

2013-Q2 Report  
// Los Angeles, West Side  
and Metropolitan Residential  
2nd Quarter in Review

2013-Q2 Report  
// Los Angeles  
2nd Quarter in Review

## 2013 - Q2 LOS ANGELES REAL ESTATE REPORT | STATISTICS & TRENDS

### LOS ANGELES // WESTSIDE AREAS // METRO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### BEVERLY HILLS:

**Q2 2013 home sales** have jumped to 45 from 41 in 2012. The average sold price dipped from \$7,543,295 in 2012 to \$4,621,521 in 2013 (-38.73%). The average days on market dropped from 135 in 2012 to 87 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 35 from 30 in 2012. The average sold price dipped from \$1,964,126 in 2012 to \$1,387,961 in 2013 (-29.33%). The average days on market dropped from 107 in 2012 to 98 in 2013 for Q2.

#### BEVERLY HILLS P.O.:

**Q2 2013 home sales** dipped to 40 from 52 in 2012. The average sold price jumped from \$2,369,550 in 2012 to \$3,189,982 in 2013 (+34.62%). The average days on market dropped from 82 in 2012 to 81 in 2013 for Q2.

**Q2 2013 & 2012 contained no data on condos.**

#### BEL AIR - HOLMBY HILLS:

**Q2 2013 home sales** jumped to 49 from 42 in 2012. The average sold price dipped from \$4,321,005 in 2012 to \$3,679,897 in 2013 (-14.84%). The average days on market dropped from 92 in 2012 to 77 in 2013 for Q2.

**Q2 2013 condo sales** ceased at 0, while the total for Q2 2012 was 1. The sold price was \$400,000 with days on market at 13 for Q2 2012.

#### BEVERLYWOOD:

**Q2 2013 home sales** jumped to 44 from 39 in 2012. The average sold price increased from \$927,244 in 2012 to \$939,815 in 2013 (+1.36%). The average days on market spiked from 40 in 2012 to 59 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 12 from 8 in 2012. The average sold price increased from \$565,812 in 2012 to \$639,000 in 2013 (+12.94%). The average days on market spiked from 50 in 2012 to 75 in 2013 for Q2.

#### BEVERLY CENTER - MIRACLE MILE:

**Q2 2013 home sales** jumped to 69 from 50 in 2012. The average sold price increased from \$983,984 in 2012 to \$1,266,360 in 2013 (+28.70%). The average days on market spiked from 35 in 2012 to 54 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 12 from 17 in 2012. The average sold price increased from \$537,253 in 2012 to \$569,750 in 2013 (+6.05%). The average days on market remained at 43 in 2012 and 2013 for Q2.

## 2013 - Q2 LOS ANGELES REAL ESTATE REPORT | STATISTICS & TRENDS

### LOS ANGELES // WESTSIDE AREAS // METRO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### **BRENTWOOD:**

**Q2 2013 home sales** jumped to 75 from 68 in 2012. The average sold price increased from \$2,456,384 in 2012 to \$2,932,067 in 2013 (+19.37%). The average days on market spiked from 63 in 2012 to 64 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 67 from 43 in 2012. The average sold price increased from \$627,165 in 2012 to \$798,808 in 2013 (+27.37%). The average days on market fell from 58 in 2012 to 51 in 2013 for Q2.

#### **CHEVIOT HILLS - RANCHO PARK:**

**Q2 2013 home sales** have jumped to 28 from 22 in 2012. The average sold price increased from \$1,383,909 in 2012 to \$1,425,136 in 2013 (+2.98%). The average days on market fell from 38 in 2012 to 37 in 2013 for Q2.

**Q2 2013 condo sales** remained at 1 compared to 2012. The average sold price decreased from \$915,050 in 2012 to \$260,000 in 2013 (-71.59%). The average days on market fell from 96 in 2012 to 54 in 2013 for Q2.

#### **CULVER CITY:**

**Q2 2013 home sales** jumped to 44 from 38 in 2012. The average sold price increased from \$658,147 in 2012 to \$802,545 in 2013 (+21.94%). The average days on market fell from 41 in 2012 to 37 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 51 from 44 in 2012. The average sold price increased from \$306,292 in 2012 to \$412,204 in 2013 (+34.58%). The average days on market fell from 39 in 2012 to 32 for Q2.

#### **DOWNTOWN L.A.:**

**Q2 2013 home sales** dipped to 12 from 13 in 2012. The average sold price jumped from \$154,500 in 2012 to \$336,117 in 2013 (+117.55%). The average days on market spiked from 46 in 2012 to 61 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 89 from 80 in 2012. The average sold price jumped from \$559,764 in 2012 to \$708,878 in 2013 (+26.64%). The average days on market spiked from 44 in 2012 to 54 in 2013 for Q2.

#### **HANCOCK PARK - WILSHIRE:**

**Q2 2013 home sales** jumped to 67 from 60 in 2012. The average sold price increased from \$1,284,074 in 2012 to \$1,550,371 in 2013 (+20.74%). The average days on market fell from 65 in 2012 to 55 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 44 from 45 in 2012. The average sold price increased from \$437,819 in 2012 to \$491,293 in 2013 (+12.21%). The average days on market fell from 78 in 2012 to 65 in 2013 for Q2.

## 2013 - Q2 LOS ANGELES REAL ESTATE REPORT | STATISTICS & TRENDS

### LOS ANGELES // WESTSIDE AREAS // METRO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### HOLLYWOOD:

**Q2 2013 home sales** dipped to 10 from 16 in 2012. The average sold price increased from \$511,219 in 2012 to \$704,400 in 2013 (+37.79%). The average days on market spiked from 52 in 2012 to 77 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 39 from 22 in 2012. The average sold price increased from \$512,964 in 2012 to \$611,013 in 2013 (+19.11%). The average days on market spiked from 65 in 2012 to 88 in 2013 for Q2.

#### Hollywood Hills East:

**Q2 2013 home sales** jumped to 48 from 35 in 2012. The average sold price increased from \$1,093,623 in 2012 to \$1,167,008 in 2013 (+6.71%). The average days on market spiked from 38 in 2012 to 78 in 2013 for Q2.

