7	-20.9%
Percent Under Contract .....	8.9%	20.3%
Average Median Price for Last 12 Months	\$627,000	-17.9%
Average Median Price for Last 3 Months ..	\$536,000	-3.9%

## % 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

## NOVEMBER 2010

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

## NOVEMBER 2011

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
Average Median Price for Last 12 Months	N/A	N/A
Average Median Price for Last 3 Months ..	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

## NOVEMBER 2010

Median Price .....	\$570,000
Average Price per Square Foot .....	\$357
Properties Sold .....	7
Properties Pending Sale .....	11
Properties For Sale .....	92
Days on Market (Pending Sale) .....	85
Month's Supply of Inventory .....	6.6
Percent Under Contract .....	12.0%

## NOVEMBER 2011

Median Price .....	\$261,250	-54.2%
Average Price per Square Foot .....	\$274	-23.2%
Properties Sold .....	4	-42.9%
Properties Pending Sale .....	12	9.1%
Properties For Sale .....	66	-28.3%
Days on Market (Pending Sale) .....	52	-38.8%
Month's Supply of Inventory .....	3.7	-43.9%
Percent Under Contract .....	18.2%	51.7%
Average Median Price for Last 12 Months	\$344,000	-24.1%
Average Median Price for Last 3 Months ..	\$276,000	-5.3%

## % CHANGE



# HANCOCK PARK - WILSHIRE

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

## NOVEMBER 2010

Median Price .....	\$377,000
Average Price per Square Foot .....	\$271
Properties Sold .....	11
Properties Pending Sale .....	5
Properties For Sale .....	104
Days on Market (Pending Sale) .....	112
Month's Supply of Inventory .....	17.6
Percent Under Contract .....	4.8%

## NOVEMBER 2011

Median Price .....	\$325,500	-13.7%
Average Price per Square Foot .....	\$278	2.6%
Properties Sold .....	11	0.0%
Properties Pending Sale .....	13	160.0%
Properties For Sale .....	63	-39.4%
Days on Market (Pending Sale) .....	59	-47.3%
Month's Supply of Inventory .....	3.2	-81.8%
Percent Under Contract .....	20.6%	329.2%
Average Median Price for Last 12 Months	\$373,000	-12.7%
Average Median Price for Last 3 Months ..	\$367,000	-11.3%

## % CHANGE



# HOLLYWOOD

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

## NOVEMBER 2010

Median Price .....	\$532,500
Average Price per Square Foot .....	\$358
Properties Sold .....	5
Properties Pending Sale .....	5
Properties For Sale .....	104
Days on Market (Pending Sale) .....	21
Month's Supply of Inventory .....	18.4
Percent Under Contract .....	4.8%

## NOVEMBER 2011

Median Price .....	\$427,000	-19.8%
Average Price per Square Foot .....	\$367	2.5%
Properties Sold .....	13	160.0%
Properties Pending Sale .....	12	140.0%
Properties For Sale .....	71	-31.7%
Days on Market (Pending Sale) .....	15	-28.6%
Month's Supply of Inventory .....	4.5	-75.5%
Percent Under Contract .....	16.9%	252.1%
Average Median Price for Last 12 Months	\$397,000	7.6%
Average Median Price for Last 3 Months ..	\$361,000	18.3%

## % CHANGE



# HOLLYWOOD HILLS EAST

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

## NOVEMBER 2010

Median Price .....	\$196,000
Average Price per Square Foot .....	\$282
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	14
Days on Market (Pending Sale) .....	40
Month's Supply of Inventory .....	6
Percent Under Contract .....	14.3%

## NOVEMBER 2011

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	-100.0%
Properties Pending Sale .....	1	N/A
Properties For Sale .....	16	14.3%
Days on Market (Pending Sale) .....	21	-47.5%
Month's Supply of Inventory .....	11	N/A
Percent Under Contract .....	6.2%	N/A
Average Median Price for Last 12 Months	\$319,000	N/A
Average Median Price for Last 3 Months ..	\$374,000	N/A



# LOS FELIZ

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

## NOVEMBER 2010

Median Price .....	\$175,000
Average Price per Square Foot .....	\$233
Properties Sold .....	1
Properties Pending Sale .....	0
Properties For Sale .....	18
Days on Market (Pending Sale) .....	0
Month's Supply of Inventory .....	0
Percent Under Contract .....	N/A

