

FEBRUARY 2010 MARKET UPDATE | LOS ANGELES COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR 09	Price Median SFR 08	Price % Change from 08	Sales	Price Median Condos 09	Price Median Condos 08	Price % Change from 08	Median Home Price / Sq. Ft.
Countywide	ALL	6111	5808	988	3594	\$310,000	\$295,000	5.1%	1093	\$297,000	\$283,000	5.0%	\$224
Acton	93510	5	7	1	3	\$460,000	\$410,000	12.2%	n/a	n/a	n/a	n/a	\$179
Agoura Hills	91301	26	26	3	11	\$645,000	\$670,000	-3.7%	10	\$450,000	\$240,000	87.5%	\$305
Alhambra	91801	9	13	3	8	\$518,000	\$457,000	13.2%	12	\$387,000	\$310,000	24.7%	\$362
Alhambra	91803	8	7	0	5	\$448,000	\$419,000	6.9%	3	\$305,000	\$390,000	-21.8%	\$353
Altadena	91001	26	21	5	14	\$557,000	\$443,000	25.9%	3	\$169,000	\$1,320,000	-87.2%	\$343
Arcadia	91006	13	6	0	12	\$626,000	\$485,000	29.0%	3	\$447,000	\$589,000	-25.3%	\$372
Arcadia	91007	8	7	0	9	\$995,000	\$750,000	30.9%	7	\$443,000	\$420,000	5.5%	\$516
Artesia	90701	13	13	2	4	\$218,000	\$373,000	-41.5%	3	\$165,000	n/a	n/a	\$238
Avalon	90704	1	0	0	2	\$373,000	n/a	n/a	1	\$350,000	n/a	n/a	\$366
Azusa	91702	36	27	4	23	\$309,000	\$235,000	28.8%	7	\$177,000	\$195,000	-9.5%	\$206
Baldwin Park	91706	70	55	6	29	\$232,000	\$255,000	-9.0%	15	\$185,000	\$188,000	-1.6%	\$206
Bell	90201	31	21	2	10	\$290,000	\$260,000	11.3%	n/a	n/a	\$190,000	n/a	\$189
Bellflower	90706	36	39	10	23	\$320,000	\$320,000	0.0%	4	\$263,000	\$235,000	11.7%	\$231
Beverly Hills	90210	11	14	2	15	\$2,359,000	\$2,587,000	-35.8%	3	\$760,000	n/a	n/a	\$672
Beverly Hills	90211	1	4	1	1	\$1,400,000	\$1,200,000	16.7%	3	\$743,000	n/a	n/a	\$451
Beverly Hills	90212	7	2	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Burbank	91501	11	14	2	5	\$590,000	\$295,000	33.5%	6	\$356,000	\$479,000	-25.7%	\$372
Burbank	91502	2	2	0	n/a	n/a	\$265,000	n/a	3	\$360,000	\$460,000	-21.7%	n/a
Burbank	91504	17	11	1	7	\$579,000	\$575,000	0.7%	7	\$360,000	\$403,000	-10.6%	\$389
Burbank	91505	15	9	1	10	\$493,000	\$441,000	11.8%	2	\$392,000	\$339,000	15.8%	\$416
Burbank	91506	11	13	2	7	\$595,000	\$467,000	27.5%	1	\$335,000	n/a	n/a	\$396
Calabasas	91302	20	16	1	7	\$1,100,000	\$720,000	52.8%	7	\$1,225,000	\$405,000	202.5%	\$351
Canoga Park	91303	7	15	0	9	\$232,000	\$255,000	-9.0%	5	\$225,000	\$157,000	43.3%	\$218
Canoga Park	91304	35	27	4	17	\$435,000	\$365,000	19.7%	7	\$138,000	\$148,000	-6.8%	\$218
Canyon Country	91351	33	35	6	16	\$323,000	\$275,000	18.1%	17	\$195,000	\$185,000	4.0%	\$188
Canyon Country	91387	55	49	12	14	\$384,000	\$425,000	-9.8%	14	\$268,000	\$305,000	-12.2%	\$209
Carson	90745	55	35	3	15	\$315,000	\$320,000	-2.3%	11	\$112,000	\$150,000	-25.3%	\$211
Carson	90746	33	20	2	17	\$325,000	\$345,000	-8.5%	2	\$356,000	\$438,000	-18.7%	\$198
Castaic	91384	39	34	12	16	\$357,000	\$450,000	-20.7%	2	\$260,000	n/a	n/a	\$194
Cerritos	90703	11	26	4	19	\$555,000	\$540,000	2.3%	4	\$273,000	\$450,000	-39.4%	\$313
