

# AUGUST 2009 MARKET UPDATE | LOS ANGELES

| City              | ZIP   | NOD  | NTS  | REO | Single Family Homes |                     |                     |                     | Condominiums |                        |                        |                     | SFR                       |
|-------------------|-------|------|------|-----|---------------------|---------------------|---------------------|---------------------|--------------|------------------------|------------------------|---------------------|---------------------------|
|                   |       |      |      |     | Sales               | Price Median SFR 09 | Price Median SFR 08 | Price % Chg from 08 | Sales        | Price Median Condos 09 | Price Median Condos 08 | Price % Chg from 08 | Median Home Price / Sq Ft |
| Countywide        | All   | 7693 | 7659 | 851 | 5119                | \$325,000           | \$385,000           | -15.6%              | 1551         | \$321,000              | \$356,000              | -10.1%              | \$229                     |
| Acton             | 93510 | 15   | 10   | 1   | 11                  | \$360,000           | \$520,000           | -30.7%              | 2            | \$87,000               | \$270,000              | -67.7%              | \$159                     |
| Agoura Hills      | 91301 | 28   | 26   | 3   | 9                   | \$823,000           | \$735,000           | 12.0%               | 18           | \$535,000              | \$436,000              | 27.4%               | \$326                     |
| Alhambra          | 91801 | 15   | 23   | 2   | 12                  | \$530,000           | \$495,000           | 7.1%                | 11           | \$348,000              | \$384,000              | -9.6%               | \$331                     |
| Alhambra          | 91803 | 10   | 12   | 0   | 9                   | \$461,000           | \$471,000           | -2.1%               | 1            | \$224,000              | \$383,000              | -41.4%              | \$341                     |
| Alladena          | 91001 | 38   | 42   | 2   | 29                  | \$475,000           | \$480,000           | -3.1%               | 4            | \$866,000              | \$1,064,000            | -18.6%              | \$340                     |
| Arcadia           | 91006 | 7    | 13   | 0   | 33                  | \$815,000           | \$775,000           | 1.9%                | 6            | \$578,000              | \$539,000              | 7.3%                | \$426                     |
| Arcadia           | 91007 | 8    | 6    | 2   | 21                  | \$1,005,000         | \$848,000           | 18.4%               | 14           | \$480,000              | \$479,000              | 0.2%                | \$451                     |
| Artesia           | 90701 | 13   | 12   | 1   | 9                   | \$338,000           | \$415,000           | -18.6%              | 1            | \$213,000              | \$0                    | 0.0%                | \$238                     |
| Avaton            | 90704 | 1    | 3    | 0   | 1                   | \$835,000           | \$1,300,000         | -35.8%              | 1            | \$385,000              | \$0                    | 0.0%                | \$416                     |
| Azusa             | 91702 | 51   | 48   | 4   | 26                  | \$295,000           | \$315,000           | -6.5%               | 8            | \$192,000              | \$260,000              | -26.3%              | \$205                     |
| Baldwin Park      | 91706 | 64   | 62   | 7   | 29                  | \$260,000           | \$313,000           | -17.5%              | 14           | \$194,000              | \$203,000              | -4.1%               | \$213                     |
| Bell/Bell Gardens | 90201 | 37   | 50   | 3   | 10                  | \$238,000           | \$235,000           | 1.1%                | 7            | \$250,000              | \$305,000              | -18.0%              | \$203                     |
| Bellflower        | 90706 | 53   | 60   | 10  | 31                  | \$320,000           | \$375,000           | -14.7%              | 8            | \$202,000              | \$321,000              | -37.2%              | \$260                     |
| Beverly Hills     | 90210 | 10   | 14   | 0   | 15                  | \$1,795,000         | \$2,690,000         | -33.3%              | 2            | \$975,000              | \$350,000              | 178.6%              | \$572                     |
| Beverly Hills     | 90211 | 4    | 1    | 0   | 4                   | \$1,145,000         | \$1,520,000         | -28.9%              | 2            | \$783,000              | \$0                    | 0.0%                | \$477                     |
| Beverly Hills     | 90212 | 1    | 6    | 0   | 1                   | \$2,000,000         | \$0                 | 1.3%                | 5            | \$600,000              | \$493,000              | 21.7%               | \$705                     |
| Burbank           | 91501 | 9    | 13   | 1   | 6                   | \$608,000           | \$610,000           | -0.4%               | 7            | \$385,000              | \$388,000              | -0.8%               | \$387                     |
| Burbank           | 91502 | 7    | 3    | 0   | 0                   | \$0                 | \$436,000           | 0.0%                | 2            | \$575,000              | \$400,000              | 0.0%                | \$0                       |
| Burbank           | 91504 | 22   | 12   | 1   | 10                  | \$634,000           | \$639,000           | 1.1%                | 3            | \$349,000              | \$428,000              | -18.5%              | \$318                     |
