



MICROMARKETREPORT

November 2011 | Single Family Homes | 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' Single Family Housing 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	\$951,000
Average Price per Square Foot	\$589
Properties Sold	321
Properties Pending Sale	301
Properties For Sale	3404
Days on Market (Pending Sale)	64
Month's Supply of Inventory	9.3
Percent Under Contract	8.8%

NOVEMBER 2011

Median Price	\$920,000	-3.3%
Average Price per Square Foot	\$550	-6.6%
Properties Sold	296	-7.8%
Properties Pending Sale	403	33.9%
Properties For Sale	2756	-19.0%
Days on Market (Pending Sale)	72	12.5%
Month's Supply of Inventory	4.8	-48.4%
Percent Under Contract	14.6%	65.4%
Average Median Price for Last 12 Months	\$964,000	-4.6%
Average Median Price for Last 3 Months ..	\$918,000	0.2%

* 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	\$2,645,000
Average Price per Square Foot	\$1,034
Properties Sold	12
Properties Pending Sale	13
Properties For Sale	176
Days on Market (Pending Sale)	76
Month's Supply of Inventory	11.4
Percent Under Contract	7.4%

NOVEMBER 2011

Median Price	\$1,574,000	-40.5%
Average Price per Square Foot	\$674	-34.82%
Properties Sold	9	-25.0%
Properties Pending Sale	18	38.5%
Properties For Sale	155	-11.9%
Days on Market (Pending Sale)	72	-5.3%
Month's Supply of Inventory	6.1	-46.5%
Percent Under Contract	11.6%	56.8%
Average Median Price for Last 12 Months	\$1,679,000	-6.3%
Average Median Price for Last 3 Months ..	\$1,457,000	8.0%

% 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

NOVEMBER 2010

Median Price	\$920,000
Average Price per Square Foot	\$458
Properties Sold	15
Properties Pending Sale	10
Properties For Sale	105
Days on Market (Pending Sale)	10
Month's Supply of Inventory	8.2
Percent Under Contract	9.5%

NOVEMBER 2011

Median Price	\$1,000,000	8.7%
Average Price per Square Foot	\$538	17.5%
Properties Sold	11	-26.7%
Properties Pending Sale	11	10.0%
Properties For Sale	71	-32.4%
Days on Market (Pending Sale)	11	10.0%
Month's Supply of Inventory	4.5	-45.1%
Percent Under Contract	15.5%	63.2%
Average Median Price for Last 12 Months	\$939,000	6.5%
Average Median Price for Last 3 Months ..	\$942,000	6.2%

% CHANGE



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	\$2,346,000
Average Price per Square Foot	\$733
Properties Sold	6
Properties Pending Sale	12
Properties For Sale	172
Days on Market (Pending Sale)	12
Month's Supply of Inventory	11.8
Percent Under Contract	7.0%

NOVEMBER 2011

Median Price	\$2,226,000	-5.1%
Average Price per Square Foot	\$765	4.4%
Properties Sold	13	116.7%
Properties Pending Sale	13	8.3%
Properties For Sale	123	-28.5%
Days on Market (Pending Sale)	13	8.3%
Month's Supply of Inventory	7.1	-39.8%
Percent Under Contract	10.6%	51.4%
Average Median Price for Last 12 Months	\$2,834,000	-21.5%
Average Median Price for Last 3 Months ..	\$2,466,000	-9.7%

% 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

NOVEMBER 2010

Median Price	\$1,635,000
Average Price per Square Foot	\$639
Properties Sold	9
Properties Pending Sale	6
Properties For Sale	163
Days on Market (Pending Sale)	151
Month's Supply of Inventory	24
Percent Under Contract	3.7%

NOVEMBER 2011

Median Price	\$1,350,000	-17.4%
Average Price per Square Foot	\$550	-13.9%
Properties Sold	11	22.2%
Properties Pending Sale	17	183.3%
Properties For Sale	163	0.0%
Days on Market (Pending Sale)	93	-38.4%
Month's Supply of Inventory	7.4	-69.2%
Percent Under Contract	10.4%	181.1%
Average Median Price for Last 12 Months	\$2,005,000	-32.7%
Average Median Price for Last 3 Months ..	\$1,592,000	-15.2%