Chatsworth	91311	32	33	6	9	\$450,000	\$436,000	-1.5%	9	\$251,000	\$276,000	-9.2%	\$256
Claremont	91711	16	69	3	18	\$509,000	\$570,000	-13.8%	3	\$325,000	\$276,000	11.7%	\$249
Compton	90220	55	39	6	33	\$160,000	\$189,000	-13.3%	n/a	n/a	n/a	n/a	\$133
Compton	90221	47	35	2	23	\$183,000	\$184,000	0.3%	1	n/a	\$328,000	n/a	\$132
Compton	90222	25	33	4	27	\$150,000	\$140,000	4.9%	n/a	n/a	n/a	n/a	\$131
Covina	91722	33	24	2	25	\$300,000	\$300,000	0.0%	4	\$233,000	\$337,000	-30.9%	\$211
Covina	91723	11	8	0	3	\$315,000	\$340,000	-7.4%	2	\$297,000	\$370,000	-19.7%	\$221
Covina	91724	15	22	2	16	\$523,000	\$478,000	9.4%	4	\$195,000	\$210,000	-7.1%	\$265
Culver City	90230	20	17	2	7	\$585,000	\$503,000	16.3%	4	\$313,000	\$347,000	-13.0%	\$511
Culver City	90232	4	2	1	2	\$456,000	\$829,000	-45.1%	n/a	n/a	n/a	n/a	\$451
Diamond Bar	91765	38	28	1	20	\$516,000	\$451,000	13.7%	16	\$316,000	\$260,000	21.3%	\$268
Downey	90240	25	25	3	11	\$405,000	\$386,000	4.9%	2	\$250,000	n/a	n/a	\$252
Downey	90241	23	32	5	17	\$425,000	\$372,000	11.8%	4	\$208,000	n/a	n/a	\$241
Downey	90242	32	18	2	21	\$335,000	\$310,000	8.1%	1	\$153,000	n/a	-58.1%	\$270
Duarte	91010	16	13	0	9	\$260,000	\$295,000	-8.2%	6	\$329,000	n/a	-2.4%	\$289
El Monte	91731	2	11	2	3	\$300,000	\$295,000	1.7%	2	\$480,000	\$273,000	76.1%	\$256
El Monte	91732	31	24	2	9	\$298,000	\$310,000	-4.0%	4	\$340,000	\$280,000	21.4%	\$229
El Monte - South	91733	15	12	1	4	\$204,000	\$240,000	-15.1%	2	\$261,000	n/a	n/a	\$225
El Segundo	90245	3	6	0	6	\$707,000	\$763,000	-7.3%	2	\$600,000	n/a	n/a	\$483

FEBRUARY 2010 MARKET UPDATE | LOS ANGELES COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR 09	Price Median SFR 08	Price % Change from 08	Sales	Price Median Condos 09	Price Median Condos 08	Price % Change from 08	Median Home Price / Sq. Ft.
Encino	91316	29	28	4	10	\$399,000	\$540,000	-26.2%	10	\$238,000	\$207,000	14.7%	\$335
Encino	91436	13	7	0	10	\$820,000	\$850,000	-24.9%	1	\$270,000	n/a	n/a	\$323
Gardena	90247	29	20	1	9	\$307,000	\$322,000	-4.7%	5	\$252,000	\$345,000	-27.0%	\$243
Gardena	90248	12	8	0	3	\$485,000	\$320,000	51.6%	n/a	n/a	n/a	n/a	\$290
Gardena	90249	12	21	2	5	\$380,000	\$350,000	8.6%	n/a	n/a	n/a	n/a	\$309
Glendale	91201	9	8	0	4	\$415,000	\$640,000	-36.5%	n/a	n/a	n/a	n/a	\$328
Glendale	91202	17	7	2	8	\$592,000	\$775,000	-18.6%	3	\$285,000	\$305,000	-6.6%	\$319
Glendale	91203	11	6	0	1	\$380,000	\$330,000	15.2%	4	\$341,000	\$460,000	-25.9%	\$345
Glendale	91204	3	4	0	n/a	n/a	\$355,000	n/a	3	\$273,000	\$245,000	11.2%	n/a
Glendale	91205	15	12	2	4	\$420,000	\$446,000	-5.8%	1	\$347,000	n/a	61.6%	\$338
Glendale	91206	17	18	5	8	\$883,000	\$504,000	75.1%	8	\$213,000	\$313,000	-29.2%	\$296
Glendale	91207	5	11	1	5	\$995,000	\$653,000	52.4%	3	\$350,000	\$220,000	59.1%	\$358
