

TELES



Micro Market Report

Condominiums

PROPERTIES

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MICRO MARKET UPDATES - NOVEMBER 2008

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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**, 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.

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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NOVEMBER 2008 over OCTOBER 2008 Summary

	New Listings		Sales Volume		Median Sales Price	
	2008 NOVEMBER	2008 OCTOBER	2008 NOVEMBER	2008 OCTOBER	2008 NOVEMBER	2008 OCTOBER
Bel Air - Holmby Hills	0	2	\$0	\$0	\$0	\$0
Beverly Hills	11	19	\$2,113,000	\$4,585,000	\$675,000	\$955,000
Beverly Hills P.O.	0	0	\$0	\$0	\$0	\$0
Beverlywood	12	8	\$362,500	\$3,797,000	\$362,500	\$635,000
Brentwood	8	26	\$3,065,000	\$12,628,000	\$615,000	\$600,000
Cheviot Hills - Rancho Park	0	0	\$0	\$540,000	\$0	\$540,000
Culver City	14	28	\$5,900,900	\$9,868,500	\$389,500	\$454,500
Hancock Park - Wilshire	30	42	\$3,528,000	\$6,722,900	\$390,000	\$420,000
Hollywood Hills East	4	6	\$0	\$2,523,500	\$0	\$443,000
Los Feliz	4	4	\$1,582,500	\$1,560,000	\$612,500	\$435,000
Malibu	2	9	\$0	\$2,815,000	\$0	\$1,030,000
Malibu Beach	1	5	\$1,200,000	\$0	\$1,200,000	\$0
Marina del Rey	30	43	\$7,585,900	\$14,642,000	\$709,950	\$650,000
Pacific Palisades	5	11	\$3,880,000	\$3,418,618	\$772,500	\$799,000
Palms - Mar Vista	5	14	\$3,133,000	\$4,694,750	\$355,000	\$369,000
Playa del Rey	11	15	\$1,701,500	\$2,076,000	\$402,500	\$475,000
Playa Vista	7	19	\$1,808,338	\$5,054,117	\$559,338	\$690,000
Santa Monica	30	42	\$12,811,500	\$19,203,000	\$600,000	\$645,000
Sherman Oaks	4	8	\$2,437,500	\$5,058,400	\$422,500	\$369,000
Silver Lake - Echo Park	5	1	\$1,605,000	\$2,610,000	\$550,000	\$541,000
Studio City	6	19	\$2,760,000	\$2,052,500	\$490,000	\$522,500
Sunset Strip - Hollywood Hills West	5	9	\$1,367,114	\$1,418,000	\$480,000	\$472,000
Venice	7	9	\$2,931,500	\$1,075,000	\$975,000	\$1,075,000
West Hollywood	34	52	\$16,025,300	\$22,304,763	\$525,000	\$520,375
Westchester	2	1	\$268,000	\$435,000	\$268,000	\$435,000
Westwood - Century City	50	61	\$16,838,648	\$40,382,452	\$776,130	\$670,000

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



BEL AIR - HOLMBY HILLS

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$679,000
Average Selling Price:	\$0	Average Selling Price:	\$679,000
Average List Price:	\$0	Average List Price:	\$689,000
Average Sales Price / Average List Price:	0.0%	Average Sales Price / Average List Price:	98.50%
Median Price:	\$0	Median Price:	\$679,000
Average Days on Market:	0	Average Days on Market:	165
Number of Listings Sold:	0	Number of Listings Sold:	1
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	1

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BEVERLY HILLS

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$2,113,000
Average Selling Price:	\$704,333
Average List Price:	\$771,166
Average Sales Price / Average List Price:	91.30%
Median Price:	\$675,000
Average Days on Market:	102
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$10,237,250
Average Selling Price:	\$1,137,472
Average List Price:	\$1,190,555
Average Sales Price / Average List Price:	95.50%
Median Price:	\$1,070,000
Average Days on Market:	66
Number of Listings Sold:	9

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

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BEVERLY HILLS P.O.

