

# Micro Market Report



**December 2024**



Los Angeles County

# Reading the Report

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

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## Data

Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

## Current Market Report

The current Market Report is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

## The Yearly

The Yearly Trend presents the Median Sales Prices for each month during the past year in graphical format to easily visualize the changes and help identify any trends in sales for that micro market.



The following report is comprised of the statistical information below:

### Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) do not hold undue influence.

### Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

### Properties Sold:

The number of property transactions that closed and transferred ownership.

### Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

### Properties For Sale:

The number of properties on the market and seeking buyers.

### Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

### Percent Under Contract:

The ratio of properties for sale to properties pending sale.

### Average Median Price for Last 12:

The Average Median Price for the Last 12 Months is sales data from 12 months ending in the identified month.

# Los Angeles County

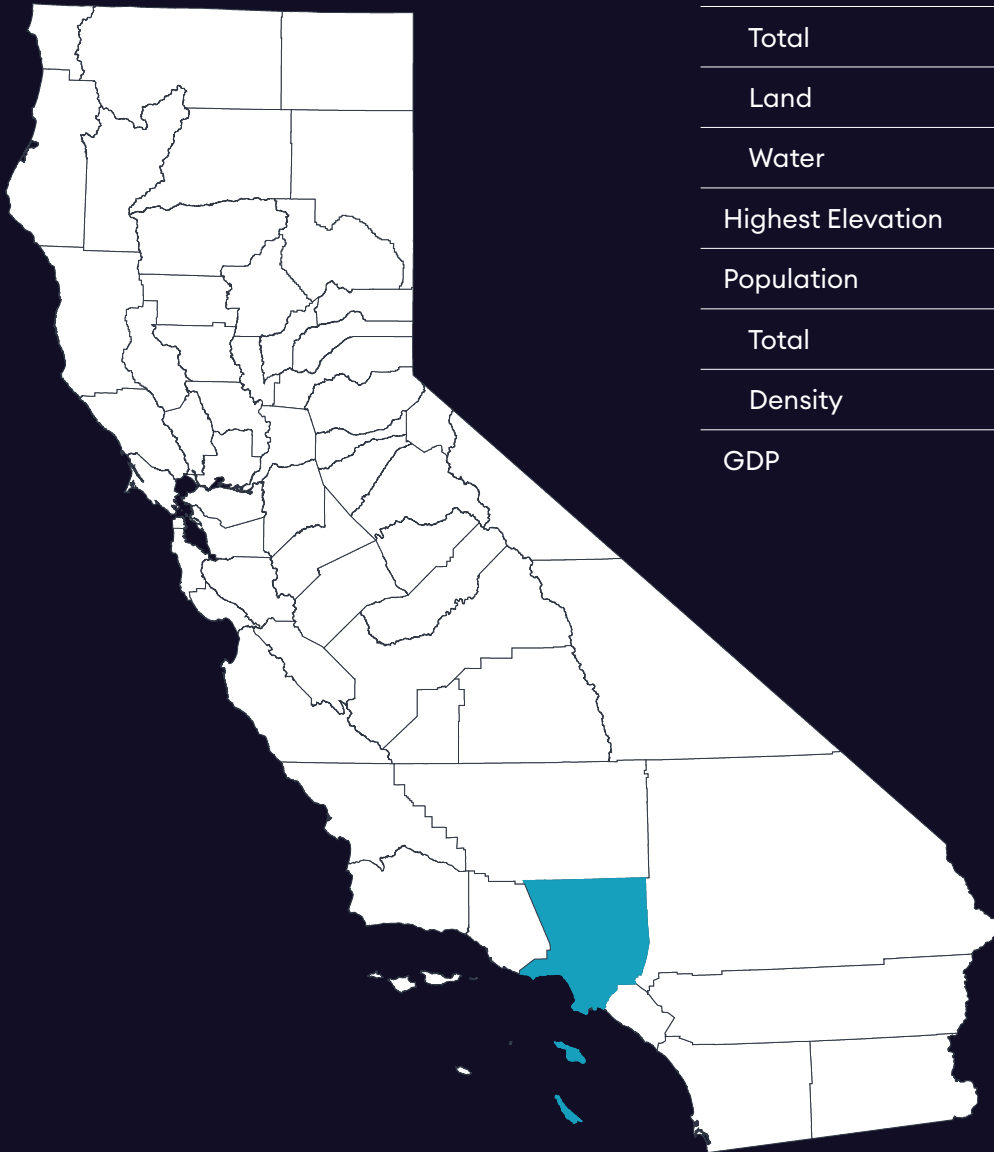
## Single Family Residences

Los Angeles County Macro	West Los Angeles	North Hollywood
Bel Air - Holmby Hills	Westchester	Shadow Hills
Beverly Center - Miracle Mile	Westwood - Century City	Sherman Oaks
Beverly Hills	West Adams	Studio City
Beverly Hills P.O.	South Bay Macro	Sun Valley
Beverlywood	El Segundo	Sunland - Tujunga
Brentwood	Hermosa Beach	Tarzana
Cheviot Hills - Rancho Park	Manhattan Beach	Toluca Lake
Culver City	Manhattan Mira Costa	Valley Village
Downtown Los Angeles	Manhattan Beach Sand	Westlake Village
Hancock Park - Wilshire	Manhattan Beach Tree	Woodland Hills
Hollywood	Palos Verdes Estates	San Gabriel Valley Macro
Hollywood Hills East	Rancho Palos Verdes	Alhambra
Inglewood	Redondo Beach - North	Altadena
Ladera Heights	Redondo Beach - South	Arcadia
Laurel Canyon	Rolling Hills	Duarte
Los Feliz	Rolling Hills Estates	Eagle Rock
Malibu	San Pedro	La Canada Flintridge
Malibu Beach	Torrance - County Strip	Monrovia
Marina Del Rey	Torrance - North	Pasadena
Mid Los Angeles	Torrance - South	San Gabriel
Mid Wilshire	Torrance - Southeast	San Marino
Pacific Palisades	Torrance - West	Sierra Madre
Palms - Mar Vista	San Fernando Macro	South Pasadena
Park Hills Heights	Agoura Hills	
Playa Del Rey	Burbank	
Playa Vista	Calabasas	
Santa Monica	Encino	
Sunset Strip - Hollywood Hills West	Glendale	
Venice	Hidden Hills	
West Hollywood	La Crescenta	



## Los Angeles County

# At a Glance



Country	United States
State	California
Region	Greater Los Angeles
Formed	1850
County seat	Los Angeles
Largest City (Area)	Los Angeles
Largest City (Population)	Los Angeles
Incorporated Cities	88
Area	
Total	4,751 mi <sup>2</sup> (12,310km <sup>2</sup> )
Land	4,058 mi <sup>2</sup> (10,510km <sup>2</sup> )
Water	693 mi <sup>2</sup> (1,790km <sup>2</sup> )
Highest Elevation	10,068 ft (3,069m)
Population	
Total	9,861,224
Density	2,430/mi <sup>2</sup> (940/km <sup>2</sup> )
GDP	\$712 Billion

# Los Angeles County

Single Family Residences, December 2024



## Current Market Snapshot

**\$985,000**

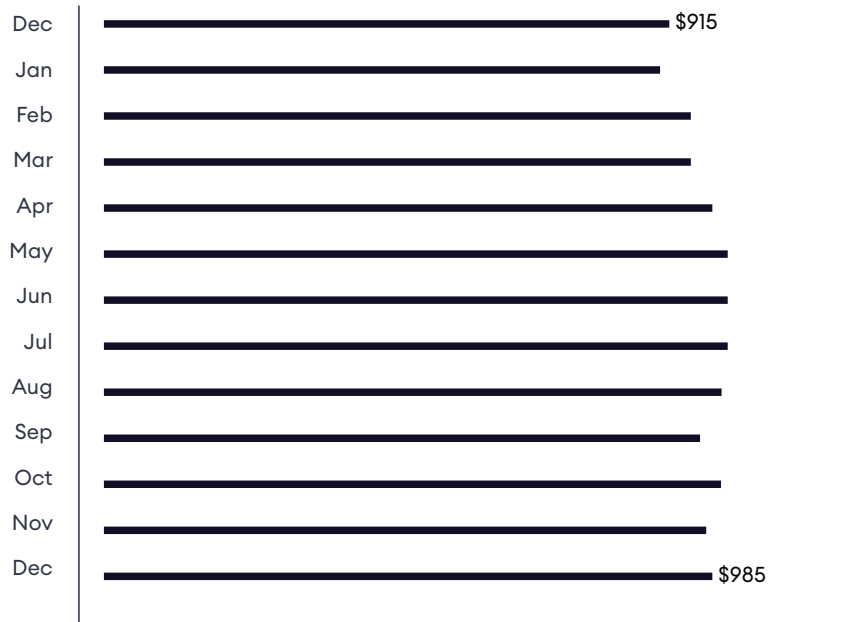
Median Sales Price **7.7% Δ YOY**

**\$690**

Average \$/SF **2.5% Δ YOY**

**12,257**

Properties For Sale **3.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$915,000	\$1,010,000	\$965,000	\$985,000	7.7%
<b>Average Price per Square Foot</b>	\$673	\$705	\$714	\$690	2.5%
<b>Properties Sold</b>	2434	2980	2711	2731	12.2%
<b>Properties Pending Sale</b>	2000	3051	2862	2240	12.0%
<b>Properties For Sale</b>	11,795	15,412	16,258	12,257	3.9%
<b>Days on Market (Pending Sale)</b>	37	30	33	43	17.2%
<b>Percent Under Contract</b>	17.0%	19.8%	17.6%	18.3%	7.8%
<b>Average Median Price for Last 12 Months</b>	\$912,563	\$989,000	\$986,333	\$973,385	6.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Los Angeles County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Bel-Air Holmby Hills

Single Family Residences, December 2024



## Current Market Snapshot

**\$4,612,800**

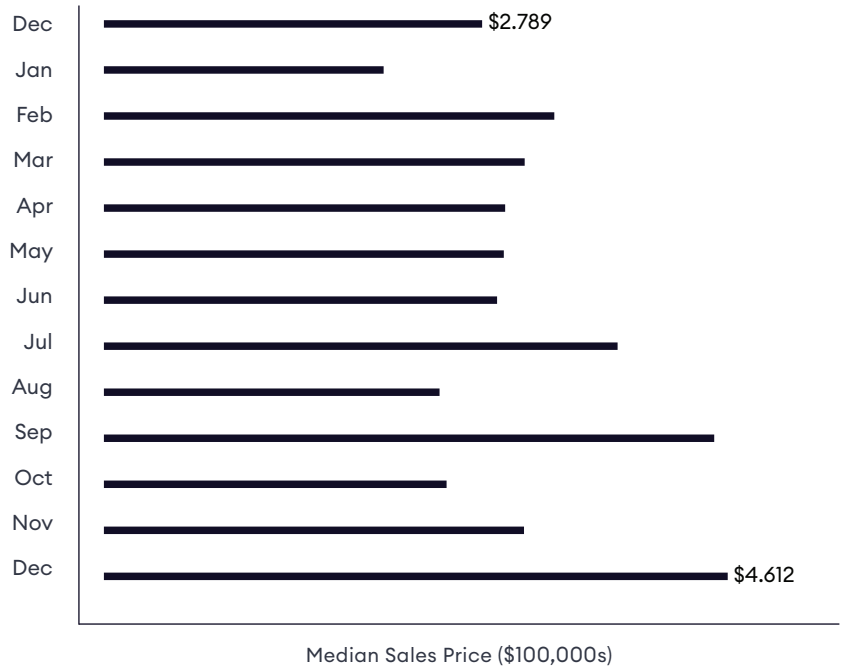
Median Sales Price 65.4% Δ YOY

**\$1,143**

Average \$/SF -11.8% Δ YOY

**134**

Properties For Sale 3.9% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,789,000	\$2,900,000	\$4,512,500	\$4,612,800	65.4%
<b>Average Price per Square Foot</b>	\$1,296	\$1,370	\$1,166	\$1,143	-11.8%
<b>Properties Sold</b>	10	9	10	6	-40.0%
<b>Properties Pending Sale</b>	5	11	7	7	40.0%
<b>Properties For Sale</b>	129	165	165	134	3.9%
<b>Days on Market (Pending Sale)</b>	62	53	31	106	70.5%
<b>Percent Under Contract</b>	3.9%	6.7%	4.2%	5.2%	34.8%
<b>Average Median Price for Last 12 Months</b>	\$2,994,336	\$3,503,017	\$3,412,600	\$3,161,892	5.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bel-Air Holmby Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Beverly Center - Miracle Mile

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,300,000**

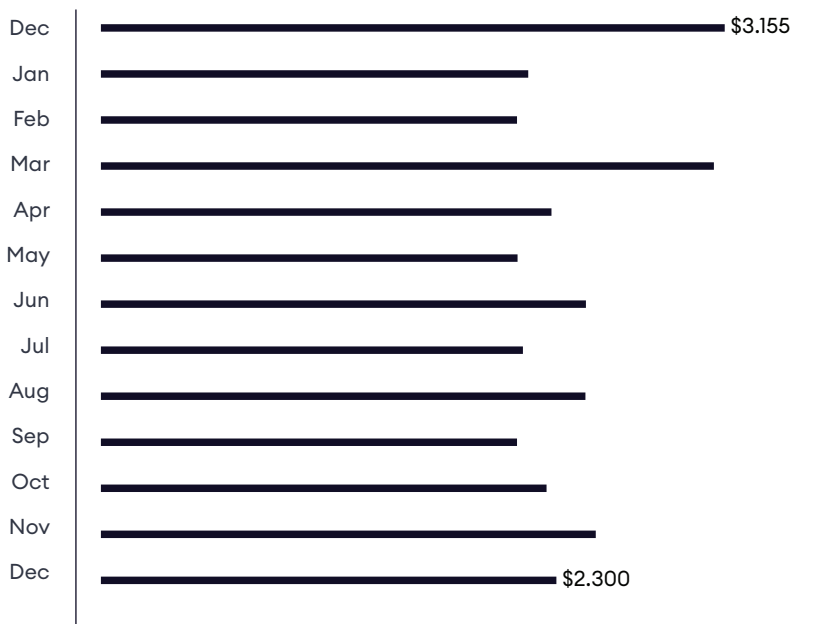
Median Sales Price -27.1% Δ YOY

**\$870**

Average \$/SF -15.5% Δ YOY

**87**

Properties For Sale 17.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$3,155,000	\$2,450,000	\$2,100,000	\$2,300,000	-27.1%
<b>Average Price per Square Foot</b>	\$1,030	\$962	\$798	\$870	-15.5%
<b>Properties Sold</b>	13	9	9	13	0.0%
<b>Properties Pending Sale</b>	10	10	11	7	-30.0%
<b>Properties For Sale</b>	74	103	115	87	17.6%
<b>Days on Market (Pending Sale)</b>	41	56	34	97	135.3%
<b>Percent Under Contract</b>	13.5%	9.7%	9.6%	8.0%	-40.5%
<b>Average Median Price for Last 12 Months</b>	\$2,198,292	\$2,287,917	\$2,350,000	\$2,389,786	8.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Center - Miracle Mile Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Beverly Hills

Single Family Residences, December 2024



## Current Market Snapshot

**\$5,264,500**

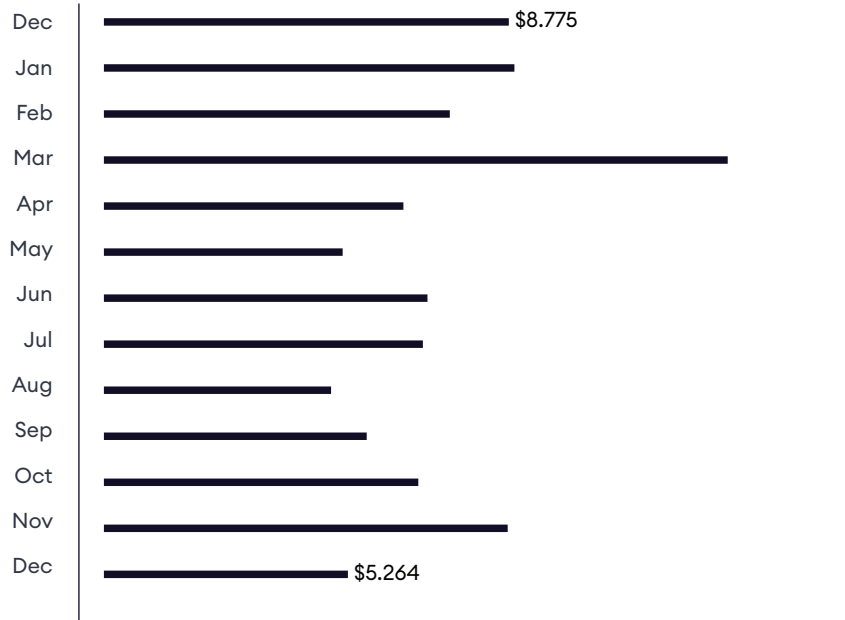
Median Sales Price **-40.0% Δ YOY**

**\$2,362**

Average \$/SF **67.0% Δ YOY**

**125**

Properties For Sale **3.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$8,775,000	\$7,000,000	\$5,675,000	\$5,264,500	-40.0%
<b>Average Price per Square Foot</b>	\$1,414	\$1,656	\$1,524	\$2,362	67.0%
<b>Properties Sold</b>	4	9	9	10	150.0%
<b>Properties Pending Sale</b>	11	13	10	8	-27.3%
<b>Properties For Sale</b>	121	150	150	125	3.3%
<b>Days on Market (Pending Sale)</b>	63	30	63	64	2.9%
<b>Percent Under Contract</b>	9.1%	8.7%	6.7%	6.4%	-29.6%
<b>Average Median Price for Last 12 Months</b>	\$6,232,750	\$6,381,167	\$6,938,167	\$7,355,490	15.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Beverly Hills- Post Office

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,790,000**

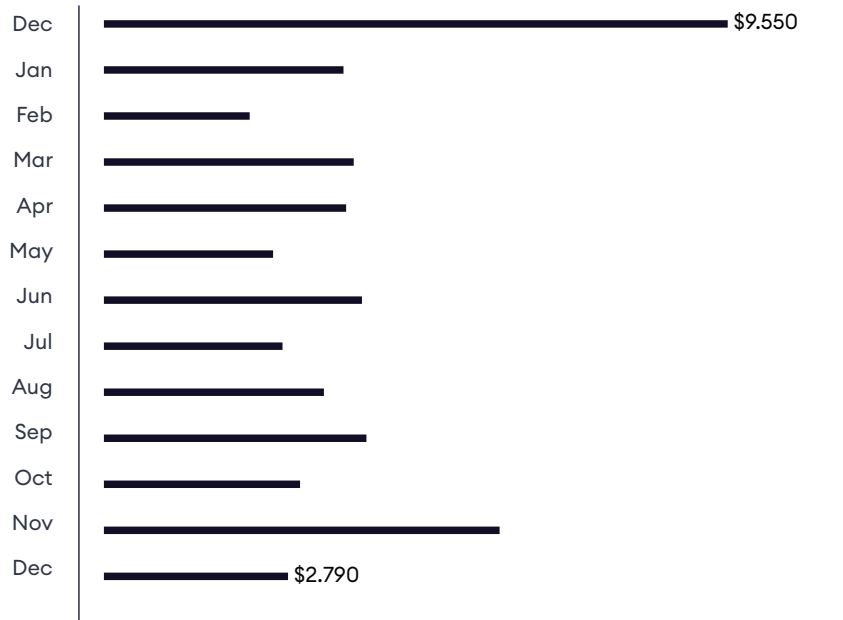
Median Sales Price **-70.8% Δ YOY**

**\$947**

Average \$/SF **-5.8% Δ YOY**

**154**

Properties For Sale **4.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$9,550,000	\$3,926,269	\$3,995,000	\$2,790,000	-70.8%
<b>Average Price per Square Foot</b>	\$1,005	\$1,024	\$1,060	\$947	-5.8%
<b>Properties Sold</b>	5	10	8	10	100.0%
<b>Properties Pending Sale</b>	6	10	10	7	16.7%
<b>Properties For Sale</b>	148	186	193	154	4.1%
<b>Days on Market (Pending Sale)</b>	86	41	65	87	1.2%
<b>Percent Under Contract</b>	4.1%	5.4%	5.2%	4.5%	12.1%
<b>Average Median Price for Last 12 Months</b>	\$4,289,867	\$3,641,600	\$3,936,000	\$3,939,351	-8.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills- Post Office Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Beverlywood

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,650,000**

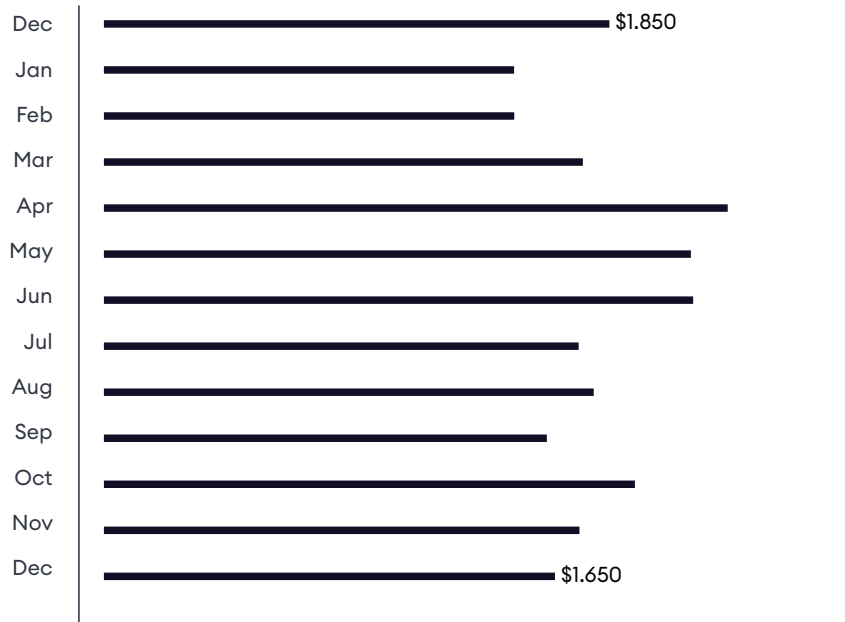
Median Sales Price -10.8% Δ YOY

**\$915**

Average \$/SF -6.8% Δ YOY

**42**

Properties For Sale -12.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,850,000	\$2,158,285	\$1,620,000	\$1,650,000	-10.8%
<b>Average Price per Square Foot</b>	\$982	\$1,057	\$1,247	\$915	-6.8%
<b>Properties Sold</b>	9	6	8	9	0.0%
<b>Properties Pending Sale</b>	4	17	12	6	50.0%
<b>Properties For Sale</b>	48	73	65	42	-12.5%
<b>Days on Market (Pending Sale)</b>	44	16	39	37	-17.5%
<b>Percent Under Contract</b>	8.3%	23.3%	18.5%	14.3%	71.4%
<b>Average Median Price for Last 12 Months</b>	\$1,814,515	\$1,747,250	\$1,778,000	\$1,821,483	0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverlywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Brentwood

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,600,000**

Median Sales Price -6.8% Δ YOY

**\$1,636**

Average \$/SF 37.4% Δ YOY

**112**

Properties For Sale 4.7% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$3,862,500	\$3,575,500	\$4,490,000	\$3,600,000	-6.8%
<b>Average Price per Square Foot</b>	\$1,191	\$1,372	\$1,517	\$1,636	37.4%
<b>Properties Sold</b>	18	20	14	9	-50.0%
<b>Properties Pending Sale</b>	11	17	13	10	-9.1%
<b>Properties For Sale</b>	107	158	131	112	4.7%
<b>Days on Market (Pending Sale)</b>	37	53	26	86	129.3%
<b>Percent Under Contract</b>	10.3%	10.8%	9.9%	8.9%	-13.1%
<b>Average Median Price for Last 12 Months</b>	\$3,955,708	\$3,932,917	\$3,426,667	\$3,868,538	-2.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Brentwood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Cheviot Hills - Rancho Park