Glendale	91208	9	4	0	8	\$710,000	\$700,000	1.5%	1	\$190,000	n/a	n/a	\$371
Glendora	91740	14	12	4	12	\$360,000	\$350,000	6.7%	n/a	n/a	\$275,000	n/a	\$259
Glendora	91741	15	12	3	15	\$539,000	\$660,000	-16.5%	3	\$370,000	\$417,000	-11.3%	\$296
Granada Hills	91344	42	46	2	35	\$413,000	\$355,000	16.2%	3	\$275,000	\$258,000	6.8%	\$236
Hacienda Heights	91745	44	40	4	21	\$367,000	\$328,000	11.9%	6	\$323,000	\$305,000	5.9%	\$259
Harbor City	90710	17	5	0	4	\$416,000	\$439,000	-5.2%	4	\$385,000	\$396,000	-2.7%	\$296
Hawaiian Gardens	90716	9	6	1	4	\$223,000	n/a	n/a	3	\$113,000	\$118,000	-4.2%	\$176
Hawthorne	90250	44	51	6	18	\$345,000	\$313,000	10.40%	2	\$235,000	\$350,000	-33.0%	\$267
Hermosa Beach	90254	13	5	1	5	\$1,250,000	\$890,000	40.40%	3	\$421,000	\$1,110,000	-49.3%	\$614
Huntingtn Park	90255	36	38	3	10	\$240,000	\$258,000	-7.70%	1	\$85,000	\$148,000	-42.4%	\$217
Inglewood	90301	20	11	4	5	\$245,000	\$273,000	-10.10%	3	\$85,000	\$186,000	-54.3%	\$219
Inglewood	90302	28	24	5	12	\$240,000	\$305,000	-21.30%	3	\$120,000	\$109,000	10.6%	\$226
Inglewood	90303	17	17	3	3	\$275,000	\$280,000	-1.80%	n/a	n/a	n/a	n/a	\$211
Inglewood	90304	6	11	4	n/a	n/a	\$246,000	n/a	1	\$166,000	n/a	n/a	n/a
Inglewood	90305	19	15	3	4	\$299,000	\$348,000	-14.00%	2	\$310,000	\$200,000	54.8%	\$189
LA	90003	57	51	10	21	\$136,000	\$170,000	-11.30%	n/a	n/a	n/a	n/a	\$135
LA	90004	19	16	0	5	\$512,000	\$689,000	-39.30%	1	\$523,000	\$430,000	21.5%	\$341
LA	90006	12	14	1	4	\$220,000	\$321,000	-31.50%	6	\$380,000	\$397,000	-4.2%	\$135
LA	90010	1	2	1	n/a	n/a	n/a	n/a	3	\$670,000	n/a	n/a	n/a
LA	90011	74	57	4	24	\$140,000	\$150,000	-7.60%	n/a	n/a	n/a	n/a	\$123
LA	90012	20	6	0	1	\$445,000	\$246,000	80.90%	7	\$321,000	\$325,000	-1.4%	\$202
LA	90015	9	4	2	n/a	n/a	n/a	n/a	4	\$445,000	\$467,000	-4.7%	n/a
LA	90016	35	38	11	7	\$340,000	\$296,000	15.10%	1	\$80,000	\$310,000	-74.2%	\$237
LA	90018	17	20	5	10	\$271,000	\$282,000	-3.70%	n/a	n/a	n/a	n/a	\$188
LA	90019	25	27	3	17	\$476,000	\$450,000	-0.30%	n/a	n/a	\$390,000	n/a	\$277
LA	90020	7	12	5	3	\$2,532,000	\$440,000	-30.00%	6	\$268,000	\$264,000	1.3%	\$616
LA	90023	20	17	1	5	\$156,000	\$120,000	30.00%	n/a	n/a	n/a	n/a	\$157
LA	90027	8	8	1	5	\$651,000	\$1,215,000	-46.40%	1	\$285,000	\$525,000	-45.7%	\$478
LA	90029	6	6	1	1	\$260,000	\$285,000	-8.80%	n/a	n/a	n/a	n/a	\$226
LA	90034	11	11	1	4	\$511,000	\$740,000	-33.90%	4	\$297,000	\$380,000	-21.8%	\$366
LA	90035	10	6	0	3	\$811,000	\$1,583,000	-57.30%	n/a	n/a	\$525,000	n/a	\$457
LA	90036	6	4	0	6	\$1,000,000	\$730,000	36.90%	1	n/a	n/a	n/a	\$446
LA	90037	26	40	6	11	\$160,000	\$180,000	-11.10%	n/a	n/a	n/a	n/a	\$125

FEBRUARY 2010 MARKET UPDATE | LOS ANGELES COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR 09	Price Median SFR 08	Price % Change from 08	Sales	Price Median Condos 09	Price Median Condos 08	Price % Change from 08	Median Home Price / Sq. Ft.