**Q2 2013 condo sales** remained at 7 compared to 2012. The average sold price jumped from \$360,314 in 2012 to \$411,643 in 2013 (+14.25%). The average days on market spiked from 36 in 2012 to 107 in 2013 for Q2.

#### LOS FELIZ:

**Q2 2013 home sales** jumped to 61 from 49 in 2012. The average sold price increased from \$1,253,238 in 2012 to \$1,281,720 in 2013 (+2.27%). The average days on market spiked from 42 in 2012 to 54 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 4 from 5 in 2012. The average sold price increased from \$394,000 in 2012 to \$445,500 in 2013 (+13.07%). The average days on market fell from 52 in 2012 to 24 in 2013 for Q2.

#### MALIBU BEACH:

**Q2 2013 home sales** dipped to 12 from 20 in 2012. The average sold price decreased from \$6,570,012 in 2012 to \$4,154,875 in 2013 (-36.76%). The average days on market fell from 207 in 2012 to 142 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 5 from 3 in 2012. The average sold price increased from \$573,367 in 2012 to \$824,000 in 2013 (+43.71%). The average days on market spiked from 37 in 2012 to 142 in 2013 for Q2.

#### MALIBU:

**Q2 2013 home sales** dipped to 39 from 43 in 2012. The average sold price increased from \$1,992,523 in 2012 to \$2,380,290 in 2013 (+19.46%). The average days on market spiked from 86 in 2012 to 140 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 11 from 6 in 2012. The average sold price decreased from \$682,333 in 2012 to \$681,909 in 2013 (-0.06%). The average days on market fell from 185 in 2012 to 159 in 2013 for Q2.

## 2013 - Q2 LOS ANGELES REAL ESTATE REPORT | STATISTICS & TRENDS

### LOS ANGELES // WESTSIDE AREAS // METRO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### MARINA DEL REY:

**Q2 2013 home sales** dipped to 12 from 13 in 2012. The average sold price jumped from \$1,338,138 in 2012 to \$1,904,405 in 2013 (42.32%). The average days on market spiked from 45 in 2012 to 75 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 72 from 71 in 2012. The average sold price increased from \$654,408 in 2012 to \$843,314 in 2013 (+28.87%). The average days on market fell from 77 in 2012 to 70 in 2013 for Q2.

#### PACIFIC PALISADES:

**Q2 2013 home sales** jumped to 79 from 63 in 2012. The average sold price increased from \$363,178 in 2012 to \$466,973 in 2013 (+28.58%). The average days on market spiked from 60 in 2012 to 66 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 5 from 15 in 2012. The average sold price increased from \$236,382 in 2012 to \$280,400 in 2013 (+18.62%). The average days on market fell from 36 in 2012 to 31 in 2013 for Q2.

#### PALMS - MAR VISTA:

**Q2 2013 home sales** jumped to 85 from 76 in 2012. The average sold price increased from \$842,574 in 2012 to \$958,488 in 2013 (+13.76%). The average days on market spiked from 37 in 2012 to 49 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 24 from 28 in 2012. The average sold price increased from \$354,591 in 2012 to \$457,771 in 2013 (+29.10%). The average days on market spiked from 46 in 2012 to 64 in 2013 for Q2.

#### PARK HILLS HEIGHTS:

**Q2 2013 home sales** jumped to 79 from 63 in 2012. The average sold price increased from \$363,178 in 2012 to \$466,973 in 2013 (+28.58%). The average days on market spiked from 60 in 2012 to 66 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 5 from 15 in 2012. The average sold price increased from \$236,382 in 2012 to \$280,400 in 2013 (+18.62%). The average days on market fell from 36 in 2012 to 31 in 2013 for Q2.

#### PLAYA VISTA:

**Q2 2013 home sales** remained at 1 compared to 2012. The average sold price decreased from \$1,385,000 in 2012 to \$1,250,000 in 2013 (-9.75%). The average days on market fell from 75 in 2012 to 69 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 35 from 29 in 2012. The average sold price increased from \$536,953 in 2012 to \$700,871 in 2013 (+30.53%). The average days on market spiked from 49 in 2012 to 60 in 2013 for Q2.

#### SANTA MONICA:

**Q2 2013 home sales** jumped to 72 from 62 in 2012. The average sold price increased from \$2,285,394 in 2012 to \$2,557,073 in 2013 (+11.89%). The average days on market spiked from 41 in 2012 to 55 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 105 from 109 in 2012. The average sold price increased from \$896,975 in 2012 to \$923,685 in 2013 (+2.98%). The average days on market fell from 56 in 2012 to 52 in 2013 for Q2.

## 2013 - Q2 LOS ANGELES REAL ESTATE REPORT | STATISTICS & TRENDS

### LOS ANGELES // WESTSIDE AREAS // METRO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### SILVER LAKE - ECHO PARK:

**Q2 2013 home sales** jumped to 67 from 63 in 2012. The average sold price increased from \$622,687 in 2012 to \$793,392 in 2013 (+27.41%). The average days on market spiked from 42 in 2012 to 43 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 6 from 12 in 2012. The average sold price increased from \$421,729 in 2012 to \$482,717 in 2013 (+14.46%). The average days on market fell from 89 in 2012 to 66 in 2013 for Q2.

#### VENICE:

**Q2 2013 home sales** dipped to 52 from 53 in 2012. The average sold price increased from \$1,183,434 in 2012 to \$1,610,424 in 2013 (+36.08%). The average days on market fell from 61 in 2012 to 47 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 25 from 10 in 2012. The average sold price increased from \$934,600 in 2012 to \$1,143,120 in 2013 (+22.31%). The average days on market fell from 103 in 2012 to 71 in 2013 for Q2.

#### WESTWOOD - CENTURY CITY:

**Q2 2013 home sales** jumped to 58 from 49 in 2012. The average sold price increased from \$1,382,217 in 2012 to \$1,649,682 in 2013 (+19.35%). The average days on market spiked from 31 in 2012 to 34 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 144 from 128 in 2012. The average sold price increased from \$752,872 in 2012 to \$842,447 in 2013 (+11.90%). The average days on market fell from 77 in 2012 to 75 in 2013 for Q2.

#### WEST HOLLYWOOD:

**Q2 2013 home sales** jumped to 40 from 29 in 2012. The average sold price increased from \$1,001,470 in 2012 to \$1,207,377 in 2013 (+20.56%). The average days on market remained at 56.

