

County: ALL



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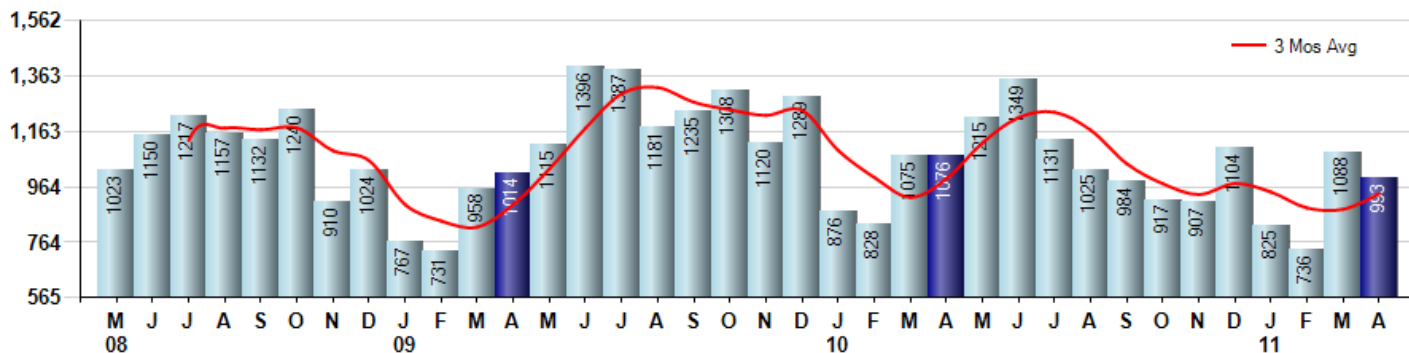
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,000	↑		↔				
Average List Price of all Current Listings	\$1,547,072	↔		↑				
April Median Sales Price	\$505,000	↑	↑	↑	↑	\$470,000	↑	↓
April Average Sales Price	\$872,386	↑	↑	↑	↑	\$785,528	↑	↔
Total Properties Currently for Sale (Inventory)	7,493	↑		↓				
April Number of Properties Sold	993	↓		↓		3,642	↓	
April Average Days on Market (Solds)	77	↓	↓	↑	↑	86	↑	↑
Asking Price per Square Foot (based on New Listings)	\$445	↑	↑	↔	↑	\$432	↑	↑
April Sold Price per Square Foot	\$383	↑	↑	↑	↑	\$363	↔	↓
April Month's Supply of Inventory	7.5	↑	↓	↑	↔	8.1	↑	↑
April Sale Price vs List Price Ratio	97.6%	↑	↑	↓	↑	94.3%	↔	↓

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

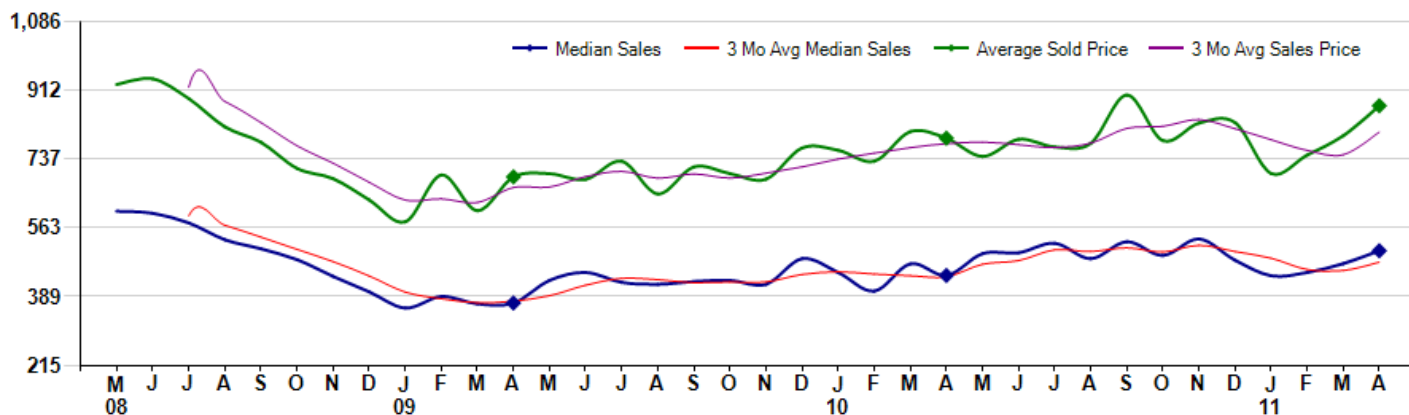
April Property sales were 993, down -7.7% from 1,076 in April of 2010 and -8.7% lower than the 1,088 sales last month. April 2011 sales were at their lowest level compared to April of 2010 and 2009. April YTD sales of 3,642 are running -5.5% behind last year's year-to-date sales of 3,855.



