

## Quarterly Report 3Q 2006

A Review of the Los Angeles Metropolitan Real Estate Market

# Los Angeles

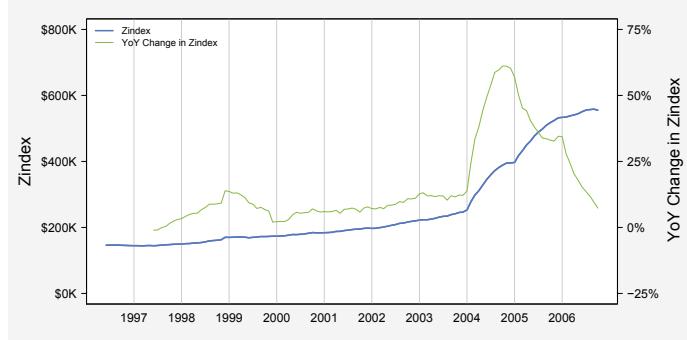
### ■ LOS ANGELES METROPOLITAN REGION

## LA area real estate prices flat in third quarter of 2006

The real estate market for the Los Angeles-Riverside-Orange County metropolitan region (Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties) remained essentially flat in the third quarter relative to second quarter performance. While the third quarter value for the Zindex™ home value indicator of \$555,391 represented a 7.3% increase year-over-year, it was just shy of the \$555,414 Zindex value at the close of Q2 2006. Compared to national trends, the Los Angeles metro market performed better than the nation on a year-over-year basis (5% increase in Zindex year-over-year for the U.S. overall), but worse on a sequential basis where the Los Angeles area was flat but the nation saw a 2.4% increase in its Zindex from the second quarter (increasing from \$263,485 to \$269,814 in the third quarter of 2006).

In the Los Angeles metropolitan area, the Zindex for single-family homes (\$568,208) remained virtually unchanged from the second quarter (\$568,226) but was up 6.0% from the third quarter of 2005. Similarly, the Zindex for condominiums (\$448,712) was down less than 1% from the second quarter of 2006 (\$451,759) but was up 5.2% from the third quarter of 2005.

[Figure 1. Los Angeles Metro Zindex and Year-over-Year Change]



[Table 1. Los Angeles Metro Market Performance]

	All Residential Zindex		Single Family Residence Zindex		Condominium Zindex	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
United States	269,814	5.0	279,534	5.4	257,953	3.4
Los Angeles-Riverside-Orange County, CA CMSA	555,391	7.3	568,208	6.6	448,712	5.2

[Table 2. Los Angeles Metro Counties Market Performance]

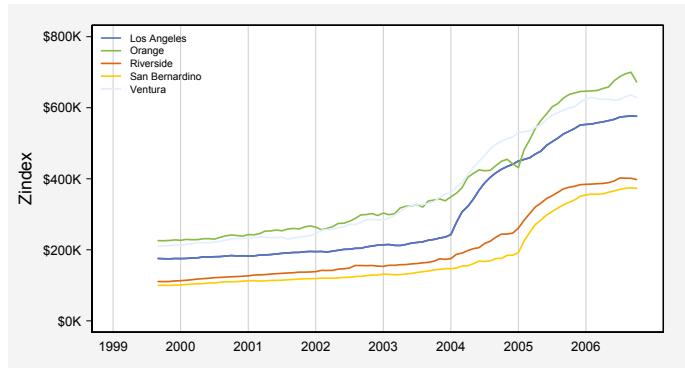
County	All Residential Zindex		Single Family Residence Zindex		Condominium Zindex	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
Los Angeles County	575,952	7.9	580,504	7.1	463,394	7.5
Orange County	672,703	5.6	709,824	5.4	487,561	2.7
Riverside County	397,844	5.8	422,597	6.3	339,532	1.5
San Bernardino County	373,139	11.7	380,335	11.9	331,730	8.6
Ventura County	627,931	4.8	655,175	3.8	459,635	1.2

## COUNTIES IN THE LOS ANGELES METRO REGION

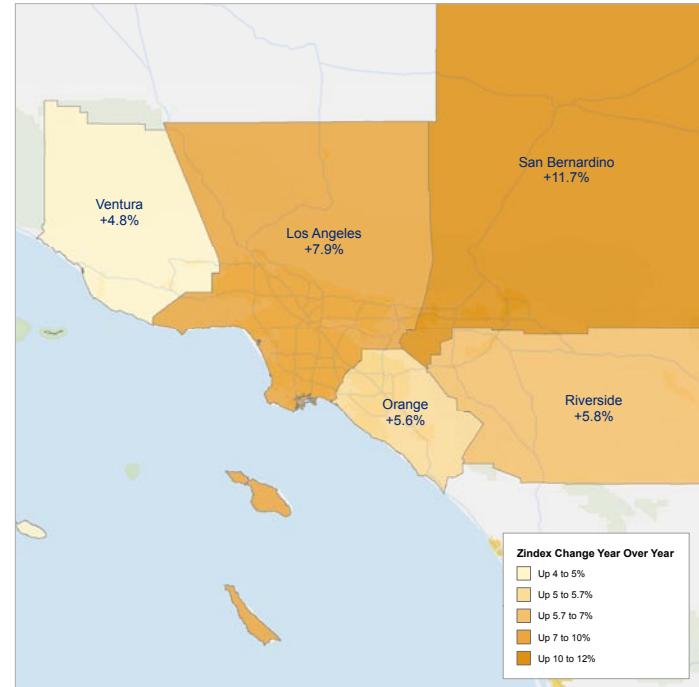
### San Bernardino County has highest appreciation in the metro LA region