**Q2 2013 condo sales** jumped to 91 from 88 in 2012. The average sold price increased from \$464,924 in 2012 to \$556,524 in 2013 (+19.70%). The average days on market fell from 72 in 2012 to 49 in 2013 for Q2.

#### WESTCHESTER:

**Q2 2013 home sales** jumped to 68 from 57 in 2012. The average sold price increased from \$690,288 in 2012 to \$786,140 in 2013 (+13.89%). The average days on market spiked from 23 in 2012 to 40 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 7 from 3 in 2012. The average sold price increased from \$202,176 in 2012 to \$326,726 in 2013 (+61.60%). The average days on market spiked from 70 in 2012 to 100 in 2013 for Q2.

2013

Los Angeles - Westside // Q2-Quarter in Review

AREA	TYPE	# OF SALES			AVG SALES PRICE			DAYS ON MARKET		
		2012	2013	% CHANGE	2012	2013	% CHANGE	2012	2013	% CHANGE
BEVERLY HILLS	SFR	41	45	9.76%	\$7,543,295	\$4,621,521	-38.73%	135	87	-35.56%
	CONDO	30	35	16.67%	\$1,964,126	\$1,387,961	-29.33%	107	98	-8.41%
BEVERLY HILLS P.O.	SFR	52	40	-23.08%	\$2,369,550	\$3,189,982	34.62%	82	81	-1.22%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BEL AIR - HOLMBY HILLS	SFR	42	49	16.67%	\$4,321,005	\$3,679,897	-14.84%	92	77	-16.30%
	CONDO	1	0	N/A	\$400,000	N/A	N/A	13	N/A	N/A
BEVERLYWOOD	SFR	39	44	12.82%	\$927,244	\$939,815	1.36%	40	59	47.50%
	CONDO	8	12	50.00%	\$565,812	\$639,000	12.94%	50	75	50.00%
BEVERLY CENTER - MIRACLE MILE	SFR	50	69	38.00%	\$983,984	\$1,266,360	28.70%	35	54	54.29%
	CONDO	17	12	-29.41%	\$537,253	\$569,750	6.05%	43	43	0.00%
BRENTWOOD	SFR	68	75	10.29%	\$2,456,384	\$2,932,067	19.37%	63	64	1.59%
	CONDO	43	67	55.81%	\$627,165	\$798,808	27.37%	58	51	-12.07%
CHEVIOT HILLS - RANCHO PARK	SFR	22	28	27.27%	\$1,383,909	\$1,425,136	2.98%	38	37	-2.63%
	CONDO	1	1	0.00%	\$915,050	\$260,000	-71.59%	96	54	-43.75%
CULVER CITY	SFR	38	44	15.79%	\$658,147	\$802,545	21.94%	41	37	-9.76%
	CONDO	44	51	15.91%	\$306,292	\$412,204	34.58%	39	32	-17.95%
DOWNTOWN L.A.	SFR	13	12	-7.69%	\$154,500	\$336,117	117.55%	46	61	32.61%
	CONDO	80	89	11.25%	\$559,764	\$708,878	26.64%	44	54	22.73%
HANCOCK PARK - WILSHIRE	SFR	60	67	11.67%	\$1,284,074	\$1,550,371	20.74%	65	55	-15.38%
	CONDO	45	44	-2.22%	\$437,819	\$491,293	12.21%	78	65	-16.67%
HOLLYWOOD	SFR	16	10	-37.50%	\$511,219	\$704,400	37.79%	52	77	48.08%
	CONDO	22	39	77.27%	\$512,964	\$611,013	19.11%	65	88	35.38%
HOLLYWOOD HILLS EAST	SFR	35	48	37.14%	\$1,093,623	\$1,167,008	6.71%	38	78	105.26%
	CONDO	7	7	0.00%	\$360,314	\$411,643	14.25%	36	107	197.22%



# 2013

## Los Angeles - Westside // Q2-Quarter in Review

AREA	TYPE	# OF SALES			AVG SALES PRICE			DAYS ON MARKET		
		2012	2013	% CHANGE	2012	2013	% CHANGE	2012	2013	% CHANGE
LOS FELIZ	SFR	49	61	24.49%	\$1,253,238	\$1,281,720	2.27%	42	54	28.57%
	CONDO	5	4	-20.00%	\$394,000	\$445,500	13.07%	52	24	-53.85%
MALIBU BEACH	SFR	20	12	-40.00%	\$6,570,012	\$4,154,875	-36.76%	207	142	-31.40%
	CONDO	3	5	66.67%	\$573,367	\$824,000	43.71%	37	142	283.78%
MALIBU	SFR	43	39	-9.30%	\$1,992,523	\$2,380,290	19.46%	86	140	62.79%
	CONDO	6	11	83.33%	\$682,333	\$681,909	-0.06%	185	159	-14.05%
MARINA DEL REY	SFR	13	12	-7.69%	\$1,338,138	\$1,904,405	42.32%	45	75	66.67%
	CONDO	72	71	-1.39%	\$654,408	\$843,314	28.87%	77	70	-9.09%
PACIFIC PALISADES	SFR	70	100	42.86%	\$2,475,830	\$2,977,541	20.26%	62	65	4.84%
	CONDO	17	12	-29.41%	\$704,000	\$789,750	12.18%	98	58	-40.82%
PALMS - MAR VISTA	SFR	76	85	11.84%	\$842,574	\$958,488	13.76%	37	49	32.43%
	CONDO	28	24	-14.29%	\$354,591	\$457,771	29.10%	46	64	39.13%
PARK HILLS HEIGHTS	SFR	63	79	25.40%	\$363,178	\$466,973	28.58%	60	66	10.00%
	CONDO	15	5	-66.67%	\$236,382	\$280,400	18.62%	36	31	-13.89%
PLAYA VISTA	SFR	1	1	0.00%	\$1,385,000	\$1,250,000	-9.75%	75	69	-8.00%
	CONDO	29	35	20.69%	\$536,953	\$700,871	30.53%	49	60	22.45%
SANTA MONICA	SFR	62	72	16.13%	\$2,285,394	\$2,557,073	11.89%	41	55	34.15%
	CONDO	109	105	-3.67%	\$896,975	\$923,685	2.98%	56	52	-7.14%
SILVER LAKE - ECHO PARK	SFR	63	67	6.35%	\$622,687	\$793,392	27.41%	42	43	2.38%
	CONDO	12	6	-50.00%	\$421,729	\$482,717	14.46%	89	66	-25.84%
VENICE	SFR	53	52	-1.89%	\$1,183,434	\$1,610,424	36.08%	61	47	-22.95%
	CONDO	10	25	150.00%	\$934,600	\$1,143,120	22.31%	103	71	-31.07%
WESTWOOD - CENTURY CITY	SFR	49	58	18.37%	\$1,382,217	\$1,649,682	19.35%	31	34	9.68%
	CONDO	128	144	12.50%	\$752,872	\$842,447	11.90%	77	75	-2.60%
WEST HOLLYWOOD	SFR	29	40	37.93%	\$1,001,470	\$1,207,377	20.56%	56	56	0.00%
	CONDO	88	91	3.41%	\$464,924	\$556,524	19.70%	72	49	-31.94%
WESTCHESTER	SFR	57	68	19.30%	\$690,288	\$786,140	13.89%	23	40	73.91%
	CONDO	3	7	133.33%	\$202,176	\$326,726	61.60%	70	100	42.86%

