

| | | | | | | | | | | |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median Price | \$515,000 | \$525,000 | \$525,000 | \$500,000 | \$438,114 | \$500,000 | \$393,855 | \$363,000 | \$328,170 | \$300,000 |
|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|

| Median Sale Price | 2008 | 2009Q1 | 2009Q2 | 2009Q3 | 2009Q4 | 2009 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Miracle Mile | | | | | | |
| Median Price | N/A | N/A | N/A | N/A | N/A | N/A |
| County (Los Angeles) | | | | | | |
| Median Price | \$340,000 | \$275,000 | \$282,625 | \$294,216 | \$300,000 | \$290,000 |

Between Quarter 3 2009 and Quarter 4 2009, the number of home sales in this area changed by **0%** ; the median sale price changed by **N/A**.

| Home Sale Variation | 2007Q1 - 2007Q2 | 2007Q2 - 2007Q3 | 2007Q3 - 2007Q4 | 2007Q4 - 2008Q1 | 2008Q1 - 2008Q2 | 2008Q2 - 2008Q3 | 2008Q3 - 2008Q4 | 2008Q4 - 2009Q1 |
|-----------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Miracle Mile | | | | | | | | |
| Percent Change in Number of Sales | -20% | 16.67% | -42.86% | 12.5% | 111.11% | -21.05% | -73.33% | 75% |
| County (Los Angeles) | | | | | | | | |
| Percent Change in Number of Sales | 30.05% | -20.69% | -23.26% | -25.71% | 164.82% | 17.1% | -16.09% | -24.48% |

| Home Sale Variation | 2009Q1 - 2009Q2 | 2009Q2 - 2009Q3 | 2009Q3 - 2009Q4 |
|-----------------------------------|-----------------|-----------------|-----------------|
| Miracle Mile | | | |
| Percent Change in Number of Sales | 100% | -21.43% | -21.43% |
| County (Los Angeles) | | | |
| Percent Change in Number of Sales | 58.29% | 6.17% | -9.42% |

| Home Sale Price Variation | 2007Q1 - 2007Q2 | 2007Q2 - 2007Q3 | 2007Q3 - 2007Q4 | 2007Q4 - 2008Q1 | 2008Q1 - 2008Q2 | 2008Q2 - 2008Q3 | 2008Q3 - 2008Q4 | 2008Q4 - 2009Q1 |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Miracle Mile | | | | | | | | |
| Percent Change in Median Price | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| County (Los Angeles) | | | | | | | | |
| Percent Change in Median Price | 0% | -4.76% | -12.38% | -10.1% | -7.83% | -9.6% | -8.58% | -8.33% |

| Home Sale Price Variation | 2009Q1 - 2009Q2 | 2009Q2 - 2009Q3 | 2009Q3 - 2009Q4 |
|--------------------------------|-----------------|-----------------|-----------------|
| Miracle Mile | | | |
| Percent Change in Median Price | N/A | N/A | N/A |
| County (Los Angeles) | | | |
| Percent Change in Median Price | 2.77% | 4.1% | 1.97% |

(-) Home Sale Trends:

The median sale price of a single family home between 2008 and 2009 changed in this area **N/A**.

| Home Sale Trends | 2001-2006 | 2003-2006 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Miracle Mile | | | | | | |
| Percent Change Median Sale Price | N/A | N/A | N/A | N/A | N/A | N/A |
| County (Los Angeles) | | | | | | |
| Percent Change Median Sale Price | 136.24% | 66.13% | 9.34% | -2.91% | -32% | -14.71% |

(-) Aggregate Home Sales:

Aggregate housing prices provide a measure with which to understand the behavior of housing prices and their influence on the economy. These amounts represent the total dollar volume of sales that occurred in an area. For all areas with complete coverage, Boxwood Means, Inc. sums the home sale price for each transaction made within the time period and reports the total amount per year or quarter.

| Aggregate Home Sale Amount | 2006 | 2007Q1 | 2007Q2 | 2007Q3 | 2007Q4 | 2007 |
|-----------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Miracle Mile | | | | | | |
| Aggregate Amount | \$51,822,380 | \$14,927,788 | \$12,710,663 | \$14,053,663 | \$7,441,000 | \$44,719,451 |
| County (Los Angeles) | | | | | | |
| Aggregate Amount | \$68,457,482,583 | \$15,402,795,849 | \$20,600,244,025 | \$15,784,898,170 | \$10,631,104,243 | \$50,989,519,860 |

