

The Bennett Carr Report

A Residential Market Analysis for the Doheny & Sunset Hills 2nd Quarter 2007

Prices Up, Sales Down. Again.

Residential transactions in the 2nd Quarter of 2007 continue their positive trend. For the fifth consecutive year, prices are up: the median sales price for a single family residence in the Sunset and Doheny Hills (zip code 90069 north of Sunset Blvd.) for the 2nd Quarter of 2007 was \$2,400,000. This is up 10% from the 2nd Quarter of 2006.

Although prices continue to climb, sales growth continues to decline. The Doheny and Sunset Hills saw 35 properties sold in the 2nd Quarter of 2007, compared with 38 sold in the 2nd Quarter of 2006. This is a decline of 8%. Although sales prices have dramatically climbed year over year, the total number of homes sold has dropped 24% from the same quarter five years prior.

As an Estates Director in Prudential California's flagship Beverly Hills office, as well as a recognized specialist (and homeowner) in the area, I'm asked quite often: Why does our area continue to remain strong when other areas of Los Angeles County are down almost 19%?

I believe we are sitting in an oasis of opportunity. As I've often said before, the international luxury buyer now considers the Sunset Strip, particularly the Bird Streets, on a par with the prestige of the

Platinum Triangle. As an example, it has been widely reported that the David Beckhams viewed several trophy properties in the Sunset Strip during their highly publicized move to California, before purchasing

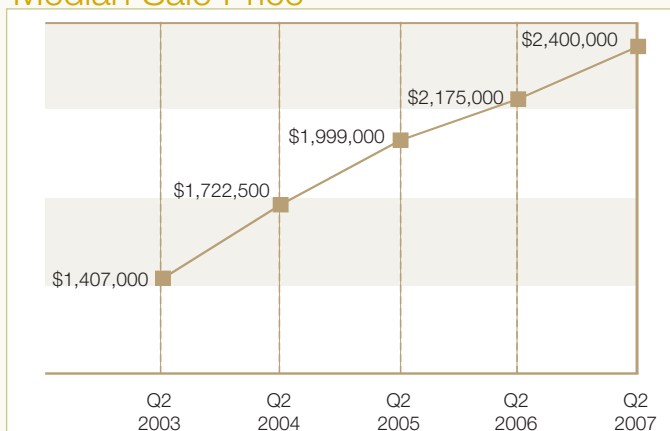


a home in Beverly Hills. They didn't buy here because we did not have a property available of sufficient size in move-in condition. This is only another example to support my belief that our luxury market lacks sufficient inventory.

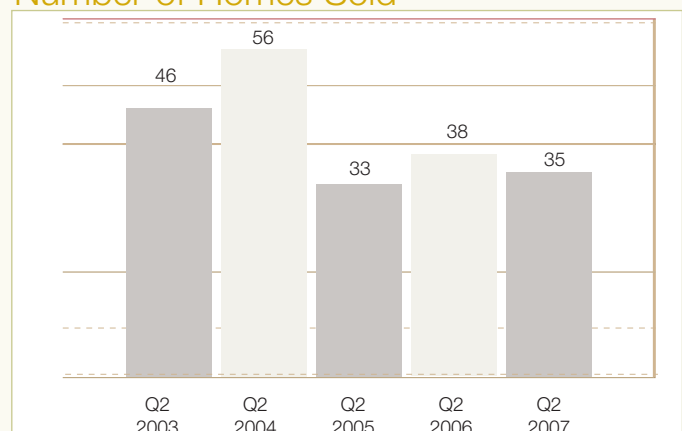
To many global investors, our area is still considered undervalued. In the past two years, I personally have closed sales or received accepted offers for listings in the Doheny and Sunset Hills from buyers in Dubai, the United Kingdom, Russia, Germany, Greece and Hungary.

I hope you find this report informative. Although I am not able to share the selling prices of confidential sales, I do know the price that each home sold for, and I use that knowledge to inform both this report and my market evaluations of individual properties. Allow me to put this research and perspective to use for you when you are considering the sale of your home.