## NOVEMBER 2011

Median Price .....	\$263,000	50.3%
Average Price per Square Foot .....	\$252	8.2%
Properties Sold .....	2	100.0%
Properties Pending Sale .....	5	N/A
Properties For Sale .....	15	-16.7%
Days on Market (Pending Sale) .....	50	N/A
Month's Supply of Inventory .....	1.8	N/A
Percent Under Contract .....	33.3%	N/A
Average Median Price for Last 12 Months	\$305,000	-13.8%
Average Median Price for Last 3 Months ..	\$296,000	-11.1%

## % CHANGE



# MALIBU

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

## NOVEMBER 2010

Median Price .....	\$790,000
Average Price per Square Foot .....	\$419
Properties Sold .....	3
Properties Pending Sale .....	2
Properties For Sale .....	36
Days on Market (Pending Sale) .....	210
Month's Supply of Inventory .....	16
Percent Under Contract .....	5.6%

## NOVEMBER 2011

Median Price .....	\$410,000	-48.1%
Average Price per Square Foot .....	\$370	-11.7%
Properties Sold .....	5	66.7%
Properties Pending Sale .....	4	100.0%
Properties For Sale .....	31	-13.9%
Days on Market (Pending Sale) .....	31	-85.2%
Month's Supply of Inventory .....	5.8	-63.8%
Percent Under Contract .....	12.9%	130.4%
Average Median Price for Last 12 Months	\$571,000	-28.2%
Average Median Price for Last 3 Months ..	\$385,000	6.5%

## % CHANGE



# MALIBU BEACH

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

## NOVEMBER 2010

Median Price .....	\$1,175,000
Average Price per Square Foot .....	\$1,020
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	28
Days on Market (Pending Sale) .....	168
Month's Supply of Inventory .....	13
Percent Under Contract .....	7.1%

## NOVEMBER 2011

Median Price .....	\$987,500	-16.0%
Average Price per Square Foot .....	\$816	-20.0%
Properties Sold .....	2	100.0%
Properties Pending Sale .....	1	-50.0%
Properties For Sale .....	21	-25.0%
Days on Market (Pending Sale) .....	121	-28.0%
Month's Supply of Inventory .....	20	53.8%
Percent Under Contract .....	4.8%	-32.4%
Average Median Price for Last 12 Months	\$932,000	6.0%
Average Median Price for Last 3 Months ..	\$961,000	2.8%

## % CHANGE



# MARINA DEL REY

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

## NOVEMBER 2010

Median Price .....	\$647,500
Average Price per Square Foot .....	\$484
Properties Sold .....	18
Properties Pending Sale .....	14
Properties For Sale .....	216
Days on Market (Pending Sale) .....	129
Month's Supply of Inventory .....	13.9
Percent Under Contract .....	6.5%

## NOVEMBER 2011

Median Price .....	\$560,750	-13.4%
Average Price per Square Foot .....	\$350	-27.7%
Properties Sold .....	12	-33.3%
Properties Pending Sale .....	15	7.1%
Properties For Sale .....	160	-25.9%
Days on Market (Pending Sale) .....	61	-52.7%
Month's Supply of Inventory .....	8.5	-38.8%
Percent Under Contract .....	9.4%	44.6%
Average Median Price for Last 12 Months	\$593,000	-5.4%
Average Median Price for Last 3 Months ..	\$580,000	-3.3%

## % CHANGE



# MID LOS ANGELES

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

## NOVEMBER 2010

Median Price .....	N/A
Average Price per Square Foot .....	N/A
Properties Sold .....	0
Properties Pending Sale .....	2
Properties For Sale .....	12
Days on Market (Pending Sale) .....	0
Month's Supply of Inventory .....	0
Percent Under Contract .....	N/A

## NOVEMBER 2011

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 .....	8	-33.3%
Days on Market (Pending Sale) .....	0	N/A
Month's Supply of Inventory .....	4.5	N/A
Percent Under Contract .....	N/A	N/A
Average Median Price for Last 12 Months	\$408,000	N/A
Average Median Price for Last 3 Months ..	\$148,500	N/A