Market performance in the counties making up the metropolitan Los Angeles region is shown in Table 2. The strongest growth was seen in San Bernardino County with 11.7 % year-over-year growth in the third quarter versus the slowest appreciating county, Ventura County, with year-over-year growth of only 4.8%. Both Orange and Riverside Counties experienced declining Zindex values between the second and third quarters of 2006 (Orange County dropped from \$687,479 to \$672,703 and Riverside County dropped from \$402,151 to \$397,844). Zindex levels were highest in Orange County (\$672,703) and lowest in San Bernardino County (\$373,139).

[Figure 2. Zindex Trends by County ]



[Figure 3: County Map of Year-over-Year Change in Zindex]



## CITIES IN THE LOS ANGELES METRO REGION

### Los Angeles area cities show divergent performance

The five cities in the Los Angeles metro region with the highest valued real estate (measured by the Zindex) in the third quarter of 2006 were Pacific Palisades (\$1,504,205), Newport Coast (\$1,590,219), Malibu (\$1,608,525), Beverly Hills (\$1,804,695), Rolling Hills (\$1,817,867) and Hidden Hills (\$2,172,454). All cities in the metro region are shown in the appendix. The five fastest appreciating cities in the area (as measured by year-over-year Zindex change between Q3 2005 and Q3 2006) were Avalon, Laguna Beach, Bell, Lake Los Angeles and Compton (all with year-over-year appreciation rates between 20% and 25%), while the five slowest appreciating cities were Thermal, Culver City, El Segundo, Laguna Woods and Palos Verdes Peninsula (-32%, -8.7%, -5.2%, -5.1%, and -4.0% year-over-year Zindex appreciation, respectively).

[Table 3. Highest and Lowest Valued/Appreciating Cities]

City/Town	All Residential Zindex		Single Family Residence Zindex		Condominium Zindex	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
Avalon	837,569	20.2	853,730	24.7	766,737	14.6
Bell	503,177	23.0	470,777	23.9	355,146	17.1
Beverly Hills	1,804,695	6.0	2,039,587	8.7	1,041,238	15.6
Compton	423,673	24.9	417,499	24.7	356,116	19.0
Culver City	603,125	-8.7	671,007	-5.8	440,768	2.4
El Segundo	777,126	-5.2	798,769	-5.0	587,835	-1.6
Hidden Hills	2,172,454	6.4	2,172,978	6.4	—	--
Laguna Beach	1,242,212	22.7	1,266,515	22.3	927,344	18.9
Laguna Woods	356,670	-5.1	566,778	-0.9	355,171	-5.2
Lake Los Angeles	297,116	24.6	297,116	24.6	—	--
Malibu	1,608,525	2.7	1,774,310	3.8	1,012,185	19.0
Newport Coast	1,590,219	7.9	2,025,714	7.5	1,021,529	6.2
Pacific Palisades	1,504,205	0.2	1,616,422	0.9	1,038,146	13.4
Palos Verdes Peninsula	1,190,554	-4.0	1,204,608	-3.8	765,720	7.8
Rolling Hills	1,817,867	1.6	1,876,392	2.8	1,076,522	7.7
Thermal	201,876	-32.0	271,053	-10.2	—	--

(See appendix for the complete list for City Zindex Performance)

CITY OF LOS ANGELES NEIGHBORHOODS

## Southern Los Angeles neighborhoods fare well over the past quarter

The southern neighborhoods of Los Angeles fared particularly well in the third quarter of 2006 in terms of home value appreciation (see neighborhood data in Table 4 and a map of year-over-year change in Zindex values by neighborhood in Figure 4). The five highest appreciating neighborhoods in Los Angeles were Hyde Park, Central City, South Los Angeles, Southeast Los Angeles and Watts with year-over-year Zindex changes between 16% and 23%. Also performing well were the northern neighborhoods between Portar Ranch and Granada Hills to the Northwest, and North Hollywood and Sun Valley to the Southeast (most with year-over-year Zindex growth in excess of 7%). Some of the more expensive LA neighborhoods such as Venice, Playa Del Ray, Pacific Palisades, Mar Vista, Hollywood Hills, West Los Angeles, Century City and Westchester experienced the lowest appreciation over the quarter (some with negative year-over-year Zindex changes greater than 4%).