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,625,000**

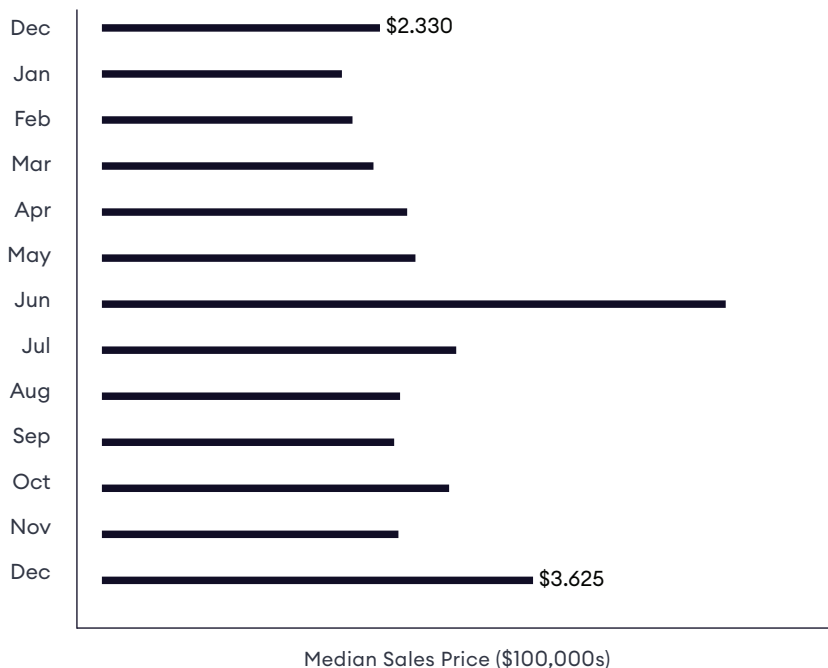
Median Sales Price **55.6% Δ YOY**

**\$1,107**

Average \$/SF **11.4% Δ YOY**

**23**

Properties For Sale **4.5% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,330,000	\$5,255,000	\$2,450,000	\$3,625,000	55.6%
<b>Average Price per Square Foot</b>	\$994	\$1,213	\$1,070	\$1,107	11.4%
<b>Properties Sold</b>	4	4	6	4	0.0%
<b>Properties Pending Sale</b>	6	5	6	7	16.7%
<b>Properties For Sale</b>	22	23	32	23	4.5%
<b>Days on Market (Pending Sale)</b>	28	12	38	81	190.3%
<b>Percent Under Contract</b>	27.3%	21.7%	18.8%	30.4%	11.6%
<b>Average Median Price for Last 12 Months</b>	\$3,071,708	\$2,825,177	\$3,008,687	\$2,777,428	-10.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Cheviot Hills - Rancho Park Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$1,425,000**

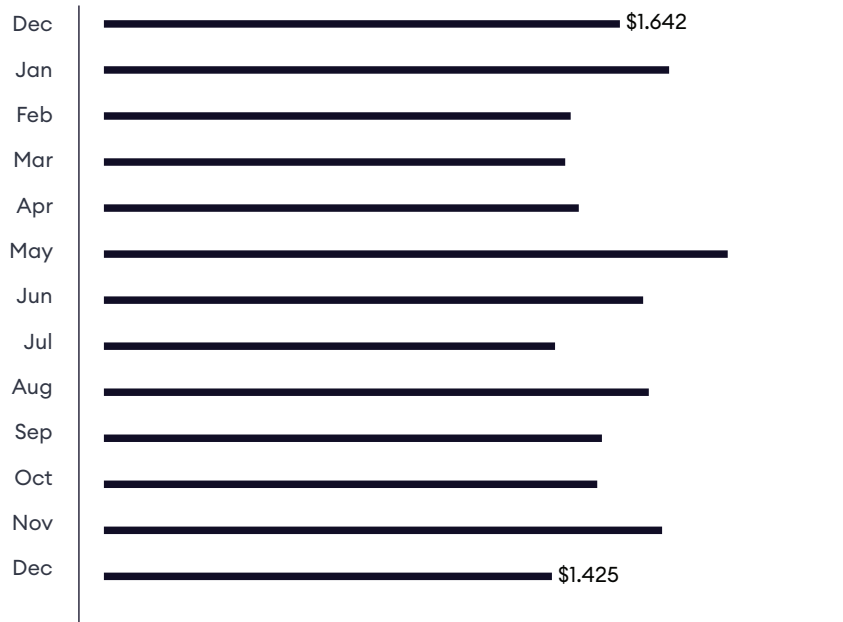
Median Sales Price **-13.2% Δ YOY**

**\$1,030**

Average \$/SF **-0.8% Δ YOY**

**68**

Properties For Sale **3.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,642,500	\$1,716,875	\$1,585,000	\$1,425,000	-13.2%
<b>Average Price per Square Foot</b>	\$1,038	\$1,020	\$1,107	\$1,030	-0.8%
<b>Properties Sold</b>	12	18	13	13	8.3%
<b>Properties Pending Sale</b>	11	13	14	14	27.3%
<b>Properties For Sale</b>	66	71	96	68	3.0%
<b>Days on Market (Pending Sale)</b>	50	24	29	58	15.3%
<b>Percent Under Contract</b>	16.7%	18.3%	14.6%	20.6%	23.5%
<b>Average Median Price for Last 12 Months</b>	\$1,592,375	\$1,587,917	\$1,590,833	\$1,625,995	2.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Culver City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Downtown

Single Family Residences, December 2024



## Current Market Snapshot

**\$615,000**

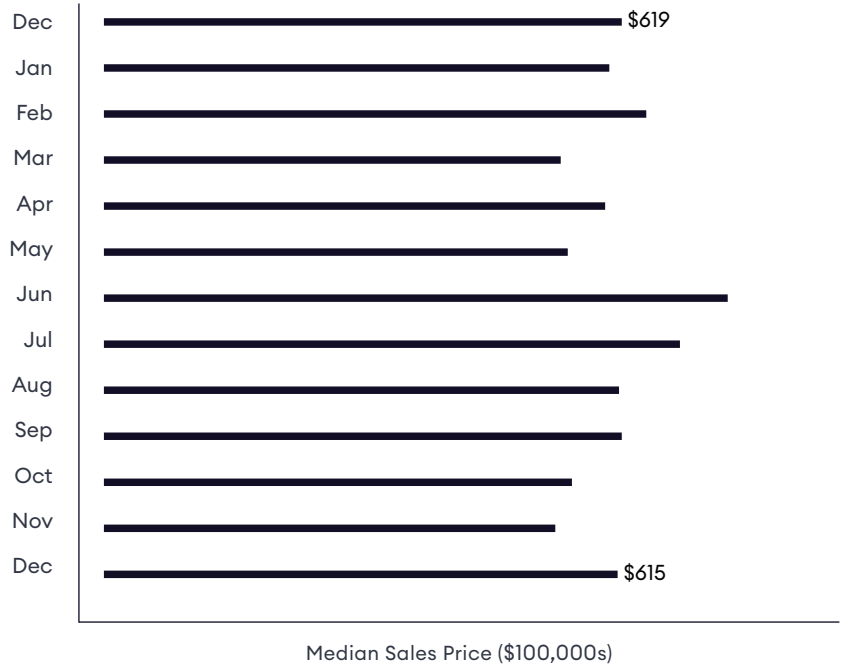
Median Sales Price -0.8% Δ YOY

**\$462**

Average \$/SF 20.0% Δ YOY

**46**

Properties For Sale -8.0% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$620,000	\$747,500	\$620,000	\$615,000	-0.8%
<b>Average Price per Square Foot</b>	\$385	\$434	\$522	\$462	20.0%
<b>Properties Sold</b>	8	4	13	7	-12.5%
<b>Properties Pending Sale</b>	6	13	10	4	-33.3%
<b>Properties For Sale</b>	50	60	65	46	-8.0%
<b>Days on Market (Pending Sale)</b>	20	35	32	75	284.6%
<b>Percent Under Contract</b>	12.0%	21.7%	15.4%	8.7%	-27.5%
<b>Average Median Price for Last 12 Months</b>	\$592,125	\$606,949	\$571,667	\$612,710	3.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Downtown Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Hancock Park - Wilshire

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,850,000**

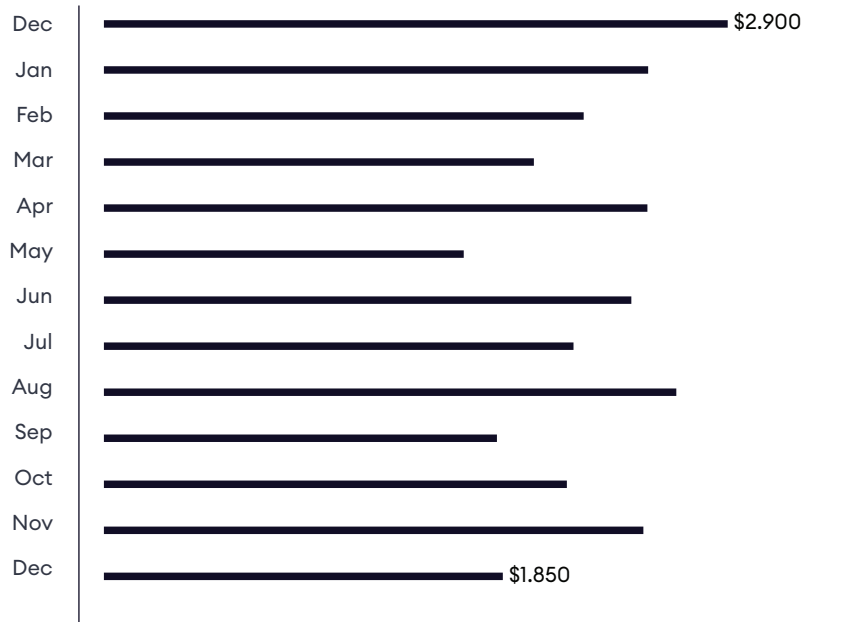
Median Sales Price **-36.2% Δ YOY**

**\$976**

Average \$/SF **10.4% Δ YOY**

**90**

Properties For Sale **15.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,900,000	\$2,450,000	\$1,822,500	\$1,850,000	-36.2%
<b>Average Price per Square Foot</b>	\$884	\$943	\$868	\$976	10.4%
<b>Properties Sold</b>	10	18	14	15	50.0%
<b>Properties Pending Sale</b>	12	11	15	10	-16.7%
<b>Properties For Sale</b>	78	97	111	90	15.4%
<b>Days on Market (Pending Sale)</b>	46	38	50	63	37.3%
<b>Percent Under Contract</b>	15.4%	11.3%	13.5%	11.1%	-27.8%
<b>Average Median Price for Last 12 Months</b>	\$2,325,783	\$2,194,617	\$2,168,400	\$2,266,246	-2.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hancock Park - Wilshire Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Hollywood

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,309,000**

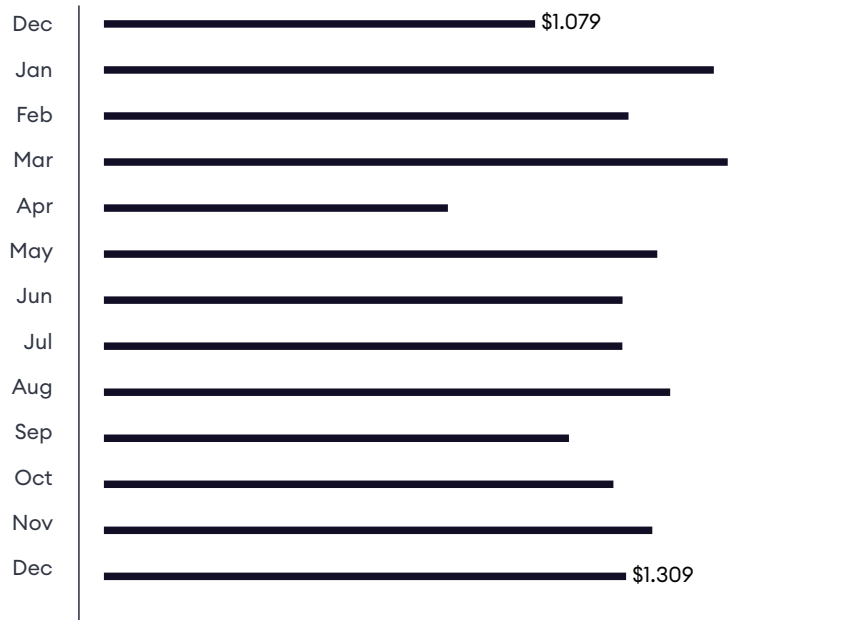
Median Sales Price **21.2% Δ YOY**

**\$789**

Average \$/SF **-23.0% Δ YOY**

**78**

Properties For Sale **13.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,079,750	\$1,300,000	\$1,165,000	\$1,309,000	21.2%
<b>Average Price per Square Foot</b>	\$1,025	\$794	\$657	\$789	-23.0%
<b>Properties Sold</b>	4	9	8	7	75.0%
<b>Properties Pending Sale</b>	2	8	9	10	400.0%
<b>Properties For Sale</b>	69	82	80	78	13.0%
<b>Days on Market (Pending Sale)</b>	49	58	89	89	83.7%
<b>Percent Under Contract</b>	2.9%	9.8%	11.2%	12.8%	342.3%
<b>Average Median Price for Last 12 Months</b>	\$1,423,521	\$1,307,583	\$1,320,333	\$1,298,673	-9.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Hollywood Hills East

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,587,500**

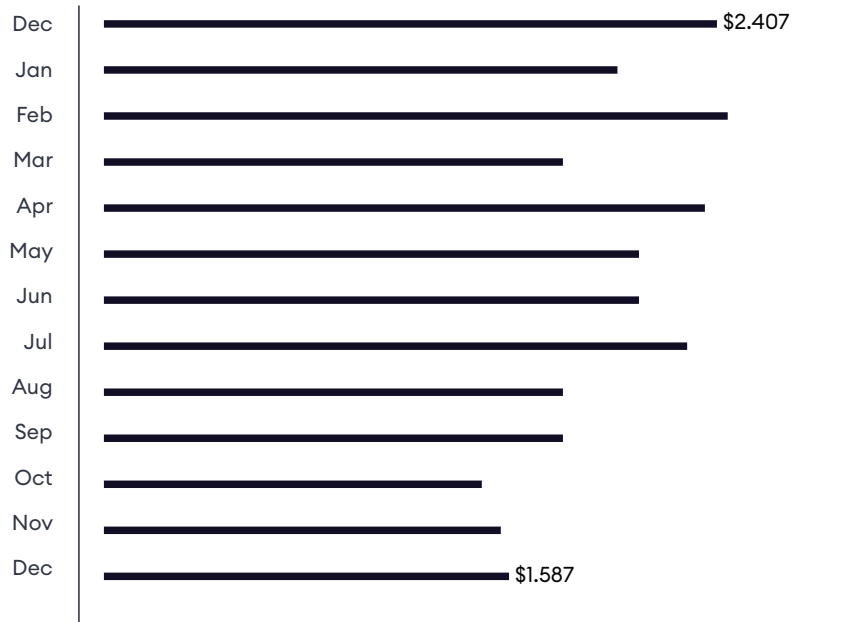
Median Sales Price **-34.1% Δ YOY**

**\$879**

Average \$/SF **-5.8% Δ YOY**

**78**

Properties For Sale **25.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,407,500	\$2,100,000	\$1,800,000	\$1,587,500	-34.1%
<b>Average Price per Square Foot</b>	\$933	\$878	\$853	\$879	-5.8%
<b>Properties Sold</b>	6	7	7	1	-83.3%
<b>Properties Pending Sale</b>	5	6	5	7	40.0%
<b>Properties For Sale</b>	62	83	98	78	25.8%
<b>Days on Market (Pending Sale)</b>	59	26	63	80	34.7%
<b>Percent Under Contract</b>	8.1%	7.2%	5.1%	9.0%	11.3%
<b>Average Median Price for Last 12 Months</b>	\$2,032,341	\$1,752,083	\$1,540,833	\$1,980,385	-2.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hollywood Hills East Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Inglewood

Single Family Residences, December 2024



## Current Market Snapshot

**\$832,500**

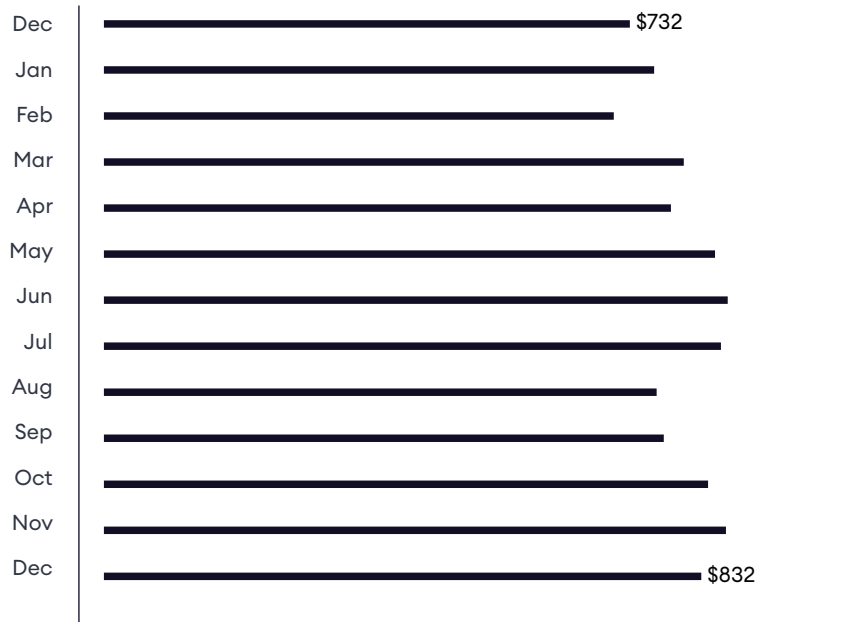
Median Sales Price **13.7% Δ YOY**

**\$556**

Average \$/SF **3.3% Δ YOY**

**64**

Properties For Sale **-22.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$732,500	\$869,500	\$780,000	\$832,500	13.7%
<b>Average Price per Square Foot</b>	\$538	\$594	\$519	\$556	3.3%
<b>Properties Sold</b>	12	8	14	20	66.7%
<b>Properties Pending Sale</b>	14	14	16	14	0.0%
<b>Properties For Sale</b>	83	106	98	64	-22.9%
<b>Days on Market (Pending Sale)</b>	51	19	57	54	6.0%
<b>Percent Under Contract</b>	16.9%	13.2%	16.3%	21.9%	29.7%
<b>Average Median Price for Last 12 Months</b>	\$785,250	\$825,250	\$847,167	\$806,133	2.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Inglewood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Ladera Heights

Single Family Residences, December 2024



## Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

30

Properties For Sale 114.3% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,318,775	\$1,935,000	\$1,290,000	\$0	-100.0%
<b>Average Price per Square Foot</b>	\$720	\$775	\$578	\$0	-100.0%
<b>Properties Sold</b>	2	5	5	0	-100.0%
<b>Properties Pending Sale</b>	4	3	6	7	75.0%
<b>Properties For Sale</b>	14	22	34	30	114.3%
<b>Days on Market (Pending Sale)</b>	36	69	62	82	129.4%
<b>Percent Under Contract</b>	28.6%	13.6%	17.6%	23.3%	-18.3%
<b>Average Median Price for Last 12 Months</b>	\$1,666,319	\$1,428,667	\$1,161,167	\$1,664,491	-0.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Laurel Canyon

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,073,278**

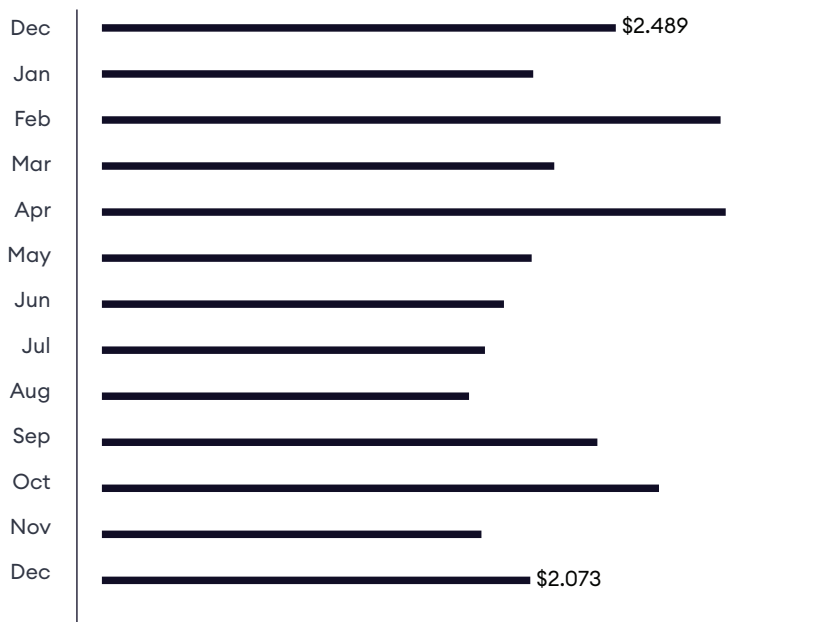
Median Sales Price **-16.7% Δ YOY**

**\$1,136**

Average \$/SF **20.1% Δ YOY**

**180**

Properties For Sale **35.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,489,789	\$1,945,000	\$2,400,000	\$2,073,278	-16.7%
<b>Average Price per Square Foot</b>	\$946	\$1,092	\$773	\$1,136	20.1%
<b>Properties Sold</b>	16	19	15	22	37.5%
<b>Properties Pending Sale</b>	8	18	21	17	112.5%
<b>Properties For Sale</b>	133	209	230	180	35.3%
<b>Days on Market (Pending Sale)</b>	79	34	47	49	-37.8%
<b>Percent Under Contract</b>	6.0%	8.6%	9.1%	9.4%	57.0%
<b>Average Median Price for Last 12 Months</b>	\$2,198,233	\$2,106,024	\$2,202,881	\$2,265,649	3.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laurel Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Los Feliz

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,025,000**

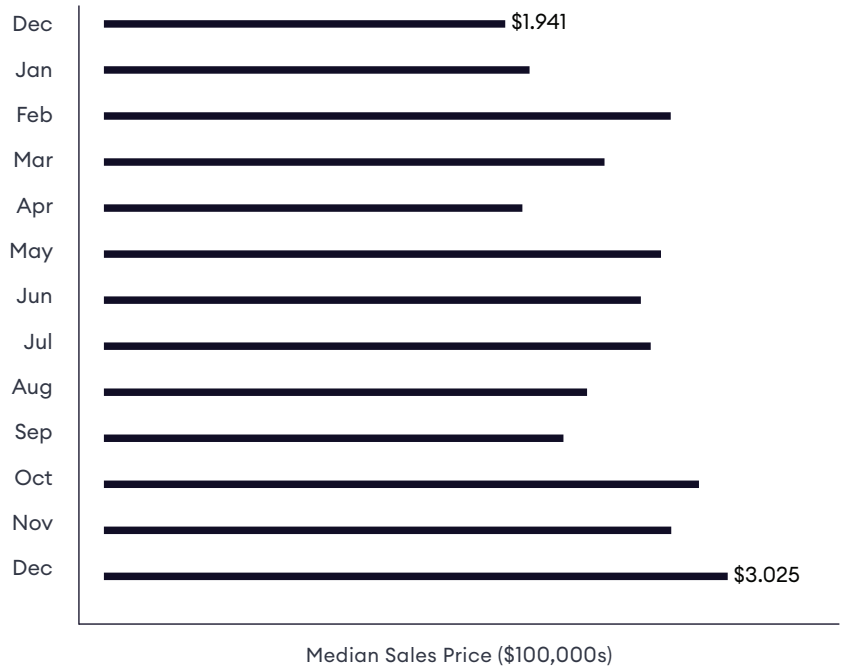
Median Sales Price **55.8% Δ YOY**

**\$1,138**

Average \$/SF **14.4% Δ YOY**

**84**

Properties For Sale **1.2% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,941,500	\$2,602,000	\$2,225,000	\$3,025,000	55.8%
<b>Average Price per Square Foot</b>	\$995	\$906	\$977	\$1,138	14.4%
<b>Properties Sold</b>	6	11	7	10	66.7%
<b>Properties Pending Sale</b>	7	15	7	15	114.3%
<b>Properties For Sale</b>	83	91	101	84	1.2%
<b>Days on Market (Pending Sale)</b>	32	36	30	50	58.7%
<b>Percent Under Contract</b>	8.4%	16.5%	6.9%	17.9%	111.7%
<b>Average Median Price for Last 12 Months</b>	\$2,346,851	\$2,645,833	\$2,886,667	\$2,490,462	5.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Los Feliz Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$4,400,000**