Prices

The Median Sales Price in April was \$505,000, up 14.2% from \$442,250 in April of 2010 and up 6.9% from \$472,500 last month. The Average Sales Price in April was \$872,386, up 10.4% from \$790,116 in April of 2010 and up 9.6% from \$796,278 last month. April 2011 ASP was at highest level compared to April of 2010 and 2009.

Median means Middle (the same # of properties sold above and below Median) (000's)



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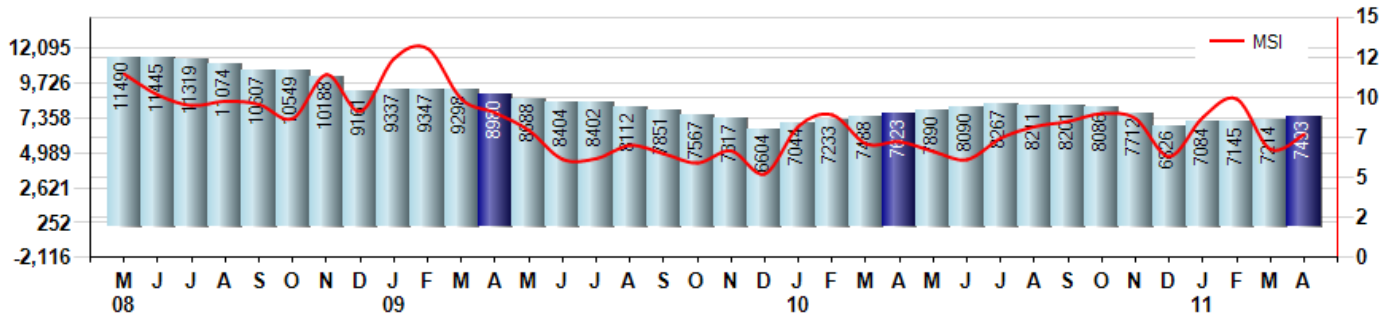
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 7,493, up 3.9% from 7,214 last month and down -1.7% from 7,623 in April of last year. April 2011 Inventory was at the lowest level compared to April of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2011 MSI of 7.5 months was at a mid range compared with April of 2010 and 2009.

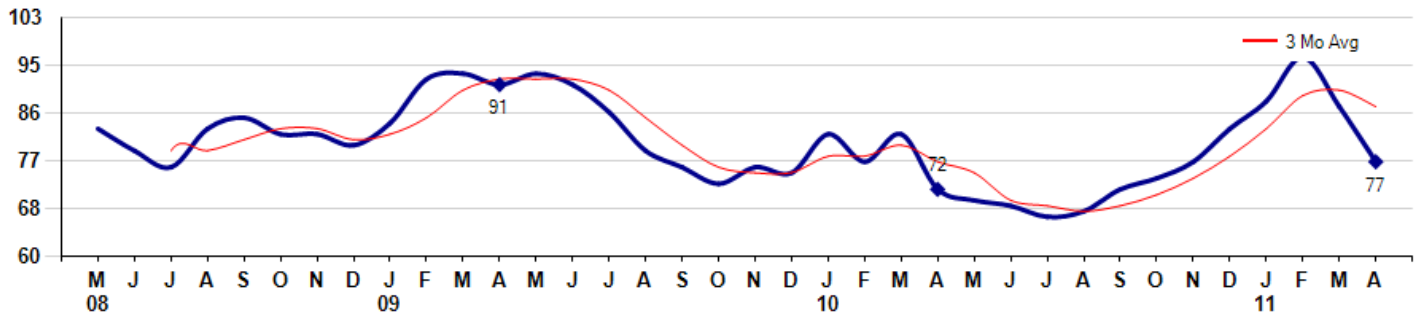
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market(DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for April was 77, down -11.5% from 87 days last month and up 6.9% from 72 days in April of last year. The April 2011 DOM was at a mid range compared with April of 2010 and 2009.