The five most expensive neighborhoods in Los Angeles were Beverly Glen (Q3 Zindex of \$1,006,336), Hollywood Hills (\$1,107,676), Brentwood (\$1,392,935), Pacific Palisades (\$1,445,489) and Bel Air (\$1,676,021). The five least expensive neighborhoods were Lincoln Heights (Q3 Zindex of \$393,162), Watts (\$407,446), Civic Center/Little Tokyo (\$413,929), Boyle Heights (\$418,839) and Southeast Los Angeles (\$419,289).

[Figure 4. Neighborhood Map of Year-over-Year Change in Zindex ]



[Table 4. Neighborhood Market Performance ]

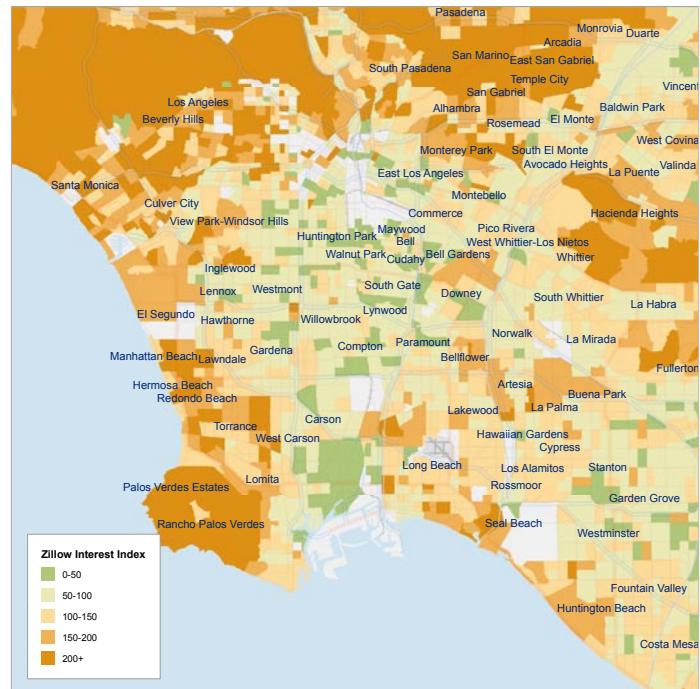
Neighborhood	Rank	Current Value (\$)	Change	YoY (%)
Los Angeles		607,134		14.0
Arleta	64	506,161		8.3
Atwater Village	30	659,568		6.5
Bel Air	1	1,676,021		5.1
Beverly Glen	5	1,006,336		2.0
Boyle Heights	75	418,839		16.3
Brentwood	3	1,392,935		1.3
Canoga Park	40	575,662		5.9
Central City	73	433,873		18.6
Century City	16	819,561		-2.8
Chatsworth	33	648,896		5.4
Civic Center/Little Tokyo	76	413,929		-4.7
Crenshaw	36	592,628		7.4
Cypress Park	52	543,362		5.7
Eagle Rock	46	562,930		4.4
Echo Park	49	548,272		6.0
El Sereno	72	454,651		9.2
Encino	28	690,309		3.9
Glassell Park	38	586,633		5.3
Glendale	11	932,931		9.1
Granada Hills	31	659,410		7.0
Harbor City	61	515,330		-1.9
Harbor Gateway	58	517,721		7.0
Highland Park	66	494,190		3.4
Hollywood	32	649,738		9.6
Hollywood Hills	4	1,107,676		-1.1
Hyde Park	63	513,552		16.9
Jefferson Park	68	486,349		13.5
Lakeview Terrace	53	542,778		6.9
Leimert Park	37	592,619		14.6
Lincoln Heights	78	393,162		13.9
Los Feliz	7	978,766		2.0
Mar Vista	15	820,448		-2.7
Mid City	39	579,261		7.0
Mid City West	6	988,871		3.5
Mid Wilshire	14	869,722		3.4
Mission Hills	45	567,337		8.3
Montecito Heights	69	465,747		14.8
Mount Washington	44	568,255		3.5
New Downtown	70	464,548		0.1
North Hills	50	547,177		5.3
North Hollywood	47	561,044		7.1
Northridge	34	635,537		5.9
Pacific Palisades	2	1,445,489		-4.4
Pacolma	65	499,455		10.5
Palms	27	695,320		1.8
Panorama City	62	514,237		5.6
Pico/ Robertson	22	747,713		2.3
Playa Del Ray	35	628,360		-4.7
Playa Vista	24	709,932		0.5
Portar Ranch	18	812,305		6.8
Reseda	56	538,837		6.0
San Pedro	42	569,333		0.4
Sawtelle	23	725,489		1.5
Shadow Hills	19	782,881		8.4
Silver Lake	26	696,757		2.4
South Los Angeles	71	459,446		18.9
South Park	48	552,837		0.0
Southeast Los Angeles	74	419,289		22.2
Studio City	20	779,151		1.7
Sun Valley	55	540,864		7.5
Sunland	54	542,665		5.8
Sylmar	57	522,489		6.7
Tarzana	8	948,300		-2.1
Toluca Lake	9	947,498		-3.1
Tujunga	51	546,892		4.5
Valley Village	29	674,088		0.4
Van Nuys	41	571,258		4.6
Venice	12	932,123		-5.1
Watts	77	407,446		22.9
West Adams	60	515,386		9.6
West Hills	25	706,093		5.2
West Los Angeles	10	934,146		-3.2
Westchester	21	759,170		-4.0
Westlake	59	516,364		6.8
Westwood	13	923,186		-1.9
Wilmington	67	491,585		8.4
Winnetka	43	569,195		6.8
Woodland Hills	17	813,419		5.7

