



# MICROMARKETREPORT

December 2011 | Single Family Homes | Los Angeles



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# WHAT IS A MICRO MARKET

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

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

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

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# LOS ANGELES MACRO MARKET\*

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

## DECEMBER 2010

Median Price .....	\$1,184,819
Average Price per Square Foot .....	\$567
Properties Sold .....	354
Properties Pending Sale .....	222
Properties For Sale .....	3018
Days on Market (Pending Sale) .....	98.37931034
Month's Supply of Inventory .....	12.21724138
Percent Under Contract .....	8.3%
	N/A
	N/A

## DECEMBER 2011

Median Price .....	\$1,133,311	-4.3%
Average Price per Square Foot .....	\$512	-9.7%
Properties Sold .....	351	-0.8%
Properties Pending Sale .....	258	16.2%
Properties For Sale .....	2412	-20.1%
Days on Market (Pending Sale) .....	64.48275862	-34.5%
Month's Supply of Inventory .....	5.95862069	-51.2%
Percent Under Contract .....	12.9%	54.8%
Average Median Price for Last 12 Months	\$1,249,821	-9.3%
Average Median Price for Last 3 Months ..	\$1,282,437	-11.6%

\* Including only Micro Market areas from this report



# BEL AIR - HOLMBY HILLS

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

## DECEMBER 2010

Median Price .....	\$1,725,000
Average Price per Square Foot .....	\$796
Properties Sold .....	13
Properties Pending Sale .....	6
Properties For Sale .....	164
Days on Market (Pending Sale) .....	60
Month's Supply of Inventory .....	22.5
Percent Under Contract .....	3.7%

## DECEMBER 2011

Median Price .....	\$1,654,625	-4.1%
Average Price per Square Foot .....	\$729	-8.4%
Properties Sold .....	18	38.5%
Properties Pending Sale .....	5	-16.7%
Properties For Sale .....	131	-20.1%
Days on Market (Pending Sale) .....	90	50.0%
Month's Supply of Inventory .....	19.8	-12.0%
Percent Under Contract .....	3.8%	2.7%
Average Median Price for Last 12 Months	\$1,602,583	3.2%
Average Median Price for Last 3 Months ..	\$1,500,693	10.3%

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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

## DECEMBER 2010

Median Price .....	\$999,000
Average Price per Square Foot .....	\$536
Properties Sold .....	11
Properties Pending Sale .....	5
Properties For Sale .....	91
Days on Market (Pending Sale) .....	62
Month's Supply of Inventory .....	14.2
Percent Under Contract .....	5.5%

## DECEMBER 2011

Median Price .....	\$869,500	-13.0%
Average Price per Square Foot .....	\$543	1.3%
Properties Sold .....	11	0.0%
Properties Pending Sale .....	11	120.0%
Properties For Sale .....	66	-27.5%
Days on Market (Pending Sale) .....	46	-25.8%
Month's Supply of Inventory .....	3.5	-75.4%
Percent Under Contract .....	16.7%	203.6%
Average Median Price for Last 12 Months	\$935,481	-7.1%
Average Median Price for Last 3 Months ..	\$933,167	-6.8%



# BEVERLY HILLS

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

## DECEMBER 2010

Median Price .....	\$3,040,000
Average Price per Square Foot .....	\$936
Properties Sold .....	18
Properties Pending Sale .....	12
Properties For Sale .....	157
Days on Market (Pending Sale) .....	45
Month's Supply of Inventory .....	9.8
Percent Under Contract .....	7.6%

## DECEMBER 2011

Median Price .....	\$2,280,000	-25.0%
Average Price per Square Foot .....	\$865	-7.6%
Properties Sold .....	14	-22.2%
Properties Pending Sale .....	12	0.0%
Properties For Sale .....	114	-27.4%
Days on Market (Pending Sale) .....	59	31.1%
Month's Supply of Inventory .....	6.8	-30.6%
Percent Under Contract .....	10.5%	38.2%
Average Median Price for Last 12 Months	\$2,846,904	-19.9%
Average Median Price for Last 3 Months ..	\$2,402,000	-5.1%



