

ELLIMAN INTEL

# Monthly Market Report

JANUARY 2026

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



## 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, January 2026



## Current Market Snapshot

**\$955,000**

Median Sales Price -1.5% Δ YOY

**\$675**

Average \$/SF -6.6% Δ YOY

**13,604**

Properties For Sale -9.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$970,000	\$1,040,000	\$999,444	\$955,000	-1.5%
<b>Average Price per Square Foot</b>	\$723	\$759	\$710	\$675	-6.6%
<b>Properties Sold</b>	2025	3291	3192	1943	-4.0%
<b>Properties Pending Sale</b>	2314	3050	3105	2404	3.9%
<b>Properties For Sale</b>	15,011	19,401	17,876	13,604	-9.4%
<b>Days on Market (Pending Sale)</b>	44	36	41	50	14.9%
<b>Percent Under Contract</b>	15.4%	15.7%	17.4%	17.7%	14.6%
<b>Average Median Price for Last 12 Months</b>	\$984,417	\$986,824	\$967,167	\$1,009,880	2.5%

\*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, January 2026



## Current Market Snapshot

**\$3,100,000**

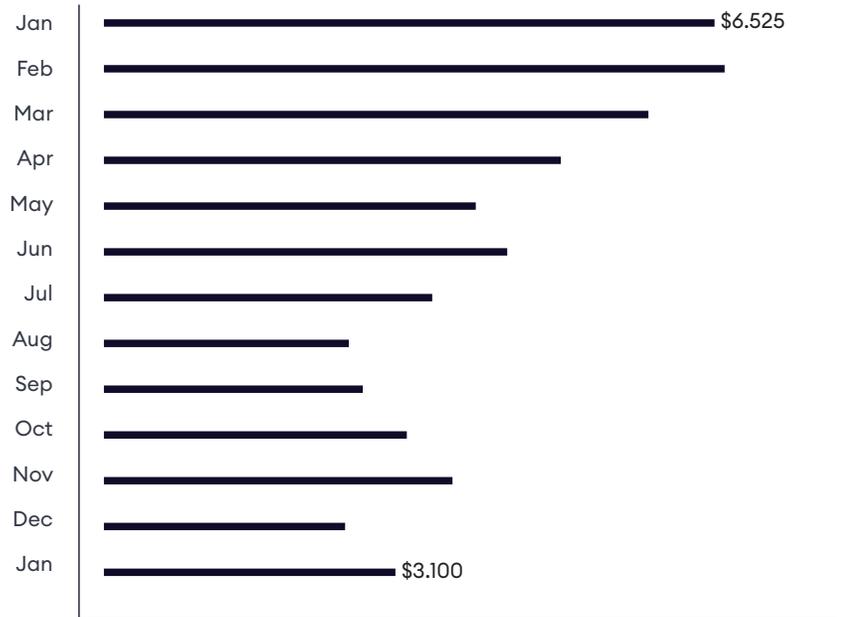
Median Sales Price **-52.5% Δ YOY**

**\$1,370**

Average \$/SF **29.6% Δ YOY**

**164**

Properties For Sale **-4.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$6,525,000	\$3,495,000	\$3,222,500	\$3,100,000	-52.5%
<b>Average Price per Square Foot</b>	\$1,057	\$1,566	\$1,216	\$1,370	29.6%
<b>Properties Sold</b>	8	15	16	6	-25.0%
<b>Properties Pending Sale</b>	9	10	18	12	33.3%
<b>Properties For Sale</b>	171	216	195	164	-4.1%
<b>Days on Market (Pending Sale)</b>	75	30	68	70	-5.8%
<b>Percent Under Contract</b>	5.3%	4.6%	9.2%	7.3%	39.0%
<b>Average Median Price for Last 12 Months</b>	\$3,523,408	\$2,990,842	\$3,124,184	\$4,119,304	14.5%

\*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, January 2026



## Current Market Snapshot

**\$2,008,900**

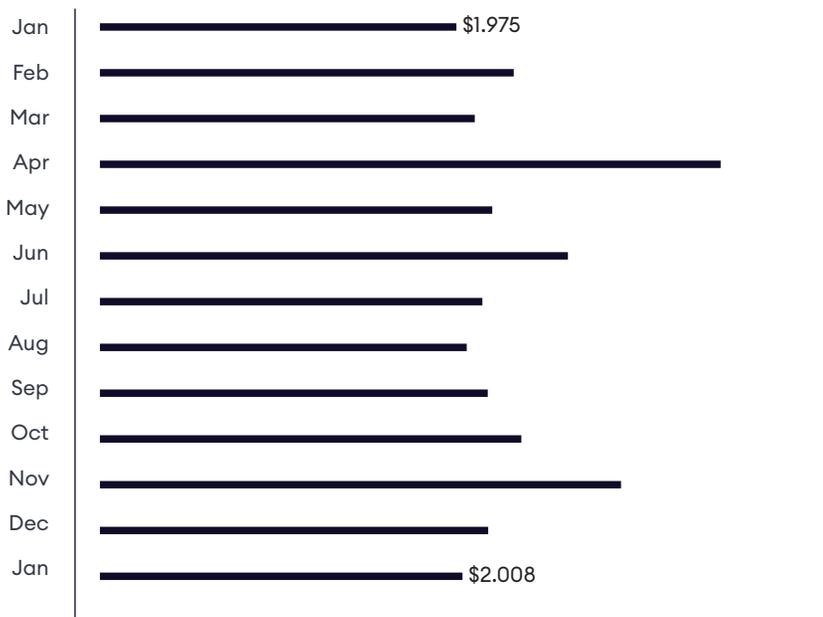
Median Sales Price **1.7% Δ YOY**

**\$938**

Average \$/SF **14.3% Δ YOY**

**90**

Properties For Sale **-19.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,975,000	\$2,120,000	\$2,337,500	\$2,008,900	1.7%
<b>Average Price per Square Foot</b>	\$821	\$916	\$1,030	\$938	14.3%
<b>Properties Sold</b>	12	18	18	12	0.0%
<b>Properties Pending Sale</b>	10	16	16	11	10.0%
<b>Properties For Sale</b>	112	121	126	90	-19.6%
<b>Days on Market (Pending Sale)</b>	48	22	35	73	53.0%
<b>Percent Under Contract</b>	8.9%	13.2%	12.7%	12.2%	36.9%
<b>Average Median Price for Last 12 Months</b>	\$2,319,143	\$2,262,553	\$2,351,733	\$2,328,101	0.4%

\*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, January 2026



## Current Market Snapshot

**\$9,155,000**

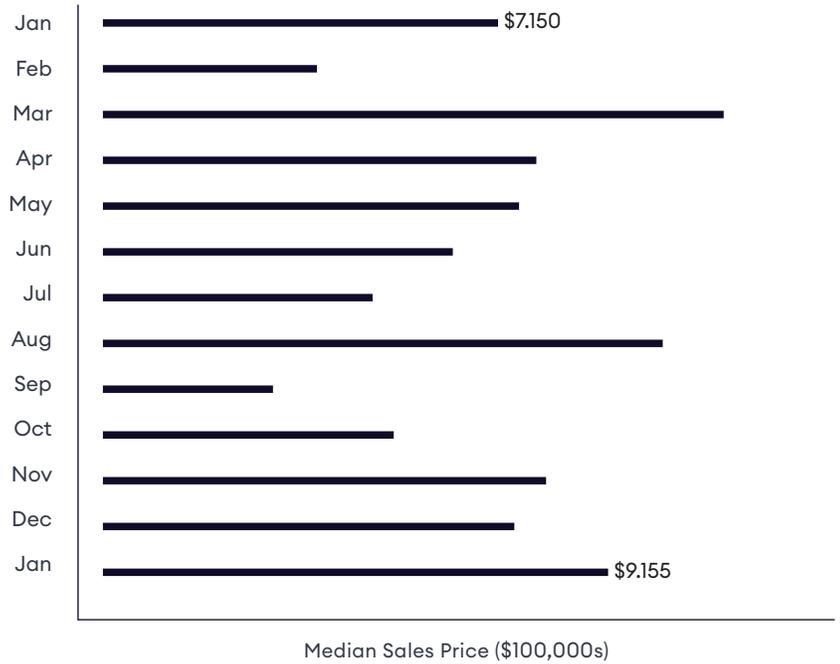
Median Sales Price **28.0% Δ YOY**

**\$1,399**

Average \$/SF **-9.7% Δ YOY**

**138**

Properties For Sale **-7.4% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$7,150,000	\$4,864,800	\$5,250,000	\$9,155,000	28.0%
<b>Average Price per Square Foot</b>	\$1,550	\$1,592	\$2,039	\$1,399	-9.7%
<b>Properties Sold</b>	15	16	15	10	-33.3%
<b>Properties Pending Sale</b>	11	13	11	8	-27.3%
<b>Properties For Sale</b>	149	157	145	138	-7.4%
<b>Days on Market (Pending Sale)</b>	74	50	67	52	-30.2%
<b>Percent Under Contract</b>	7.4%	8.3%	7.6%	5.8%	-21.5%
<b>Average Median Price for Last 12 Months</b>	\$7,091,625	\$7,179,375	\$8,208,750	\$7,069,806	-0.3%

\*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, January 2026



## Current Market Snapshot

**\$2,362,415**

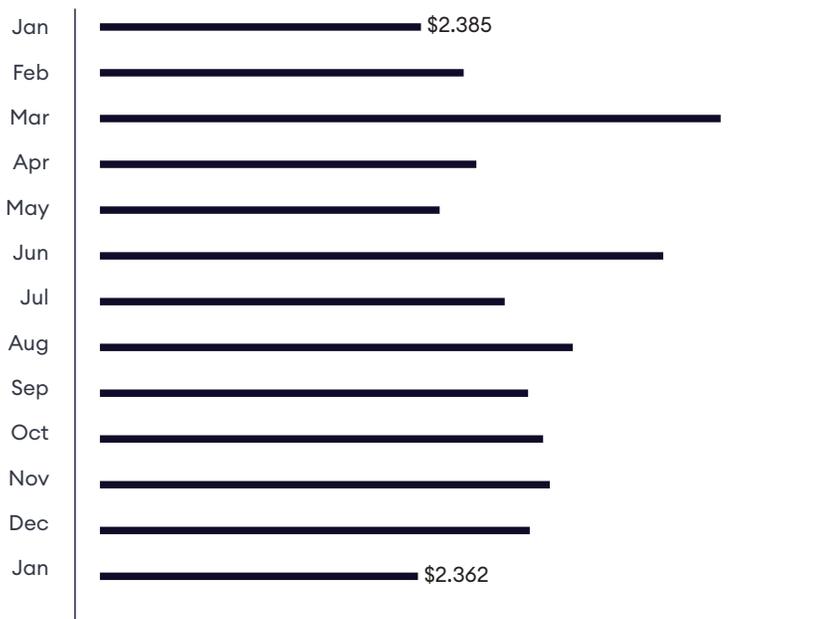
Median Sales Price **-0.9% Δ YOY**

**\$777**

Average \$/SF **-26.6% Δ YOY**

**171**

Properties For Sale **-15.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,385,000	\$3,012,500	\$3,300,000	\$2,362,415	-0.9%
<b>Average Price per Square Foot</b>	\$1,059	\$1,143	\$1,074	\$777	-26.6%
<b>Properties Sold</b>	4	14	14	6	50.0%
<b>Properties Pending Sale</b>	3	11	7	11	266.7%
<b>Properties For Sale</b>	202	211	192	171	-15.3%
<b>Days on Market (Pending Sale)</b>	82	68	36	51	-37.8%
<b>Percent Under Contract</b>	1.5%	5.2%	3.6%	6.4%	333.1%
<b>Average Median Price for Last 12 Months</b>	\$3,367,005	\$3,153,736	\$2,970,805	\$3,167,686	-6.3%

\*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, January 2026



## Current Market Snapshot

**\$1,530,000**

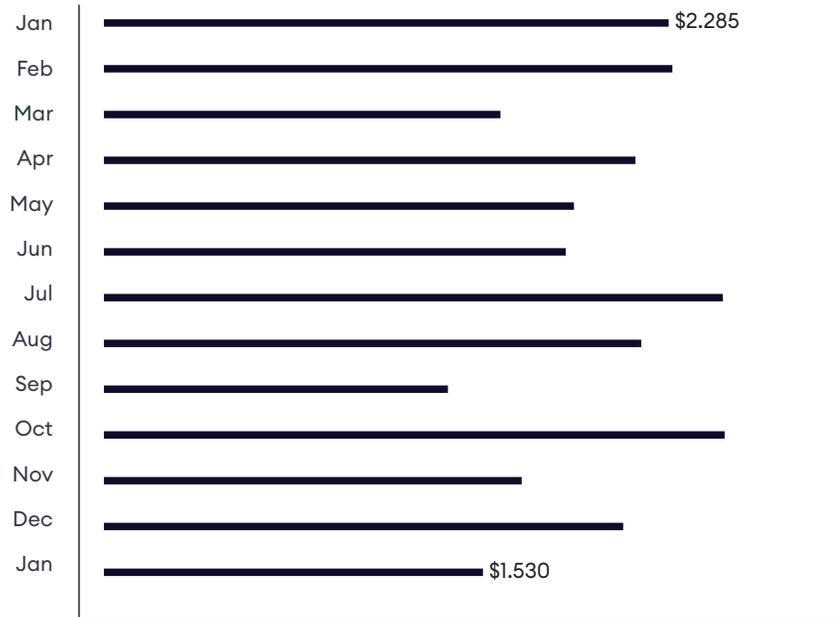
Median Sales Price **-33.0% Δ YOY**

**\$872**

Average \$/SF **-7.6% Δ YOY**

**50**

Properties For Sale **-21.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,285,000	\$2,505,000	\$2,512,500	\$1,530,000	-33.0%
<b>Average Price per Square Foot</b>	\$944	\$1,037	\$985	\$872	-7.6%
<b>Properties Sold</b>	4	15	6	3	-25.0%
<b>Properties Pending Sale</b>	5	11	13	6	20.0%
<b>Properties For Sale</b>	64	74	67	50	-21.9%
<b>Days on Market (Pending Sale)</b>	31	18	43	27	-11.8%
<b>Percent Under Contract</b>	7.8%	14.9%	19.4%	12.0%	53.6%
<b>Average Median Price for Last 12 Months</b>	\$1,884,565	\$1,898,500	\$1,772,500	\$1,999,904	5.8%