Median Sale Price



Number of Homes Sold

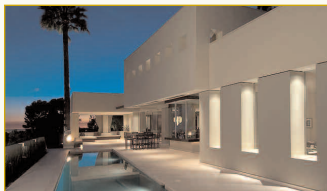


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1605 Viewmont Drive

1750 Viewmont Drive	\$4,995,000 *
1545 Sunset Plaza Drive	\$4,625,000
1377 Miller Place	\$3,125,000
1328 Devlin Drive	\$3,000,000
8222 Hollywood Blvd	\$2,900,000
1498 Sunset Plaza Drive	\$2,880,001
1307 Sierra Alta Way	\$2,800,000
8489 Hollywood Blvd	\$2,530,000
1134 Sierra Alta Way	\$2,505,000
8469 Hollywood Blvd	\$2,180,000
8634 Hillside Avenue	\$2,039,100
1330 Londonderry Place	\$1,930,000
8836 Evanview Drive	\$1,790,000
1746 Crisler Way	\$1,725,000
2176 Sunset Plaza Drive	\$1,670,000
8620 Hillside Avenue	\$1,610,000
1459 Kings Road	\$1,545,000
1573 Viewsite Drive	\$1,520,000
1327 Sunset Plaza Drive	\$1,510,000
8558 Hollywood Blvd	\$1,460,800
1276 Sunset Plaza Drive	\$1,350,000
1687 Marmont Avenue	\$1,300,000
1632 Woods Drive	\$1,030,000



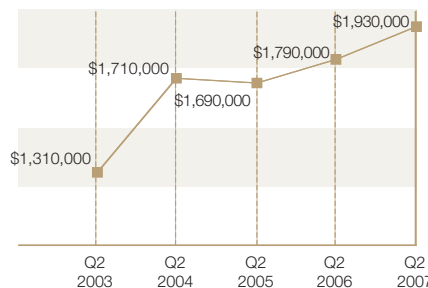
9405 Sierra Mar Place

9405 Sierra Mar Place	\$7,900,000 *
9249 Robin Drive	\$5,400,000
1423 Doheny Drive	\$4,000,000
1420 Rising Glen Rd	\$3,800,000
1835 Doheny Drive	\$3,210,000
9304 Warbler Way	\$3,200,000
9274 Warbler Way	\$2,650,000
1501 Skylark Lane	\$2,400,000
1454 Rising Glen Road	\$1,852,000
1611 Doheny Drive	\$1,700,000
1551 Oriole Lane	\$1,699,000 *
8932 St Ives Drive	\$1,695,000 *

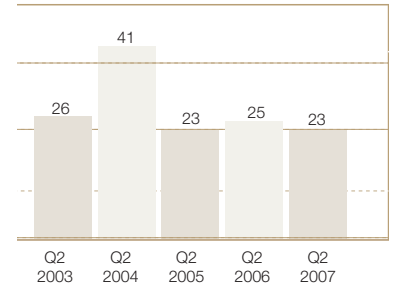
Sunset Hills

With 23 properties sold in the 2nd Quarter of 2007, the Sunset Hills (90069 North of Sunset Blvd, from Sunset Plaza Drive east to Laurel Canyon), posted a median sales price of \$1,930,000. The area's high sale for the quarter was a newly-built contemporary architectural property in a new development on Viewmont Drive, which sold for a reported \$4,995,000. The home pictured at left, a current listing of mine also on Viewmont Drive with spectacular views, is listed for \$3,495,000.

Median Sales Price



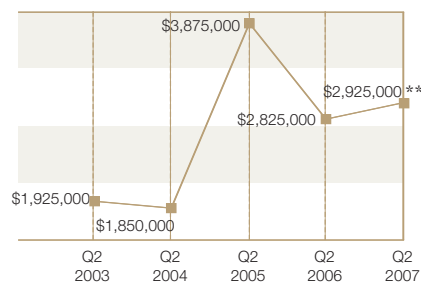
Number of Homes Sold



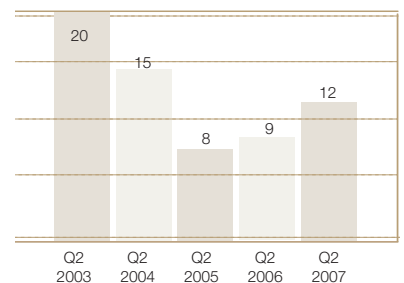
Doheny Hills

With 12 properties sold in the 2nd Quarter of 2007, the Doheny Hills (90069 North of Sunset Blvd, east of Beverly Hills to Sunset Plaza Drive), saw the median sales price increase over the 2nd quarter of 2006, yet it still has not achieved the highs of 2nd quarter 2005. The overall number of transactions increased 33% in the 2nd quarter year over year. The high sale for the area was a spectacular, modern trophy residence on Sierra Mar Place that has the vibe of a VIP room, pictured at left. The listing price of this confidential sale in the prestigious Bird Streets was \$7,900,000.

Median Sales Price



Number of Homes Sold



** approximate median price between \$3,200,000 and \$2,650,000.

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