

## March 2010 - Market Update in The South Bay and LA

| City                 | ZIP   | NOD         | NTS         | REO         | Single Family Homes |                         |                         | Condominiums            |             |                            | SFR              |                            |                         |
|----------------------|-------|-------------|-------------|-------------|---------------------|-------------------------|-------------------------|-------------------------|-------------|----------------------------|------------------|----------------------------|-------------------------|
|                      |       |             |             |             | Sales               | Price Median SFR Mar 10 | Price Median SFR Mar 09 | Price % Chg from Mar 09 | Sales       | Price Median Condos Mar 10 |                  | Price Median Condos Mar 09 | Price % Chg from Mar 09 |
| <b>All LA County</b> |       | <b>6091</b> | <b>6955</b> | <b>1154</b> | <b>4756</b>         | <b>\$332,000</b>        | <b>\$295,000</b>        | <b>12.5%</b>            | <b>1616</b> | <b>\$303,000</b>           | <b>\$295,000</b> | <b>2.7%</b>                | <b>\$238</b>            |
| Avalon               | 90704 | 1           | 2           | 1           | 2                   | \$576,000               | n/a!                    | n/a                     | 1           | \$1,098,000                | \$104,000        | 955.3%                     | \$511                   |
| Beverly Hills        | 90210 | 16          | 7           | 0           | 17                  | \$1,312,000             | \$2,269,000             | -54.8%                  | 1           | n/a!                       | \$780,000        | n/a                        | \$516                   |
| Beverly Hills        | 90211 | 2           | 6           | 2           | 2                   | \$1,095,000             | \$73,000                | 1405.6%                 | 2           | \$533,000                  | \$650,000        | -18.0%                     | \$643                   |
| Beverly Hills        | 90212 | 4           | 2           | 0           | 1                   | \$1,800,000             | \$2,212,000             | -18.6%                  | 4           | \$515,000                  | \$1,470,000      | -65.0%                     | \$631                   |
| Carson               | 90745 | 48          | 59          | 10          | 24                  | \$327,000               | \$298,000               | 9.6%                    | 7           | \$115,000                  | \$190,000        | -39.5%                     | \$228                   |
| Carson               | 90746 | 24          | 31          | 5           | 14                  | \$302,000               | \$325,000               | -7.1%                   | 4           | \$339,000                  | n/a!             | n/a                        | \$212                   |
| Culver City          | 90230 | 14          | 22          | 5           | 8                   | \$629,000               | \$549,000               | 14.5%                   | 15          | \$365,000                  | \$339,000        | 7.7%                       | \$451                   |
| Culver City          | 90232 | 8           | 4           | 0           | 1                   | \$835,000               | \$715,000               | 16.8%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$524                   |
| El Segundo           | 90245 | 5           | 3           | 0           | 3                   | \$980,000               | \$620,000               | 58.1%                   | 8           | \$556,000                  | \$510,000        | 9.0%                       | \$438                   |
| Gardena              | 90247 | 22          | 28          | 6           | 17                  | \$266,000               | \$317,000               | -16.2%                  | 9           | \$169,000                  | \$365,000        | -57.8%                     | \$212                   |
| Gardena              | 90248 | 3           | 6           | 2           | 1                   | \$226,000               | \$268,000               | -15.8%                  | 1           | \$214,000                  | \$235,000        | -8.9%                      | \$116                   |
| Gardena              | 90249 | 16          | 18          | 5           | 7                   | \$335,000               | \$370,000               | -9.3%                   | 3           | \$180,000                  | \$137,000        | 31.9%                      | \$244                   |
| Harbor City          | 90710 | 10          | 15          | 3           | 7                   | \$425,000               | \$415,000               | 2.4%                    | 6           | \$259,000                  | \$310,000        | -16.5%                     | \$221                   |
| Hawthorne            | 90250 | 35          | 38          | 7           | 20                  | \$318,000               | \$345,000               | -7.8%                   | 3           | \$394,000                  | \$250,000        | 57.6%                      | \$260                   |
| Hermosa Beach        | 90254 | 4           | 5           | 0           | 16                  | \$855,000               | \$1,369,000             | -37.5%                  | 9           | \$865,000                  | n/a!             | n/a                        | \$561                   |
