

# May 2009 - Market Update in The South Bay and LA

City	ZIP	NOD	NTS	REO	Single Family Homes				Condominiums				SFR
					Sales	Price Median SFR May 09	Price Median SFR May 08	Price % Chg from May 08	Sales	Price Median Condos May 09	Price Median Condos May 08	Price % Chg from May 08	Median Home Price / Sq Ft
All LA County		8356	6261	770	4833	\$295,000	\$435,000	-32.2%	1330	\$290,000	\$363,000	-20.2%	\$214
Avalon	90704	3	2	0	13	n/a	n/a	n/a	1	\$500,000	\$540,000	-7.4%	n/a
Beverly Hills	90210	20	8	1	13	\$2,383,000	\$3,490,000	-35.6%	2	\$840,000	n/a	n/a	\$751
Beverly Hills	90211	5	1	0	4	\$1,625,000	\$1,400,000	16.1%	2	\$858,000	\$600,000	42.9%	\$1,043
Beverly Hills	90212	2	8	1	4	\$1,709,000	n/a	n/a	n/a	\$652,000	n/a	n/a	\$593
Carson	90745	94	48	2	22	\$306,000	\$397,000	-17.9%	13	\$80,000	\$317,000	-85.5%	\$215
Carson	90746	38	28	2	16	\$329,000	\$450,000	-24.8%	3	\$450,000	n/a	-7.2%	\$197
Culver City	90230	19	15	2	12	\$585,000	\$710,000	-17.7%	17	\$380,000	\$365,000	2.0%	\$428
Culver City	90232	6	5	1	5	\$637,000	\$813,000	-21.6%	n/a	n/a	n/a	n/a	\$471
El Segundo	90245	3	1	1	12	\$720,000	\$695,000	3.5%	n/a	n/a	\$550,000	n/a	\$416
Gardena	90247	39	29	2	9	\$285,000	\$413,000	-30.9%	8	\$202,000	\$306,000	-34.1%	\$207
Gardena	90248	13	7	0	5	\$275,000	\$425,000	-35.3%	1	\$165,000	n/a	n/a	\$241
Gardena	90249	24	16	1	15	\$320,000	\$415,000	-22.9%	1	\$140,000	\$385,000	-63.6%	\$246
Harbor City	90710	21	17	4	4	\$415,000	\$520,000	-20.3%	5	\$285,000	\$350,000	-18.6%	\$221
Hawthorne	90250	70	38	3	20	\$305,000	\$402,000	-25.4%	5	\$185,000	\$300,000	-46.6%	\$266
Hermosa Beach	90254	8	0	0	6	\$1,535,000	\$1,018,000	54.8%	8	\$1,080,000	\$1,170,000	-15.9%	\$934
Inglewood	90301	26	23	6	7	\$280,000	\$360,000	-22.2%	3	\$144,000	\$221,000	-35.1%	\$232
Inglewood	90302	31	21	2	5	\$268,000	\$305,000	-12.3%	6	\$123,000	\$278,000	-55.8%	\$220
Inglewood	90303	24	18	3	8	\$244,000	\$500,000	-51.2%	n/a	n/a	n/a	n/a	\$224
Inglewood	90304	15	12	1	4	\$214,000	\$426,000	-49.9%	n/a	n/a	n/a	n/a	\$231
Inglewood	90305	20	15	1	2	\$309,000	\$405,000	-28.0%	3	\$325,000	\$287,000	13.2%	\$202
LA	90003	90	78	21	24	\$150,000	\$408,000	-58.9%	n/a	n/a	n/a	n/a	\$125
LA	90004	25	13	0	5	\$845,000	\$915,000	-59.2%	2	\$543,000	\$448,000	21.2%	\$418
LA	90006	21	11	1	3	\$140,000	\$413,000	-45.1%	1	\$398,000	n/a	n/a	\$209
LA	90010	7	1	1	n/a	n/a	n/a	n/a	1	\$705,000	\$730,000	-3.4%	n/a
LA	90011	108	88	9	10	\$175,000	\$421,000	-54.1%	n/a	n/a	n/a	n/a	\$162
LA	90012	13	12	1	1	\$341,000	n/a	n/a	8	\$273,000	\$420,000	-35.1%	\$266