LA	90039	13	7	1	9	\$525,000	\$606,000	-13.30%	2	\$467,000	n/a	-1.6%	\$408
LA	90047	48	59	14	36	\$213,000	\$225,000	1.20%	n/a	n/a	n/a	n/a	\$166
LA	90057	7	2	0	1	\$219,000	n/a	n/a	1	\$185,000	n/a	n/a	\$277
LA	90062	19	27	6	11	\$160,000	\$212,000	-29.10%	n/a	n/a	n/a	n/a	\$141
LA	90063	21	20	8	12	\$208,000	\$228,000	-9.00%	n/a	n/a	n/a	n/a	\$174
La Canada Flintridge	91011	9	7	2	13	\$1,150,000	\$620,000	-24.60%	n/a	n/a	\$500,000	n/a	\$441
La Crescenta	91214	13	13	2	20	\$510,000	\$368,000	-17.70%	3	\$324,000	\$340,000	-35.3%	\$420
La Mirada	90638	36	35	5	19	\$335,000	\$250,000	-8.80%	10	\$570,000	\$315,000	67.6%	\$237
La Puente	91744	56	60	8	29	\$248,000	\$260,000	-1.00%	4	\$273,000	n/a	-13.5%	\$204
La Puente	91746	33	28	5	14	\$255,000	\$369,000	-2.10%	1	\$325,000	\$315,000	n/a	\$204
La Verne	91750	11	20	3	9	\$530,000	\$148,000	43.80%	5	\$155,000	n/a	-50.8%	\$247
LA/AugFHW	90044	72	74	10	26	\$176,000	\$116,000	18.40%	n/a	n/a	n/a	n/a	\$147
LA/AugFHW	90059	38	47	8	33	\$120,000	\$144,000	3.40%	n/a	n/a	n/a	n/a	\$110
LA/AugFHW	90061	23	20	1	17	\$150,000	\$465,000	4.20%	n/a	n/a	\$317,000	n/a	\$129
LA/Bldwn H	90008	4	3	0	5	\$450,000	\$1,883,000	-3.20%	3	\$249,000	n/a	-21.5%	\$205
LA/Bel-Air	90077	16	22	4	11	\$1,800,000	\$199,000	-21.70%	1	\$1,165,000	n/a	14.8%	\$635
LA/Boyle Heights	90033	7	18	2	3	\$223,000	\$3,125,000	12.10%	n/a	n/a	\$760,000	n/a	\$162
LA/Brentwd	90049	19	9	4	13	\$1,473,000	n/a	-52.90%	10	\$633,000	\$637,000	-26.0%	\$711
LA/Century City	90067	5	3	0	n/a	n/a	\$175,000	n/a	1	\$885,000	n/a	27.6%	n/a
LA/City of Commerce	90040	10	3	0	4	\$268,000	n/a	52.90%	1	\$170,000	n/a	n/a	\$256
LA/Dockweiler	90007	11	15	1	3	\$315,000	\$340,000	-68.50%	n/a	n/a	\$285,000	n/a	\$162
LA/Eagle Rock	90041	17	8	1	6	\$419,000	\$223,000	23.20%	n/a	n/a	n/a	n/a	\$336
LA/East LA	90022	22	29	4	9	\$215,000	\$435,000	-3.40%	n/a	n/a	n/a	n/a	\$215
LA/Echo Park	90026	26	26	3	5	\$325,000	\$222,000	-25.30%	1	n/a	\$210,000	n/a	\$338
LA/EISereno	90032	33	18	3	11	\$220,000	\$167,000	-0.70%	n/a	n/a	n/a	n/a	\$218
LA/Firestone Park	90001	29	39	9	11	\$160,000	\$435,000	-4.20%	n/a	n/a	\$185,000	n/a	\$156
LA/Glassell	90065	21	23	5	18	\$405,000	\$278,000	-6.90%	n/a	n/a	\$326,000	n/a	\$296
LA/Highland Park	90042	31	28	5	26	\$303,000	\$475,000	9.00%	4	\$349,000	n/a	-1.3%	\$310
LA/Hollywood	90028	6	8	0	n/a	n/a	\$710,000	n/a	1	\$440,000	\$455,000	n/a	n/a
LA/Hollywood	90068	19	17	4	22	\$994,000	\$590,000	40.00%	3	\$440,000	\$255,000	-3.3%	\$559
LA/Ladera Heights	90056	9	9	0	8	\$547,000	\$312,000	-19.60%	n/a	n/a	n/a	n/a	\$225
LA/Lincoln Heights	90031	15	18	1	5	\$301,000	\$650,000	-3.40%	n/a	n/a	n/a	n/a	\$246
LA/Mar Vista	90066	9	9	0	14	\$660,000	\$1,300,000	9.50%	3	\$590,000	\$570,000	n/a	\$462
LA/Rancho Park	90064	3	6	0	7	\$720,000	n/a	-44.60%	7	\$525,000	\$640,000	-7.9%	\$452
LA/Sanford	90005	8	10	3	6	\$1,118,000	\$249,000	n/a	4	\$388,000	n/a	-39.5%	\$317
Hills	90043	36	39	8	34	\$251,000	\$135,000	0.70%	n/a	n/a	n/a	n/a	\$190
LA/Watts	90002	40	38	5	32	\$143,000	\$1,034,000	11.30%	n/a	n/a	\$485,000	n/a	\$123
LA/West LA	90025	15	8	1	1	\$757,000	\$625,000	-26.80%	9	\$530,000	\$258,000	7.1%	\$452
LA/Westchester	90045	20	10	2	11	\$685,000	\$1,103,000	7.50%	2	\$243,000	\$568,000	-5.8%	\$438
LA/Westwood	90024	14	12	1	2	\$1,448,000	\$1,460,000	31.20%	8	\$563,000	n/a	-40.7%	\$644
Lake Hughes	93532	4	6	2	3	\$144,000	\$63,000	128.60%	n/a	n/a	n/a	n/a	\$85
Lakewood	90712	23	26	1	24	\$403,000	\$385,000	4.50%	1	\$419,000	n/a	n/a	\$311
Lakewood	90713	16	18	3	14	\$398,000	\$375,000	5.30%	n/a	n/a	n/a	n/a	\$312

FEBRUARY 2010 MARKET UPDATE | LOS ANGELES COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR 09	Price Median SFR 08	Price % Change from 08	Sales	Price Median Condos 09	Price Median Condos 08	Price % Change from 08	Median Home Price / Sq. Ft.