**2013-Q2 Report**  
// San Fernando Valley  
2nd Quarter in Review

## 2013 - Q1 SAN FERNANDO VALLEY REAL ESTATE REPORT | STATISTICS & TRENDS

### SAN FERNANDO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### AGOURA:

**Q2 2013 home sales** jumped to 4 from 1 in 2012. The average sold price increased from \$579,525 in 2012 to \$1,690,000 in 2013 (+191.62%). The average days on market spiked from 10 in 2012 to 342 in 2013 for Q2.

Q2 2013 & 2012 contained no data on condos.

#### CALABASAS:

**Q2 2013 home sales** jumped to 13 from 7 in 2012. The average sold price decreased from \$1,254,286 in 2012 to \$1,181,231 in 2013 (-5.82%). The average days on market fell from 90 in 2012 to 79 in 2013 for Q2.

**Q2 2013 condo sales** remained at 3 compared to 2012. The average sold price increased from \$345,000 in 2012 to \$649,000 in 2013 (+88.12%). The average days on market fell from 25 in 2012 to 13 in 2013 for Q2.

#### CHATSWORTH:

**Q2 2013 home sales** dipped to 3 from 5 in 2012. The average sold price increased from \$349,000 in 2012 to \$663,500 in 2013 (+90.11%). The average days on market fell from 45 in 2012 to 30 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 3 from 2 in 2012. The average sold price increased from \$220,000 in 2012 to \$323,667 in 2013 (+47.12%). The average days on market spiked from 12 in 2012 to 86 in 2013 for Q2.

#### ENCINO:

**Q2 2013 home sales** jumped to 32 from 23 in 2012. The average sold price increased from \$1,194,109 in 2012 to \$1,585,323 in 2013 (+32.76%). The average days on market spiked from 37 in 2012 to 73 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 5 from 4 in 2012. The average sold price increased from \$212,484 in 2012 to \$280,400 in 2013 (+31.96%). The average days on market fell from 168 in 2012 to 85 in 2013 for Q2.

#### HIDDEN HILLS:

**Q2 2013 home sales** total was 1, while the total for Q2 2012 ceased at 0. The sold price was \$7,350,000 with days on market at 420 for Q2 2013.

**Q2 2013 & 2012 contained no data on condos.**

## 2013 - Q1 SAN FERNANDO VALLEY REAL ESTATE REPORT | STATISTICS & TRENDS

### SAN FERNANDO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### NORTHRIDGE:

**Q2 2013 home sales** dipped to 10 from 11 in 2012. The average sold price increased from \$500,364 in 2012 to \$508,289 in 2013 (+1.58%). The average days on market fell from 63 in 2012 to 43 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 5 from 3 in 2012. The average sold price decreased from \$381,167 in 2012 to \$350,380 in 2013 (-8.08%). The average days on market spiked from 39 in 2012 to 56 in 2013 for Q2.

#### SHERMAN OAKS:

**Q2 2013 home sales** jumped to 58 from 51 in 2012. The average sold price increased from \$889,532 in 2012 to \$1,030,372 in 2013 (+15.83%). The average days on market spiked from 38 in 2012 to 58 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 13 from 12 in 2012. The average sold price increased from \$358,742 in 2012 to \$431,923 in 2013 (+20.40%). The average days on market fell from 65 in 2012 to 45 in 2013 for Q2.

#### STUDIO CITY:

**Q2 2013 home sales** dipped to 34 from 38 in 2012. The average sold price decreased from \$1,160,972 in 2012 to \$1,011,485 in 2013 (-12.88%). The average days on market spiked from 34 in 2012 to 37 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 15 from 11 in 2012. The average sold price increased from \$384,126 in 2012 to \$468,333 in 2013 (+21.92%). The average days on market spiked from 34 in 2012 to 54 in 2013 for Q2.

#### TARZANA:

**Q2 2013 home sales** dipped to 13 from 17 in 2012. The average sold price decreased from \$927,471 in 2012 to \$881,464 in 2013 (-4.96%). The average days on market fell from 59 in 2012 to 52 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 6 from 5 in 2012. The average sold price increased from \$199,000 in 2012 to \$291,117 in 2013 (+46.29%). The average days on market fell from 61 in 2012 to 46 in 2013 for Q2.

#### TOLUCA LAKE:

**Q2 2013 home sales** jumped to 8 from 2 in 2012. The average sold price increased from \$1,075,000 in 2012 to \$1,497,125 in 2013 (+39.27%). The average days on market remained at 16 in 2012 compared to 2013 for Q2.

**Q2 2013 condo sales** dropped to 1 from 9 in 2012. The average sold price decreased from \$494,756 in 2012 to \$395,000 in 2013 (-20.16%). The average days on market fell from 38 in 2012 to 9 in 2013 for Q2.

## 2013 - Q1 SAN FERNANDO VALLEY REAL ESTATE REPORT | STATISTICS & TRENDS

### SAN FERNANDO REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### WESTLAKE VILLAGE:

**Q2 2013 home sales** dropped to 2 from 3 in 2012. The average sold price increased from \$767,333 in 2012 to \$990,000 in 2013 (+29.02%). The average days on market fell from 92 in 2012 to 49 in 2013 for Q2.