LA	90015	13	6	0	2	\$142,000	n/a	n/a	4	\$426,000	\$1,120,000	-62.0%	\$153
LA	90016	47	40	2	12	\$277,000	\$394,000	-26.8%	4	\$180,000	\$335,000	-46.3%	\$187
LA	90018	54	29	3	9	\$230,000	\$335,000	-39.5%	n/a	n/a	n/a	n/a	\$156
LA	90019	47	32	3	8	\$409,000	\$585,000	-31.8%	2	\$320,000	\$400,000	-20.0%	\$323
LA	90020	12	8	1	n/a	n/a	\$780,000	n/a	5	\$183,000	\$215,000	-17.8%	n/a
LA	90023	30	23	3	4	\$114,000	\$345,000	-67.1%	n/a	n/a	n/a	n/a	\$147
LA	90027	16	10	0	4	\$883,000	\$1,307,000	-19.7%	1	\$460,000	\$475,000	-3.2%	\$422
LA	90029	12	5	2	4	\$353,000	\$570,000	-38.2%	1	\$332,000	\$430,000	-22.8%	\$208
LA	90034	9	10	1	9	\$609,000	\$810,000	-28.8%	n/a	n/a	\$295,000	n/a	\$391
LA	90035	8	5	0	9	\$844,000	\$959,000	-25.5%	1	\$380,000	\$503,000	-24.4%	\$541
LA	90036	5	9	2	9	\$1,055,000	\$948,000	-2.3%	3	\$310,000	\$483,000	-35.8%	\$517
LA	90037	62	49	5	12	\$142,000	\$329,000	-56.6%	n/a	n/a	n/a	n/a	\$127
LA	90039	23	14	1	13	\$450,000	\$983,000	-54.2%	2	\$517,000	\$490,000	5.5%	\$353
LA	90047	88	70	10	39	\$189,000	\$336,000	-44.8%	n/a	n/a	n/a	n/a	\$160
LA	90057	4	6	1	1	\$415,000	n/a	n/a	1	\$233,000	\$310,000	-25.0%	\$260
LA	90062	40	38	4	16	\$225,000	\$325,000	-30.8%	n/a	\$0	\$0	n/a	\$166
LA	90063	54	20	4	9	\$175,000	\$295,000	-40.7%	n/a	\$0	\$0	n/a	\$136
LA/August F. Haw	90044	122	93	18	49	\$150,000	\$527,000	-44.5%	n/a	n/a	n/a	n/a	\$138
LA/August F. Haw	90059	59	63	10	38	\$115,000	\$275,000	-37.8%	n/a	n/a	n/a	n/a	\$92
LA/August F. Haw	90061	31	23	2	8	\$186,000	\$198,000	-32.5%	n/a	n/a	n/a	n/a	\$122
LA/Baldwin Hills	90008	20	23	1	10	\$358,000	\$283,000	-24.6%	1	\$302,000	n/a	-30.2%	\$210
LA/Bel-Air	90077	11	6	0	4	\$1,700,000	\$501,000	-26.1%	n/a	n/a	\$433,000	n/a	\$504
LA/Boyle Heights	90033	33	15	0	4	\$202,000	\$1,400,000	n/a	n/a	n/a	n/a	n/a	\$160
LA/Brentwood	90049	14	13	2	15	\$1,466,000	\$140,000	-16.8%	11	\$649,000	n/a	-14.7%	\$692
LA/Century City	90067	5	4	0	n/a	\$0	\$1,761,000	n/a	5	\$690,000	\$770,000	-18.6%	n/a
LA/City of Commerce	90040	7	3	1	3	\$295,000	n/a	n/a	n/a	\$848,000	n/a	n/a	\$207
LA/Dockweiler	90007	9	7	0	3	\$600,000	\$400,000	31.7%	n/a	n/a	n/a	n/a	\$173
LA/Eagle Rock	90041	17	14	2	11	\$475,000	\$392,000	26.0%	n/a	n/a	n/a	n/a	\$356
LA/East LA	90022	45	29	2	13	\$255,000	\$377,000	-21.8%	n/a	n/a	n/a	n/a	\$224
LA/Echo Park	90026	26	23	5	11	\$499,000	\$326,000	-13.4%	n/a	n/a	n/a	n/a	\$331
LA/EI Sereno	90032	40	31	2	16	\$262,000	\$577,000	-21.8%	1	\$181,000	n/a	n/a	\$206
LA/Firestone Park	90001	54	36	2	13	\$113,000	\$335,000	-41.3%	n/a	\$0	n/a	n/a	\$135