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	\$817,500
Average Price per Square Foot	\$484
Properties Sold	12
Properties Pending Sale	11
Properties For Sale	80
Days on Market (Pending Sale)	66
Month's Supply of Inventory	5.6
Percent Under Contract	13.8%

NOVEMBER 2011

Median Price	\$599,000	-26.7%
Average Price per Square Foot	\$408	-15.7%
Properties Sold	11	-8.3%
Properties Pending Sale	9	-18.2%
Properties For Sale	71	-11.3%
Days on Market (Pending Sale)	62	-6.1%
Month's Supply of Inventory	5.2	-7.1%
Percent Under Contract	12.7%	-8.0%
Average Median Price for Last 12 Months	\$767,000	-21.9%
Average Median Price for Last 3 Months ..	\$708,000	-15.4%

% 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	\$1,497,500
Average Price per Square Foot	\$654
Properties Sold	16
Properties Pending Sale	13
Properties For Sale	180
Days on Market (Pending Sale)	69
Month's Supply of Inventory	11.4
Percent Under Contract	7.2%

NOVEMBER 2011

Median Price	\$1,600,000	6.8%
Average Price per Square Foot	\$596	-8.9%
Properties Sold	15	-6.3%
Properties Pending Sale	16	23.1%
Properties For Sale	141	-21.7%
Days on Market (Pending Sale)	97	40.6%
Month's Supply of Inventory	6.6	-42.1%
Percent Under Contract	11.3%	56.9%
Average Median Price for Last 12 Months	\$1,789,000	-10.6%
Average Median Price for Last 3 Months ..	\$1,650,000	-3.0%

% 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

NOVEMBER 2010

Median Price	\$1,200,000
Average Price per Square Foot	\$541
Properties Sold	7
Properties Pending Sale	4
Properties For Sale	39
Days on Market (Pending Sale)	57
Month's Supply of Inventory	8
Percent Under Contract	10.3%

NOVEMBER 2011

Median Price	\$1,300,000	8.3%
Average Price per Square Foot	\$577	6.7%
Properties Sold	5	-28.6%
Properties Pending Sale	2	-50.0%
Properties For Sale	28	-28.2%
Days on Market (Pending Sale)	95	66.7%
Month's Supply of Inventory	9	12.5%
Percent Under Contract	7.1%	-31.1%
Average Median Price for Last 12 Months	\$1,222,000	6.4%
Average Median Price for Last 3 Months ..	\$1,305,000	-0.4%

% 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	\$670,000
Average Price per Square Foot	\$460
Properties Sold	10
Properties Pending Sale	6
Properties For Sale	60
Days on Market (Pending Sale)	70
Month's Supply of Inventory	8.2
Percent Under Contract	10.0%

NOVEMBER 2011

Median Price	\$797,500	19.0%
Average Price per Square Foot	\$420	-8.7%
Properties Sold	8	-20.0%
Properties Pending Sale	8	33.3%
Properties For Sale	63	5.0%
Days on Market (Pending Sale)	47	-32.9%
Month's Supply of Inventory	5	-39.0%
Percent Under Contract	12.7%	27.0%
Average Median Price for Last 12 Months	\$645,000	23.6%
Average Median Price for Last 3 Months ..	\$666,000	19.7%

% CHANGE



HANCOCK PARK - WILSHIRE

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

NOVEMBER 2010

Median Price	\$848,000
Average Price per Square Foot	\$446
Properties Sold	16
Properties Pending Sale	14
Properties For Sale	147
Days on Market (Pending Sale)	57
Month's Supply of Inventory	8.3
Percent Under Contract	9.5%

NOVEMBER 2011

Median Price	\$814,000	-4.0%
Average Price per Square Foot	\$406	-9.0%
Properties Sold	14	-12.5%
Properties Pending Sale	21	50.0%
Properties For Sale	124	-15.6%
Days on Market (Pending Sale)	65	14.0%
Month's Supply of Inventory	4.3	-48.2%
Percent Under Contract	16.9%	77.9%
Average Median Price for Last 12 Months	\$990,000	-17.8%
Average Median Price for Last 3 Months ..	\$906,000	-10.2%