**Q2 2013 condo sales** climbed to 1 while the total for Q1 2012 ceased at 0. The average sold price was \$225,000 with average days on market at 85 for Q2 2013.

#### WOODLAND HILLS:

**Q2 2013 home sales** dipped to 18 from 23 in 2012. The average sold price increased from \$593,779 in 2012 to \$705,714 in 2013 (+18.85%). The average days on market spiked from 36 in 2012 to 72 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 15 from 21 in 2012. The average sold price increased from \$230,114 in 2012 to \$318,126 in 2013 (+38.25%). The average days on market fell from 74 in 2012 to 33 in 2013 for Q2.

2013

San Fernando Valley // Q2-Quarter in Review

AREA	TYPE	# OF SALES			AVG SALES PRICE			DAYS ON MARKET		
		2012	2013	% CHANGE	2012	2013	% CHANGE	2012	2013	% CHANGE
AGOURA	SFR	1	4	300.00%	\$579,525	\$1,690,000	191.62%	10	342	3320.00%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CALABASAS	SFR	7	13	85.71%	\$1,254,286	\$1,181,231	-5.82%	90	79	-12.22%
	CONDO	3	3	0.00%	\$345,000	\$649,000	88.12%	25	13	-48.00%
CHATSWORTH	SFR	5	3	-40.00%	\$349,000	\$663,500	90.11%	45	30	-33.33%
	CONDO	2	3	50.00%	\$220,000	\$323,667	47.12%	12	86	616.67%
ENCINO	SFR	23	32	39.13%	\$1,194,109	\$1,585,323	32.76%	37	73	97.30%
	CONDO	4	5	25.00%	\$212,484	\$280,400	31.96%	168	85	-49.40%
HIDDEN HILLS	SFR	0	1	N/A	N/A	\$7,350,000	N/A	N/A	420	N/A
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NORTHRIDGE	SFR	11	10	-9.09%	\$500,364	\$508,289	1.58%	63	43	-31.75%
	CONDO	3	5	66.67%	\$381,167	\$350,380	-8.08%	39	56	43.59%
SHERMAN OAKS	SFR	51	58	13.73%	\$889,532	\$1,030,372	15.83%	38	58	52.63%
	CONDO	12	13	8.33%	\$358,742	\$431,923	20.40%	65	45	-30.77%
STUDIO CITY	SFR	38	34	-10.53%	\$1,160,972	\$1,011,485	-12.88%	34	37	8.82%
	CONDO	11	15	36.36%	\$384,126	\$468,333	21.92%	34	54	58.82%
TARZANA	SFR	17	13	-23.53%	\$927,471	\$881,464	-4.96%	59	52	-11.86%
	CONDO	5	6	20.00%	\$199,000	\$291,117	46.29%	61	46	-24.59%
TOLUCA LAKE	SFR	2	8	300.00%	\$1,075,000	\$1,497,125	39.27%	16	16	0.00%
	CONDO	9	1	-88.89%	\$494,756	\$395,000	-20.16%	38	9	-76.32%
WESTLAKE VILLAGE	SFR	3	2	-33.33%	\$767,333	\$990,000	29.02%	92	49	-46.74%
	CONDO	0	1	N/A	N/A	\$225,000	N/A	N/A	85	N/A
WOODLAND HILLS	SFR	23	18	-21.74%	\$593,779	\$705,714	18.85%	36	72	100.00%
	CONDO	21	15	-28.57%	\$230,114	\$318,126	38.25%	74	33	-55.41%

2013-Q2 Report  
// San Gabriel Valley  
2nd Quarter in Review

## 2013 - Q1 PASADENA REAL ESTATE REPORT | STATISTICS & TRENDS

### PASADENA AREA REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### PASADENA (CITY):

**Q2 2013 home sales** dipped to 193 from 202 in 2012. The average sold price increased from \$976,653 in 2012 to \$987,103 in 2013 (+1.07%). The average days on market fell from 71 in 2012 to 43 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 118 from 89 in 2012. The average sold price increased from \$506,449 in 2012 to \$611,761 in 2013 (+20.79%). The average days on market fell from 99 in 2012 to 50 in 2013 for Q2.

#### ALTADENA (CITY):

**Q2 2013 home sales** jumped to 68 from 56 in 2012. The average sold price increased from \$642,852 in 2012 to \$773,969 in 2013 (+20.40%). The average days on market fell from 57 in 2012 to 56 in 2013 for Q2.

**Q2 2013 condo sales** climbed to 1 while the total for Q1 2012 ceased at 0. The sold price was \$336,000 with average days on market at 68 for Q2 2013.

#### LA CAÑADA (CITY):

**Q2 2013 home sales** jumped to 71 from 66 in 2012. The average sold price increased from \$1,333,627 in 2012 to \$1,496,751 in 2013 (+12.23%). The average days on market fell from 59 in 2012 to 50 in 2013 for Q2.

**Q2 2013 condo sales** remained at 3, which matched the 2012 total for the same quarter. The average sold price decreased from \$831,667 in 2012 to \$736,667 in 2013 (-11.42%). The average days on market fell from 107 in 2012 to 123 in 2013 for Q2.

#### SAN MARINO (CITY):

**Q2 2013 home sales** jumped to 36 from 29 in 2012. The average sold price increased from \$1,833,016 in 2012 to \$2,434,854 in 2013 (+32.83%). The average days on market fell from 47 in 2012 to 31 in 2013 for Q2.

**Q2 2013 condo sales** climbed to 1 while the total for Q2 2012 ceased at 0. The sold price was \$802,000 with average days on market at 5 for Q2 2013.

#### SOUTH PASADENA (CITY):

**Q2 2013 home sales** jumped to 33 from 21 in 2012. The average sold price decreased from \$1,175,740 in 2012 to \$1,174,724 in 2013 (-0.09%). The average days on market fell from 71 in 2012 to 49 in 2013 for Q2.

**Q2 2013 condo sales** remained at 12, which matched the 2012 total for the same quarter. The average sold price increased from \$458,417 in 2012 to \$485,532 in 2013 (+5.91%). The average days on market fell from 72 in 2012 to 33 in 2013 for Q2.



