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Micro Market Report

Single Family Homes

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What is a Micro Market?

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** over 2007, 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**.

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Why Should You Care?

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.**

The median sales price has increased in many of the markets we studied. This **belies what is being portrayed** in the news.

The average days on market for a listing is shorter in many of the markets we tracked.

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.

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August Performance Report

What a Difference a Year Makes...

It was just a little over a year ago that the mortgage crisis began to unfold in full force. As we take a look back we can clearly document the impact this financial upheaval has had on our local West Los Angeles real estate markets. It is certainly not hard to see the black clouds in all of this. At the same time there are still some silver linings when you examine the market from a micro perspective vs. a macro perspective. To date, foreclosure and short sale properties have had very little bearing on West Los Angeles despite what you read in the press. Too often the headlines you see in the media are speaking to national, regional, or statewide trends and not specifically to our local real estate markets. Clearly, the macro market news is not favorable. Sales volume is down, median prices are down, inventory remains practically flat, and it is taking longer to sell a home. Liquidity is still tight except to the most qualified properties and purchasers. The government has stepped in to shore up and back up the financial markets to increase the flow of money, however it will take time for their programs to work their way through the system.

In this ever changing real estate landscape, knowing the statistics of the individual markets you are interested in will be crucial to making the best business decision possible. The message we have been conveying all year long is there are windows of opportunity for both buying and selling at any given time to those persons who are most informed. Our agents and clients are armed with the facts to help them navigate through these challenging and turbulent times. Feelings are not facts and what is taking place on a Macro level may be quite different to what we are experiencing locally.

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August Performance Report

What a Difference a Year Makes...

The following is a summary of our August's Micro Market Report and a comparison of those statistics to the same month last year. The numbers clearly establish the overall change in the housing market from a year ago.

	August 07	August 08	%change
# of properties for sale	3313	3511	+6%
# of properties sold	439	232	-47%
average median sales price	\$1,200,000	\$1,037,000	-13.6%
sales price to list price ratio	98%	91.5%	-6.5%
average # of days on market	59	82	+39%
absorption rate of current inventory	9.7months	8.1months	-16.5%

Micro Markets that increased in Sales Volume Aug. 08 vs. Aug. 07: Brentwood, Malibu, Pacific Palisades, Santa Monica.

Micro Markets that improved in Average Median Sales Price Aug. 08 vs. Aug. 07: Brentwood, Hancock Park, Malibu, Santa Monica, Pacific Palisades. 41.6% of the homes that closed in August sold within the first 30 days of being listed.

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August 2008 Over July 2008 Summary

	New Listings		Sales Volume		Median Sales Price	
	2008 AUGUST	2008 JULY	2008 AUGUST	2008 JULY	2008 AUGUST	2008 JULY
Bel Air - Holmby Hills	17	32	\$15,932,500	\$26,255,375	\$1,715,000	\$1,830,000
Beverly Hills	21	25	\$31,832,500	\$83,207,000	2,600,000	4,700,000
Beverly Hills P.O.	25	32	\$12,092,785	\$25,896,000	\$1,720,000	\$1,624,500
Beverlywood	22	16	\$6,895,900	\$12,580,500	\$637,500	\$760,000
Brentwood	31	34	\$31,363,000	\$74,081,000	\$2,027,500	\$2,100,000
Cheviot Hills - Rancho Park	17	9	\$6,565,000	\$7,043,000	\$1,475,000	\$1,165,000
Culver City	19	23	\$11,649,900	\$10,311,750	\$650,000	\$675,000
Hancock Park - Wilshire	21	40	\$21,783,200	\$37,881,000	\$1,218,000	\$1,364,000
Hollywood Hills East	18	17	\$8,287,500	\$9,701,050	\$955,000	\$970,000
Los Feliz	27	32	\$24,082,900	\$20,911,000	\$765,000	\$1,125,000
Malibu	28	40	\$35,405,000	\$8,450,000	\$2,370,000	\$1,750,000
Malibu Beach	4	13	\$2,400,000	\$0	\$2,400,000	\$0
Marina del Rey	11	14	\$2,480,000	\$3,706,600	\$1,240,000	\$1,853,300
Pacific Palisades	25	31	\$73,744,560	\$55,210,150	\$2,879,000	\$2,300,000
Palms - Mar Vista	30	44	\$16,956,510	\$23,670,998	\$751,000	\$868,500
Santa Monica	21	25	\$57,058,451	\$53,284,250	\$2,250,000	\$2,011,000
Silver Lake - Echo Park	33	28	\$12,710,455	\$9,007,500	\$607,500	\$697,000
Sunset Strip - Hollywood Hills West	65	69	\$30,742,422	\$28,023,600	\$1,058,000	\$1,287,500
Venice	21	35	\$13,906,500	\$21,269,000	\$1,059,500	\$1,225,000
West Hollywood	14	22	\$4,445,000	\$6,343,500	\$1,025,000	\$900,000
Westwood - Century City	21	28	\$16,728,500	\$23,638,326	\$1,586,500	\$1,375,000