\*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, January 2026



## Current Market Snapshot

**\$4,081,250**

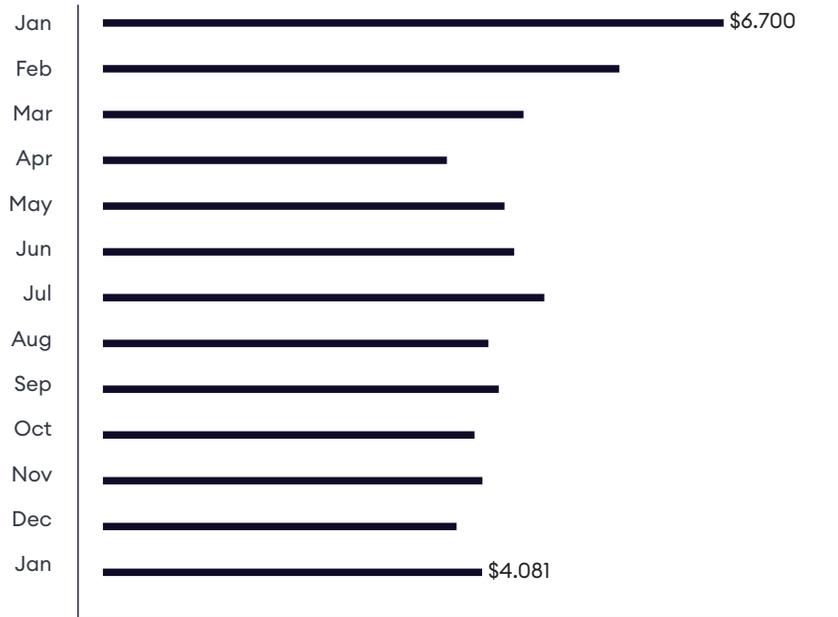
Median Sales Price -39.1% Δ YOY

**\$1,580**

Average \$/SF -5.4% Δ YOY

**182**

Properties For Sale 5.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$6,700,000	\$4,756,075	\$4,000,000	\$4,081,250	-39.1%
<b>Average Price per Square Foot</b>	\$1,670	\$1,426	\$1,473	\$1,580	-5.4%
<b>Properties Sold</b>	9	21	23	16	77.8%
<b>Properties Pending Sale</b>	17	25	32	8	-52.9%
<b>Properties For Sale</b>	172	255	231	182	5.8%
<b>Days on Market (Pending Sale)</b>	45	51	51	75	67.5%
<b>Percent Under Contract</b>	9.9%	9.8%	13.9%	4.4%	-55.5%
<b>Average Median Price for Last 12 Months</b>	\$3,960,708	\$4,063,958	\$3,990,417	\$4,491,831	11.8%

\*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, January 2026



## Current Market Snapshot

**\$2,850,500**

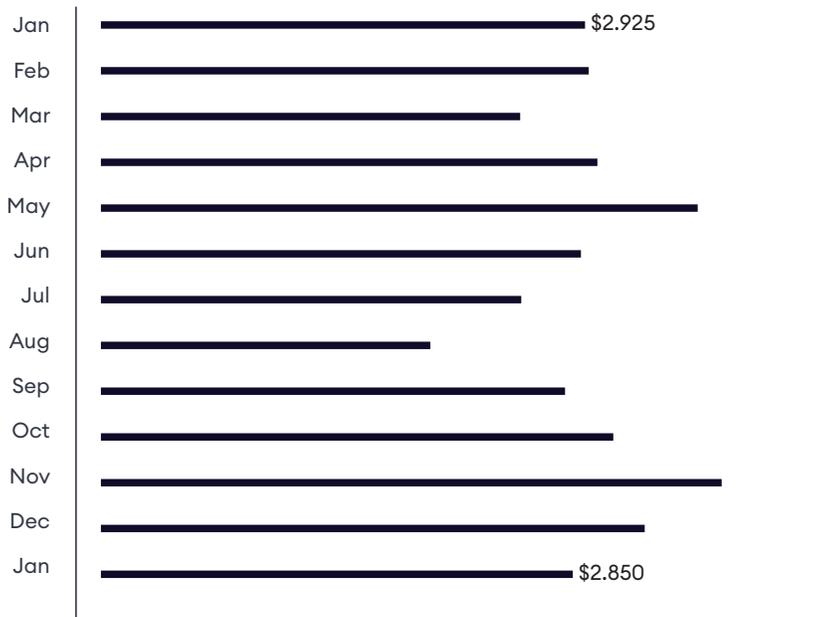
Median Sales Price **-2.5% Δ YOY**

**\$887**

Average \$/SF **-27.4% Δ YOY**

**13**

Properties For Sale **-60.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,925,000	\$2,537,500	\$3,096,665	\$2,850,500	-2.5%
<b>Average Price per Square Foot</b>	\$1,222	\$1,128	\$1,204	\$887	-27.4%
<b>Properties Sold</b>	6	10	6	6	0.0%
<b>Properties Pending Sale</b>	10	11	10	2	-80.0%
<b>Properties For Sale</b>	33	35	26	13	-60.6%
<b>Days on Market (Pending Sale)</b>	18	29	39	95	430.9%
<b>Percent Under Contract</b>	30.3%	31.4%	38.5%	15.4%	-49.2%
<b>Average Median Price for Last 12 Months</b>	\$2,895,297	\$2,963,028	\$3,297,667	\$2,940,665	1.5%

\*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.

# Culver City

Single Family Residences, January 2026



## Current Market Snapshot

**\$1,502,000**

Median Sales Price -16.3% Δ YOY

**\$924**

Average \$/SF -7.3% Δ YOY

**62**

Properties For Sale -30.3% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,794,000	\$1,786,000	\$1,427,695	\$1,502,000	-16.3%
<b>Average Price per Square Foot</b>	\$997	\$1,135	\$1,047	\$924	-7.3%
<b>Properties Sold</b>	11	20	15	8	-27.3%
<b>Properties Pending Sale</b>	20	26	7	11	-45.0%
<b>Properties For Sale</b>	89	107	79	62	-30.3%
<b>Days on Market (Pending Sale)</b>	41	49	39	49	19.1%
<b>Percent Under Contract</b>	22.5%	24.3%	8.9%	17.7%	-21.0%
<b>Average Median Price for Last 12 Months</b>	\$1,618,078	\$1,539,553	\$1,517,500	\$1,641,948	1.5%

\*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, January 2026



## Current Market Snapshot

**\$645,000**

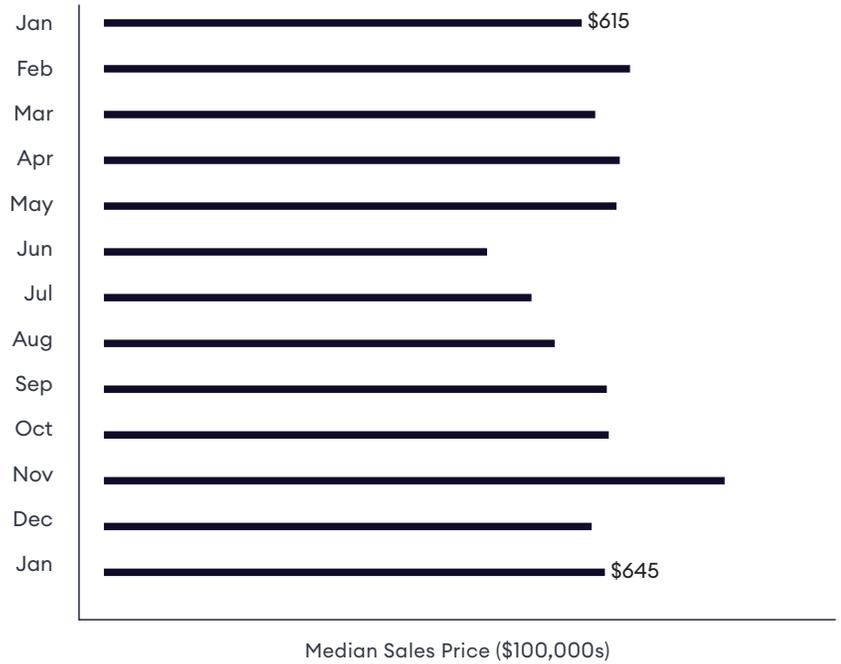
Median Sales Price **4.9% Δ YOY**

**\$477**

Average \$/SF **13.8% Δ YOY**

**45**

Properties For Sale **-16.7% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$615,000	\$550,000	\$650,000	\$645,000	4.9%
<b>Average Price per Square Foot</b>	\$419	\$430	\$393	\$477	13.8%
<b>Properties Sold</b>	7	7	5	3	-57.1%
<b>Properties Pending Sale</b>	6	7	5	9	50.0%
<b>Properties For Sale</b>	54	67	59	45	-16.7%
<b>Days on Market (Pending Sale)</b>	41	45	31	67	62.4%
<b>Percent Under Contract</b>	11.1%	10.4%	8.5%	20.0%	80.0%
<b>Average Median Price for Last 12 Months</b>	\$612,936	\$658,380	\$690,926	\$634,002	3.3%

\*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, January 2026



## Current Market Snapshot

**\$1,875,000**

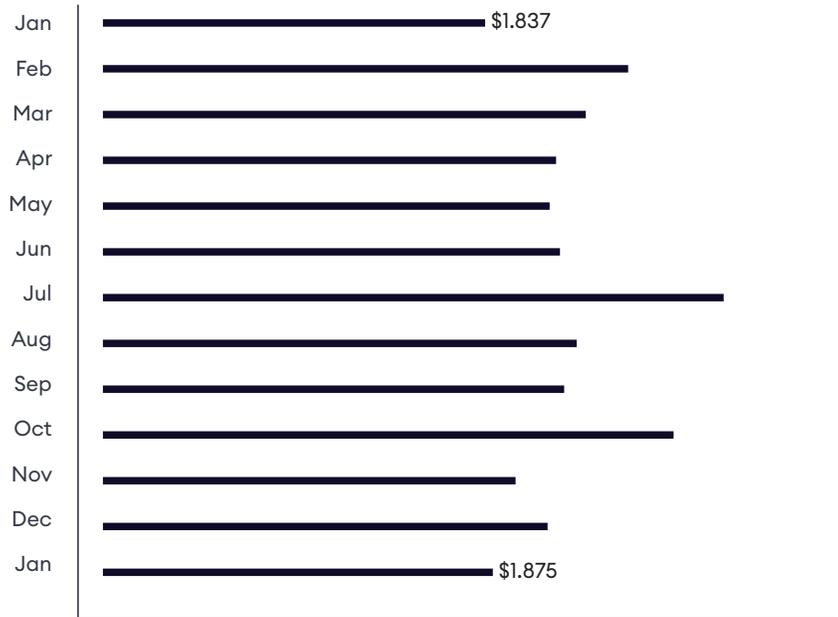
Median Sales Price 2.0% Δ YOY

**\$785**

Average \$/SF -19.7% Δ YOY

**86**

Properties For Sale -18.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,837,563	\$2,992,500	\$2,750,000	\$1,875,000	2.0%
<b>Average Price per Square Foot</b>	\$978	\$944	\$1,003	\$785	-19.7%
<b>Properties Sold</b>	18	16	25	10	-44.4%
<b>Properties Pending Sale</b>	16	16	20	9	-43.8%
<b>Properties For Sale</b>	105	129	125	86	-18.1%
<b>Days on Market (Pending Sale)</b>	42	39	45	31	-27.1%
<b>Percent Under Contract</b>	15.2%	12.4%	16.0%	10.5%	-31.3%
<b>Average Median Price for Last 12 Months</b>	\$2,155,855	\$2,208,505	\$2,000,000	\$2,266,715	4.9%

\*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, January 2026



## Current Market Snapshot

**\$1,183,000**

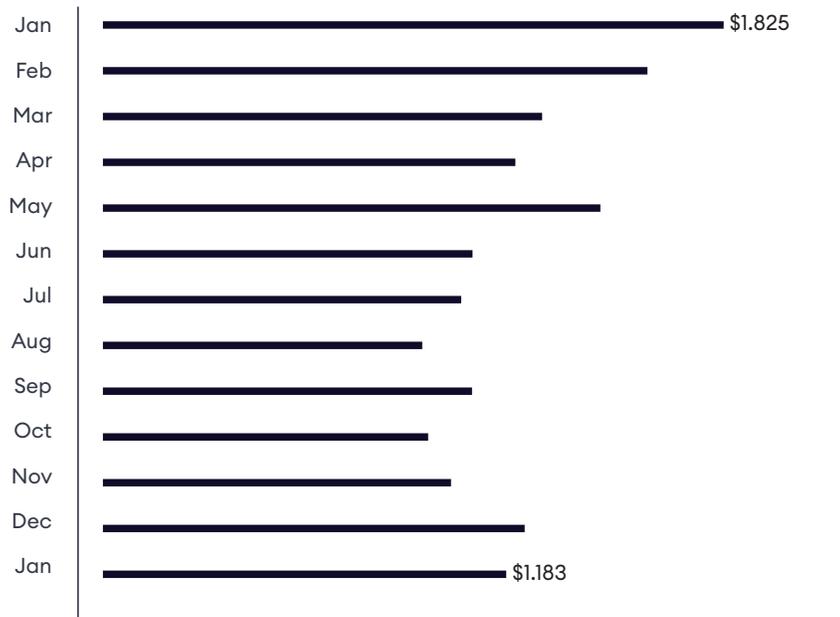
Median Sales Price **-35.2% Δ YOY**

**\$680**

Average \$/SF **-20.4% Δ YOY**

**57**

Properties For Sale **-42.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,825,000	\$1,050,000	\$952,500	\$1,183,000	-35.2%
<b>Average Price per Square Foot</b>	\$854	\$652	\$688	\$680	-20.4%
<b>Properties Sold</b>	6	7	8	7	16.7%
<b>Properties Pending Sale</b>	9	9	5	8	-11.1%
<b>Properties For Sale</b>	99	95	84	57	-42.4%
<b>Days on Market (Pending Sale)</b>	45	59	41	60	31.8%
<b>Percent Under Contract</b>	9.1%	9.5%	6.0%	14.0%	54.4%
<b>Average Median Price for Last 12 Months</b>	\$1,341,500	\$1,068,333	\$1,146,833	\$1,225,269	-9.5%