| Burbank           | 91505 | 29   | 19   | 0   | 23                  | \$451,000           | \$530,000           | -14.9%              | 6            | \$411,000              | \$400,000              | 2.8%                | \$418                     |
| Burbank           | 91506 | 23   | 5    | 0   | 11                  | \$531,000           | \$521,000           | 1.8%                | 0            | \$0                    | \$0                    | 0.0%                | \$376                     |
| Calabasas         | 91302 | 23   | 20   | 1   | 15                  | \$1,796,000         | \$1,155,000         | 55.5%               | 16           | \$1,068,000            | \$1,025,000            | 4.1%                | \$358                     |
| Canoga Park       | 91303 | 12   | 19   | 1   | 8                   | \$344,000           | \$560,000           | -38.6%              | 2            | \$124,000              | \$267,000              | -53.5%              | \$287                     |
| Canoga Park       | 91304 | 39   | 36   | 4   | 38                  | \$373,000           | \$385,000           | -3.2%               | 14           | \$129,000              | \$226,000              | -42.8%              | \$235                     |
| Canyon Country    | 91351 | 46   | 38   | 5   | 23                  | \$270,000           | \$282,000           | -4.3%               | 19           | \$214,000              | \$235,000              | -8.7%               | \$204                     |
| Canyon Country    | 91387 | 70   | 48   | 5   | 18                  | \$354,000           | \$445,000           | -20.6%              | 23           | \$213,000              | \$270,000              | -21.1%              | \$227                     |
| Carson            | 90745 | 65   | 57   | 9   | 19                  | \$301,000           | \$349,000           | -15.1%              | 19           | \$163,000              | \$268,000              | -39.3%              | \$208                     |
| Carson            | 90746 | 21   | 22   | 4   | 15                  | \$356,000           | \$370,000           | -3.9%               | 4            | \$365,000              | \$465,000              | -21.5%              | \$220                     |
| Castaic           | 91384 | 45   | 32   | 2   | 23                  | \$435,000           | \$449,000           | -0.6%               | 3            | \$290,000              | \$287,000              | 1.2%                | \$196                     |
| Cerritos          | 90703 | 28   | 38   | 3   | 20                  | \$545,000           | \$590,000           | -7.6%               | 8            | \$250,000              | \$585,000              | -57.3%              | \$336                     |
| Chatsworth        | 91311 | 38   | 42   | 7   | 24                  | \$438,000           | \$485,000           | -9.8%               | 8            | \$331,000              | \$390,000              | -15.0%              | \$239                     |
| Claremont         | 91711 | 18   | 18   | 2   | 22                  | \$460,000           | \$508,000           | -9.4%               | 8            | \$383,000              | \$485,000              | -21.0%              | \$238                     |
| Compton           | 90220 | 53   | 68   | 8   | 51                  | \$158,000           | \$245,000           | -35.7%              | 1            | \$180,000              | \$198,000              | -8.9%               | \$137                     |
| Compton           | 90221 | 60   | 81   | 9   | 29                  | \$152,000           | \$230,000           | -33.9%              | 0            | \$0                    | \$0                    | 0.0%                | \$134                     |
| Compton           | 90222 | 32   | 47   | 5   | 39                  | \$135,000           | \$184,000           | -26.7%              | 0            | \$0                    | \$0                    | 0.0%                | \$106                     |
| Covina            | 91722 | 35   | 39   | 3   | 33                  | \$283,000           | \$330,000           | -14.2%              | 4            | \$235,000              | \$200,000              | 17.5%               | \$240                     |
| Covina            | 91723 | 15   | 11   | 1   | 11                  | \$312,000           | \$405,000           | -22.9%              | 3            | \$340,000              | \$260,000              | 30.8%               | \$232                     |
| Covina            | 91724 | 26   | 28   | 1   | 13                  | \$375,000           | \$423,000           | -11.2%              | 5            | \$182,000              | \$256,000              | -28.9%              | \$235                     |
| Culver City       | 90230 | 15   | 8    | 0   | 9                   | \$578,000           | \$615,000           | -6.1%               | 26           | \$351,000              | \$401,000              | -12.4%              | \$487                     |
| Culver City       | 90232 | 4    | 1    | 0   | 2                   | \$686,000           | \$831,000           | -17.4%              | 2            | \$551,000              | \$0                    | 0.0%                | \$653                     |
| Diamond Bar       | 91765 | 53   | 36   | 2   | 39                  | \$470,000           | \$507,000           | -7.3%               | 20           | \$280,000              | \$280,000              | 0.0%                | \$269                     |
| Downey            | 90240 | 22   | 38   | 3   | 27                  | \$380,000           | \$421,000           | -10.0%              | 2            | \$293,000              | \$0                    | 0.0%                | \$254                     |
| Downey            | 90241 | 43   | 30   | 3   | 12                  | \$418,000           | \$410,000           | 1.8%                | 6            | \$231,000              | \$300,000              | -23.0%              | \$236                     |