Lancaster	93534	60	71	28	46	\$95,000	\$77,000	24.90%	2	\$55,000	\$47,000	17.0%	\$70
Lancaster	93535	107	133	50	104	\$115,000	\$95,000	21.10%	4	\$36,000	\$30,000	20.3%	\$66
Lancaster	93536	109	111	26	87	\$195,000	\$185,000	4.60%	1	\$100,000	\$118,000	-14.9%	\$84
Lawndale	90260	13	8	2	6	\$371,000	\$363,000	2.30%	4	\$185,000	\$293,000	-40.8%	\$279
Littlerock	93543	24	29	7	14	\$97,000	\$105,000	-7.60%	n/a	n/a	n/a	n/a	\$74
Llano	93544	0	5	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lomita	90717	6	7	0	6	\$350,000	\$367,000	-4.60%	1	\$275,000	n/a	n/a	\$301
Long Beach	90802	35	24	4	n/a	n/a	\$237,000	n/a	25	\$230,000	\$270,000	-14.8%	n/a
Long Beach	90803	16	11	1	5	\$806,000	\$550,000	46.50%	5	\$299,000	\$700,000	-62.6%	\$497
Long Beach	90804	21	15	3	4	\$282,000	\$235,000	30.90%	16	\$180,000	\$270,000	-47.0%	\$281
Long Beach	90805	70	56	12	36	\$224,000	\$232,000	-3.10%	1	\$56,000	\$88,000	-36.9%	\$207
Long Beach	90806	24	26	5	11	\$250,000	\$305,000	-18.00%	n/a	n/a	\$210,000	n/a	\$206
Long Beach	90807	25	20	2	12	\$373,000	\$376,000	-1.30%	6	\$109,000	\$194,000	-43.8%	\$278
Long Beach	90808	15	10	1	19	\$446,000	\$450,000	-0.90%	n/a	n/a	n/a	n/a	\$316
Long Beach	90810	27	23	5	21	\$240,000	\$250,000	-4.00%	n/a	n/a	\$45,000	n/a	\$228
Long Beach	90813	17	18	8	10	\$213,000	\$231,000	-8.00%	5	\$72,000	\$73,000	-1.4%	\$162
Long Beach	90814	8	8	2	2	\$870,000	\$430,000	102.30%	7	\$226,000	\$240,000	-5.8%	\$456
Long Beach	90815	21	19	1	21	\$479,000	\$460,000	4.00%	4	\$253,000	\$280,000	-9.8%	\$328
Los Angeles	90021	4	1	0	n/a	n/a	n/a	n/a	1	\$370,000	\$301,000	23.1%	n/a
Los Angeles	90058	1	1	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lynwood	90262	33	44	5	23	\$235,000	\$224,000	5.10%	n/a	n/a	n/a	n/a	\$175
Malibu	90265	20	10	5	6	\$1,573,000	\$2,087,000	-25.20%	6	\$713,000	\$501,000	42.4%	\$502
Manhattan Beach	90266	7	4	0	8	\$1,530,000	\$1,215,000	26.70%	2	\$1,381,000	\$1,046,000	32.0%	\$622
Marina del Rey	90292	14	8	2	3	\$1,185,000	\$1,375,000	-13.80%	11	\$585,000	\$718,000	-18.5%	\$435
Maywood	90270	6	14	5	4	\$243,000	\$201,000	20.60%	n/a	n/a	n/a	n/a	\$215
Mission Hills	91345	18	15	2	12	\$302,000	\$285,000	5.80%	2	\$200,000	\$340,000	-41.2%	\$169
Monrovia	91016	21	22	2	14	\$449,000	\$400,000	15.00%	5	\$435,000	\$294,000	48.1%	\$352
Montebello	90640	30	33	4	8	\$348,000	\$325,000	6.90%	6	\$194,000	\$181,000	6.9%	\$258
Monterey Park	91754	9	6	0	8	\$455,000	\$499,000	-2.00%	3	\$303,000	\$358,000	-15.2%	\$323
Monterey Park	91755	10	7	1	6	\$444,000	\$373,000	19.10%	2	\$465,000	\$340,000	36.6%	\$295
Montrose	91020	3	4	1	1	n/a	\$300,000	n/a	1	\$375,000	\$380,000	-1.3%	n/a