## % CHANGE



# MID WILSHIRE

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

## NOVEMBER 2010

Median Price .....	\$375,000
Average Price per Square Foot .....	\$271
Properties Sold .....	7
Properties Pending Sale .....	8
Properties For Sale .....	211
Days on Market (Pending Sale) .....	78
Month's Supply of Inventory .....	23.9
Percent Under Contract .....	3.8%

## NOVEMBER 2011

Median Price .....	\$225,000	-40.0%
Average Price per Square Foot .....	\$244	-10.0%
Properties Sold .....	7	0.0%
Properties Pending Sale .....	10	25.0%
Properties For Sale .....	64	-69.7%
Days on Market (Pending Sale) .....	61	-21.8%
Month's Supply of Inventory .....	4.5	-81.2%
Percent Under Contract .....	15.6%	310.5%
Average Median Price for Last 12 Months	\$324,000	-30.6%
Average Median Price for Last 3 Months ..	\$273,000	-17.6%



# PACIFIC PALISADES

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

## NOVEMBER 2010

Median Price .....	\$502,500
Average Price per Square Foot .....	\$399
Properties Sold .....	4
Properties Pending Sale .....	3
Properties For Sale .....	48
Days on Market (Pending Sale) .....	83
Month's Supply of Inventory .....	12.7
Percent Under Contract .....	6.2%

## NOVEMBER 2011

Median Price .....	\$688,500	37.0%
Average Price per Square Foot .....	\$512	28.3%
Properties Sold .....	4	0.0%
Properties Pending Sale .....	2	-33.3%
Properties For Sale .....	39	-18.8%
Days on Market (Pending Sale) .....	106	27.7%
Month's Supply of Inventory .....	14	10.2%
Percent Under Contract .....	5.1%	-17.7%
Average Median Price for Last 12 Months	\$662,000	4.0%
Average Median Price for Last 3 Months ..	\$678,000	1.5%

## % CHANGE



# PALMS - MAR VISTA

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

## NOVEMBER 2010

Median Price .....	\$402,500
Average Price per Square Foot .....	\$370
Properties Sold .....	2
Properties Pending Sale .....	9
Properties For Sale .....	69
Days on Market (Pending Sale) .....	132
Month's Supply of Inventory .....	5.8
Percent Under Contract .....	13.0%

## NOVEMBER 2011

Median Price .....	\$463,000	15.0%
Average Price per Square Foot .....	\$319	-13.8%
Properties Sold .....	4	100.0%
Properties Pending Sale .....	5	-44.4%
Properties For Sale .....	48	-30.4%
Days on Market (Pending Sale) .....	38	-71.2%
Month's Supply of Inventory .....	6.6	13.8%
Percent Under Contract .....	10.4%	-20.0%
Average Median Price for Last 12 Months	\$393,000	17.8%
Average Median Price for Last 3 Months ..	\$366,000	26.5%

## % CHANGE



# PLAYA DEL REY

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

## NOVEMBER 2010

Median Price .....	\$295,000
Average Price per Square Foot .....	\$340
Properties Sold .....	3
Properties Pending Sale .....	3
Properties For Sale .....	57
Days on Market (Pending Sale) .....	123
Month's Supply of Inventory .....	17.3
Percent Under Contract .....	5.3%

## NOVEMBER 2011

Median Price .....	\$296,650	0.6%
Average Price per Square Foot .....	\$296	-12.9%
Properties Sold .....	4	33.3%
Properties Pending Sale .....	9	200.0%
Properties For Sale .....	61	7.0%
Days on Market (Pending Sale) .....	89	-27.6%
Month's Supply of Inventory .....	5.1	-70.5%
Percent Under Contract .....	14.8%	179.2%
Average Median Price for Last 12 Months	\$362,000	-18.1%
Average Median Price for Last 3 Months ..	\$343,000	-13.5%

## % CHANGE



# PLAYA VISTA

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

## NOVEMBER 2010

Median Price .....	\$540,000
Average Price per Square Foot .....	\$320
Properties Sold .....	5
Properties Pending Sale .....	7
Properties For Sale .....	42
Days on Market (Pending Sale) .....	85
Month's Supply of Inventory .....	4.9
Percent Under Contract .....	16.7%