| Downey            | 90242 | 38   | 33   | 3   | 20                  | \$360,000           | \$366,000           | -2.7%               | 2            | \$182,000              | \$271,000              | -33.0%              | \$225                     |
| Duarte            | 91010 | 19   | 25   | 3   | 17                  | \$273,000           | \$365,000           | -25.3%              | 5            | \$290,000              | \$331,000              | -17.5%              | \$267                     |
| El Monte          | 91731 | 18   | 15   | 0   | 10                  | \$265,000           | \$323,000           | -17.8%              | 1            | \$343,000              | \$335,000              | 2.2%                | \$251                     |
| El Monte          | 91732 | 25   | 33   | 4   | 13                  | \$315,000           | \$319,000           | 0.1%                | 14           | \$337,000              | \$290,000              | -2.3%               | \$260                     |
| El Monte - South  | 91733 | 24   | 18   | 0   | 10                  | \$259,000           | \$345,000           | -24.9%              | 1            | \$512,000              | \$385,000              | 33.2%               | \$230                     |
| El Segundo        | 90245 | 9    | 1    | 0   | 7                   | \$675,000           | \$795,000           | -15.1%              | 3            | \$619,000              | \$450,000              | 37.6%               | \$539                     |
| Encino            | 91316 | 28   | 33   | 2   | 19                  | \$463,000           | \$627,000           | -26.2%              | 12           | \$229,000              | \$419,000              | -45.5%              | \$343                     |
| Encino            | 91436 | 11   | 11   | 0   | 14                  | \$805,000           | \$1,050,000         | -24.0%              | 0            | \$0                    | \$366,000              | 0.0%                | \$358                     |
| Gardena           | 90247 | 26   | 28   | 4   | 13                  | \$255,000           | \$380,000           | -32.9%              | 6            | \$284,000              | \$285,000              | 11.3%               | \$220                     |
| Gardena           | 90248 | 9    | 7    | 0   | 5                   | \$226,000           | \$400,000           | -43.6%              | 0            | \$0                    | \$0                    | 0.0%                | \$184                     |
| Gardena           | 90249 | 18   | 16   | 4   | 9                   | \$310,000           | \$400,000           | -22.5%              | 1            | \$95,000               | \$200,000              | -52.5%              | \$225                     |
| Glendale          | 91201 | 18   | 11   | 1   | 10                  | \$515,000           | \$725,000           | -25.4%              | 1            | \$474,000              | \$360,000              | 31.7%               | \$354                     |
| Glendale          | 91202 | 16   | 21   | 1   | 2                   | \$792,000           | \$585,000           | 35.3%               | 6            | \$318,000              | \$298,000              | 6.7%                | \$317                     |
| Glendale          | 91203 | 14   | 5    | 1   | 0                   | \$0                 | \$428,000           | 0.0%                | 3            | \$285,000              | \$365,000              | -21.9%              | \$0                       |
| Glendale          | 91204 | 6    | 7    | 0   | 0                   | \$0                 | \$0                 | 0.0%                | 1            | \$355,000              | \$360,000              | -1.3%               | \$0                       |
| Glendale          | 91205 | 12   | 10   | 2   | 5                   | \$390,000           | \$393,000           | -0.6%               | 3            | \$306,000              | \$368,000              | -16.7%              | \$357                     |
| Glendale          | 91206 | 22   | 23   | 1   | 8                   | \$565,000           | \$611,000           | -7.5%               | 10           | \$310,000              | \$355,000              | -12.8%              | \$325                     |
| Glendale          | 91207 | 5    | 7    | 0   | 9                   | \$725,000           | \$740,000           | -4.0%               | 1            | \$365,000              | \$415,000              | -12.0%              | \$291                     |
| Glendale          | 91208 | 10   | 14   | 0   | 17                  | \$738,000           | \$820,000           | -10.0%              | 0            | \$0                    | \$0                    | 0.0%                | \$365                     |
| Glendora          | 91740 | 12   | 19   | 2   | 10                  | \$365,000           | \$385,000           | -5.2%               | 1            | \$389,000              | \$485,000              | -19.8%              | \$251                     |
| Glendora          | 91741 | 14   | 22   | 3   | 16                  | \$550,000           | \$596,000           | -6.4%               | 3            | \$417,000              | \$393,000              | 6.2%                | \$289                     |
| Granada Hills     | 91344 | 58   | 53   | 3   | 49                  | \$370,000           | \$410,000           | -10.8%              | 5            | \$220,000              | \$260,000              | -15.4%              | \$242                     |
| Hacienda Heights  | 91745 | 41   | 52   | 7   | 46                  | \$420,000           | \$375,000           | 12.0%               | 12           | \$264,000              | \$240,000              | 10.0%               | \$239                     |
| Harbor City       | 90710 | 17   | 13   | 0   | 12                  | \$373,000           | \$508,000           | -24.0%              | 8            | \$265,000              | \$305,000              | -13.1%              | \$293                     |