LA/Glassell	90065	39	30	2	16	\$463,000	\$193,000	-13.0%	1	\$172,000	n/a	n/a	\$293
LA/Highland Park	90042	53	33	5	21	\$239,000	\$486,000	-29.7%	5	\$299,000	n/a	-13.3%	\$238
LA/Hollywood	90028	4	5	0	n/a	n/a	\$343,000	n/a	n/a	n/a	\$350,000	n/a	n/a
LA/Hollywood	90068	32	20	1	13	\$670,000	\$375,000	-34.8%	4	\$414,000	n/a	-17.1%	\$542
LA/Ladera Heights	90056	14	7	2	4	\$548,000	\$1,027,000	-54.4%	n/a	n/a	\$499,000	n/a	\$295
LA/Lincoln Heights	90031	26	9	1	14	\$275,000	\$1,200,000	-28.8%	1	\$250,000	\$310,000	n/a	\$226
LA/Mar Vista	90066	21	11	0	17	\$598,000	\$410,000	-18.2%	3	\$425,000	n/a	-12.7%	\$560
LA/Rancho Park	90064	13	7	0	16	\$775,000	\$730,000	-19.2%	3	\$495,000	\$487,000	-8.3%	\$553
LA/Sanford	90005	5	18	3	2	\$1,708,000	\$920,000	66.3%	5	\$310,000	\$578,000	-43.6%	\$553
LA/View Park/Windsor Hills	90043	63	55	5	26	\$225,000	\$1,027,000	-30.0%	n/a	n/a	\$610,000	n/a	\$165
LA/Watts	90002	88	56	7	39	\$128,000	\$306,000	-32.9%	n/a	n/a	n/a	n/a	\$113
LA/West LA	90025	9	6	0	n/a	n/a	\$208,000	n/a	12	\$515,000	n/a	-16.3%	n/a
LA/Westchester	90045	18	13	0	23	\$607,000	\$1,155,000	-21.9%	2	\$230,000	\$615,000	-30.9%	\$438
LA/Westwood	90024	20	13	2	9	\$1,400,000	\$777,000	-20.0%	11	\$675,000	\$333,000	-5.9%	\$618
Lomita	90717	12	7	0	11	\$515,000	\$531,000	-2.9%	7	\$317,000	\$457,000	-30.6%	\$260
Malibu	90265	14	13	3	3	\$4,850,000	\$2,250,000	48.1%	4	\$680,000	\$1,165,000	26.3%	\$639
Manhattan Beach	90266	10	4	0	23	\$1,357,000	\$1,411,000	-20.9%	6	\$1,395,000	\$1,135,000	0.0%	\$587
Marina del Rey	90292	14	13	1	1	\$1,250,000	\$1,600,000	-21.9%	20	\$570,000	\$699,000	-19.9%	\$391
Pacific Palisades	90272	7	7	0	13	\$1,600,000	\$1,607,000	-25.3%	3	\$1,295,000	\$635,000	103.9%	\$638
Palos Verdes Pen	90274	12	4	0	11	\$1,262,000	\$1,440,000	-21.2%	4	\$222,000	\$950,000	-9.2%	\$531
Playa del Rey	90293	9	3	0	1	n/a	\$1,330,000	n/a	9	\$380,000	\$425,000	-10.6%	n/a
Playa Vista	90094	10	8	0	n/a	n/a	n/a	n/a	8	\$505,000	\$625,000	-14.4%	n/a
Rancho P.V.	90275	20	7	1	17	\$970,000	\$1,137,000	-14.7%	7	\$490,000	\$540,000	-11.3%	\$454
Redondo Beach	90277	12	3	0	9	\$810,000	\$1,090,000	-25.7%	16	\$628,000	\$663,000	-4.2%	\$616
Redondo Beach	90278	11	9	1	13	\$572,000	\$739,000	-23.9%	11	\$500,000	\$645,000	-22.5%	\$487
San Pedro	90731	29	25	5	17	\$311,000	\$450,000	-30.2%	4	\$260,000	\$345,000	-24.6%	\$284
San Pedro	90732	12	16	1	8	\$568,000	\$587,000	-20.0%	11	\$323,000	\$369,000	-19.8%	\$314
Santa Monica	90401	1	2	1	n/a	n/a	n/a	n/a	2	\$464,000	n/a	n/a	n/a
Santa Monica	90402	4	4	0	8								