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$0
Average Selling Price:	\$0	Average Selling Price:	\$0
Average List Price:	\$0	Average List Price:	\$0
Average Sales Price / Average List Price:	0.0%	Average Sales Price / Average List Price:	0.0%
Median Price:	\$0	Median Price:	\$0
Average Days on Market:	0	Average Days on Market:	0
Number of Listings Sold:	0	Number of Listings Sold:	0
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

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BEVERLYWOOD

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$362,500
Average Selling Price:	\$632,500
Average List Price:	\$394,500
Average Sales Price / Average List Price:	91.90%
Median Price:	\$362,500
Average Days on Market:	47
Number of Listings Sold:	1

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

Total Sold Dollar Volume:	\$3,275,000
Average Selling Price:	\$655,000
Average List Price:	\$669,870
Average Sales Price / Average List Price:	97.80%
Median Price:	\$655,000
Average Days on Market:	24
Number of Listings Sold:	5

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

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BRENTWOOD

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$3,065,000
Average Selling Price:	\$613,000
Average List Price:	\$656,600
Average Sales Price / Average List Price:	93.40%
Median Price:	\$615,000
Average Days on Market:	160
Number of Listings Sold:	5

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

Total Sold Dollar Volume:	\$9,851,000
Average Selling Price:	\$703,642
Average List Price:	\$727,357
Average Sales Price / Average List Price:	96.70%
Median Price:	\$667,000
Average Days on Market:	71
Number of Listings Sold:	14

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

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CHEVIOT HILLS - RANCHO PARK

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$0
Average Selling Price:	\$0	Average Selling Price:	\$0
Average List Price:	\$0	Average List Price:	\$0
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	0.0%
Median Price:	\$0	Median Price:	\$0
Average Days on Market:	0	Average Days on Market:	0
Number of Listings Sold:	0	Number of Listings Sold:	0
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

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CULVER CITY

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$5,900,900
Average Selling Price:	\$453,915
Average List Price:	\$467,323
Average Sales Price / Average List Price:	97.10%
Median Price:	\$389,500
Average Days on Market:	77
Number of Listings Sold:	13

DOM Number of Units

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

Total Sold Dollar Volume:	\$6,003,900
Average Selling Price:	\$545,809
Average List Price:	\$555,790
Average Sales Price / Average List Price:	98.20%
Median Price:	\$522,500
Average Days on Market:	52
Number of Listings Sold:	11

DOM Number of Units

1 - 30 Days:	4
31 - 60 Days:	2
61 - 90 Days:	3
91 - 120 Days:	1
Over 120 Days:	1

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

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HANCOCK PARK - WILSHIRE

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$3,528,000
Average Selling Price:	\$392,000
Average List Price:	\$411,911
Average Sales Price / Average List Price:	95.20%
Median Price:	\$390,000
Average Days on Market:	53
Number of Listings Sold:	9

DOM Number of Units

1 - 30 Days:	4
31 - 60 Days:	2
61 - 90 Days:	0
91 - 120 Days:	3
Over 120 Days:	0

Total Sold Dollar Volume:	\$72,666,000
Average Selling Price:	\$666,500
Average List Price:	\$689,500
Average Sales Price / Average List Price:	96.70%
Median Price:	\$735,500
Average Days on Market:	63
Number of Listings Sold:	4

DOM Number of Units

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

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HOLLYWOOD HILLS EAST

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$470,000
Average Selling Price:	\$0	Average Selling Price:	\$470,000
Average List Price:	\$0	Average List Price:	\$479,000
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	98.10%
Median Price:	\$0	Median Price:	\$470,000
Average Days on Market:	0	Average Days on Market:	70
Number of Listings Sold:	0	Number of Listings Sold:	1
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	1
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

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

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LOS FELIZ

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$1,582,500
Average Selling Price:	\$527,500
Average List Price:	\$541,300
Average Sales Price / Average List Price:	97.50%
Median Price:	\$612,500
Average Days on Market:	29
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$620,000
Average Selling Price:	\$620,000
Average List Price:	\$639,000
Average Sales Price / Average List Price:	97.00%
Median Price:	\$620,000
Average Days on Market:	189
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

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MALIBU

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$0	Total Sold Dollar Volume:	\$0
Average Selling Price:	\$0	Average Selling Price:	\$0
Average List Price:	\$0	Average List Price:	\$0
Average Sales Price / Average List Price:	0%	Average Sales Price / Average List Price:	0%
Median Price:	\$0	Median Price:	\$0
Average Days on Market:	0	Average Days on Market:	0
Number of Listings Sold:	0	Number of Listings Sold:	0
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

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MALIBU BEACH

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$1,200,000
Average Selling Price:	\$1,200,000
Average List Price:	\$1,298,000
Average Sales Price / Average List Price:	92.40%
Median Price:	\$1,200,000
Average Days on Market:	175
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:	\$2,182,500
Average Selling Price:	\$1,091,2500
Average List Price:	\$1,117,500
Average Sales Price / Average List Price:	97.70%
Median Price:	\$1,091,250
Average Days on Market:	123
Number of Listings Sold:	2