## ZILLOW INTEREST INDEX

### Pricey Rancho Palos Verdes, Beverly Hills and Santa Monica attract eyeballs on Zillow

As with our previous quarterly reports, we are again providing detail via the Zillow Interest Index (ZII) on where people are most often looking at homes in the Los Angeles metro area. The ZII is a simple ratio of the number of page views of individual homes in a geographic area divided by the number of homes in that area. The more people look at homes in an area, the more page views are generated on Zillow servers and the higher the ZII. This quarter, we are displaying ZII data down to the census tract level, a finer level of geography than the ZIP code level which was used previously. The geographic distribution of the ZII across the greater Los Angeles region is shown in Figure 5. The hottest areas of interest include the expensive areas of Rancho Palos Verdes, Beverly Hills, Santa Monica, Simi Valley, Encino and West Hollywood.

[Figure 5. Zillow Interest Index]



## About the Zindex™

The Zindex home value indicator is the median Zestimate valuation for a given geographic area on a given day. Exactly half the Zestimates for a region are below this number and half the Zestimates are above it. It is expressed in dollars and is for a particular geographic region (e.g., Zindex = \$245,000 for Baltimore on July 1, 2005). Zillow believes the Zindex is the best measure of market performance because it is based on estimates of the current value of every home in the area and, thus, approximates the median sale price of the whole area were

every home sold on the same day. This is in contrast to the median sale price of homes which is biased potentially by the mix of housing sold in the period of time associated with it. For example, if high-end homes are not selling very well, but mid-range homes are, then the median sale price will be lower than a true measure of the typical value of homes in the market because the median sale price is taken from the set of mid-range home sales that transact in the period, ignoring the high-end homes that don't transact.