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|------------------|-------|-----|-----|-----|---------------------|---------------------|---------------------|---------------------|--------------|------------------------|------------------------|---------------------|---------------------------|
|                  |       |     |     |     | Sales               | Price Median SFR 09 | Price Median SFR 08 | Price % Chg from 08 | Sales        | Price Median Condos 09 | Price Median Condos 08 | Price % Chg from 08 | Median Home Price / Sq Ft |
| Hawaiian Gardens | 90716 | 8   | 14  | 1   | 3                   | \$200,000           | \$260,000           | -23.1%              | 3            | \$123,000              | \$155,000              | -20.6%              | \$274                     |
| Hawthorne        | 90250 | 54  | 58  | 6   | 34                  | \$356,000           | \$375,000           | -5.1%               | 7            | \$225,000              | \$425,000              | -47.1%              | \$310                     |
| Hermosa Beach    | 90254 | 14  | 4   | 2   | 7                   | \$1,210,000         | \$920,000           | 21.1%               | 8            | \$1,099,000            | \$1,095,000            | 12.8%               | \$702                     |
| Huntington Park  | 90255 | 49  | 56  | 3   | 20                  | \$200,000           | \$310,000           | -35.5%              | 6            | \$127,000              | \$200,000              | -36.5%              | \$184                     |
| Inglewood        | 90301 | 27  | 22  | 2   | 5                   | \$305,000           | \$311,000           | -1.9%               | 1            | \$108,000              | \$243,000              | -55.5%              | \$216                     |
| Inglewood        | 90302 | 27  | 22  | 2   | 8                   | \$204,000           | \$248,000           | -17.6%              | 4            | \$118,000              | \$167,000              | -29.4%              | \$204                     |
| Inglewood        | 90303 | 17  | 11  | 0   | 6                   | \$200,000           | \$370,000           | -43.3%              | 0            | \$0                    | \$0                    | 0.0%                | \$212                     |
| Inglewood        | 90304 | 12  | 8   | 0   | 7                   | \$260,000           | \$285,000           | -8.6%               | 0            | \$0                    | \$0                    | 0.0%                | \$294                     |
| Inglewood        | 90305 | 28  | 18  | 1   | 10                  | \$327,000           | \$411,000           | -20.4%              | 3            | \$299,000              | \$385,000              | -22.3%              | \$178                     |
| LA               | 90003 | 82  | 83  | 15  | 26                  | \$121,000           | \$229,000           | -51.2%              | 0            | \$0                    | \$0                    | 0.0%                | \$105                     |
| LA               | 90004 | 9   | 19  | 3   | 12                  | \$960,000           | \$1,120,000         | -21.2%              | 3            | \$545,000              | \$695,000              | -21.6%              | \$558                     |
| LA               | 90006 | 24  | 17  | 2   | 4                   | \$304,000           | \$575,000           | -47.1%              | 0            | \$0                    | \$480,000              | 0.0%                | \$236                     |
| LA               | 90010 | 2   | 3   | 0   | 0                   | \$0                 | \$0                 | 0.0%                | 2            | \$431,000              | \$0                    | 0.0%                | \$0                       |
| LA               | 90011 | 74  | 84  | 17  | 16                  | \$158,000           | \$205,000           | -22.9%              | 0            | \$0                    | \$0                    | 0.0%                | \$122                     |
| LA               | 90012 | 8   | 12  | 2   | 1                   | \$490,000           | \$0                 | -2.0%               | 8            | \$308,000              | \$500,000              | -38.5%              | \$313                     |
| LA               | 90015 | 16  | 7   | 0   | 1                   |                     |                     |                     |              |                        |                        |                     |                           |

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|-------------------|-------|-----|-----|-----|---------------------|---------------------|---------------------|-----------------------|--------------|------------------------|------------------------|-----------------------|---------------------------|
|                   |       |     |     |     | Sales               | Price Median SFR 09 | Price Median SFR 08 | Price % Chg from 2008 | Sales        | Price Median Condos 09 | Price Median Condos 08 | Price % Chg from 2008 | Median Home Price / Sq Ft |
| Lake Hughes       | 93532 | 5   | 7   | 2   | 2                   | \$52,000            | \$0                 | 0.0%                  | 0            | \$0                    | \$0                    | 0.0%                  | \$107                     |
| Lakewood          | 90712 | 31  | 28  | 1   | 25                  | \$395,000           | \$375,000           | 5.3%                  | 1            | \$550,000              | \$751,000              | -26.8%                | \$293                     |
| Lakewood          | 90713 | 27  | 22  | 1   | 22                  | \$423,000           | \$409,000           | 3.4%                  | 0            | \$0                    | \$0                    | 0.0%                  | \$291                     |