\*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, January 2026



## Current Market Snapshot

**\$1,512,500**

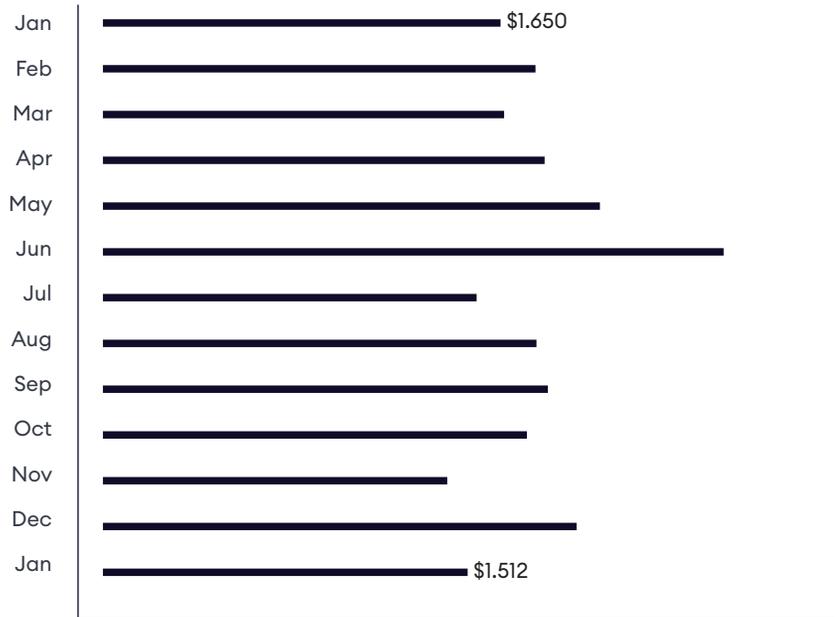
Median Sales Price **-8.3% Δ YOY**

**\$861**

Average \$/SF **-6.0% Δ YOY**

**78**

Properties For Sale **-25.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,650,000	\$1,550,000	\$1,760,000	\$1,512,500	-8.3%
<b>Average Price per Square Foot</b>	\$916	\$887	\$824	\$861	-6.0%
<b>Properties Sold</b>	6	12	11	14	133.3%
<b>Properties Pending Sale</b>	7	15	8	11	57.1%
<b>Properties For Sale</b>	105	133	115	78	-25.7%
<b>Days on Market (Pending Sale)</b>	75	23	82	60	-20.2%
<b>Percent Under Contract</b>	6.7%	11.3%	7.0%	14.1%	111.5%
<b>Average Median Price for Last 12 Months</b>	\$1,940,354	\$1,719,167	\$1,635,833	\$1,804,373	-7.5%

\*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, January 2026



## Current Market Snapshot

**\$815,000**

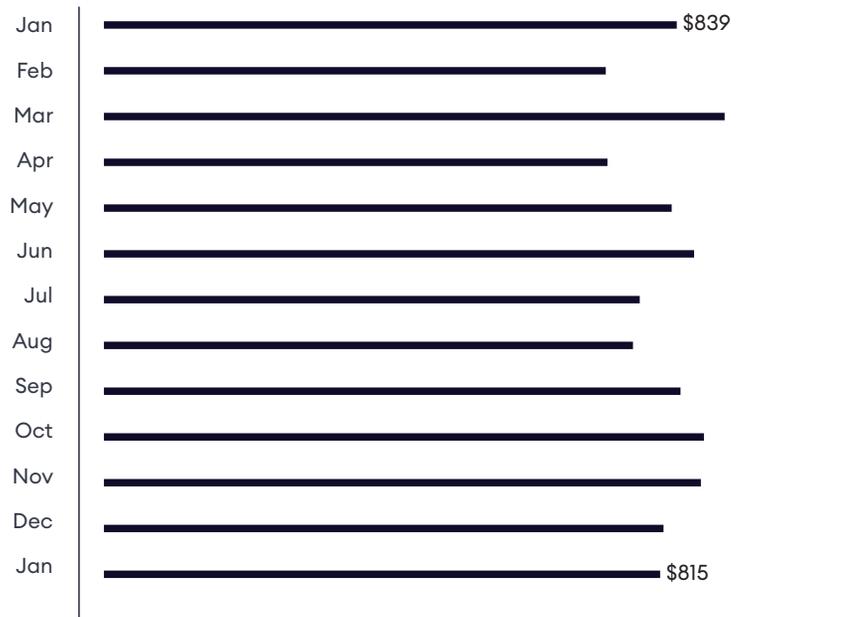
Median Sales Price **-2.9% Δ YOY**

**\$501**

Average \$/SF **-11.3% Δ YOY**

**97**

Properties For Sale **12.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$839,500	\$785,000	\$879,500	\$815,000	-2.9%
<b>Average Price per Square Foot</b>	\$565	\$518	\$566	\$501	-11.3%
<b>Properties Sold</b>	8	11	16	16	100.0%
<b>Properties Pending Sale</b>	6	12	23	16	166.7%
<b>Properties For Sale</b>	86	120	119	97	12.8%
<b>Days on Market (Pending Sale)</b>	63	59	46	42	-33.4%
<b>Percent Under Contract</b>	7.0%	10.0%	19.3%	16.5%	136.4%
<b>Average Median Price for Last 12 Months</b>	\$818,352	\$834,917	\$836,667	\$824,109	0.7%

\*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, January 2026



## Current Market Snapshot

**\$1,570,000**

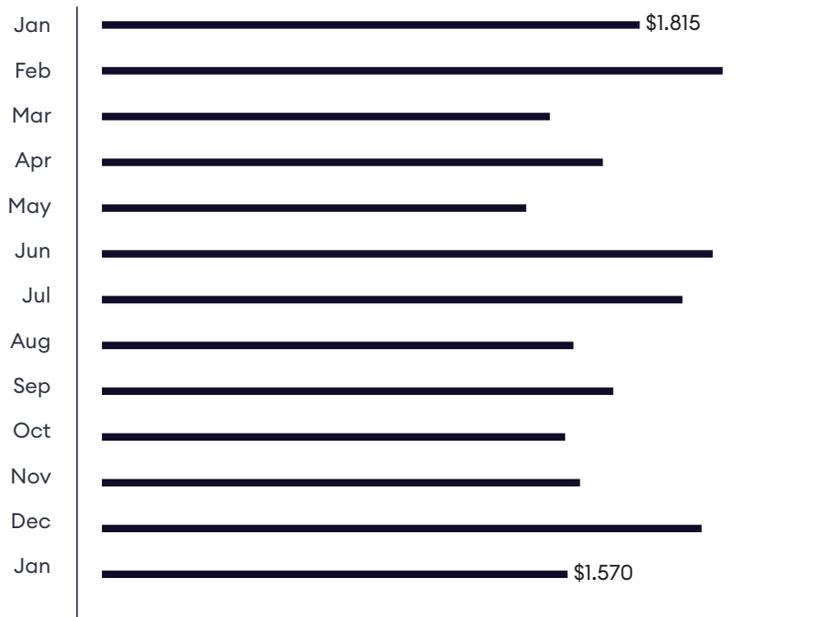
Median Sales Price **-13.5% Δ YOY**

**\$583**

Average \$/SF **-22.4% Δ YOY**

**23**

Properties For Sale **-34.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,815,000	\$1,960,000	\$1,562,000	\$1,570,000	-13.5%
<b>Average Price per Square Foot</b>	\$751	\$749	\$661	\$583	-22.4%
<b>Properties Sold</b>	5	5	4	3	-40.0%
<b>Properties Pending Sale</b>	9	8	7	2	-77.8%
<b>Properties For Sale</b>	35	34	34	23	-34.3%
<b>Days on Market (Pending Sale)</b>	77	47	76	111	43.3%
<b>Percent Under Contract</b>	25.7%	23.5%	20.6%	8.7%	-66.2%
<b>Average Median Price for Last 12 Months</b>	\$1,607,800	\$1,680,750	\$1,735,833	\$1,742,173	7.7%

\*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, January 2026



## Current Market Snapshot

**\$2,287,500**

Median Sales Price **-4.7% Δ YOY**

**\$911**

Average \$/SF **19.4% Δ YOY**

**206**

Properties For Sale **-9.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,400,000	\$2,345,000	\$1,838,875	\$2,287,500	-4.7%
<b>Average Price per Square Foot</b>	\$763	\$1,005	\$950	\$911	19.4%
<b>Properties Sold</b>	9	29	24	14	55.6%
<b>Properties Pending Sale</b>	11	25	22	17	54.5%
<b>Properties For Sale</b>	228	290	257	206	-9.6%
<b>Days on Market (Pending Sale)</b>	56	47	38	55	-2.2%
<b>Percent Under Contract</b>	4.8%	8.6%	8.6%	8.3%	71.1%
<b>Average Median Price for Last 12 Months</b>	\$2,273,012	\$2,222,729	\$2,330,833	\$2,215,677	-2.6%

\*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, January 2026



## Current Market Snapshot

**\$3,714,000**

Median Sales Price **48.0% Δ YOY**

**\$1,041**

Average \$/SF **-12.7% Δ YOY**

**92**

Properties For Sale **-19.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,509,250	\$2,370,000	\$2,660,000	\$3,714,000	48.0%
<b>Average Price per Square Foot</b>	\$1,192	\$908	\$954	\$1,041	-12.7%
<b>Properties Sold</b>	6	18	21	4	-33.3%
<b>Properties Pending Sale</b>	10	19	16	9	-10.0%
<b>Properties For Sale</b>	114	138	132	92	-19.3%
<b>Days on Market (Pending Sale)</b>	30	34	23	74	148.9%
<b>Percent Under Contract</b>	8.8%	13.8%	12.1%	9.8%	11.5%
<b>Average Median Price for Last 12 Months</b>	\$2,573,646	\$2,616,917	\$2,886,333	\$2,414,308	-6.6%

\*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

**\$2,425,000**

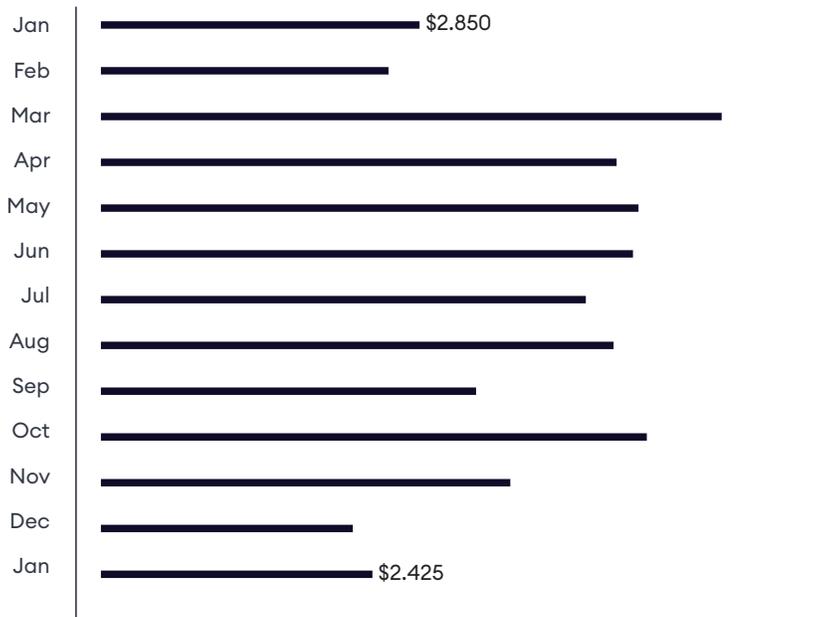
Median Sales Price **-14.9% Δ YOY**

**\$1,235**

Average \$/SF **27.6% Δ YOY**

**227**

Properties For Sale **-3.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,850,000	\$4,350,000	\$4,900,000	\$2,425,000	-14.9%
<b>Average Price per Square Foot</b>	\$968	\$958	\$1,395	\$1,235	27.6%
<b>Properties Sold</b>	9	7	9	8	-11.1%
<b>Properties Pending Sale</b>	1	13	12	11	1000.0%
<b>Properties For Sale</b>	235	293	257	227	-3.4%
<b>Days on Market (Pending Sale)</b>	215	86	114	97	-54.7%
<b>Percent Under Contract</b>	0.4%	4.4%	4.7%	4.8%	1038.8%
<b>Average Median Price for Last 12 Months</b>	\$4,213,000	\$3,533,542	\$2,780,417	\$3,905,673	-7.9%

\*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, January 2026



## Current Market Snapshot

No Closed Sales  
Reported This Period

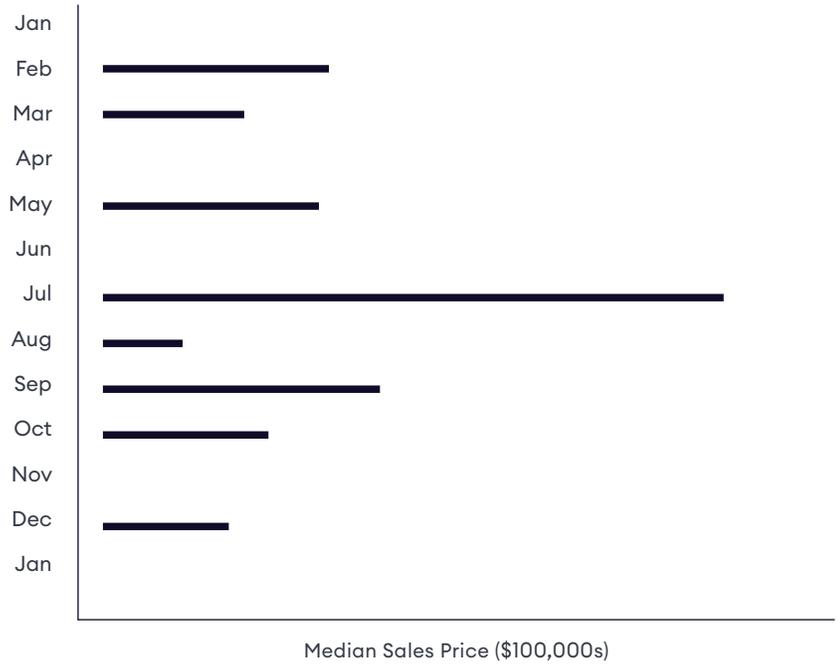
Median Sales Price 0.0% Δ YOY

No Closed Sales  
Reported This Period

Average \$/SF 0.0% Δ YOY

# 82

Properties For Sale -4.7% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$0	\$40,125,000	\$10,575,000	\$0	n/a
<b>Average Price per Square Foot</b>	\$0	\$7,609	\$2,779	\$0	n/a
<b>Properties Sold</b>	0	4	4	0	n/a
<b>Properties Pending Sale</b>	0	4	2	2	n/a
<b>Properties For Sale</b>	86	93	92	82	-4.7%
<b>Days on Market (Pending Sale)</b>	0	83	71	84	n/a
<b>Percent Under Contract</b>	0.0%	4.3%	2.2%	2.4%	n/a
<b>Average Median Price for Last 12 Months</b>	\$12,863,698	\$6,897,917	\$2,666,667	\$9,143,269	-40.7%