## 2013 - Q1 PASADENA REAL ESTATE REPORT | STATISTICS & TRENDS

### PASADENA AREA REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### ALHAMBRA:

**Q2 2013 home sales** remained at 10, which matched the 2012 total for the same quarter. The average sold price increased from \$534,700 in 2012 to \$571,750 in 2013 (+6.93%). The average days on market fell from 83 in 2012 to 19 in 2013 for Q2.

**Q2 2013 condo sales** remained at 4, which matched the 2012 total for the same quarter. The average sold price decreased from \$379,500 in 2012 to \$366,750 in 2013 (-3.36%). The average days on market spiked from 38 in 2012 to 48 in 2013 for Q2.

#### ARCADIA:

**Q2 2013 home sales** jumped to 22 from 21 in 2012. The average sold price increased from \$1,039,409 in 2012 to \$1,117,977 in 2013 (+7.56%). The average days on market fell from 63 in 2012 to 25 in 2013 for Q2.

**Q2 2013 condo sales** remained at 3, which matched the 2012 total for the same quarter. The average sold price increased from \$436,000 in 2012 to \$495,000 in 2013 (+13.53%). The average days on market fell from 148 in 2012 to 76 in 2013 for Q2.

#### ATWATER:

**Q2 2013 home sales** dipped to 2 from 3 in 2012. The average sold price increased from \$456,333 in 2012 to \$654,500 in 2013 (+43.43%). The average days on market fell from 165 in 2012 to 41 in 2013 for Q2.

**Q2 2013 & 2012 contained no data on condos.**

#### AZUSA:

**Q2 2013 home sales** dipped to 3 from 6 in 2012. The average sold price increased from \$287,250 in 2012 to \$367,963 in 2013 (+28.10%). The average days on market spiked from 84 in 2012 to 92 in 2013 for Q2.

**Q2 2013 & 2012 contained no data on condos.**

#### BRADBURY:

**Q2 2013 home sales** ceased at 0, while the total in 2012 was 1. The sold price was \$430,000 with the days on market at 52 for Q2 2012.

**Q2 2013 & 2012 contained no data on condos.**

#### EAGLE ROCK:

**Q2 2013 home sales** dipped to 13 from 16 in 2012. The average sold price increased from \$443,994 in 2012 to \$576,962 in 2013 (+29.95%). The average days on market fell from 88 in 2012 to 34 in 2013 for Q2.

**Q2 2013 & 2012 contained no data on condos.**

## 2013 - Q1 PASADENA REAL ESTATE REPORT | STATISTICS & TRENDS

### PASADENA AREA REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### DUARTE:

**Q2 2013 home sales** dipped to 2 from 7 in 2012. The average sold price increased from \$318,143 in 2012 to \$350,000 in 2013 (+10.01%). The average days on market fell from 115 in 2012 to 24 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 1 from 6 in 2012. The average sold price increased from \$257,350 in 2012 to \$371,000 in 2013 (+44.16%). The average days on market fell from 107 in 2012 to 9 in Q2.

#### GLENDALE (ALL AREAS):

**Q2 2013 home sales** jumped to 102 from 95 in 2012. The average sold price increased from \$666,085 in 2012 to \$806,457 in 2013 (+21.07%). The average days on market fell from 72 in 2012 to 54 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 76 from 52 in 2012. The average sold price increased from \$313,198 in 2012 to \$333,229 in 2013 (+6.40%). The average days on market fell from 87 in 2012 to 59 in 2013 for Q2.

#### GLENDORA:

**Q2 2013 home sales** jumped to 5 from 3 in 2012. The average sold price increased from \$473,000 in 2012 to \$599,000 in 2013 (+26.64%). The average days on market fell from 111 in 2012 to 87 in 2013 for Q2.

**Q2 2013 & 2012 contained no data on condos.**

#### HIGHLAND PARK:

**Q2 2013 home sales** dipped to 18 from 23 in 2012. The average sold price increased from \$444,941 in 2012 to \$460,214 in 2013 (+3.43%). The average days on market fell from 81 in 2012 to 33 in 2013 for Q2.

**Q2 2013 condo sales** climbed to 1 while the total for Q2 2012 ceased at 0. The sold price was \$280,000 with average days on market at 58 for Q2 2013.

#### LA CAÑADA FLINTRIDGE:

**Q2 2013 home sales** dipped to 66 from 71 in 2012. The average sold price increased from \$1,333,627 in 2012 to \$1,496,751 in 2013 (+12.23%). The average days on market fell from 59 in 2012 to 50 in 2013 for Q2.

**Q2 2013 condo sales** remained at 3, which matched the 2012 total for the same quarter. The average sold price decreased from \$831,667 in 2012 to \$736,667 in 2013 (-11.42%). The average days on market spiked from 107 in 2012 to 123 in 2013 for Q2.

## 2013 - Q1 PASADENA REAL ESTATE REPORT | STATISTICS & TRENDS

### PASADENA AREA REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### LA CRESCENTA/GLENDALE/MONTROSE/SPARR HEIGHTS:

**Q2 2013 home sales** jumped to 80 from 66 in 2012. The average sold price increased from \$559,770 in 2012 to \$687,132 in 2013 (+22.75%). The average days on market fell from 67 in 2012 to 44 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 19 from 11 in 2012. The average sold price increased from \$324,182 in 2012 to \$396,763 in 2013 (+22.39%). The average days on market fell from 105 in 2012 to 39 in 2013 for Q2.

#### MONROVIA:

**Q2 2013 home sales** jumped to 15 from 11 in 2012. The average sold price increased from \$540,318 in 2012 to \$558,467 in 2013 (+3.36%). The average days on market fell from 75 in 2012 to 45 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 3 from 1 in 2012. The average sold price increased from \$289,000 in 2012 to \$346,000 in 2013 (+19.72%). The average days on market spiked from 32 in 2012 to 58 in 2013 for Q2.

#### MONTEREY HILLS:

**Q2 2013 home sales** jumped to 2 from 1 in 2012. The average sold price decreased from \$555,000 in 2012 to \$427,500 in 2013 (-22.97%). The average days on market spiked from 36 in 2012 to 43 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 7 from 10 in 2012. The average sold price increased from \$256,950 in 2012 to \$329,390 in 2013 (+28.19%). The average days on market fell from 78 in 2012 to 70 in 2013 for Q2.

