

TELES



# Micro Market Report

Condominiums

PROPERTIES

[www.telesproperties.com](http://www.telesproperties.com)



# MICRO MARKET UPDATES - OCTOBER 2008

What is a Micro Market? .....	3
Why Should You Care? .....	4
October 2008 Over September 2008 Summary .....	5
Bel Air - Holmby Hills: .....	6
Beverly Hills: .....	7
Beverly Hills P.O.: .....	8
Beverlywood: .....	9
Brentwood: .....	10
Cheviot Hills - Rancho Park: .....	11
Culver City: .....	12
Hancock Park - Wilshire: .....	13
Hollywood Hills East: .....	14
Los Feliz: .....	15
Malibu: .....	16
Malibu Beach: .....	17
Marina del Rey: .....	18
Pacific Palisades: .....	19
Palms - Mar Vista: .....	20
Santa Monica: .....	21
Sherman Oaks: .....	22
Silver Lake - Echo Park: .....	23
Studio City: .....	24
Sunset Strip - Hollywood Hills West: .....	25
Venice: .....	26
West Hollywood: .....	27
Westwood - Century City: .....	28

TELES



PROPERTIES

## 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**.

[back to table of contents](#)

w w w . t e l e s p r o p e r t i e s . c o m

TELES



PROPERTIES

# 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.

[back to table of contents](#)

w w w . t e l e s p r o p e r t i e s . c o m



# OCTOBER 2008 over SEPTEMBER 2008 Summary

	New Listings		Sales Volume		Median Sales Price	
	2008 OCTOBER	2008 SEPTEMBER	2008 OCTOBER	2008 SEPTEMBER	2008 OCTOBER	2008 SEPTEMBER
Bel Air - Holmby Hills	2	13	\$0	\$0	\$0	\$0
Beverly Hills	19	18	\$4,585,000	\$6,761,000	\$955,000	\$788,000
Beverly Hills P.O.	0	0	\$0	\$0	\$0	\$0
Beverlywood	8	10	\$3,797,000	\$3,364,000	\$635,000	\$410,000
Brentwood	25	18	\$12,248,000	\$4,354,000	\$620,000	\$632,500
Cheviot Hills - Rancho Park	0	1	\$540,000	\$0	\$540,000	\$0
Culver City	28	15	\$9,868,500	\$6,337,788	\$454,500	\$445,000
Hancock Park - Wilshire	41	60	\$6,722,900	\$7,421,900	\$420,000	\$520,000
Hollywood Hills East	6	6	\$2,523,500	\$860,000	\$443,000	\$430,000
Los Feliz	4	0	\$1,560,000	\$448,000	\$435,000	\$448,000
Malibu	8	6	\$2,815,000	\$4,813,500	\$1,030,000	\$661,750
Malibu Beach	5	4	\$0	\$8,525,000	\$0	\$4,262,500
Marina del Rey	43	54	\$12,818,000	\$14,520,150	\$625,000	\$860,000
Pacific Palisades	11	5	\$3,418,618	\$1,327,000	\$799,000	\$663,500
Palms - Mar Vista	14	15	\$4,694,750	\$3,151,500	\$369,000	\$443,000
Santa Monica	42	47	\$19,203,000	\$28,418,828	\$645,000	\$750,000
Sherman Oaks	8	11	\$4,763,900	\$1,126,000	\$378,000	\$365,000
Silver Lake - Echo Park	1	2	\$2,110,000	\$2,492,500	\$558,000	\$614,500
Studio City	19	8	\$2,052,500	\$4,488,350	\$522,500	\$525,000
Sunset Strip - Hollywood Hills West	9	13	\$1,418,000	\$482,000	\$472,000	\$482,000
Venice	9	15	\$1,075,000	\$5,090,000	\$1,075,000	\$1,265,000
West Hollywood	52	75	\$21,449,763	\$10,806,500	\$520,375	\$632,500
Westwood - Century City	60	0	\$40,382,452	\$25,988,888	\$670,000	\$685,194

[back to table of contents](#)

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



# BEL AIR - HOLMBY HILLS

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$0	Total Sold Dollar Volume: .....	\$765,000
Average Selling Price: .....	\$0	Average Selling Price: .....	\$765,000
Average List Price: .....	\$0	Average List Price: .....	\$784,000
Average Sales Price / Average List Price: .....	0.0%	Average Sales Price / Average List Price: .....	97.60%
Median Price: .....	\$0	Median Price: .....	\$765,000
Average Days on Market: .....	0	Average Days on Market: .....	289
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