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	\$530,000
Average Price per Square Foot	\$490
Properties Sold	1
Properties Pending Sale	2
Properties For Sale	22
Days on Market (Pending Sale)	138
Month's Supply of Inventory	9
Percent Under Contract	9.1%

NOVEMBER 2011

Median Price	\$292,500	-44.8%
Average Price per Square Foot	\$204	-58.4%
Properties Sold	2	100.0%
Properties Pending Sale	8	300.0%
Properties For Sale	28	27.3%
Days on Market (Pending Sale)	62	-55.1%
Month's Supply of Inventory	1.8	-80.0%
Percent Under Contract	28.6%	214.3%
Average Median Price for Last 12 Months	\$462,000	-36.7%
Average Median Price for Last 3 Months ..	\$378,000	-22.6%

% 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	\$815,000
Average Price per Square Foot	\$467
Properties Sold	6
Properties Pending Sale	10
Properties For Sale	104
Days on Market (Pending Sale)	63
Month's Supply of Inventory	8.4
Percent Under Contract	9.6%

NOVEMBER 2011

Median Price	\$775,000	-4.9%
Average Price per Square Foot	\$345	-26.1%
Properties Sold	7	16.7%
Properties Pending Sale	14	40.0%
Properties For Sale	77	-26.0%
Days on Market (Pending Sale)	74	17.5%
Month's Supply of Inventory	3.6	-57.1%
Percent Under Contract	18.2%	89.6%
Average Median Price for Last 12 Months	\$873,000	-11.2%
Average Median Price for Last 3 Months ..	\$879,000	-11.8%

% CHANGE



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	\$932,500
Average Price per Square Foot	\$501
Properties Sold	13
Properties Pending Sale	10
Properties For Sale	102
Days on Market (Pending Sale)	10
Month's Supply of Inventory	8
Percent Under Contract	9.8%

NOVEMBER 2011

Median Price	\$675,000	-27.6%
Average Price per Square Foot	\$403	-19.6%
Properties Sold	17	30.8%
Properties Pending Sale	18	80.0%
Properties For Sale	99	-2.9%
Days on Market (Pending Sale)	18	80.0%
Month's Supply of Inventory	3.7	-53.8%
Percent Under Contract	18.2%	85.7%
Average Median Price for Last 12 Months	\$912,000	-26.0%
Average Median Price for Last 3 Months ..	\$827,000	-18.4%

% 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	\$1,375,000
Average Price per Square Foot	\$471
Properties Sold	9
Properties Pending Sale	6
Properties For Sale	277
Days on Market (Pending Sale)	62
Month's Supply of Inventory	41.3
Percent Under Contract	2.2%

NOVEMBER 2011

Median Price	\$908,514	-33.9%
Average Price per Square Foot	\$541	14.9%
Properties Sold	8	-11.1%
Properties Pending Sale	17	183.3%
Properties For Sale	237	-14.4%
Days on Market (Pending Sale)	172	177.4%
Month's Supply of Inventory	10.9	-73.6%
Percent Under Contract	7.2%	227.3%
Average Median Price for Last 12 Months	\$2,003,000	-54.6%
Average Median Price for Last 3 Months ..	\$1,990,000	-54.3%

% 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	\$3,688,000
Average Price per Square Foot	\$1,229
Properties Sold	2
Properties Pending Sale	1
Properties For Sale	98
Days on Market (Pending Sale)	54
Month's Supply of Inventory	91
Percent Under Contract	1.0%

NOVEMBER 2011

Median Price	\$8,000,000	116.9%
Average Price per Square Foot	\$1,424	15.9%
Properties Sold	3	50.0%
Properties Pending Sale	1	0.0%
Properties For Sale	107	9.2%
Days on Market (Pending Sale)	275	409.3%
Month's Supply of Inventory	90	-1.1%
Percent Under Contract	1.0%	0.0%
Average Median Price for Last 12 Months	\$4,938,000	62.0%
Average Median Price for Last 3 Months ..	\$7,725,000	3.6%