DOM Number of Units

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

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MARINA DEL REY

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$7,585,900
Average Selling Price:	\$758,590
Average List Price:	\$803,180
Average Sales Price / Average List Price:	94.40%
Median Price:	\$729,900
Average Days on Market:	59
Number of Listings Sold:	10

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

Total Sold Dollar Volume:	\$20,707,000
Average Selling Price:	\$1,089,842
Average List Price:	\$1,149,194
Average Sales Price / Average List Price:	94.80%
Median Price:	\$725,000
Average Days on Market:	82
Number of Listings Sold:	19

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

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PACIFIC PALISADES

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$3,880,000
Average Selling Price:	\$776,000
Average List Price:	\$840,400
Average Sales Price / Average List Price:	92.30%
Median Price:	\$772,500
Average Days on Market:	77
Number of Listings Sold:	5

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

Total Sold Dollar Volume:	\$816,968
Average Selling Price:	\$408,484
Average List Price:	\$415,484
Average Sales Price / Average List Price:	98.30%
Median Price:	\$408,484
Average Days on Market:	63
Number of Listings Sold:	2

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

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PALMS - MAR VISTA

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$3,133,000	Total Sold Dollar Volume:	\$2,002,000
Average Selling Price:	\$348,111	Average Selling Price:	\$500,500
Average List Price:	\$362,105	Average List Price:	\$502,500
Average Sales Price / Average List Price:	96.10%	Average Sales Price / Average List Price:	99.60%
Median Price:	\$355,000	Median Price:	\$519,500
Average Days on Market:	60	Average Days on Market:	55
Number of Listings Sold:	9	Number of Listings Sold:	4
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	3	1 - 30 Days:	2
31 - 60 Days:	4	31 - 60 Days:	1
61 - 90 Days:	0	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	2	Over 120 Days:	1

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PLAYA DEL REY

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$1,701,500
Average Selling Price:	\$425,375
Average List Price:	\$439,375
Average Sales Price / Average List Price:	96.80%
Median Price:	\$402,500
Average Days on Market:	106
Number of Listings Sold:	4

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

Total Sold Dollar Volume:	\$3,858,500
Average Selling Price:	\$482,312
Average List Price:	\$492,800
Average Sales Price / Average List Price:	97.90%
Median Price:	\$505,750
Average Days on Market:	42
Number of Listings Sold:	8

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

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PLAYA VISTA

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$1,808,338
Average Selling Price:	\$602,779
Average List Price:	\$607,666
Average Sales Price / Average List Price:	99.20%
Median Price:	\$559,338
Average Days on Market:	93
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

Total Sold Dollar Volume:	\$2,883,400
Average Selling Price:	\$576,680
Average List Price:	\$592,160
Average Sales Price / Average List Price:	97.40%
Median Price:	\$610,000
Average Days on Market:	105
Number of Listings Sold:	5

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

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SANTA MONICA

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$12,811,500
Average Selling Price:	\$674,289
Average List Price:	\$690,489
Average Sales Price / Average List Price:	97.70%
Median Price:	\$600,000
Average Days on Market:	60
Number of Listings Sold:	19

DOM Number of Units	
1 - 30 Days:	7
31 - 60 Days:	2
61 - 90 Days:	6
91 - 120 Days:	2
Over 120 Days:	2

Total Sold Dollar Volume:	\$26,142,500
Average Selling Price:	\$968,240
Average List Price:	\$1,011,437
Average Sales Price / Average List Price:	95.70%
Median Price:	\$797,500
Average Days on Market:	61
Number of Listings Sold:	27

DOM Number of Units	
1 - 30 Days:	11
31 - 60 Days:	5
61 - 90 Days:	4
91 - 120 Days:	3
Over 120 Days:	4

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SHERMAN OAKS

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$2,437,500
Average Selling Price:	\$406,250
Average List Price:	\$426,500
Average Sales Price / Average List Price:	95.30%
Median Price:	\$401,000
Average Days on Market:	134
Number of Listings Sold:	6

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

Total Sold Dollar Volume:	\$3,852,860
Average Selling Price:	\$481,607
Average List Price:	\$505,175
Average Sales Price / Average List Price:	95.30%
Median Price:	\$475,000
Average Days on Market:	87
Number of Listings Sold:	8

