

# MARKET ACTION REPORT

Zip Code: 90402 - Santa Monica



**K.C. Soll**  
 Broker Associate  
 310.454.1525  
 www.InRealEstate.com

35 Years Experience in Westside Sales and Executive Leasing

December 2011

**Sotheby's**  
 INTERNATIONAL REALTY

Price Range: All | Properties: Single Family

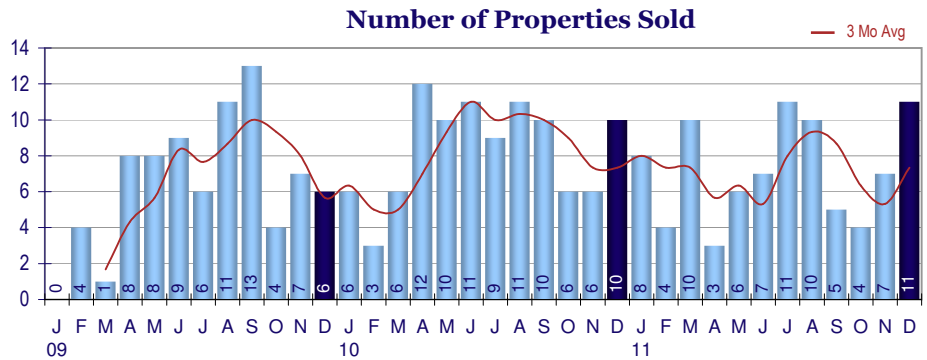
## Market Profile & Trends Overview

|  | Month       | Trending versus*: |     |     |    | YTD         | Trending versus*: |            |
|--|-------------|-------------------|-----|-----|----|-------------|-------------------|------------|
|  |             | LM                | L3M | PYM | LY |             | Prior YTD         | Prior Year |
| Median List Price of all Current Listings            | \$3,195,000 | ↑                 |     | ↔   |    |             |                   |            |
| Average List Price of all Current Listings           | \$3,494,964 | ↔                 |     | ↓   |    |             |                   |            |
| December Median Sales Price                          | \$1,895,000 | ↓                 | ↓   | ↓   | ↓  | \$2,385,250 | ↓                 | ↔          |
| December Average Sales Price                         | \$2,189,818 | ↓                 | ↓   | ↓   | ↓  | \$2,898,607 | ↑                 | ↑          |
| Total Properties Currently for Sale (Inventory)      | 28          | ↓                 |     | ↔   |    |             |                   |            |
| December Number of Properties Sold                   | 11          | ↑                 |     | ↑   |    | 86          | ↓                 |            |
| December Average Days on Market (Solds)              | 46          | ↓                 | ↓   | ↓   | ↓  | 71          | ↑                 | ↑          |
| Asking Price per Square Foot (based on New Listings) | \$652       | ↓                 | ↓   | ↓   | ↓  | \$870       | ↔                 | ↔          |
| December Sold Price per Square Foot                  | \$900       | ↓                 | ↔   | ↑   | ↑  | \$877       | ↑                 | ↑          |
| December Month's Supply of Inventory                 | 2.5         | ↓                 | ↓   | ↓   | ↓  | 5.8         | ↔                 | ↔          |
| December Sale Price vs List Price Ratio              | 96.9%       | ↑                 | ↔   | ↓   | ↑  | 95.7%       | ↑                 | ↑          |

\* 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)

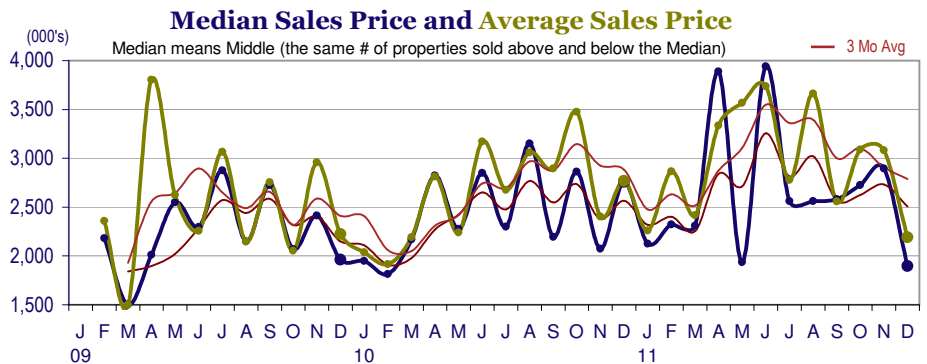
## Property Sales

December Property sales were 11, up 10.0% from 10 in December of 2010 and 57.1% higher than the 7 sales last month. December 2011 sales were at their highest level compared to December of 2010 and 2009. December YTD sales of 86 are running 14.0% behind last year's year-to-date sales of 100.