*information obtained from The MLS

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Bel Air - Holmby Hills

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$15,932,500
Average Selling Price:	\$2,276,071
Average List Price:	\$2,482,714
Average Sales Price / Average List Price:	91.70%
Median Price:	\$1,715,000
Average Days on Market:	142
Number of Listings Sold:	7

DOM Number of Units

1 - 30 Days:	1
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	2
Over 120 Days:	3

Total Sold Dollar Volume:	\$58,894,000
Average Selling Price:	\$2,944,700
Average List Price:	\$2,999,550
Average Sales Price / Average List Price:	98.20%
Median Price:	\$2,498,000
Average Days on Market:	57
Number of Listings Sold:	20

DOM Number of Units

1 - 30 Days:	8
31 - 60 Days:	5
61 - 90 Days:	2
91 - 120 Days:	3
Over 120 Days:	2

*information obtained from The MLS

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Beverly Hills

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$31,832,500
Average Selling Price:	\$2,893,863
Average List Price:	\$2,729,000
Average Sales Price / Average List Price:	106.00%
Median Price:	\$2,600,000
Average Days on Market:	64
Number of Listings Sold:	11

DOM Number of Units

1 - 30 Days:	6
31 - 60 Days:	3
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$55,954,750
Average Selling Price:	\$4,662,895
Average List Price:	\$4,670,249
Average Sales Price / Average List Price:	99.80%
Median Price:	\$4,425,000
Average Days on Market:	64
Number of Listings Sold:	12

DOM Number of Units

1 - 30 Days:	5
31 - 60 Days:	3
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	3

*information obtained from The MLS

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Beverly Hills P.O.

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$12,092,785
Average Selling Price:	\$2,015,464
Average List Price:	\$2,059,650
Average Sales Price / Average List Price:	97.90%
Median Price:	\$1,720,000
Average Days on Market:	131
Number of Listings Sold:	6

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	1

Total Sold Dollar Volume:	\$42,567,000
Average Selling Price:	\$3,274,384
Average List Price:	\$3,400,230
Average Sales Price / Average List Price:	96.30%
Median Price:	\$2,600,000
Average Days on Market:	143
Number of Listings Sold:	13

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	3
Over 120 Days:	7

*information obtained from The MLS

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Beverlywood

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$6,895,900
Average Selling Price:	\$689,590
Average List Price:	\$734,465
Average Sales Price / Average List Price:	93.90%
Median Price:	\$637,500
Average Days on Market:	87
Number of Listings Sold:	10

DOM Number of Units	
1 - 30 Days:	2
31 - 60 Days:	1
61 - 90 Days:	5
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$13,726,999
Average Selling Price:	\$915,133
Average List Price:	\$924,626
Average Sales Price / Average List Price:	99.00%
Median Price:	\$915,000
Average Days on Market:	36
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	9
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	2
Over 120 Days:	0

*information obtained from The MLS

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Brentwood

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$31,363,000
Average Selling Price:	\$3,136,300
Average List Price:	\$3,297,800
Average Sales Price / Average List Price:	95.10%
Median Price:	\$2,027,500
Average Days on Market:	66
Number of Listings Sold:	10

DOM Number of Units

1 - 30 Days:	3
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	0
Over 120 Days:	3

Total Sold Dollar Volume:	\$27,438,000
Average Selling Price:	\$2,286,500
Average List Price:	\$2,300,291
Average Sales Price / Average List Price:	99.40%
Median Price:	\$1,869,000
Average Days on Market:	49
Number of Listings Sold:	12

DOM Number of Units

1 - 30 Days:	7
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	2
Over 120 Days:	1