| Lakewood          | 90715 | 17  | 17  | 4   | 5                   | \$350,000           | \$343,000           | 2.2%                  | 3            | \$280,000              | \$325,000              | -13.8%                | \$321                     |
| Lancaster         | 93534 | 80  | 88  | 21  | 69                  | \$80,000            | \$125,000           | -36.0%                | 4            | \$49,000               | \$205,000              | -76.1%                | \$62                      |
| Lancaster         | 93535 | 174 | 174 | 37  | 157                 | \$102,000           | \$140,000           | -27.5%                | 4            | \$42,000               | \$110,000              | -61.9%                | \$61                      |
| Lancaster         | 93536 | 164 | 159 | 38  | 112                 | \$185,000           | \$240,000           | -22.7%                | 5            | \$95,000               | \$170,000              | -44.5%                | \$82                      |
| Lawndale          | 90260 | 24  | 29  | 3   | 5                   | \$311,000           | \$365,000           | -14.8%                | 4            | \$248,000              | \$405,000              | -38.8%                | \$202                     |
| Littlerock        | 93543 | 31  | 35  | 6   | 16                  | \$89,000            | \$158,000           | -43.9%                | 0            | \$0                    | \$0                    | 0.0%                  | \$70                      |
| Liano             | 93544 | 2   | 2   | 0   | 2                   | \$179,000           | \$103,000           | 74.6%                 | 0            | \$0                    | \$0                    | 0.0%                  | \$102                     |
| Lomita            | 90717 | 3   | 7   | 0   | 6                   | \$447,000           | \$502,000           | -11.0%                | 1            | \$355,000              | \$255,000              | 39.2%                 | \$312                     |
| Long Beach        | 90802 | 43  | 39  | 5   | 4                   | \$256,000           | \$504,000           | -49.2%                | 25           | \$230,000              | \$258,000              | -10.7%                | \$277                     |
| Long Beach        | 90803 | 12  | 11  | 1   | 14                  | \$696,000           | \$885,000           | -21.4%                | 14           | \$359,000              | \$498,000              | -28.0%                | \$441                     |
| Long Beach        | 90804 | 29  | 33  | 10  | 5                   | \$321,000           | \$245,000           | 31.0%                 | 9            | \$127,000              | \$235,000              | -46.0%                | \$355                     |
| Long Beach        | 90805 | 80  | 104 | 14  | 46                  | \$250,000           | \$260,000           | -3.8%                 | 10           | \$79,000               | \$80,000               | -1.3%                 | \$217                     |
| Long Beach        | 90806 | 33  | 32  | 3   | 16                  | \$295,000           | \$339,000           | -13.0%                | 3            | \$260,000              | \$0                    | 0.0%                  | \$217                     |
| Long Beach        | 90807 | 26  | 33  | 5   | 23                  | \$439,000           | \$518,000           | -15.2%                | 9            | \$205,000              | \$209,000              | -1.9%                 | \$307                     |
| Long Beach        | 90808 | 28  | 16  | 2   | 30                  | \$454,000           | \$475,000           | -4.4%                 | 0            | \$0                    | \$345,000              | 0.0%                  | \$307                     |
| Long Beach        | 90810 | 31  | 32  | 4   | 12                  | \$254,000           | \$300,000           | -15.3%                | 0            | \$0                    | \$189,000              | 0.0%                  | \$210                     |
| Long Beach        | 90813 | 33  | 30  | 3   | 5                   | \$181,000           | \$215,000           | -15.8%                | 9            | \$106,000              | \$138,000              | -23.2%                | \$216                     |
| Long Beach        | 90814 | 12  | 11  | 0   | 5                   | \$680,000           | \$526,000           | 29.4%                 | 10           | \$233,000              | \$273,000              | -14.7%                | \$415                     |
| Long Beach        | 90815 | 20  | 17  | 2   | 23                  | \$517,000           | \$519,000           | -0.4%                 | 1            | \$200,000              | \$420,000              | -52.2%                | \$350                     |
| Los Angeles       | 90021 | 6   | 6   | 1   | 0                   | \$0                 | \$0                 | 0.0%                  | 2            | \$434,000              | \$1,200,000            | -63.8%                | \$0                       |
| Los Angeles       | 90058 | 13  | 1   | 0   | 1                   | \$116,000           | \$190,000           | -38.9%                | 0            | \$0                    | \$0                    | 0.0%                  | \$142                     |
| Lynwood           | 90262 | 53  | 63  | 9   | 33                  | \$222,000           | \$300,000           | -26.0%                | 1            | \$230,000              | \$360,000              | -36.1%                | \$172                     |
| Malibu            | 90265 | 15  | 15  | 1   | 22                  | \$1,623,000         | \$1,875,000         | -31.7%                | 5            | \$523,000              | \$483,000              | 8.4%                  | \$608                     |
| Manhattan Beach   | 90266 | 13  | 10  | 0   | 19                  | \$1,600,000         | \$1,163,000         | 34.4%                 | 8            | \$1,168,000            | \$1,029,000            | 25.7%                 | \$612                     |
