

MLS Area: *Bel Air - Holmby Hills*



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Sotheby's
 INTERNATIONAL REALTY

Price Range: All | Properties: Single Family

35 Years Experience in Westside Sales and Executive Leasing

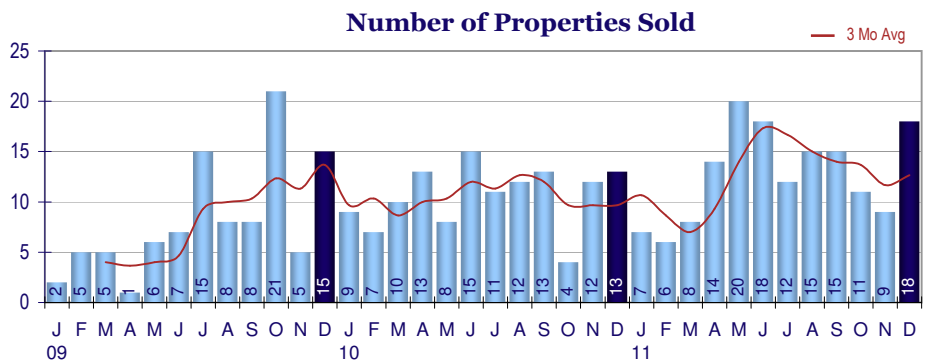
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$4,000,000	21%		-8%				
Average List Price of all Current Listings	\$9,323,610	10%		28%				
December Median Sales Price	\$1,654,625	5%	8%	-4%	3%	\$1,609,250	1%	1%
December Average Sales Price	\$3,033,097	-14%	-2%	-9%	6%	\$3,425,930	18%	20%
Total Properties Currently for Sale (Inventory)	93	-14%		-9%				
December Number of Properties Sold	18	100%		38%		153	20%	
December Average Days on Market (Solds)	79	-5%	-9%	-5%	-1%	90	11%	13%
Asking Price per Square Foot (based on New Listings)	\$1,174	76%	41%	88%	47%	\$778	-2%	-3%
December Sold Price per Square Foot	\$679	14%	7%	6%	10%	\$595	-4%	-4%
December Month's Supply of Inventory	5.2	-57%	-46%	-34%	-60%	10.9	-15%	-15%
December Sale Price vs List Price Ratio	92.3%	-1.7%	1.0%	-1%	3.6%	88.7%	-6%	-4%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2010) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

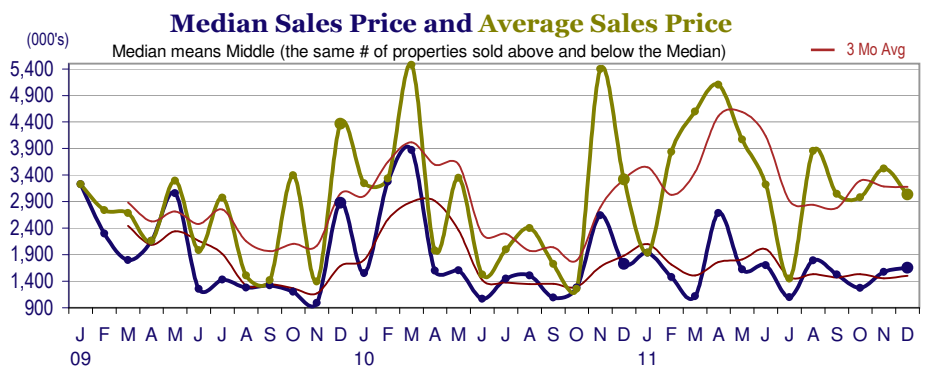
Property Sales

December Property sales were 18, up 38.5% from 13 in December of 2010 and 100.0% higher than the 9 sales last month. December 2011 sales were at their highest level compared to December of 2010 and 2009. December YTD sales of 153 are running 20.5% ahead of last year's year-to-date sales of 127.



Prices

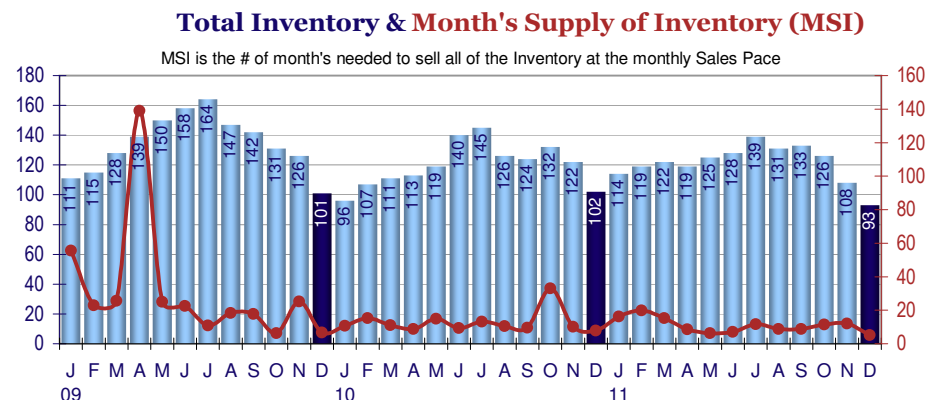
The Median Sales Price in December was \$1,654,625, down 4.1% from \$1,725,000 in December of 2010 and up 5.1% from \$1,574,000 last month. The Average Sales Price in December was \$3,033,097, down 8.6% from \$3,318,036 in December of 2010 and down 14.0% from \$3,524,878 last month. December 2011 ASP was at the lowest level compared to December of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 93, down 13.9% from 108 last month and down 8.8% from 102 in December of last year. December 2011 Inventory was at its lowest level compared with December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 5.2 months was at its lowest level compared with December of 2010 and 2009.