% 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	\$700,000
Average Price per Square Foot	\$430
Properties Sold	3
Properties Pending Sale	3
Properties For Sale	29
Days on Market (Pending Sale)	90
Month's Supply of Inventory	8.7
Percent Under Contract	10.3%

NOVEMBER 2011

Median Price	\$1,772,500	153.2%
Average Price per Square Foot	\$461	7.2%
Properties Sold	2	-33.3%
Properties Pending Sale	2	-33.3%
Properties For Sale	29	0.0%
Days on Market (Pending Sale)	29	-67.8%
Month's Supply of Inventory	9.5	9.2%
Percent Under Contract	6.9%	-33.0%
Average Median Price for Last 12 Months	\$1,313,000	35.0%
Average Median Price for Last 3 Months ..	\$1,401,000	26.5%

% CHANGE



MID LOS ANGELES

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

NOVEMBER 2010

Median Price	\$326,500
Average Price per Square Foot	\$217
Properties Sold	14
Properties Pending Sale	21
Properties For Sale	160
Days on Market (Pending Sale)	69
Month's Supply of Inventory	5.9
Percent Under Contract	13.1%

NOVEMBER 2011

Median Price	\$310,000	-5.1%
Average Price per Square Foot	\$215	-0.9%
Properties Sold	17	21.4%
Properties Pending Sale	19	-9.5%
Properties For Sale	88	-45.0%
Days on Market (Pending Sale)	63	-8.7%
Month's Supply of Inventory	3.3	-44.1%
Percent Under Contract	21.6%	64.9%
Average Median Price for Last 12 Months	\$305,000	1.6%
Average Median Price for Last 3 Months ..	\$281,000	10.3%

% 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	\$180,000
Average Price per Square Foot	\$238
Properties Sold	1
Properties Pending Sale	2
Properties For Sale	46
Days on Market (Pending Sale)	36
Month's Supply of Inventory	19
Percent Under Contract	4.3%

NOVEMBER 2011

Median Price	\$234,900	30.5%
Average Price per Square Foot	\$165	-30.7%
Properties Sold	1	0.0%
Properties Pending Sale	6	200.0%
Properties For Sale	21	-54.3%
Days on Market (Pending Sale)	25	-30.6%
Month's Supply of Inventory	1.8	-90.5%
Percent Under Contract	28.6%	565.1%
Average Median Price for Last 12 Months	\$421,000	-44.2%
Average Median Price for Last 3 Months ..	\$348,000	-32.5%

% CHANGE



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	\$1,517,500
Average Price per Square Foot	\$713
Properties Sold	20
Properties Pending Sale	15
Properties For Sale	198
Days on Market (Pending Sale)	52
Month's Supply of Inventory	10.7
Percent Under Contract	7.6%

NOVEMBER 2011

Median Price	\$1,697,179	11.8%
Average Price per Square Foot	\$689	-3.4%
Properties Sold	23	15.0%
Properties Pending Sale	23	53.3%
Properties For Sale	153	-22.7%
Days on Market (Pending Sale)	52	0.0%
Month's Supply of Inventory	4.6	-57.0%
Percent Under Contract	15.0%	97.4%
Average Median Price for Last 12 Months	\$1,709,000	-0.7%
Average Median Price for Last 3 Months ..	\$1,892,000	-10.3%

% 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	\$675,000
Average Price per Square Foot	\$504
Properties Sold	21
Properties Pending Sale	20
Properties For Sale	119
Days on Market (Pending Sale)	20
Month's Supply of Inventory	4.5
Percent Under Contract	16.8%

NOVEMBER 2011

Median Price	\$900,000	33.3%
Average Price per Square Foot	\$427	-15.3%
Properties Sold	15	-28.6%
Properties Pending Sale	21	5.0%
Properties For Sale	107	-10.1%
Days on Market (Pending Sale)	21	5.0%
Month's Supply of Inventory	3.2	-28.9%
Percent Under Contract	19.6%	16.7%
Average Median Price for Last 12 Months	\$729,000	23.5%
Average Median Price for Last 3 Months ..	\$737,000	22.1%