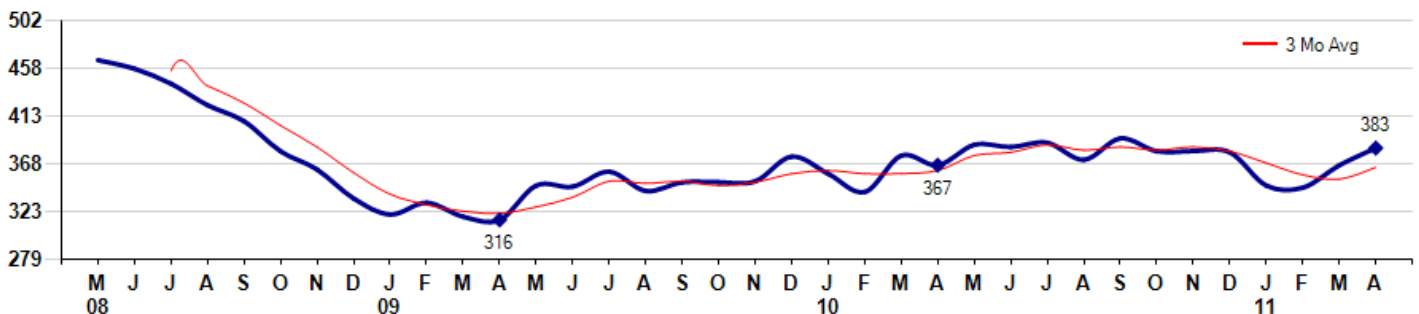
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The April 2011 Selling Price per Square Foot of \$383 was up 4.4% from \$367 last month and up 4.4% from \$367 in April of last year.

Average Selling Price per Square Foot for properties that sold during the month



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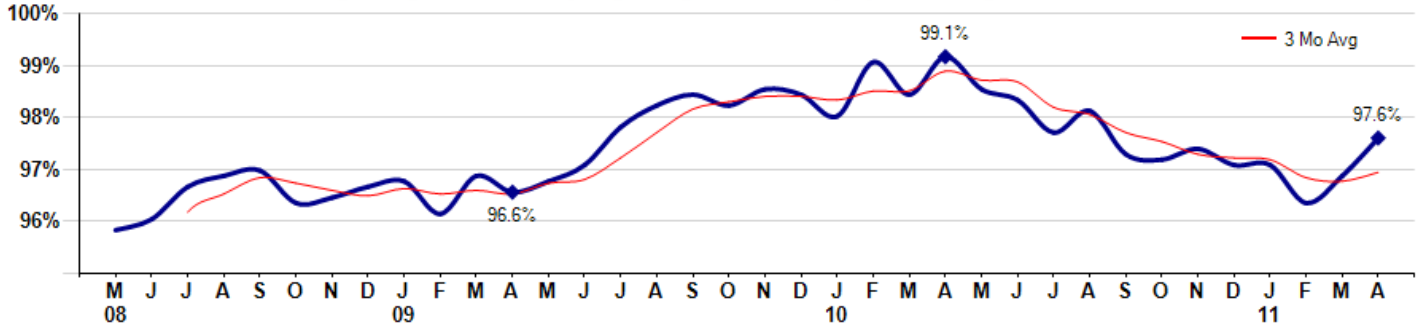


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Selling Price vs Original Listing Price

