

# Some markets sizzle, while others fizzle

Here are the Southern California communities with the greatest increases and greatest decreases in value comparing the first quarters of 2007 and 2008, based on at least 20 sales. The median sales prices are for existing, detached homes.

## Biggest gains

Community	ZIP Code	Q1-2007	Q1-2008	% change
Newport Beach	92663	\$1,649,000	\$2,750,000	66.8%
Indian Wells	92210	\$ 970,000	\$1,352,500	39.4%
Newport Coast	92657	\$2,048,750	\$2,610,000	27.4%
West Hollywood	90069	\$1,690,000	\$2,121,000	25.5%
Santa Barbara	93108	\$2,866,364	\$3,587,500	25.2%
Irvine	92603	\$1,430,000	\$1,687,500	18.0%
Rancho Palos Verdes	90275	\$995,000	\$1,170,000	17.6%
Palos Verdes Peninsula	90274	\$1,425,000	\$1,659,500	16.5%
Brentwood	90049	\$1,815,000	\$2,100,000	15.7%
San Diego	92107	\$725,000	\$829,500	14.4%

## Biggest losses

Community	ZIP Code	Q1-2007	Q1-2008	% change
Hemet	92543	\$250,000	\$130,000	-48.0%
Twentynine Palms	92277	\$150,000	\$85,000	-43.3%
Moreno Valley	92553	\$355,000	\$201,500	-43.2%
Sun City	92587	\$560,000	\$322,500	-42.4%
Paramount	90723	\$450,000	\$260,000	-42.2%
Palmdale	93550	\$325,000	\$190,000	-41.5%
Moreno Valley	92551	\$375,000	\$229,500	-38.8%
Oxnard	93033	\$520,000	\$320,000	-38.5%
Lancaster	93534	\$290,000	\$180,000	-37.9%
Adelanto	92301	\$283,000	\$176,000	-37.8%

— DIANE WEDNER

Source: DataQuick Information Systems

employment centers, agents say. Homes in the revitalized parts of Hollywood, Los Feliz and Silver Lake are maintaining their value, but Mt. Washington and Echo Park, which are in the midst of hipster makeovers, have softer prices.

Lower-priced neighborhoods in Los Angeles County sank faster than those at the high end and are where bargains can be found — places such as Paramount, Lancaster, Palmdale and Moreno Valley.

And then there are the communi-

ties that rarely feel pain, such as Beverly Hills, Indian Wells, Pacific Palisades and Newport Beach, where prices have continued to climb.

But even homes in those tony areas must be in pristine shape, said Beverly Hills Coldwell Banker agent Ruben Perez.

"No one's buying fixers or homes that are overpriced," Perez said. "They have to be in top shape to get top dollar."

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