\*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, January 2026



## Current Market Snapshot

**\$1,315,000**

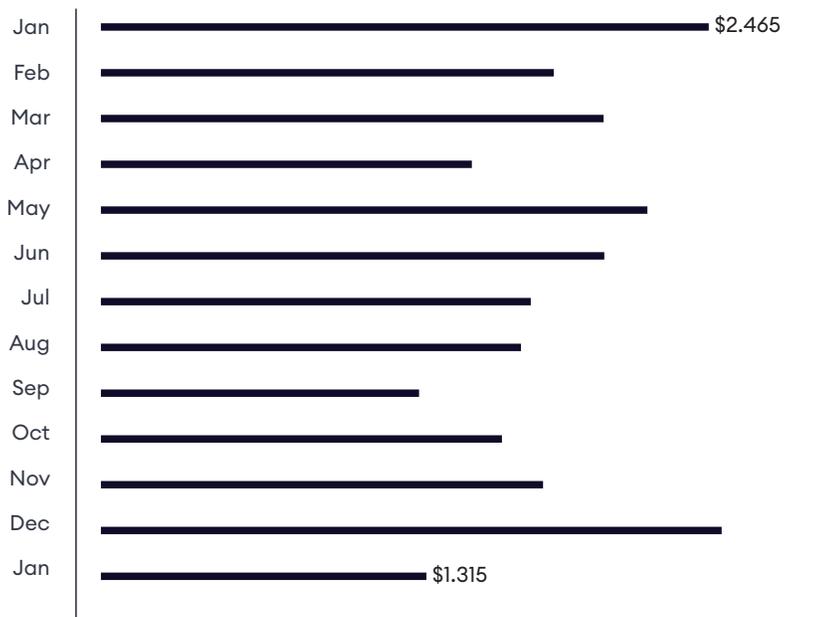
Median Sales Price **-46.7% Δ YOY**

**\$1,114**

Average \$/SF **-3.0% Δ YOY**

**44**

Properties For Sale **-4.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,465,000	\$1,740,000	\$1,622,500	\$1,315,000	-46.7%
<b>Average Price per Square Foot</b>	\$1,149	\$1,007	\$1,096	\$1,114	-3.0%
<b>Properties Sold</b>	6	6	8	4	-33.3%
<b>Properties Pending Sale</b>	7	15	7	7	0.0%
<b>Properties For Sale</b>	46	62	45	44	-4.3%
<b>Days on Market (Pending Sale)</b>	25	41	66	35	39.3%
<b>Percent Under Contract</b>	15.2%	24.2%	15.6%	15.9%	4.5%
<b>Average Median Price for Last 12 Months</b>	\$1,905,031	\$1,705,000	\$1,874,167	\$1,850,731	-2.9%

\*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, January 2026



## Current Market Snapshot

**\$1,095,000**

Median Sales Price -1.8% Δ YOY

**\$619**

Average \$/SF -10.9% Δ YOY

**173**

Properties For Sale 5.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,115,000	\$1,137,500	\$820,000	\$1,095,000	-1.8%
<b>Average Price per Square Foot</b>	\$695	\$716	\$601	\$619	-10.9%
<b>Properties Sold</b>	19	26	25	15	-21.1%
<b>Properties Pending Sale</b>	19	29	28	27	42.1%
<b>Properties For Sale</b>	164	200	207	173	5.5%
<b>Days on Market (Pending Sale)</b>	50	48	47	53	6.7%
<b>Percent Under Contract</b>	11.6%	14.5%	13.5%	15.6%	34.7%
<b>Average Median Price for Last 12 Months</b>	\$1,067,722	\$1,032,242	\$1,086,983	\$1,053,598	-1.3%

\*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, January 2026



## Current Market Snapshot

No Closed Sales  
Reported This Period

Median Sales Price 0.0 Δ YOY

No Closed Sales  
Reported This Period

Average \$/SF 0.0 Δ YOY

# 29

Properties For Sale 20.8% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$0	\$812,206	\$1,443,000	\$0	n/a
<b>Average Price per Square Foot</b>	\$0	\$665	\$700	\$0	n/a
<b>Properties Sold</b>	0	2	2	0	n/a
<b>Properties Pending Sale</b>	3	1	5	2	-33.3%
<b>Properties For Sale</b>	24	38	40	29	20.8%
<b>Days on Market (Pending Sale)</b>	48	39	71	33	-31.8%
<b>Percent Under Contract</b>	12.5%	2.6%	12.5%	6.9%	-44.8%
<b>Average Median Price for Last 12 Months</b>	\$672,001	\$792,510	\$795,354	\$658,530	-2.0%

\*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, January 2026



## Current Market Snapshot

**\$5,088,880**

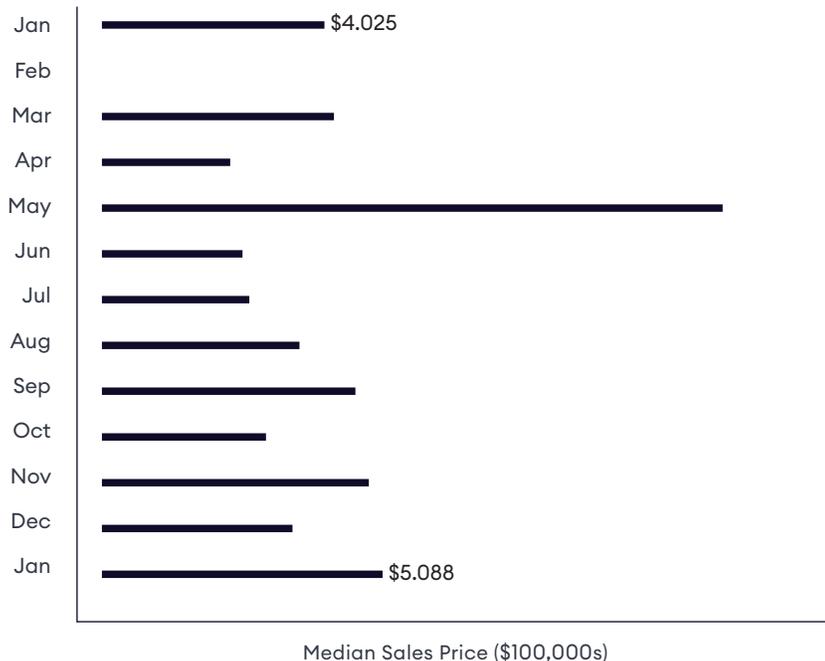
Median Sales Price **26.4% Δ YOY**

**\$1,549**

Average \$/SF **25.3% Δ YOY**

**117**

Properties For Sale **2.6% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$4,025,000	\$2,650,000	\$2,955,000	\$5,088,880	26.4%
<b>Average Price per Square Foot</b>	\$1,236	\$1,111	\$1,598	\$1,549	25.3%
<b>Properties Sold</b>	1	9	8	10	900.0%
<b>Properties Pending Sale</b>	0	7	15	7	n/a
<b>Properties For Sale</b>	114	113	145	117	2.6%
<b>Days on Market (Pending Sale)</b>	0	49	74	60	n/a
<b>Percent Under Contract</b>	0.0%	6.2%	10.3%	6.0%	n/a
<b>Average Median Price for Last 12 Months</b>	\$3,850,618	\$4,080,174	\$4,455,439	\$3,961,135	2.8%

\*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, January 2026



## Current Market Snapshot

**\$2,051,000**

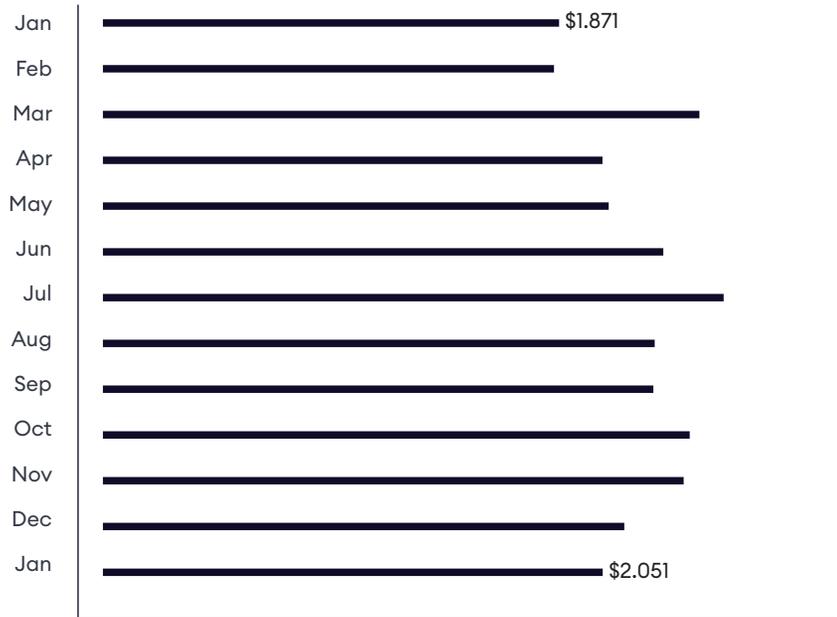
Median Sales Price 9.6% Δ YOY

**\$1,178**

Average \$/SF 18.9% Δ YOY

**94**

Properties For Sale -5.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,871,000	\$2,550,000	\$2,410,000	\$2,051,000	9.6%
<b>Average Price per Square Foot</b>	\$991	\$1,146	\$1,122	\$1,178	18.9%
<b>Properties Sold</b>	16	42	28	7	-56.2%
<b>Properties Pending Sale</b>	25	27	18	16	-36.0%
<b>Properties For Sale</b>	99	119	101	94	-5.1%
<b>Days on Market (Pending Sale)</b>	75	27	27	39	-48.6%
<b>Percent Under Contract</b>	25.3%	22.7%	17.8%	17.0%	-32.6%
<b>Average Median Price for Last 12 Months</b>	\$2,067,042	\$2,251,904	\$2,192,000	\$2,204,552	6.2%

\*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, January 2026



## Current Market Snapshot

**\$1,025,000**

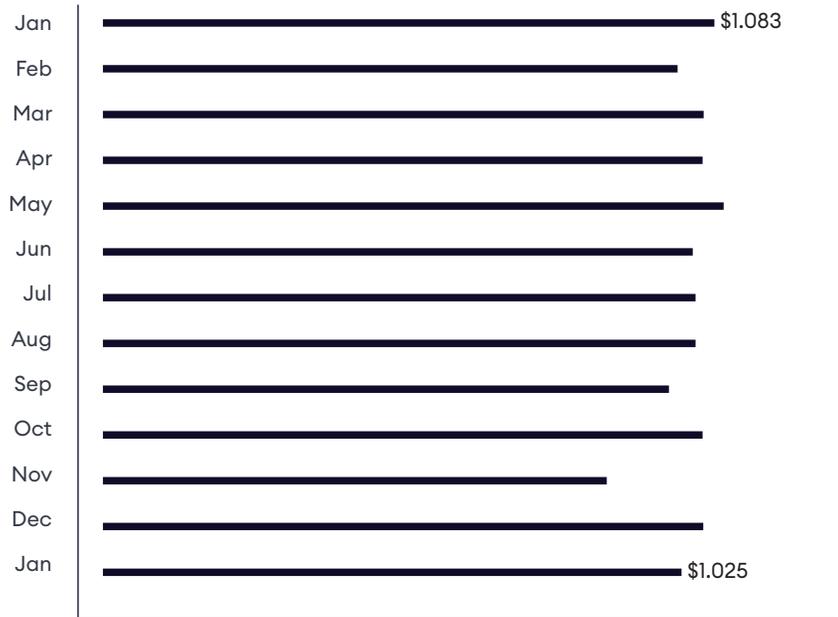
Median Sales Price **-5.4% Δ YOY**

**\$557**

Average \$/SF **-10.9% Δ YOY**

**189**

Properties For Sale **-10.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,083,500	\$1,050,000	\$1,062,500	\$1,025,000	-5.4%
<b>Average Price per Square Foot</b>	\$625	\$664	\$637	\$557	-10.9%
<b>Properties Sold</b>	26	32	42	23	-11.5%
<b>Properties Pending Sale</b>	28	43	39	37	32.1%
<b>Properties For Sale</b>	212	271	238	189	-10.8%
<b>Days on Market (Pending Sale)</b>	45	38	37	58	28.3%
<b>Percent Under Contract</b>	13.2%	15.9%	16.4%	19.6%	48.2%
<b>Average Median Price for Last 12 Months</b>	\$1,051,915	\$1,015,970	\$993,567	\$1,039,940	-1.2%

\*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, January 2026



## Current Market Snapshot

**\$2,325,000**

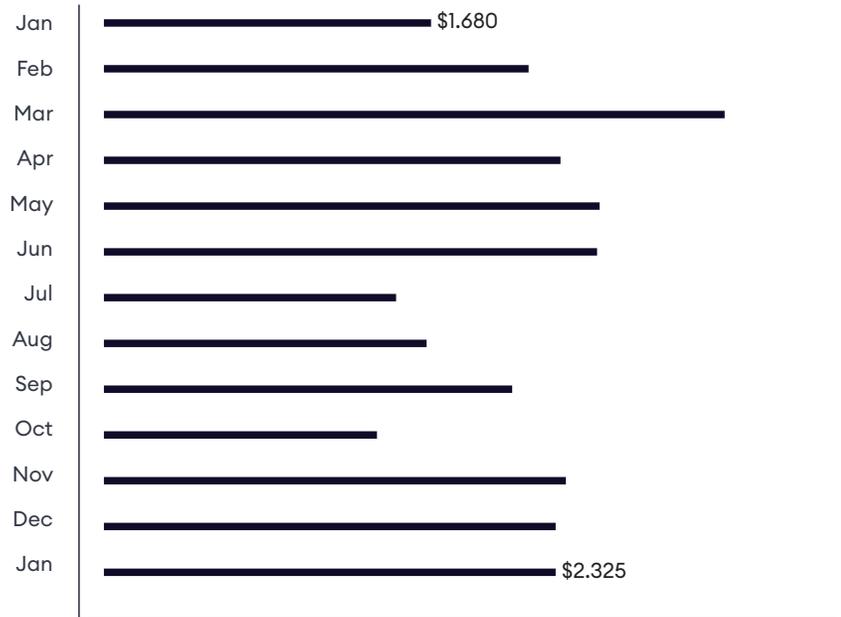
Median Sales Price **38.4% Δ YOY**

**\$991**

Average \$/SF **16.5% Δ YOY**

**26**

Properties For Sale **18.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,680,000	\$1,499,000	\$1,400,000	\$2,325,000	38.4%
<b>Average Price per Square Foot</b>	\$851	\$1,147	\$459	\$991	16.5%
<b>Properties Sold</b>	6	1	1	3	-50.0%
<b>Properties Pending Sale</b>	2	7	1	4	100.0%
<b>Properties For Sale</b>	22	29	23	26	18.2%
<b>Days on Market (Pending Sale)</b>	61	25	59	9	-85.1%
<b>Percent Under Contract</b>	9.1%	24.1%	4.3%	15.4%	69.2%
<b>Average Median Price for Last 12 Months</b>	\$2,292,333	\$2,030,833	\$2,342,667	\$2,168,528	-5.7%