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

[back to table of contents](#)



# BEVERLY HILLS

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$4,585,000	Total Sold Dollar Volume: .....	\$7,973,500
Average Selling Price: .....	\$1,146,250	Average Selling Price: .....	\$1,139,071
Average List Price: .....	\$1,212,250	Average List Price: .....	\$1,168,985
Average Sales Price / Average List Price: .....	94.60%	Average Sales Price / Average List Price: .....	97.40%
Median Price: .....	\$955,000	Median Price: .....	\$965,000
Average Days on Market: .....	59	Average Days on Market: .....	60
Number of Listings Sold: .....	4	Number of Listings Sold: .....	7
DOM Number of Units		DOM Number of Units	
1 - 30 Days: .....	0	1 - 30 Days: .....	4
31 - 60 Days: .....	3	31 - 60 Days: .....	2
61 - 90 Days: .....	0	61 - 90 Days: .....	0
91 - 120 Days: .....	1	91 - 120 Days: .....	0
Over 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.

[back to table of contents](#)



# BEVERLY HILLS P.O.

October 2008

vs

October 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

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

[back to table of contents](#)



# BEVERLYWOOD

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$3,797,000
Average Selling Price: .....	\$632,833
Average List Price: .....	\$670,000
Average Sales Price / Average List Price: .....	94.50%
Median Price: .....	\$635,000
Average Days on Market: .....	163
Number of Listings Sold: .....	6

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

Total Sold Dollar Volume: .....	\$1,299,026
Average Selling Price: .....	\$649,513
Average List Price: .....	\$673,500
Average Sales Price / Average List Price: .....	96.40%
Median Price: .....	\$649,513
Average Days on Market: .....	41
Number of Listings Sold: .....	2

DOM Number of Units	
1 - 30 Days: .....	1
31 - 60 Days: .....	1
61 - 90 Days: .....	0
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.

[back to table of contents](#)



# BRENTWOOD

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$12,628,000
Average Selling Price: .....	\$664,631
Average List Price: .....	\$699,468
Average Sales Price / Average List Price: .....	95.00%
Median Price: .....	\$600,000
Average Days on Market: .....	132
Number of Listings Sold: .....	19

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

Total Sold Dollar Volume: .....	\$7,910,000
Average Selling Price: .....	\$878,888
Average List Price: .....	\$905,433
Average Sales Price / Average List Price: .....	97.10%
Median Price: .....	\$850,000
Average Days on Market: .....	62
Number of Listings Sold: .....	9

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

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

[back to table of contents](#)



# CHEVIOT HILLS - RANCHO PARK

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$540,000	Total Sold Dollar Volume: .....	\$0
Average Selling Price: .....	\$540,000	Average Selling Price: .....	\$0
Average List Price: .....	\$550,000	Average List Price: .....	\$0
Average Sales Price / Average List Price: .....	98.20%	Average Sales Price / Average List Price: .....	0.0%
Median Price: .....	\$540,000	Median Price: .....	\$0
Average Days on Market: .....	13	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: .....	1	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

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

[back to table of contents](#)



# CULVER CITY

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$10,168,500
Average Selling Price: .....	\$484,214
Average List Price: .....	\$506,819
Average Sales Price / Average List Price: .....	95.50%
Median Price: .....	\$450,000
Average Days on Market: .....	70
Number of Listings Sold: .....	21

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

Total Sold Dollar Volume: .....	\$2,496,000
Average Selling Price: .....	\$499,200
Average List Price: .....	\$504,954
Average Sales Price / Average List Price: .....	98.90%
Median Price: .....	\$465,000
Average Days on Market: .....	26
Number of Listings Sold: .....	5

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

[back to table of contents](#)



# HANCOCK PARK - WILSHIRE

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$6,722,900	Total Sold Dollar Volume: .....	\$7,131,000
Average Selling Price: .....	\$448,193	Average Selling Price: .....	\$648,272
Average List Price: .....	\$467,453	Average List Price: .....	\$657,627
Average Sales Price / Average List Price: .....	95.90%	Average Sales Price / Average List Price: .....	98.60%
Median Price: .....	\$420,000	Median Price: .....	\$669,000
Average Days on Market: .....	62	Average Days on Market: .....	53
Number of Listings Sold: .....	15	Number of Listings Sold: .....	11
DOM Number of Units		DOM Number of Units	
1 - 30 Days: .....	7	1 - 30 Days: .....	3
31 - 60 Days: .....	3	31 - 60 Days: .....	4
61 - 90 Days: .....	1	61 - 90 Days: .....	2
91 - 120 Days: .....	1	91 - 120 Days: .....	2
Over 120 Days: .....	3	Over 120 Days: .....	0