| Inglewood            | 90301 | 21          | 21          | 6           | 12                  | \$243,000               | \$240,000               | 1.0%                    | 5           | \$100,000                  | \$155,000        | -35.5%                     | \$218                   |
| Inglewood            | 90302 | 20          | 24          | 1           | 2                   | \$265,000               | \$257,000               | 3.1%                    | 6           | \$139,000                  | \$120,000        | 15.6%                      | \$225                   |
| Inglewood            | 90303 | 13          | 20          | 5           | 5                   | \$250,000               | \$208,000               | 20.2%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$211                   |
| Inglewood            | 90304 | 6           | 3           | 0           | 5                   | \$250,000               | \$180,000               | 38.9%                   | 1           | \$120,000                  | n/a!             | n/a                        | \$235                   |
| Inglewood            | 90305 | 31          | 25          | 1           | 8                   | \$338,000               | \$339,000               | -0.4%                   | 1           | \$205,000                  | n/a!             | n/a                        | \$182                   |
| Los Angeles          | 90003 | 49          | 79          | 13          | 26                  | \$135,000               | \$125,000               | 8.0%                    | n/a         | n/a!                       | n/a!             | n/a                        | \$149                   |
| Los Angeles          | 90004 | 14          | 14          | 1           | 8                   | \$608,000               | \$1,076,000             | -43.5%                  | 2           | \$405,000                  | n/a!             | n/a                        | \$346                   |
| Los Angeles          | 90006 | 25          | 27          | 11          | 5                   | \$305,000               | \$231,000               | 32.3%                   | 2           | \$350,000                  | \$350,000        | 0.0%                       | \$186                   |
| Los Angeles          | 90010 | 3           | 0           | 0           | n/a                 | n/a!                    | n/a!                    | n/a                     | 4           | \$685,000                  | \$470,000        | 45.7%                      | n/a                     |
| Los Angeles          | 90011 | 50          | 60          | 13          | 18                  | \$140,000               | \$150,000               | -6.7%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$139                   |
| Los Angeles          | 90012 | 12          | 15          | 3           | n/a                 | n/a!                    | n/a!                    | n/a                     | 7           | \$238,000                  | \$303,000        | -21.3%                     | n/a                     |
| Los Angeles          | 90015 | 10          | 5           | 0           | n/a                 | n/a!                    | n/a!                    | n/a                     | 4           | \$363,000                  | \$450,000        | -19.4%                     | n/a                     |
| Los Angeles          | 90016 | 34          | 33          | 5           | 14                  | \$288,000               | \$285,000               | 0.9%                    | 7           | \$155,000                  | \$263,000        | -41.1%                     | \$237                   |
| Los Angeles          | 90018 | 31          | 33          | 6           | 10                  | \$268,000               | \$263,000               | 1.9%                    | n/a         | n/a!                       | n/a!             | n/a                        | \$169                   |
| Los Angeles          | 90019 | 29          | 38          | 3           | 19                  | \$519,000               | \$403,000               | 28.1%                   | 5           | \$312,000                  | \$380,000        | -17.9%                     | \$305                   |
| Los Angeles          | 90020 | 9           | 13          | 4           | 4                   | \$2,900,000             | \$1,756,000             | 65.1%                   | 11          | \$265,000                  | \$324,000        | -18.1%                     | \$531                   |
| Los Angeles          | 90023 | 17          | 16          | 3           | 7                   | \$181,000               | \$189,000               | -4.6%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$176                   |
| Los Angeles          | 90027 | 11          | 15          | 1           | 14                  | \$917,000               | \$855,000               | 7.3%                    | 2           | \$348,000                  | n/a!             | n/a                        | \$490                   |
| Los Angeles          | 90029 | 5           | 9           | 1           | 4                   | \$388,000               | \$476,000               | -18.6%                  | n/a         | n/a!                       | n/a!             | n/a                        | \$379                   |
| Los Angeles          | 90034 | 12          | 5           | 2           | 13                  | \$685,000               | \$560,000               | 22.3%                   | 2           | \$420,000                  | \$529,000        | -20.6%                     | \$504                   |