# BEVERLY HILLS P.O.

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

## DECEMBER 2010

Median Price .....	\$2,190,768
Average Price per Square Foot .....	\$676
Properties Sold .....	12
Properties Pending Sale .....	6
Properties For Sale .....	152
Days on Market (Pending Sale) .....	92
Month's Supply of Inventory .....	20.8
Percent Under Contract .....	3.9%

## DECEMBER 2011

Median Price .....	\$2,493,750	13.8%
Average Price per Square Foot .....	\$571	-15.5%
Properties Sold .....	10	-16.7%
Properties Pending Sale .....	14	133.3%
Properties For Sale .....	150	-1.3%
Days on Market (Pending Sale) .....	111	20.7%
Month's Supply of Inventory .....	7.4	-64.4%
Percent Under Contract .....	9.3%	138.5%
Average Median Price for Last 12 Months	\$2,071,521	20.4%
Average Median Price for Last 3 Months ..	\$1,772,917	40.7%

## % CHANGE



# BEVERLYWOOD

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

## DECEMBER 2010

Median Price .....	\$732,250
Average Price per Square Foot .....	\$432
Properties Sold .....	16
Properties Pending Sale .....	8
Properties For Sale .....	66
Days on Market (Pending Sale) .....	74
Month's Supply of Inventory .....	6
Percent Under Contract .....	12.1%

## DECEMBER 2011

Median Price .....	\$755,000	3.1%
Average Price per Square Foot .....	\$440	1.9%
Properties Sold .....	8	-50.0%
Properties Pending Sale .....	9	12.5%
Properties For Sale .....	62	-6.1%
Days on Market (Pending Sale) .....	41	-44.6%
Month's Supply of Inventory .....	4	-33.3%
Percent Under Contract .....	14.5%	19.8%
Average Median Price for Last 12 Months	\$762,173	-0.9%
Average Median Price for Last 3 Months ..	\$718,000	5.2%

## % CHANGE



# BRENTWOOD

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

## DECEMBER 2010

Median Price .....	\$1,570,000
Average Price per Square Foot .....	\$677
Properties Sold .....	17
Properties Pending Sale .....	16
Properties For Sale .....	158
Days on Market (Pending Sale) .....	88
Month's Supply of Inventory .....	7.3
Percent Under Contract .....	10.1%

## DECEMBER 2011

Median Price .....	\$2,020,000	28.7%
Average Price per Square Foot .....	\$538	-20.5%
Properties Sold .....	9	-47.1%
Properties Pending Sale .....	6	-62.5%
Properties For Sale .....	124	-21.5%
Days on Market (Pending Sale) .....	93	5.7%
Month's Supply of Inventory .....	14.5	98.6%
Percent Under Contract .....	4.8%	-52.5%
Average Median Price for Last 12 Months	\$1,832,077	10.3%
Average Median Price for Last 3 Months ..	\$1,787,500	13.0%



# CHEVIOT HILLS - RANCHO PARK

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

## DECEMBER 2010

Median Price .....	\$1,425,000
Average Price per Square Foot .....	\$462
Properties Sold .....	6
Properties Pending Sale .....	5
Properties For Sale .....	35
Days on Market (Pending Sale) .....	55
Month's Supply of Inventory .....	4.6
Percent Under Contract .....	14.3%

## DECEMBER 2011

Median Price .....	\$1,442,000	1.2%
Average Price per Square Foot .....	\$504	9.1%
Properties Sold .....	5	-16.7%
Properties Pending Sale .....	2	-60.0%
Properties For Sale .....	26	-25.7%
Days on Market (Pending Sale) .....	104	89.1%
Month's Supply of Inventory .....	9	95.7%
Percent Under Contract .....	7.7%	-46.2%
Average Median Price for Last 12 Months	\$1,240,719	16.2%
Average Median Price for Last 3 Months ..	\$1,395,533	3.3%



# CULVER CITY

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

## DECEMBER 2010

Median Price .....	\$697,500
Average Price per Square Foot .....	\$430
Properties Sold .....	14
Properties Pending Sale .....	5
Properties For Sale .....	54
Days on Market (Pending Sale) .....	47
Month's Supply of Inventory .....	8.4
Percent Under Contract .....	9.3%