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

[back to table of contents](#)



# HOLLYWOOD HILLS EAST

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$2,523,500	Total Sold Dollar Volume: .....	\$549,000
Average Selling Price: .....	\$420,583	Average Selling Price: .....	\$549,000
Average List Price: .....	\$440,983	Average List Price: .....	\$549,000
Average Sales Price / Average List Price: .....	95.40%	Average Sales Price / Average List Price: .....	100.00%
Median Price: .....	\$443,000	Median Price: .....	\$549,000
Average Days on Market: .....	73	Average Days on Market: .....	32
Number of Listings Sold: .....	6	Number of Listings Sold: .....	1
DOM Number of Units		DOM Number of Units	
1 - 30 Days: .....	1	1 - 30 Days: .....	0
31 - 60 Days: .....	1	31 - 60 Days: .....	1
61 - 90 Days: .....	3	61 - 90 Days: .....	0
91 - 120 Days: .....	0	91 - 120 Days: .....	0
Over 120 Days: .....	1	Over 120 Days: .....	0

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

[back to table of contents](#)

TELES



PROPERTIES

# LOS FELIZ

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$1,560,000
Average Selling Price: .....	\$520,000
Average List Price: .....	\$569,166
Average Sales Price / Average List Price: .....	91.40%
Median Price: .....	\$435,000
Average Days on Market: .....	168
Number of Listings Sold: .....	3

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

Total Sold Dollar Volume: .....	\$1,434,000
Average Selling Price: .....	\$478,000
Average List Price: .....	\$484,916
Average Sales Price / Average List Price: .....	98.60%
Median Price: .....	\$479,000
Average Days on Market: .....	41
Number of Listings Sold: .....	3

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

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

[back to table of contents](#)

w w w . t e l e s p r o p e r t i e s . c o m

TELES



PROPERTIES

# MALIBU

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$2,815,000
Average Selling Price: .....	\$938,333
Average List Price: .....	\$1,109,666
Average Sales Price / Average List Price: .....	92.00%
Median Price: .....	\$1,030,000
Average Days on Market: .....	54
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: .....	\$5,350,000
Average Selling Price: .....	\$1,070,000
Average List Price: .....	\$1,108,600
Average Sales Price / Average List Price: .....	96.50%
Median Price: .....	\$925,000
Average Days on Market: .....	58
Number of Listings Sold: .....	5

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

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

[back to table of contents](#)

w w w . t e l e s p r o p e r t i e s . c o m



# MALIBU BEACH

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$0	Total Sold Dollar Volume: .....	\$4,500,000
Average Selling Price: .....	\$0	Average Selling Price: .....	\$4,500,000
Average List Price: .....	\$0	Average List Price: .....	\$4,650,000
Average Sales Price / Average List Price: .....	0.0%	Average Sales Price / Average List Price: .....	96.80%
Median Price: .....	\$0	Median Price: .....	\$4,500,000
Average Days on Market: .....	0	Average Days on Market: .....	88
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.

[back to table of contents](#)



# MARINA DEL REY

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$15,242,000
Average Selling Price: .....	\$725,809
Average List Price: .....	\$764,947
Average Sales Price / Average List Price: .....	94.90%
Median Price: .....	\$640,000
Average Days on Market: .....	79
Number of Listings Sold: .....	21

DOM Number of Units	
1 - 30 Days: .....	5
31 - 60 Days: .....	2
61 - 90 Days: .....	7
91 - 120 Days: .....	1
Over 120 Days: .....	4

Total Sold Dollar Volume: .....	\$20,940,400
Average Selling Price: .....	\$951,836
Average List Price: .....	\$981,154
Average Sales Price / Average List Price: .....	97.00%
Median Price: .....	\$731,200
Average Days on Market: .....	64
Number of Listings Sold: .....	22

DOM Number of Units	
1 - 30 Days: .....	6
31 - 60 Days: .....	4
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.