*information obtained from The MLS

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Cheviot Hills - Rancho Park

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$6,565,000
Average Selling Price:	\$1,641,250
Average List Price:	\$1,658,500
Average Sales Price / Average List Price:	99.00%
Median Price:	\$1,475,000
Average Days on Market:	38
Number of Listings Sold:	4

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	0

Total Sold Dollar Volume:	\$20,720,500
Average Selling Price:	\$1,218,852
Average List Price:	\$1,221,882
Average Sales Price / Average List Price:	99.80%
Median Price:	\$1,105,000
Average Days on Market:	25
Number of Listings Sold:	17

DOM Number of Units	
1 - 30 Days:	13
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	0

*information obtained from The MLS

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Culver City

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$11,649,900
Average Selling Price:	\$685,288
Average List Price:	\$704,347
Average Sales Price / Average List Price:	97.30%
Median Price:	\$650,000
Average Days on Market:	65
Number of Listings Sold:	17

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	0
61 - 90 Days:	2
91 - 120 Days:	0
Over 120 Days:	5

Total Sold Dollar Volume:	\$17,019,000
Average Selling Price:	\$773,590
Average List Price:	\$767,954
Average Sales Price / Average List Price:	100.70%
Median Price:	\$762,500
Average Days on Market:	33
Number of Listings Sold:	22

DOM Number of Units	
1 - 30 Days:	17
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	2

*information obtained from The MLS

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Hancock Park - Wilshire

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$21,783,200
Average Selling Price:	\$1,452,213
Average List Price:	\$1,535,533
Average Sales Price / Average List Price:	94.60%
Median Price:	\$1,218,000
Average Days on Market:	78
Number of Listings Sold:	15

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	5
61 - 90 Days:	2
91 - 120 Days:	1
Over 120 Days:	4

Total Sold Dollar Volume:	\$41,595,600
Average Selling Price:	\$1,808,504
Average List Price:	\$1,865,213
Average Sales Price / Average List Price:	97.00%
Median Price:	\$1,200,000
Average Days on Market:	53
Number of Listings Sold:	23

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	6
61 - 90 Days:	3
91 - 120 Days:	2
Over 120 Days:	2

*information obtained from The MLS

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Hollywood Hills East

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$8,287,500
Average Selling Price:	\$1,035,937
Average List Price:	\$997,225
Average Sales Price / Average List Price:	103.90%
Median Price:	\$955,000
Average Days on Market:	63
Number of Listings Sold:	8

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	3
91 - 120 Days:	1
Over 120 Days:	1

Total Sold Dollar Volume:	\$14,419,500
Average Selling Price:	\$1,109,192
Average List Price:	\$1,170,761
Average Sales Price / Average List Price:	94.70%
Median Price:	\$1,100,000
Average Days on Market:	47
Number of Listings Sold:	13

DOM Number of Units	
1 - 30 Days:	5
31 - 60 Days:	4
61 - 90 Days:	3
91 - 120 Days:	0
Over 120 Days:	1

*information obtained from The MLS

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Los Feliz

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$24,082,900
Average Selling Price:	\$1,003,454
Average List Price:	\$1,043,362
Average Sales Price / Average List Price:	96.20%
Median Price:	\$765,000
Average Days on Market:	50
Number of Listings Sold:	24

DOM Number of Units	
1 - 30 Days:	13
31 - 60 Days:	4
61 - 90 Days:	2
91 - 120 Days:	4
Over 120 Days:	1

Total Sold Dollar Volume:	\$28,634,000
Average Selling Price:	\$1,301,545
Average List Price:	\$1,333,295
Average Sales Price / Average List Price:	97.60%
Median Price:	\$1,112,500
Average Days on Market:	54
Number of Listings Sold:	22

DOM Number of Units	
1 - 30 Days:	11
31 - 60 Days:	3
61 - 90 Days:	3
91 - 120 Days:	2
Over 120 Days:	3

*information obtained from The MLS

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Malibu

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$35,405,000
Average Selling Price:	\$2,950,416
Average List Price:	\$3,188,333
Average Sales Price / Average List Price:	92.50%
Median Price:	\$2,370,000
Average Days on Market:	254
Number of Listings Sold:	12

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	1
61 - 90 Days:	2
91 - 120 Days:	0
Over 120 Days:	8