## DECEMBER 2011

Median Price .....	\$672,500	-3.6%
Average Price per Square Foot .....	\$424	-1.4%
Properties Sold .....	10	-28.6%
Properties Pending Sale .....	11	120.0%
Properties For Sale .....	54	0.0%
Days on Market (Pending Sale) .....	54	14.9%
Month's Supply of Inventory .....	2.8	-66.7%
Percent Under Contract .....	20.4%	119.4%
Average Median Price for Last 12 Months	\$645,445	4.2%
Average Median Price for Last 3 Months ..	\$680,792	-1.2%

## % CHANGE



# HANCOCK PARK - WILSHIRE

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

## DECEMBER 2010

Median Price .....	\$963,250
Average Price per Square Foot .....	\$442
Properties Sold .....	16
Properties Pending Sale .....	9
Properties For Sale .....	127
Days on Market (Pending Sale) .....	74
Month's Supply of Inventory .....	10.9
Percent Under Contract .....	7.1%

## DECEMBER 2011

Median Price .....	\$1,087,000	12.8%
Average Price per Square Foot .....	\$469	6.1%
Properties Sold .....	14	-12.5%
Properties Pending Sale .....	11	22.2%
Properties For Sale .....	117	-7.9%
Days on Market (Pending Sale) .....	35	-52.7%
Month's Supply of Inventory .....	7.2	-33.9%
Percent Under Contract .....	9.4%	32.4%
Average Median Price for Last 12 Months	\$1,015,233	7.1%
Average Median Price for Last 3 Months ..	\$930,000	16.9%

## % CHANGE



# HOLLYWOOD

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

## DECEMBER 2010

Median Price .....	\$655,525
Average Price per Square Foot .....	\$386
Properties Sold .....	1
Properties Pending Sale .....	2
Properties For Sale .....	20
Days on Market (Pending Sale) .....	44
Month's Supply of Inventory .....	5
Percent Under Contract .....	10.0%

## DECEMBER 2011

Median Price .....	\$350,000	-46.6%
Average Price per Square Foot .....	\$360	-6.7%
Properties Sold .....	5	400.0%
Properties Pending Sale .....	5	150.0%
Properties For Sale .....	21	5.0%
Days on Market (Pending Sale) .....	54	22.7%
Month's Supply of Inventory .....	2.6	-48.0%
Percent Under Contract .....	23.8%	138.0%
Average Median Price for Last 12 Months	\$449,656	-22.2%
Average Median Price for Last 3 Months ..	\$375,500	-6.8%

## % CHANGE

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



# HOLLYWOOD HILLS EAST

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

## DECEMBER 2010

Median Price .....	\$972,000
Average Price per Square Foot .....	\$473
Properties Sold .....	11
Properties Pending Sale .....	7
Properties For Sale .....	89
Days on Market (Pending Sale) .....	76
Month's Supply of Inventory .....	9.6
Percent Under Contract .....	7.9%

## DECEMBER 2011

Median Price .....	\$700,000	-28.0%
Average Price per Square Foot .....	\$431	-8.9%
Properties Sold .....	11	0.0%
Properties Pending Sale .....	11	57.1%
Properties For Sale .....	68	-23.6%
Days on Market (Pending Sale) .....	52	-31.6%
Month's Supply of Inventory .....	3.4	-64.6%
Percent Under Contract .....	16.2%	105.1%
Average Median Price for Last 12 Months	\$864,115	-19.0%
Average Median Price for Last 3 Months ..	\$719,167	-2.7%

## % CHANGE



# LOS FELIZ

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

## DECEMBER 2010

Median Price .....	\$810,000
Average Price per Square Foot .....	\$395
Properties Sold .....	12
Properties Pending Sale .....	10
Properties For Sale .....	90
Days on Market (Pending Sale) .....	52
Month's Supply of Inventory .....	6.6
Percent Under Contract .....	11.1%