#### MONTEREY PARK:

**Q2 2013 home sales** jumped to 7 from 1 in 2012. The average sold price increased from \$384,000 in 2012 to \$564,286 in 2013 (+46.95%). The average days on market spiked from 51 in 2012 to 63 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 3 from 2 in 2012. The average sold price increased from \$284,000 in 2012 to \$378,000 in 2013 (+33.10%). The average days on market fell from 82 in 2012 to 45 in 2013 for Q2.

#### MOUNT WASHINGTON:

**Q2 2013 home sales** dipped to 8 from 10 in 2012. The average sold price increased from \$454,400 in 2012 to \$525,799 in 2013 (+15.71%). The average days on market fell from 63 in 2012 to 30 in 2013 for Q2.

**Q2 2013 & 2012 contained no data on condos.**

## 2013 - Q1 PASADENA REAL ESTATE REPORT | STATISTICS & TRENDS

### PASADENA AREA REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### ROSEMEAD/S. SAN GABRIEL:

**Q2 2013 home sales** jumped to 3 from 2 in 2012. The average sold price increased from \$334,167 in 2012 to \$507,000 in 2013 (+51.72%). The average days on market spiked from 52 in 2012 to 70 in 2013 for Q2.

**Q2 2013 condo sales** remained at 1, which matched the 2012 total for the same quarter. The average sold price increased from \$218,000 in 2012 to \$385,000 in 2013 (+76.61%). The average days on market fell from 46 in 2012 to 27 in 2013 for Q2.

#### SAN GABRIEL:

**Q2 2013 home sales** jumped to 30 from 16 in 2012. The average sold price increased from \$632,875 in 2012 to \$733,403 in 2013 (+15.88%). The average days on market fell from 30 in 2012 to 23 in 2013 for Q2.

**Q2 2013 condo sales** remained at 1, which matched the 2012 total for the same quarter. The average sold price increased from \$256,000 in 2012 to \$325,000 in 2013 (+26.95%). The average days on market spiked from 5 in 2012 to 20 in 2013 for Q2.

#### SAN MARINO:

**Q2 2013 home sales** jumped to 35 from 28 in 2012. The average sold price increased from \$1,812,409 in 2012 to \$2,464,421 in 2013 (+35.97%). The average days on market fell from 46 in 2012 to 30 in 2013 for the first quarter.

**Q2 2013 & 2012 contained no data on condos.**

#### SIERRA MADRE:

**Q2 2013 home sales** dipped to 8 from 11 in 2012. The average sold price increased from \$728,373 in 2012 to \$1,068,223 in 2013 (+46.66%). The average days on market spiked from 64 in 2012 to 66 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 3 from 1 in 2012. The average sold price increased from \$490,000 in 2012 to \$596,333 in 2013 (+21.70%). The average days on market fell from 229 in 2012 to 41 in 2013 for Q2.

#### SILVER LAKE - ECHO PARK:

**Q2 2013 home sales** jumped to 7 from 6 in 2012. The average sold price increased from \$382,383 in 2012 to \$570,786 in 2013 (+49.27%). The average days on market fell from 67 in 2012 to 47 in 2013 for Q2.

**Q2 2013 condo sales** climbed to 2 from 0 in 2012. The average sold price was \$375,000 with average days on market of 46.

## 2013 - Q1 PASADENA REAL ESTATE REPORT | STATISTICS & TRENDS

### PASADENA AREA REAL ESTATE MARKET (SINGLE FAMILY HOMES & CONDOS)

#### **SOUTH PASADENA:**

**Q2 2013 home sales** jumped to 33 from 21 in 2012. The average sold price decreased from \$1,175,740 in 2012 to \$1,174,724 in 2013 (-0.09%). The average days on market fell from 71 in 2012 to 49 in 2013 for Q2.

**Q2 2013 condo sales** remained at 12, which matched the 2012 total for the same quarter. The sold price increased from \$458,417 in 2012 to \$485,532 in 2013 (+5.91%). The average days on market fell from 72 in 2012 to 33 in 2013 Q2.

#### **SUNLAND/TUJUNGA:**

**Q2 2013 home sales** jumped to 68 from 55 in 2012. The average sold price increased from \$379,287 in 2012 to \$427,319 in 2013 (+12.66%). The average days on market fell from 87 in 2012 to 58 in 2013 for Q2.

**Q2 2013 condo sales** jumped to 14 from 6 in 2012. The average sold price increased from \$205,833 in 2012 to \$300,679 in 2013 (+46.08%). The average days on market fell from 176 in 2012 to 107 in 2013 for Q2.

#### **TEMPLE CITY:**

**Q2 2013 home sales** jumped to 10 from 4 in 2012. The average sold price increased from \$532,000 in 2012 to \$598,000 in 2013 (+12.41%). The average days on market fell from 36 in 2012 to 29 in 2013 for Q2.

**Q2 2013 condo sales** dipped to 2 from 4 in 2012. The average sold price increased from \$328,450 in 2012 to \$604,500 in 2013 (+84.05%). The average days on market fell from 48 in 2012 to 39 in 2013 for Q2.

2013

Pasadena // Q2-Quarter in Review

CITY	TYPE	# OF SALES			AVG SALES PRICE			DAYS ON MARKET		
		2012	2013	% CHANGE	2012	2013	% CHANGE	2012	2013	% CHANGE
PASADENA	SFR	202	193	-4.46%	\$976,653	\$987,103	1.07%	71	43	-39.44%
	CONDO	89	118	32.58%	\$506,449	\$611,761	20.79%	99	50	-49.49%
ALTADENA	SFR	56	68	21.43%	\$642,852	\$773,969	20.40%	57	56	-1.75%
	CONDO	0	1	N/A	N/A	\$336,000	N/A	N/A	68	N/A
LA CAÑADA	SFR	71	66	-7.04%	\$1,333,627	\$1,496,751	12.23%	59	50	-15.25%
	CONDO	3	3	0.00%	\$831,667	\$736,667	-11.42%	107	123	14.95%
SAN MARINO	SFR	29	36	24.14%	\$1,833,016	\$2,434,854	32.83%	47	31	-34.04%
	CONDO	0	1	N/A	N/A	\$802,000	N/A	N/A	5	N/A
SOUTH PASADENA	SFR	21	33	57.14%	\$1,175,740	\$1,174,724	-0.09%	71	49	-30.99%
	CONDO	12	12	0.00%	\$458,417	\$485,532	5.91%	72	33	-54.17%