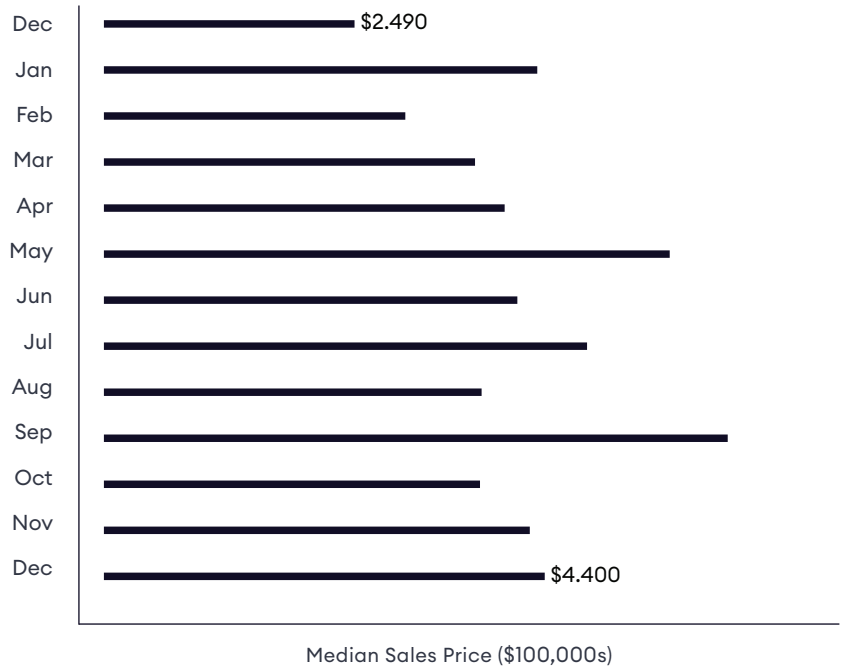
Median Sales Price **76.7% Δ YOY**

**\$1,403**

Average \$/SF **16.3% Δ YOY**

**189**

Properties For Sale **18.9% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,490,000	\$4,125,000	\$6,237,500	\$4,400,000	76.7%
<b>Average Price per Square Foot</b>	\$1,206	\$1,084	\$1,730	\$1,403	16.3%
<b>Properties Sold</b>	8	15	12	12	50.0%
<b>Properties Pending Sale</b>	10	13	8	7	-30.0%
<b>Properties For Sale</b>	159	217	233	189	18.9%
<b>Days on Market (Pending Sale)</b>	104	79	99	109	5.4%
<b>Percent Under Contract</b>	6.3%	6.0%	3.4%	3.7%	-41.1%
<b>Average Median Price for Last 12 Months</b>	\$3,579,708	\$4,538,083	\$4,133,333	\$4,193,923	14.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Malibu Beach

Single Family Residences, December 2024



## Current Market Snapshot

**\$8,650,000**

Median Sales Price **-46.6% Δ YOY**

**\$4,036**

Average \$/SF **-14.7% Δ YOY**

**73**

Properties For Sale **-12.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$16,187,500	\$4,050,000	\$21,750,000	\$8,650,000	-46.6%
<b>Average Price per Square Foot</b>	\$4,732	\$1,580	\$5,105	\$4,036	-14.7%
<b>Properties Sold</b>	4	1	2	1	-75.0%
<b>Properties Pending Sale</b>	5	2	1	0	-100.0%
<b>Properties For Sale</b>	83	91	103	73	-12.0%
<b>Days on Market (Pending Sale)</b>	195	59	160	0	-100.0%
<b>Percent Under Contract</b>	6.0%	2.2%	1.0%	0.0%	-100.0%
<b>Average Median Price for Last 12 Months</b>	\$19,982,250	\$13,938,333	\$16,933,333	\$13,492,452	-48.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Marina Del Rey

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,615,063**

Median Sales Price 56.6% Δ YOY

**\$823**

Average \$/SF -28.1% Δ YOY

**41**

Properties For Sale 20.6% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,670,000	\$2,460,000	\$1,512,500	\$2,615,063	56.6%
<b>Average Price per Square Foot</b>	\$1,145	\$1,087	\$1,074	\$823	-28.1%
<b>Properties Sold</b>	3	8	10	6	100.0%
<b>Properties Pending Sale</b>	7	3	9	7	0.0%
<b>Properties For Sale</b>	34	50	52	41	20.6%
<b>Days on Market (Pending Sale)</b>	40	23	24	68	71.1%
<b>Percent Under Contract</b>	20.6%	6.0%	17.3%	17.1%	-17.1%
<b>Average Median Price for Last 12 Months</b>	\$2,167,000	\$1,807,010	\$2,005,021	\$1,831,339	-18.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Mid Los Angeles

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,100,000**

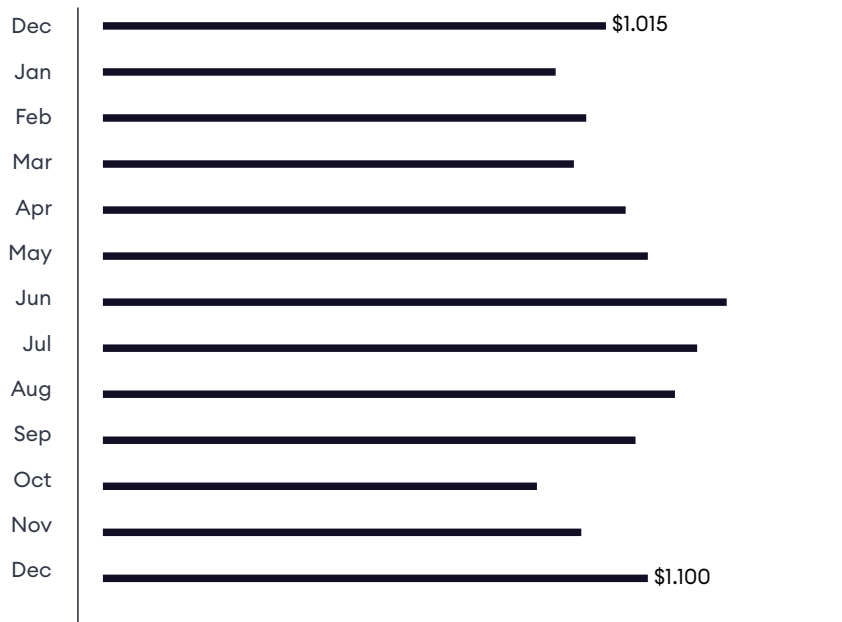
Median Sales Price **8.4% Δ YOY**

**\$666**

Average \$/SF **3.6% Δ YOY**

**139**

Properties For Sale **15.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,015,000	\$1,260,000	\$1,075,000	\$1,100,000	8.4%
<b>Average Price per Square Foot</b>	\$643	\$667	\$682	\$666	3.6%
<b>Properties Sold</b>	17	17	19	21	23.5%
<b>Properties Pending Sale</b>	15	25	15	18	20.0%
<b>Properties For Sale</b>	120	137	153	139	15.8%
<b>Days on Market (Pending Sale)</b>	56	39	76	54	-4.8%
<b>Percent Under Contract</b>	12.5%	18.2%	9.8%	12.9%	3.6%
<b>Average Median Price for Last 12 Months</b>	\$1,050,450	\$1,061,667	\$980,000	\$1,049,077	-0.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mid Los Angeles Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Mid Wilshire

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,034,000**

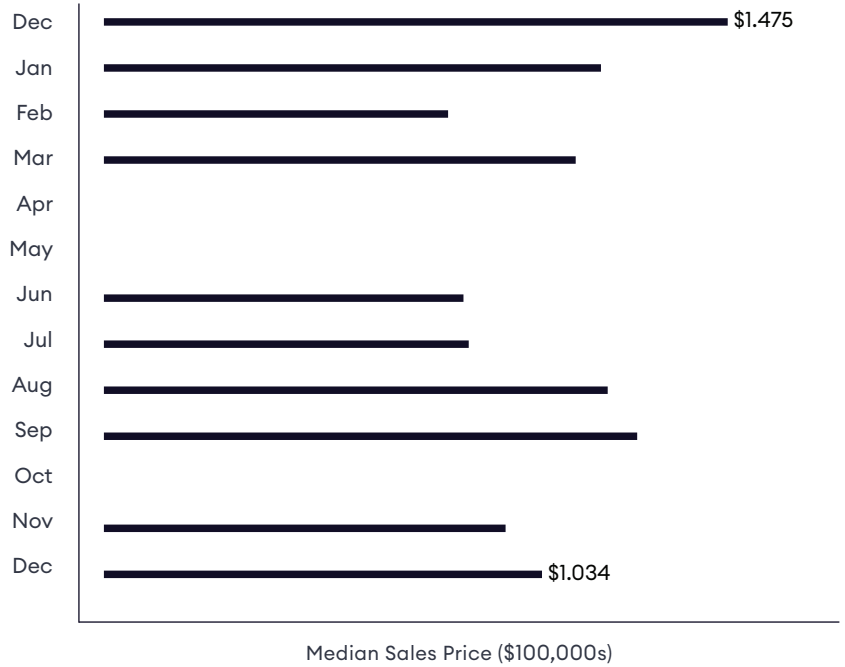
Median Sales Price **-29.9% Δ YOY**

**\$511**

Average \$/SF **-6.9% Δ YOY**

**20**

Properties For Sale **-23.1% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,475,000	\$847,500	\$1,260,000	\$1,034,000	-29.9%
<b>Average Price per Square Foot</b>	\$549	\$834	\$797	\$511	-6.9%
<b>Properties Sold</b>	2	2	2	3	50.0%
<b>Properties Pending Sale</b>	2	2	1	3	50.0%
<b>Properties For Sale</b>	26	24	25	20	-23.1%
<b>Days on Market (Pending Sale)</b>	46	11	33	24	-47.3%
<b>Percent Under Contract</b>	7.7%	8.3%	4.0%	15.0%	95.0%
<b>Average Median Price for Last 12 Months</b>	\$985,875	\$881,917	\$660,500	\$824,077	-19.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mid Wilshire Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Pacific Palisades

Single Family Residences, December 2024



## Current Market Snapshot

**\$4,150,000**

Median Sales Price **53.7% Δ YOY**

**\$1,306**

Average \$/SF **-2.8% Δ YOY**

**115**

Properties For Sale **0.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,700,000	\$4,000,000	\$3,820,000	\$4,150,000	53.7%
<b>Average Price per Square Foot</b>	\$1,344	\$1,526	\$1,341	\$1,306	-2.8%
<b>Properties Sold</b>	13	13	17	19	46.2%
<b>Properties Pending Sale</b>	9	18	15	13	44.4%
<b>Properties For Sale</b>	114	158	156	115	0.9%
<b>Days on Market (Pending Sale)</b>	58	31	39	59	1.1%
<b>Percent Under Contract</b>	7.9%	11.4%	9.6%	11.3%	43.2%
<b>Average Median Price for Last 12 Months</b>	\$4,284,125	\$3,818,830	\$3,740,993	\$3,787,109	-13.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pacific Palisades Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Palms - Mar Vista

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,037,500**

Median Sales Price **-8.1% Δ YOY**

**\$960**

Average \$/SF **-0.9% Δ YOY**

**75**

Properties For Sale **-16.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,217,500	\$2,046,000	\$2,068,000	\$2,037,500	-8.1%
<b>Average Price per Square Foot</b>	\$969	\$1,073	\$1,158	\$960	-0.9%
<b>Properties Sold</b>	18	30	17	26	44.4%
<b>Properties Pending Sale</b>	16	23	25	10	-37.5%
<b>Properties For Sale</b>	90	121	139	75	-16.7%
<b>Days on Market (Pending Sale)</b>	23	38	36	47	108.0%
<b>Percent Under Contract</b>	17.8%	19.0%	18.0%	13.3%	-25.0%
<b>Average Median Price for Last 12 Months</b>	\$1,969,804	\$2,074,167	\$2,119,000	\$2,097,577	6.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palms - Mar Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Park Hills Heights

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,000,000**

Median Sales Price **-3.8% Δ YOY**

**\$690**

Average \$/SF **10.0% Δ YOY**

**172**

Properties For Sale **10.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,039,000	\$1,077,500	\$925,000	\$1,000,000	-3.8%
<b>Average Price per Square Foot</b>	\$627	\$668	\$633	\$690	10.0%
<b>Properties Sold</b>	26	38	30	33	26.9%
<b>Properties Pending Sale</b>	21	40	38	32	52.4%
<b>Properties For Sale</b>	156	195	198	172	10.3%
<b>Days on Market (Pending Sale)</b>	41	31	51	46	12.1%
<b>Percent Under Contract</b>	13.5%	20.5%	19.2%	18.6%	38.2%
<b>Average Median Price for Last 12 Months</b>	\$1,006,563	\$1,031,898	\$1,031,667	\$1,039,199	3.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Park Hills Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Playa Del Rey

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,700,000**

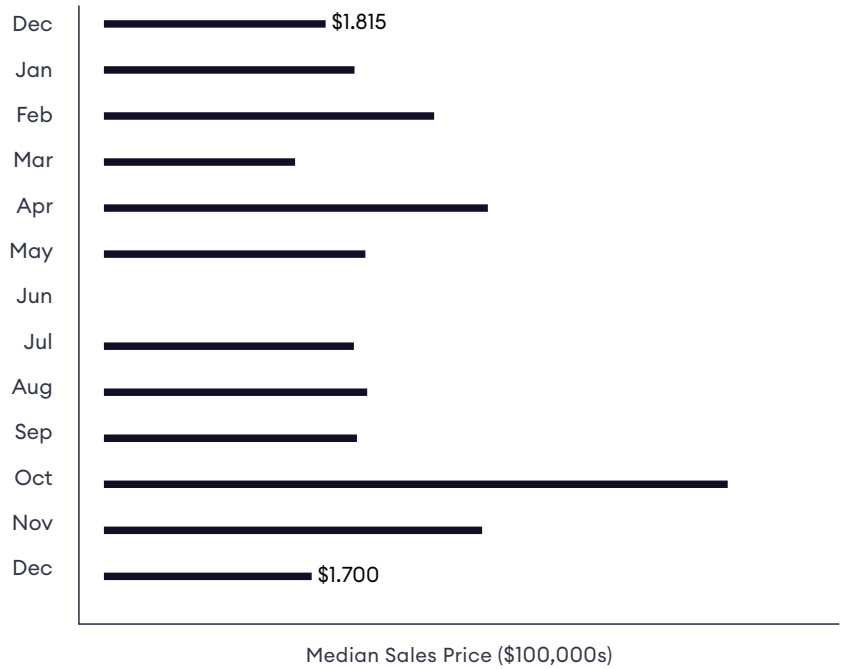
Median Sales Price -6.4% Δ YOY

**\$712**

Average \$/SF -22.2% Δ YOY

**20**

Properties For Sale 53.8% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,815,500	\$0	\$2,075,000	\$1,700,000	-6.4%
<b>Average Price per Square Foot</b>	\$915	\$0	\$953	\$712	-22.2%
<b>Properties Sold</b>	4	0	3	2	-50.0%
<b>Properties Pending Sale</b>	0	3	4	3	n/a
<b>Properties For Sale</b>	13	22	22	20	53.8%
<b>Days on Market (Pending Sale)</b>	0	12	90	32	n/a
<b>Percent Under Contract</b>	0.0%	13.6%	18.2%	15.0%	n/a
<b>Average Median Price for Last 12 Months</b>	\$2,389,496	\$2,707,583	\$3,320,167	\$2,284,500	-4.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Playa Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Playa Vista

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,170,000**

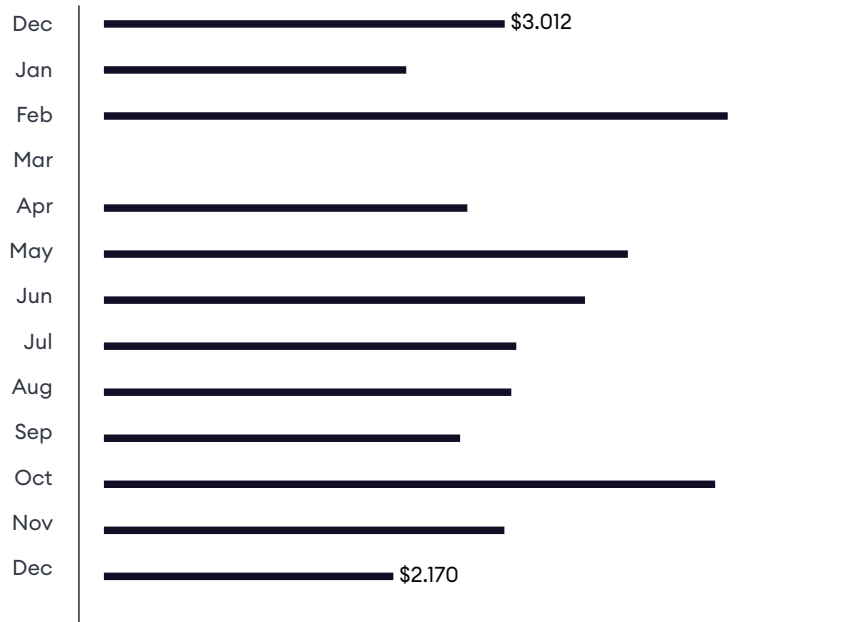
Median Sales Price **-28.0% Δ YOY**

**\$913**

Average \$/SF **8.4% Δ YOY**

**12**

Properties For Sale **9.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$3,012,500	\$3,620,000	\$2,675,000	\$2,170,000	-28.0%
<b>Average Price per Square Foot</b>	\$842	\$1,016	\$1,106	\$913	8.4%
<b>Properties Sold</b>	2	3	1	1	-50.0%
<b>Properties Pending Sale</b>	2	1	1	0	-100.0%
<b>Properties For Sale</b>	11	12	18	12	9.1%
<b>Days on Market (Pending Sale)</b>	22	29	73	0	-100.0%
<b>Percent Under Contract</b>	18.2%	8.3%	5.6%	0.0%	-100.0%
<b>Average Median Price for Last 12 Months</b>	\$2,731,667	\$3,103,750	\$3,261,667	\$2,992,067	8.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Playa Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Santa Monica

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,805,697**

Median Sales Price **16.8% Δ YOY**

**\$1,373**

Average \$/SF **-11.4% Δ YOY**

**114**

Properties For Sale **-5.8% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$3,259,000	\$2,535,000	\$3,299,000	\$3,805,697	16.8%
<b>Average Price per Square Foot</b>	\$1,550	\$1,470	\$1,598	\$1,373	-11.4%
<b>Properties Sold</b>	14	21	17	11	-21.4%
<b>Properties Pending Sale</b>	13	13	28	12	-7.7%
<b>Properties For Sale</b>	121	125	154	114	-5.8%
<b>Days on Market (Pending Sale)</b>	43	26	22	28	-35.6%
<b>Percent Under Contract</b>	10.7%	10.4%	18.2%	10.5%	-2.0%
<b>Average Median Price for Last 12 Months</b>	\$3,781,339	\$3,504,866	\$3,388,399	\$3,430,838	-10.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Monica Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Sunset Strip - Hollywood Hills West

Single Family Residences, December 2024

## Current Market Snapshot

**\$2,300,000**

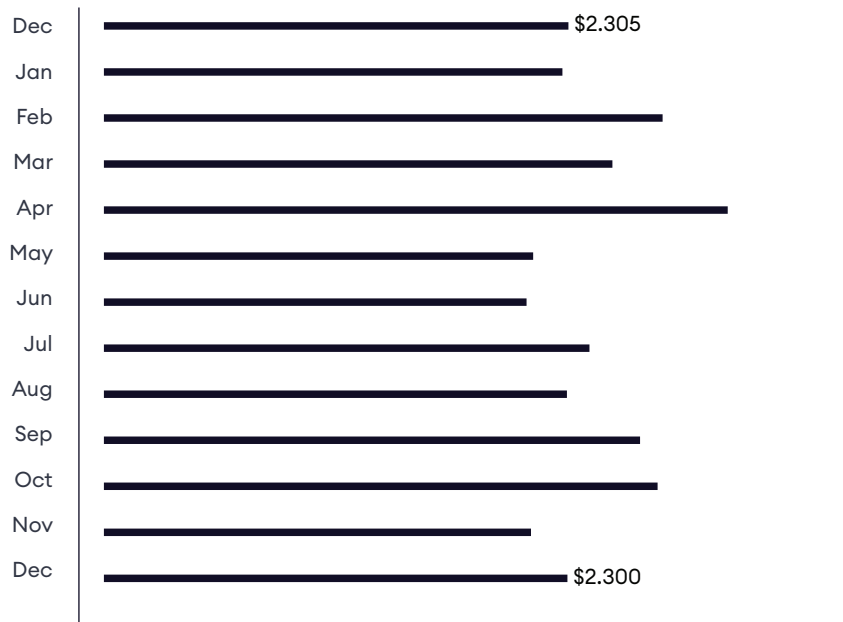
Median Sales Price -0.2% Δ YOY

**\$1,348**

Average \$/SF 22.7% Δ YOY

**312**

Properties For Sale 16.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,305,000	\$2,096,000	\$2,662,500	\$2,300,000	-0.2%
<b>Average Price per Square Foot</b>	\$1,099	\$1,175	\$1,089	\$1,348	22.7%
<b>Properties Sold</b>	26	21	20	27	3.8%
<b>Properties Pending Sale</b>	13	22	35	29	123.1%
<b>Properties For Sale</b>	267	366	426	312	16.9%
<b>Days on Market (Pending Sale)</b>	84	55	50	62	-26.1%
<b>Percent Under Contract</b>	4.9%	6.0%	8.2%	9.3%	90.9%
<b>Average Median Price for Last 12 Months</b>	\$2,426,221	\$2,423,025	\$2,389,384	\$2,441,743	0.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sunset Strip - Hollywood Hills West Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Venice

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,295,000**

Median Sales Price -3.0% Δ YOY

**\$1,225**

Average \$/SF -4.1% Δ YOY

**121**

Properties For Sale -2.4% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,365,000	\$2,011,760	\$2,280,000	\$2,295,000	-3.0%
<b>Average Price per Square Foot</b>	\$1,277	\$1,210	\$1,127	\$1,225	-4.1%
<b>Properties Sold</b>	10	16	13	19	90.0%
<b>Properties Pending Sale</b>	8	10	19	11	37.5%
<b>Properties For Sale</b>	124	164	169	121	-2.4%
<b>Days on Market (Pending Sale)</b>	34	30	79	50	46.0%
<b>Percent Under Contract</b>	6.5%	6.1%	11.2%	9.1%	40.9%
<b>Average Median Price for Last 12 Months</b>	\$2,563,009	\$2,153,110	\$2,244,990	\$2,224,648	-15.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Venice Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# West Adams

Single Family Residences, December 2024



## Current Market Snapshot

**\$997,800**

Median Sales Price **3.4% Δ YOY**

**\$655**

Average \$/SF **-18.6% Δ YOY**

**67**

Properties For Sale **-4.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$965,000	\$1,275,000	\$897,500	\$997,800	3.4%
<b>Average Price per Square Foot</b>	\$805	\$755	\$757	\$655	-18.6%
<b>Properties Sold</b>	12	11	6	7	-41.7%
<b>Properties Pending Sale</b>	12	15	8	12	0.0%
<b>Properties For Sale</b>	70	67	72	67	-4.3%
<b>Days on Market (Pending Sale)</b>	52	30	25	67	28.7%
<b>Percent Under Contract</b>	17.1%	22.4%	11.1%	17.9%	4.5%
<b>Average Median Price for Last 12 Months</b>	\$1,107,042	\$1,116,300	\$1,107,600	\$1,118,023	1.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Adams Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# West Hollywood

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,050,000**

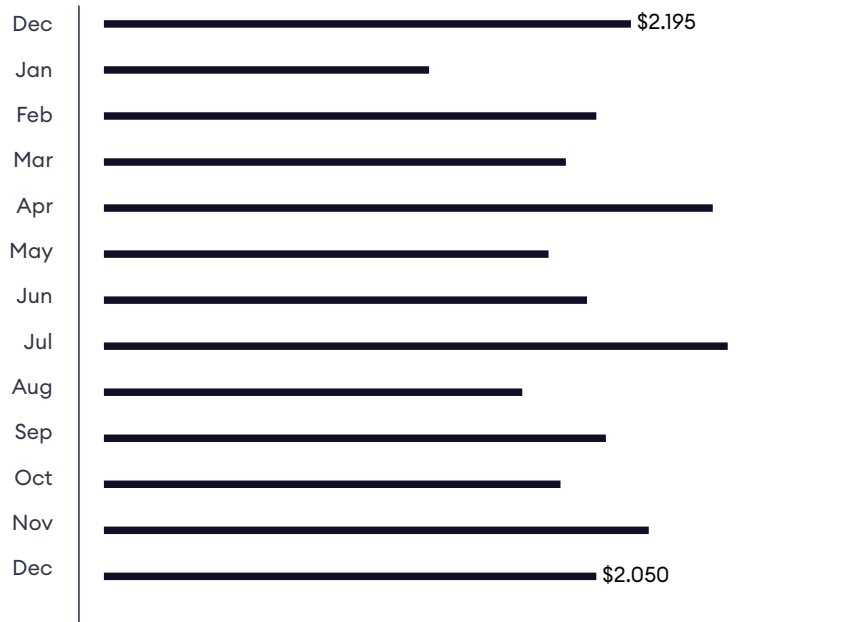
Median Sales Price **-6.6% Δ YOY**

**\$1,160**

Average \$/SF **38.4% Δ YOY**

**87**

Properties For Sale **38.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,195,000	\$2,011,000	\$2,090,000	\$2,050,000	-6.6%
<b>Average Price per Square Foot</b>	\$838	\$1,064	\$1,033	\$1,160	38.4%
<b>Properties Sold</b>	3	9	9	11	266.7%
<b>Properties Pending Sale</b>	1	12	8	5	400.0%
<b>Properties For Sale</b>	63	101	112	87	38.1%
<b>Days on Market (Pending Sale)</b>	69	38	39	57	-18.0%
<b>Percent Under Contract</b>	1.6%	11.9%	7.1%	5.7%	262.1%
<b>Average Median Price for Last 12 Months</b>	\$2,163,208	\$2,108,250	\$2,073,167	\$2,043,500	-5.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# West Los Angeles