| Los Angeles          | 90035 | 9           | 10          | 0           | 6                   | \$768,000               | \$1,100,000             | -30.2%                  | 5           | \$466,000                  | \$565,000        | -17.5%                     | \$388                   |
| Los Angeles          | 90036 | 7           | 8           | 1           | 5                   | \$1,095,000             | \$1,275,000             | -14.1%                  | 4           | \$480,000                  | n/a!             | n/a                        | \$523                   |
| Los Angeles          | 90037 | 30          | 44          | 4           | 15                  | \$166,000               | \$145,000               | 14.5%                   | 1           | \$320,000                  | n/a!             | n/a                        | \$152                   |
| Los Angeles          | 90039 | 14          | 19          | 1           | 13                  | \$490,000               | \$420,000               | 16.7%                   | 2           | \$343,000                  | \$390,000        | -12.2%                     | \$462                   |
| Los Angeles          | 90047 | 60          | 86          | 15          | 30                  | \$229,000               | \$219,000               | 4.6%                    | n/a         | n/a!                       | n/a!             | n/a                        | \$179                   |
| Los Angeles          | 90057 | 7           | 17          | 4           | 1                   | \$415,000               | \$318,000               | 30.7%                   | 2           | \$230,000                  | \$198,000        | 16.2%                      | \$166                   |
| Los Angeles          | 90062 | 25          | 34          | 5           | 13                  | \$195,000               | \$201,000               | -3.0%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$156                   |
| Los Angeles          | 90063 | 23          | 28          | 6           | 15                  | \$180,000               | \$185,000               | -2.7%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$164                   |
| LA/August F. Haw     | 90044 | 54          | 79          | 13          | 43                  | \$150,000               | \$160,000               | -6.3%                   | 1           | \$180,000                  | n/a!             | n/a                        | \$151                   |
| LA/August F. Haw     | 90059 | 41          | 59          | 8           | 34                  | \$127,000               | \$120,000               | 5.6%                    | n/a         | n/a!                       | n/a!             | n/a                        | \$140                   |
| LA/August F. Haw     | 90061 | 24          | 31          | 4           | 13                  | \$170,000               | \$140,000               | 21.4%                   | n/a         | n/a!                       | n/a!             | n/a                        | \$142                   |
| LA/Baldwin Hills     | 90008 | 20          | 21          | 1           | 13                  | \$412,000               | \$320,000               | 28.6%                   | 1           | \$74,000                   | n/a!             | n/a                        | \$215                   |
| LA/Bel-Air           | 90077 | 8           | 12          | 3           | 9                   | \$2,400,000             | \$1,550,000             | 33.3%                   | 2           | \$598,000                  | \$555,000        | 7.7%                       | \$644                   |



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|----------------------------|-------|-----|-----|-----|---------------------|-------------------------|-------------------------|-------------------------|-------|----------------------------|-------------|----------------------------|-------------------------|
|                            |       |     |     |     | Sales               | Price Median SFR Mar 10 | Price Median SFR Mar 09 | Price % Chg from Mar 09 | Sales | Price Median Condos Mar 10 |             | Price Median Condos Mar 09 | Price % Chg from Mar 09 |
| LA/Boyle Heights           | 90033 | 16  | 19  | 3   | 6                   | \$280,000               | \$230,000               | 22.0%                   | n/a   | n/a!                       | n/a!        | n/a                        | \$163                   |
| LA/Brentwood               | 90049 | 17  | 13  | 1   | 24                  | \$1,863,000             | \$1,567,000             | 14.6%                   | 17    | \$820,000                  | \$725,000   | 13.1%                      | \$632                   |
| LA/Century City            | 90067 | 4   | 6   | 4   | n/a                 | n/a!                    | n/a!                    | n/a                     | 3     | \$900,000                  | \$700,000   | 28.6%                      | n/a                     |
| LA/City of Commerce        | 90040 | 4   | 7   | 0   | 2                   | \$280,000               | \$228,000               | 23.1%                   | n/a   | n/a!                       | n/a!        | n/a                        | \$261                   |
| LA/Dockweiler              | 90007 | 18  | 10  | 5   | 1                   | \$300,000               | \$235,000               | 27.7%                   | n/a   | n/a!                       | n/a!        | n/a                        | \$216                   |
