

August 2009 - Market Update In The San Gabriel Valley

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR Aug 09	Price Median SFR Aug 08	Price % Chg from Aug 08	Sales	Price Median Condos Aug 09	Price Median Condos Aug 08	Price % Chg from Aug 08	Median Home Price / Sq Ft
All LA County		7693	7659	851	5119	\$325,000	\$385,000	-15.6%	1551	\$321,000	\$356,000	-10.1%	\$229
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
Altadena	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
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
Claremont	91711	18	18	2	22	\$460,000	\$508,000	-9.4%	8	\$383,000	\$485,000	-21.0%	\$238
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
Diamond Bar	91765	53	36	2	39	\$470,000	\$507,000	-7.3%	20	\$280,000	\$280,000	0.0%	\$269
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
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	-0.4%	3	\$417,000	\$393,000	6.2%	\$289
Hacienda Heights	91745	41	52	7	46	\$420,000	\$375,000	12.0%	12	\$264,000	\$240,000	10.0%	\$239
La Puente	91744	75	88	5	45	\$237,000	\$283,000	-17.0%	4	\$183,000	\$284,000	-35.7%	\$194
La Puente	91746	25	38	2	21	\$253,000	\$295,000	-14.4%	0	\$0	\$0	0.0%	\$215
La Verne	91750	20	13	0	19	\$450,000	\$562,000	-19.9%	6	\$144,000	\$330,000	-56.5%	\$235
Monrovia	91016	16	22	0	21	\$448,000	\$405,000	9.3%	11	\$365,000	\$350,000	4.3%	\$316
Montebello	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
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
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
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 Gabriel	91775	8	7	1	17	\$674,000	\$678,000	-0.6%	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
Sierra Madre	91024	4	2	0	6	\$790,000	\$599,000	31.9%	0	\$0	\$715,000	0.0%	\$424
South Pasadena	91030	7	3	0	15	\$918,000	\$915,000	0.4%	4	\$534,000	\$533,000	-9.8%	\$500
Temple City	91780	15	7	0	24	\$554,000	\$550,000	7.6%	7	\$500,000	\$448,000	11.6%	\$386
Walnut	91789	23	21	2	33	\$631,000	\$545,000	14.7%	5	\$280,000	\$324,000	-13.4%	\$302
West Covina	91790	36	35	1	25	\$351,000	\$390,000	-8.8%	1	\$385,000	\$320,000	20.3%	\$228
West Covina	91791	27	21	1	27	\$415,000	\$420,000	-1.2%	3	\$485,000	\$344,000	41.0%	\$253
West Covina	91792	23	35	4	10	\$388,000	\$400,000	-3.0%	5	\$202,000	\$225,000	-10.2%	\$206