## NOVEMBER 2011

Median Price .....	\$440,000	-18.5%
Average Price per Square Foot .....	\$332	3.8%
Properties Sold .....	7	40.0%
Properties Pending Sale .....	6	-14.3%
Properties For Sale .....	25	-40.5%
Days on Market (Pending Sale) .....	50	-41.2%
Month's Supply of Inventory .....	2.5	-49.0%
Percent Under Contract .....	24.0%	43.7%
Average Median Price for Last 12 Months	\$476,000	-7.6%
Average Median Price for Last 3 Months ..	\$461,000	-4.6%

## % CHANGE



# SANTA MONICA

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

## NOVEMBER 2010

Median Price .....	\$715,000
Average Price per Square Foot .....	\$544
Properties Sold .....	27
Properties Pending Sale .....	30
Properties For Sale .....	276
Days on Market (Pending Sale) .....	69
Month's Supply of Inventory .....	7.3
Percent Under Contract .....	10.9%

## NOVEMBER 2011

Median Price .....	\$750,118	4.9%
Average Price per Square Foot .....	\$573	5.3%
Properties Sold .....	27	0.0%
Properties Pending Sale .....	25	-16.7%
Properties For Sale .....	165	-40.2%
Days on Market (Pending Sale) .....	48	-30.4%
Month's Supply of Inventory .....	4.8	-34.2%
Percent Under Contract .....	15.2%	39.4%
Average Median Price for Last 12 Months	\$690,000	8.7%
Average Median Price for Last 3 Months ..	\$703,000	6.7%

## % CHANGE



# SILVER LAKE - ECHO PARK

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

## NOVEMBER 2010

Median Price .....	\$475,000
Average Price per Square Foot .....	\$299
Properties Sold .....	1
Properties Pending Sale .....	1
Properties For Sale .....	14
Days on Market (Pending Sale) .....	32
Month's Supply of Inventory .....	11
Percent Under Contract .....	7.1%

## NOVEMBER 2011

Median Price .....	\$449,750	-5.3%
Average Price per Square Foot .....	\$395	32.1%
Properties Sold .....	4	300.0%
Properties Pending Sale .....	3	200.0%
Properties For Sale .....	17	21.4%
Days on Market (Pending Sale) .....	73	128.1%
Month's Supply of Inventory .....	4.3	-60.9%
Percent Under Contract .....	17.6%	147.9%
Average Median Price for Last 12 Months	\$422,000	6.6%
Average Median Price for Last 3 Months ..	\$405,000	11.0%

## % 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

## NOVEMBER 2010

Median Price .....	\$288,000
Average Price per Square Foot .....	\$362
Properties Sold .....	3
Properties Pending Sale .....	1
Properties For Sale .....	62
Days on Market (Pending Sale) .....	125
Month's Supply of Inventory .....	56
Percent Under Contract .....	1.6%

## NOVEMBER 2011

Median Price .....	\$510,500	77.3%
Average Price per Square Foot .....	\$377	4.1%
Properties Sold .....	8	166.7%
Properties Pending Sale .....	8	700.0%
Properties For Sale .....	37	-40.3%
Days on Market (Pending Sale) .....	103	-17.6%
Month's Supply of Inventory .....	3.2	-94.3%
Percent Under Contract .....	21.6%	1250.0%
Average Median Price for Last 12 Months	\$456,000	12.0%
Average Median Price for Last 3 Months ..	\$329,000	55.2%

## % CHANGE



# VENICE

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

## NOVEMBER 2010

Median Price .....	\$1,295,000
Average Price per Square Foot .....	\$638
Properties Sold .....	4
Properties Pending Sale .....	3
Properties For Sale .....	40
Days on Market (Pending Sale) .....	160
Month's Supply of Inventory .....	10.7
Percent Under Contract .....	7.5%

## NOVEMBER 2011

Median Price .....	\$660,000	-49.0%
Average Price per Square Foot .....	\$455	-28.7%
Properties Sold .....	1	-75.0%
Properties Pending Sale .....	4	33.3%
Properties For Sale .....	37	-7.5%
Days on Market (Pending Sale) .....	85	-46.9%
Month's Supply of Inventory .....	6.8	-36.4%
Percent Under Contract .....	10.8%	44.0%
Average Median Price for Last 12 Months	\$936,000	-29.5%
Average Median Price for Last 3 Months ..	\$915,000	-27.9%

