

FEBRUARY 2009 MARKET UPDATE | LOS ANGELES

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Feb 09	Price Median SFR Feb 08	Price % Chg from Feb 2008	Sales	Price Median Condos Feb 09	Price Median Condos Feb 08	Price % Chg from Feb 2008	Median Home Price / Sq Ft
Lake Hughes	93532	8	0	0	1	\$63,000	\$218,000	-71.4%	n/a	n/a	n/a	n/a	\$65
Lakewood	90712	18	9	0	22	\$385,000	\$430,000	-10.5%	n/a	n/a	n/a	n/a	\$295
Lakewood	90713	22	13	0	17	\$375,000	\$450,000	-16.7%	n/a	n/a	n/a	n/a	\$292
Lakewood	90715	13	11	2	12	\$286,000	\$394,000	-27.4%	n/a	n/a	\$317,000	n/a	\$263
Lancaster	93534	84	53	11	56	\$77,000	\$185,000	-57.8%	2	\$47,000	\$155,000	-69.6%	\$64
Lancaster	93535	149	106	20	135	\$95,000	\$202,000	-53.4%	3	\$30,000	n/a	n/a	\$61
Lancaster	93536	133	74	15	99	\$185,000	\$258,000	-30.2%	2	\$118,000	n/a	n/a	\$83
Lawndale	90260	13	10	3	5	\$363,000	\$370,000	-2.0%	6	\$293,000	\$500,000	-41.4%	\$355
Littlerock	93543	15	21	3	29	\$105,000	\$290,000	-63.8%	n/a	n/a	n/a	n/a	\$77
Liano	93544	1	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lomita	90717	3	4	0	1	\$367,000	\$549,000	-30.0%	n/a	n/a	n/a	n/a	\$328
Long Beach	90802	37	13	3	2	\$237,000	\$287,000	-17.4%	28	\$270,000	\$294,000	-12.9%	\$219
Long Beach	90803	11	6	2	2	\$550,000	\$800,000	-45.7%	4	\$700,000	\$770,000	-32.9%	\$464
Long Beach	90804	25	15	5	10	\$235,000	\$390,000	-39.7%	6	\$270,000	\$300,000	-3.8%	\$225
Long Beach	90805	76	40	6	44	\$232,000	\$378,000	-38.7%	2	\$88,000	\$263,000	-66.5%	\$214
Long Beach	90806	23	12	0	15	\$305,000	\$411,000	-25.7%	1	\$210,000	n/a	n/a	\$233
Long Beach	90807	17	14	1	14	\$376,000	\$468,000	-19.6%	8	\$194,000	\$264,000	-34.5%	\$244
Long Beach	90808	16	10	1	27	\$450,000	\$515,000	-12.6%	n/a	n/a	n/a	n/a	\$294
Long Beach	90810	28	19	1	19	\$250,000	\$374,000	-33.2%	1	\$45,000	n/a	n/a	\$212
Long Beach	90813	16	17	2	9	\$231,000	\$380,000	-39.2%	3	\$73,000	\$175,000	-58.3%	\$188
Long Beach	90814	8	3	1	3	\$430,000	\$605,000	-31.7%	3	\$240,000	\$322,000	-25.5%	\$401
Long Beach	90815	11	2	0	20	\$460,000	\$495,000	-7.1%	3	\$280,000	\$403,000	-30.4%	\$333
Los Angeles	90021	1	1	1	n/a	n/a	n/a	n/a	2	\$301,000	n/a	-53.4%	n/a
Los Angeles	90058	6	1	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lynwood	90262	59	26	3	30	\$224,000	\$380,000	-41.2%	n/a	n/a	n/a	n/a	\$207
Malibu	90265	12	5	1	10	\$2,087,000	\$5,375,000	-64.9%	7	\$501,000	\$1,238,000	-51.9%	\$787
Manhattan Beach	90266	7	4	0	21	\$1,215,000	\$1,723,000	-29.5%	2	\$1,046,000	\$1,215,000	-18.4%	\$702
Marina del Rey	90292	9	3	1	2	\$1,375,000	\$2,225,000	-38.2%	4	\$718,000	\$875,000	-18.0%	\$417
Maywood	90270	7	5	0	2	\$201,000	\$325,000	-38.2%	n/a	n/a	n/a	n/a	\$198
Mission Hills	91345	25	11	1	10	\$285,000	\$458,000	-37.7%	1	\$340,000	\$257,000	32.3%	\$234
Monrovia	91016	29	11	1	17	\$400,000	\$546,000	-30.4%	6	\$294,000	\$400,000	-31.7%	\$308