## Prices

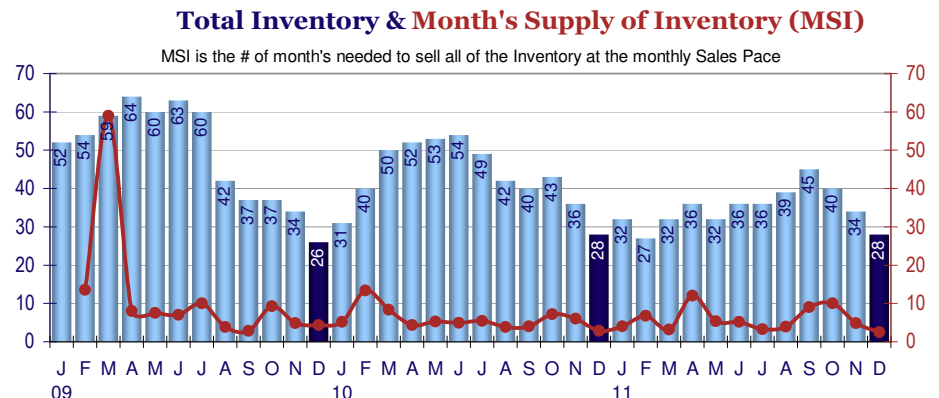
The Median Sales Price in December was \$1,895,000, down 31.3% from \$2,757,500 in December of 2010 and down 34.5% from \$2,895,000 last month. The Average Sales Price in December was \$2,189,818, down 20.9% from \$2,769,200 in December of 2010 and down 29.0% from \$3,082,886 last month. December 2011 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 28, down 17.6% from 34 last month and equal to 28 in December of last year. December 2011 Inventory was at its highest 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 2.5 months was at its lowest level compared with December of 2010 and 2009.



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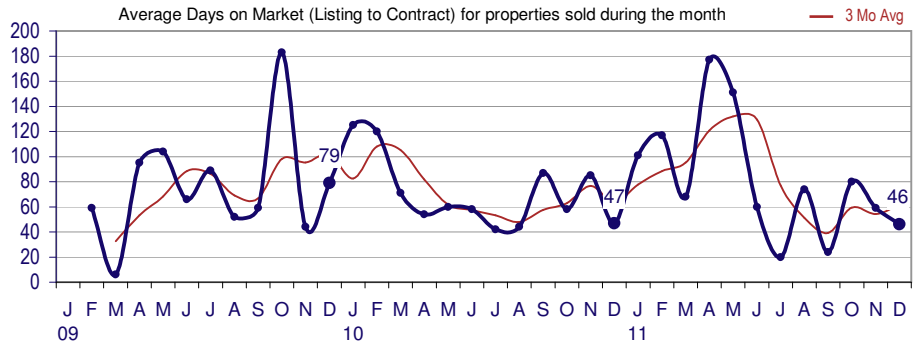
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## Market Time

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 46, down 22.0% from 59 days last month and down 2.1% from 47 days in December of last year. The December 2011 DOM was at its lowest level compared with December of 2010 and 2009.

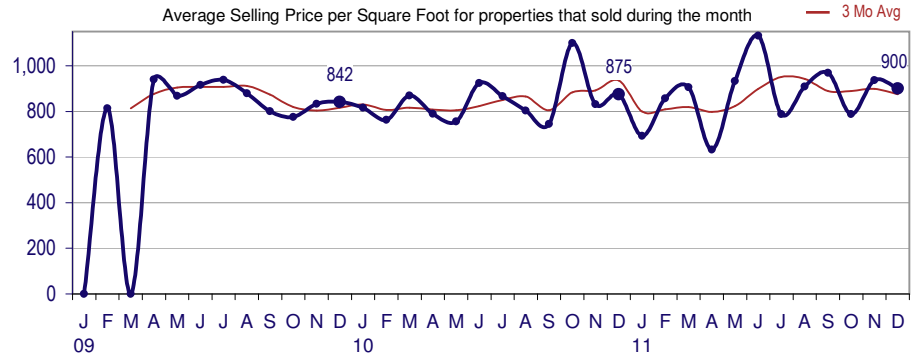
## Days On Market for Sold Properties



## 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 \$900 was down 3.9% from \$937 last month and up 2.9% from 875 in December of last year.

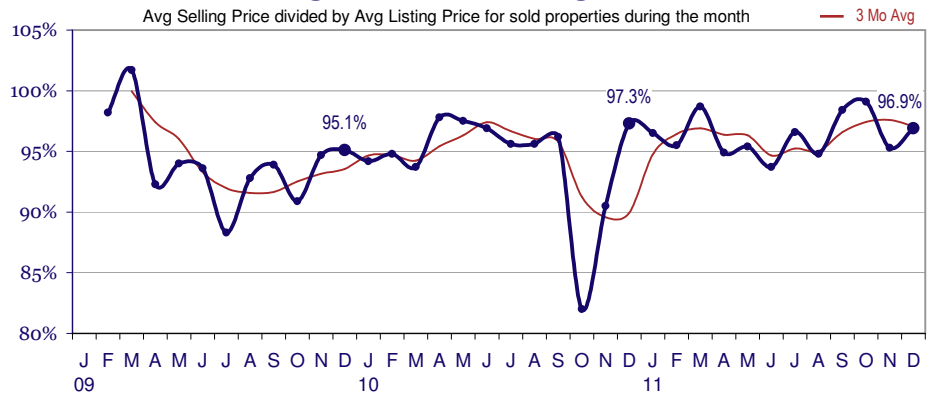
## Selling Price per Square Foot



## 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 96.9% was up from 95.3% last month and down from 97.3% in December of last year.