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,447,000**

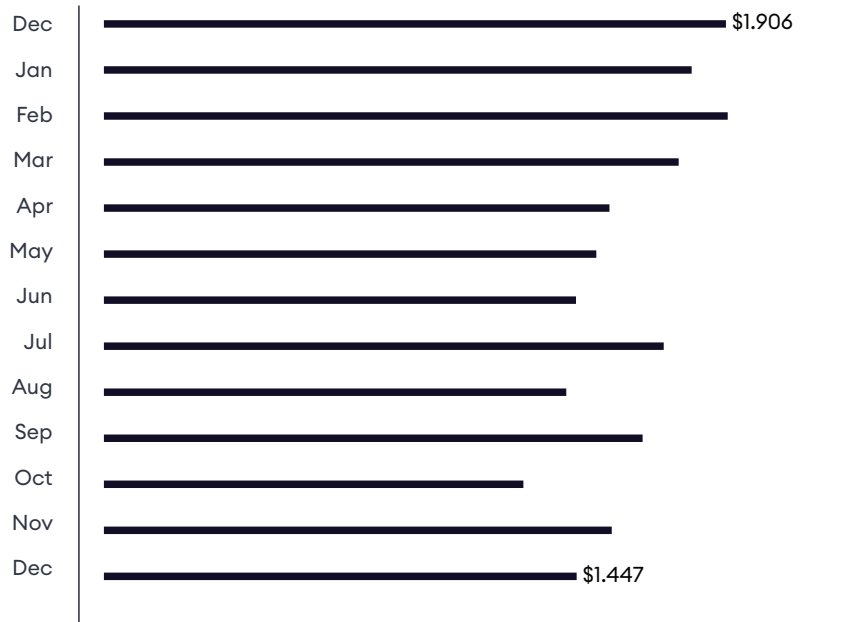
Median Sales Price -24.1% Δ YOY

**\$945**

Average \$/SF -0.4% Δ YOY

**39**

Properties For Sale 8.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,906,500	\$1,445,000	\$1,650,000	\$1,447,000	-24.1%
<b>Average Price per Square Foot</b>	\$949	\$875	\$976	\$945	-0.4%
<b>Properties Sold</b>	4	8	7	9	125.0%
<b>Properties Pending Sale</b>	3	12	5	8	166.7%
<b>Properties For Sale</b>	36	60	59	39	8.3%
<b>Days on Market (Pending Sale)</b>	26	27	35	22	-15.7%
<b>Percent Under Contract</b>	8.3%	20.0%	8.5%	20.5%	146.2%
<b>Average Median Price for Last 12 Months</b>	\$1,735,908	\$1,510,833	\$1,428,333	\$1,611,231	-7.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Los Angeles Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$1,930,000**

Median Sales Price 24.5% Δ YOY

**\$839**

Average \$/SF -0.2% Δ YOY

**78**

Properties For Sale 36.8% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,550,000	\$1,555,000	\$1,712,500	\$1,930,000	24.5%
<b>Average Price per Square Foot</b>	\$841	\$848	\$856	\$839	-0.2%
<b>Properties Sold</b>	19	33	24	21	10.5%
<b>Properties Pending Sale</b>	9	31	23	16	77.8%
<b>Properties For Sale</b>	57	106	104	78	36.8%
<b>Days on Market (Pending Sale)</b>	39	26	28	41	5.6%
<b>Percent Under Contract</b>	15.8%	29.2%	22.1%	20.5%	29.9%
<b>Average Median Price for Last 12 Months</b>	\$1,597,437	\$1,669,250	\$1,614,333	\$1,603,408	0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westchester Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Westwood - Century City

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,714,500**

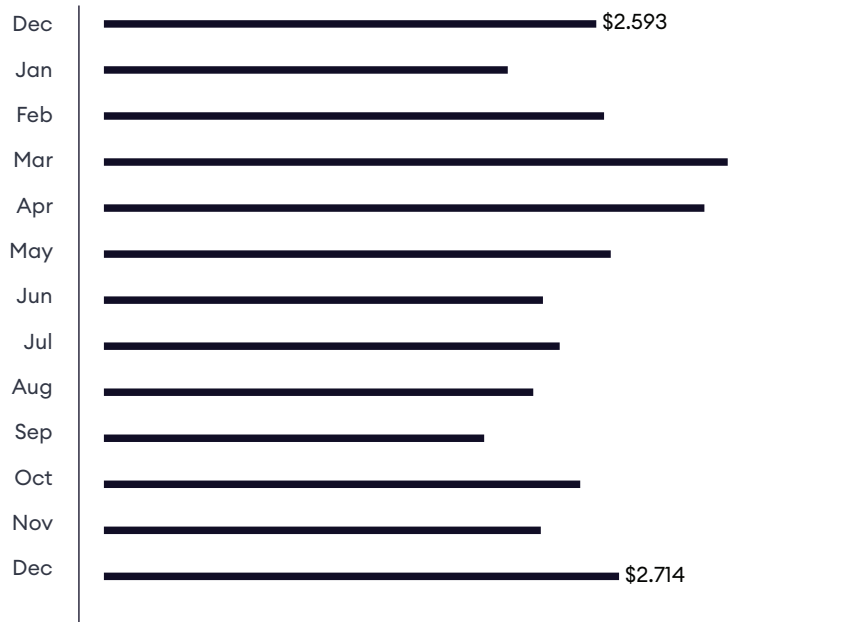
Median Sales Price 4.7% Δ YOY

**\$1,052**

Average \$/SF -9.4% Δ YOY

**64**

Properties For Sale 4.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,593,813	\$2,311,300	\$2,000,000	\$2,714,500	4.7%
<b>Average Price per Square Foot</b>	\$1,161	\$1,078	\$1,165	\$1,052	-9.4%
<b>Properties Sold</b>	14	13	9	14	0.0%
<b>Properties Pending Sale</b>	6	14	9	6	0.0%
<b>Properties For Sale</b>	61	85	89	64	4.9%
<b>Days on Market (Pending Sale)</b>	21	23	25	41	99.2%
<b>Percent Under Contract</b>	9.8%	16.5%	10.1%	9.4%	-4.7%
<b>Average Median Price for Last 12 Months</b>	\$2,549,901	\$2,363,875	\$2,507,750	\$2,536,566	-0.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westwood - Century City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# South Bay Macro Market

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,557,500**

Median Sales Price 3.9% Δ YOY

**\$919**

Average \$/SF 5.4% Δ YOY

**555**

Properties For Sale -6.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,499,000	\$1,599,000	\$1,555,500	\$1,557,500	3.9%
<b>Average Price per Square Foot</b>	\$872	\$951	\$1,054	\$919	5.4%
<b>Properties Sold</b>	151	173	168	154	2.0%
<b>Properties Pending Sale</b>	115	183	162	104	-9.6%
<b>Properties For Sale</b>	594	834	842	555	-6.6%
<b>Days on Market (Pending Sale)</b>	42	25	41	45	7.0%
<b>Percent Under Contract</b>	19.4%	21.9%	19.2%	18.7%	-3.2%
<b>Average Median Price for Last 12 Months</b>	\$1,487,104	\$1,580,250	\$1,578,808	\$1,581,654	6.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in South Bay Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# El Segundo

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,590,000**

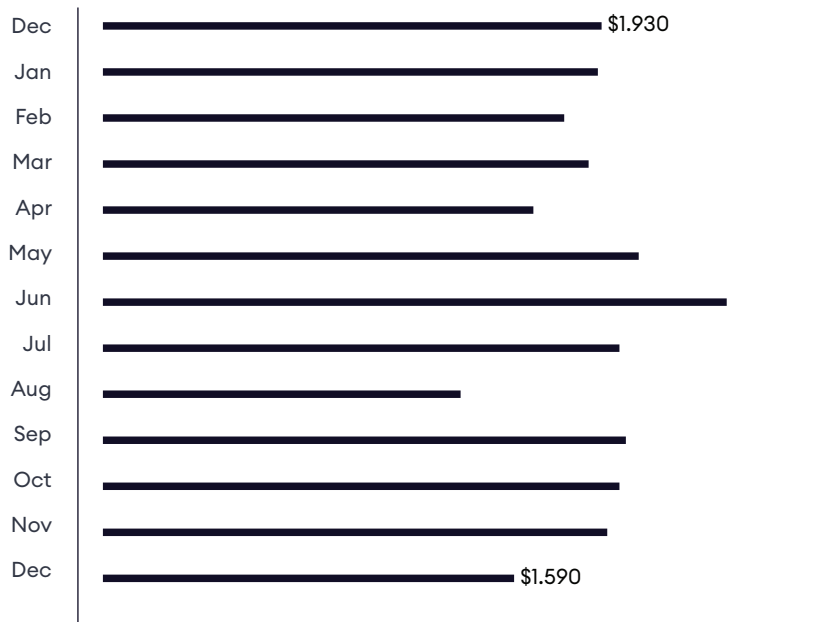
Median Sales Price -17.6% Δ YOY

**\$1,022**

Average \$/SF 8.1% Δ YOY

**16**

Properties For Sale -33.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,930,500	\$2,417,500	\$2,025,000	\$1,590,000	-17.6%
<b>Average Price per Square Foot</b>	\$945	\$859	\$904	\$1,022	8.1%
<b>Properties Sold</b>	4	2	4	6	50.0%
<b>Properties Pending Sale</b>	7	3	5	7	0.0%
<b>Properties For Sale</b>	24	23	24	16	-33.3%
<b>Days on Market (Pending Sale)</b>	21	10	76	26	24.3%
<b>Percent Under Contract</b>	29.2%	13.0%	20.8%	43.8%	50.0%
<b>Average Median Price for Last 12 Months</b>	\$1,882,542	\$1,824,875	\$1,847,500	\$1,893,712	0.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in El Segundo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Hermosa Beach

Single Family Residences, December 2024



## Current Market Snapshot

**\$4,741,500**

Median Sales Price **3.4% Δ YOY**

**\$1,883**

Average \$/SF **48.7% Δ YOY**

**28**

Properties For Sale **-30.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$4,587,500	\$2,700,000	\$2,918,000	\$4,741,500	3.4%
<b>Average Price per Square Foot</b>	\$1,266	\$1,586	\$1,795	\$1,883	48.7%
<b>Properties Sold</b>	4	7	11	8	100.0%
<b>Properties Pending Sale</b>	5	10	7	0	-100.0%
<b>Properties For Sale</b>	40	44	44	28	-30.0%
<b>Days on Market (Pending Sale)</b>	54	37	81	0	-100.0%
<b>Percent Under Contract</b>	12.5%	22.7%	15.9%	0.0%	-100.0%
<b>Average Median Price for Last 12 Months</b>	\$2,735,371	\$2,961,750	\$3,225,833	\$2,941,577	7.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hermosa Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Long Beach

Single Family Residences, December 2024



## Current Market Snapshot

**\$925,000**

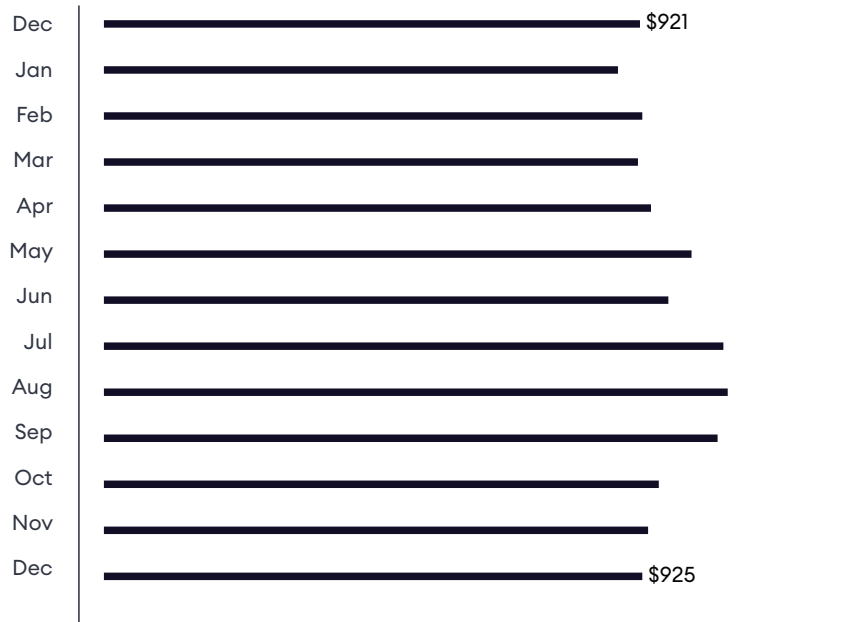
Median Sales Price 0.4% Δ YOY

**\$716**

Average \$/SF 11.5% Δ YOY

**331**

Properties For Sale 1.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$921,000	\$970,000	\$1,055,000	\$925,000	0.4%
<b>Average Price per Square Foot</b>	\$642	\$728	\$678	\$716	11.5%
<b>Properties Sold</b>	102	119	120	90	-11.8%
<b>Properties Pending Sale</b>	70	121	128	80	14.3%
<b>Properties For Sale</b>	326	479	457	331	1.5%
<b>Days on Market (Pending Sale)</b>	29	22	29	34	20.2%
<b>Percent Under Contract</b>	21.5%	25.3%	28.0%	24.2%	12.6%
<b>Average Median Price for Last 12 Months</b>	\$902,125	\$1,001,000	\$937,833	\$967,115	7.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Long Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Manhattan Beach

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,412,500**

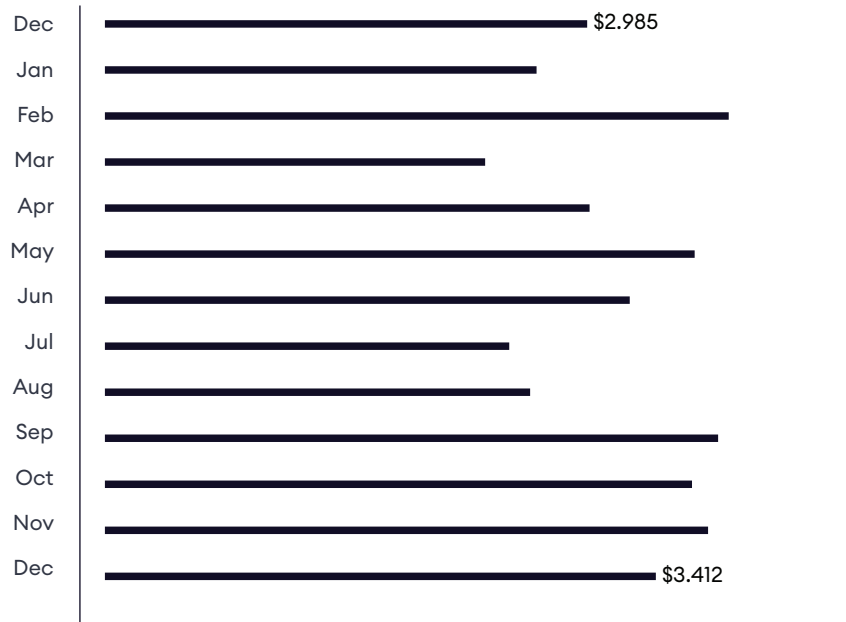
Median Sales Price **14.3% Δ YOY**

**\$1,297**

Average \$/SF **9.6% Δ YOY**

**76**

Properties For Sale **-20.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,985,000	\$3,250,000	\$3,800,000	\$3,412,500	14.3%
<b>Average Price per Square Foot</b>	\$1,183	\$1,312	\$1,591	\$1,297	9.6%
<b>Properties Sold</b>	18	15	27	18	0.0%
<b>Properties Pending Sale</b>	11	24	28	12	9.1%
<b>Properties For Sale</b>	95	130	122	76	-20.0%
<b>Days on Market (Pending Sale)</b>	46	26	61	54	17.0%
<b>Percent Under Contract</b>	11.6%	18.5%	23.0%	15.8%	36.4%
<b>Average Median Price for Last 12 Months</b>	\$3,252,583	\$3,286,250	\$3,595,833	\$3,191,731	-1.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Manhattan Beach Mira Costa

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,136,000**

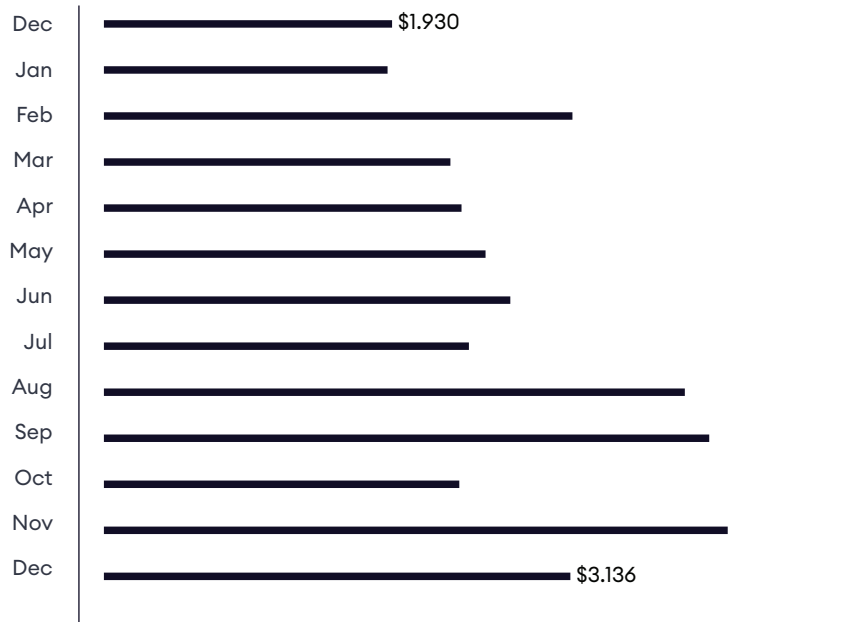
Median Sales Price **62.4% Δ YOY**

**\$1,214**

Average \$/SF **34.7% Δ YOY**

**11**

Properties For Sale **120.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,930,500	\$2,730,000	\$4,075,000	\$3,136,000	62.4%
<b>Average Price per Square Foot</b>	\$901	\$1,106	\$1,385	\$1,214	34.7%
<b>Properties Sold</b>	4	5	6	3	-25.0%
<b>Properties Pending Sale</b>	0	5	8	2	n/a
<b>Properties For Sale</b>	5	23	22	11	120.0%
<b>Days on Market (Pending Sale)</b>	0	19	60	76	n/a
<b>Percent Under Contract</b>	0.0%	21.7%	36.4%	18.2%	n/a
<b>Average Median Price for Last 12 Months</b>	\$1,762,743	\$3,359,333	\$3,240,333	\$2,857,990	62.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Mira Costa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Manhattan Beach Sand

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,650,000**

Median Sales Price **40.0% Δ YOY**

**\$1,171**

Average \$/SF **-18.1% Δ YOY**

**30**

Properties For Sale **-14.3% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,607,500	\$4,682,500	\$3,262,000	\$3,650,000	40.0%
<b>Average Price per Square Foot</b>	\$1,430	\$1,400	\$2,235	\$1,171	-18.1%
<b>Properties Sold</b>	2	4	8	3	50.0%
<b>Properties Pending Sale</b>	2	5	7	4	100.0%
<b>Properties For Sale</b>	35	46	44	30	-14.3%
<b>Days on Market (Pending Sale)</b>	11	36	84	67	540.5%
<b>Percent Under Contract</b>	5.7%	10.9%	15.9%	13.3%	133.3%
<b>Average Median Price for Last 12 Months</b>	\$3,932,875	\$4,256,167	\$3,975,000	\$4,528,038	15.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Sand Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Manhattan Beach Tree

Single Family Residences, December 2024



## Current Market Snapshot

**\$3,511,250**

Median Sales Price **17.6% Δ YOY**

**\$1,461**

Average \$/SF **14.8% Δ YOY**

**18**

Properties For Sale **-43.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,985,000	\$3,625,000	\$3,875,000	\$3,511,250	17.6%
<b>Average Price per Square Foot</b>	\$1,273	\$1,180	\$1,181	\$1,461	14.8%
<b>Properties Sold</b>	10	4	7	7	-30.0%
<b>Properties Pending Sale</b>	7	9	5	2	-71.4%
<b>Properties For Sale</b>	32	39	28	18	-43.8%
<b>Days on Market (Pending Sale)</b>	61	32	88	9	-85.3%
<b>Percent Under Contract</b>	21.9%	23.1%	17.9%	11.1%	-49.2%
<b>Average Median Price for Last 12 Months</b>	\$3,265,042	\$3,216,958	\$3,574,583	\$3,217,698	-1.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Tree Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Palos Verdes Estates

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,550,000**

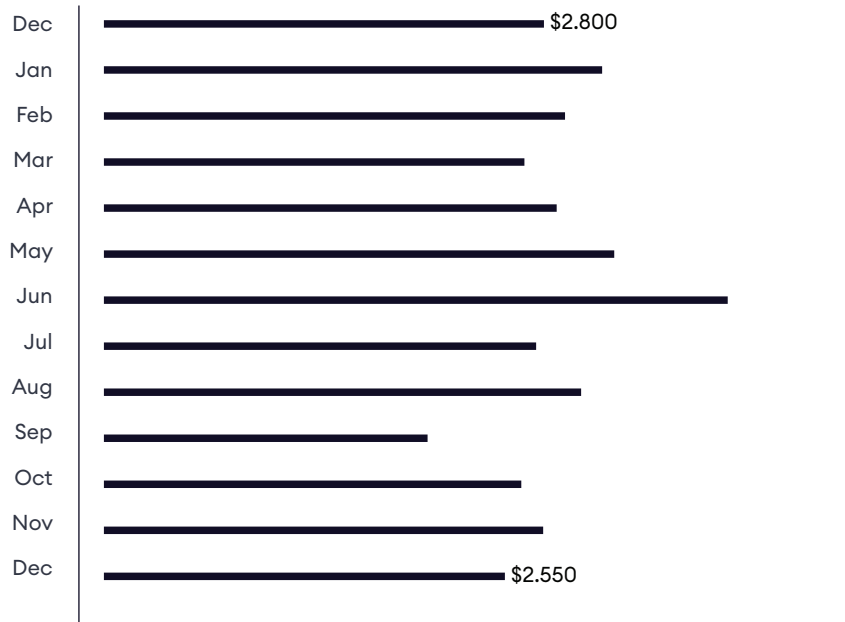
Median Sales Price **-8.9% Δ YOY**

**\$1,117**

Average \$/SF **-2.4% Δ YOY**

**51**

Properties For Sale **-21.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,800,000	\$3,976,500	\$2,055,000	\$2,550,000	-8.9%
<b>Average Price per Square Foot</b>	\$1,145	\$987	\$931	\$1,117	-2.4%
<b>Properties Sold</b>	7	12	3	5	-28.6%
<b>Properties Pending Sale</b>	8	9	11	8	0.0%
<b>Properties For Sale</b>	65	82	88	51	-21.5%
<b>Days on Market (Pending Sale)</b>	55	42	40	38	-31.6%
<b>Percent Under Contract</b>	12.3%	11.0%	12.5%	15.7%	27.5%
<b>Average Median Price for Last 12 Months</b>	\$2,917,260	\$2,640,500	\$2,666,667	\$2,887,192	-1.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palos Verdes Estates Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Rancho Palos Verdes

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,878,750**

Median Sales Price -3.7% Δ YOY

**\$762**

Average \$/SF -9.6% Δ YOY

**113**

Properties For Sale 37.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,950,000	\$1,925,000	\$1,712,500	\$1,878,750	-3.7%
<b>Average Price per Square Foot</b>	\$843	\$844	\$743	\$762	-9.6%
<b>Properties Sold</b>	21	32	28	28	33.3%
<b>Properties Pending Sale</b>	13	24	17	10	-23.1%
<b>Properties For Sale</b>	82	154	165	113	37.8%
<b>Days on Market (Pending Sale)</b>	54	30	39	89	63.8%
<b>Percent Under Contract</b>	15.9%	15.6%	10.3%	8.8%	-44.2%
<b>Average Median Price for Last 12 Months</b>	\$1,784,340	\$1,866,875	\$1,827,917	\$1,855,288	4.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Palos Verdes Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Redondo Beach- North