Montebello	90640	34	20	2	15	\$325,000	\$450,000	-27.8%	3	\$181,000	n/a	n/a	\$245
Monterey Park	91754	5	9	1	7	\$499,000	\$456,000	7.7%	2	\$358,000	\$305,000	19.2%	\$315
Monterey Park	91755	8	2	0	2	\$373,000	\$487,000	-23.7%	1	\$340,000	\$395,000	-11.1%	\$374
Montrose	91020	6	0	0	1	\$300,000	\$500,000	-40.0%	1	\$380,000	n/a	-20.8%	\$510
Newhall	91321	27	14	2	19	\$403,000	\$453,000	-11.0%	10	\$190,000	\$179,000	6.1%	\$184
North Hills	91343	48	19	1	19	\$377,000	\$440,000	-13.8%	16	\$180,000	\$200,000	-24.2%	\$201
North Hollywood	91601	10	8	1	10	\$280,000	\$456,000	-38.5%	n/a	n/a	\$325,000	n/a	\$254
North Hollywood	91602	9	3	0	4	\$781,000	\$950,000	-21.5%	5	\$370,000	\$338,000	9.2%	\$373
North Hollywood	91605	43	21	4	22	\$300,000	\$465,000	-35.5%	5	\$163,000	\$195,000	-16.4%	\$243
North Hollywood	91606	35	18	2	13	\$307,000	\$481,000	-36.2%	2	\$250,000	\$222,000	12.5%	\$264
Northridge	91324	9	9	0	16	\$393,000	\$450,000	-13.9%	5	\$275,000	n/a	n/a	\$223
Northridge	91325	24	13	2	11	\$321,000	\$565,000	-43.1%	3	\$163,000	\$435,000	-62.5%	\$246
Northridge	91326	25	12	0	14	\$574,000	\$625,000	-5.2%	8	\$583,000	\$510,000	1.4%	\$236
Norwalk	90650	111	50	5	57	\$275,000	\$352,000	-21.1%	7	\$218,000	\$405,000	-46.2%	\$230
Pacific Palisades	90272	3	2	1	12	\$2,100,000	\$2,432,000	-13.7%	5	\$678,000	\$625,000	8.5%	\$760
Pacoima	91331	96	59	8	51	\$230,000	\$320,000	-28.1%	20	\$124,000	\$193,000	-35.6%	\$178
Palmdale	93550	186	100	20	149	\$105,000	\$180,000	-41.7%	7	\$73,000	\$224,000	-67.6%	\$71
Palmdale	93551	108	57	13	78	\$230,000	\$308,000	-25.3%	1	\$136,000	n/a	n/a	\$94
Palmdale	93552	110	60	11	66	\$145,000	\$238,000	-39.5%	n/a	n/a	n/a	n/a	\$76
Palmdale	93591	15	17	2	21	\$55,000	\$225,000	-78.0%	n/a	n/a	n/a	n/a	\$43
Palos Verdes Pen.	90274	5	1	0	7	\$1,180,000	\$1,300,000	-9.2%	1	\$269,000	\$261,000	3.1%	\$517
Panorama City	91402	58	32	4	23	\$245,000	\$389,000	-37.0%	21	\$118,000	\$264,000	-55.3%	\$182
Paramount	90723	51	21	3	11	\$248,000	\$260,000	-4.6%	6	\$121,000	\$230,000	-47.3%	\$183
Pasadena	91101	5	0	0	n/a	n/a	n/a	n/a	4	\$368,000	\$450,000	-16.5%	n/a
Pasadena	91103	17	7	1	16	\$310,000	\$470,000	-34.0%	1	\$477,000	\$603,000	-20.8%	\$286
Pasadena	91104	11	9	1	14	\$557,000	\$635,000	-12.7%	n/a	n/a	n/a	n/a	\$331
Pasadena	91105	4	4	0	4	\$773,000	\$914,000	-15.5%	2	\$720,000	\$1,050,000	-0.7%	\$544
Pasadena	91106	7	3	0	3	\$1,150,000	\$788,000	46.0%	7	\$337,000	\$427,000	-20.9%	\$470
Pasadena	91107	7	6	0	15	\$630,000	\$690,000	-9.8%	3	\$293,000	\$546,000	-46.3%	\$391
Pearblossom	93553	2	1	0	1	\$329,000	n/a	n/a	n/a	n/a	n/a	n/a	\$116
Pico Rivera	90660	48	28	2	26	\$271,000	\$380,000	-27.7%	6	\$240,000	\$269,000	-10.8%	\$232
Playa del Rey	90293	4	2	0	3	\$950,000	\$1,200,000	-20.8%	5	\$307,000	\$470,000	-34.7%	\$469
Playa Vista	90094	1	2	0	n/a	n/a	n/a	n/a	2	\$535,000	\$622,000	-17.1%	n/a