## DECEMBER 2011

Median Price .....	\$969,000	19.6%
Average Price per Square Foot .....	\$466	18.0%
Properties Sold .....	16	33.3%
Properties Pending Sale .....	12	20.0%
Properties For Sale .....	82	-8.9%
Days on Market (Pending Sale) .....	49	-5.8%
Month's Supply of Inventory .....	4.5	-31.8%
Percent Under Contract .....	14.6%	31.5%
Average Median Price for Last 12 Months	\$914,308	6.0%
Average Median Price for Last 3 Months ..	\$842,833	15.0%

## % CHANGE



# MALIBU

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

## DECEMBER 2010

Median Price .....	\$1,605,000
Average Price per Square Foot .....	\$653
Properties Sold .....	8
Properties Pending Sale .....	5
Properties For Sale .....	261
Days on Market (Pending Sale) .....	198
Month's Supply of Inventory .....	43.4
Percent Under Contract .....	1.9%

## DECEMBER 2011

Median Price .....	\$2,275,000	41.7%
Average Price per Square Foot .....	\$842	28.9%
Properties Sold .....	18	125.0%
Properties Pending Sale .....	13	160.0%
Properties For Sale .....	219	-16.1%
Days on Market (Pending Sale) .....	166	-16.2%
Month's Supply of Inventory .....	12.3	-71.7%
Percent Under Contract .....	5.9%	210.5%
Average Median Price for Last 12 Months	\$2,071,809	9.8%
Average Median Price for Last 3 Months ..	\$1,765,338	28.9%

## % CHANGE



# MALIBU BEACH

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

## DECEMBER 2010

Median Price .....	\$1,900,625
Average Price per Square Foot .....	\$1,714
Properties Sold .....	4
Properties Pending Sale .....	2
Properties For Sale .....	93
Days on Market (Pending Sale) .....	619
Month's Supply of Inventory .....	39.5
Percent Under Contract .....	2.2%

## DECEMBER 2011

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	-100.0%
Properties Pending Sale .....	0	-100.0%
Properties For Sale .....	100	7.5%
Days on Market (Pending Sale) .....	N/A	N/A
Month's Supply of Inventory .....	N/A	N/A
Percent Under Contract .....	0.0%	-100.0%
Average Median Price for Last 12 Months	\$5,051,557	N/A
Average Median Price for Last 3 Months ..	\$10,000,000	N/A



# MARINA DEL REY

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

## DECEMBER 2010

Median Price .....	\$1,260,000
Average Price per Square Foot .....	\$492
Properties Sold .....	5
Properties Pending Sale .....	2
Properties For Sale .....	30
Days on Market (Pending Sale) .....	58
Month's Supply of Inventory .....	11.5
Percent Under Contract .....	6.7%

## DECEMBER 2011

Median Price .....	N/A	N/A
Average Price per Square Foot .....	N/A	N/A
Properties Sold .....	0	-100.0%
Properties Pending Sale .....	3	50.0%
Properties For Sale .....	28	-6.7%
Days on Market (Pending Sale) .....	126	117.2%
Month's Supply of Inventory .....	6.3	-45.2%
Percent Under Contract .....	10.7%	59.7%
Average Median Price for Last 12 Months	\$1,364,424	N/A
Average Median Price for Last 3 Months ..	\$1,360,750	N/A



# MID LOS ANGELES

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

## DECEMBER 2010

Median Price .....	\$310,000
Average Price per Square Foot .....	\$223
Properties Sold .....	17
Properties Pending Sale .....	9
Properties For Sale .....	139
Days on Market (Pending Sale) .....	49
Month's Supply of Inventory .....	12.4
Percent Under Contract .....	6.5%

## DECEMBER 2011

Median Price .....	\$284,975	-8.1%
Average Price per Square Foot .....	\$204	-8.5%
Properties Sold .....	12	-29.4%
Properties Pending Sale .....	8	-11.1%
Properties For Sale .....	84	-39.6%
Days on Market (Pending Sale) .....	42	-14.3%
Month's Supply of Inventory .....	7.6	-38.7%
Percent Under Contract .....	9.5%	46.2%
Average Median Price for Last 12 Months	\$301,978	-5.6%
Average Median Price for Last 3 Months ..	\$281,658	1.2%