Newhall	91321	24	16	3	15	\$385,000	\$403,000	-4.90%	13	\$167,000	\$190,000	-12.1%	\$209
North Hills	91343	4	8	1	28	\$369,000	\$377,000	-1.10%	11	\$265,000	\$180,000	47.2%	\$214
North Hollywood	91601	32	26	3	7	\$515,000	\$280,000	83.90%	4	\$169,000	n/a	n/a	\$278
North Hollywood	91602	25	19	4	7	\$625,000	\$781,000	-19.90%	7	\$340,000	\$370,000	-8.0%	\$409
North Hollywood	91605	27	20	4	35	\$291,000	\$300,000	-2.90%	1	\$91,000	\$163,000	-44.2%	\$218
North Hollywood	91606	54	46	6	17	\$330,000	\$307,000	7.60%	3	\$220,000	\$250,000	-11.9%	\$259
Northridge	91324	18	16	1	8	\$366,000	\$393,000	-6.80%	2	\$277,000	\$275,000	0.8%	\$213
Northridge	91325	17	19	2	10	\$444,000	\$321,000	38.10%	7	\$290,000	\$163,000	77.9%	\$245
Northridge	91326	26	33	5	13	\$540,000	\$574,000	-4.40%	6	\$570,000	\$583,000	-2.2%	\$235
Norwalk	90650	90	78	5	58	\$267,000	\$275,000	-3.40%	4	\$145,000	\$218,000	-33.7%	\$231
Pacific Palisades	90272	10	5	0	13	\$1,696,000	\$2,100,000	1.70%	3	\$1,570,000	\$678,000	131.6%	\$593
Pacoima	91331	72	84	20	52	\$250,000	\$230,000	8.70%	12	\$128,000	\$124,000	2.6%	\$195

FEBRUARY 2010 MARKET UPDATE | LOS ANGELES COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR 09	Price Median SFR 08	Price % Change from 08	Sales	Price Median Condos 09	Price Median Condos 08	Price % Change from 08	Median Home Price / Sq. Ft.
Palmdale	93550	92	137	44	81	\$125,000	\$105,000	19.00%	5	\$70,000	\$73,000	-3.4%	\$74
Palmdale	93551	85	107	33	64	\$202,000	\$230,000	-12.40%	1	\$140,000	\$136,000	2.9%	\$92
Palmdale	93591	9	10	3	14	\$60,000	\$55,000	9.10%	n/a	n/a	n/a	n/a	\$46
Palos Verdes Pen	90274	15	9	0	17	\$1,500,000	\$1,180,000	27.10%	4	\$668,000	\$269,000	148.3%	\$563
Panorama City	91402	53	45	8	21	\$276,000	\$245,000	12.80%	14	\$123,000	\$118,000	3.8%	\$233
Paramount	90723	35	40	11	11	\$210,000	\$248,000	-15.30%	8	\$119,000	\$121,000	-2.1%	\$199
Pasadena	91101	1	2	0	n/a	n/a	n/a	n/a	4	\$319,000	\$368,000	-13.3%	n/a
Pasadena	91103	11	13	2	13	\$342,000	\$310,000	10.30%	4	\$395,000	\$477,000	-17.2%	\$279
Pasadena	91104	27	16	0	14	\$420,000	\$557,000	-25.30%	3	\$245,000	n/a	n/a	\$386
Pasadena	91105	6	6	0	2	\$1,300,000	\$773,000	68.30%	6	\$708,000	\$720,000	-1.7%	\$392
Pasadena	91106	14	16	2	6	\$910,000	\$1,150,000	-20.90%	6	\$383,000	\$337,000	13.5%	\$380
Pasadena	91107	15	14	2	17	\$578,000	\$630,000	-8.30%	4	\$361,000	\$293,000	23.0%	\$385
Pearblossom	93553	3	5	3	1	\$235,000	\$329,000	-28.60%	n/a	n/a	n/a	n/a	\$100
Pico Rivera	90660	45	51	10	28	\$282,000	\$271,000	4.00%	1	\$350,000	\$240,000	45.8%	\$228
Playa del Rey	90293	5	7	2	2	\$1,159,000	\$950,000	22.00%	12	\$452,000	\$307,000	47.2%	\$554
Playa Vista	90094	6	2	0	n/a	n/a	n/a	n/a	10	\$635,000	\$535,000	18.7%	n/a
