



CENTURY CITY
MARKET REPORT

44

HOMES
FOR SALE

MARKET ACTION INDEX

28

SLIGHT BUYER'S ADVANTAGE



THIS WEEK'S RICK'S TAKE

MOVEMENT - BUT ON
THE BUYER'S TERMS.

Sales are closing, but buyers remain selective and expect to negotiate. Read more on page 2.

WEEKLY MARKET MOVES



0

NEW



1

REDUCED



1

CONTRACT



0

OFF MARKET



2

SOLD

INVENTORY BY COMMUNITY

THE CENTURY 4	CENTURY HILL 8	CENTURY TOWERS 3	PARK ELM AT CENTURY PLAZA 11	CENTURY PARK EAST 11	LE PARC 6	PARK PLACE 0	CENTURY WOODS 1
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RICK'S TAKE

MOVEMENT - BUT ON THE BUYER'S TERMS.

44 HOMES FOR SALE

Active inventory declined by one home this week.

0 NEW LISTINGS

No fresh inventory entered the market.

1 PRICE REDUCTION

One seller adjusted by \$100,000.

MAI: 28

Slight Buyer's Advantage remains in place.

WHERE IS CENTURY CITY IN THE PRICE CYCLE?

Seller expectations can keep rising after buyer urgency begins to fade.



RICK BRUCKER REALTY | EXPERIENCE | INSIGHT | SUCCESS

Century City recorded two sales and one contract this week. Both sales closed below asking.

Century Towers #1404 sold for \$1,800,000 - \$195,000 below asking. Park Elm #28C sold for \$5,995,000 - \$300,000 below asking.

Active inventory declined to 44 homes. The Market Action Index remained at 28 - a Slight Buyer's Advantage.

Buyers remain selective and expect to negotiate, particularly on multimillion-dollar properties. Accurate positioning, strong presentation and a realistic negotiating strategy turn interest into a closed sale.

THINKING OF SELLING?

Let's choose the strategy that fits your priorities.

RICK BRUCKER | 310.557.1900

ACTIVE LISTINGS | 1 OF 2

THE CENTURY					4 LISTINGS
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
1 W Century Drive #6B	4 Bdrm + 7 Bath	8,100	\$12,975,000	\$1,602	
1 W Century Drive #28B	3 Bdrm + 4.5 Bath	3,430	\$6,900,000	\$2,012	
1 W Century Drive #27C	3 Bdrm + 4 Bath	3,250	\$5,990,000	\$1,843	
1 W Century Drive #35D	2 Bdrm + 2.5 Bath	2,250	\$3,980,000	\$1,769	

CENTURY HILL					8 LISTINGS
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
2285 Century Hill	3 Bdrm + 4.5 Bath	2,790	\$2,195,000	\$787	
2279 Century Hill	2 Bdrm + 2.5 Bath	1,961	\$1,895,000	\$966	
2172 Century Hill	2 Bdrm + 2.5 Bath	2,357	\$1,872,000	\$794	
2197 Century Hill	2 Bdrm + 2.5 Bath	2,090	\$1,779,000	\$851	
2253 Century Hill	2 Bdrm + 2.5 Bath	2,372	\$1,750,000	\$738	
2467 Century Hill	2 Bdrm + 2.5 Bath	2,274	\$1,695,000	\$745	
2451 Century Hill REDUCED \$100,000	2 Bdrm + 2.5 Bath	2,357	\$1,695,000	\$719	
2235 Century Hill	2 Bdrm + 2.5 Bath	2,372	\$1,550,000	\$653	