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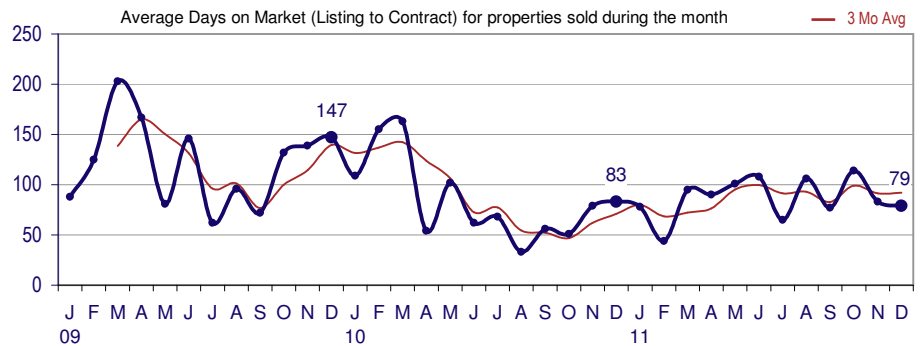
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Market Time

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 December was 79, down 4.8% from 83 days last month and down 4.8% from 83 days in December of last year. The December 2011 DOM was at its lowest level compared with December of 2010 and 2009.

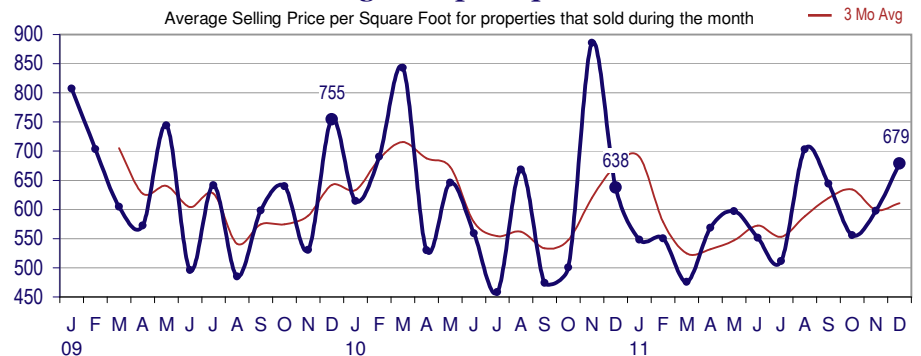
Days On Market for Sold Properties



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 December 2011 Selling Price per Square Foot of \$679 was up 13.6% from \$598 last month and up 6.5% from 638 in December of last year.

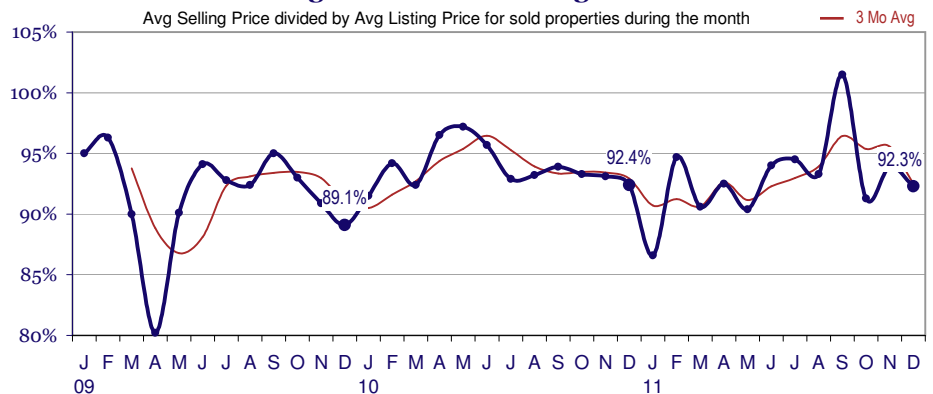
Selling Price per Square Foot



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 December 2011 Selling Price vs Original List Price of 92.3% was down from 93.9% last month and down from 92.4% in December of last year.