Pomona	91766	55	59	7	30	\$230,000	\$200,000	15.00%	6	\$207,000	\$203,000	2.2%	\$180
Pomona	91767	53	41	6	28	\$227,000	\$195,000	16.20%	8	\$255,000	\$190,000	34.2%	\$158
Pomona	91768	28	27	12	20	\$188,000	\$185,000	1.40%	n/a	n/a	\$313,000	n/a	\$152
Rancho Palos Verdes	90275	11	14	2	17	\$1,020,000	\$948,000	12.10%	10	\$523,000	\$425,000	23.0%	\$443
Redondo Beach	90277	5	18	2	13	\$725,000	\$650,000	11.50%	10	\$623,000	\$590,000	5.5%	\$661
Redondo Beach	90278	15	18	3	9	\$555,000	\$642,000	-11.80%	12	\$540,000	\$625,000	-13.7%	\$456
Reseda	91335	38	65	8	42	\$336,000	\$283,000	19.60%	10	\$208,000	\$185,000	12.5%	\$219
Rosemead	91770	17	17	1	20	\$400,000	\$336,000	17.10%	2	\$280,000	n/a	n/a	\$293
Rowland Heights	91748	31	25	4	20	\$382,000	\$411,000	-8.20%	1	\$250,000	n/a	n/a	\$258
San Dimas	91773	8	7	1	14	\$535,000	\$543,000	-1.40%	7	\$285,000	\$274,000	4.0%	\$263
Sn Fernando	91340	20	28	6	21	\$235,000	\$240,000	-2.10%	2	\$90,000	\$80,000	12.5%	\$168
San Gabriel	91775	4	7	1	14	\$515,000	\$599,000	-14.00%	2	\$448,000	\$427,000	4.8%	\$360
San Gabriel	91776	7	8	2	4	\$351,000	\$382,000	-6.40%	2	\$341,000	\$310,000	9.8%	\$410
San Marino	91108	2	0	0	9	\$1,530,000	\$1,650,000	-7.30%	n/a	n/a	n/a	n/a	\$622
San Pedro	90731	32	20	5	12	\$333,000	\$405,000	-7.40%	3	\$285,000	\$265,000	7.5%	\$310
San Pedro	90732	19	8	1	7	\$542,000	\$615,000	-11.90%	11	\$215,000	\$370,000	-41.8%	\$397
Snta Clarita	91350	13	6	2	20	\$420,000	\$359,000	17.00%	19	\$315,000	\$520,000	-39.4%	\$212
Snta Clarita	91390	11	19	2	11	\$405,000	\$510,000	-20.60%	3	\$300,000	\$375,000	-20.0%	\$173
Santa Fe Springs	90670	26	14	1	1	\$340,000	\$320,000	6.30%	4	\$255,000	\$233,000	9.7%	\$245
Snta Monica	90401	5	3	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Snta Monica	90402	13	10	0	3	\$2,057,000	\$1,579,000	-5.80%	n/a	n/a	\$1,570,000	n/a	\$1,004
Snta Monica	90403	22	27	4	1	\$1,300,000	n/a	n/a	10	\$845,000	\$715,000	18.2%	\$1,077
Snta Monica	90404	44	34	12	4	\$775,000	n/a	n/a	4	\$526,000	\$353,000	49.1%	\$615
Snta Monica	90405	20	14	0	5	\$736,000	\$1,100,000	-33.10%	7	\$744,000	\$950,000	-21.7%	\$713
Shermn Oaks	91403	0	5	5	11	\$599,000	\$689,000	-25.50%	7	\$321,000	\$315,000	1.9%	\$351
Shermn Oaks	91423	7	3	0	14	\$800,000	\$764,000	-17.90%	5	\$350,000	\$370,000	-5.5%	\$400
Sierra Madre	91024	5	2	0	2	\$615,000	\$745,000	-17.40%	n/a	n/a	n/a	n/a	\$506

FEBRUARY 2010 MARKET UPDATE | LOS ANGELES COUNTY

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR 09	Price Median SFR 08	Price % Change from 08	Sales	Price Median Condos 09	Price Median Condos 08	Price % Change from 08	Median Home Price / Sq. Ft.
