

July 2009 - Market Update in The South Bay and LA

City	ZIP	NOD	NTS	REO	Single Family Homes			Condominiums			SFR		
					Sales	Price Median SFR Jul 09	Price Median SFR Jul 08	Price % Chg from Jul 08	Sales	Price Median Condos Jul 09		Price Median Condos Jul 08	Price % Chg from Jul 08
All LA County		9234	7533	631	5810	\$319,000	\$410,000	-22.2%	1670	\$306,000	\$355,000	-13.9%	\$228
Avalon	90704	1	0	0	3	\$640,000	n/a	n/a	n/a	n/a	n/a	n/a	\$578
Beverly Hills	90210	15	18	2	17	\$2,175,000	\$3,800,000	-47.6%	2	\$734,000	\$620,000	18.3%	\$741
Beverly Hills	90211	8	1	0	6	\$1,900,000	\$1,150,000	30.4%	4	\$638,000	\$725,000	-32.9%	\$629
Beverly Hills	90212	2	2	0	2	\$2,338,000	\$2,269,000	3.0%	3	\$610,000	\$465,000	n/a	\$1,335
Carson	90745	75	66	7	26	\$315,000	\$350,000	-10.0%	19	\$238,000	\$245,000	-3.8%	\$245
Carson	90746	40	21	0	17	\$305,000	\$418,000	-27.2%	5	\$300,000	\$437,000	-31.4%	\$208
Culver City	90230	21	10	0	16	\$585,000	\$583,000	0.3%	25	\$345,000	\$392,000	-12.0%	\$454
Culver City	90232	1	6	0	6	\$705,000	\$840,000	-16.1%	n/a	n/a	n/a	n/a	\$555
El Segundo	90245	2	0	0	10	\$792,000	\$741,000	6.9%	2	\$473,000	\$480,000	-1.6%	\$442
Gardena	90247	33	22	1	14	\$254,000	\$375,000	-31.8%	10	\$219,000	\$379,000	-42.3%	\$230
Gardena	90248	7	5	2	5	\$229,000	n/a	n/a	1	\$245,000	\$268,000	-8.8%	\$207
Gardena	90249	25	28	1	16	\$330,000	\$377,000	-12.4%	2	\$380,000	\$375,000	1.3%	\$250
Harbor City	90710	22	22	4	9	\$450,000	\$437,000	3.0%	9	\$249,000	\$342,000	-27.2%	\$229
Hawthorne	90250	54	46	3	25	\$345,000	\$496,000	-30.7%	12	\$268,000	\$349,000	-23.4%	\$279
Hermosa Beach	90254	7	11	1	15	\$871,000	\$1,033,000	-19.6%	10	\$891,000	\$898,000	-21.5%	\$560
Inglewood	90301	37	35	3	8	\$242,000	\$383,000	-36.9%	3	\$125,000	n/a	n/a	\$210
Inglewood	90302	28	31	2	13	\$250,000	\$273,000	-8.4%	10	\$105,000	\$185,000	-43.2%	\$208
Inglewood	90303	23	20	3	7	\$230,000	\$325,000	-29.2%	n/a	n/a	n/a	n/a	\$201
Inglewood	90304	11	11	0	7	\$285,000	\$325,000	-12.2%	n/a	n/a	n/a	n/a	\$257
Inglewood	90305	30	17	0	12	\$330,000	\$399,000	-17.3%	2	\$320,000	\$340,000	-6.0%	\$197
Los Angeles	90003	105	89	9	25	\$107,000	\$216,000	-49.1%	n/a	n/a	n/a	n/a	\$124
Los Angeles	90004	28	13	3	9	\$590,000	\$1,460,000	-59.6%	5	\$465,000	\$615,000	-24.4%	\$390
Los Angeles	90006	15	17	2	3	\$313,000	\$388,000	-8.4%	3	\$369,000	\$440,000	-16.1%	\$186
Los Angeles	90010	0	4	0	n/a	n/a	n/a	n/a	3	\$319,000	n/a	n/a	n/a
Los Angeles	90011	86	88	4	25	\$164,000	\$258,000	-34.4%	n/a	n/a	n/a	n/a	\$127
Los Angeles	90012	14	11	2	n/a	n/a	n/a	n/a	9	\$350,000	\$573,000	-23.9%	n/a
Los Angeles	90015	12	4	0	n/a	n/a	n/a	n/a	4	\$355,000	\$463,000	-23.3%	n/a
Los Angeles	90016	58	36	3	20	\$328,000	\$276,000	13.7%	7	\$125,000	\$306,000	-59.2%	\$222
Los Angeles	90018	47	35	3	15	\$276,000	\$360,000	-23.3%	n/a	n/a	n/a	n/a	\$236
Los Angeles	90019	44	26	5	16	\$575,000	\$635,000	-9.4%	2	\$365,000	\$460,000	-20.7%	\$302
