



MICROMARKETREPORT

October 2011 | Condominiums | Los Angeles



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WHAT IS A MICRO MARKET

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

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

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

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LOS ANGELES MACRO MARKET*

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

OCTOBER 2010

Median Price	\$517,000
Average Price per Square Foot	\$413
Properties Sold	227
Properties Pending Sale	209
Properties For Sale	2,746
Days on Market (Pending Sale)	73
Month's Supply of Inventory	10.9
Percent Under Contract	7.6%

OCTOBER 2011

Median Price	\$427,500	-17.3%
Average Price per Square Foot	\$390	-5.6%
Properties Sold	196	-13.7%
Properties Pending Sale	259	23.9%
Properties For Sale	2,007	-26.9%
Days on Market (Pending Sale)	70	-4.1%
Month's Supply of Inventory	5.6	-48.6%
Percent Under Contract	12.9%	69.7%
Average Median Price for Last 12 Months	\$506,000	-15.5%
Average Median Price for Last 3 Months ..	\$462,000	-7.5%

* 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

OCTOBER 2010

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

OCTOBER 2011

Median Price	\$330,000	N/A
Average Price per Square Foot	\$286	N/A
Properties Sold	1	N/A
Properties Pending Sale	0	100.0%
Properties For Sale	0	-100.0%
Days on Market (Pending Sale)	6	N/A
Month's Supply of Inventory	0	0.0%
Percent Under Contract	50.0%	N/A
Average Median Price for Last 12 Months	\$496,000	N/A
Average Median Price for Last 3 Months ..	\$420,000	N/A

% CHANGE

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BEVERLY CENTER - MIRACLE MILE

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

OCTOBER 2010

Median Price	\$570,000
Average Price per Square Foot	\$409
Properties Sold	13
Properties Pending Sale	6
Properties For Sale	63
Days on Market (Pending Sale)	63
Month's Supply of Inventory	8.7
Percent Under Contract	9.5%

OCTOBER 2011

Median Price	\$380,000	-33.3%
Average Price per Square Foot	\$306	-25.2%
Properties Sold	3	-76.9%
Properties Pending Sale	1	-83.3%
Properties For Sale	24	-61.9%
Days on Market (Pending Sale)	11	-82.5%
Month's Supply of Inventory	14	60.9%
Percent Under Contract	4.2%	-55.8%
Average Median Price for Last 12 Months	\$501,000	-24.2%
Average Median Price for Last 3 Months ..	\$394,000	-3.6%

% CHANGE



BEVERLY HILLS

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

OCTOBER 2010

Median Price	\$845,000
Average Price per Square Foot	\$400
Properties Sold	7
Properties Pending Sale	5
Properties For Sale	115
Days on Market (Pending Sale)	128
Month's Supply of Inventory	18.8
Percent Under Contract	4.3%

OCTOBER 2011

Median Price	\$1,212,500	43.5%
Average Price per Square Foot	\$773	93.3%
Properties Sold	8	14.3%
Properties Pending Sale	8	60.0%
Properties For Sale	81	-29.6%
Days on Market (Pending Sale)	89	-30.5%
Month's Supply of Inventory	8	-57.4%
Percent Under Contract	9.9%	130.2%
Average Median Price for Last 12 Months	\$876,000	38.4%
Average Median Price for Last 3 Months ..	\$962,000	26.0%

% 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

OCTOBER 2010

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

OCTOBER 2011

Median Price	N/A	N/A
Average Price per Square Foot	N/A	N/A
Properties Sold	0	N/C
Properties Pending Sale	0	N/C
Properties For Sale	0	N/C
Days on Market (Pending Sale)	N/A	N/A
Month's Supply of Inventory	N/A	N/A
Percent Under Contract	N/A	N/A
Average Median Price for Last 12 Months	N/A	N/A
Average Median Price for Last 3 Months ..	N/A	N/A

% CHANGE



BEVERLYWOOD

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

OCTOBER 2010

Median Price	\$492,500
Average Price per Square Foot	\$356
Properties Sold	6
Properties Pending Sale	7
Properties For Sale	49
Days on Market (Pending Sale)	77
Month's Supply of Inventory	5.6
Percent Under Contract	14.3%