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,660,000**

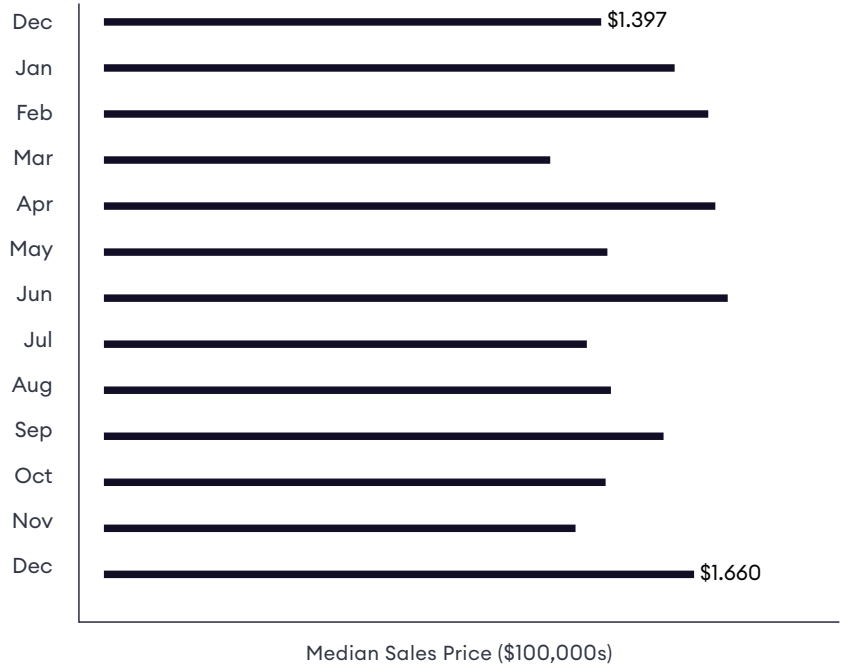
Median Sales Price **18.8% Δ YOY**

**\$752**

Average \$/SF **-15.5% Δ YOY**

**24**

Properties For Sale **-4.0% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,397,500	\$1,755,000	\$1,573,750	\$1,660,000	18.8%
<b>Average Price per Square Foot</b>	\$890	\$905	\$931	\$752	-15.5%
<b>Properties Sold</b>	10	3	10	11	10.0%
<b>Properties Pending Sale</b>	9	7	11	6	-33.3%
<b>Properties For Sale</b>	25	39	45	24	-4.0%
<b>Days on Market (Pending Sale)</b>	40	9	58	35	-14.5%
<b>Percent Under Contract</b>	36.0%	17.9%	24.4%	25.0%	-30.6%
<b>Average Median Price for Last 12 Months</b>	\$1,426,229	\$1,458,458	\$1,465,000	\$1,507,442	5.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Redondo Beach- North Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Redondo Beach- South

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,837,500**

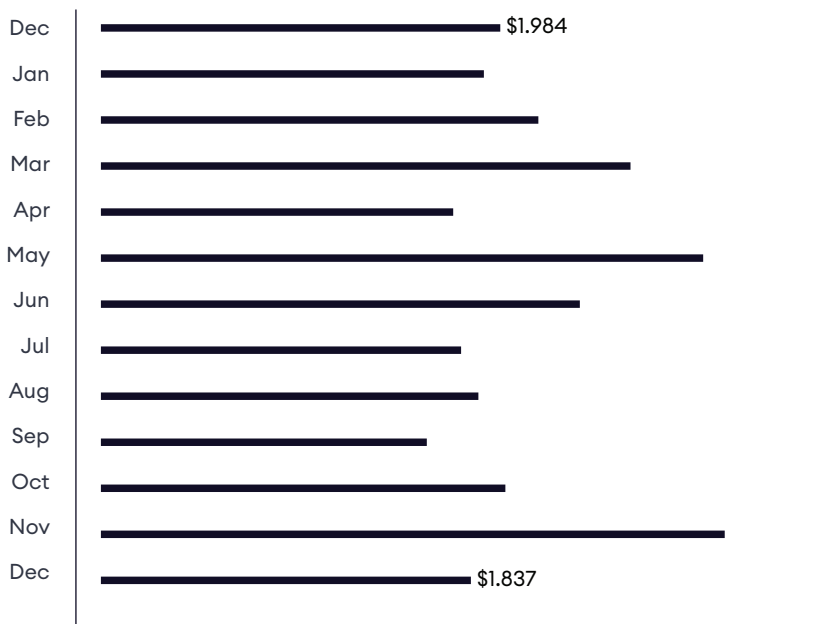
Median Sales Price -7.4% Δ YOY

**\$918**

Average \$/SF -6.4% Δ YOY

**22**

Properties For Sale -15.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,984,500	\$2,382,500	\$1,617,000	\$1,837,500	-7.4%
<b>Average Price per Square Foot</b>	\$981	\$1,102	\$1,143	\$918	-6.4%
<b>Properties Sold</b>	12	12	9	10	-16.7%
<b>Properties Pending Sale</b>	4	11	8	7	75.0%
<b>Properties For Sale</b>	26	37	38	22	-15.4%
<b>Days on Market (Pending Sale)</b>	86	21	28	25	-71.3%
<b>Percent Under Contract</b>	15.4%	29.7%	21.1%	31.8%	106.8%
<b>Average Median Price for Last 12 Months</b>	\$2,008,115	\$2,039,217	\$2,318,267	\$2,158,792	7.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Redondo Beach- South Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Rolling Hills

Single Family Residences, December 2024



## Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

17

Properties For Sale 41.7% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$3,350,000	\$5,644,297	\$6,550,000	\$0	-100.0%
<b>Average Price per Square Foot</b>	\$1,060	\$1,695	\$1,010	\$0	-100.0%
<b>Properties Sold</b>	2	2	2	0	-100.0%
<b>Properties Pending Sale</b>	2	2	2	0	-100.0%
<b>Properties For Sale</b>	12	22	19	17	41.7%
<b>Days on Market (Pending Sale)</b>	94	46	70	0	-100.0%
<b>Percent Under Contract</b>	16.7%	9.1%	10.5%	0.0%	-100.0%
<b>Average Median Price for Last 12 Months</b>	\$4,919,375	\$3,912,917	\$2,960,000	\$4,326,745	-12.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rolling Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Rolling Hills Estates

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,114,025**

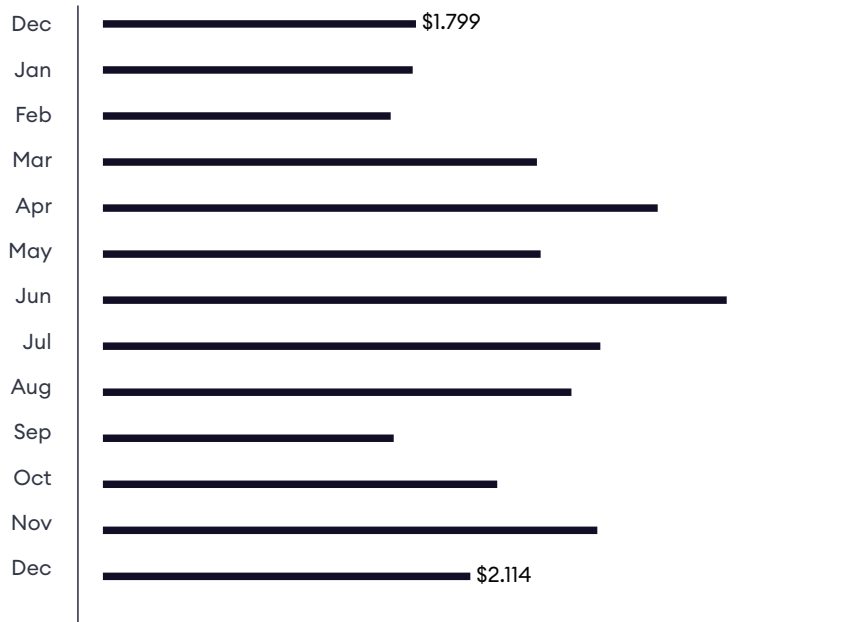
Median Sales Price **17.5% Δ YOY**

**\$972**

Average \$/SF **6.2% Δ YOY**

**15**

Properties For Sale **-11.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,799,000	\$3,600,000	\$1,670,000	\$2,114,025	17.5%
<b>Average Price per Square Foot</b>	\$915	\$1,111	\$981	\$972	6.2%
<b>Properties Sold</b>	3	3	2	2	-33.3%
<b>Properties Pending Sale</b>	6	7	8	3	-50.0%
<b>Properties For Sale</b>	17	19	23	15	-11.8%
<b>Days on Market (Pending Sale)</b>	14	39	32	63	347.1%
<b>Percent Under Contract</b>	35.3%	36.8%	34.8%	20.0%	-43.3%
<b>Average Median Price for Last 12 Months</b>	\$2,608,375	\$2,411,921	\$2,411,342	\$2,424,963	-7.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rolling Hills Estates Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# San Pedro

Single Family Residences, December 2024



## Current Market Snapshot

**\$929,990**

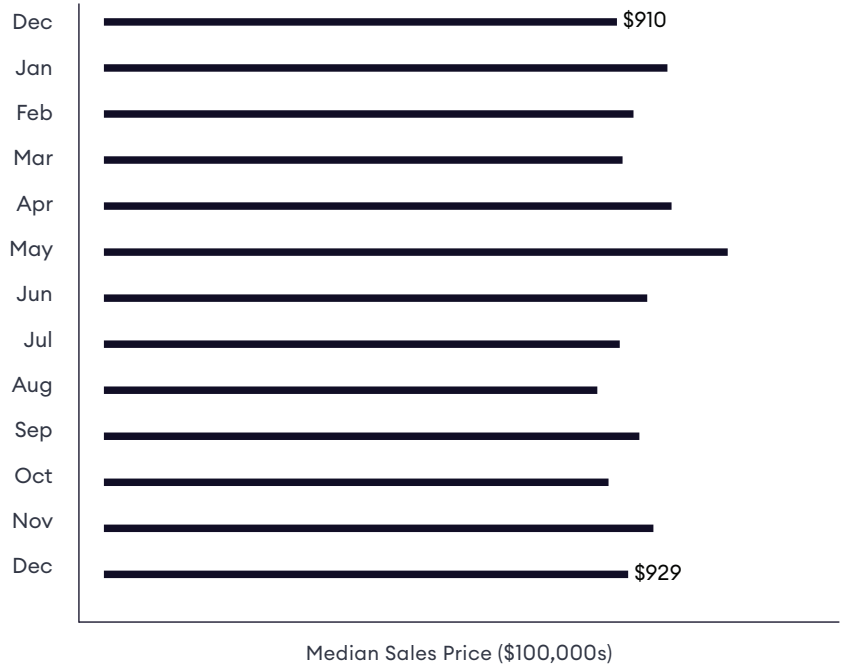
Median Sales Price 2.2% Δ YOY

**\$574**

Average \$/SF 7.9% Δ YOY

**78**

Properties For Sale -16.1% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$910,000	\$964,000	\$949,990	\$929,990	2.2%
<b>Average Price per Square Foot</b>	\$532	\$624	\$647	\$574	7.9%
<b>Properties Sold</b>	29	27	23	21	-27.6%
<b>Properties Pending Sale</b>	21	21	20	16	-23.8%
<b>Properties For Sale</b>	93	113	109	78	-16.1%
<b>Days on Market (Pending Sale)</b>	42	29	34	52	23.9%
<b>Percent Under Contract</b>	22.6%	18.6%	18.3%	20.5%	-9.2%
<b>Average Median Price for Last 12 Months</b>	\$931,919	\$923,330	\$933,330	\$952,949	2.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Pedro Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Torrance- County Strip

Single Family Residences, December 2024



## Current Market Snapshot

**\$835,000**

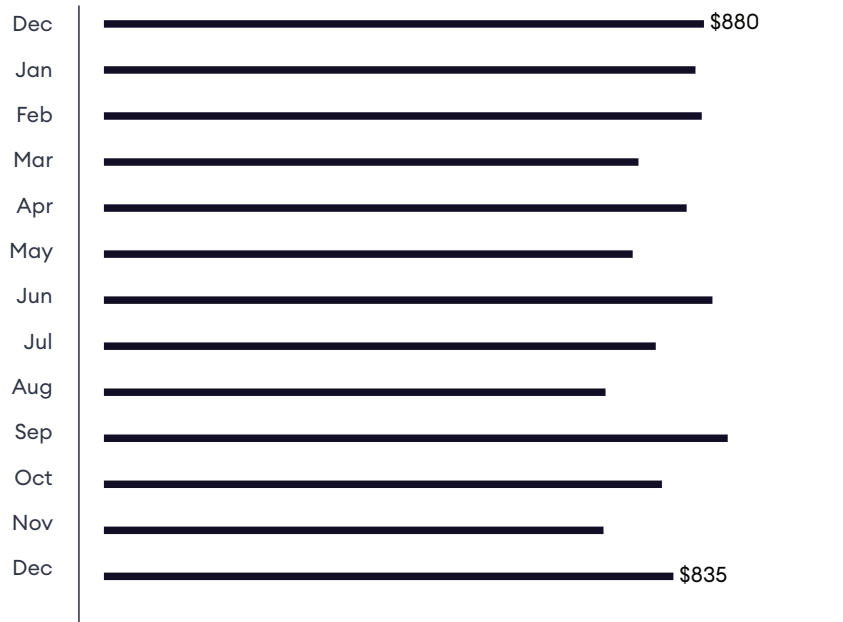
Median Sales Price -5.1% Δ YOY

**\$594**

Average \$/SF 6.3% Δ YOY

**7**

Properties For Sale 40.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$880,000	\$892,500	\$915,000	\$835,000	-5.1%
<b>Average Price per Square Foot</b>	\$559	\$622	\$593	\$594	6.3%
<b>Properties Sold</b>	7	2	3	5	-28.6%
<b>Properties Pending Sale</b>	2	6	4	1	-50.0%
<b>Properties For Sale</b>	5	10	10	7	40.0%
<b>Days on Market (Pending Sale)</b>	62	24	16	32	-48.0%
<b>Percent Under Contract</b>	40.0%	60.0%	40.0%	14.3%	-64.3%
<b>Average Median Price for Last 12 Months</b>	\$812,667	\$807,342	\$795,017	\$828,754	2.0%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- County Strip Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Torrance- North

Single Family Residences, December 2024



## Current Market Snapshot

**\$975,000**

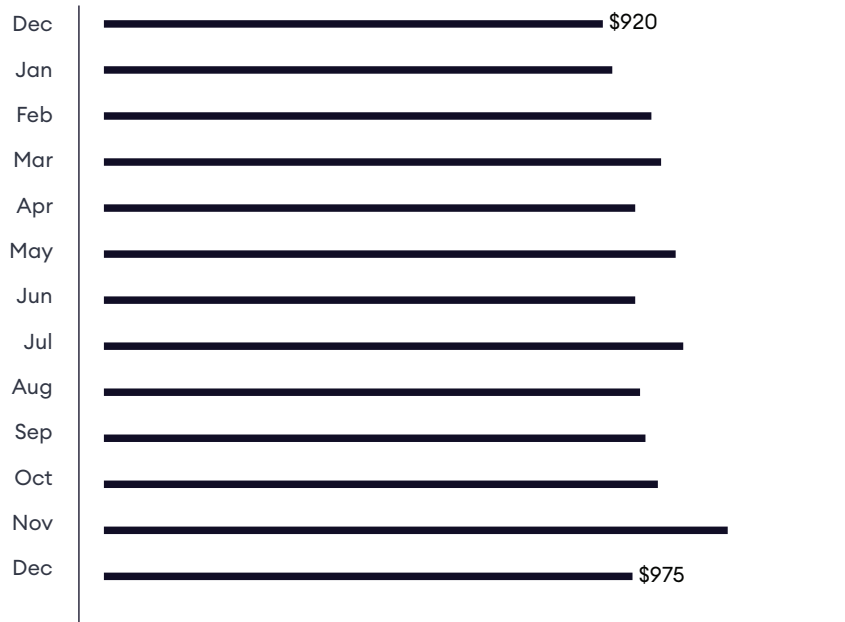
Median Sales Price 6.0% Δ YOY

**\$694**

Average \$/SF 11.4% Δ YOY

**26**

Properties For Sale 8.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$920,000	\$980,000	\$999,000	\$975,000	6.0%
<b>Average Price per Square Foot</b>	\$623	\$689	\$632	\$694	11.4%
<b>Properties Sold</b>	11	13	17	15	36.4%
<b>Properties Pending Sale</b>	11	11	14	11	0.0%
<b>Properties For Sale</b>	24	31	38	26	8.3%
<b>Days on Market (Pending Sale)</b>	25	27	18	45	80.4%
<b>Percent Under Contract</b>	45.8%	35.5%	36.8%	42.3%	-7.7%
<b>Average Median Price for Last 12 Months</b>	\$964,563	\$1,034,258	\$1,049,500	\$1,008,927	4.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- North Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Torrance- South

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,530,000**

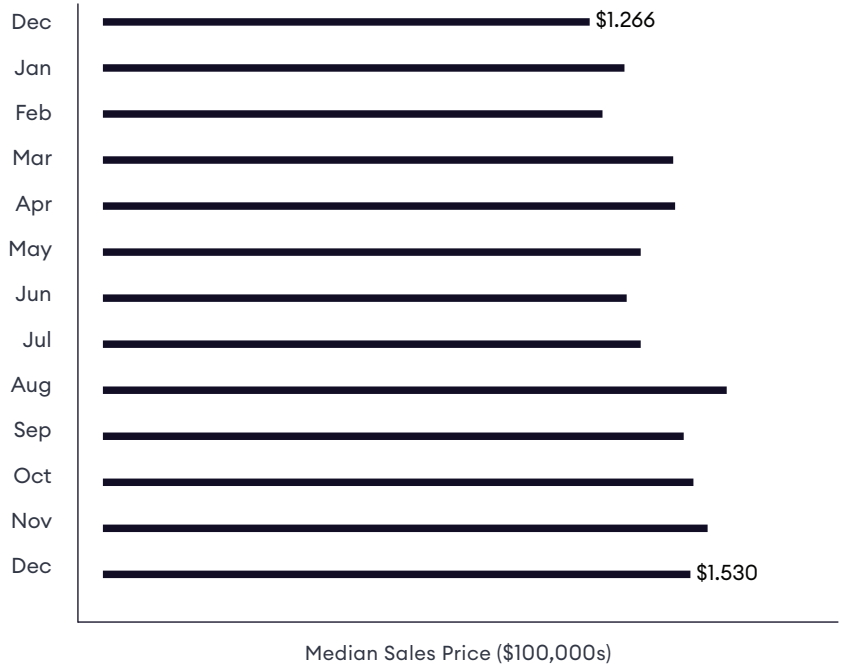
Median Sales Price **20.8% Δ YOY**

**\$938**

Average \$/SF **14.3% Δ YOY**

**30**

Properties For Sale **25.0% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,266,500	\$1,363,294	\$1,512,500	\$1,530,000	20.8%
<b>Average Price per Square Foot</b>	\$821	\$761	\$864	\$938	14.3%
<b>Properties Sold</b>	6	12	12	8	33.3%
<b>Properties Pending Sale</b>	3	15	7	7	133.3%
<b>Properties For Sale</b>	24	43	43	30	25.0%
<b>Days on Market (Pending Sale)</b>	29	11	14	32	7.6%
<b>Percent Under Contract</b>	12.5%	34.9%	16.3%	23.3%	86.7%
<b>Average Median Price for Last 12 Months</b>	\$1,347,265	\$1,530,067	\$1,547,633	\$1,449,438	7.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- South Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Torrance- Southeast

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,132,500**

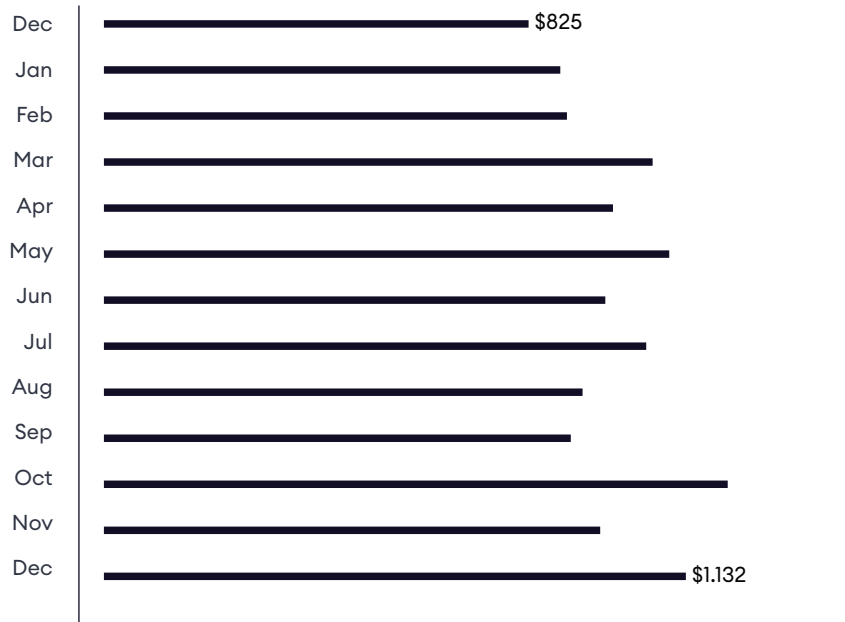
Median Sales Price **37.3% Δ YOY**

**\$579**

Average \$/SF **-14.1% Δ YOY**

**26**

Properties For Sale **-16.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$825,000	\$975,000	\$907,500	\$1,132,500	37.3%
<b>Average Price per Square Foot</b>	\$674	\$704	\$728	\$579	-14.1%
<b>Properties Sold</b>	9	13	4	4	-55.6%
<b>Properties Pending Sale</b>	9	12	5	8	-11.1%
<b>Properties For Sale</b>	31	44	36	26	-16.1%
<b>Days on Market (Pending Sale)</b>	44	19	30	29	-34.9%
<b>Percent Under Contract</b>	29.0%	27.3%	13.9%	30.8%	6.0%
<b>Average Median Price for Last 12 Months</b>	\$1,064,201	\$1,034,133	\$1,103,933	\$996,100	-6.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- Southeast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Torrance- West

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,265,000**

Median Sales Price -0.8% Δ YOY

**\$842**

Average \$/SF 6.6% Δ YOY

**27**

Properties For Sale -15.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,275,000	\$1,400,000	\$1,509,000	\$1,265,000	-0.8%
<b>Average Price per Square Foot</b>	\$790	\$834	\$794	\$842	6.6%
<b>Properties Sold</b>	8	18	13	13	62.5%
<b>Properties Pending Sale</b>	4	21	15	7	75.0%
<b>Properties For Sale</b>	32	44	39	27	-15.6%
<b>Days on Market (Pending Sale)</b>	6	15	22	32	414.3%
<b>Percent Under Contract</b>	12.5%	47.7%	38.5%	25.9%	107.4%
<b>Average Median Price for Last 12 Months</b>	\$1,233,521	\$1,409,607	\$1,350,380	\$1,393,049	12.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- West Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# San Fernando Valley Macro Market

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,450,000**

Median Sales Price 5.5% Δ YOY

**\$742**

Average \$/SF 2.5% Δ YOY

**1,580**

Properties For Sale 7.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,375,000	\$1,507,437	\$1,525,000	\$1,450,000	5.5%
<b>Average Price per Square Foot</b>	\$724	\$753	\$757	\$742	2.5%
<b>Properties Sold</b>	277	363	308	356	28.5%
<b>Properties Pending Sale</b>	218	378	319	241	10.6%
<b>Properties For Sale</b>	1,467	2,123	2,166	1,580	7.7%
<b>Days on Market (Pending Sale)</b>	39	30	32	47	21.5%
<b>Percent Under Contract</b>	14.9%	17.8%	14.7%	15.3%	2.6%
<b>Average Median Price for Last 12 Months</b>	\$1,428,538	\$1,475,125	\$1,442,500	\$1,462,457	2.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Fernando Valley Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Agoura Hills

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,375,000**

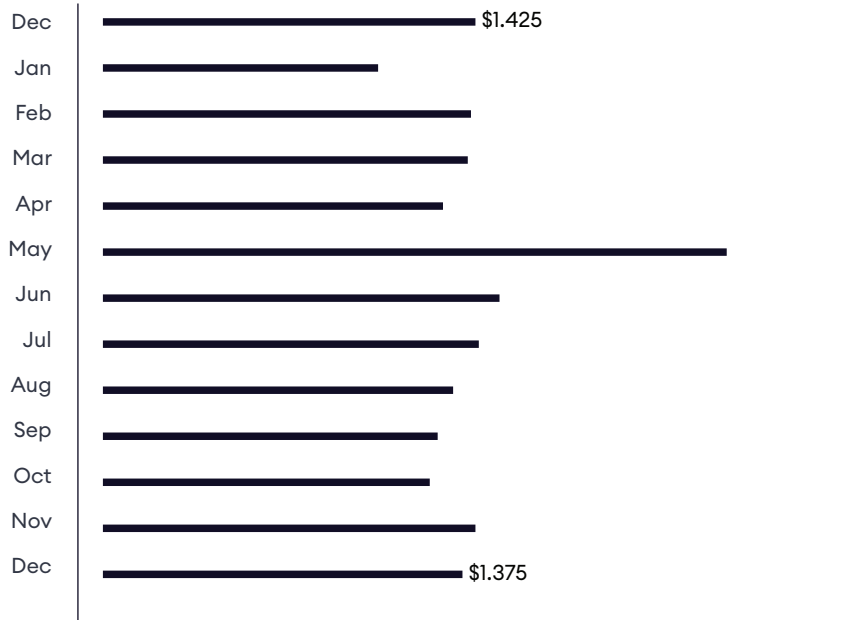
Median Sales Price -3.5% Δ YOY

**\$675**

Average \$/SF -3.8% Δ YOY

**62**

Properties For Sale 5.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,425,000	\$1,517,750	\$1,279,500	\$1,375,000	-3.5%
<b>Average Price per Square Foot</b>	\$702	\$595	\$754	\$675	-3.8%
<b>Properties Sold</b>	17	18	6	13	-23.5%
<b>Properties Pending Sale</b>	12	13	10	9	-25.0%
<b>Properties For Sale</b>	59	78	80	62	5.1%
<b>Days on Market (Pending Sale)</b>	37	34	48	54	46.1%
<b>Percent Under Contract</b>	20.3%	16.7%	12.5%	14.5%	-28.6%
<b>Average Median Price for Last 12 Months</b>	\$1,425,313	\$1,350,917	\$1,349,667	\$1,430,359	0.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Agoura Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Burbank