\*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, January 2026



## Current Market Snapshot

**\$3,449,500**

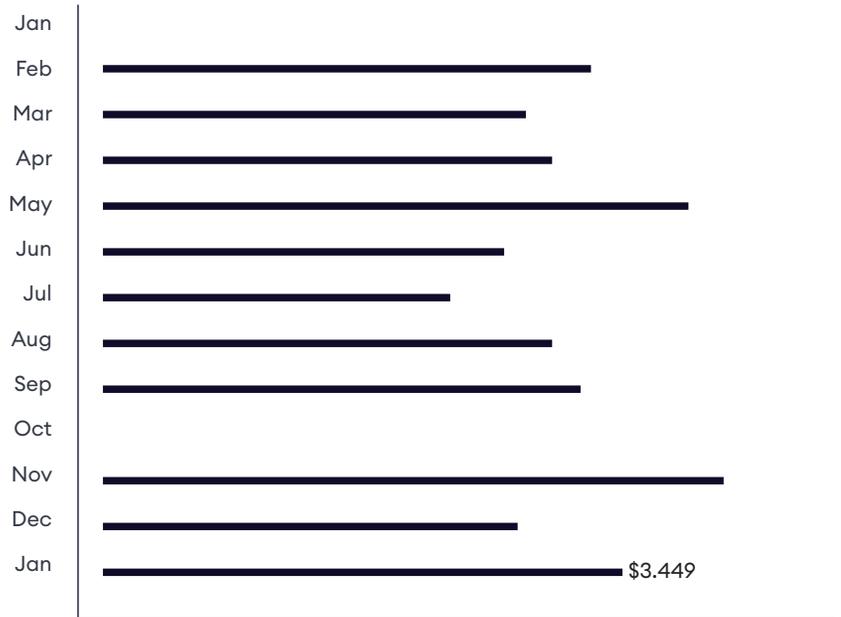
Median Sales Price n/a Δ YOY

**\$1,022**

Average \$/SF n/a Δ YOY

**8**

Properties For Sale -50.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$0	\$2,300,000	\$0	\$3,449,500	n/a
<b>Average Price per Square Foot</b>	\$0	\$785	\$0	\$1,022	n/a
<b>Properties Sold</b>	0	1	0	2	n/a
<b>Properties Pending Sale</b>	4	0	0	2	-50.0%
<b>Properties For Sale</b>	16	11	9	8	-50.0%
<b>Days on Market (Pending Sale)</b>	19	0	0	54	185.3%
<b>Percent Under Contract</b>	25.0%	0.0%	0.0%	25.0%	0.0%
<b>Average Median Price for Last 12 Months</b>	\$2,801,406	\$2,745,750	\$3,441,500	\$2,642,227	-6.0%

\*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, January 2026



## Current Market Snapshot

**\$2,525,000**

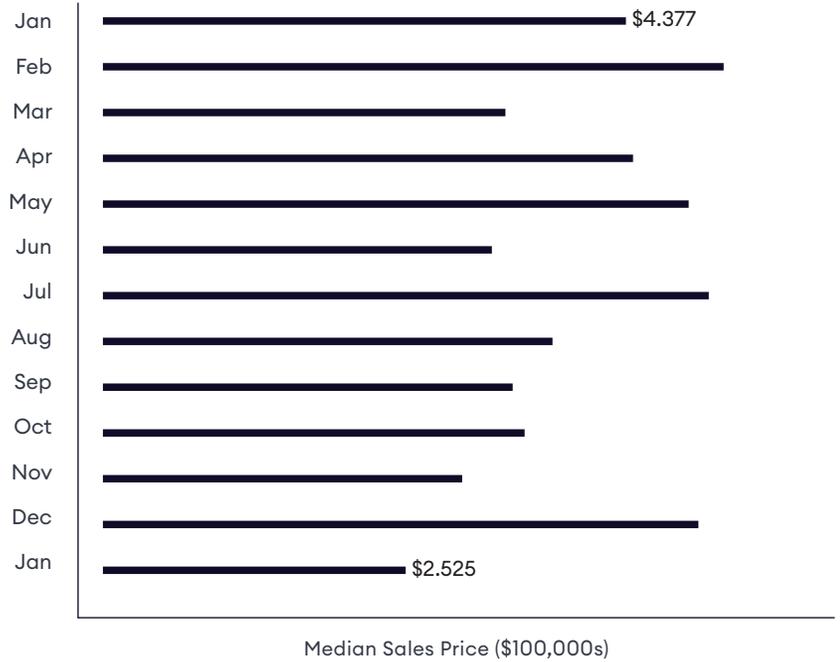
Median Sales Price **-42.3% Δ YOY**

**\$1,373**

Average \$/SF **-10.5% Δ YOY**

**122**

Properties For Sale **-23.8% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$4,377,738	\$5,075,000	\$3,525,500	\$2,525,000	-42.3%
<b>Average Price per Square Foot</b>	\$1,534	\$1,796	\$1,443	\$1,373	-10.5%
<b>Properties Sold</b>	18	28	22	9	-50.0%
<b>Properties Pending Sale</b>	33	22	22	10	-69.7%
<b>Properties For Sale</b>	160	177	159	122	-23.8%
<b>Days on Market (Pending Sale)</b>	38	29	50	51	35.8%
<b>Percent Under Contract</b>	20.6%	12.4%	13.8%	8.2%	-60.3%
<b>Average Median Price for Last 12 Months</b>	\$3,576,356	\$3,537,167	\$3,504,167	\$3,987,145	10.3%

\*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, January 2026

## Current Market Snapshot

**\$2,200,000**

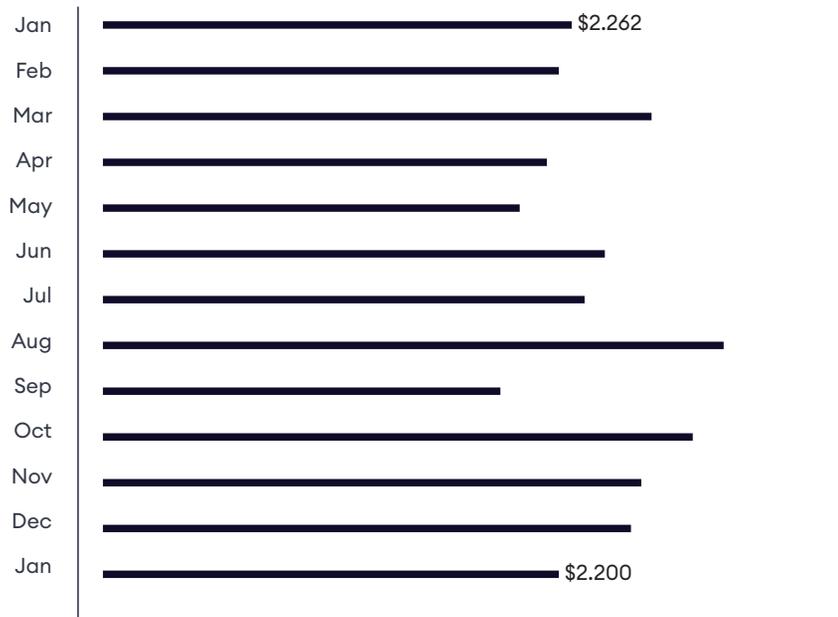
Median Sales Price **-2.8% Δ YOY**

**\$892**

Average \$/SF **-3.6% Δ YOY**

**353**

Properties For Sale **-7.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,262,500	\$2,325,000	\$2,850,000	\$2,200,000	-2.8%
<b>Average Price per Square Foot</b>	\$925	\$1,132	\$1,204	\$892	-3.6%
<b>Properties Sold</b>	16	48	29	19	18.8%
<b>Properties Pending Sale</b>	18	37	34	27	50.0%
<b>Properties For Sale</b>	383	471	439	353	-7.8%
<b>Days on Market (Pending Sale)</b>	71	51	62	62	-13.0%
<b>Percent Under Contract</b>	4.7%	7.9%	7.7%	7.6%	62.7%
<b>Average Median Price for Last 12 Months</b>	\$2,452,096	\$2,519,375	\$2,450,000	\$2,394,538	-2.4%

\*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, January 2026



## Current Market Snapshot

**\$2,800,000**

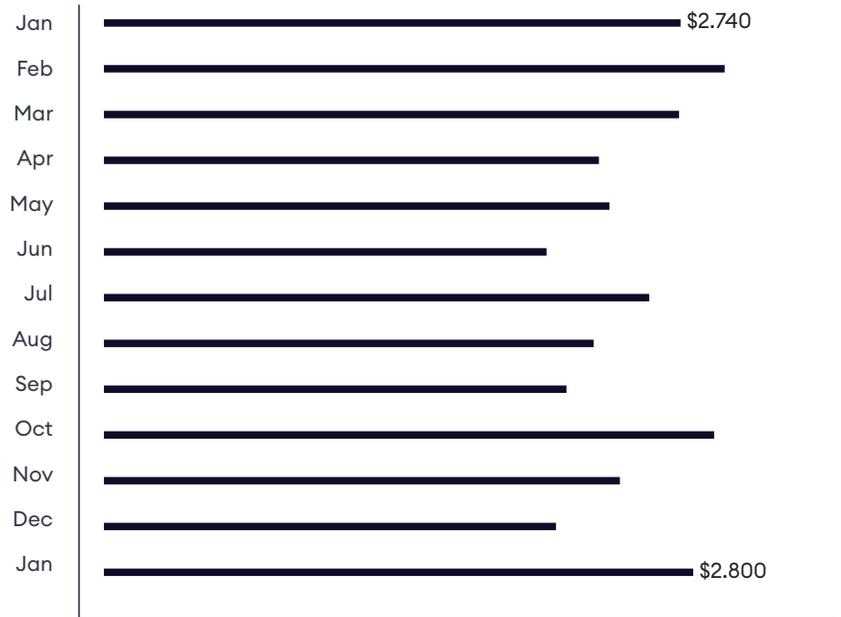
Median Sales Price 2.2% Δ YOY

**\$1,327**

Average \$/SF 14.0% Δ YOY

**119**

Properties For Sale -27.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,740,000	\$2,590,000	\$2,900,000	\$2,800,000	2.2%
<b>Average Price per Square Foot</b>	\$1,164	\$1,174	\$1,143	\$1,327	14.0%
<b>Properties Sold</b>	15	17	13	17	13.3%
<b>Properties Pending Sale</b>	37	15	15	14	-62.2%
<b>Properties For Sale</b>	164	161	152	119	-27.4%
<b>Days on Market (Pending Sale)</b>	60	42	42	83	38.1%
<b>Percent Under Contract</b>	22.6%	9.3%	9.9%	11.8%	-47.9%
<b>Average Median Price for Last 12 Months</b>	\$2,222,327	\$2,469,167	\$2,465,000	\$2,513,635	11.6%

\*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, January 2026



## Current Market Snapshot

**\$900,000**

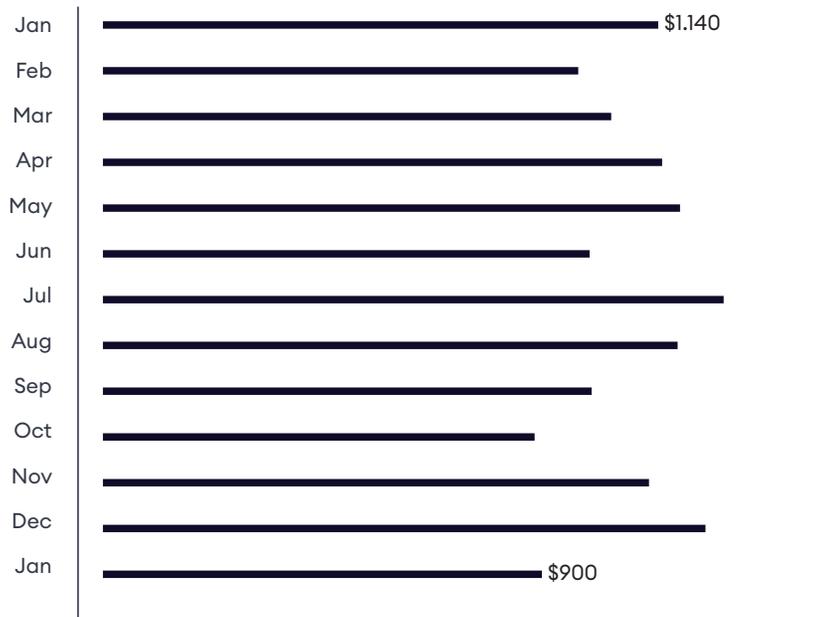
Median Sales Price **-21.1% Δ YOY**

**\$733**

Average \$/SF **-1.7% Δ YOY**

**62**

Properties For Sale **-19.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,140,000	\$1,275,000	\$885,000	\$900,000	-21.1%
<b>Average Price per Square Foot</b>	\$746	\$842	\$676	\$733	-1.7%
<b>Properties Sold</b>	13	9	10	2	-84.6%
<b>Properties Pending Sale</b>	7	13	12	7	0.0%
<b>Properties For Sale</b>	77	89	83	62	-19.5%
<b>Days on Market (Pending Sale)</b>	38	26	50	29	-24.1%
<b>Percent Under Contract</b>	9.1%	14.6%	14.5%	11.3%	24.2%
<b>Average Median Price for Last 12 Months</b>	\$1,147,650	\$1,054,345	\$1,086,150	\$1,083,890	-5.9%