| Aggregate Home Sale Amount | 2008Q1 | 2008Q2 | 2008Q3 | 2008Q4 | 2008 |
|-----------------------------|-----------------|------------------|------------------|------------------|------------------|
| Miracle Mile | | | | | |
| Aggregate Amount | \$5,554,750 | \$14,887,750 | \$12,287,039 | \$2,445,000 | \$27,139,789 |
| County (Los Angeles) | | | | | |
| Aggregate Amount | \$7,179,351,521 | \$17,838,705,839 | \$18,564,934,913 | \$14,074,389,492 | \$47,795,135,859 |

| Aggregate Home Sale Amount | 2009Q1 | 2009Q2 | 2009Q3 | 2009Q4 | 2009 |
|-----------------------------|-----------------|------------------|------------------|------------------|------------------|
| Miracle Mile | | | | | |
| Aggregate Amount | \$5,024,900 | \$10,640,000 | \$6,697,500 | \$7,002,000 | \$23,773,900 |
| County (Los Angeles) | | | | | |
| Aggregate Amount | \$9,819,237,618 | \$16,726,663,227 | \$18,306,867,389 | \$16,816,429,541 | \$49,243,599,947 |

(-) Loan-To-Value (LTV) Ratios:

Loan-To-Value ratios, for the purpose of this report, represent the amount of a homebuyer's first mortgage compared to the purchase price of their home. This ratio is also commonly referred to as the Loan-To-Price ratio and does not factor in any second loans the homebuyer may have taken out at the time of purchase. The LTV is expressed as the percent of the first loan over the purchase price. The LTV is an often used indicator of the amount of equity the homebuyer holds, the amount of risk assumed by the mortgage lender, and the likelihood of delinquency or foreclosure in an area.

| Median Loan-To-Value Ratios | 2006 | 2007Q1 | 2007Q2 | 2007Q3 | 2007Q4 | 2007 | 2008Q1 | 2008Q2 | 2008Q3 | 2008Q4 | 2008 |
|-----------------------------|------|--------|--------|--------|--------|------|--------|--------|--------|--------|------|
| Miracle Mile | | | | | | | | | | | |
| Median LTV | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| County (Los Angeles) | | | | | | | | | | | |
| Median LTV | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 |

| Median Loan-To-Value Ratios | 2009Q1 | 2009Q2 | 2009Q3 | 2009Q4 | 2009 |
|-----------------------------|--------|--------|--------|--------|------|
| Miracle Mile | | | | | |
| Median LTV | N/A | N/A | N/A | N/A | N/A |
| County (Los Angeles) | | | | | |
| Median LTV | 0.8 | 0.8 | 0.8 | 0.8 | 0.8 |

(-) Endnotes:

TRF has licensed the use of the data from Boxwood Means for use in its PolicyMap application.

Boxwood Means, Inc. is a Value Added Reseller of residential and commercial data. The data in PolicyMap is displayed only for areas where there is complete coverage of all contained geographies, meaning that state-level data is shown only where all the counties in a state report sales data for Boxwood Means, Inc. It is for this reason that the Home Sale Report is not available for radii around specific addresses and custom regions. TRF has suppressed data in places with fewer than five sales. These places are identified on the map as having Insufficient Data. If a cell in a table contains N/A, the data are not available or have been suppressed according to these rules.

For custom areas, such as radii, custom regions, school districts, and political districts, Boxwood Means data was calculated by summing the following component Census Block Groups: , , , , ,

For cities, Boxwood Means generates home sale statistics by aggregating block group level data. In some cases, sale records have a county identifier, but not a block group identifier. As a result, if the "report area" is a city that is also a county (i.e. Philadelphia) the report may generate county numbers that are different than the city numbers.

Home Sale Data in this report includes median home sale price, residential sales volume, loan-to-value ratio, and percent change in the median sale price for several time periods. Due to the time between when a sale happens, when a county reports, and when Boxwood Means packages and sends the data to TRF, PolicyMap data will generally lag one or two quarters behind the current date. When PolicyMap refers to residential sales, it means the subset of sales that are at-arms-length transactions, over \$5,000, and only includes properties with a completed structure; so-called "dollar sales," sales of vacant land, development lots, and multifamily residential buildings are excluded. Change calculations are based on the actual sale price at Time 1 and the actual sale price at Time 2. Change calculations are not adjusted to control for inflation.

Further description of the source and geographic coverage of the data used in the report can be found in the Data Directory: [Boxwood Means, Inc.](#)

PolicyMap's [Terms of Use](#) apply to the creation and use of this report.

Home Sale Report by Custom Region for area in **Los Angeles** County
10/25/2010
Copyright © PolicyMap 2010



Toll-Free: 1-866-923-MAPS

Copyright © 2010 PolicyMap. All rights reserved.
PolicyMap is a service of The Reinvestment Fund.