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,400,000**

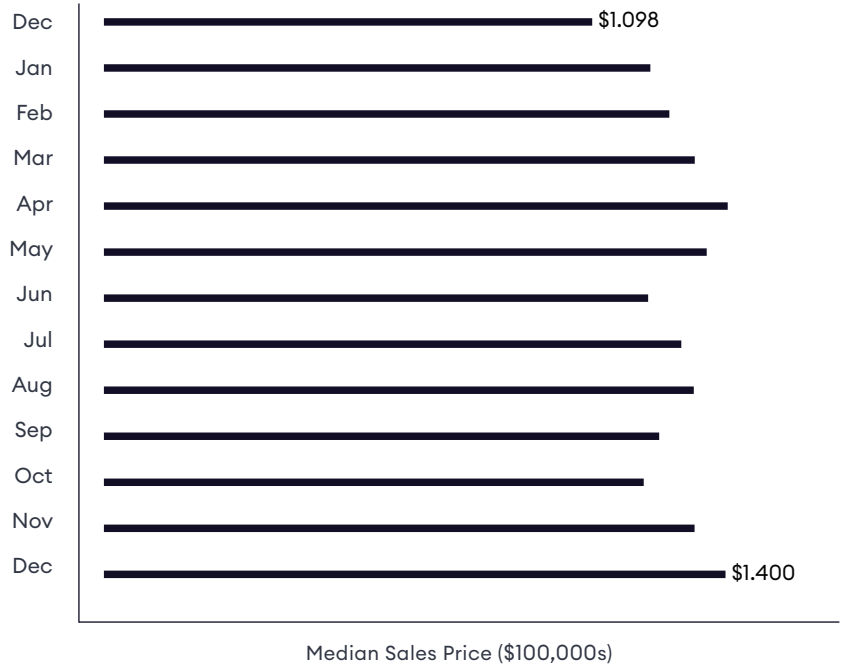
Median Sales Price 27.4% Δ YOY

**\$802**

Average \$/SF 2.3% Δ YOY

**99**

Properties For Sale -13.2% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,098,500	\$1,225,000	\$1,250,000	\$1,400,000	27.4%
<b>Average Price per Square Foot</b>	\$784	\$860	\$807	\$802	2.3%
<b>Properties Sold</b>	32	37	35	43	34.4%
<b>Properties Pending Sale</b>	18	43	36	23	27.8%
<b>Properties For Sale</b>	114	146	154	99	-13.2%
<b>Days on Market (Pending Sale)</b>	22	25	26	29	34.6%
<b>Percent Under Contract</b>	15.8%	29.5%	23.4%	23.2%	47.1%
<b>Average Median Price for Last 12 Months</b>	\$1,233,704	\$1,303,875	\$1,315,000	\$1,287,902	4.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Burbank Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Calabasas

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,360,000**

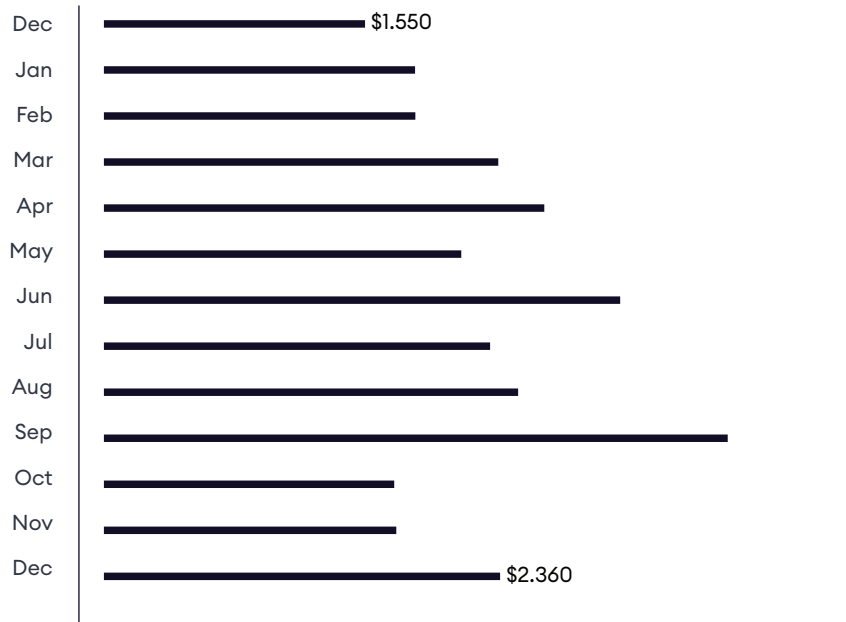
Median Sales Price **52.3% Δ YOY**

**\$780**

Average \$/SF **17.5% Δ YOY**

**90**

Properties For Sale **-2.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,550,000	\$3,080,000	\$3,725,000	\$2,360,000	52.3%
<b>Average Price per Square Foot</b>	\$664	\$740	\$797	\$780	17.5%
<b>Properties Sold</b>	11	17	11	16	45.5%
<b>Properties Pending Sale</b>	10	18	11	12	20.0%
<b>Properties For Sale</b>	92	110	124	90	-2.2%
<b>Days on Market (Pending Sale)</b>	25	43	18	71	181.3%
<b>Percent Under Contract</b>	10.9%	16.4%	8.9%	13.3%	22.7%
<b>Average Median Price for Last 12 Months</b>	\$1,823,958	\$2,385,908	\$1,940,817	\$2,288,330	25.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Calabasas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Encino

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,272,000**

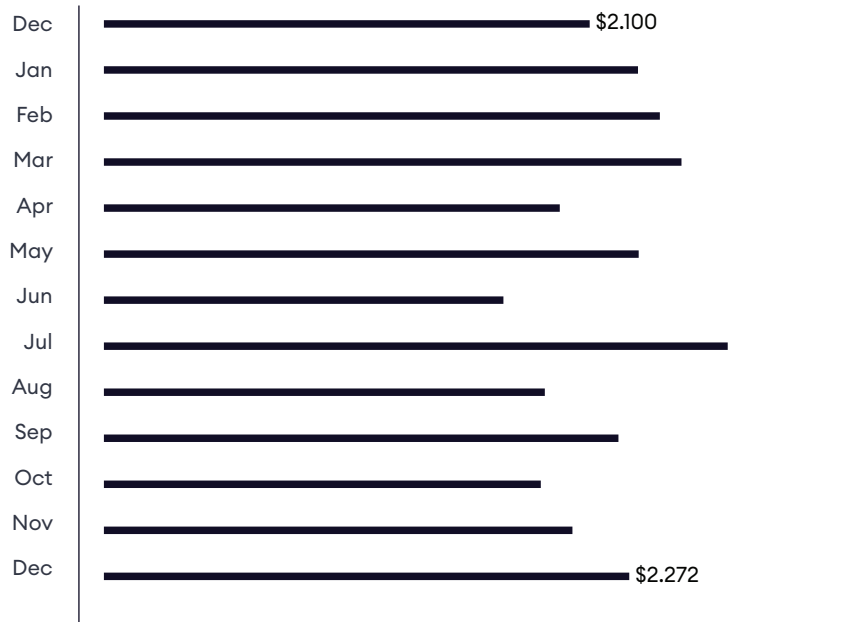
Median Sales Price **8.2% Δ YOY**

**\$836**

Average \$/SF **1.2% Δ YOY**

**198**

Properties For Sale **20.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,100,000	\$1,725,000	\$2,225,000	\$2,272,000	8.2%
<b>Average Price per Square Foot</b>	\$826	\$774	\$710	\$836	1.2%
<b>Properties Sold</b>	19	23	21	36	89.5%
<b>Properties Pending Sale</b>	16	29	19	22	37.5%
<b>Properties For Sale</b>	165	239	252	198	20.0%
<b>Days on Market (Pending Sale)</b>	29	34	30	60	111.3%
<b>Percent Under Contract</b>	9.7%	12.1%	7.5%	11.1%	14.6%
<b>Average Median Price for Last 12 Months</b>	\$2,251,771	\$2,169,083	\$2,061,500	\$2,179,731	-3.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Glendale

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,510,000**

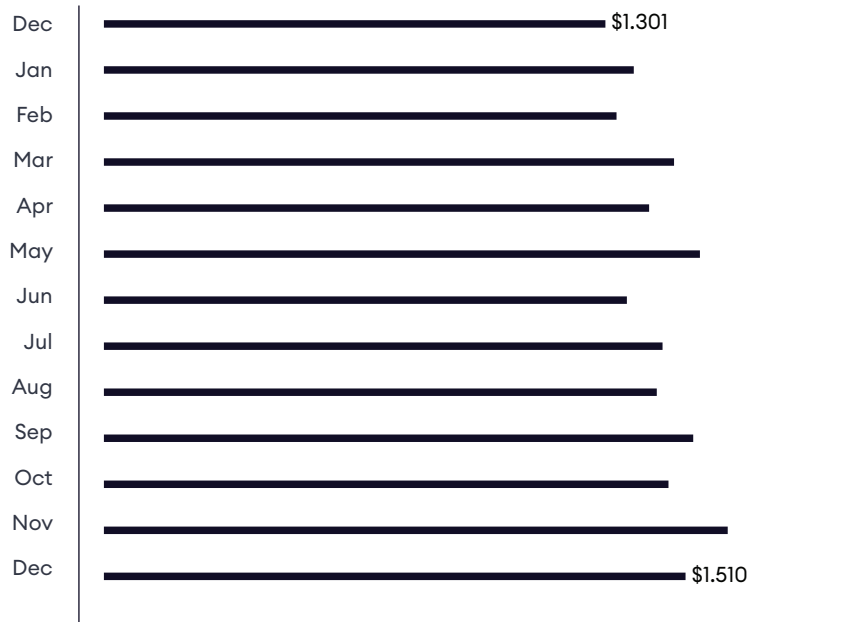
Median Sales Price 16.1% Δ YOY

**\$754**

Average \$/SF -4.1% Δ YOY

**124**

Properties For Sale -6.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,301,000	\$1,357,000	\$1,530,000	\$1,510,000	16.1%
<b>Average Price per Square Foot</b>	\$786	\$859	\$821	\$754	-4.1%
<b>Properties Sold</b>	27	41	31	32	18.5%
<b>Properties Pending Sale</b>	23	42	41	15	-34.8%
<b>Properties For Sale</b>	133	180	189	124	-6.8%
<b>Days on Market (Pending Sale)</b>	33	19	28	44	33.4%
<b>Percent Under Contract</b>	17.3%	23.3%	21.7%	12.1%	-30.0%
<b>Average Median Price for Last 12 Months</b>	\$1,440,479	\$1,501,750	\$1,531,833	\$1,447,385	0.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Glendale Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Hidden Hills

Single Family Residences, December 2024



## Current Market Snapshot

**\$5,325,000**

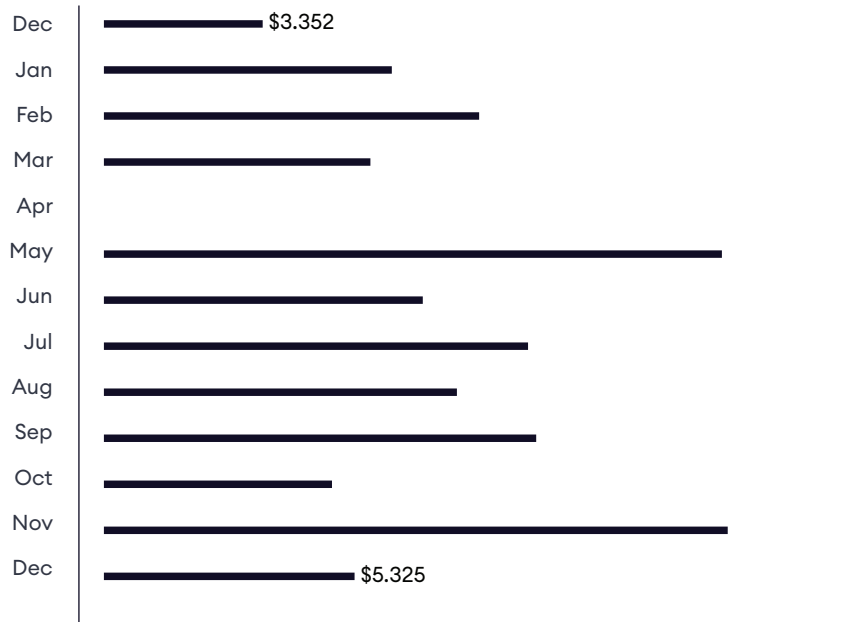
Median Sales Price **58.9% Δ YOY**

**\$1,579**

Average \$/SF **86.2% Δ YOY**

**29**

Properties For Sale **-27.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$3,352,000	\$6,790,000	\$9,225,000	\$5,325,000	58.9%
<b>Average Price per Square Foot</b>	\$848	\$1,220	\$983	\$1,579	86.2%
<b>Properties Sold</b>	1	3	2	2	100.0%
<b>Properties Pending Sale</b>	4	3	1	1	-75.0%
<b>Properties For Sale</b>	40	48	40	29	-27.5%
<b>Days on Market (Pending Sale)</b>	140	74	91	125	-10.4%
<b>Percent Under Contract</b>	10.0%	6.2%	2.5%	3.4%	-65.5%
<b>Average Median Price for Last 12 Months</b>	\$646,000	\$8,216,667	\$7,834,167	\$7,111,115	1000.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hidden Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# La Crescenta

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,260,000**

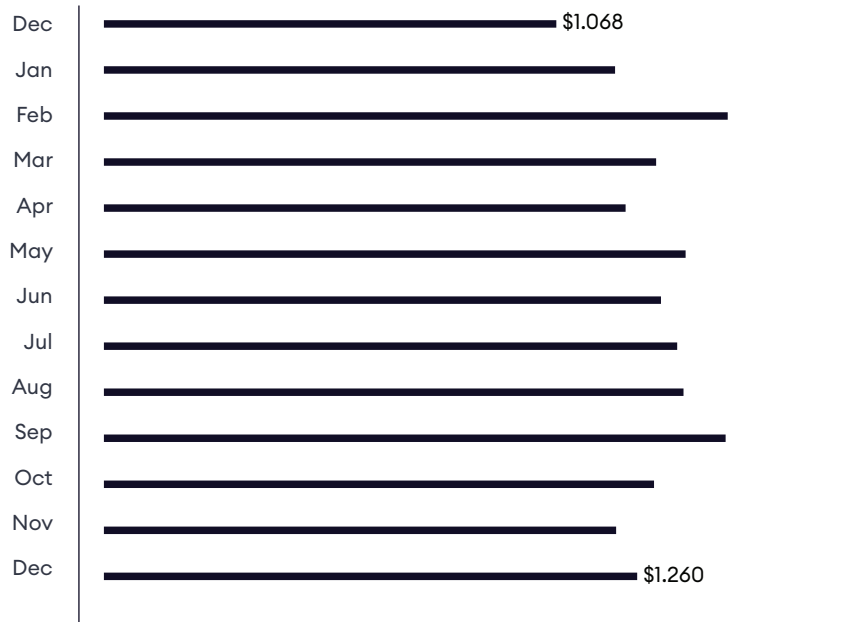
Median Sales Price **18.0% Δ YOY**

**\$785**

Average \$/SF **3.2% Δ YOY**

**43**

Properties For Sale **19.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,068,000	\$1,316,500	\$1,470,000	\$1,260,000	18.0%
<b>Average Price per Square Foot</b>	\$761	\$846	\$751	\$785	3.2%
<b>Properties Sold</b>	13	18	13	7	-46.2%
<b>Properties Pending Sale</b>	6	16	11	10	66.7%
<b>Properties For Sale</b>	36	78	64	43	19.4%
<b>Days on Market (Pending Sale)</b>	38	27	23	34	-11.1%
<b>Percent Under Contract</b>	16.7%	20.5%	17.2%	23.3%	39.5%
<b>Average Median Price for Last 12 Months</b>	\$1,287,333	\$1,327,500	\$1,256,667	\$1,303,423	1.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Crescenta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# North Hollywood

Single Family Residences, December 2024



## Current Market Snapshot

**\$877,500**

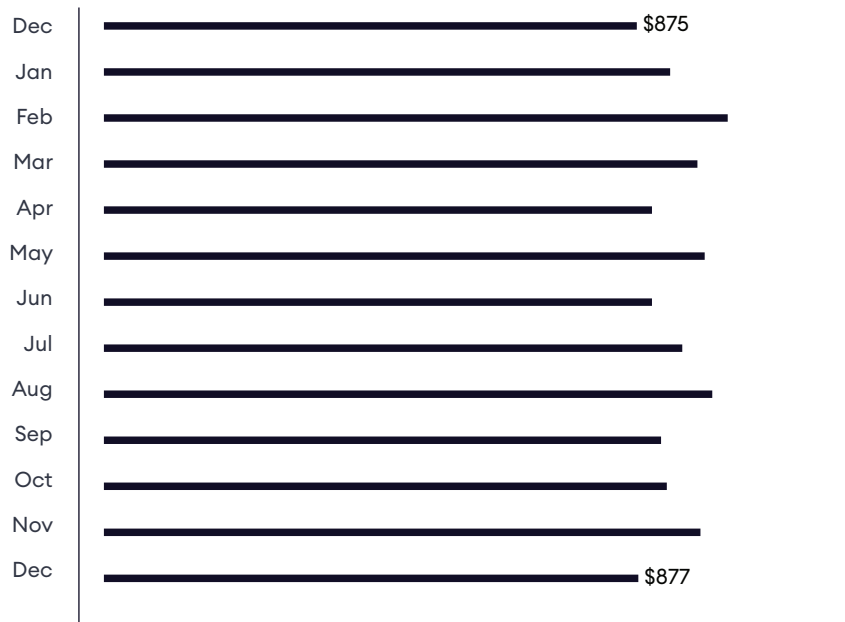
Median Sales Price 0.3% Δ YOY

**\$686**

Average \$/SF 10.1% Δ YOY

**120**

Properties For Sale 23.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$875,000	\$900,000	\$915,000	\$877,500	0.3%
<b>Average Price per Square Foot</b>	\$623	\$588	\$654	\$686	10.1%
<b>Properties Sold</b>	20	21	30	30	50.0%
<b>Properties Pending Sale</b>	14	28	23	26	85.7%
<b>Properties For Sale</b>	97	153	153	120	23.7%
<b>Days on Market (Pending Sale)</b>	32	42	34	48	49.9%
<b>Percent Under Contract</b>	14.4%	18.3%	15.0%	21.7%	50.1%
<b>Average Median Price for Last 12 Months</b>	\$893,913	\$941,083	\$927,333	\$941,423	5.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in North Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Shadow Hills

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,330,000**

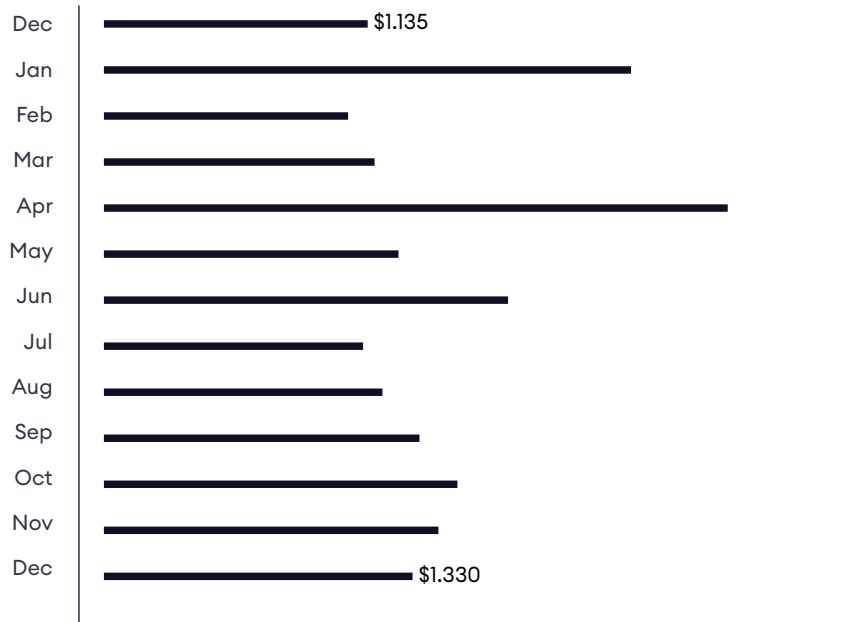
Median Sales Price **17.2% Δ YOY**

**\$476**

Average \$/SF **-26.3% Δ YOY**

**9**

Properties For Sale **-30.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,135,000	\$1,745,000	\$1,360,000	\$1,330,000	17.2%
<b>Average Price per Square Foot</b>	\$646	\$455	\$435	\$476	-26.3%
<b>Properties Sold</b>	2	2	1	2	0.0%
<b>Properties Pending Sale</b>	1	1	1	1	0.0%
<b>Properties For Sale</b>	13	12	16	9	-30.8%
<b>Days on Market (Pending Sale)</b>	9	47	49	85	844.4%
<b>Percent Under Contract</b>	7.7%	8.3%	6.2%	11.1%	44.4%
<b>Average Median Price for Last 12 Months</b>	\$1,313,643	\$1,328,583	\$1,432,500	\$1,485,808	13.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shadow Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Sherman Oaks

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,672,500**

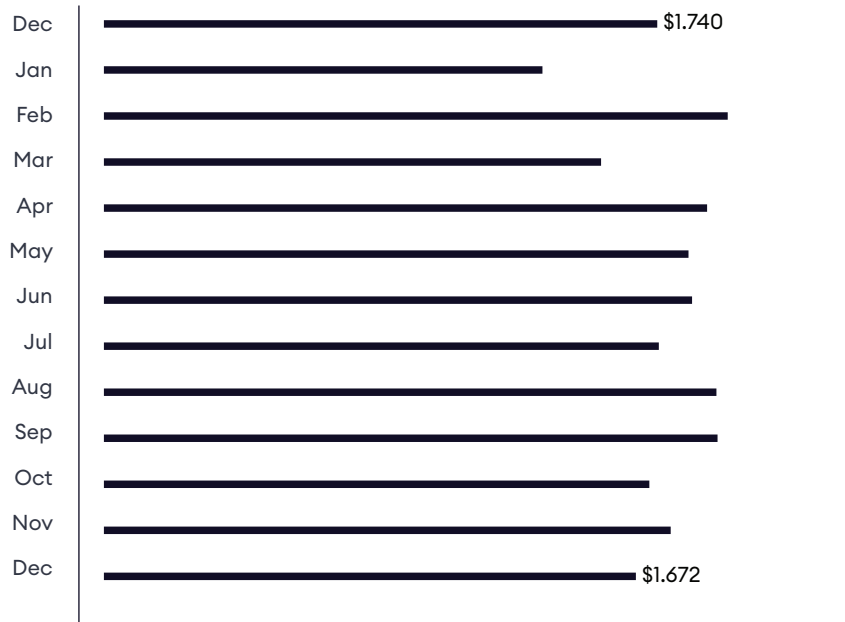
Median Sales Price -3.9% Δ YOY

**\$777**

Average \$/SF -1.3% Δ YOY

**188**

Properties For Sale 13.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,740,000	\$1,850,000	\$1,930,500	\$1,672,500	-3.9%
<b>Average Price per Square Foot</b>	\$787	\$852	\$830	\$777	-1.3%
<b>Properties Sold</b>	23	51	34	32	39.1%
<b>Properties Pending Sale</b>	22	40	31	34	54.5%
<b>Properties For Sale</b>	166	241	239	188	13.3%
<b>Days on Market (Pending Sale)</b>	48	23	27	50	4.4%
<b>Percent Under Contract</b>	13.3%	16.6%	13.0%	18.1%	36.5%
<b>Average Median Price for Last 12 Months</b>	\$1,728,375	\$1,795,417	\$1,723,333	\$1,769,321	2.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sherman Oaks Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$2,065,000**