Los Angeles	90020	21	20	2	2	\$874,000	n/a	n/a	8	\$200,000	\$232,000	-13.6%	\$277
Los Angeles	90023	21	23	3	7	\$255,000	\$263,000	-3.0%	n/a	n/a	n/a	n/a	\$178
Los Angeles	90027	12	11	0	10	\$1,020,000	\$1,160,000	-17.9%	n/a	n/a	\$475,000	n/a	\$575
Los Angeles	90029	12	5	0	n/a	n/a	\$610,000	n/a	n/a	n/a	n/a	n/a	n/a
Los Angeles	90034	10	9	2	17	\$610,000	\$843,000	-21.8%	7	\$432,000	\$477,000	-9.3%	\$434
Los Angeles	90035	9	15	0	9	\$745,000	\$858,000	-37.1%	7	\$460,000	\$466,000	-1.2%	\$515
Los Angeles	90036	12	12	0	8	\$800,000	\$1,057,000	-24.3%	1	\$520,000	\$280,000	85.7%	\$408
Los Angeles	90037	60	54	8	12	\$180,000	\$300,000	-40.2%	n/a	n/a	n/a	n/a	\$136
Los Angeles	90039	19	17	1	21	\$600,000	\$544,000	24.4%	n/a	n/a	n/a	n/a	\$496
Los Angeles	90047	72	59	6	43	\$228,000	\$295,000	-23.0%	n/a	n/a	n/a	n/a	\$173
Los Angeles	90057	2	5	1	1	\$353,000	\$430,000	-18.0%	1	\$238,000	n/a	n/a	\$167
Los Angeles	90062	41	39	3	17	\$210,000	\$290,000	-27.6%	n/a	n/a	n/a	n/a	\$154
Los Angeles	90063	41	38	4	17	\$187,000	\$325,000	-42.5%	n/a	n/a	n/a	n/a	\$153
LA/August F. Haw	90044	21	24	1	19	\$455,000	\$231,000	-7.0%	4	\$343,000	n/a	34.3%	\$276
LA/August F. Haw	90059	100	91	6	38	\$145,000	\$215,000	-38.3%	n/a	n/a	n/a	n/a	\$115
LA/August F. Haw	90061	73	58	8	38	\$125,000	\$242,000	-41.2%	n/a	n/a	n/a	n/a	\$105
LA/Baldwin Hills	90008	39	33	2	22	\$140,000	\$464,000	-42.0%	n/a	n/a	n/a	n/a	\$114
LA/Bel-Air	90077	30	28	3	12	\$315,000	\$1,615,000	-32.1%	n/a	n/a	n/a	n/a	\$204



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LA/Boyle Heights	90033	15	4	0	12	\$1,319,000	\$260,000	-35.4%	6	\$1,202,000	n/a	-3.9%	\$566
LA/Brentwood	90049	15	24	5	5	\$214,000	\$1,461,000	-17.9%	n/a	n/a	\$829,000	n/a	\$216
LA/Century City	90067	20	8	0	25	\$2,400,000	n/a	3.4%	10	\$540,000	\$995,000	-29.4%	\$645
LA/City of Commerce	90040	7	5	1	n/a	n/a	\$397,000	n/a	6	\$903,000	n/a	-9.3%	n/a
LA/Dockweiler	90007	6	2	0	1	\$240,000	\$593,000	-39.5%	n/a	n/a	n/a	n/a	\$223
LA/Eagle Rock	90041	16	12	0	1	n/a	\$539,000	n/a	n/a	n/a	n/a	n/a	n/a
LA/East L.A.	90022	17	17	1	13	\$432,000	\$321,000	-19.9%	1	n/a	n/a	n/a	\$330
LA/Echo Park	90026	59	21	2	9	\$215,000	\$685,000	-29.5%	n/a	n/a	\$450,000	n/a	\$187
LA/EI Sereno	90032	43	29	1	13	\$537,000	\$370,000	-21.6%	2	\$406,000	\$275,000	-9.9%	\$376
LA/Firestone Park	90001	40	42	5	31	\$260,000	\$223,000	-29.7%	n/a	n/a	n/a	n/a	\$214
LA/Glassell	90065	51	48	9	17	\$163,000	\$395,000	-27.8%	n/a	n/a	\$284,000	n/a	\$145
LA/Highland Park	90042	35	25	3	25	\$357,000	\$365,000	-16.0%	n/a	n/a	\$320,000	n/a	\$266
LA/Hollywood	90028	52	44	4	32	\$310,000	\$290,000	-15.1%	13	\$312,000	\$345,000	-2.5%	\$268
LA/Hollywood	90068	4	3	0	3	\$460,000	\$999,000	58.6%	1	\$400,000	\$918,000	106.2%	\$177
LA/Ladera Heights	90056	27	18	1	18	\$825,000	\$825,000	-13.2%	2	\$225,000	\$350,000	-75.5%	\$558
LA/Lincoln Heights	90031	10	7	0	5	\$729,000	\$300,000	-15.1%	1	\$280,000	\$274,000	-20.0%	\$297