CENTURY PARK EAST					11 LISTINGS
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
2160 Century Park East #1406	2 Bdrm + 2 Bath	1,416	\$1,750,000	\$1,236	
2160 Century Park East #702	2 Bdrm + 2 Bath	1,070	\$1,099,000	\$1,027	
2170 Century Park East #1805	1 Bdrm + 2 Bath	1,018	\$995,000	\$977	
2170 Century Park East #1507	2 Bdrm + 2 Bath	1,053	\$985,000	\$935	
2160 Century Park East #1503	1 Bdrm + 1 Bath	815	\$949,000	\$1,164	
2160 Century Park East #411	2 Bdrm + 2 Bath	1,097	\$939,900	\$857	
2170 Century Park East #1804	1 Bdrm + 1 Bath	853	\$786,000	\$921	
2160 Century Park East #1201	1 Bdrm + 1 Bath	832	\$775,000	\$931	
2160 Century Park East #804	1 Bdrm + 1 Bath	853	\$699,000	\$819	
2160 Century Park East #110	1 Bdrm + 1 Bath	805	\$575,000	\$714	
2160 Century Park East #103	Studio + 1 Bath	491	\$419,000	\$853	

MARKET EXTREMES

HIGHEST ASK	LOWEST ASK	HIGHEST \$/SF	LOWEST \$/SF
1 W Century Drive #6B	2160 CPE #103	211 Elm Court #28A	2235 Century Hill
\$12,975,000	\$419,000	\$3,068	\$653

ACTIVE LISTINGS | 2 OF 2

CENTURY TOWERS					3 LISTINGS
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
2220 Avenue of the Stars #1904	2 Bdrm + 2 Bath	1,301	\$2,688,000	\$2,066	
2222 Avenue of the Stars #1203	2 Bdrm + 2 Bath	1,600	\$1,730,000	\$1,081	
2220 Avenue of the Stars #2701	2 Bdrm + 2 Bath	1,450	\$1,595,000	\$1,100	
PARK ELM AT CENTURY PLAZA 211 ELM COURT					11 LISTINGS
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
211 Elm Court #28A	3 Bdrm + 5 Bath	3,830	\$11,750,000	\$3,068	
211 Elm Court #29A	3 Bdrm + 4.5 Bath	3,954	\$11,210,000	\$2,835	
211 Elm Court #17A	3 Bdrm + 3.5 Bath	3,320	\$7,014,000	\$2,113	
211 Elm Court #17B	2 Bdrm + 2.5 Bath	2,495	\$5,900,000	\$2,365	
211 Elm Court #23B	2 Bdrm + 2.5 Bath	2,495	\$5,575,000	\$2,234	
211 Elm Court #34B	2 Bdrm + 2.5 Bath	2,281	\$5,400,000	\$2,367	
211 Elm Court #3A	2 Bdrm + 2 Bath	2,130	\$3,900,000	\$1,831	
211 Elm Court #6E	2 Bdrm + 3 Bath	1,702	\$3,625,000	\$2,130	
211 Elm Court #11E	2 Bdrm + 2.5 Bath	1,723	\$3,233,150	\$1,876	
211 Elm Court #9D	2 Bdrm + 2.5 Bath	1,830	\$2,600,000	\$1,421	
211 Elm Court #14C	1 Bdrm + 1 Bath	972	\$2,029,000	\$2,087	
LE PARC					6 LISTINGS
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
10124 Empyrean Way #203	2 Bdrm + 3.5 Bath	2,763	\$4,785,000	\$1,732	
10110 Empyrean Way #204	2 Bdrm + 2.5 Bath	2,370	\$3,485,000	\$1,470	
10110 Empyrean Way #301	2 Bdrm + 2.5 Bath	2,011	\$2,700,000	\$1,343	
10112 Empyrean Way #204	2 Bdrm + 2.5 Bath	2,240	\$2,675,000	\$1,194	
10120 Empyrean Way #102	2 Bdrm + 3 Bath	2,306	\$2,450,000	\$1,062	
10116 Empyrean Way #202	2 Bdrm + 3 Bath	1,955	\$2,295,000	\$1,174	
PARK PLACE					NO CURRENT OFFERINGS
CENTURY WOODS					1 LISTING
ADDRESS	RESIDENCE	SQ.FT.	ASKING	\$/SF	
2184 Century Woods Drive	3 Bdrm + 4 Bath	2,971	\$2,295,000	\$772	