| Marina del Rey    | 90292 | 9   | 6   | 0   | 1                   | \$0                 | \$1,388,000         | 0.0%                  | 20           | \$624,000              | \$747,000              | -20.1%                | \$0                       |
| Maywood           | 90270 | 13  | 13  | 0   | 5                   | \$235,000           | \$167,000           | 40.5%                 | 0            | \$0                    | \$0                    | 0.0%                  | \$174                     |
| Mission Hills     | 91345 | 31  | 23  | 1   | 19                  | \$297,000           | \$334,000           | -10.9%                | 1            | \$200,000              | \$0                    | 0.0%                  | \$203                     |
| Monrovia          | 91016 | 16  | 22  | 0   | 21                  | \$448,000           | \$405,000           | 9.3%                  | 11           | \$365,000              | \$350,000              | 4.3%                  | \$316                     |
| Monterey Park     | 90640 | 34  | 41  | 4   | 19                  | \$325,000           | \$400,000           | -18.8%                | 4            | \$220,000              | \$193,000              | 14.0%                 | \$220                     |
| Monterey Park     | 91754 | 10  | 15  | 1   | 8                   | \$408,000           | \$523,000           | -22.0%                | 8            | \$280,000              | \$367,000              | -23.6%                | \$361                     |
| Monterey Park     | 91755 | 4   | 9   | 0   | 10                  | \$470,000           | \$450,000           | 1.0%                  | 8            | \$435,000              | \$394,000              | 10.5%                 | \$327                     |
| Montrose          | 91020 | 4   | 2   | 0   | 2                   | \$416,000           | \$655,000           | -36.5%                | 2            | \$505,000              | \$360,000              | 40.3%                 | \$389                     |
| Newhall           | 91321 | 51  | 29  | 9   | 23                  | \$391,000           | \$413,000           | -5.4%                 | 11           | \$150,000              | \$223,000              | -33.0%                | \$208                     |
| North Hills       | 91343 | 79  | 72  | 10  | 24                  | \$375,000           | \$402,000           | -6.8%                 | 19           | \$168,000              | \$191,000              | -12.3%                | \$245                     |
| North Hollywood   | 91601 | 19  | 18  | 1   | 18                  | \$375,000           | \$383,000           | -0.4%                 | 3            | \$220,000              | \$270,000              | -18.5%                | \$340                     |
| North Hollywood   | 91602 | 8   | 9   | 2   | 12                  | \$683,000           | \$867,000           | -28.1%                | 8            | \$396,000              | \$383,000              | 3.4%                  | \$399                     |
| North Hollywood   | 91605 | 48  | 41  | 6   | 28                  | \$295,000           | \$330,000           | -10.7%                | 4            | \$219,000              | \$285,000              | -23.2%                | \$221                     |
| North Hollywood   | 91606 | 27  | 35  | 2   | 24                  | \$333,000           | \$360,000           | -8.7%                 | 4            | \$166,000              | \$257,000              | -35.6%                | \$233                     |
| Northridge        | 91324 | 17  | 26  | 1   | 18                  | \$442,000           | \$342,000           | 31.2%                 | 6            | \$260,000              | \$293,000              | -11.3%                | \$227                     |
| Northridge        | 91325 | 32  | 39  | 1   | 10                  | \$470,000           | \$565,000           | -16.9%                | 5            | \$245,000              | \$275,000              | -10.9%                | \$218                     |
| Northridge        | 91326 | 39  | 38  | 2   | 13                  | \$604,000           | \$566,000           | 6.7%                  | 14           | \$519,000              | \$665,000              | -10.8%                | \$260                     |
| Norwalk           | 90650 | 102 | 116 | 7   | 81                  | \$260,000           | \$325,000           | -20.0%                | 6            | \$180,000              | \$243,000              | -26.1%                | \$225                     |
| Pacific Palisades | 90272 | 6   | 2   | 0   | 17                  | \$1,900,000         | \$2,654,000         | -29.9%                | 4            | \$630,000              | \$863,000              | -26.2%                | \$719                     |
| Pacoima           | 91331 | 107 | 114 | 7   | 77                  | \$242,000           | \$310,000           | -22.0%                | 10           | \$112,000              | \$142,000              | -21.1%                | \$189                     |
| Palmdale          | 93550 | 171 | 196 | 27  | 124                 | \$104,000           | \$145,000           | -28.9%                | 10           | \$105,000              | \$101,000              | -9.1%                 | \$68                      |
| Palmdale          | 93551 | 139 | 136 | 24  | 95                  | \$205,000           | \$251,000           | -19.0%                | 1            | \$119,000              | \$203,000              | -41.2%                | \$86                      |
| Palmdale          | 93552 | 97  | 124 | 18  | 102                 | \$155,000           | \$179,000           | -13.2%                | 0            | \$0                    | \$0                    | 0.0%                  | \$73                      |