LA/Mar Vista	90066	34	10	3	10	\$228,000	\$810,000	-21.6%	2	\$270,000	\$340,000	-1.5%	\$198
LA/Rancho Park	90064	22	7	0	26	\$690,000	\$913,000	-17.4%	8	\$418,000	\$540,000	22.8%	\$540
LA/Sanford	90005	10	6	2	24	\$736,000	\$875,000	-20.6%	6	\$500,000	\$420,000	-7.5%	\$547
LA/View Park/Windsor Hills	90043	19	13	2	1	\$740,000	\$350,000	-79.4%	5	\$380,000	n/a	-25.5%	\$216
LA/Watts	90002	54	67	7	37	\$262,000	\$200,000	-26.7%	n/a	n/a	n/a	n/a	\$175
LA/West LA	90025	75	82	9	41	\$102,000	\$1,010,000	-49.3%	n/a	n/a	\$635,000	n/a	\$107
LA/Westchester	90045	17	14	1	7	\$963,000	\$693,000	-1.8%	18	\$558,000	\$337,000	-12.1%	\$522
LA/Westwood	90024	22	13	2	21	\$701,000	\$1,791,000	1.2%	2	\$116,000	\$664,000	-65.7%	\$450
Lomita	90717	11	6	0	11	\$470,000	\$520,000	-9.6%	1	\$330,000	\$353,000	-6.5%	\$285
Malibu	90265	20	14	0	9	\$1,548,000	\$2,365,000	-46.1%	5	\$1,225,000	\$815,000	55.1%	\$698
Manhattan Beach	90266	12	8	0	36	\$1,378,000	\$1,780,000	-28.0%	5	\$830,000	\$1,740,000	-52.3%	\$625
Marina del Rey	90292	23	10	2	3	\$2,038,000	n/a	-35.4%	19	\$603,000	\$755,000	-20.2%	\$474
Pacific Palisades	90272	14	8	0	30	\$1,725,000	\$1,962,000	-13.8%	6	\$618,000	\$1,073,000	-42.4%	\$661
Palos Verdes Pen.	90274	14	5	0	23	\$1,502,000	\$1,301,000	7.6%	9	\$539,000	\$715,000	-25.1%	\$521
Playa del Rey	90293	6	6	0	5	\$865,000	\$1,238,000	-4.6%	14	\$433,000	\$426,000	1.8%	\$460
Playa Vista	90094	4	5	1	n/a	n/a	\$1,125,000	n/a	10	\$642,000	\$570,000	7.5%	n/a
Rancho P.V.	90275	17	5	1	30	\$973,000	\$1,050,000	-8.7%	5	\$660,000	\$519,000	17.9%	\$422
Redondo Beach	90277	18	11	0	12	\$989,000	\$850,000	16.4%	21	\$696,000	\$560,000	-4.0%	\$576
Redondo Beach	90278	15	21	1	22	\$686,000	\$755,000	-7.7%	22	\$639,000	\$759,000	-16.5%	\$397
San Pedro	90731	36	26	3	24	\$390,000	\$584,000	-33.2%	6	\$219,000	\$395,000	-44.6%	\$292
San Pedro	90732	13	15	2	9	\$533,000	\$603,000	-18.1%	9	\$385,000	\$375,000	-7.9%	\$324
Santa Monica	90401	0	3	0	n/a	n/a	n/a	n/a	5	\$630,000	\$675,000	-6.6%	n/a
Santa Monica	90402	8	2	0	7	\$2,250,000	\$3,400,000	-33.8%	2	\$1,537,000	n/a	n/a	\$850
Santa Monica	90403	8	2	0	6	\$1,275,000	\$1,988,000	-35.8%	19	\$724,000	\$770,000	-1.5%	\$861
Santa Monica	90404	7	5	1	1	\$210,000	\$900,000	-76.7%	2	\$448,000	\$585,000	-23.4%	\$188
Santa Monica	90405	9	6	2	12	\$850,000	\$1,174,000	-27.6%	11	\$549,000	\$692,000	-20.6%	\$595
Torrance	90501	32	16	0	20	\$450,000	\$603,000	-25.0%	6	\$448,000	\$478,000	-6.3%	\$345
Torrance	90502	23	22	4	4	\$284,000	\$389,000	-26.6%	11	\$200,000	\$242,000	-30.0%	\$231
Torrance	90503	17	15	1	19	\$590,000	\$693,000	-12.6%	8	\$470,000	\$493,000	-6.0%	\$434
Torrance	90504	20	11	0	14	\$474,000	\$540,000	-12.3%	6	\$364,000	\$463,000	-21.4%	\$359
Torrance	90505	11	4	0	28	\$740,000	\$750,000	-1.3%	8	\$378,000	\$350,000	8.0%	\$471
Venice	90291	19	11	1	19	\$760,000	\$1,188,000	-38.0%	3	\$1,000,000	\$695,000	6.2%	\$766