OCTOBER 2011

Median Price	\$310,000	-37.1%
Average Price per Square Foot	\$287	-19.4%
Properties Sold	1	-83.3%
Properties Pending Sale	7	0.0%
Properties For Sale	28	-42.9%
Days on Market (Pending Sale)	44	-42.9%
Month's Supply of Inventory	2.6	-53.6%
Percent Under Contract	25.0%	74.8%
Average Median Price for Last 12 Months	\$530,000	-41.5%
Average Median Price for Last 3 Months ..	\$527,000	-41.2%

% CHANGE



BRENTWOOD

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

OCTOBER 2010

Median Price	\$710,000
Average Price per Square Foot	\$421
Properties Sold	14
Properties Pending Sale	15
Properties For Sale	163
Days on Market (Pending Sale)	87
Month's Supply of Inventory	8.4
Percent Under Contract	9.2%

OCTOBER 2011

Median Price	\$514,500	-27.5%
Average Price per Square Foot	\$420	-0.2%
Properties Sold	10	-28.6%
Properties Pending Sale	10	-33.3%
Properties For Sale	86	-47.2%
Days on Market (Pending Sale)	82	-5.7%
Month's Supply of Inventory	6.5	-22.6%
Percent Under Contract	11.6%	26.1%
Average Median Price for Last 12 Months	\$642,000	-19.9%
Average Median Price for Last 3 Months ..	\$564,000	-8.8%

% 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

OCTOBER 2010

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

OCTOBER 2011

Median Price	N/A	N/A
Average Price per Square Foot	N/A	N/A
Properties Sold	0	N/C
Properties Pending Sale	0	N/C
Properties For Sale	0	N/C
Days on Market (Pending Sale)	N/A	N/A
Month's Supply of Inventory	N/A	N/A
Percent Under Contract	N/A	N/A
Average Median Price for Last 12 Months	N/A	N/A
Average Median Price for Last 3 Months ..	N/A	N/A

% CHANGE



CULVER CITY

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

OCTOBER 2010

Median Price	\$344,500
Average Price per Square Foot	\$333
Properties Sold	14
Properties Pending Sale	10
Properties For Sale	100
Days on Market (Pending Sale)	74
Month's Supply of Inventory	7.9
Percent Under Contract	10.0%

OCTOBER 2011

Median Price	\$270,000	-21.6%
Average Price per Square Foot	\$252	-24.3%
Properties Sold	11	-21.4%
Properties Pending Sale	15	50.0%
Properties For Sale	80	-20.0%
Days on Market (Pending Sale)	73	-1.4%
Month's Supply of Inventory	3.3	-58.2%
Percent Under Contract	18.8%	88.0%
Average Median Price for Last 12 Months	\$350,000	-22.9%
Average Median Price for Last 3 Months ..	\$290,000	-6.9%

% CHANGE

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



HANCOCK PARK - WILSHIRE

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

OCTOBER 2010

Median Price	\$326,000
Average Price per Square Foot	\$312
Properties Sold	15
Properties Pending Sale	3
Properties For Sale	98
Days on Market (Pending Sale)	147
Month's Supply of Inventory	30
Percent Under Contract	3.1%

OCTOBER 2011

Median Price	\$400,000	22.7%
Average Price per Square Foot	\$284	-9.0%
Properties Sold	5	-66.7%
Properties Pending Sale	16	433.3%
Properties For Sale	77	-21.4%
Days on Market (Pending Sale)	44	-70.1%
Month's Supply of Inventory	2.9	-90.3%
Percent Under Contract	20.8%	571.0%
Average Median Price for Last 12 Months	\$374,000	7.0%
Average Median Price for Last 3 Months ..	\$375,000	6.7%

% CHANGE



HOLLYWOOD

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

OCTOBER 2010

Median Price	\$459,990
Average Price per Square Foot	\$354
Properties Sold	5
Properties Pending Sale	4
Properties For Sale	98
Days on Market (Pending Sale)	36
Month's Supply of Inventory	21.5
Percent Under Contract	4.1%