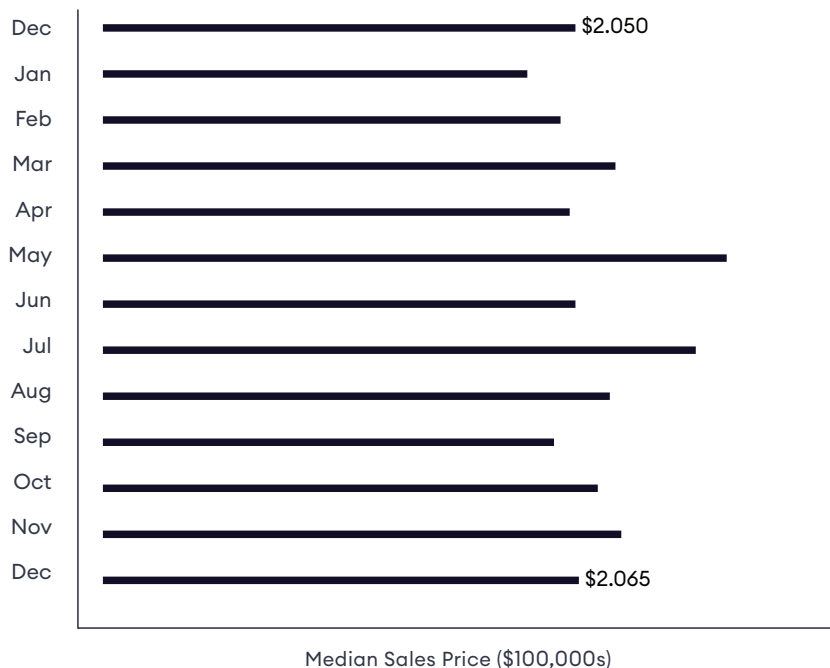
Median Sales Price 0.7% Δ YOY

**\$950**

Average \$/SF 5.3% Δ YOY

**147**

Properties For Sale 23.5% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,050,000	\$2,050,000	\$1,956,480	\$2,065,000	0.7%
<b>Average Price per Square Foot</b>	\$902	\$871	\$942	\$950	5.3%
<b>Properties Sold</b>	20	27	20	21	5.0%
<b>Properties Pending Sale</b>	11	17	22	11	0.0%
<b>Properties For Sale</b>	119	168	182	147	23.5%
<b>Days on Market (Pending Sale)</b>	66	36	23	39	-40.6%
<b>Percent Under Contract</b>	9.2%	10.1%	12.1%	7.5%	-19.0%
<b>Average Median Price for Last 12 Months</b>	\$2,237,729	\$2,198,997	\$2,154,167	\$2,159,891	-3.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Studio City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$903,000**

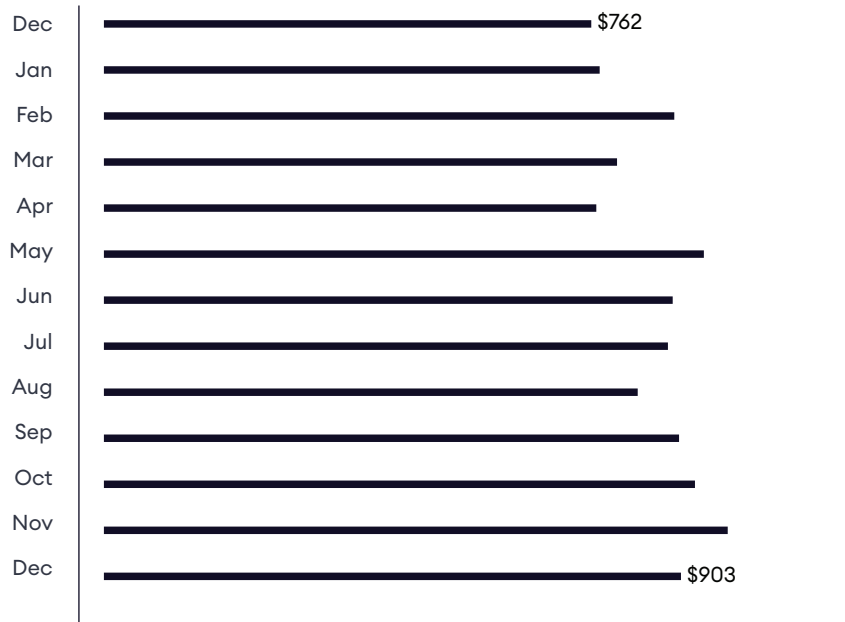
Median Sales Price **18.5% Δ YOY**

**\$608**

Average \$/SF **6.7% Δ YOY**

**43**

Properties For Sale **30.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$762,000	\$890,000	\$900,000	\$903,000	18.5%
<b>Average Price per Square Foot</b>	\$570	\$634	\$563	\$608	6.7%
<b>Properties Sold</b>	9	9	11	17	88.9%
<b>Properties Pending Sale</b>	10	14	13	12	20.0%
<b>Properties For Sale</b>	33	60	59	43	30.3%
<b>Days on Market (Pending Sale)</b>	40	18	50	52	29.1%
<b>Percent Under Contract</b>	30.3%	23.3%	22.0%	27.9%	-7.9%
<b>Average Median Price for Last 12 Months</b>	\$801,123	\$903,667	\$934,833	\$865,623	8.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sun Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Sunland/Tujunga

Single Family Residences, December 2024



## Current Market Snapshot

**\$895,000**

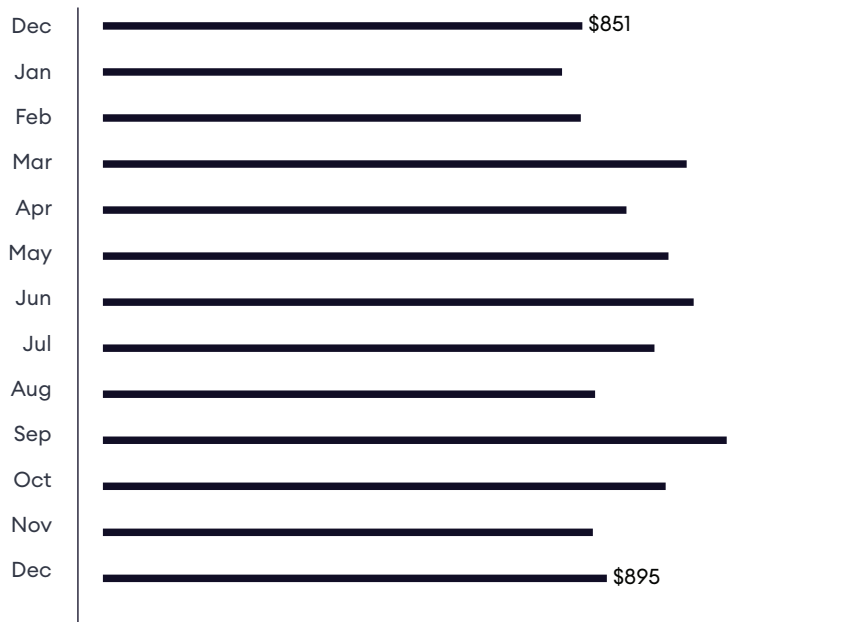
Median Sales Price **5.1% Δ YOY**

**\$684**

Average \$/SF **22.4% Δ YOY**

**86**

Properties For Sale **-4.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$851,250	\$1,050,000	\$1,109,000	\$895,000	5.1%
<b>Average Price per Square Foot</b>	\$559	\$639	\$624	\$684	22.4%
<b>Properties Sold</b>	22	27	17	24	9.1%
<b>Properties Pending Sale</b>	21	28	23	15	-28.6%
<b>Properties For Sale</b>	90	116	113	86	-4.4%
<b>Days on Market (Pending Sale)</b>	41	22	25	37	-9.9%
<b>Percent Under Contract</b>	23.3%	24.1%	20.4%	17.4%	-25.2%
<b>Average Median Price for Last 12 Months</b>	\$854,729	\$954,667	\$921,667	\$943,481	10.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sunland/Tujunga Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Tarzana

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,403,000**

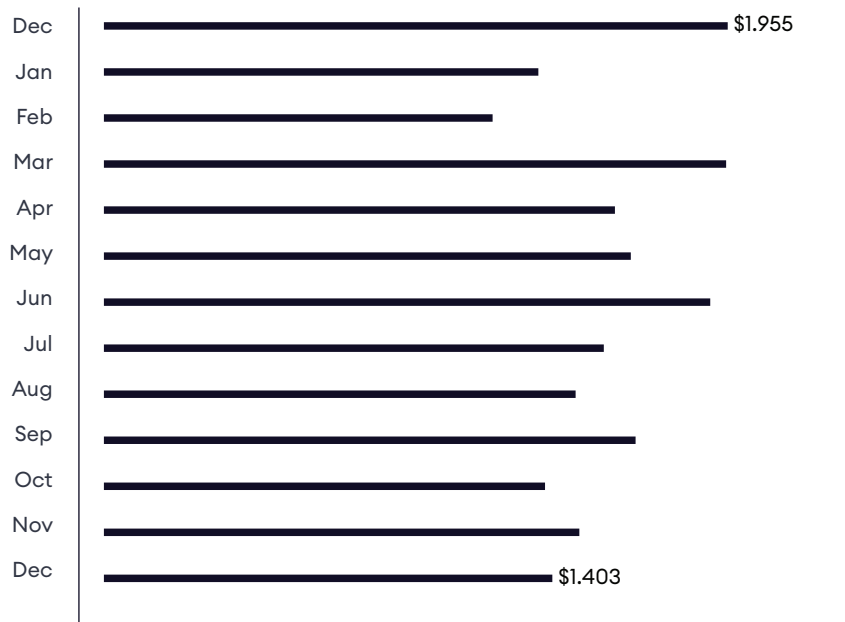
Median Sales Price **-28.2% Δ YOY**

**\$653**

Average \$/SF **-1.4% Δ YOY**

**99**

Properties For Sale **15.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,955,000	\$1,900,000	\$1,665,000	\$1,403,000	-28.2%
<b>Average Price per Square Foot</b>	\$662	\$604	\$638	\$653	-1.4%
<b>Properties Sold</b>	11	12	23	24	118.2%
<b>Properties Pending Sale</b>	11	16	26	10	-9.1%
<b>Properties For Sale</b>	86	132	156	99	15.1%
<b>Days on Market (Pending Sale)</b>	34	26	37	50	48.1%
<b>Percent Under Contract</b>	12.8%	12.1%	16.7%	10.1%	-21.0%
<b>Average Median Price for Last 12 Months</b>	\$1,694,083	\$1,496,208	\$1,423,667	\$1,585,096	-6.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Tarzana Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Toluca Lake

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,130,000**

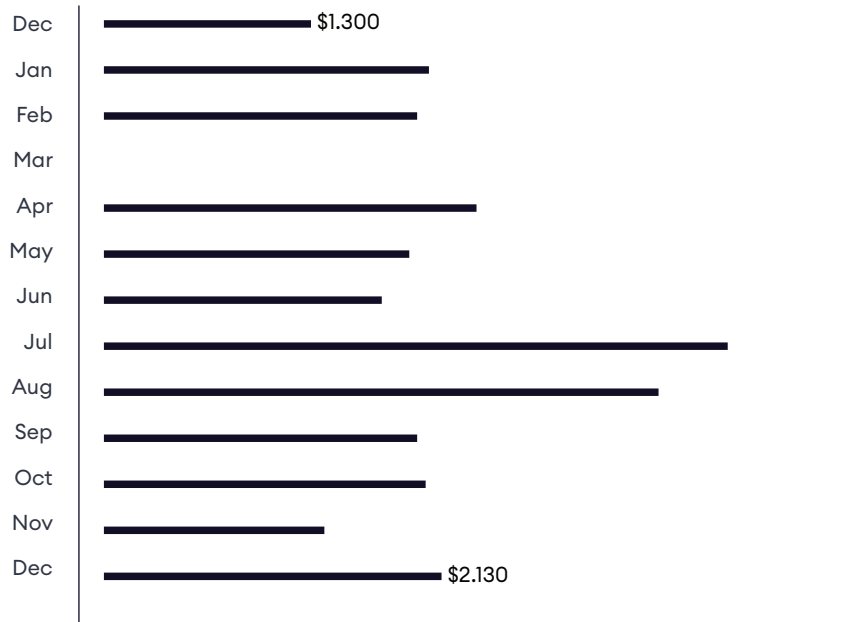
Median Sales Price **63.8% Δ YOY**

**\$572**

Average \$/SF **-36.3% Δ YOY**

**23**

Properties For Sale **130.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,300,000	\$1,750,000	\$1,975,000	\$2,130,000	63.8%
<b>Average Price per Square Foot</b>	\$898	\$964	\$1,106	\$572	-36.3%
<b>Properties Sold</b>	1	4	1	4	300.0%
<b>Properties Pending Sale</b>	0	4	2	2	n/a
<b>Properties For Sale</b>	10	30	32	23	130.0%
<b>Days on Market (Pending Sale)</b>	0	53	95	86	n/a
<b>Percent Under Contract</b>	0.0%	13.3%	6.2%	8.7%	n/a
<b>Average Median Price for Last 12 Months</b>	\$1,498,000	\$2,496,511	\$1,848,022	\$2,025,505	35.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Toluca Lake Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Valley Village

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,350,000**

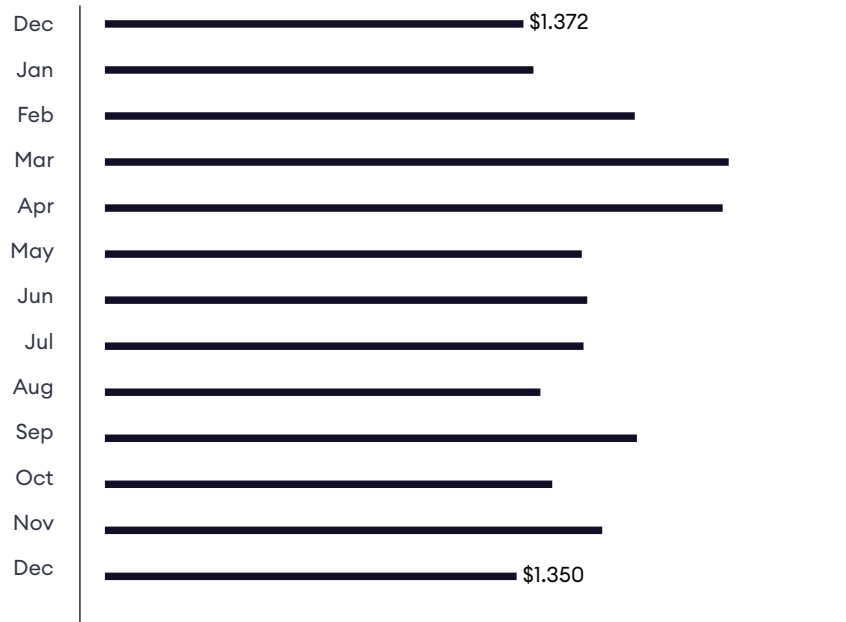
Median Sales Price -1.6% Δ YOY

**\$746**

Average \$/SF 6.0% Δ YOY

**45**

Properties For Sale -4.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,372,500	\$1,583,000	\$1,747,000	\$1,350,000	-1.6%
<b>Average Price per Square Foot</b>	\$704	\$691	\$804	\$746	6.0%
<b>Properties Sold</b>	14	7	13	7	-50.0%
<b>Properties Pending Sale</b>	8	8	8	6	-25.0%
<b>Properties For Sale</b>	47	50	63	45	-4.3%
<b>Days on Market (Pending Sale)</b>	74	25	50	51	-31.9%
<b>Percent Under Contract</b>	17.0%	16.0%	12.7%	13.3%	-21.7%
<b>Average Median Price for Last 12 Months</b>	\$1,463,417	\$1,532,708	\$1,483,333	\$1,610,942	10.1%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Valley Village Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Westlake Village

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,550,000**

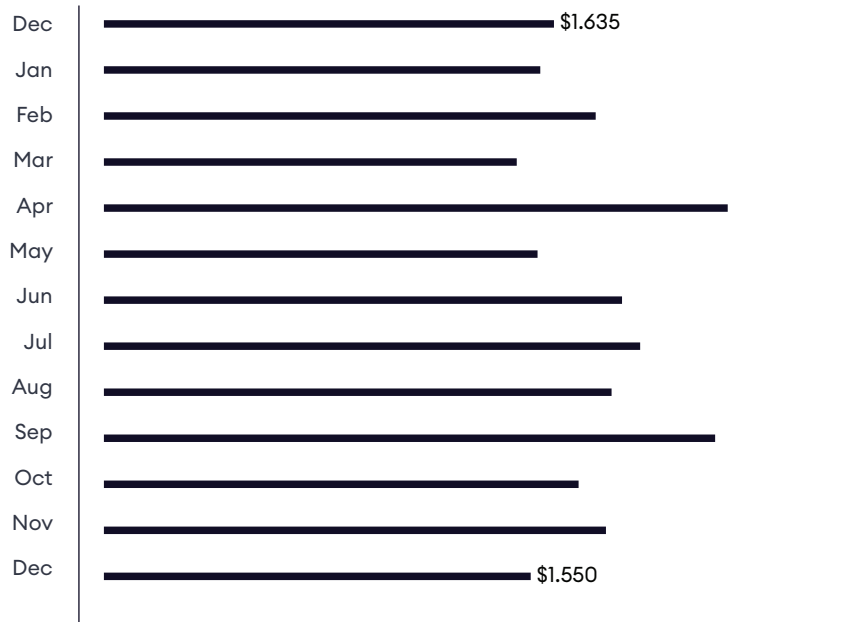
Median Sales Price **-5.2% Δ YOY**

**\$619**

Average \$/SF **-6.1% Δ YOY**

**87**

Properties For Sale **-13.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,635,000	\$1,883,750	\$2,224,000	\$1,550,000	-5.2%
<b>Average Price per Square Foot</b>	\$659	\$738	\$744	\$619	-6.1%
<b>Properties Sold</b>	19	24	28	17	-10.5%
<b>Properties Pending Sale</b>	20	28	23	14	-30.0%
<b>Properties For Sale</b>	100	137	140	87	-13.0%
<b>Days on Market (Pending Sale)</b>	54	44	57	58	7.0%
<b>Percent Under Contract</b>	20.0%	20.4%	16.4%	16.1%	-19.5%
<b>Average Median Price for Last 12 Months</b>	\$1,730,979	\$1,853,250	\$1,700,000	\$1,796,519	3.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westlake Village Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Woodland Hills

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,335,000**

Median Sales Price 1.1% Δ YOY

**\$634**

Average \$/SF 8.6% Δ YOY

**216**

Properties For Sale 12.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,320,000	\$1,345,000	\$1,360,000	\$1,335,000	1.1%
<b>Average Price per Square Foot</b>	\$584	\$632	\$695	\$634	8.6%
<b>Properties Sold</b>	38	49	34	57	50.0%
<b>Properties Pending Sale</b>	34	66	45	40	17.6%
<b>Properties For Sale</b>	192	327	277	216	12.5%
<b>Days on Market (Pending Sale)</b>	34	23	29	37	8.9%
<b>Percent Under Contract</b>	17.7%	20.2%	16.2%	18.5%	4.6%
<b>Average Median Price for Last 12 Months</b>	\$1,313,042	\$1,352,250	\$1,353,000	\$1,342,195	2.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Woodland Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# San Gabriel Valley Macro Market

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,315,000**

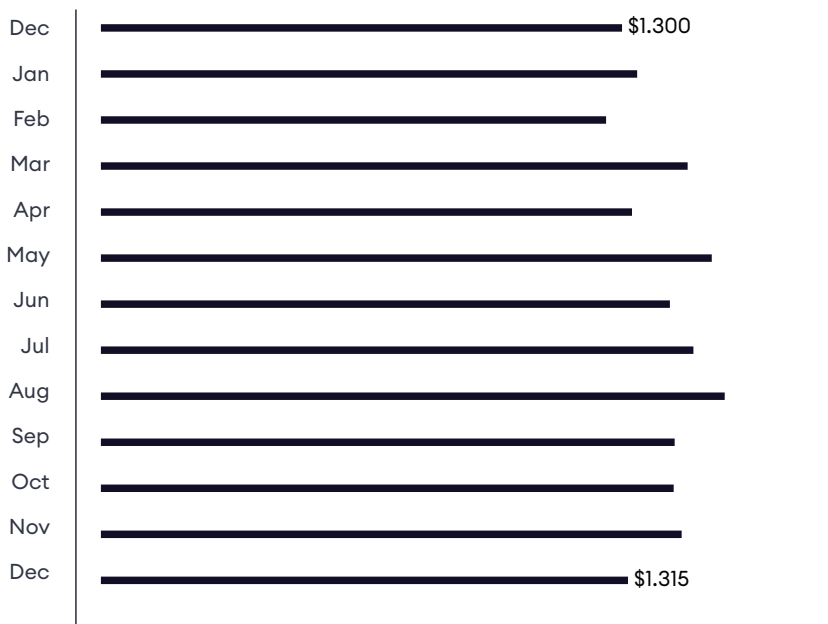
Median Sales Price **1.2% Δ YOY**

**\$793**

Average \$/SF **5.0% Δ YOY**

**656**

Properties For Sale **-4.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,300,000	\$1,420,000	\$1,431,944	\$1,315,000	1.2%
<b>Average Price per Square Foot</b>	\$755	\$849	\$821	\$793	5.0%
<b>Properties Sold</b>	159	188	164	164	3.1%
<b>Properties Pending Sale</b>	127	200	186	143	12.6%
<b>Properties For Sale</b>	686	935	926	656	-4.4%
<b>Days on Market (Pending Sale)</b>	39	24	31	41	3.2%
<b>Percent Under Contract</b>	18.5%	21.4%	20.1%	21.8%	17.7%
<b>Average Median Price for Last 12 Months</b>	\$1,305,125	\$1,443,741	\$1,398,000	\$1,407,299	7.8%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Gabriel Valley Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Alhambra

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,180,000**

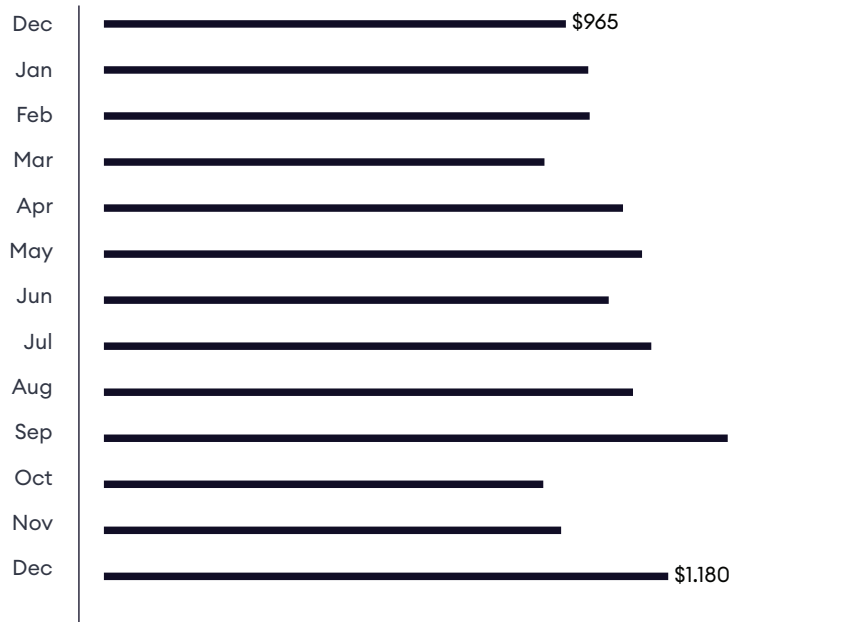
Median Sales Price 22.3% Δ YOY

**\$640**

Average \$/SF -1.7% Δ YOY

**57**

Properties For Sale 50.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$965,000	\$1,055,000	\$1,305,000	\$1,180,000	22.3%
<b>Average Price per Square Foot</b>	\$651	\$675	\$678	\$640	-1.7%
<b>Properties Sold</b>	14	17	9	15	7.1%
<b>Properties Pending Sale</b>	9	18	19	14	55.6%
<b>Properties For Sale</b>	38	67	66	57	50.0%
<b>Days on Market (Pending Sale)</b>	17	19	27	39	134.2%
<b>Percent Under Contract</b>	23.7%	26.9%	28.8%	24.6%	3.7%
<b>Average Median Price for Last 12 Months</b>	\$968,750	\$1,101,324	\$1,017,500	\$1,060,380	9.5%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Alhambra Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Altadena