Signal Hill	90755	8	5	1	4	\$555,000	n/a	n/a	6	\$334,000	\$325,000	2.8%	\$269
South Gate	90280	17	4	0	30	\$250,000	\$245,000	2.00%	3	\$240,000	n/a	n/a	\$216
S Pasadena	91030	60	50	10	6	\$640,000	\$725,000	-11.80%	2	\$390,000	\$628,000	-37.8%	\$449
Stevenson Ranch	91381	23	22	2	9	\$726,000	\$669,000	8.50%	4	\$301,000	\$325,000	-7.5%	\$216
Sun Valley	91352	32	29	3	11	\$230,000	\$269,000	-14.50%	3	\$160,000	\$180,000	-8.6%	\$207
Sunland	91040	20	20	1	11	\$365,000	\$363,000	0.70%	n/a	n/a	\$310,000	n/a	\$263
Sylmar	91342	94	87	11	63	\$280,000	\$280,000	0.00%	10	\$208,000	\$197,000	5.3%	\$202
Tarzana	91356	22	30	5	16	\$725,000	\$679,000	6.80%	9	\$165,000	\$185,000	-10.8%	\$265
Temple City	91780	13	8	0	15	\$533,000	\$503,000	5.90%	3	\$289,000	\$510,000	-43.3%	\$374
Topanga	90290	5	3	0	3	\$856,000	\$700,000	22.30%	1	\$399,000	n/a	n/a	\$373
Torrance	90501	16	8	3	6	\$472,000	\$446,000	5.90%	6	\$409,000	\$445,000	-8.1%	\$295
Torrance	90502	15	6	1	4	\$267,000	n/a	n/a	9	\$270,000	\$183,000	47.5%	\$271
Torrance	90503	13	12	1	8	\$608,000	\$595,000	2.10%	12	\$460,000	\$475,000	-3.2%	\$470
Torrance	90504	18	12	3	13	\$469,000	\$450,000	4.10%	1	\$479,000	n/a	n/a	\$369
Torrance	90505	12	4	0	14	\$609,000	\$670,000	-10.30%	3	\$330,000	\$677,000	-51.3%	\$406
Tujunga	91042	27	25	2	11	\$320,000	\$414,000	-20.40%	n/a	n/a	\$240,000	n/a	\$250
Valencia	91354	42	40	9	14	\$453,000	\$410,000	10.40%	17	\$345,000	\$350,000	-1.4%	\$215
Valencia	91355	10	10	4	6	\$379,000	\$435,000	-12.80%	17	\$241,000	\$353,000	-31.6%	\$239
Valley Village	91607	31	23	0	11	\$630,000	\$519,000	21.40%	5	\$263,000	\$269,000	-4.5%	\$366
Van Nuys	91401	32	19	8	14	\$545,000	\$451,000	17.20%	4	\$265,000	\$366,000	-27.7%	\$327
Van Nuys	91405	9	18	2	19	\$295,000	\$345,000	-15.20%	8	\$171,000	\$130,000	31.3%	\$198
Van Nuys/Lk Balboa	91406	17	18	0	27	\$328,000	\$327,000	0.30%	6	\$216,000	\$185,000	16.8%	\$261
V Nuys/Sherman Oaks	91411	37	33	6	5	\$509,000	\$404,000	26.10%	1	\$240,000	\$303,000	-31.4%	\$365
Venice	90291	9	9	1	7	\$759,000	\$1,254,000	-39.50%	1	n/a	\$680,000	n/a	\$819
Walnut	91789	0	6	0	32	\$538,000	\$509,000	5.80%	4	\$257,000	\$295,000	-12.9%	\$286
West Covina	91790	21	15	2	8	\$344,000	\$333,000	3.50%	1	\$410,000	\$340,000	20.6%	\$234
West Covina	91791	7	6	0	10	\$391,000	\$417,000	-6.20%	6	\$244,000	\$250,000	-2.6%	\$224
West Covina	91792	19	14	4	9	\$400,000	\$325,000	23.10%	13	\$220,000	\$240,000	-10.2%	\$211
West Hills	91307	18	18	2	20	\$483,000	\$535,000	-9.80%	2	\$268,000	n/a	n/a	\$274
West Hollywood/LA	90038	27	21	4	2	\$568,000	\$400,000	n/a	n/a	n/a	\$224,000	n/a	\$521
West Hollywood/LA	90046	24	32	2	12	\$805,000	\$278,000	-25.10%	7	\$348,000	n/a	-28.5%	\$377
West Hollywood/LA	90048	20	19	2	9	\$1,050,000	\$369,000	-12.90%	7	\$530,000	n/a	-1.4%	\$483
West Hollywood/LA	90069	24	14	1	2	\$1,920,000	\$340,000	-5.30%	14	\$410,000	\$318,000	5.4%	\$689
Whittier	90601	31	20	7	9	\$360,000	\$299,000	-10.00%	4	\$295,000	n/a	31.7%	\$255
Whittier	90602	10	10	1	10	\$299,000	\$291,000	7.40%	1	\$225,000	\$368,000	n/a	\$251
Whittier	90603	11	16	1	9	\$438,000	\$212,000	18.60%	2	\$291,000	\$216,000	n/a	\$284
Whittier	90604	37	19	0	27	\$313,000	\$333,000	-6.70%	6	\$210,000	\$193,000	-33.9%	\$247
Whittier	90605	29	25	1	18	\$320,000	\$518,000	7.00%	n/a	n/a	\$245,000	n/a	\$267
Whittier	90606	19	16	1	19	\$273,000	\$535,000	-6.30%	2	\$328,000	\$219,000	-10.9%	\$235
Wilmington	90744	32	25	6	14	\$248,000	n/a	16.70%	2	\$198,000	\$507,000	-8.6%	\$210
Winnetka	91306	66	51	6	24	\$350,000	\$913,000	5.60%	16	\$155,000	\$486,000	-19.5%	\$255
Woodlnd Hills	91364	39	25	3	23	\$560,000	\$1,205,000	8.20%	3	\$375,000	\$538,000	53.1%	\$268
Woodlnd Hills	91367	46	26	7	21	\$565,000	\$1,458,000	6.60%	9	\$347,000	\$382,000	42.5%	\$276