| Palmdale          | 93591 | 21  | 22  | 6   | 17                  | \$68,000            | \$101,000           | -32.7%                | 0            | \$0                    | \$0                    | 0.0%                  | \$48                      |
| Palos Verdes Pen. | 90274 | 10  | 8   | 1   | 25                  | \$1,305,000         | \$1,275,000         | 0.3%                  | 8            | \$593,000              | \$580,000              | 2.2%                  | \$529                     |
| Panorama City     | 91402 | 56  | 75  | 7   | 29                  | \$250,000           | \$315,000           | -19.5%                | 17           | \$125,000              | \$180,000              | -30.6%                | \$184                     |
| Paramount         | 90723 | 51  | 45  | 3   | 13                  | \$260,000           | \$300,000           | -13.3%                | 13           | \$126,000              | \$173,000              | -27.0%                | \$220                     |
| Pasadena          | 91101 | 5   | 9   | 2   | 1                   | \$320,000           | \$655,000           | -51.1%                | 11           | \$360,000              | \$443,000              | -18.7%                | \$336                     |
| Pasadena          | 91103 | 16  | 21  | 3   | 17                  | \$325,000           | \$515,000           | -36.9%                | 4            | \$460,000              | \$1,050,000            | -56.2%                | \$248                     |
| Pasadena          | 91104 | 31  | 18  | 1   | 19                  | \$625,000           | \$585,000           | 9.6%                  | 0            | \$0                    | \$385,000              | 0.0%                  | \$389                     |
| Pasadena          | 91105 | 6   | 5   | 3   | 13                  | \$1,020,000         | \$1,067,000         | -7.3%                 | 4            | \$559,000              | \$750,000              | -25.4%                | \$477                     |
| Pasadena          | 91106 | 11  | 19  | 1   | 10                  | \$1,101,000         | \$1,120,000         | -1.7%                 | 10           | \$418,000              | \$318,000              | 31.3%                 | \$403                     |
| Pasadena          | 91107 | 17  | 18  | 1   | 28                  | \$635,000           | \$705,000           | -11.5%                | 6            | \$360,000              | \$557,000              | -35.4%                | \$395                     |
| Pearl Blossom     | 93553 | 3   | 2   | 0   | 4                   | \$133,000           | \$230,000           | -42.4%                | 0            | \$0                    | \$0                    | 0.0%                  | \$86                      |
| Pico Rivera       | 90660 | 58  | 53  | 5   | 35                  | \$280,000           | \$329,000           | -14.8%                | 5            | \$205,000              | \$370,000              | -44.6%                | \$227                     |
| Playa del Rey     | 90293 | 9   | 6   | 1   | 3                   | \$1,225,000         | \$1,650,000         | -25.7%                | 7            | \$432,000              | \$450,000              | -4.0%                 | \$384                     |
| Playa Vista       | 90094 | 8   | 3   | 0   | 0                   | \$0                 | \$0                 | 0.0%                  | 11           | \$573,000              | \$638,000              | -12.5%                | \$0                       |
| Pomona            | 91766 | 70  | 74  | 10  | 43                  | \$190,000           | \$250,000           | -22.8%                | 9            | \$140,000              | \$245,000              | -42.9%                | \$164                     |
| Pomona            | 91767 | 48  | 63  | 5   | 36                  | \$197,000           | \$250,000           | -21.0%                | 5            | \$261,000              | \$217,000              | 20.3%                 | \$156                     |
| Pomona            | 91768 | 36  | 45  | 4   | 27                  | \$175,000           | \$221,000           | -20.6%                | 1            | \$502,000              | \$300,000              | 67.3%                 | \$148                     |
| Rancho P.V.       | 90275 | 17  | 15  | 1   | 24                  | \$969,000           | \$1,053,000         | -8.0%                 | 15           | \$435,000              | \$350,000              | 24.3%                 | \$426                     |

| City             | ZIP   | NOD | NTS | REO | Single Family Homes |                     |                     |                       | Condominiums |                        |                        |                       | SFR                       |
|------------------|-------|-----|-----|-----|---------------------|---------------------|---------------------|-----------------------|--------------|------------------------|------------------------|-----------------------|---------------------------|
|                  |       |     |     |     | Sales               | Price Median SFR 09 | Price Median SFR 08 | Price % Chg from 2008 | Sales        | Price Median Condos 09 | Price Median Condos 08 | Price % Chg from 2008 | Median Home Price / Sq Ft |
| Redondo Beach    | 90277 | 11  | 12  | 2   | 15                  | \$1,350,000         | \$900,000           | 50.0%                 | 23           | \$610,000              | \$615,000              | -0.8%                 | \$544                     |
| Redondo Beach    | 90278 | 22  | 8   | 1   | 16                  | \$653,000           | \$620,000           | 5.2%                  | 24           | \$565,000              | \$673,000              | -16.0%                | \$421                     |