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

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SILVER LAKE - ECHO PARK

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$1,605,000
Average Selling Price:	\$525,000
Average List Price:	\$561,300
Average Sales Price / Average List Price:	95.30%
Median Price:	\$550,000
Average Days on Market:	64
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$620,000
Average Selling Price:	\$620,000
Average List Price:	\$645,000
Average Sales Price / Average List Price:	96.10%
Median Price:	\$620,000
Average Days on Market:	34
Number of Listings Sold:	1

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

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STUDIO CITY

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$2,760,000
Average Selling Price:	\$552,000
Average List Price:	\$585,380
Average Sales Price / Average List Price:	94.30%
Median Price:	\$490,000
Average Days on Market:	174
Number of Listings Sold:	5

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

Total Sold Dollar Volume:	\$6,168,000
Average Selling Price:	\$685,333
Average List Price:	\$707,444
Average Sales Price / Average List Price:	96.90%
Median Price:	\$599,000
Average Days on Market:	68
Number of Listings Sold:	9

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

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

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SUNSET STRIP - HOLLYWOOD HILLS WEST

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$1,367,114
Average Selling Price:	\$455,704
Average List Price:	\$459,893
Average Sales Price / Average List Price:	99.10%
Median Price:	\$480,000
Average Days on Market:	28
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$3,475,000
Average Selling Price:	\$1,737,500
Average List Price:	\$1,882,500
Average Sales Price / Average List Price:	92.30%
Median Price:	\$1,737,500
Average Days on Market:	53
Number of Listings Sold:	2

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

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

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VENICE

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$2,931,500
Average Selling Price:	\$977,166
Average List Price:	\$1,030,000
Average Sales Price / Average List Price:	94.90%
Median Price:	\$975,000
Average Days on Market:	61
Number of Listings Sold:	3

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

Total Sold Dollar Volume:	\$2,505,000
Average Selling Price:	\$835,000
Average List Price:	\$879,333
Average Sales Price / Average List Price:	95.00%
Median Price:	\$900,000
Average Days on Market:	117
Number of Listings Sold:	3

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

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

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WEST HOLLYWOOD

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$16,025,300
Average Selling Price:	\$593,529
Average List Price:	\$623,903
Average Sales Price / Average List Price:	95.10%
Median Price:	\$525,000
Average Days on Market:	88
Number of Listings Sold:	27

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

Total Sold Dollar Volume:	\$16,746,500
Average Selling Price:	\$644,096
Average List Price:	\$670,409
Average Sales Price / Average List Price:	96.10%
Median Price:	\$495,000
Average Days on Market:	58
Number of Listings Sold:	26

DOM Number of Units	
1 - 30 Days:	8
31 - 60 Days:	7
61 - 90 Days:	6
91 - 120 Days:	3
Over 120 Days:	2

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

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WESTCHESTER

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$268,000	Total Sold Dollar Volume:	\$0
Average Selling Price:	\$268,000	Average Selling Price:	\$0
Average List Price:	\$274,900	Average List Price:	\$0
Average Sales Price / Average List Price:	97.50%	Average Sales Price / Average List Price:	0%
Median Price:	\$268,000	Median Price:	\$0
Average Days on Market:	65	Average Days on Market:	0
Number of Listings Sold:	1	Number of Listings Sold:	0
DOM Number of Units		DOM Number of Units	
1 - 30 Days:	0	1 - 30 Days:	0
31 - 60 Days:	0	31 - 60 Days:	0
61 - 90 Days:	1	61 - 90 Days:	0
91 - 120 Days:	0	91 - 120 Days:	0
Over 120 Days:	0	Over 120 Days:	0

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

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WESTWOOD - CENTURY CITY

November 2008

vs

November 2007

Total Sold Dollar Volume:	\$16,838,648
Average Selling Price:	\$765,393
Average List Price:	\$793,609
Average Sales Price / Average List Price:	96.40%
Median Price:	\$762,260
Average Days on Market:	62
Number of Listings Sold:	22

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	3
61 - 90 Days:	2
91 - 120 Days:	2
Over 120 Days:	5

Total Sold Dollar Volume:	\$31,229,000
Average Selling Price:	\$918,500
Average List Price:	\$954,805
Average Sales Price / Average List Price:	96.20%
Median Price:	\$677,500
Average Days on Market:	73
Number of Listings Sold:	34

DOM Number of Units	
1 - 30 Days:	10
31 - 60 Days:	8
61 - 90 Days:	3
91 - 120 Days:	4
Over 120 Days:	8

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

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