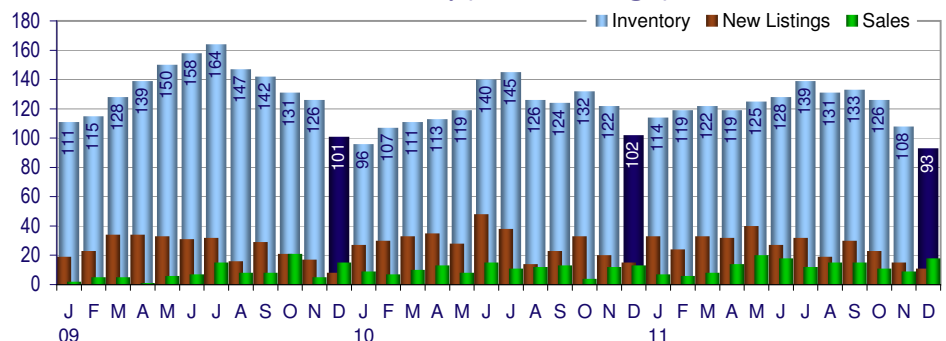
Selling Price versus Listing Price Ratio



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 December 2011 was 11, down 26.7% from 15 last month and down 26.7% from 15 in December of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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December 2011



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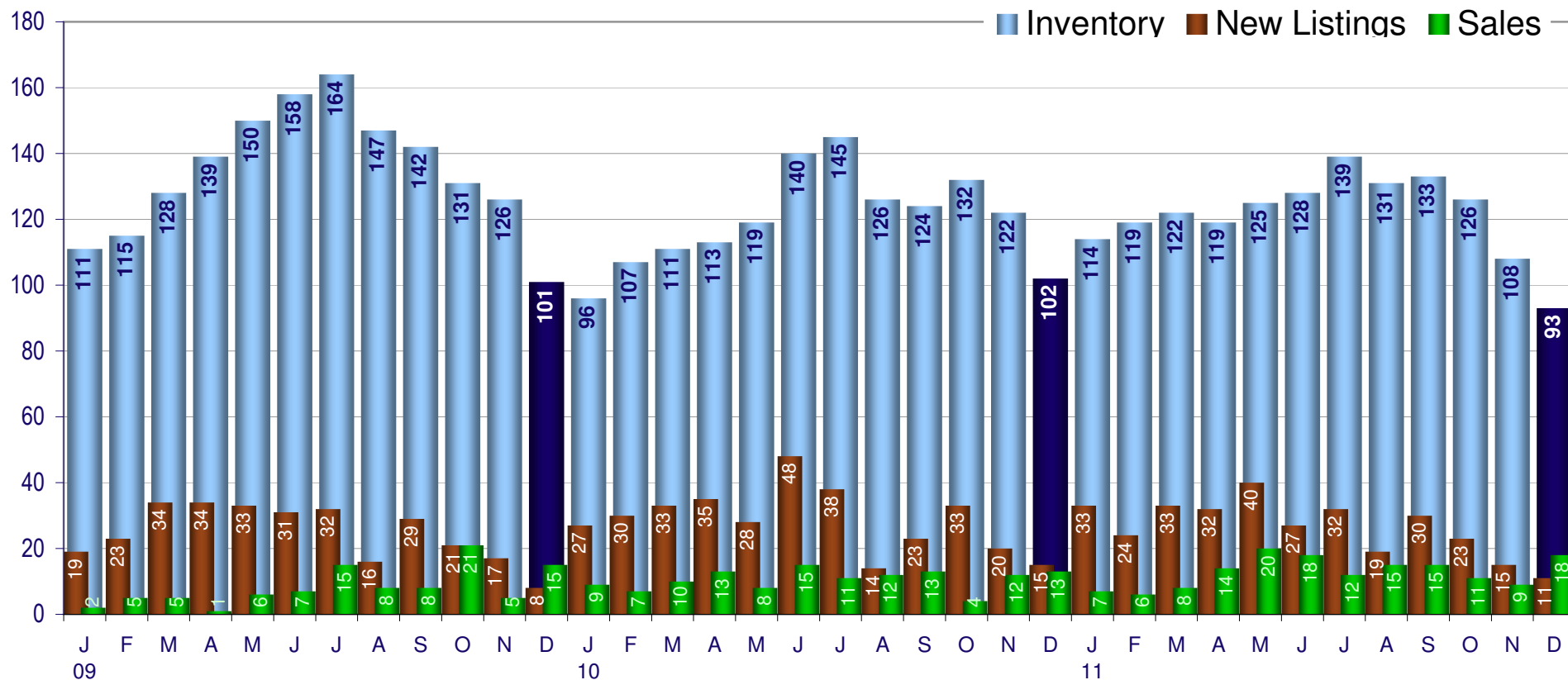
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