Pomona	91766	69	35	3	32	\$200,000	\$375,000	-40.3%	6	\$203,000	n/a	-48.1%	\$146
Pomona	91767	48	34	3	31	\$195,000	\$310,000	-37.1%	9	\$190,000	\$450,000	-55.7%	\$148
Pomona	91768	39	10	3	20	\$185,000	\$353,000	-47.6%	2	\$313,000	n/a	n/a	\$148
Rancho P.V.	90275	9	5	1	12	\$948,000	\$1,108,000	-24.8%	4	\$425,000	\$482,000	-22.2%	\$410

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Redondo Beach	90277	1	8	1	3	\$650,000	\$1,078,000	-44.9%	9	\$590,000	\$810,000	-26.2%	\$528
Redondo Beach	90278	9	1	1	11	\$642,000	\$645,000	-0.5%	11	\$625,000	\$640,000	-2.3%	\$358
Roseda	91335	86	49	4	36	\$283,000	\$393,000	-28.5%	6	\$185,000	\$310,000	-40.5%	\$218
Rosemead	91770	20	6	0	9	\$336,000	\$455,000	-26.2%	n/a	n/a	\$350,000	n/a	\$311
Rowland Heights	91748	23	16	2	22	\$411,000	\$500,000	-17.8%	n/a	n/a	\$266,000	n/a	\$244
San Dimas	91773	16	8	0	11	\$543,000	\$575,000	-10.2%	4	\$274,000	\$370,000	-24.4%	\$244
San Fernando	91340	24	16	5	16	\$240,000	n/a	n/a	3	\$80,000	n/a	n/a	\$179
San Gabriel	91775	4	4	0	15	\$599,000	\$547,000	9.5%	4	\$427,000	n/a	-25.3%	\$359
San Gabriel	91776	3	4	1	13	\$382,000	\$443,000	-17.0%	1	\$310,000	\$680,000	-36.4%	\$299
San Marino	91108	1	0	0	4	\$1,650,000	\$900,000	38.4%	n/a	n/a	n/a	n/a	\$657
San Pedro	90731	20	12	2	14	\$405,000	\$444,000	-20.8%	1	\$265,000	\$330,000	-19.7%	\$278
San Pedro	90732	13	6	0	6	\$615,000	\$640,000	-3.9%	8	\$370,000	\$322,000	14.8%	\$317
Santa Clarita	91350	38	27	5	17	\$359,000	\$490,000	-26.0%	3	\$520,000	\$255,000	69.1%	\$211
Santa Clarita	91390	8	1	0	18	\$510,000	\$545,000	-1.0%	2	\$375,000	\$350,000	7.1%	\$177
Santa Fe Springs	90670	9	7	2	12	\$320,000	\$440,000	-27.3%	2	\$233,000	n/a	n/a	\$234
Santa Monica	90401	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Santa Monica	90402	5	2	1	4	\$1,579,000	\$2,360,000	-33.1%	1	\$1,570,000	\$960,000	63.5%	\$916
Santa Monica	90403	5	0	0	n/a	n/a	n/a	n/a	7	\$715,000	\$471,000	58.9%	n/a
Santa Monica	90404	7	1	0	n/a	n/a	n/a	n/a	2	\$353,000	\$665,000	-47.0%	n/a
Santa Monica	90405	5	1	0	1	\$1,100,000	\$1,170,000	-6.0%	7	\$950,000	\$657,000	44.7%	\$445
Sherman Oaks	91403	12	5	0	9	\$689,000	\$928,000	-25.9%	5	\$315,000	\$462,000	-31.9%	\$378
Sherman Oaks	91423	9	6	0	6	\$764,000	\$773,000	-2.1%	6	\$370,000	\$457,000	-18.9%	\$409
Sierra Madre	91024	0	0	0	8	\$745,000	\$730,000	2.1%	n/a	n/a	\$410,000	n/a	\$404
Signal Hill	90755	3	1	0	2	n/a	\$315,000	n/a	2	\$325,000	\$355,000	-8.5%	n/a
South Gate	90280	71	31	1	18	\$245,000	\$383,000	-35.5%	n/a	n/a	n/a	n/a	\$213
South Pasadena	91030	4	10	0	3	\$725,000	\$720,000	-0.7%	4	\$628,000	n/a	n/a	\$370
Spenswood Ranch	91381	21	9	0	8	\$669,000	\$868,000	-22.9%	9	\$325,000	\$338,000	-7.1%	\$221
Studio City	91604	15	11	0	8	\$676,000	\$943,000	-27.7%	n/a	n/a	\$450,000	n/a	\$399
Sun Valley	91352	36	17	2	18	\$269,000	\$434,000	-37					