## % CHANGE



# MID WILSHIRE

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

## DECEMBER 2010

Median Price .....	\$440,000
Average Price per Square Foot .....	\$204
Properties Sold .....	6
Properties Pending Sale .....	3
Properties For Sale .....	42
Days on Market (Pending Sale) .....	81
Month's Supply of Inventory .....	11.3
Percent Under Contract .....	7.1%

## DECEMBER 2011

Median Price .....	\$398,000	-9.5%
Average Price per Square Foot .....	\$220	7.8%
Properties Sold .....	4	-33.3%
Properties Pending Sale .....	2	-33.3%
Properties For Sale .....	17	-59.5%
Days on Market (Pending Sale) .....	44	-45.7%
Month's Supply of Inventory .....	5	-55.8%
Percent Under Contract .....	11.8%	66.2%
Average Median Price for Last 12 Months	\$438,857	-9.3%
Average Median Price for Last 3 Months ..	\$345,087	15.3%



# PACIFIC PALISADES

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

## DECEMBER 2010

Median Price .....	\$1,567,500
Average Price per Square Foot .....	\$707
Properties Sold .....	20
Properties Pending Sale .....	14
Properties For Sale .....	176
Days on Market (Pending Sale) .....	129
Month's Supply of Inventory .....	9.5
Percent Under Contract .....	8.0%

## DECEMBER 2011

Median Price .....	\$1,284,250	-18.1%
Average Price per Square Foot .....	\$674	-4.7%
Properties Sold .....	19	-5.0%
Properties Pending Sale .....	16	14.3%
Properties For Sale .....	126	-28.4%
Days on Market (Pending Sale) .....	84	-34.9%
Month's Supply of Inventory .....	4.9	-48.4%
Percent Under Contract .....	12.7%	58.8%
Average Median Price for Last 12 Months	\$1,693,212	-24.2%
Average Median Price for Last 3 Months ..	\$1,725,113	-25.6%



# PALMS - MAR VISTA

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

## DECEMBER 2010

Median Price .....	\$662,500
Average Price per Square Foot .....	\$480
Properties Sold .....	27
Properties Pending Sale .....	11
Properties For Sale .....	100
Days on Market (Pending Sale) .....	67
Month's Supply of Inventory .....	6.8
Percent Under Contract .....	11.0%

## DECEMBER 2011

Median Price .....	\$785,000	18.5%
Average Price per Square Foot .....	\$480	0.0%
Properties Sold .....	18	-33.3%
Properties Pending Sale .....	19	72.7%
Properties For Sale .....	89	-11.0%
Days on Market (Pending Sale) .....	73	9.0%
Month's Supply of Inventory .....	2.6	-61.8%
Percent Under Contract .....	21.3%	93.6%
Average Median Price for Last 12 Months	\$736,981	6.5%
Average Median Price for Last 3 Months ..	\$785,833	-0.1%

## % CHANGE



# PLAYA DEL REY

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

## DECEMBER 2010

Median Price .....	\$1,262,500
Average Price per Square Foot .....	\$373
Properties Sold .....	4
Properties Pending Sale .....	1
Properties For Sale .....	29
Days on Market (Pending Sale) .....	86
Month's Supply of Inventory .....	26
Percent Under Contract .....	3.4%

## DECEMBER 2011

Median Price .....	\$757,500	-40.0%
Average Price per Square Foot .....	\$315	-15.5%
Properties Sold .....	6	50.0%
Properties Pending Sale .....	3	200.0%
Properties For Sale .....	18	-37.9%
Days on Market (Pending Sale) .....	117	36.0%
Month's Supply of Inventory .....	4	-84.6%
Percent Under Contract .....	16.7%	391.2%
Average Median Price for Last 12 Months	\$1,022,870	-25.9%
Average Median Price for Last 3 Months ..	\$772,500	-1.9%



# PLAYA VISTA

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

## DECEMBER 2010

Median Price .....	\$0
Average Price per Square Foot .....	\$0
Properties Sold .....	0
Properties Pending Sale .....	0
Properties For Sale .....	4
Days on Market (Pending Sale) .....	0
Month's Supply of Inventory .....	0
Percent Under Contract .....	0.0%