\*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, January 2026



## Current Market Snapshot

**\$2,250,000**

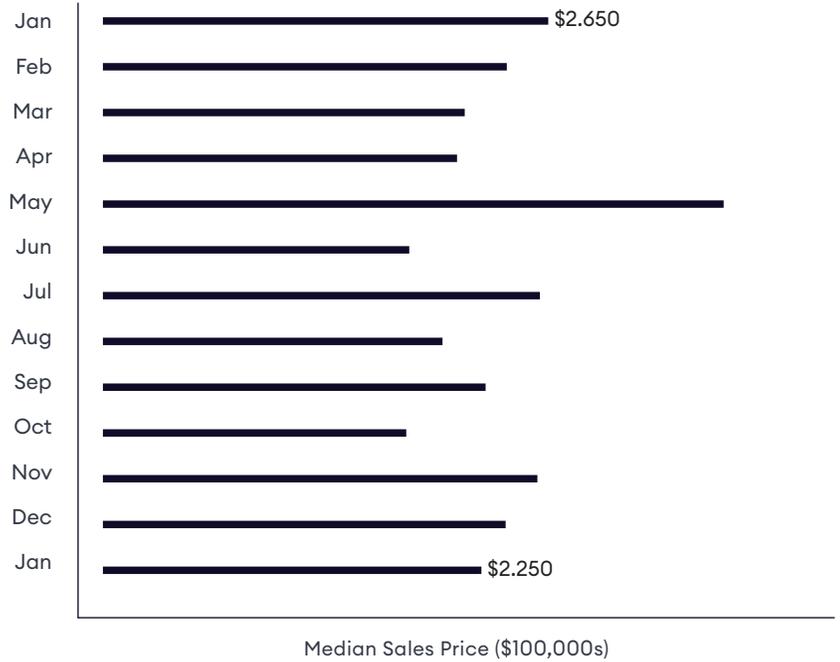
Median Sales Price **-15.1% Δ YOY**

**\$973**

Average \$/SF **-17.5% Δ YOY**

**93**

Properties For Sale **-19.1% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,650,000	\$2,600,000	\$1,800,000	\$2,250,000	-15.1%
<b>Average Price per Square Foot</b>	\$1,179	\$1,870	\$1,053	\$973	-17.5%
<b>Properties Sold</b>	7	4	13	7	0.0%
<b>Properties Pending Sale</b>	9	11	7	6	-33.3%
<b>Properties For Sale</b>	115	124	109	93	-19.1%
<b>Days on Market (Pending Sale)</b>	57	57	38	83	45.9%
<b>Percent Under Contract</b>	7.8%	8.9%	6.4%	6.5%	-17.6%
<b>Average Median Price for Last 12 Months</b>	\$2,139,208	\$2,220,333	\$2,410,000	\$2,365,077	9.6%

\*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, January 2026



## Current Market Snapshot

**\$1,460,000**

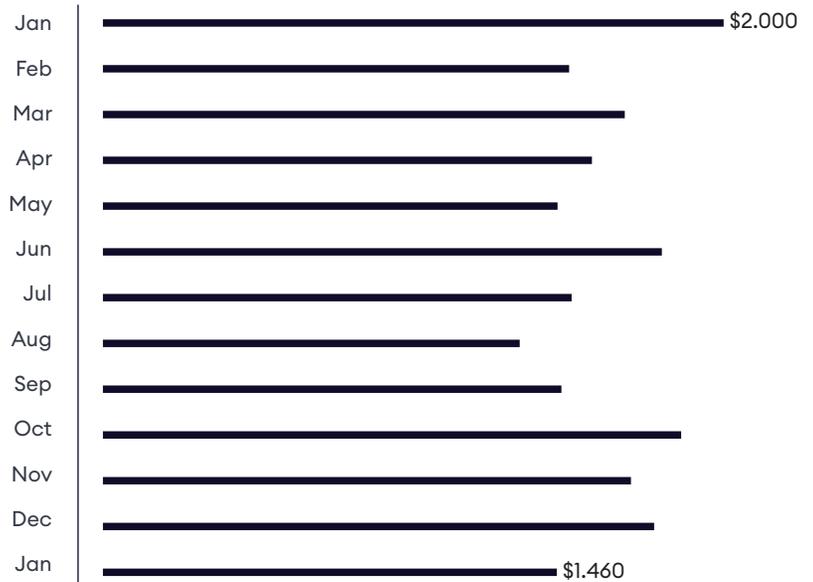
Median Sales Price -27.0% Δ YOY

**\$971**

Average \$/SF 0.8% Δ YOY

**49**

Properties For Sale 0.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,000,000	\$1,508,000	\$1,862,500	\$1,460,000	-27.0%
<b>Average Price per Square Foot</b>	\$963	\$943	\$987	\$971	0.8%
<b>Properties Sold</b>	7	13	6	5	-28.6%
<b>Properties Pending Sale</b>	5	10	15	7	40.0%
<b>Properties For Sale</b>	49	57	67	49	0.0%
<b>Days on Market (Pending Sale)</b>	43	35	28	32	-25.9%
<b>Percent Under Contract</b>	10.2%	17.5%	22.4%	14.3%	40.0%
<b>Average Median Price for Last 12 Months</b>	\$1,602,167	\$1,602,083	\$1,645,000	\$1,625,905	1.5%

\*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

**\$1,194,000**

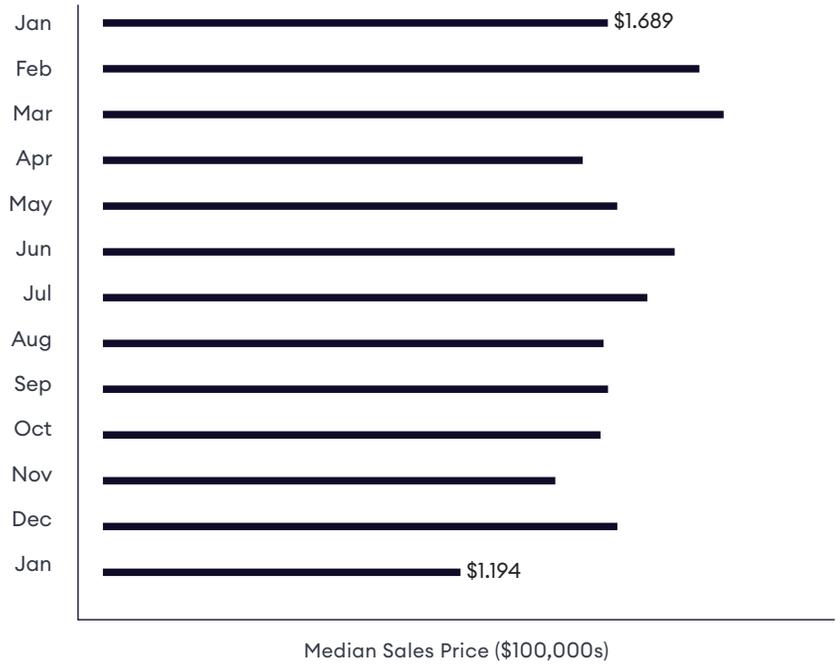
Median Sales Price **-29.3% Δ YOY**

**\$923**

Average \$/SF **6.5% Δ YOY**

**88**

Properties For Sale **-7.4% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,689,500	\$1,822,500	\$1,665,000	\$1,194,000	-29.3%
<b>Average Price per Square Foot</b>	\$867	\$937	\$896	\$923	6.5%
<b>Properties Sold</b>	14	20	22	11	-21.4%
<b>Properties Pending Sale</b>	23	15	23	9	-60.9%
<b>Properties For Sale</b>	95	116	100	88	-7.4%
<b>Days on Market (Pending Sale)</b>	40	72	42	29	-28.8%
<b>Percent Under Contract</b>	24.2%	12.9%	23.0%	10.2%	-57.8%
<b>Average Median Price for Last 12 Months</b>	\$1,629,900	\$1,576,380	\$1,476,093	\$1,714,387	4.9%

\*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, January 2026



## Current Market Snapshot

**\$2,955,000**

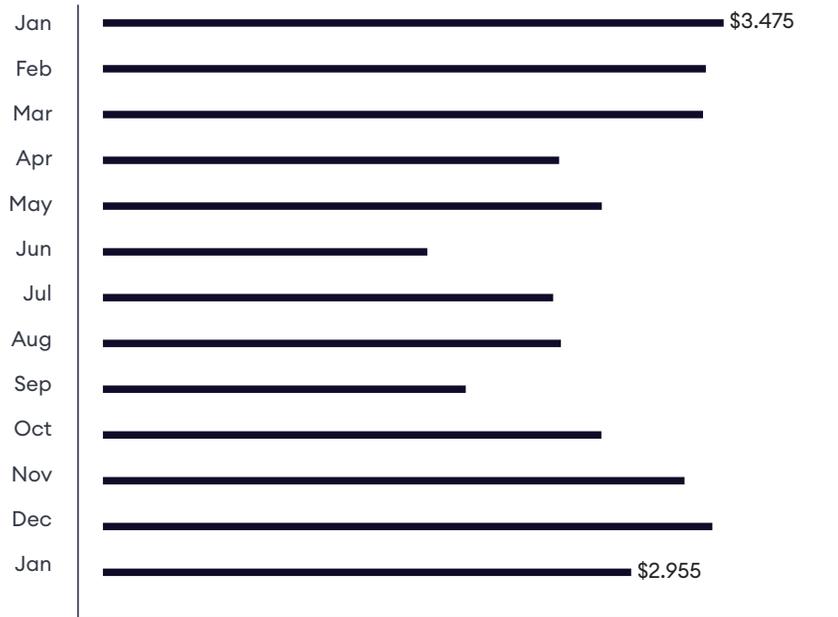
Median Sales Price **-15.0% Δ YOY**

**\$1,144**

Average \$/SF **-18.1% Δ YOY**

**76**

Properties For Sale **-9.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$3,475,000	\$2,516,500	\$2,787,500	\$2,955,000	-15.0%
<b>Average Price per Square Foot</b>	\$1,396	\$1,137	\$1,205	\$1,144	-18.1%
<b>Properties Sold</b>	11	18	20	8	-27.3%
<b>Properties Pending Sale</b>	23	15	20	5	-78.3%
<b>Properties For Sale</b>	84	96	99	76	-9.5%
<b>Days on Market (Pending Sale)</b>	39	34	30	22	-45.0%
<b>Percent Under Contract</b>	27.4%	15.6%	20.2%	6.6%	-76.0%
<b>Average Median Price for Last 12 Months</b>	\$2,655,504	\$2,832,333	\$3,207,167	\$2,836,029	6.4%

\*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, January 2026



## Current Market Snapshot

**\$1,658,500**

Median Sales Price -1.1% Δ YOY

**\$901**

Average \$/SF -13.6% Δ YOY

**577**

Properties For Sale -25.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,677,500	\$1,766,500	\$1,507,500	\$1,658,500	-1.1%
<b>Average Price per Square Foot</b>	\$1,043	\$1,034	\$879	\$901	-13.6%
<b>Properties Sold</b>	116	224	200	102	-12.1%
<b>Properties Pending Sale</b>	191	184	174	139	-27.2%
<b>Properties For Sale</b>	771	983	818	577	-25.2%
<b>Days on Market (Pending Sale)</b>	47	34	38	53	14.0%
<b>Percent Under Contract</b>	24.8%	18.7%	21.3%	24.1%	-2.8%
<b>Average Median Price for Last 12 Months</b>	\$1,594,208	\$1,612,724	\$1,591,306	\$1,666,949	4.6%

\*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, January 2026



## Current Market Snapshot

**\$1,976,600**

Median Sales Price **-24.7% Δ YOY**

**\$766**

Average \$/SF **-17.4% Δ YOY**

**24**

Properties For Sale **71.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,625,000	\$1,785,000	\$1,850,000	\$1,976,600	-24.7%
<b>Average Price per Square Foot</b>	\$927	\$1,186	\$1,014	\$766	-17.4%
<b>Properties Sold</b>	3	3	7	2	-33.3%
<b>Properties Pending Sale</b>	5	3	5	3	-40.0%
<b>Properties For Sale</b>	14	22	25	24	71.4%
<b>Days on Market (Pending Sale)</b>	44	26	56	19	-56.5%
<b>Percent Under Contract</b>	35.7%	13.6%	20.0%	12.5%	-65.0%
<b>Average Median Price for Last 12 Months</b>	\$1,949,729	\$2,189,034	\$2,315,568	\$2,198,747	12.8%

\*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, January 2026



## Current Market Snapshot

**\$2,600,000**

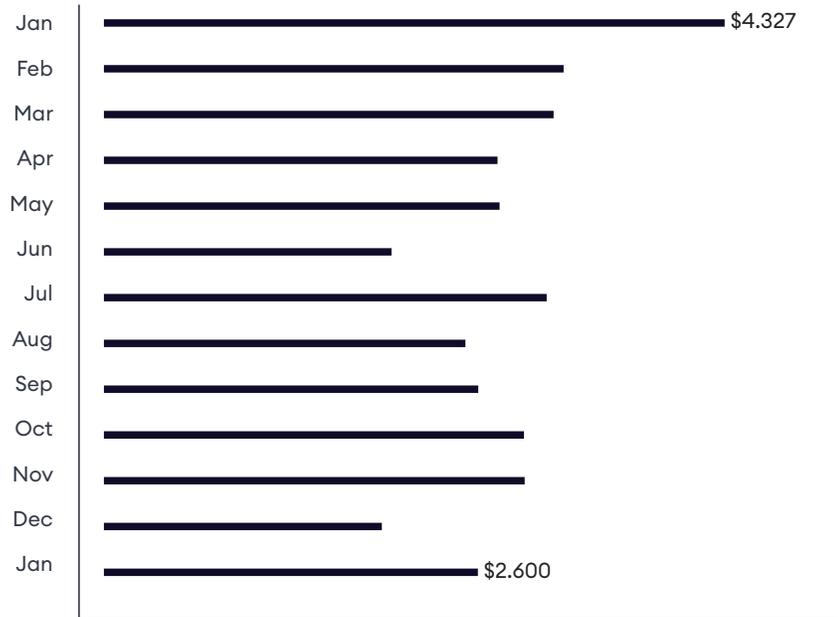
Median Sales Price **-39.9% Δ YOY**

**\$1,270**

Average \$/SF **-1.8% Δ YOY**

**24**

Properties For Sale **-53.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$4,327,750	\$3,081,563	\$2,922,500	\$2,600,000	-39.9%
<b>Average Price per Square Foot</b>	\$1,293	\$1,773	\$1,191	\$1,270	-1.8%
<b>Properties Sold</b>	2	12	8	3	50.0%
<b>Properties Pending Sale</b>	13	7	6	10	-23.1%
<b>Properties For Sale</b>	52	45	33	24	-53.8%
<b>Days on Market (Pending Sale)</b>	73	52	38	22	-69.6%
<b>Percent Under Contract</b>	25.0%	15.6%	18.2%	41.7%	66.7%
<b>Average Median Price for Last 12 Months</b>	\$3,019,229	\$2,582,083	\$2,485,000	\$2,824,322	-6.5%