| LA/Eagle Rock              | 90041 | 15  | 18  | 0   | 18                  | \$465,000               | \$400,000               | 16.3%                   | n/a   | n/a!                       | n/a!        | n/a                        | \$386                   |
| LA/East L.A.               | 90022 | 24  | 30  | 5   | 10                  | \$245,000               | \$260,000               | -6.0%                   | n/a   | n/a!                       | n/a!        | n/a                        | \$208                   |
| LA/Echo Park               | 90026 | 19  | 23  | 3   | 13                  | \$405,000               | \$360,000               | 12.5%                   | 3     | \$310,000                  | n/a!        | n/a                        | \$310                   |
| LA/EI Sereno               | 90032 | 29  | 30  | 3   | 12                  | \$300,000               | \$325,000               | -7.7%                   | 2     | \$220,000                  | \$345,000   | -36.2%                     | \$257                   |
| LA/Firestone Park          | 90001 | 40  | 37  | 7   | 12                  | \$153,000               | \$170,000               | -10.3%                  | n/a   | n/a!                       | n/a!        | n/a                        | \$159                   |
| LA/Glassell                | 90065 | 36  | 36  | 1   | 20                  | \$420,000               | \$335,000               | 25.4%                   | n/a   | n/a!                       | n/a!        | n/a                        | \$312                   |
| LA/Highland Park           | 90042 | 42  | 35  | 7   | 28                  | \$290,000               | \$290,000               | 0.0%                    | 8     | \$296,000                  | \$289,000   | 2.5%                       | \$293                   |
| LA/Hollywood               | 90028 | 8   | 3   | 0   | n/a                 | n/a!                    | \$420,000               | n/a                     | 2     | \$508,000                  | \$665,000   | -23.7%                     | n/a                     |
| LA/Hollywood               | 90068 | 21  | 17  | 2   | 14                  | \$1,033,000             | \$950,000               | 8.7%                    | 2     | \$293,000                  | \$552,000   | -47.0%                     | \$584                   |
| LA/Ladera Heights          | 90056 | 7   | 11  | 2   | 5                   | \$675,000               | \$635,000               | 6.3%                    | 1     | \$328,000                  | n/a!        | n/a                        | \$235                   |
| LA/Lincoln Heights         | 90031 | 16  | 13  | 4   | 12                  | \$260,000               | \$429,000               | -39.4%                  | n/a   | n/a!                       | n/a!        | n/a                        | \$243                   |
| LA/Mar Vista               | 90066 | 18  | 12  | 2   | 24                  | \$665,000               | \$730,000               | -8.9%                   | 2     | \$522,000                  | \$250,000   | 108.6%                     | \$516                   |
| LA/Rancho Park             | 90064 | 10  | 8   | 2   | 12                  | \$864,000               | \$663,000               | 30.4%                   | 2     | \$368,000                  | \$553,000   | -33.5%                     | \$592                   |
| LA/Sanford                 | 90005 | 8   | 23  | 5   | 2                   | \$2,456,000             | \$810,000               | 192.3%                  | 6     | \$360,000                  | \$333,000   | 8.3%                       | \$415                   |
| LA/View Park/Windsor Hills | 90043 | 48  | 56  | 5   | 34                  | \$250,000               | \$310,000               | -19.4%                  | 1     | \$98,000                   | n/a!        | n/a                        | \$196                   |
| LA/Watts                   | 90002 | 43  | 51  | 14  | 28                  | \$121,000               | \$120,000               | 0.4%                    | n/a   | n/a!                       | n/a!        | n/a                        | \$112                   |
| LA/West LA                 | 90025 | 12  | 11  | 2   | 5                   | \$888,000               | \$970,000               | -8.5%                   | 10    | \$500,000                  | \$665,000   | -24.8%                     | \$485                   |
| LA/Westchester             | 90045 | 10  | 15  | 0   | 26                  | \$626,000               | \$607,000               | 3.1%                    | 2     | \$270,000                  | \$253,000   | 6.7%                       | \$464                   |
| LA/Westwood                | 90024 | 17  | 19  | 4   | 8                   | \$1,650,000             | \$2,525,000             | -34.7%                  | 21    | \$560,000                  | \$560,000   | -8.6%                      | \$644                   |
| Lomita                     | 90717 | 6   | 10  | 1   | 5                   | \$425,000               | \$425,000               | -2.1%                   | 7     | \$358,000                  | \$315,000   | 13.7%                      | \$397                   |
| Malibu                     | 90265 | 12  | 9   | 2   | 18                  | \$2,005,000             | \$1,895,000             | 5.8%                    | 6     | \$550,000                  | \$800,000   | -31.3%                     | \$797                   |
| Manhattan Beach            | 90266 | 10  | 5   | 0   | 26                  | \$1,356,000             | \$1,400,000             | -3.2%                   | 7     | \$975,000                  | \$1,263,000 | -22.8%                     | \$602                   |