% 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	\$735,000
Average Price per Square Foot	\$482
Properties Sold	3
Properties Pending Sale	2
Properties For Sale	30
Days on Market (Pending Sale)	53
Month's Supply of Inventory	13
Percent Under Contract	6.7%

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	7	250.0%
Properties For Sale	22	-26.7%
Days on Market (Pending Sale)	72	35.8%
Month's Supply of Inventory	2.1	-83.8%
Percent Under Contract	31.8%	374.6%
Average Median Price for Last 12 Months	\$1,021,000	N/A
Average Median Price for Last 3 Months ..	\$1,029,000	N/A



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	\$1,249,000
Average Price per Square Foot	\$361
Properties Sold	1
Properties Pending Sale	1
Properties For Sale	6
Days on Market (Pending Sale)	47
Month's Supply of Inventory	4
Percent Under Contract	16.7%

NOVEMBER 2011

Median Price	\$602,000	-51.8%
Average Price per Square Foot	\$372	3.0%
Properties Sold	1	0.0%
Properties Pending Sale	0	N/A
Properties For Sale	3	-50.0%
Days on Market (Pending Sale)	0	N/A
Month's Supply of Inventory	0	N/A
Percent Under Contract	N/A	N/A
Average Median Price for Last 12 Months	\$987,000	-39.0%
Average Median Price for Last 3 Months ..	\$914,000	-34.1%



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	\$1,075,000
Average Price per Square Foot	\$615
Properties Sold	21
Properties Pending Sale	15
Properties For Sale	132
Days on Market (Pending Sale)	15
Month's Supply of Inventory	7.2
Percent Under Contract	11.4%

NOVEMBER 2011

Median Price	\$1,695,000	57.7%
Average Price per Square Foot	\$789	28.3%
Properties Sold	16	-23.8%
Properties Pending Sale	21	40.0%
Properties For Sale	117	-11.4%
Days on Market (Pending Sale)	21	40.0%
Month's Supply of Inventory	3.8	-47.2%
Percent Under Contract	17.9%	57.0%
Average Median Price for Last 12 Months	\$1,571,000	7.9%
Average Median Price for Last 3 Months ..	\$1,737,000	-2.4%

% 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	\$765,000
Average Price per Square Foot	\$443
Properties Sold	11
Properties Pending Sale	15
Properties For Sale	105
Days on Market (Pending Sale)	55
Month's Supply of Inventory	5.7
Percent Under Contract	14.3%

NOVEMBER 2011

Median Price	\$599,000	-21.7%
Average Price per Square Foot	\$383	-13.5%
Properties Sold	19	72.7%
Properties Pending Sale	17	13.3%
Properties For Sale	90	-14.3%
Days on Market (Pending Sale)	68	23.6%
Month's Supply of Inventory	3.5	-38.6%
Percent Under Contract	18.9%	32.2%
Average Median Price for Last 12 Months	\$639,000	-6.3%
Average Median Price for Last 3 Months ..	\$692,000	-13.4%

% 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

OCTOBER 2010

Median Price	\$1,250,000
Average Price per Square Foot	\$542
Properties Sold	33
Properties Pending Sale	30
Properties For Sale	378
Days on Market (Pending Sale)	86
Month's Supply of Inventory	10.5
Percent Under Contract	7.9%

OCTOBER 2011

Median Price	\$1,048,500	-16.1%
Average Price per Square Foot	\$431	-20.5%
Properties Sold	16	-51.5%
Properties Pending Sale	31	3.3%
Properties For Sale	275	-27.2%
Days on Market (Pending Sale)	85	-1.2%
Month's Supply of Inventory	6.5	-38.1%
Percent Under Contract	11.3%	43.0%
Average Median Price for Last 12 Months	\$1,255,000	-16.5%
Average Median Price for Last 3 Months ..	\$1,019,000	2.9%