| Reseda           | 91335 | 93  | 83  | 5   | 56                  | \$320,000           | \$322,000           | -1.5%                 | 19           | \$200,000              | \$200,000              | 0.0%                  | \$221                     |
| Rosemead         | 91770 | 17  | 22  | 3   | 21                  | \$400,000           | \$370,000           | 2.6%                  | 2            | \$350,000              | \$374,000              | -11.8%                | \$317                     |
| Rowland Heights  | 91748 | 24  | 21  | 1   | 32                  | \$443,000           | \$485,000           | -8.7%                 | 2            | \$446,000              | \$280,000              | 59.2%                 | \$274                     |
| San Dimas        | 91773 | 26  | 21  | 2   | 20                  | \$455,000           | \$450,000           | 1.1%                  | 13           | \$305,000              | \$360,000              | -15.3%                | \$248                     |
| San Fernando     | 91340 | 21  | 40  | 6   | 24                  | \$210,000           | \$300,000           | -30.0%                | 3            | \$80,000               | \$130,000              | -38.5%                | \$172                     |
| San Gabriel      | 91775 | 8   | 7   | 1   | 17                  | \$674,000           | \$678,000           | -0.8%                 | 2            | \$508,000              | \$636,000              | -20.2%                | \$367                     |
| San Gabriel      | 91776 | 10  | 5   | 0   | 7                   | \$475,000           | \$515,000           | -8.2%                 | 5            | \$475,000              | \$440,000              | 8.1%                  | \$352                     |
| San Marino       | 91108 | 1   | 0   | 0   | 16                  | \$1,355,000         | \$1,380,000         | -1.8%                 | 0            | \$0                    | \$0                    | 0.0%                  | \$611                     |
| San Pedro        | 90731 | 37  | 26  | 2   | 20                  | \$440,000           | \$535,000           | -17.8%                | 8            | \$343,000              | \$375,000              | -8.7%                 | \$356                     |
| San Pedro        | 90732 | 21  | 11  | 0   | 8                   | \$584,000           | \$525,000           | 11.1%                 | 15           | \$405,000              | \$419,000              | -3.3%                 | \$424                     |
| Santa Clarita    | 91350 | 48  | 47  | 4   | 28                  | \$385,000           | \$410,000           | -6.1%                 | 9            | \$270,000              | \$310,000              | -12.9%                | \$221                     |
| Santa Clarita    | 91390 | 31  | 31  | 3   | 20                  | \$438,000           | \$590,000           | -25.8%                | 1            | \$540,000              | \$321,000              | 68.5%                 | \$196                     |
| Santa Fe Springs | 90670 | 11  | 8   | 0   | 12                  | \$288,000           | \$325,000           | -11.4%                | 1            | \$220,000              | \$312,000              | -29.5%                | \$244                     |
| Santa Monica     | 90401 | 3   | 1   | 0   | 0                   | \$0                 | \$0                 | 0.0%                  | 1            | \$275,000              | \$0                    | 0.0%                  | \$0                       |
| Santa Monica     | 90402 | 2   | 2   | 1   | 14                  | \$2,160,000         | \$2,803,000         | -22.9%                | 1            | \$1,014,000            | \$648,000              | 56.6%                 | \$1,054                   |
| Santa Monica     | 90403 | 2   | 1   | 0   | 2                   | \$1,363,000         | \$1,431,000         | -20.1%                | 8            | \$614,000              | \$908,000              | -27.2%                | \$1,119                   |
| Santa Monica     | 90404 | 6   | 5   | 0   | 3                   | \$735,000           | \$699,000           | 5.2%                  | 8            | \$530,000              | \$590,000              | -10.3%                | \$682                     |
| Santa Monica     | 90405 | 8   | 4   | 1   | 9                   | \$920,000           | \$1,140,000         | -19.3%                | 7            | \$522,000              | \$939,000              | -40.3%                | \$772                     |
| Sherman Oaks     | 91403 | 20  | 20  | 1   | 17                  | \$750,000           | \$738,000           | 1.7%                  | 7            | \$380,000              | \$333,000              | 4.1%                  | \$316                     |
| Sherman Oaks     | 91423 | 12  | 18  | 1   | 18                  | \$694,000           | \$968,000           | -19.7%                | 10           | \$335,000              | \$329,000              | 1.8%                  | \$369                     |
| Sierra Madre     | 91024 | 4   | 2   | 0   | 6                   | \$790,000           | \$599,000           | 31.9%                 | 0            | \$0                    | \$715,000              | 0.0%                  | \$424                     |
| Signal Hill      | 90755 | 6   | 13  | 1   | 1                   | \$280,000           | \$275,000           | 1.8%                  | 8            | \$358,000              | \$320,000              | 11.9%                 | \$292                     |
| South Gate       | 90280 | 75  | 82  | 1   | 52                  | \$238,000           | \$266,000           | -10.7%                | 2            | \$231,000              | \$285,000              | -18.9%                | \$200                     |
| South Pasadena   | 91030 | 7   | 3   | 0   | 15                  |                     |                     |                       |              |                        |                        |                       |                           |