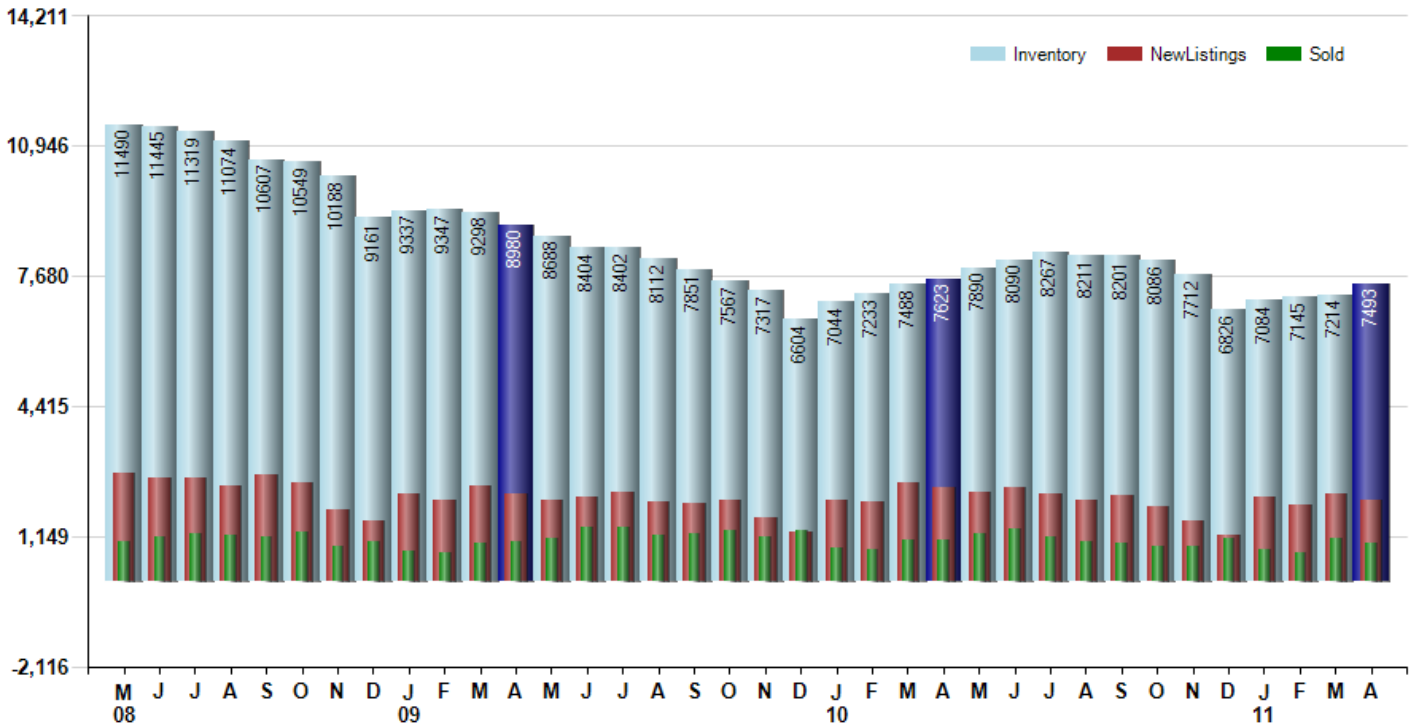
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2011 Selling Price vs Original List Price of 97.6% was up from 96.9% last month and down from 99.1% in April of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in April 2011 was 2039, down -7.5% from 2,205 last month and down -14.8% from 2,393 in April of last year.



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MARKET ACTION REPORT

April 2011

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	M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Homes Sold	1,023	1,150	1,217	1,157	1,132	1,240	910	1,024	767	731	958	1,014	1,115	1,396	1,387	1,181	1,235	1,308	1,120	1,289	876	828	1,075	1,076	1,215	1,349	1,131	1,025	984	917	907	1,104	825	736	1,088	993
3 Mo. Roll Avg			1,130	1,175	1,169	1,176	1,094	1,058	900	841	819	901	1,029	1,175	1,299	1,321	1,268	1,241	1,221	1,239	1,095	998	926	993	1,122	1,213	1,232	1,168	1,047	975	936	976	945	888	883	939