| Marina del Rey             | 90292 | 11  | 16  | 3   | 2                   | \$1,111,000             | \$1,200,000             | -7.4%                   | 21    | \$638,000                  | \$587,000   | 8.6%                       | \$474                   |
| Pacific Palisades          | 90272 | 10  | 9   | 3   | 19                  | \$1,634,000             | \$1,875,000             | -12.8%                  | 4     | \$729,000                  | \$783,000   | 4.2%                       | \$757                   |
| Palos Verdes Pen.          | 90274 | 20  | 6   | 1   | 28                  | \$1,138,000             | \$1,850,000             | -39.5%                  | 7     | \$620,000                  | \$457,000   | 35.7%                      | \$476                   |
| Playa del Rey              | 90293 | 13  | 10  | 3   | 1                   | \$950,000               | n/a!                    | n/a                     | 9     | \$367,000                  | \$433,000   | -15.3%                     | \$328                   |
| Playa Vista                | 90094 | 5   | 7   | 0   | n/a                 | n/a!                    | n/a!                    | n/a                     | 8     | \$537,000                  | \$521,000   | 3.0%                       | n/a                     |
| Rancho P.V.                | 90275 | 16  | 15  | 1   | 27                  | \$885,000               | \$905,000               | -2.2%                   | 4     | \$645,000                  | \$460,000   | 40.2%                      | \$493                   |
| Redondo Beach              | 90277 | 14  | 13  | 0   | 12                  | \$875,000               | \$1,000,000             | -12.6%                  | 16    | \$590,000                  | \$568,000   | 4.0%                       | \$537                   |
| Redondo Beach              | 90278 | 10  | 16  | 1   | 9                   | \$668,000               | \$628,000               | 6.5%                    | 32    | \$700,000                  | \$583,000   | 20.2%                      | \$444                   |
| San Pedro                  | 90731 | 30  | 35  | 3   | 16                  | \$392,000               | \$405,000               | -2.5%                   | 4     | \$368,000                  | \$358,000   | 2.8%                       | \$317                   |
| San Pedro                  | 90732 | 15  | 15  | 4   | 13                  | \$493,000               | \$556,000               | -11.4%                  | 11    | \$326,000                  | \$375,000   | -13.1%                     | \$379                   |
| Santa Monica               | 90401 | 0   | 0   | 0   | n/a                 | n/a!                    | n/a!                    | n/a                     | n/a   | n/a!                       | \$650,000   | n/a                        | n/a                     |
| Santa Monica               | 90402 | 2   | 0   | 0   | 10                  | \$2,170,000             | \$2,698,000             | -19.6%                  | n/a   | n/a!                       | \$1,030,000 | n/a                        | \$724                   |
| Santa Monica               | 90403 | 8   | 1   | 0   | 2                   | \$1,617,000             | n/a!                    | n/a                     | 7     | \$721,000                  | \$740,000   | -2.5%                      | \$1,000                 |
| Santa Monica               | 90404 | 4   | 13  | 1   | 1                   | \$625,000               | n/a!                    | n/a                     | 11    | \$535,000                  | \$548,000   | -2.3%                      | \$630                   |
| Santa Monica               | 90405 | 9   | 5   | 0   | 8                   | \$915,000               | \$825,000               | 10.9%                   | 11    | \$565,000                  | \$550,000   | 2.7%                       | \$692                   |
| Torrance                   | 90501 | 16  | 12  | 2   | 7                   | \$380,000               | \$485,000               | -21.6%                  | 8     | \$383,000                  | \$390,000   | -1.4%                      | \$352                   |
| Torrance                   | 90502 | 18  | 20  | 6   | 12                  | \$298,000               | \$330,000               | -9.8%                   | 14    | \$218,000                  | \$172,000   | 26.5%                      | \$246                   |
| Torrance                   | 90503 | 14  | 9   | 1   | 16                  | \$642,000               | \$594,000               | 8.1%                    | 14    | \$584,000                  | \$408,000   | 43.3%                      | \$475                   |
| Torrance                   | 90504 | 10  | 9   | 1   | 22                  | \$465,000               | \$464,000               | 0.1%                    | 2     | \$495,000                  | \$410,000   | 20.7%                      | \$366                   |
| Torrance                   | 90505 | 10  | 11  | 2   | 18                  | \$680,000               | \$643,000               | 5.8%                    | 6     | \$333,000                  | \$393,000   | -15.3%                     | \$450                   |
| Venice                     | 90291 | 14  | 15  | 2   | 20                  | \$845,000               | \$853,000               | -0.9%                   | 3     | \$655,000                  | \$975,000   | -32.8%                     | \$702                   |