OCTOBER 2011

Median Price	\$320,000	-30.4%
Average Price per Square Foot	\$324	-8.5%
Properties Sold	9	80.0%
Properties Pending Sale	5	25.0%
Properties For Sale	59	-39.8%
Days on Market (Pending Sale)	79	119.4%
Month's Supply of Inventory	9.6	-55.3%
Percent Under Contract	8.5%	107.3%
Average Median Price for Last 12 Months	\$400,000	-20.0%
Average Median Price for Last 3 Months ..	\$297,000	7.7%

% CHANGE



HOLLYWOOD HILLS EAST

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

OCTOBER 2010

Median Price	\$289,000
Average Price per Square Foot	\$339
Properties Sold	1
Properties Pending Sale	0
Properties For Sale	13
Days on Market (Pending Sale)	134
Month's Supply of Inventory	0
Percent Under Contract	0.0%

OCTOBER 2011

Median Price	\$435,000	50.5%
Average Price per Square Foot	\$303	-10.6%
Properties Sold	3	200.0%
Properties Pending Sale	3	N/A
Properties For Sale	17	30.8%
Days on Market (Pending Sale)	91	-32.1%
Month's Supply of Inventory	4	N/A
Percent Under Contract	17.6%	N/A
Average Median Price for Last 12 Months	\$316,000	37.7%
Average Median Price for Last 3 Months ..	\$374,000	16.3%

% CHANGE



LOS FELIZ

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

OCTOBER 2010

Median Price	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	5
Properties For Sale	26
Days on Market (Pending Sale)	55
Month's Supply of Inventory	3.2
Percent Under Contract	19.2%

OCTOBER 2011

Median Price	\$330,000	N/A
Average Price per Square Foot	\$392	N/A
Properties Sold	4	N/A
Properties Pending Sale	3	-40.0%
Properties For Sale	15	-42.3%
Days on Market (Pending Sale)	44	-20.0%
Month's Supply of Inventory	3.3	3.1%
Percent Under Contract	20.0%	4.2%
Average Median Price for Last 12 Months	\$310,000	N/A
Average Median Price for Last 3 Months ..	\$306,000	N/A

% CHANGE



MALIBU

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

OCTOBER 2010

Median Price	\$605,000
Average Price per Square Foot	\$524
Properties Sold	2
Properties Pending Sale	3
Properties For Sale	39
Days on Market (Pending Sale)	342
Month's Supply of Inventory	11
Percent Under Contract	7.7%

OCTOBER 2011

Median Price	\$380,000	-37.2%
Average Price per Square Foot	\$291	-44.5%
Properties Sold	1	-50.0%
Properties Pending Sale	3	0.0%
Properties For Sale	33	-15.4%
Days on Market (Pending Sale)	167	-51.2%
Month's Supply of Inventory	8	-27.3%
Percent Under Contract	9.1%	18.2%
Average Median Price for Last 12 Months	\$587,000	-35.3%
Average Median Price for Last 3 Months ..	\$515,000	-26.2%

% CHANGE



MALIBU BEACH

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

OCTOBER 2010

Median Price	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	0
Properties For Sale	31
Days on Market (Pending Sale)	0
Month's Supply of Inventory	0
Percent Under Contract	0.0%

OCTOBER 2011

Median Price	\$1,120,000	N/A
Average Price per Square Foot	\$970	N/A
Properties Sold	1	N/A
Properties Pending Sale	1	N/A
Properties For Sale	18	-41.9%
Days on Market (Pending Sale)	26	N/A
Month's Supply of Inventory	15	N/A
Percent Under Contract	5.6%	N/A
Average Median Price for Last 12 Months	\$927,000	20.8%
Average Median Price for Last 3 Months ..	\$1,182,000	-5.2%

% CHANGE



MARINA DEL REY

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

OCTOBER 2010

Median Price	\$625,000
Average Price per Square Foot	\$488
Properties Sold	25
Properties Pending Sale	21
Properties For Sale	226
Days on Market (Pending Sale)	80
Month's Supply of Inventory	9
Percent Under Contract	9.3%