[back to table of contents](#)



# PACIFIC PALISADES

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$3,418,618	Total Sold Dollar Volume: .....	\$2,570,000
Average Selling Price: .....	\$683,723	Average Selling Price: .....	\$642,500
Average List Price: .....	\$700,923	Average List Price: .....	\$653,750
Average Sales Price / Average List Price: .....	97.50%	Average Sales Price / Average List Price: .....	98.30%
Median Price: .....	\$799,000	Median Price: .....	\$637,500
Average Days on Market: .....	94	Average Days on Market: .....	77
Number of Listings Sold: .....	5	Number of Listings Sold: .....	4
DOM Number of Units		DOM Number of Units	
1 - 30 Days: .....	2	1 - 30 Days: .....	1
31 - 60 Days: .....	0	31 - 60 Days: .....	0
61 - 90 Days: .....	0	61 - 90 Days: .....	2
91 - 120 Days: .....	1	91 - 120 Days: .....	0
Over 120 Days: .....	2	Over 120 Days: .....	1

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

[back to table of contents](#)



# PALMS - MAR VISTA

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$4,694,750	Total Sold Dollar Volume: .....	\$6,985,870
Average Selling Price: .....	\$426,795	Average Selling Price: .....	\$465,724
Average List Price: .....	\$431,809	Average List Price: .....	\$469,266
Average Sales Price / Average List Price: .....	98.80%	Average Sales Price / Average List Price: .....	99.20%
Median Price: .....	\$369,000	Median Price: .....	\$459,000
Average Days on Market: .....	39	Average Days on Market: .....	89
Number of Listings Sold: .....	11	Number of Listings Sold: .....	15
DOM Number of Units		DOM Number of Units	
1 - 30 Days: .....	6	1 - 30 Days: .....	3
31 - 60 Days: .....	4	31 - 60 Days: .....	2
61 - 90 Days: .....	0	61 - 90 Days: .....	4
91 - 120 Days: .....	0	91 - 120 Days: .....	2
Over 120 Days: .....	1	Over 120 Days: .....	3

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

[back to table of contents](#)



# SANTA MONICA

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$19,450,410
Average Selling Price: .....	\$694,657
Average List Price: .....	\$724,989
Average Sales Price / Average List Price: .....	95.80%
Median Price: .....	\$637,500
Average Days on Market: .....	76
Number of Listings Sold: .....	28

DOM Number of Units	
1 - 30 Days: .....	10
31 - 60 Days: .....	7
61 - 90 Days: .....	3
91 - 120 Days: .....	3
Over 120 Days: .....	4

Total Sold Dollar Volume: .....	\$21,734,090
Average Selling Price: .....	\$749,451
Average List Price: .....	\$764,337
Average Sales Price / Average List Price: .....	98.10%
Median Price: .....	\$660,000
Average Days on Market: .....	41
Number of Listings Sold: .....	29

DOM Number of Units	
1 - 30 Days: .....	10
31 - 60 Days: .....	9
61 - 90 Days: .....	3
91 - 120 Days: .....	5
Over 120 Days: .....	0

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

[back to table of contents](#)



# SHERMAN OAKS

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$14,472,676
Average Selling Price: .....	\$425,666
Average List Price: .....	\$439,580
Average Sales Price / Average List Price: .....	96.80%
Median Price: .....	\$389,563
Average Days on Market: .....	76
Number of Listings Sold: .....	34

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

Total Sold Dollar Volume: .....	\$2,192,000
Average Selling Price: .....	\$438,400
Average List Price: .....	\$538,200
Average Sales Price / Average List Price: .....	81.50%
Median Price: .....	\$525,000
Average Days on Market: .....	58
Number of Listings Sold: .....	5

DOM Number of Units	
1 - 30 Days: .....	1
31 - 60 Days: .....	1
61 - 90 Days: .....	2
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.