## DECEMBER 2011

Median Price .....	\$800,000	N/A
Average Price per Square Foot .....	\$349	N/A
Properties Sold .....	1	N/A
Properties Pending Sale .....	0	N/A
Properties For Sale .....	2	-50.0%
Days on Market (Pending Sale) .....	0	N/A
Month's Supply of Inventory .....	0	N/A
Percent Under Contract .....	0.0%	N/A
Average Median Price for Last 12 Months	\$922,893	-13.3%
Average Median Price for Last 3 Months ..	\$780,667	2.5%



# SANTA MONICA

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

## DECEMBER 2010

Median Price .....	\$2,275,000
Average Price per Square Foot .....	\$820
Properties Sold .....	12
Properties Pending Sale .....	18
Properties For Sale .....	125
Days on Market (Pending Sale) .....	116
Month's Supply of Inventory .....	5.1
Percent Under Contract .....	14.4%

## DECEMBER 2011

Median Price .....	\$1,693,000	-25.6%
Average Price per Square Foot .....	\$783	-4.5%
Properties Sold .....	19	58.3%
Properties Pending Sale .....	14	-22.2%
Properties For Sale .....	105	-16.0%
Days on Market (Pending Sale) .....	96	-17.2%
Month's Supply of Inventory .....	4.6	-9.8%
Percent Under Contract .....	13.3%	-7.6%
Average Median Price for Last 12 Months	\$1,618,946	4.6%
Average Median Price for Last 3 Months ..	\$1,779,333	-4.9%



# SILVER LAKE - ECHO PARK

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

## DECEMBER 2010

Median Price .....	\$675,000
Average Price per Square Foot .....	\$462
Properties Sold .....	24
Properties Pending Sale .....	14
Properties For Sale .....	99
Days on Market (Pending Sale) .....	58
Month's Supply of Inventory .....	5.2
Percent Under Contract .....	14.1%

## DECEMBER 2011

Median Price .....	\$565,000	-16.3%
Average Price per Square Foot .....	\$380	-17.7%
Properties Sold .....	22	-8.3%
Properties Pending Sale .....	14	0.0%
Properties For Sale .....	77	-22.2%
Days on Market (Pending Sale) .....	39	-32.8%
Month's Supply of Inventory .....	4.1	-21.2%
Percent Under Contract .....	18.2%	29.1%
Average Median Price for Last 12 Months	\$620,808	-9.0%
Average Median Price for Last 3 Months ..	\$634,167	-10.9%

## % 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

## DECEMBER 2010

Median Price .....	\$1,225,000
Average Price per Square Foot .....	\$521
Properties Sold .....	25
Properties Pending Sale .....	18
Properties For Sale .....	344
Days on Market (Pending Sale) .....	88
Month's Supply of Inventory .....	15.2
Percent Under Contract .....	5.2%

## DECEMBER 2011

Median Price .....	\$1,490,000	21.6%
Average Price per Square Foot .....	\$546	4.8%
Properties Sold .....	30	20.0%
Properties Pending Sale .....	19	5.6%
Properties For Sale .....	251	-27.0%
Days on Market (Pending Sale) .....	71	-19.3%
Month's Supply of Inventory .....	9.2	-39.5%
Percent Under Contract .....	7.6%	46.2%
Average Median Price for Last 12 Months	\$1,273,058	17.0%
Average Median Price for Last 3 Months ..	\$1,179,500	26.3%



# VENICE

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

## DECEMBER 2010

Median Price .....	\$870,000
Average Price per Square Foot .....	\$622
Properties Sold .....	9
Properties Pending Sale .....	7
Properties For Sale .....	129
Days on Market (Pending Sale) .....	68
Month's Supply of Inventory .....	13.6
Percent Under Contract .....	5.4%

## DECEMBER 2011

Median Price .....	\$1,145,000	31.6%
Average Price per Square Foot .....	\$661	6.3%
Properties Sold .....	15	66.7%
Properties Pending Sale .....	7	0.0%
Properties For Sale .....	85	-34.1%
Days on Market (Pending Sale) .....	23	-66.2%
Month's Supply of Inventory .....	7.7	-43.4%
Percent Under Contract .....	8.2%	51.9%
Average Median Price for Last 12 Months	\$960,731	19.2%
Average Median Price for Last 3 Months ..	\$1,105,000	3.6%