## APPENDIX

## City Zindex Performance

City/Town	All Residential Zindex		Single Family Residence Zindex		Condominium Zindex	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
Los Angeles-Riverside-Orange County, CA CMSA	555,391	7.3	568,208	6.6	448,712	5.2
Acton	635,340	14.2	665,723	14.0	--	--
Adelanto	290,774	12.0	293,924	12.1	--	--
Agoura Hills	760,132	0.8	844,017	2.9	428,116	4.5
Agua Dulce	773,781	7.8	782,512	7.9	--	--
Aguanga	278,406	5.0	390,457	5.1	--	--
Alhambra	552,445	1.6	558,773	1.7	431,357	1.8
Aliso Viejo	612,749	3.1	768,112	2.6	552,922	2.8
Alta Loma	550,471	11.3	652,395	11.4	390,631	8.4
Altadena	695,211	7.9	691,961	7.8	442,108	17.4
Anaheim	600,455	5.3	612,218	5.3	449,482	3.3
Anza	239,105	1.6	303,343	-1.1	--	--
Apple Valley	312,678	10.0	314,665	9.9	243,490	8.1
Arcadia	771,349	-0.3	819,390	-1.4	560,609	9.2
Arleta	523,488	10.5	525,111	10.6	388,600	12.8
Artesia	526,786	5.1	524,919	4.9	477,322	4.4
Avalon	837,569	20.2	853,730	24.7	766,737	14.6
Azusa	451,923	12.9	458,878	13.2	359,970	12.2
Baldwin Park	443,604	11.8	447,063	12.0	349,130	12.0
Banning	297,308	4.9	307,998	5.6	234,980	2.0
Barstow	191,389	19.9	190,192	19.9	159,392	21.9
Beaumont	354,956	3.0	359,194	3.2	--	--
Bell	503,177	23.0	470,777	23.9	355,146	17.1
Bell Canyon	1,492,770	3.3	1,492,770	3.3	--	--
Bell Gardens	532,672	18.7	460,619	24.5	353,581	16.6
Bellflower	533,479	6.9	531,188	7.0	425,380	6.4
Bermuda Dunes	446,380	-0.9	457,508	-0.6	389,290	-1.9
Beverly Hills	1,804,695	6.0	2,039,587	8.7	1,041,238	15.6
Big Bear City	278,431	10.7	279,286	10.6	359,511	7.3
Big Bear Lake	376,384	9.9	380,125	10.1	330,015	9.6
Big River	170,772	-3.3	189,368	-0.6	147,622	-1.8
Bloomington	379,765	16.5	379,876	16.5	--	--
Blythe	232,157	5.1	233,432	7.5	184,179	2.4
Brea	660,318	5.0	678,899	3.7	510,558	10.5
Buena Park	591,308	7.4	590,493	7.4	549,997	6.9
Burbank	654,032	5.6	665,133	5.4	490,333	5.9
Cabazon	202,323	7.9	234,669	8.5	--	--
Calabasas	1,084,318	8.1	1,186,463	6.7	575,058	14.2
Calimesa	332,896	1.9	355,578	4.1	229,392	5.0
Camarillo	627,353	1.4	669,959	1.9	471,861	1.3
Canoga Park	564,896	5.5	583,658	6.6	374,089	10.9
Canyon Country	528,013	8.1	547,692	8.4	402,328	10.5
Canyon Lake	477,796	8.2	490,453	7.1	367,412	7.3
Capistrano Beach	870,912	13.0	886,743	12.9	784,330	11.1
Carson	517,378	7.4	524,902	6.9	407,959	11.0
Castaic	575,602	-0.7	583,464	-0.5	390,468	6.7
Cathedral City	323,460	0.8	351,712	0.6	257,179	-2.2
Cedarpines Park	238,799	9.2	238,799	9.1	--	--
Cerritos	667,730	2.4	688,684	3.2	385,378	8.1
Chatsworth	608,602	4.1	669,759	2.7	455,592	7.3
Cherry Valley	313,690	7.2	339,366	5.9	--	--
Chino	488,301	10.0	500,480	9.9	383,057	9.0
Chino Hills	596,962	6.0	608,528	5.1	427,768	6.4
Claremont	622,350	5.7	624,769	5.7	455,348	14.2
Coachella	289,229	5.7	291,255	5.3	--	--
Colton	338,895	16.9	343,676	16.5	258,724	21.2
Compton	423,673	24.9	417,499	24.7	356,116	19.0
Corona	541,605	7.5	556,478	7.8	445,840	6.9
Corona del Mar	1,426,242	17.0	1,550,780	18.6	1,156,693	8.3
Costa Mesa	713,489	3.5	724,811	4.0	545,539	1.3
Coto de Caza	1,206,819	-1.9	1,257,635	-1.9	676,508	5.3
Covina	516,601	10.9	522,305	10.8	389,122	11.5
Crestline	259,026	8.4	258,803	8.4	--	--
Cudahy	500,258	20.0	471,753	20.7	393,457	10.5
Culver City	603,125	-8.7	671,007	-5.8	440,768	2.4
Cypress	615,413	3.3	628,036	3.2	459,928	3.8
Dana Point	867,503	7.3	934,251	8.2	598,377	4.8
Desert Hot Springs	266,483	2.0	277,242	4.8	169,935	4.2
Diamond Bar	609,349	7.2	661,243	6.7	380,241	9.1
Dove Canyon	1,023,459	0.9	1,023,459	0.9	--	--
Downey	615,840	9.7	615,395	9.8	406,122	6.6
Duarte	479,490	2.6	488,269	2.2	379,381	6.9
El Monte	471,874	8.3	466,221	8.1	380,099	10.8
El Segundo	777,126	-5.2	798,769	-5.0	587,835	-1.6
El Toro	683,889	3.9	716,606	4.3	426,600	2.4
Encino	764,320	5.0	1,016,432	2.1	432,511	8.8
Etiwanda	706,037	9.9	707,016	9.6	--	--
Fawncross	352,642	13.5	351,218	13.0	--	--
Fillmore	566,226	3.8	562,181	3.8	367,269	2.1
Fontana	416,324	12.0	418,455	11.9	290,000	12.3

(Table continued)