[back to table of contents](#)



# SILVER LAKE - ECHO PARK

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$2,610,000
Average Selling Price: .....	\$522,000
Average List Price: .....	\$551,800
Average Sales Price / Average List Price: .....	94.60%
Median Price: .....	\$541,000
Average Days on Market: .....	67
Number of Listings Sold: .....	5

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

Total Sold Dollar Volume: .....	\$1,005,000
Average Selling Price: .....	\$502,500
Average List Price: .....	\$538,700
Average Sales Price / Average List Price: .....	93.30%
Median Price: .....	\$502,500
Average Days on Market: .....	73
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

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

[back to table of contents](#)



# STUDIO CITY

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$6,943,200	Total Sold Dollar Volume: .....	\$4,324,000
Average Selling Price: .....	\$408,423	Average Selling Price: .....	\$617,714
Average List Price: .....	\$425,297	Average List Price: .....	\$623,285
Average Sales Price / Average List Price: .....	96.00%	Average Sales Price / Average List Price: .....	99.10%
Median Price: .....	\$392,000	Median Price: .....	\$549,000
Average Days on Market: .....	48	Average Days on Market: .....	147
Number of Listings Sold: .....	17	Number of Listings Sold: .....	7
 DOM Number of Units		 DOM Number of Units	
1 - 30 Days: .....	3	1 - 30 Days: .....	0
31 - 60 Days: .....	0	31 - 60 Days: .....	1
61 - 90 Days: .....	0	61 - 90 Days: .....	1
91 - 120 Days: .....	0	91 - 120 Days: .....	0
Over 120 Days: .....	1	Over 120 Days: .....	5

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

[back to table of contents](#)



# SUNSET STRIP - HOLLYWOOD HILLS WEST

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$1,418,000
Average Selling Price: .....	\$472,666
Average List Price: .....	\$485,666
Average Sales Price / Average List Price: .....	97.30%
Median Price: .....	\$472,000
Average Days on Market: .....	31
Number of Listings Sold: .....	3

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

Total Sold Dollar Volume: .....	\$6,062,500
Average Selling Price: .....	\$1,010,416
Average List Price: .....	\$1,073,166
Average Sales Price / Average List Price: .....	94.20%
Median Price: .....	\$507,500
Average Days on Market: .....	86
Number of Listings Sold: .....	6

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

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

[back to table of contents](#)



# VENICE

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$1,075,000
Average Selling Price: .....	\$1,075,000
Average List Price: .....	\$1,265,000
Average Sales Price / Average List Price: .....	85.00%
Median Price: .....	\$1,075,000
Average Days on Market: .....	52
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: .....	\$950,000
Average Selling Price: .....	\$950,000
Average List Price: .....	\$979,000
Average Sales Price / Average List Price: .....	97.00%
Median Price: .....	\$950,000
Average Days on Market: .....	115
Number of Listings Sold: .....	1

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

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

[back to table of contents](#)



# WEST HOLLYWOOD

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$22,704,763
Average Selling Price: .....	\$582,173
Average List Price: .....	\$611,816
Average Sales Price / Average List Price: .....	95.20%
Median Price: .....	\$515,750
Average Days on Market: .....	103
Number of Listings Sold: .....	39

DOM Number of Units

1 - 30 Days: .....	5
31 - 60 Days: .....	7
61 - 90 Days: .....	2
91 - 120 Days: .....	10
Over 120 Days: .....	14

Total Sold Dollar Volume: .....	\$17,910,000
Average Selling Price: .....	\$663,366
Average List Price: .....	\$699,811
Average Sales Price / Average List Price: .....	94.80%
Median Price: .....	\$625,000
Average Days on Market: .....	52
Number of Listings Sold: .....	27

DOM Number of Units

1 - 30 Days: .....	13
31 - 60 Days: .....	2
61 - 90 Days: .....	4
91 - 120 Days: .....	2
Over 120 Days: .....	5

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

[back to table of contents](#)



# WESTWOOD - CENTURY CITY

October 2008

vs

October 2007

Total Sold Dollar Volume: .....	\$40,842,352
Average Selling Price: .....	\$1,276,323
Average List Price: .....	\$1,433,818
Average Sales Price / Average List Price: .....	89.00%
Median Price: .....	\$665,000
Average Days on Market: .....	80
Number of Listings Sold: .....	32

DOM Number of Units	
1 - 30 Days: .....	8
31 - 60 Days: .....	6
61 - 90 Days: .....	5
91 - 120 Days: .....	0
Over 120 Days: .....	11

Total Sold Dollar Volume: .....	\$30,819,075
Average Selling Price: .....	\$832,947
Average List Price: .....	\$884,359
Average Sales Price / Average List Price: .....	94.20%
Median Price: .....	\$715,000
Average Days on Market: .....	51
Number of Listings Sold: .....	37

DOM Number of Units	
1 - 30 Days: .....	13
31 - 60 Days: .....	8
61 - 90 Days: .....	12
91 - 120 Days: .....	3
Over 120 Days: .....	1

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

[back to table of contents](#)