## % CHANGE



# WEST HOLLYWOOD

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

## NOVEMBER 2010

Median Price .....	\$482,000
Average Price per Square Foot .....	\$421
Properties Sold .....	20
Properties Pending Sale .....	22
Properties For Sale .....	278
Days on Market (Pending Sale) .....	106
Month's Supply of Inventory .....	10.8
Percent Under Contract .....	7.9%

## NOVEMBER 2011

Median Price .....	\$423,000	-12.2%
Average Price per Square Foot .....	\$375	-10.9%
Properties Sold .....	30	50.0%
Properties Pending Sale .....	32	45.5%
Properties For Sale .....	198	-28.8%
Days on Market (Pending Sale) .....	80	-24.5%
Month's Supply of Inventory .....	4.3	-60.2%
Percent Under Contract .....	16.2%	105.1%
Average Median Price for Last 12 Months	\$500,000	-15.4%
Average Median Price for Last 3 Months ..	\$422,000	0.2%

## % CHANGE



# WEST LOS ANGELES

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

## NOVEMBER 2010

Median Price .....	\$550,000
Average Price per Square Foot .....	\$402
Properties Sold .....	5
Properties Pending Sale .....	7
Properties For Sale .....	110
Days on Market (Pending Sale) .....	96
Month's Supply of Inventory .....	12.9
Percent Under Contract .....	6.4%

## NOVEMBER 2011

Median Price .....	\$449,000	-18.4%
Average Price per Square Foot .....	\$326	-18.9%
Properties Sold .....	19	280.0%
Properties Pending Sale .....	9	28.6%
Properties For Sale .....	83	-24.5%
Days on Market (Pending Sale) .....	57	-40.6%
Month's Supply of Inventory .....	6.8	-47.3%
Percent Under Contract .....	10.8%	68.8%
Average Median Price for Last 12 Months	\$508,000	-11.6%
Average Median Price for Last 3 Months ..	\$442,000	1.6%

## % CHANGE



# WESTCHESTER

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

## NOVEMBER 2010

Median Price .....	\$510,000
Average Price per Square Foot .....	\$340
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	21
Days on Market (Pending Sale) .....	29
Month's Supply of Inventory .....	9
Percent Under Contract .....	9.5%

## NOVEMBER 2011

Median Price .....	\$353,000	-30.8%
Average Price per Square Foot .....	\$307	-9.7%
Properties Sold .....	1	0.0%
Properties Pending Sale .....	0	-100.0%
Properties For Sale .....	23	9.5%
Days on Market (Pending Sale) .....	77	165.5%
Month's Supply of Inventory .....	0	-100.0%
Percent Under Contract .....	N/A	N/A
Average Median Price for Last 12 Months	\$387,000	-8.8%
Average Median Price for Last 3 Months ..	\$401,000	-12.0%

## % CHANGE



# WESTWOOD - CENTURY CITY

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

## NOVEMBER 2010

Median Price .....	\$577,000
Average Price per Square Foot .....	\$532
Properties Sold .....	20
Properties Pending Sale .....	22
Properties For Sale .....	431
Days on Market (Pending Sale) .....	90
Month's Supply of Inventory .....	16.8
Percent Under Contract .....	5.1%

## NOVEMBER 2011

Median Price .....	\$502,500	-12.9%
Average Price per Square Foot .....	\$433	-18.6%
Properties Sold .....	34	70.0%
Properties Pending Sale .....	35	59.1%
Properties For Sale .....	379	-12.1%
Days on Market (Pending Sale) .....	68	-24.4%
Month's Supply of Inventory .....	8.5	-49.4%
Percent Under Contract .....	9.2%	80.4%
Average Median Price for Last 12 Months	\$578,000	-13.1%
Average Median Price for Last 3 Months ..	\$542,000	-7.3%

## % 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.

## **Shadow Inventory:**

Properties in Pre-Foreclosure, Bank Owned or Auction

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