City/Town	All Residential		Single Family Residence		Condominium	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
Foothill Ranch	740,138	1.9	789,879	2.8	504,650	1.1
Forest Falls	272,977	16.8	273,156	16.1	226,317	11.0
Fountain Valley	705,245	3.0	713,646	3.1	420,187	1.9
Fullerton	627,728	5.3	655,304	5.0	424,365	3.5
Garden Grove	593,200	5.7	599,026	5.6	414,549	5.9
Gardena	517,305	8.6	519,455	8.8	400,896	8.7
Glendale	695,434	2.8	763,656	1.8	441,018	4.7
Glendora	584,850	10.1	591,567	10.0	456,681	7.4
Granada Hills	634,894	8.1	642,910	8.0	432,512	10.2
Grand Terrace	401,052	13.9	406,724	13.9	296,184	9.8
Green Valley Lake	257,423	14.0	257,080	13.9	--	--
Hacienda Heights	613,075	7.5	633,556	7.3	372,474	13.7
Harbor City	566,853	0.3	592,528	0.2	392,234	6.8
Hawaiian Gardens	415,329	3.0	418,138	3.3	330,408	13.1
Hawthorne	567,554	8.5	556,925	8.5	506,205	16.4
Hemet	283,383	1.1	308,939	3.3	203,770	1.1
Hermosa Beach	1,031,619	-3.0	1,026,907	-4.4	860,864	4.2
Hesperia	313,964	12.7	315,586	12.6	288,796	7.4
Hidden Hills	2,172,454	6.4	2,172,978	6.4	--	--
Highland	373,584	11.6	384,514	11.1	245,155	25.6
Hinkley	168,288	9.4	159,000	8.5	--	--
Homeland	167,949	1.7	323,000	0.9	--	--
Huntington Beach	723,516	4.4	764,342	5.4	489,031	1.4
Huntington Park	481,382	17.3	464,752	18.0	358,023	18.8
Idyllwild	342,715	6.5	342,715	6.5	--	--
Indian Wells	765,680	5.9	951,616	9.8	644,265	5.6
Indio	314,642	0.9	347,908	0.0	221,517	3.8
Inglewood	511,487	12.0	512,106	12.6	369,583	15.5
Irvine	707,754	3.4	800,803	4.9	587,116	2.7
Joshua Tree	178,202	10.0	176,564	9.8	--	--
La Canada Flintridge	1,230,976	6.3	1,234,201	6.2	772,007	27.0
La Crescenta	729,151	3.9	735,201	3.5	540,300	15.2
La Habra	565,964	5.2	579,414	5.2	370,441	4.0
La Habra Heights	1,046,264	10.0	1,048,044	9.9	484,061	-0.7
La Mirada	573,550	7.8	582,110	8.3	401,507	8.3
La Palma	720,331	5.7	723,588	5.9	457,448	6.5
La Puente	476,818	14.4	477,050	14.4	380,997	12.2
La Quinta	479,834	3.4	479,398	4.1	484,078	2.0
La Verne	602,710	6.4	606,910	6.2	306,732	16.1
Ladera Ranch	851,076	5.5	936,962	4.3	571,833	3.0
Laguna Beach	1,242,212	22.7	1,266,515	22.3	927,344	18.9
Lake Forest	636,781	3.5	730,467	4.5	408,552	5.1
Lake Hughes	351,250	16.0	350,766	16.1	--	--
Lake Los Angeles	297,116	24.6	297,116	24.6	--	--
Lakewood	555,283	5.0	555,571	5.0	394,328	6.7
Lancaster	333,196	16.2	335,160	15.6	269,951	38.4
Landers	152,720	9.0	151,361	9.4	--	--
Lawndale	555,934	5.3	527,353	6.8	433,152	5.3
Lennox	511,289	15.3	485,199	14.9	408,245	13.6
Leona Valley	454,198	7.5	455,423	7.8	--	--
Littlerock	338,552	11.9	336,897	11.6	--	--
Loma Linda	427,569	12.3	438,051	11.5	346,977	8.2
Lomita	608,635	0.4	621,585	0.5	478,085	0.0
Long Beach	565,525	4.1	577,184	3.5	397,196	7.5
Los Alamitos	887,145	12.5	887,613	12.5	603,503	8.3
Los Angeles	607,134	14.0	586,753	12.3	591,315	3.8
Lucerne Valley	197,616	12.7	194,948	11.9	--	--
Lynwood	473,417	18.7	464,400	18.9	407,615	15.7
Malibu	1,608,525	2.7	1,774,310	3.8	1,012,185	19.0
Manhattan Beach	1,335,732	5.6	1,335,006	4.6	1,242,945	8.3
Marina del Rey	806,265	1.1	1,387,991	-2.4	784,649	3.2
Maywood	482,441	18.8	447,288	18.0	368,011	13.7
Mecca	248,979	8.2	255,213	7.7	--	--
Menifee	418,051	3.9	422,646	3.5	--	--
Mentone	315,800	14.8	3			