\*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, January 2026



## Current Market Snapshot

**\$1,055,000**

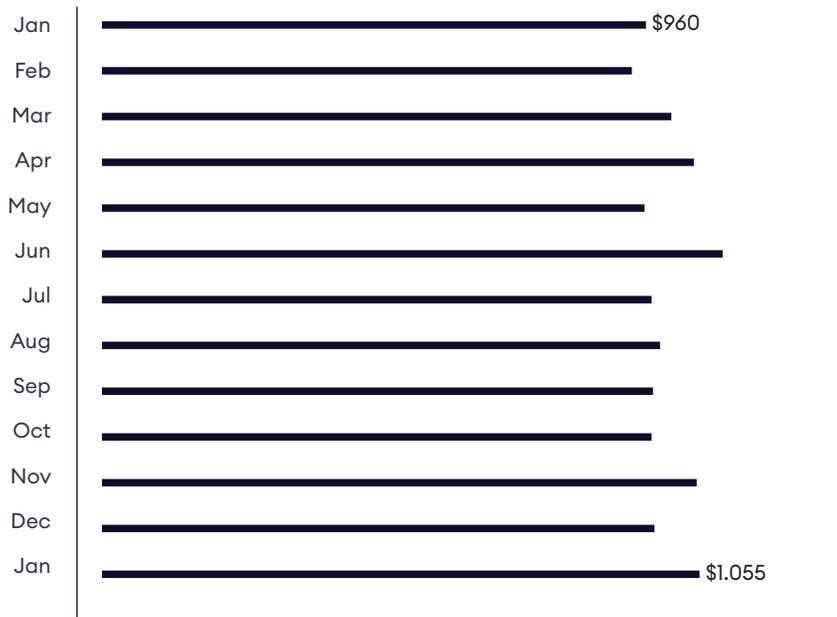
Median Sales Price **9.9% Δ YOY**

**\$711**

Average \$/SF **0.0% Δ YOY**

**351**

Properties For Sale **-16.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$960,000	\$970,000	\$970,000	\$1,055,000	9.9%
<b>Average Price per Square Foot</b>	\$711	\$685	\$707	\$711	0.0%
<b>Properties Sold</b>	91	124	132	66	-27.5%
<b>Properties Pending Sale</b>	82	120	140	90	9.8%
<b>Properties For Sale</b>	422	560	502	351	-16.8%
<b>Days on Market (Pending Sale)</b>	42	34	33	48	15.0%
<b>Percent Under Contract</b>	19.4%	21.4%	27.9%	25.6%	32.0%
<b>Average Median Price for Last 12 Months</b>	\$977,375	\$1,001,250	\$1,026,667	\$998,154	2.1%

\*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, January 2026



## Current Market Snapshot

**\$3,220,000**

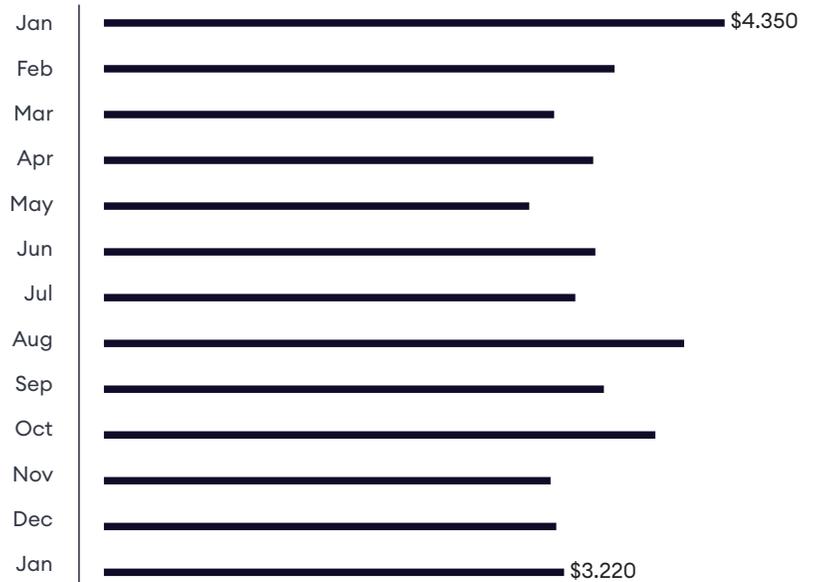
Median Sales Price **-26.0% Δ YOY**

**\$1,338**

Average \$/SF **-24.2% Δ YOY**

**74**

Properties For Sale **-39.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$4,350,000	\$3,299,000	\$3,862,500	\$3,220,000	-26.0%
<b>Average Price per Square Foot</b>	\$1,766	\$1,695	\$1,097	\$1,338	-24.2%
<b>Properties Sold</b>	19	29	22	11	-42.1%
<b>Properties Pending Sale</b>	40	21	26	20	-50.0%
<b>Properties For Sale</b>	123	142	111	74	-39.8%
<b>Days on Market (Pending Sale)</b>	43	56	51	75	76.9%
<b>Percent Under Contract</b>	32.5%	14.8%	23.4%	27.0%	-16.9%
<b>Average Median Price for Last 12 Months</b>	\$3,343,750	\$3,489,583	\$3,170,000	\$3,473,185	3.9%

\*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, January 2026



## Current Market Snapshot

**\$3,155,000**

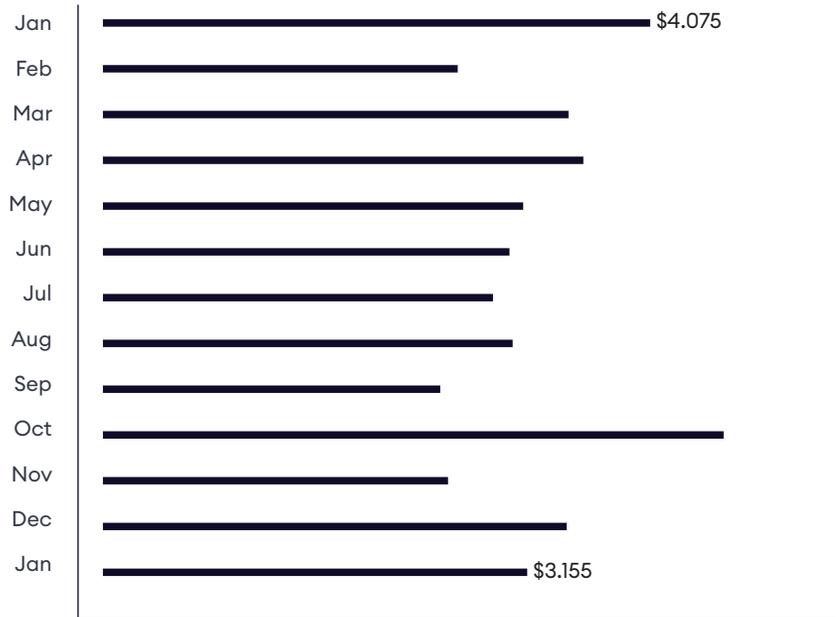
Median Sales Price **-22.6% Δ YOY**

**\$970**

Average \$/SF **-22.0% Δ YOY**

**18**

Properties For Sale **-5.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$4,075,000	\$2,898,969	\$4,625,000	\$3,155,000	-22.6%
<b>Average Price per Square Foot</b>	\$1,244	\$1,189	\$688	\$970	-22.0%
<b>Properties Sold</b>	2	8	4	5	150.0%
<b>Properties Pending Sale</b>	7	6	5	6	-14.3%
<b>Properties For Sale</b>	19	25	21	18	-5.3%
<b>Days on Market (Pending Sale)</b>	30	9	93	101	232.4%
<b>Percent Under Contract</b>	36.8%	24.0%	23.8%	33.3%	-9.5%
<b>Average Median Price for Last 12 Months</b>	\$3,101,740	\$3,223,842	\$3,055,833	\$3,241,444	4.5%

\*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, January 2026



## Current Market Snapshot

**\$2,307,500**

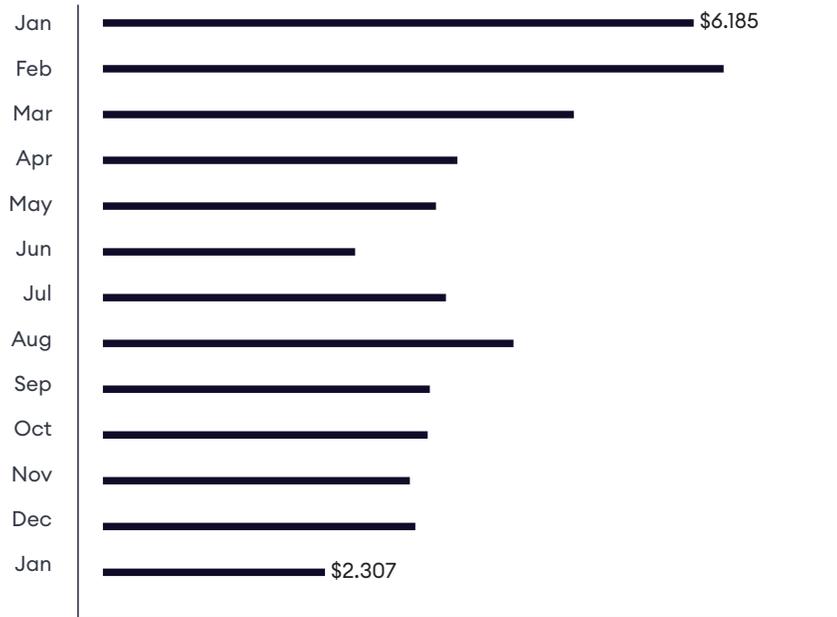
Median Sales Price **-62.7% Δ YOY**

**\$1,788**

Average \$/SF **-16.2% Δ YOY**

**21**

Properties For Sale **-54.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$6,185,000	\$3,579,500	\$3,387,500	\$2,307,500	-62.7%
<b>Average Price per Square Foot</b>	\$2,134	\$2,865	\$1,611	\$1,788	-16.2%
<b>Properties Sold</b>	8	10	4	2	-75.0%
<b>Properties Pending Sale</b>	16	4	12	4	-75.0%
<b>Properties For Sale</b>	46	56	46	21	-54.3%
<b>Days on Market (Pending Sale)</b>	40	60	47	98	144.5%
<b>Percent Under Contract</b>	34.8%	7.1%	26.1%	19.0%	-45.2%
<b>Average Median Price for Last 12 Months</b>	\$4,732,667	\$3,308,750	\$2,921,667	\$3,910,852	-17.4%

\*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, January 2026



## Current Market Snapshot

**\$5,600,000**

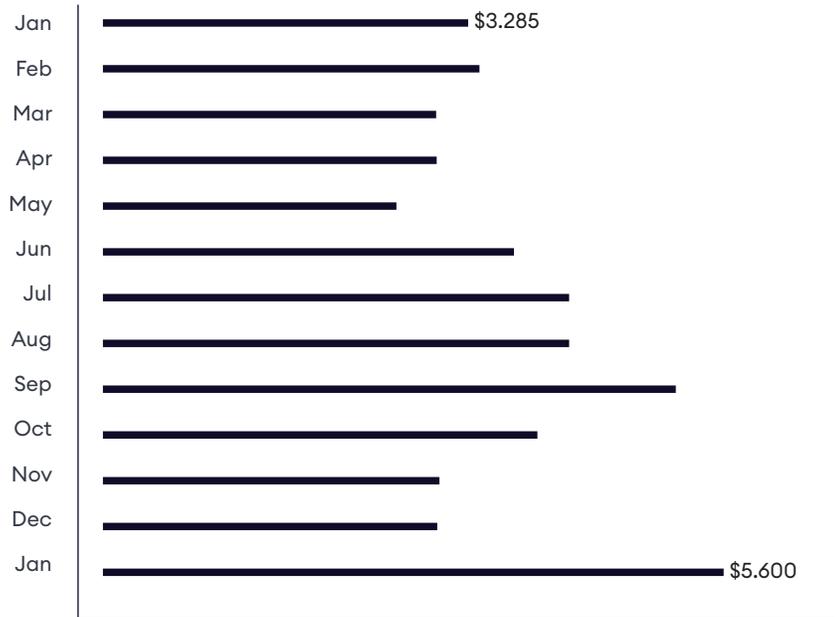
Median Sales Price **70.5% Δ YOY**

**\$1,721**

Average \$/SF **42.8% Δ YOY**

**23**

Properties For Sale **-25.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$3,285,000	\$4,200,000	\$3,912,500	\$5,600,000	70.5%
<b>Average Price per Square Foot</b>	\$1,205	\$1,393	\$1,266	\$1,721	42.8%
<b>Properties Sold</b>	3	9	8	1	-66.7%
<b>Properties Pending Sale</b>	8	10	5	7	-12.5%
<b>Properties For Sale</b>	31	36	26	23	-25.8%
<b>Days on Market (Pending Sale)</b>	54	72	28	23	-56.7%
<b>Percent Under Contract</b>	25.8%	27.8%	19.2%	30.4%	17.9%
<b>Average Median Price for Last 12 Months</b>	\$3,292,256	\$4,151,482	\$3,876,667	\$3,700,876	12.4%

\*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, January 2026



## Current Market Snapshot

**\$2,845,488**

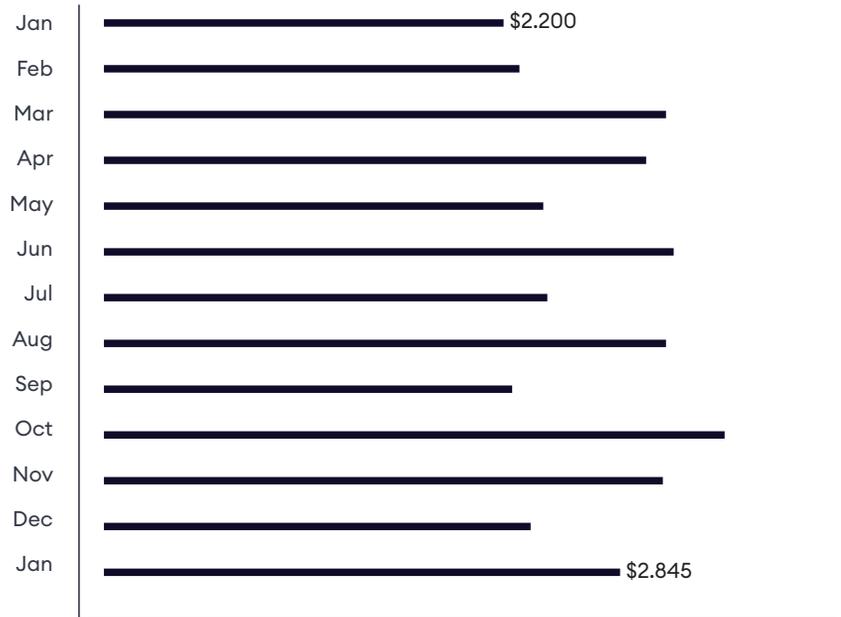
Median Sales Price **29.3% Δ YOY**

**\$1,025**

Average \$/SF **13.0% Δ YOY**

**47**

Properties For Sale **-28.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,200,000	\$2,442,500	\$3,425,000	\$2,845,488	29.3%
<b>Average Price per Square Foot</b>	\$907	\$965	\$976	\$1,025	13.0%
<b>Properties Sold</b>	9	24	10	10	11.1%
<b>Properties Pending Sale</b>	10	15	12	6	-40.0%
<b>Properties For Sale</b>	66	95	66	47	-28.8%
<b>Days on Market (Pending Sale)</b>	26	43	49	36	35.0%
<b>Percent Under Contract</b>	15.2%	15.8%	18.2%	12.8%	-15.7%
<b>Average Median Price for Last 12 Months</b>	\$2,813,417	\$2,841,748	\$2,759,329	\$2,741,038	-2.6%