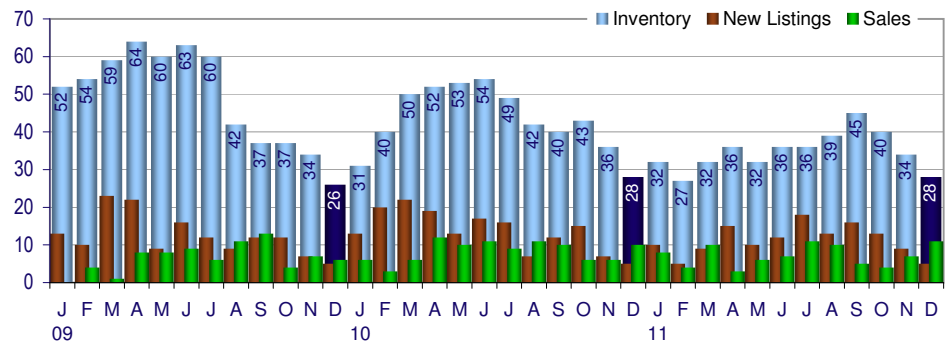
## Selling Price versus Listing Price Ratio



## 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 5, down 44.4% from 9 last month and equal to 5 in December of last year.

## Inventory / New Listings / Sales



# Inventory / Listings / Sales

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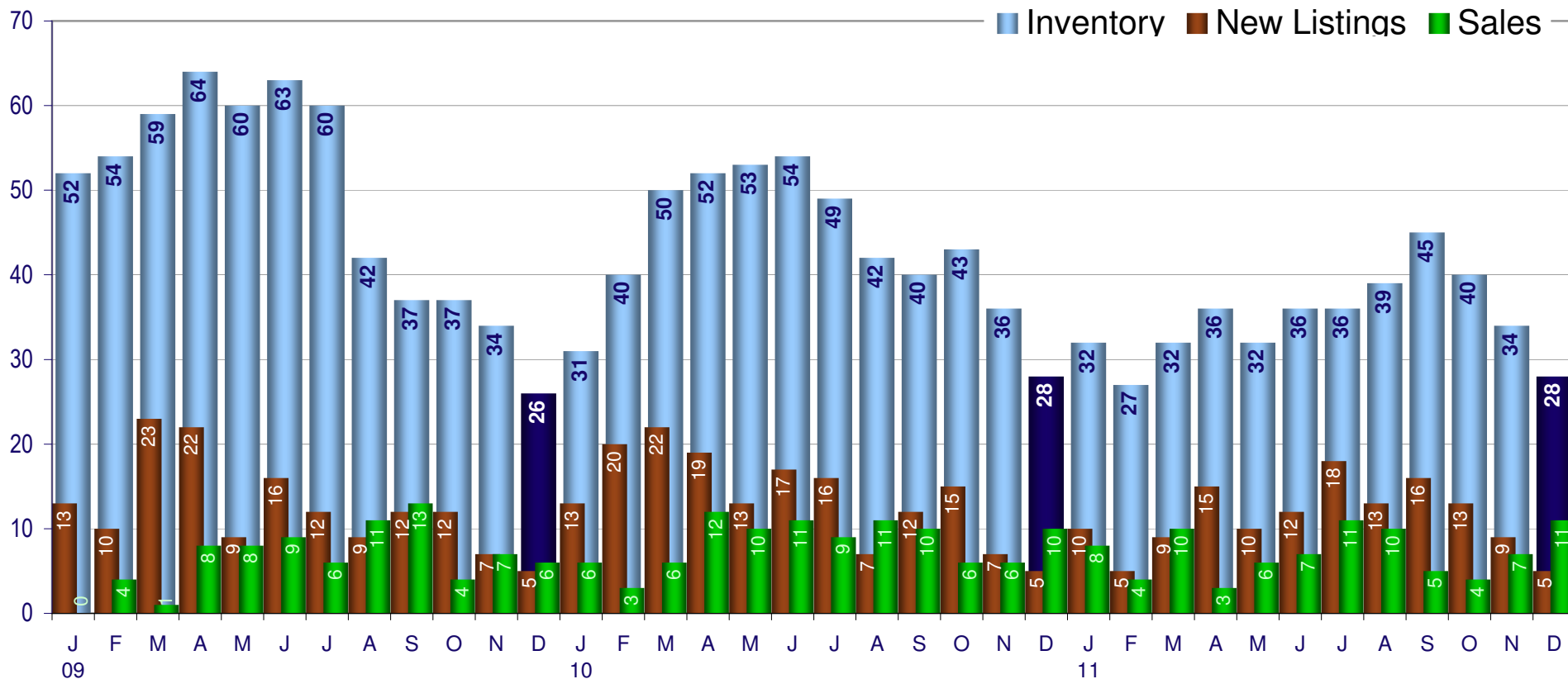
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