2013

Pasadena // Q2-Quarter in Review

AREA	TYPE	# OF SALES			AVG SALES PRICE			DAYS ON MARKET		
		2012	2013	% CHANGE	2012	2013	% CHANGE	2012	2013	% CHANGE
ALHAMBRA	SFR	10	10	0.00%	\$534,700	\$571,750	6.93%	83	19	-77.11%
	CONDO	4	4	0.00%	\$379,500	\$366,750	-3.36%	38	48	26.32%
ALTADENA	SFR	56	69	23.21%	\$642,852	\$771,433	20.00%	57	55	-3.51%
	CONDO	0	1	N/A	N/A	\$336,000	N/A	N/A	68	N/A
ARCADIA	SFR	21	22	4.76%	\$1,039,409	\$1,117,977	7.56%	63	25	-60.32%
	CONDO	3	3	0.00%	\$436,000	\$495,000	13.53%	148	76	-48.65%
ATWATER	SFR	3	2	-33.33%	\$456,333	\$654,500	43.43%	165	41	-75.15%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
AZUSA	SFR	6	3	-50.00%	\$287,250	\$367,963	28.10%	84	92	9.52%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BRADBURY	SFR	1	0	N/A	\$430,000	N/A	N/A	52	N/A	N/A
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
EAGLE ROCK	SFR	16	13	-18.75%	\$443,994	\$576,962	29.95%	88	34	-61.36%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
DUARTE	SFR	7	2	-71.43%	\$318,143	\$350,000	10.01%	115	24	-79.13%
	CONDO	6	1	-83.33%	\$257,350	\$371,000	44.16%	107	9	-91.59%
GLENDALE (ALL AREAS)	SFR	95	102	7.37%	\$666,085	\$806,457	21.07%	72	54	-25.00%
	CONDO	52	76	46.15%	\$313,198	\$333,229	6.40%	87	59	-32.18%
GLENORA	SFR	3	5	66.67%	\$473,000	\$599,000	26.64%	111	87	-21.62%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HIGHLAND PARK	SFR	23	18	-21.74%	\$444,941	\$460,214	3.43%	81	33	-59.26%
	CONDO	0	1	N/A	N/A	\$280,000	N/A	N/A	58	N/A
LA CAÑADA FLINTRIDGE	SFR	71	66	-7.04%	\$1,333,627	\$1,496,751	12.23%	59	50	-15.25%
	CONDO	3	3	0.00%	\$831,667	\$736,667	-11.42%	107	123	14.95%

## 2013

Pasadena // Q2-Quarter in Review

AREA	TYPE	# OF SALES			AVG SALES PRICE			DAYS ON MARKET		
		2012	2013	% CHANGE	2012	2013	% CHANGE	2012	2013	% CHANGE
LA CRESCENTA/GLENDALE/ MONTROSE/SPARR HEIGHTS	SFR	66	80	21.21%	\$559,770	\$687,132	22.75%	67	44	-34.33%
	CONDO	11	19	72.73%	\$324,182	\$396,763	22.39%	105	39	-62.86%
MONROVIA	SFR	11	15	36.36%	\$540,318	\$558,467	3.36%	75	45	-40.00%
	CONDO	1	3	200.00%	\$289,000	\$346,000	19.72%	32	58	81.25%
MONTEREY HILLS	SFR	1	2	100.00%	\$555,000	\$427,500	-22.97%	36	43	19.44%
	CONDO	7	10	42.86%	\$256,950	\$329,390	28.19%	78	70	-10.26%
MONTEREY PARK	SFR	1	7	600.00%	\$384,000	\$564,286	46.95%	51	63	23.53%
	CONDO	2	3	50.00%	\$284,000	\$378,000	33.10%	82	45	-45.12%
MOUNT WASHINGTON	SFR	10	8	-20.00%	\$454,400	\$525,799	15.71%	63	30	-52.38%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PASADENA (ALL AREAS)	SFR	203	193	-4.93%	\$983,713	\$991,254	0.77%	71	43	-39.44%
	CONDO	89	119	33.71%	\$506,449	\$613,360	21.11%	99	50	-49.49%
ROSEMEAD/S. SAN GABRIEL	SFR	3	2	-33.33%	\$334,167	\$507,000	51.72%	52	70	34.62%
	CONDO	1	1	0.00%	\$218,000	\$385,000	76.61%	46	27	-41.30%
SAN GABRIEL	SFR	16	30	87.50%	\$632,875	\$733,403	15.88%	30	23	-23.33%
	CONDO	1	1	0.00%	\$256,000	\$325,000	26.95%	5	20	300.00%
SAN MARINO	SFR	28	35	25.00%	\$1,812,409	\$2,464,421	35.97%	46	30	-34.78%
	CONDO	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIERRA MADRE	SFR	11	8	-27.27%	\$728,373	\$1,068,223	46.66%	64	66	3.13%
	CONDO	1	3	200.00%	\$490,000	\$596,333	21.70%	229	41	-82.10%
SILVER LAKE - ECHO PARK	SFR	6	7	16.67%	\$382,383	\$570,786	49.27%	67	47	-29.85%
	CONDO	0	2	N/A	N/A	\$375,000	N/A	N/A	46	N/A
SOUTH PASADENA	SFR	21	33	57.14%	\$1,175,740	\$1,174,724	-0.09%	71	49	-30.99%
	CONDO	12	12	0.00%	\$458,417	\$485,532	5.91%	72	33	-54.17%
SUNLAND/TUJUNGA	SFR	55	68	23.64%	\$379,287	\$427,319	12.66%	87	58	-33.33%
	CONDO	6	14	133.33%	\$205,833	\$300,679	46.08%	176	107	-39.20%
TEMPLE CITY	SFR	4	10	150.00%	\$532,000	\$598,000	12.41%	36	29	-19.44%
	CONDO	4	2	-50.00%	\$328,450	\$604,500	84.05%	48	39	-18.75%