% 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	\$1,335,000
Average Price per Square Foot	\$695
Properties Sold	14
Properties Pending Sale	12
Properties For Sale	146
Days on Market (Pending Sale)	51
Month's Supply of Inventory	9.8
Percent Under Contract	8.2%

NOVEMBER 2011

Median Price	\$1,002,500	-24.9%
Average Price per Square Foot	\$643	-7.5%
Properties Sold	12	-14.3%
Properties Pending Sale	15	25.0%
Properties For Sale	94	-35.6%
Days on Market (Pending Sale)	62	21.6%
Month's Supply of Inventory	4.3	-56.1%
Percent Under Contract	16.0%	95.1%
Average Median Price for Last 12 Months	\$975,000	2.8%
Average Median Price for Last 3 Months ..	\$1,123,000	-10.7%

% 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	\$745,000
Average Price per Square Foot	\$545
Properties Sold	5
Properties Pending Sale	6
Properties For Sale	69
Days on Market (Pending Sale)	58
Month's Supply of Inventory	9.8
Percent Under Contract	8.7%

NOVEMBER 2011

Median Price	\$710,000	-4.7%
Average Price per Square Foot	\$630	15.6%
Properties Sold	11	120.0%
Properties Pending Sale	14	133.3%
Properties For Sale	60	-13.0%
Days on Market (Pending Sale)	50	-13.8%
Month's Supply of Inventory	2.8	-71.4%
Percent Under Contract	23.3%	167.8%
Average Median Price for Last 12 Months	\$884,000	-19.7%
Average Median Price for Last 3 Months ..	\$825,000	-13.9%

% CHANGE



WEST LOS ANGELES

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

NOVEMBER 2010

Median Price	\$740,000
Average Price per Square Foot	\$529
Properties Sold	3
Properties Pending Sale	3
Properties For Sale	42
Days on Market (Pending Sale)	57
Month's Supply of Inventory	12.7
Percent Under Contract	7.1%

NOVEMBER 2011

Median Price	\$272,000	-63.2%
Average Price per Square Foot	\$309	-41.6%
Properties Sold	1	-66.7%
Properties Pending Sale	7	133.3%
Properties For Sale	29	-31.0%
Days on Market (Pending Sale)	47	-17.5%
Month's Supply of Inventory	2.7	-78.7%
Percent Under Contract	24.1%	240.0%
Average Median Price for Last 12 Months	\$623,000	-56.3%
Average Median Price for Last 3 Months ..	\$625,000	-56.5%

% 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	\$635,250
Average Price per Square Foot	\$368
Properties Sold	21
Properties Pending Sale	16
Properties For Sale	85
Days on Market (Pending Sale)	65
Month's Supply of Inventory	3.6
Percent Under Contract	18.8%

NOVEMBER 2011

Median Price	\$594,000	-6.5%
Average Price per Square Foot	\$373	1.4%
Properties Sold	18	-14.3%
Properties Pending Sale	22	37.5%
Properties For Sale	77	-9.4%
Days on Market (Pending Sale)	42	-35.4%
Month's Supply of Inventory	2.2	-38.9%
Percent Under Contract	28.6%	51.8%
Average Median Price for Last 12 Months	\$637,000	-6.8%
Average Median Price for Last 3 Months ..	\$628,000	-5.4%

% CHANGE



WESTWOOD - CENTURY CITY

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

NOVEMBER 2010

Median Price	\$1,459,000
Average Price per Square Foot	\$602
Properties Sold	11
Properties Pending Sale	20
Properties For Sale	93
Days on Market (Pending Sale)	53
Month's Supply of Inventory	3.2
Percent Under Contract	21.5%

NOVEMBER 2011

Median Price	\$1,452,500	-0.4%
Average Price per Square Foot	\$535	-11.1%
Properties Sold	6	-45.5%
Properties Pending Sale	19	-5.0%
Properties For Sale	81	-12.9%
Days on Market (Pending Sale)	56	5.7%
Month's Supply of Inventory	2.5	-21.9%
Percent Under Contract	23.5%	9.1%
Average Median Price for Last 12 Months	\$1,291,000	12.5%
Average Median Price for Last 3 Months ..	\$1,297,000	12.0%

% 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