Total Sold Dollar Volume:	\$20,768,405
Average Selling Price:	\$1,730,700
Average List Price:	\$1,822,333
Average Sales Price / Average List Price:	95.00%
Median Price:	\$1,580,578
Average Days on Market:	183
Number of Listings Sold:	12

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	0
Over 120 Days:	7

*information obtained from The MLS

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Malibu Beach

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$2,400,000
Average Selling Price:	\$2,400,000
Average List Price:	\$2,595,000
Average Sales Price / Average List Price:	92.50%
Median Price:	\$2,400,000
Average Days on Market:	169
Number of Listings Sold:	1

DOM Number of Units	
1 - 30 Days:	0
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	1

Total Sold Dollar Volume:	\$45,380,272
Average Selling Price:	\$15,126,757
Average List Price:	\$18,041,666
Average Sales Price / Average List Price:	83.80%
Median Price:	\$16,500,000
Average Days on Market:	276
Number of Listings Sold:	3

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	2

*information obtained from The MLS

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Marina del Rey

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$2,480,000
Average Selling Price:	\$1,240,000
Average List Price:	\$1,282,000
Average Sales Price / Average List Price:	96.70%
Median Price:	\$1,240,000
Average Days on Market:	180
Number of Listings Sold:	2

DOM Number of Units	
1 - 30 Days:	1
31 - 60 Days:	0
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	1

Total Sold Dollar Volume:	\$9,650,000
Average Selling Price:	\$1,378,571
Average List Price:	\$1,383,000
Average Sales Price / Average List Price:	99.70%
Median Price:	\$1,431,000
Average Days on Market:	95
Number of Listings Sold:	7

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	2

*information obtained from The MLS

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Pacific Palisades

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$73,744,560
Average Selling Price:	\$3,352,025
Average List Price:	\$3,590,727
Average Sales Price / Average List Price:	93.40%
Median Price:	\$2,879,000
Average Days on Market:	87
Number of Listings Sold:	22

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	4
61 - 90 Days:	1
91 - 120 Days:	5
Over 120 Days:	5

Total Sold Dollar Volume:	\$63,379,267
Average Selling Price:	\$2,263,545
Average List Price:	\$2,274,749
Average Sales Price / Average List Price:	99.50%
Median Price:	\$2,044,634
Average Days on Market:	42
Number of Listings Sold:	28

DOM Number of Units	
1 - 30 Days:	14
31 - 60 Days:	7
61 - 90 Days:	5
91 - 120 Days:	1
Over 120 Days:	1

*information obtained from The MLS

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Palms - Mar Vista

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$16,956,510
Average Selling Price:	\$807,452
Average List Price:	\$821,976
Average Sales Price / Average List Price:	98.20%
Median Price:	\$751,000
Average Days on Market:	33
Number of Listings Sold:	21

DOM Number of Units	
1 - 30 Days:	12
31 - 60 Days:	4
61 - 90 Days:	4
91 - 120 Days:	1
Over 120 Days:	0

Total Sold Dollar Volume:	\$21,101,500
Average Selling Price:	\$917,456
Average List Price:	\$938,543
Average Sales Price / Average List Price:	97.80%
Median Price:	\$862,500
Average Days on Market:	40
Number of Listings Sold:	23

DOM Number of Units	
1 - 30 Days:	11
31 - 60 Days:	6
61 - 90 Days:	3
91 - 120 Days:	3
Over 120 Days:	0

*information obtained from The MLS

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Santa Monica

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$57,058,451
Average Selling Price:	\$2,282,338
Average List Price:	\$2,366,676
Average Sales Price / Average List Price:	96.40%
Median Price:	\$2,250,000
Average Days on Market:	69
Number of Listings Sold:	25

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	7
61 - 90 Days:	4
91 - 120 Days:	2
Over 120 Days:	4

Total Sold Dollar Volume:	\$40,463,800
Average Selling Price:	\$1,839,263
Average List Price:	\$1,892,400
Average Sales Price / Average List Price:	97.20%
Median Price:	\$1,407,000
Average Days on Market:	26
Number of Listings Sold:	22

DOM Number of Units	
1 - 30 Days:	18
31 - 60 Days:	1
61 - 90 Days:	1
91 - 120 Days:	1
Over 120 Days:	1