## % CHANGE



# WEST HOLLYWOOD

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

## DECEMBER 2010

Median Price .....	\$657,000
Average Price per Square Foot .....	\$544
Properties Sold .....	6
Properties Pending Sale .....	6
Properties For Sale .....	69
Days on Market (Pending Sale) .....	109
Month's Supply of Inventory .....	8.5
Percent Under Contract .....	8.7%

## DECEMBER 2011

Median Price .....	\$1,100,000	67.4%
Average Price per Square Foot .....	\$620	14.0%
Properties Sold .....	9	50.0%
Properties Pending Sale .....	4	-33.3%
Properties For Sale .....	50	-27.5%
Days on Market (Pending Sale) .....	67	-38.5%
Month's Supply of Inventory .....	7.8	-8.2%
Percent Under Contract .....	8.0%	-8.0%
Average Median Price for Last 12 Months	\$911,365	20.7%
Average Median Price for Last 3 Months ..	\$893,333	23.1%

## % CHANGE



# WEST LOS ANGELES

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

## DECEMBER 2010

Median Price .....	\$732,000
Average Price per Square Foot .....	\$473
Properties Sold .....	3
Properties Pending Sale .....	4
Properties For Sale .....	39
Days on Market (Pending Sale) .....	148
Month's Supply of Inventory .....	7.8
Percent Under Contract .....	10.3%

## DECEMBER 2011

Median Price .....	\$570,000	-22.1%
Average Price per Square Foot .....	\$417	-11.8%
Properties Sold .....	7	133.3%
Properties Pending Sale .....	3	-25.0%
Properties For Sale .....	25	-35.9%
Days on Market (Pending Sale) .....	28	-81.1%
Month's Supply of Inventory .....	5.3	-32.1%
Percent Under Contract .....	12.0%	16.5%
Average Median Price for Last 12 Months	\$610,227	-6.6%
Average Median Price for Last 3 Months ..	\$572,500	-0.4%

## % CHANGE



# WESTCHESTER

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

## DECEMBER 2010

Median Price .....	\$640,000
Average Price per Square Foot .....	\$418
Properties Sold .....	19
Properties Pending Sale .....	11
Properties For Sale .....	67
Days on Market (Pending Sale) .....	105
Month's Supply of Inventory .....	4.1
Percent Under Contract .....	16.4%

## DECEMBER 2011

Median Price .....	\$600,000	-6.3%
Average Price per Square Foot .....	\$414	-1.0%
Properties Sold .....	23	21.1%
Properties Pending Sale .....	14	27.3%
Properties For Sale .....	60	-10.4%
Days on Market (Pending Sale) .....	74	-29.5%
Month's Supply of Inventory .....	2.6	-36.6%
Percent Under Contract .....	23.3%	42.1%
Average Median Price for Last 12 Months	\$634,135	-5.4%
Average Median Price for Last 3 Months ..	\$608,333	-1.4%



# WESTWOOD - CENTURY CITY

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

## DECEMBER 2010

Median Price .....	\$1,312,500
Average Price per Square Foot .....	\$542
Properties Sold .....	18
Properties Pending Sale .....	6
Properties For Sale .....	69
Days on Market (Pending Sale) .....	105
Month's Supply of Inventory .....	8.7
Percent Under Contract .....	8.7%

## DECEMBER 2011

Median Price .....	\$1,558,303	18.7%
Average Price per Square Foot .....	\$589	8.7%
Properties Sold .....	17	-5.6%
Properties Pending Sale .....	10	66.7%
Properties For Sale .....	61	-11.6%
Days on Market (Pending Sale) .....	32	-69.5%
Month's Supply of Inventory .....	3.3	-62.1%
Percent Under Contract .....	16.4%	88.5%
Average Median Price for Last 12 Months	\$1,299,102	20.0%
Average Median Price for Last 3 Months ..	\$1,416,601	10.0%

## % 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