OCTOBER 2011

Median Price	\$557,500	-10.8%
Average Price per Square Foot	\$366	-25.0%
Properties Sold	16	-36.0%
Properties Pending Sale	13	-38.1%
Properties For Sale	176	-22.1%
Days on Market (Pending Sale)	84	5.0%
Month's Supply of Inventory	10	11.1%
Percent Under Contract	7.4%	-20.4%
Average Median Price for Last 12 Months	\$598,000	-6.8%
Average Median Price for Last 3 Months ..	\$603,000	-7.5%

% CHANGE



MID LOS ANGELES

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

OCTOBER 2010

Median Price	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	0
Properties For Sale	11
Days on Market (Pending Sale)	0
Month's Supply of Inventory	0
Percent Under Contract	N/A

OCTOBER 2011

Median Price	\$148,500	N/A
Average Price per Square Foot	\$177	N/A
Properties Sold	2	N/A
Properties Pending Sale	0	N/A
Properties For Sale	6	-45.5%
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	\$405,000	N/A
Average Median Price for Last 3 Months ..	\$164,000	N/A

% CHANGE



MID WILSHIRE

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

OCTOBER 2010

Median Price	\$317,500
Average Price per Square Foot	\$235
Properties Sold	18
Properties Pending Sale	12
Properties For Sale	200
Days on Market (Pending Sale)	82
Month's Supply of Inventory	15.1
Percent Under Contract	6.0%

OCTOBER 2011

Median Price	\$305,000	-3.9%
Average Price per Square Foot	\$246	4.7%
Properties Sold	9	-50.0%
Properties Pending Sale	16	33.3%
Properties For Sale	93	-53.5%
Days on Market (Pending Sale)	38	-53.7%
Month's Supply of Inventory	3.3	-78.1%
Percent Under Contract	17.2%	186.7%
Average Median Price for Last 12 Months	\$331,000	-7.9%
Average Median Price for Last 3 Months ..	\$290,000	5.2%

% CHANGE



PACIFIC PALISADES

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

OCTOBER 2010

Median Price	\$627,500
Average Price per Square Foot	\$361
Properties Sold	2
Properties Pending Sale	3
Properties For Sale	47
Days on Market (Pending Sale)	52
Month's Supply of Inventory	13.3
Percent Under Contract	6.4%

OCTOBER 2011

Median Price	\$575,000	-8.4%
Average Price per Square Foot	\$339	-6.1%
Properties Sold	5	150.0%
Properties Pending Sale	6	100.0%
Properties For Sale	42	-10.6%
Days on Market (Pending Sale)	101	94.2%
Month's Supply of Inventory	4.8	-63.9%
Percent Under Contract	14.3%	123.4%
Average Median Price for Last 12 Months	\$659,000	-12.7%
Average Median Price for Last 3 Months ..	\$649,000	-11.4%

% CHANGE



PALMS - MAR VISTA

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

OCTOBER 2010

Median Price	\$465,000
Average Price per Square Foot	\$394
Properties Sold	1
Properties Pending Sale	6
Properties For Sale	72
Days on Market (Pending Sale)	56
Month's Supply of Inventory	10.5
Percent Under Contract	8.3%

OCTOBER 2011

Median Price	\$399,000	-14.2%
Average Price per Square Foot	\$281	-28.7%
Properties Sold	7	600.0%
Properties Pending Sale	4	-33.3%
Properties For Sale	46	-36.1%
Days on Market (Pending Sale)	62	10.7%
Month's Supply of Inventory	8.8	-16.2%
Percent Under Contract	8.7%	4.8%
Average Median Price for Last 12 Months	\$393,000	1.5%
Average Median Price for Last 3 Months ..	\$334,000	19.5%

% CHANGE



PLAYA DEL REY

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

OCTOBER 2010

Median Price	\$385,000
Average Price per Square Foot	\$406
Properties Sold	5
Properties Pending Sale	6
Properties For Sale	58
Days on Market (Pending Sale)	57
Month's Supply of Inventory	7.8
Percent Under Contract	10.3%