*information obtained from The MLS

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Silver Lake - Echo Park

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$12,385,455	Total Sold Dollar Volume:	\$16,102,497
Average Selling Price:	\$825,697	Average Selling Price:	\$847,499
Average List Price:	\$830,919	Average List Price:	\$857,763
Average Sales Price / Average List Price:	99.40%	Average Sales Price / Average List Price:	98.80%
Median Price:	\$665,000	Median Price:	\$825,000
Average Days on Market:	50	Average Days on Market:	46
Number of Listings Sold:	15	Number of Listings Sold:	19
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	6	1 - 30 Days:	10
31 - 60 Days:	3	31 - 60 Days:	3
61 - 90 Days:	2	61 - 90 Days:	4
91 - 120 Days:	4	91 - 120 Days:	1
Over 120 Days:	0	Over 120 Days:	1

*information obtained from The MLS

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Sunset Strip - Hollywood Hills West

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$30,742,422
Average Selling Price:	\$1,618,022
Average List Price:	\$1,718,036
Average Sales Price / Average List Price:	94.20%
Median Price:	\$1,058,000
Average Days on Market:	78
Number of Listings Sold:	19

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	0
61 - 90 Days:	2
91 - 120 Days:	3
Over 120 Days:	4

Total Sold Dollar Volume:	\$78,232,750
Average Selling Price:	\$2,058,756
Average List Price:	\$2,082,289
Average Sales Price / Average List Price:	98.90%
Median Price:	\$1,702,500
Average Days on Market:	65
Number of Listings Sold:	38

DOM Number of Units	
1 - 30 Days:	18
31 - 60 Days:	5
61 - 90 Days:	6
91 - 120 Days:	4
Over 120 Days:	5

*information obtained from The MLS

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Venice

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$13,906,500
Average Selling Price:	\$1,264,227
Average List Price:	\$1,337,454
Average Sales Price / Average List Price:	94.50%
Median Price:	\$1,059,000
Average Days on Market:	60
Number of Listings Sold:	11

DOM Number of Units	
1 - 30 Days:	3
31 - 60 Days:	2
61 - 90 Days:	3
91 - 120 Days:	3
Over 120 Days:	0

Total Sold Dollar Volume:	\$24,758,500
Average Selling Price:	\$1,375,472
Average List Price:	\$1,408,500
Average Sales Price / Average List Price:	97.70%
Median Price:	\$1,189,500
Average Days on Market:	53
Number of Listings Sold:	18

DOM Number of Units	
1 - 30 Days:	9
31 - 60 Days:	2
61 - 90 Days:	1
91 - 120 Days:	5
Over 120 Days:	1

*information obtained from The MLS

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West Hollywood

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$4,445,000
Average Selling Price:	\$1,111,250
Average List Price:	\$1,193,000
Average Sales Price / Average List Price:	93.10%
Median Price:	\$1,025,000
Average Days on Market:	36
Number of Listings Sold:	4

DOM Number of Units

1 - 30 Days:	3
31 - 60 Days:	0
61 - 90 Days:	1
91 - 120 Days:	0
Over 120 Days:	0

Total Sold Dollar Volume:	\$9,154,200
Average Selling Price:	\$1,144,275
Average List Price:	\$1,191,625
Average Sales Price / Average List Price:	96.00%
Median Price:	\$1,097,500
Average Days on Market:	56
Number of Listings Sold:	8

DOM Number of Units

1 - 30 Days:	4
31 - 60 Days:	2
61 - 90 Days:	0
91 - 120 Days:	0
Over 120 Days:	2

*information obtained from The MLS

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Westwood - Century City

August 2008

vs

August 2007

Total Sold Dollar Volume:	\$16,728,500
Average Selling Price:	\$1,858,722
Average List Price:	\$1,898,777
Average Sales Price / Average List Price:	97.90%
Median Price:	\$1,586,500
Average Days on Market:	26
Number of Listings Sold:	9

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	1
61 - 90 Days:	0
91 - 120 Days:	1
Over 120 Days:	0

Total Sold Dollar Volume:	\$43,287,000
Average Selling Price:	\$1,664,884
Average List Price:	\$1,652,499
Average Sales Price / Average List Price:	100.70%
Median Price:	\$1,563,500
Average Days on Market:	28
Number of Listings Sold:	26

DOM Number of Units	
1 - 30 Days:	20
31 - 60 Days:	2
61 - 90 Days:	2
91 - 120 Days:	2
Over 120 Days:	0

*information obtained from The MLS

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