## APPENDIX (CONTINUED)

## City Zindex Performance (continued)

City/Town	All Residential		Single Family Residence		Condominium	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
Mountain Center	454,249	16.2	487,794	15.0	--	--
Murrieta	466,930	2.5	483,873	3.2	346,207	4.9
Needles	166,674	10.8	157,246	9.8	--	--
Newberry Springs	194,137	13.3	191,322	12.4	313,787	21.6
Newbury Park	712,612	4.3	954,313	5.2	548,173	1.6
Newhall	511,495	-0.8	596,622	2.0	375,164	8.0
Newport Beach	1,198,887	17.9	1,297,695	16.1	882,600	13.7
Newport Coast	1,590,219	7.9	2,025,714	7.5	1,021,529	6.2
Norco	569,785	9.4	570,477	9.4	--	--
North Hills	559,642	6.4	578,396	7.2	385,003	11.6
North Hollywood	591,204	7.9	599,278	7.7	443,650	8.2
Northridge	713,736	5.5	746,519	5.7	494,246	12.3
Norwalk	492,319	11.5	493,954	11.5	435,936	18.5
Nuevo	372,338	6.9	407,264	6.1	--	--
Oak Hills	429,188	10.4	455,268	10.6	--	--
Oak Park	733,560	1.7	827,555	3.6	498,965	-3.1
Oak View	638,599	5.2	633,567	3.4	369,764	
Ojai	679,470	5.2	703,622	5.3	580,285	8.3
Ontario	422,629	10.4	430,179	10.5	345,302	8.2
Orange	658,590	4.5	678,357	4.4	445,877	2.9
Oxnard	598,807	5.2	598,885	4.5	510,707	6.7
Pacific Palisades	1,504,205	0.2	1,616,422	0.9	1,038,146	13.4
Pacoima	502,883	13.2	505,446	12.7	369,813	14.9
Palm Desert	408,275	0.8	478,482	0.5	379,579	-0.8
Palm Springs	337,487	1.7	438,876	4.1	281,514	-0.2
Palmdale	367,422	12.9	368,770	12.8	295,633	23.5
Palos Verdes Estates	1,440,314	-2.6	1,461,255	-2.2	748,306	9.0
Palos Verdes Peninsula	1,190,554	-4.0	1,204,608	-3.8	765,720	7.8
Panorama City	467,476	3.9	494,870	4.4	367,799	12.0
Paramount	422,181	3.3	435,295	3.5	348,733	9.2
Pasadena	704,702	6.6	743,444	6.8	486,826	4.0
Pearblossom	334,162	17.1	333,361	17.5	--	--
Perris	343,120	9.9	368,625	9.7	311,410	8.6
Phelan	282,078	8.5	324,425	7.2	--	--
Pico Rivera	496,272	11.8	497,006	11.7	411,945	15.7
Pinon Hills	286,825	6.7	326,711	5.8	--	--
Placentia	656,226	4.5	669,940	3.5	454,070	1.2
Playa del Rey	598,524	-0.7	941,061	-6.4	531,625	6.5
Playa Vista	727,976	3.1	1,449,092	-2.8	725,097	4.2
Pomona	433,238	11.7	434,948	11.7	356,400	11.5
Port Hueneme	471,690	0.4	556,029	1.8	390,022	-1.4
Quartz Hill	412,236	8.8	412,598	8.9	--	--
Rancho Cucamonga	495,972	9.6	525,049	9.5	367,277	8.4
Rancho Mirage	552,964	6.2	699,200	6.0	490,391	6.5
Rancho Palos Verdes	1,080,668	-1.9	1,110,267	-2.5	707,003	6.2
Rancho Santa Margarita	635,482	2.0	736,234	2.3	483,080	2.2
Redlands	409,704	10.9	419,995	10.8	310,741	10.6
Redondo Beach	774,481	-2.9	785,000	-5.3	724,353	0.1
Reseda	536,533	8.5	550,275	8.8	408,666	8.8
Rialto	386,332	13.3	387,714	13.2	283,741	14.9
Riverside	420,735	9.3	427,070	9.4	317,648	5.6
Rolling Hills	1,817,867	1.6	1,876,392	2.8	1,076,522	7.7
Rolling Hills Estates	1,196,163	-1.0	1,255,950	-0.4	537,206	12.4
Romoland	340,344	3.6	368,979	3.1	--	--
Rosemead	522,102	7.3	509,125	6.7	404,331	11.9
Rowland Heights	590,559	6.6	602,292	6.6	317,258	14.8
Running Springs	285,185	14.4	284,749	14.3	--	--
San Bernardino	315,285	16.8	317,014	16.9	248,900	16.3
San Clemente	897,526	9.7	946,462	9.6	670,110	4.9
San Dimas	581,151	7.8	585,192	7.9	383,332	10.8
San Fernando	532,181	12.0	532,508	11.8	391,867	12.6
San Gabriel	613,546	9.1	618,894	9.2	449,609	9.6
San Jacinto	302,642	3.4	320,885	4.1	208,025	2.0
San Juan Capistrano	656,830	3.9	762,294	5.5	480,821	3.1
San Marino	1,397,618	7.6	1,397,712	7.6	--	--
San Pedro	591,364	2.5	600,129	2.0	468,361	0.6
Santa Ana	600,569	8.4	617,633	7.4	375,144	7.4
Santa Clarita	559,857	6.0	605,026	6.0	381,415	8.6
Santa Fe Springs	497,266	10.1	497,004	10.1	457,140	14.9
Santa Monica	973,676	1.9	1,321,528	5.1	738,439	1.1
Santa Paula	563,528	4.2	561,972	3.6	374,275	10.2
Santa Rosa Valley	1,307,455	0.6	1,311,455	0.7	--	--
Saugus	612,453	6.5	632,767	5.6	309,266	11.3
Seal Beach	863,413	4.0	879,136	4.1	483,666	3.7
Sherman Oaks	754,236	3.4	845,766	2.6	513,963	9.0
Sierra Madre	819,786	2.9	841,888	2.8	581,344	13.8
Signal Hill	501,334	7.8	627,811	7.5	411,375	5.3
Silverado	667,943	10.8	666,642	10.7	--	--
Simi Valley	595,675	3.6	611,841	3.4	443,784	1.9
Somis	1,102,504	10.7	1,116,604	10.8	--	--
South El Monte	477,415	14.4	465,671	13.3	382,362	11.1
South Gate	494,289	18.6	481,951	18.7	425,327	10.8