OCTOBER 2011

Median Price	\$328,500	-14.7%
Average Price per Square Foot	\$295	-27.3%
Properties Sold	6	20.0%
Properties Pending Sale	10	66.7%
Properties For Sale	68	17.2%
Days on Market (Pending Sale)	99	73.7%
Month's Supply of Inventory	4.9	-37.2%
Percent Under Contract	14.7%	42.7%
Average Median Price for Last 12 Months	\$369,000	-11.0%
Average Median Price for Last 3 Months ..	\$360,000	-8.8%

% CHANGE



PLAYA VISTA

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

OCTOBER 2010

Median Price	\$498,000
Average Price per Square Foot	\$345
Properties Sold	6
Properties Pending Sale	4
Properties For Sale	43
Days on Market (Pending Sale)	123
Month's Supply of Inventory	9
Percent Under Contract	9.3%

OCTOBER 2011

Median Price	\$382,500	-23.2%
Average Price per Square Foot	\$389	12.8%
Properties Sold	3	-50.0%
Properties Pending Sale	7	75.0%
Properties For Sale	32	-25.6%
Days on Market (Pending Sale)	23	-81.3%
Month's Supply of Inventory	3	-66.7%
Percent Under Contract	21.9%	135.5%
Average Median Price for Last 12 Months	\$480,000	-20.3%
Average Median Price for Last 3 Months ..	\$485,000	-21.1%

% CHANGE



SANTA MONICA

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

OCTOBER 2010

Median Price	\$735,000
Average Price per Square Foot	\$561
Properties Sold	24
Properties Pending Sale	26
Properties For Sale	297
Days on Market (Pending Sale)	52
Month's Supply of Inventory	9.3
Percent Under Contract	8.8%

OCTOBER 2011

Median Price	\$600,000	-18.4%
Average Price per Square Foot	\$491	-12.5%
Properties Sold	20	-16.7%
Properties Pending Sale	34	30.8%
Properties For Sale	188	-36.7%
Days on Market (Pending Sale)	52	0.0%
Month's Supply of Inventory	3.9	-58.1%
Percent Under Contract	18.1%	105.7%
Average Median Price for Last 12 Months	\$691,000	-13.2%
Average Median Price for Last 3 Months ..	\$640,000	-6.3%

% 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

OCTOBER 2010

Median Price	N/A
Average Price per Square Foot	N/A
Properties Sold	0
Properties Pending Sale	3
Properties For Sale	17
Days on Market (Pending Sale)	166
Month's Supply of Inventory	4.7
Percent Under Contract	17.6%

OCTOBER 2011

Median Price	\$345,000	N/A
Average Price per Square Foot	\$296	N/A
Properties Sold	3	N/A
Properties Pending Sale	2	N/A
Properties For Sale	19	11.8%
Days on Market (Pending Sale)	101	-39.2%
Month's Supply of Inventory	7.5	59.6%
Percent Under Contract	10.5%	-40.3%
Average Median Price for Last 12 Months	\$419,000	-17.7%
Average Median Price for Last 3 Months ..	\$375,000	-8.0%

% CHANGE



SUNSET STRIP - HOLLYWOOD HILLS WEST

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

OCTOBER 2010

Median Price	\$375,000
Average Price per Square Foot	\$354
Properties Sold	6
Properties Pending Sale	3
Properties For Sale	67
Days on Market (Pending Sale)	38
Month's Supply of Inventory	17.3
Percent Under Contract	4.5%

OCTOBER 2011

Median Price	\$231,000	-38.4%
Average Price per Square Foot	\$258	-27.1%
Properties Sold	4	-33.3%
Properties Pending Sale	7	133.3%
Properties For Sale	43	-35.8%
Days on Market (Pending Sale)	64	68.4%
Month's Supply of Inventory	4	-76.9%
Percent Under Contract	16.3%	262.2%
Average Median Price for Last 12 Months	\$445,000	-48.1%
Average Median Price for Last 3 Months ..	\$270,000	-14.4%

% CHANGE



VENICE

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

OCTOBER 2010

Median Price	\$875,500
Average Price per Square Foot	\$550
Properties Sold	2
Properties Pending Sale	2
Properties For Sale	51
Days on Market (Pending Sale)	50
Month's Supply of Inventory	17.5
Percent Under Contract	3.9%