	(000's) M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Median Sale Price	605	600	576	533	510	483	440	401	360	389	371	373	430	450	425	420	427	430	420	485	450	403	472	442	498	500	524	485	528	493	535	481	442	450	473	505
3 Mo. Roll Avg			594	570	540	509	478	441	400	383	373	377	391	418	435	432	424	426	426	445	452	446	442	439	471	480	507	503	512	502	519	503	486	458	455	476

	M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Inventory	11,490	11,445	11,319	11,074	10,607	10,549	10,188	9,161	9,337	9,347	9,298	8,980	8,688	8,404	8,402	8,112	7,851	7,567	7,317	6,604	7,044	7,233	7,488	7,623	7,890	8,090	8,267	8,211	8,201	8,086	7,712	6,826	7,084	7,145	7,214	7,493
MSI	11	10	9	10	9	9	11	9	12	13	10	9	8	6	6	7	6	6	7	5	8	9	7	7	6	6	7	8	8	9	9	6	9	10	7	8

	M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Days On Market	83	79	76	83	85	82	82	80	84	92	93	91	93	91	86	79	76	73	76	75	82	77	82	72	70	69	67	68	72	74	77	83	88	96	87	77
3 Mo. Roll Avg			79	79	81	83	83	81	82	85	90	92	92	92	90	85	80	76	75	75	78	78	80	77	75	70	69	68	69	71	74	78	83	89	90	87

	M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Price per Sq Ft	465	457	443	423	408	380	363	336	321	332	319	316	348	347	361	343	351	351	352	375	359	342	376	367	386	384	388	372	392	380	380	379	348	346	367	383
3 Mo. Roll Avg			455	441	425	404	384	360	340	330	324	322	328	337	352	350	352	348	351	359	362	359	359	362	376	379	386	381	384	381	384	380	369	358	354	365

	M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Sale to List Price	0.959	0.961	0.967	0.969	0.970	0.964	0.965	0.967	0.968	0.962	0.969	0.966	0.968	0.971	0.978	0.982	0.984	0.982	0.985	0.984	0.980	0.990	0.984	0.991	0.985	0.983	0.977	0.981	0.973	0.972	0.974	0.971	0.971	0.964	0.969	0.976
3 Mo. Roll Avg			0.962	0.966	0.969	0.968	0.966	0.965	0.967	0.966	0.966	0.966	0.968	0.968	0.972	0.977	0.981	0.983	0.984	0.984	0.983	0.985	0.985	0.988	0.987	0.986	0.982	0.980	0.977	0.975	0.973	0.972	0.969	0.968	0.970	

	M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
New Listings	2,750	2,604	2,618	2,398	2,675	2,507	1,798	1,529	2,209	2,042	2,411	2,225	2,046	2,152	2,240	2,004	1,958	2,073	1,625	1,238	2,045	2,034	2,495	2,393	2,240	2,359	2,207	2,040	2,170	1,899	1,549	1,189	2,120	1,939	2,205	2,039
Inventory	11,490	11,445	11,319	11,074	10,607	10,549	10,188	9,161	9,337	9,347	9,298	8,980	8,688	8,404	8,402	8,112	7,851	7,567	7,317	6,604	7,044	7,233	7,488	7,623	7,890	8,090	8,267	8,211	8,201	8,086	7,712	6,826	7,084	7,145	7,214	7,493
Sales	1,023	1,150	1,217	1,157	1,132	1,240	910	1,024	767	731	958	1,014	1,115	1,396	1,387	1,181	1,235	1,308	1,120	1,289	876	828	1,075	1,076	1,215	1,349	1,131	1,025	984	917	907	1,104	825	736	1,088	993

	(000's) M 08	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A
Avg Sale Price	926	941	890	819	780	714	688	634	578	697	607	692	700	686	732	649	717	701	686	765	760	732	807	790	744	787	768	777	900	784	828	830	701	747	796	872
3 Mo. Roll Avg			919	883	830	771	727	678	633	636	627	665	666	693	706	689	699	689	701	717	737	752	766	776	780	774	766	777	815	820	837	814	786	759	748	805

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