City/Town	All Residential		Single Family Residence		Condominium	
	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)	Current Value (\$)	Change YoY (%)
South Pasadena	840,467	3.6	874,438	2.8	584,945	14.9
Stanton	553,641	11.3	564,182	9.2	393,499	4.0
Stevenson Ranch	822,138	8.1	870,343	4.0	462,846	9.7
Studio City	917,099	5.4	1,027,428	4.9	609,809	16.6
Sugarloaf	217,951	10.3	217,399	10.3	--	--
Sun City	277,385	0.3	279,080	0.5	197,370	-0.9
Sun Valley	542,537	12.8	544,974	12.8	405,874	16.0
Sunland	576,854	7.4	583,397	7.1	439,874	10.8
Sylmar	530,805	10.1	544,682	10.5	381,580	13.8
Tarzana	703,628	6.1	898,489	0.0	419,119	6.8
Temecula	482,276	2.6	486,999	2.5	381,157	-1.1
Temple City	602,664	8.6	596,207	8.2	507,553	10.0
Thermal	201,876	-32.0	271,053	-10.2	--	--
Thousand Oaks	708,133	3.6	737,266	3.1	485,484	2.1
Toluca Lake	916,302	-0.4	1,054,836	-0.9	544,465	3.2
Topanga	927,196	5.2	969,005	6.6	688,109	8.0
Torrance	650,916	-0.1	667,648	-0.1	528,740	1.3
Trabuco Canyon	757,802	2.2	814,619	0.9	494,124	4.3
Trona	152,846	3.0	153,079	3.4	148,140	0.9
Tujunga	560,055	5.2	566,357	5.1	443,780	11.9
Tustin	642,084	4.4	686,583	3.3	488,654	1.9
Twenty-nine Palms	165,478	12.8	163,700	12.9	--	--
Twin Peaks	268,071	12.0	266,387	12.0	319,645	15.7
Upland	536,059	9.3	555,028	9.9	420,100	5.6
Valencia	602,519	4.8	626,962	4.3	471,434	15.2
Valley of Enchantment	243,830	12.5	242,634	12.4	--	--
Valley Village	684,759	6.4	763,788	7.9	486,062	14.0
Van Nuys	567,822	6.4	578,848	6.4	392,758	9.0
Venice	1,032,375	1.0	972,569	-1.7	949,397	7.0
Ventura	620,214	3.3	634,101	2.4	436,423	-0.3
Victorville	319,680	10.4	322,297	10.2	235,085	15.7
Villa Park	1,258,655	18.6	1,261,701	17.8	555,201	3.9
Walnut	683,407	7.8	694,961	8.0	393,383	7.6
West Covina	529,190	9.4	536,786	9.7	394,517	10.3
West Hills	663,823	5.1	668,679	5.1	504,346	8.5
West Hollywood	741,824	2.7	795,051	1.9	588,726	3.6
Westlake Village	864,495	6.6	950,831	3.8	547,863	2.8
Westminster	612,714	4.7	619,871	4.7	489,205	3.3
Whittier	543,070	11.1	542,168	11.1	402,488	13.4
Wildomar	400,261	7.8	442,585	6.6	--	--
Wilmington	490,998	11.3	481,159	11.5	361,411	10.4
Winchester	472,405	2.9	481,009	2.7	--	--
Winnetka	550,461	5.6	566,741	6.2	395,108	6.4
Woodland Hills	785,396	5.7	828,911	6.8	486,031	3.8
Wrightwood	336,538	12.0	337,372	12.0	298,353	7.3
Yorba Linda	819,499	7.2	847,876	7.6	431,836	2.4
Yucaipa	394,541	11.3	400,152	10.8	299,119	19.8
Yucca Valley	221,456	6.8	219,262	4.4	220,348	9.1

(Table continued)