OCTOBER 2011

Median Price	\$819,000	-6.5%
Average Price per Square Foot	\$473	-14.0%
Properties Sold	3	50.0%
Properties Pending Sale	3	50.0%
Properties For Sale	40	-21.6%
Days on Market (Pending Sale)	60	20.0%
Month's Supply of Inventory	10.7	-38.9%
Percent Under Contract	7.5%	92.3%
Average Median Price for Last 12 Months	\$955,000	-14.2%
Average Median Price for Last 3 Months ..	\$1,006,000	-18.6%

% CHANGE



WEST HOLLYWOOD

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

OCTOBER 2010

Median Price	\$470,000
Average Price per Square Foot	\$468
Properties Sold	25
Properties Pending Sale	33
Properties For Sale	293
Days on Market (Pending Sale)	70
Month's Supply of Inventory	7
Percent Under Contract	11.3%

OCTOBER 2011

Median Price	\$375,000	-20.2%
Average Price per Square Foot	\$379	-19.0%
Properties Sold	17	-32.0%
Properties Pending Sale	26	-21.2%
Properties For Sale	224	-23.5%
Days on Market (Pending Sale)	56	-20.0%
Month's Supply of Inventory	6.3	-10.0%
Percent Under Contract	11.6%	2.7%
Average Median Price for Last 12 Months	\$504,000	-25.6%
Average Median Price for Last 3 Months ..	\$429,000	-12.6%

% CHANGE



WEST LOS ANGELES

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

OCTOBER 2010

Median Price	\$482,000
Average Price per Square Foot	\$351
Properties Sold	13
Properties Pending Sale	3
Properties For Sale	109
Days on Market (Pending Sale)	62
Month's Supply of Inventory	31.7
Percent Under Contract	2.8%

OCTOBER 2011

Median Price	\$443,000	-8.1%
Average Price per Square Foot	\$317	-9.7%
Properties Sold	10	-23.1%
Properties Pending Sale	23	666.7%
Properties For Sale	97	-11.0%
Days on Market (Pending Sale)	53	-14.5%
Month's Supply of Inventory	2.7	-91.5%
Percent Under Contract	23.7%	746.4%
Average Median Price for Last 12 Months	\$511,000	-13.3%
Average Median Price for Last 3 Months ..	\$472,000	-6.1%

% CHANGE



WESTCHESTER

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

OCTOBER 2010

Median Price	\$355,000
Average Price per Square Foot	\$294
Properties Sold	1
Properties Pending Sale	1
Properties For Sale	23
Days on Market (Pending Sale)	101
Month's Supply of Inventory	20
Percent Under Contract	4.3%

OCTOBER 2011

Median Price	\$375,000	5.6%
Average Price per Square Foot	\$298	1.4%
Properties Sold	6	500.0%
Properties Pending Sale	4	300.0%
Properties For Sale	24	4.3%
Days on Market (Pending Sale)	145	43.6%
Month's Supply of Inventory	4.5	-77.5%
Percent Under Contract	16.7%	288.4%
Average Median Price for Last 12 Months	\$387,000	-3.1%
Average Median Price for Last 3 Months ..	\$483,000	-22.4%

% CHANGE



WESTWOOD - CENTURY CITY

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

OCTOBER 2010

Median Price	\$560,500
Average Price per Square Foot	\$426
Properties Sold	26
Properties Pending Sale	29
Properties For Sale	440
Days on Market (Pending Sale)	64
Month's Supply of Inventory	12.8
Percent Under Contract	6.6%

OCTOBER 2011

Median Price	\$562,500	0.4%
Average Price per Square Foot	\$428	0.5%
Properties Sold	30	15.4%
Properties Pending Sale	35	20.7%
Properties For Sale	392	-10.9%
Days on Market (Pending Sale)	73	14.1%
Month's Supply of Inventory	8.8	-31.3%
Percent Under Contract	8.9%	34.8%
Average Median Price for Last 12 Months	\$583,000	-3.5%
Average Median Price for Last 3 Months ..	\$586,000	-4.0%

% 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

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