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,250,000**

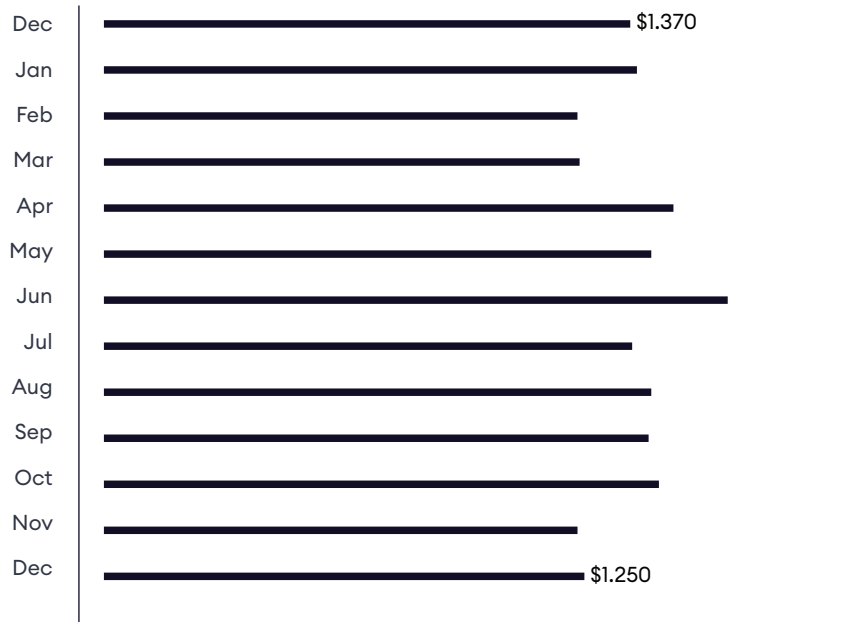
Median Sales Price **-8.8% Δ YOY**

**\$774**

Average \$/SF **-1.4% Δ YOY**

**53**

Properties For Sale **-23.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,370,000	\$1,625,000	\$1,418,000	\$1,250,000	-8.8%
<b>Average Price per Square Foot</b>	\$785	\$724	\$815	\$774	-1.4%
<b>Properties Sold</b>	19	27	19	21	10.5%
<b>Properties Pending Sale</b>	18	27	26	16	-11.1%
<b>Properties For Sale</b>	69	94	91	53	-23.2%
<b>Days on Market (Pending Sale)</b>	41	22	22	26	-35.1%
<b>Percent Under Contract</b>	26.1%	28.7%	28.6%	30.2%	15.7%
<b>Average Median Price for Last 12 Months</b>	\$1,321,583	\$1,357,500	\$1,309,000	\$1,377,298	4.2%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Altadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$1,517,500**

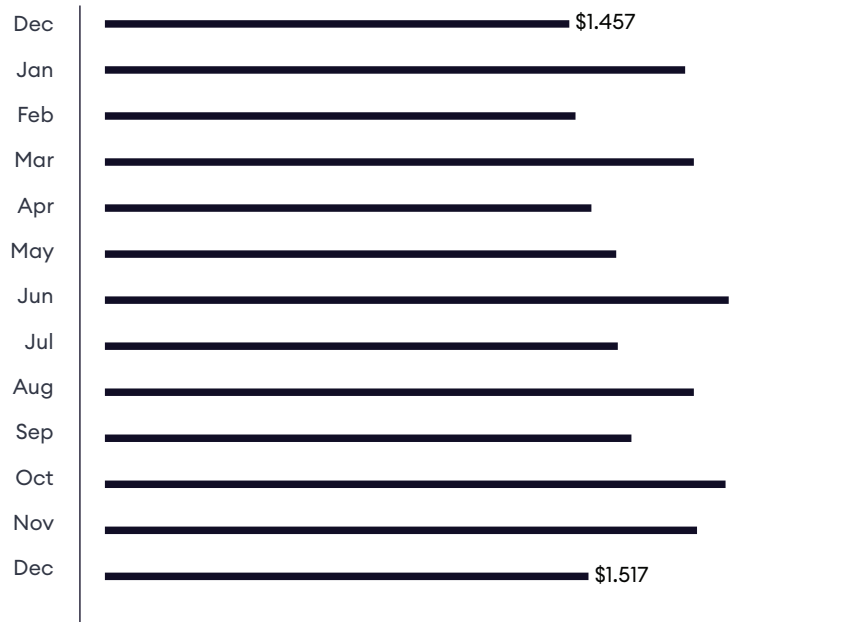
Median Sales Price 4.2% Δ YOY

**\$733**

Average \$/SF 2.4% Δ YOY

**125**

Properties For Sale 0.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,457,000	\$1,960,000	\$1,653,000	\$1,517,500	4.2%
<b>Average Price per Square Foot</b>	\$716	\$737	\$697	\$733	2.4%
<b>Properties Sold</b>	29	29	29	22	-24.1%
<b>Properties Pending Sale</b>	18	26	29	23	27.8%
<b>Properties For Sale</b>	124	160	155	125	0.8%
<b>Days on Market (Pending Sale)</b>	50	39	35	34	-31.3%
<b>Percent Under Contract</b>	14.5%	16.2%	18.7%	18.4%	26.8%
<b>Average Median Price for Last 12 Months</b>	\$1,600,515	\$1,740,083	\$1,775,833	\$1,702,943	6.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Arcadia Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$962,500**

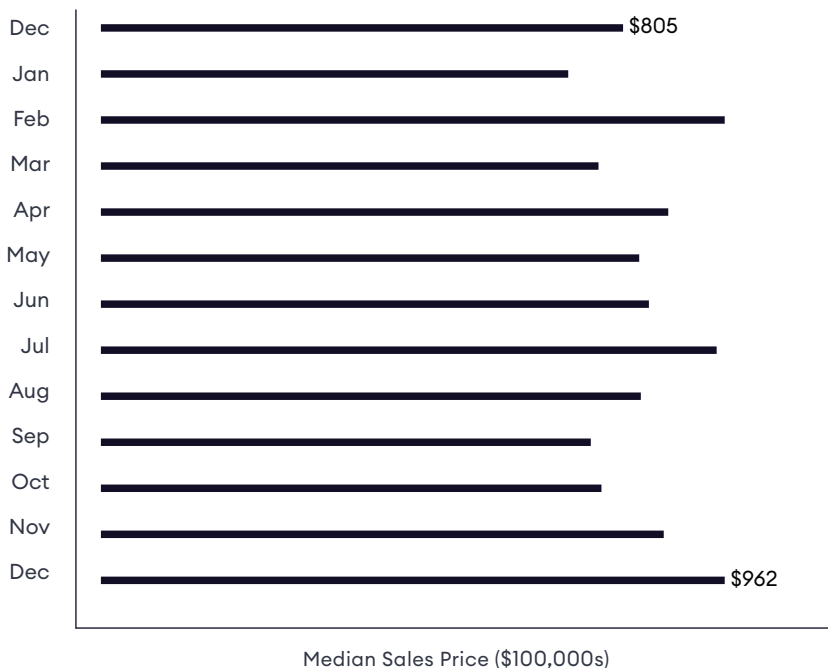
Median Sales Price 19.6% Δ YOY

**\$580**

Average \$/SF -3.2% Δ YOY

**32**

Properties For Sale 45.5% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$805,000	\$845,000	\$755,000	\$962,500	19.6%
<b>Average Price per Square Foot</b>	\$599	\$590	\$602	\$580	-3.2%
<b>Properties Sold</b>	9	11	10	6	-33.3%
<b>Properties Pending Sale</b>	8	11	4	9	12.5%
<b>Properties For Sale</b>	22	45	38	32	45.5%
<b>Days on Market (Pending Sale)</b>	42	7	35	36	-13.8%
<b>Percent Under Contract</b>	36.4%	24.4%	10.5%	28.1%	-22.7%
<b>Average Median Price for Last 12 Months</b>	\$756,438	\$856,583	\$867,333	\$841,842	11.3%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Duarte Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



## Current Market Snapshot

**\$1,245,000**

Median Sales Price -11.7% Δ YOY

**\$803**

Average \$/SF -0.7% Δ YOY

**32**

Properties For Sale -3.0% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,409,350	\$1,895,000	\$1,030,000	\$1,245,000	-11.7%
<b>Average Price per Square Foot</b>	\$809	\$780	\$761	\$803	-0.7%
<b>Properties Sold</b>	6	6	9	12	100.0%
<b>Properties Pending Sale</b>	4	5	18	8	100.0%
<b>Properties For Sale</b>	33	52	47	32	-3.0%
<b>Days on Market (Pending Sale)</b>	26	24	31	32	24.0%
<b>Percent Under Contract</b>	12.1%	9.6%	38.3%	25.0%	106.2%
<b>Average Median Price for Last 12 Months</b>	\$1,372,462	\$1,282,917	\$1,302,500	\$1,359,681	-0.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Eagle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# La Canada Flintridge

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,320,000**

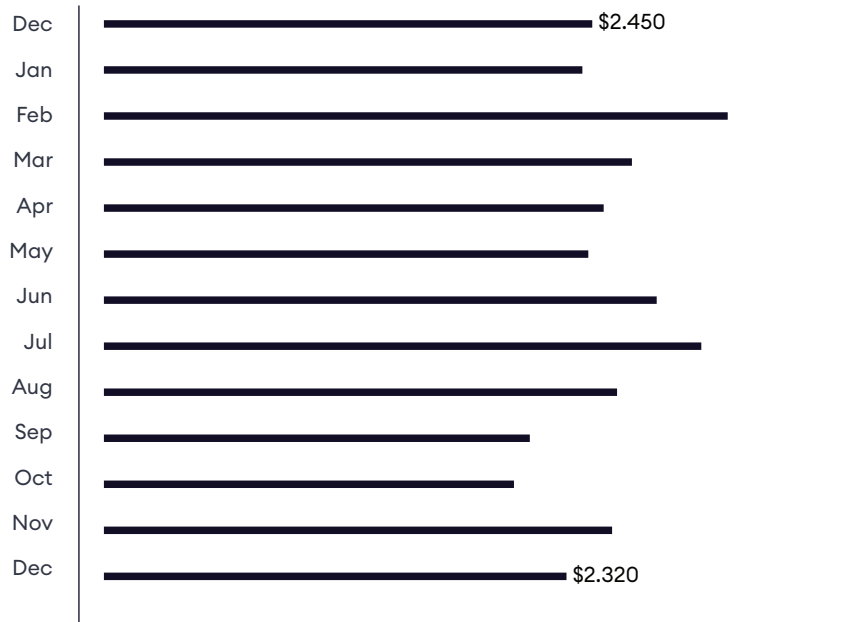
Median Sales Price **-5.3% Δ YOY**

**\$905**

Average \$/SF **-0.7% Δ YOY**

**70**

Properties For Sale **-14.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,450,000	\$2,775,000	\$2,135,000	\$2,320,000	-5.3%
<b>Average Price per Square Foot</b>	\$911	\$869	\$998	\$905	-0.7%
<b>Properties Sold</b>	15	8	11	7	-53.3%
<b>Properties Pending Sale</b>	7	10	16	7	0.0%
<b>Properties For Sale</b>	82	99	99	70	-14.6%
<b>Days on Market (Pending Sale)</b>	29	34	18	32	11.8%
<b>Percent Under Contract</b>	8.5%	10.1%	16.2%	10.0%	17.1%
<b>Average Median Price for Last 12 Months</b>	\$2,396,458	\$2,439,167	\$2,308,333	\$2,536,981	5.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Canada Flintridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Monrovia

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,180,250**

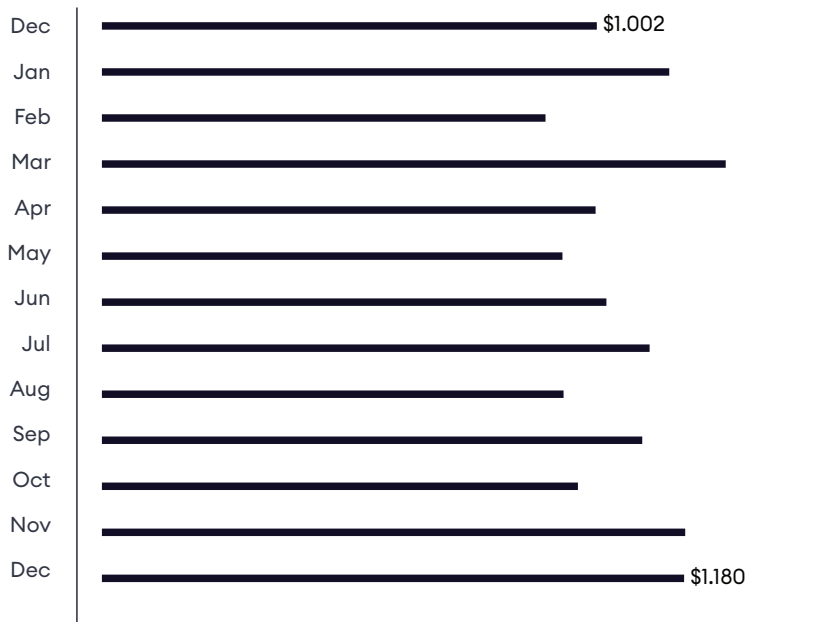
Median Sales Price **17.7% Δ YOY**

**\$689**

Average \$/SF **7.8% Δ YOY**

**45**

Properties For Sale **-10.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,002,500	\$1,022,000	\$1,095,000	\$1,180,250	17.7%
<b>Average Price per Square Foot</b>	\$639	\$762	\$692	\$689	7.8%
<b>Properties Sold</b>	12	17	14	16	33.3%
<b>Properties Pending Sale</b>	9	10	17	10	11.1%
<b>Properties For Sale</b>	50	48	74	45	-10.0%
<b>Days on Market (Pending Sale)</b>	31	30	26	39	23.4%
<b>Percent Under Contract</b>	18.0%	20.8%	23.0%	22.2%	23.5%
<b>Average Median Price for Last 12 Months</b>	\$997,542	\$1,077,750	\$1,108,917	\$1,056,654	5.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monrovia Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Pasadena

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,600,001**

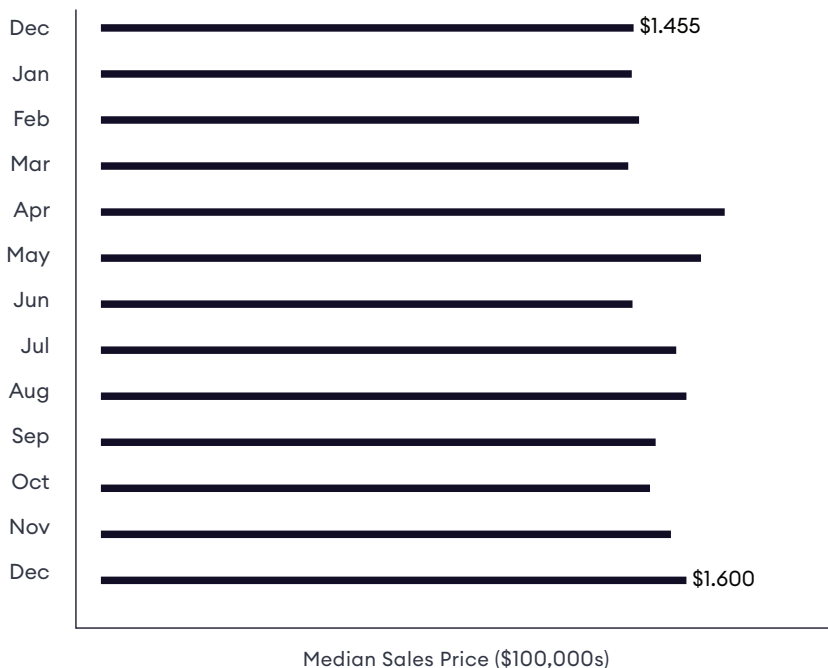
Median Sales Price **10.0% Δ YOY**

**\$904**

Average \$/SF **13.3% Δ YOY**

**187**

Properties For Sale **-12.6% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,455,000	\$1,452,000	\$1,515,500	\$1,600,001	10.0%
<b>Average Price per Square Foot</b>	\$798	\$844	\$991	\$904	13.3%
<b>Properties Sold</b>	52	44	44	36	-30.8%
<b>Properties Pending Sale</b>	40	59	51	31	-22.5%
<b>Properties For Sale</b>	214	289	274	187	-12.6%
<b>Days on Market (Pending Sale)</b>	34	17	35	42	24.7%
<b>Percent Under Contract</b>	18.7%	20.4%	18.6%	16.6%	-11.3%
<b>Average Median Price for Last 12 Months</b>	\$1,371,610	\$1,557,500	\$1,552,500	\$1,535,185	11.9%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pasadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# San Gabriel

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,090,000**

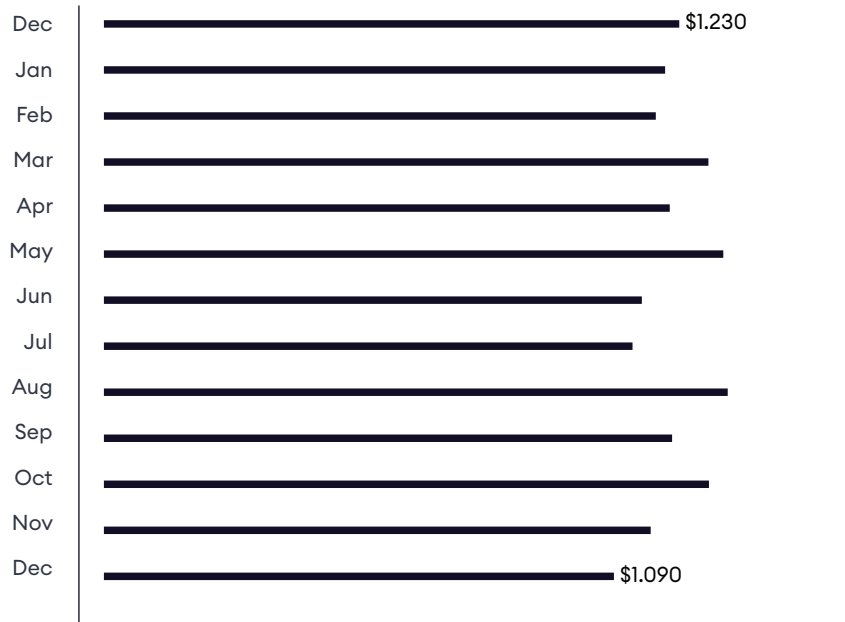
Median Sales Price -11.4% Δ YOY

**\$780**

Average \$/SF 9.2% Δ YOY

**35**

Properties For Sale -12.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,230,400	\$1,150,000	\$1,215,000	\$1,090,000	-11.4%
<b>Average Price per Square Foot</b>	\$714	\$824	\$695	\$780	9.2%
<b>Properties Sold</b>	6	15	15	17	183.3%
<b>Properties Pending Sale</b>	14	14	15	14	0.0%
<b>Properties For Sale</b>	40	49	55	35	-12.5%
<b>Days on Market (Pending Sale)</b>	35	25	32	30	-15.5%
<b>Percent Under Contract</b>	35.0%	28.6%	27.3%	40.0%	14.3%
<b>Average Median Price for Last 12 Months</b>	\$1,129,996	\$1,205,446	\$1,184,392	\$1,217,006	7.7%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Gabriel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# San Marino

Single Family Residences, December 2024



## Current Market Snapshot

**\$2,850,000**

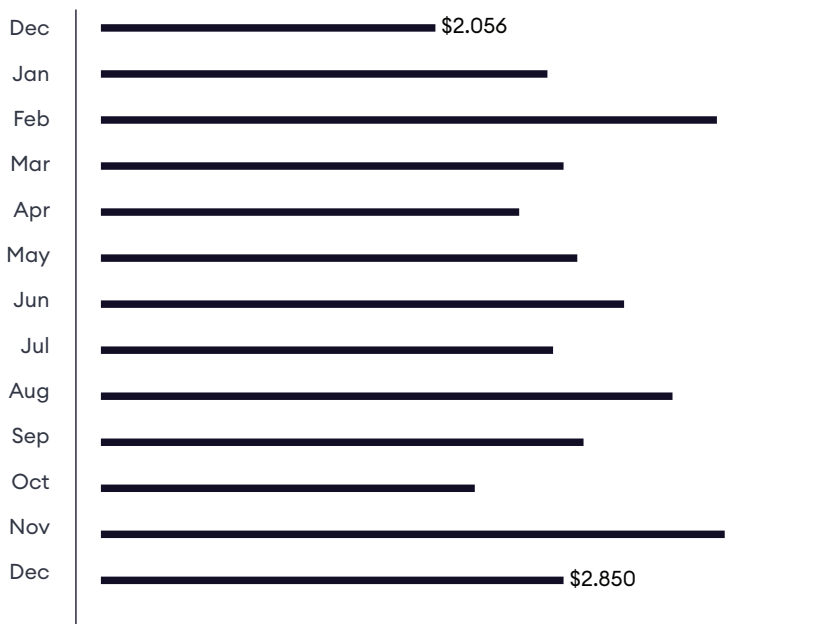
Median Sales Price **38.6% Δ YOY**

**\$1,008**

Average \$/SF **6.1% Δ YOY**

**41**

Properties For Sale **-25.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$2,056,000	\$3,225,000	\$2,973,750	\$2,850,000	38.6%
<b>Average Price per Square Foot</b>	\$950	\$1,266	\$1,043	\$1,008	6.1%
<b>Properties Sold</b>	3	14	8	8	166.7%
<b>Properties Pending Sale</b>	3	17	10	5	66.7%
<b>Properties For Sale</b>	55	80	59	41	-25.5%
<b>Days on Market (Pending Sale)</b>	39	37	23	96	143.6%
<b>Percent Under Contract</b>	5.5%	21.2%	16.9%	12.2%	123.6%
<b>Average Median Price for Last 12 Months</b>	\$2,978,125	\$3,047,042	\$2,999,500	\$2,959,481	-0.6%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Marino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# Sierra Madre

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,669,000**

Median Sales Price **21.3% Δ YOY**

**\$656**

Average \$/SF **-16.8% Δ YOY**

**32**

Properties For Sale **10.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,376,000	\$1,568,000	\$1,140,000	\$1,669,000	21.3%
<b>Average Price per Square Foot</b>	\$788	\$816	\$805	\$656	-16.8%
<b>Properties Sold</b>	5	6	7	6	20.0%
<b>Properties Pending Sale</b>	2	7	7	7	250.0%
<b>Properties For Sale</b>	29	40	43	32	10.3%
<b>Days on Market (Pending Sale)</b>	42	11	51	56	33.0%
<b>Percent Under Contract</b>	6.9%	17.5%	16.3%	21.9%	217.2%
<b>Average Median Price for Last 12 Months</b>	\$1,591,667	\$1,344,500	\$1,309,000	\$1,394,234	-12.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sierra Madre Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

# South Pasadena

Single Family Residences, December 2024



## Current Market Snapshot

**\$1,695,000**

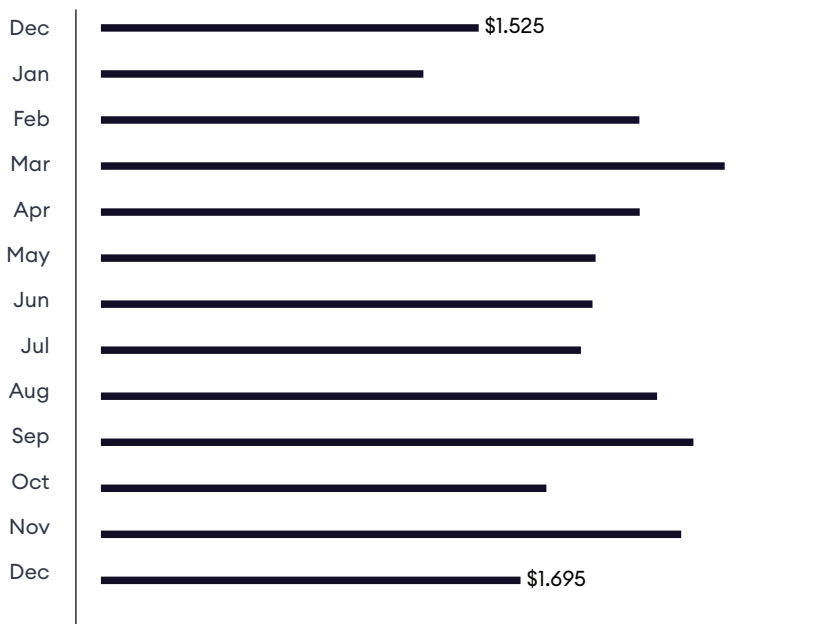
Median Sales Price 11.1% Δ YOY

**\$871**

Average \$/SF -0.2% Δ YOY

**43**

Properties For Sale 19.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
<b>Median Price</b>	\$1,525,000	\$1,987,500	\$2,397,750	\$1,695,000	11.1%
<b>Average Price per Square Foot</b>	\$873	\$1,078	\$947	\$871	-0.2%
<b>Properties Sold</b>	9	8	8	14	55.6%
<b>Properties Pending Sale</b>	6	10	6	13	116.7%
<b>Properties For Sale</b>	36	49	61	43	19.4%
<b>Days on Market (Pending Sale)</b>	92	33	23	54	-42.0%
<b>Percent Under Contract</b>	16.7%	20.4%	9.8%	30.2%	81.4%
<b>Average Median Price for Last 12 Months</b>	\$1,925,879	\$2,071,858	\$1,947,667	\$2,009,704	4.4%

\*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in South Pasadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



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