\*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, January 2026



## Current Market Snapshot

**\$1,813,500**

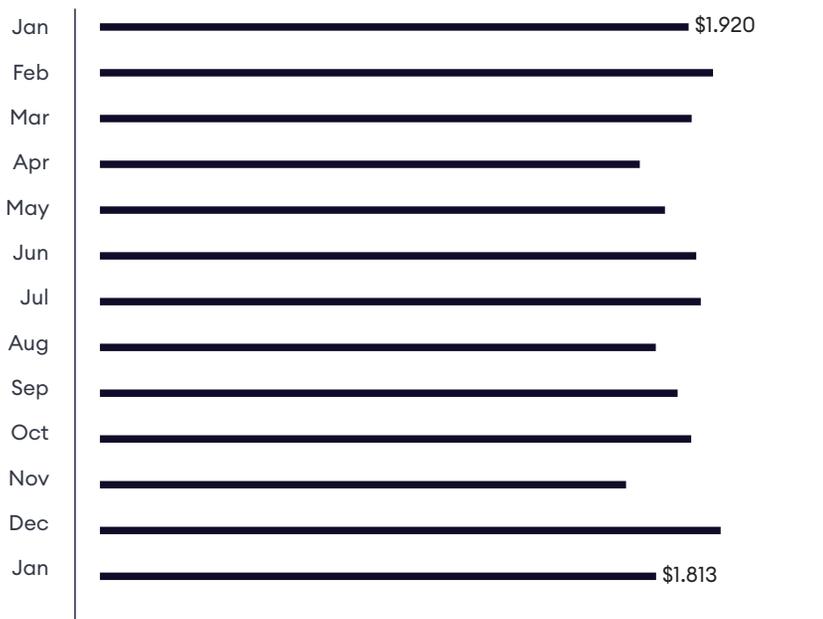
Median Sales Price -5.5% Δ YOY

**\$734**

Average \$/SF -7.8% Δ YOY

**107**

Properties For Sale -28.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,920,000	\$1,960,000	\$1,928,500	\$1,813,500	-5.5%
<b>Average Price per Square Foot</b>	\$796	\$846	\$746	\$734	-7.8%
<b>Properties Sold</b>	13	31	30	16	23.1%
<b>Properties Pending Sale</b>	20	26	22	22	10.0%
<b>Properties For Sale</b>	150	191	149	107	-28.7%
<b>Days on Market (Pending Sale)</b>	73	43	49	65	-11.1%
<b>Percent Under Contract</b>	13.3%	13.6%	14.8%	20.6%	54.2%
<b>Average Median Price for Last 12 Months</b>	\$1,866,979	\$1,863,083	\$1,851,167	\$1,887,385	1.1%

\*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, January 2026



## Current Market Snapshot

**\$1,485,000**

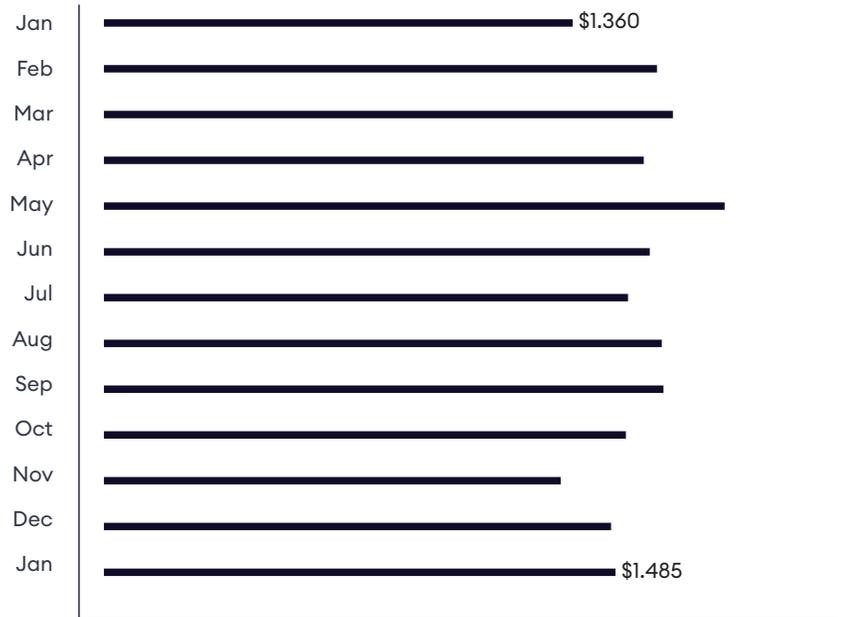
Median Sales Price **9.2% Δ YOY**

**\$961**

Average \$/SF **2.0% Δ YOY**

**34**

Properties For Sale **-8.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,360,000	\$1,521,500	\$1,515,350	\$1,485,000	9.2%
<b>Average Price per Square Foot</b>	\$942	\$1,014	\$940	\$961	2.0%
<b>Properties Sold</b>	7	13	17	6	-14.3%
<b>Properties Pending Sale</b>	13	14	8	9	-30.8%
<b>Properties For Sale</b>	37	37	43	34	-8.1%
<b>Days on Market (Pending Sale)</b>	66	43	14	26	-60.2%
<b>Percent Under Contract</b>	35.1%	37.8%	18.6%	26.5%	-24.7%
<b>Average Median Price for Last 12 Months</b>	\$1,498,271	\$1,507,058	\$1,427,333	\$1,549,104	3.4%

\*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, January 2026



## Current Market Snapshot

**\$1,675,000**

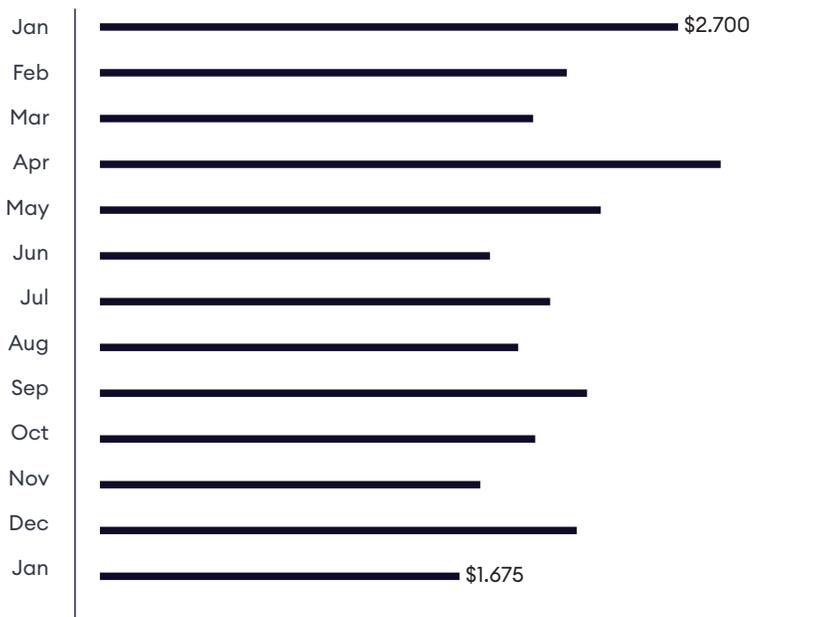
Median Sales Price -38.0% Δ YOY

**\$1,002**

Average \$/SF -8.9% Δ YOY

**35**

Properties For Sale 0.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,700,000	\$2,100,000	\$2,030,000	\$1,675,000	-38.0%
<b>Average Price per Square Foot</b>	\$1,100	\$969	\$1,108	\$1,002	-8.9%
<b>Properties Sold</b>	11	15	7	5	-54.5%
<b>Properties Pending Sale</b>	14	10	10	11	-21.4%
<b>Properties For Sale</b>	35	42	47	35	0.0%
<b>Days on Market (Pending Sale)</b>	24	23	29	127	427.9%
<b>Percent Under Contract</b>	40.0%	23.8%	21.3%	31.4%	-21.4%
<b>Average Median Price for Last 12 Months</b>	\$2,238,733	\$1,987,583	\$1,890,833	\$2,152,223	-3.9%

\*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, January 2026



## Current Market Snapshot

**\$5,085,000**

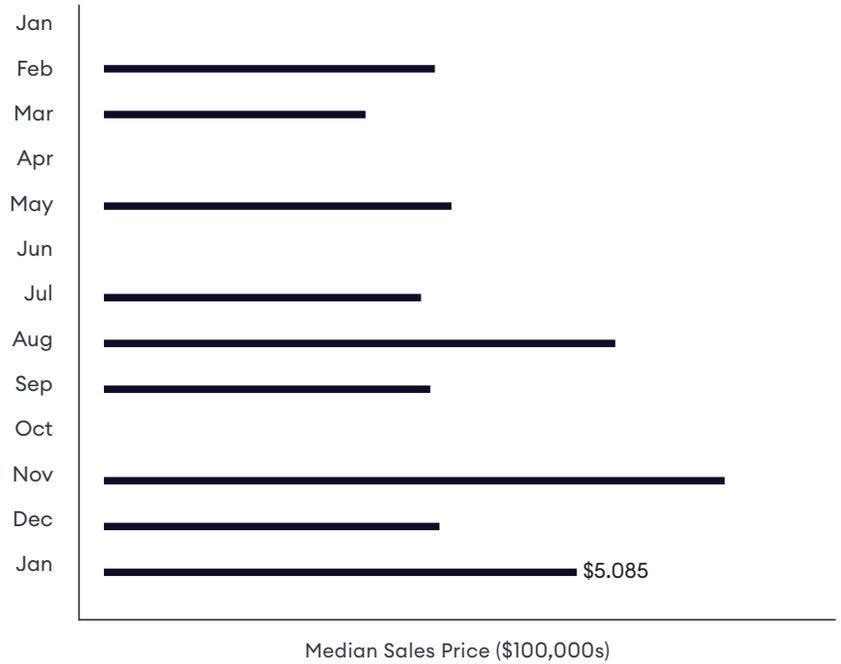
Median Sales Price n/a Δ YOY

**\$716**

Average \$/SF n/a Δ YOY

**14**

Properties For Sale -17.6% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$0	\$3,400,000	\$0	\$5,085,000	n/a
<b>Average Price per Square Foot</b>	\$0	\$970	\$0	\$716	n/a
<b>Properties Sold</b>	0	3	0	3	n/a
<b>Properties Pending Sale</b>	2	3	2	2	0.0%
<b>Properties For Sale</b>	17	30	20	14	-17.6%
<b>Days on Market (Pending Sale)</b>	182	49	189	127	-30.2%
<b>Percent Under Contract</b>	11.8%	10.0%	10.0%	14.3%	21.4%
<b>Average Median Price for Last 12 Months</b>	\$3,623,691	\$4,061,333	\$5,122,667	\$2,911,385	-19.7%

\*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, January 2026



## Current Market Snapshot

**\$2,633,000**

Median Sales Price **-15.3% Δ YOY**

**\$789**

Average \$/SF **-21.4% Δ YOY**

**17**

Properties For Sale **-26.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$3,110,000	\$2,667,500	\$1,610,000	\$2,633,000	-15.3%
<b>Average Price per Square Foot</b>	\$1,004	\$974	\$717	\$789	-21.4%
<b>Properties Sold</b>	3	4	3	5	66.7%
<b>Properties Pending Sale</b>	10	3	5	7	-30.0%
<b>Properties For Sale</b>	23	25	21	17	-26.1%
<b>Days on Market (Pending Sale)</b>	62	54	39	61	-2.8%
<b>Percent Under Contract</b>	43.5%	12.0%	23.8%	41.2%	-5.3%
<b>Average Median Price for Last 12 Months</b>	\$2,587,960	\$2,577,000	\$2,864,833	\$2,462,385	-4.9%

\*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, January 2026



## Current Market Snapshot

**\$1,050,000**

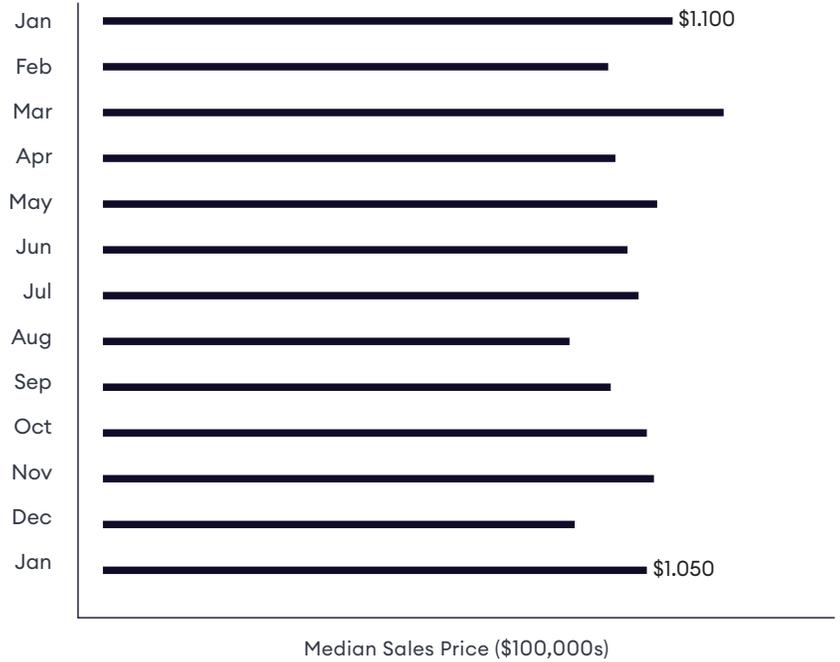
Median Sales Price -4.5% Δ YOY

**\$661**

Average \$/SF 13.8% Δ YOY

**76**

Properties For Sale -29.6% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,100,000	\$1,034,000	\$1,050,000	\$1,050,000	-4.5%
<b>Average Price per Square Foot</b>	\$581	\$626	\$622	\$661	13.8%
<b>Properties Sold</b>	17	20	28	11	-35.3%
<b>Properties Pending Sale</b>	25	20	26	10	-60.0%
<b>Properties For Sale</b>	108	121	110	76	-29.6%
<b>Days on Market (Pending Sale)</b>	45	22	41	54	19.7%
<b>Percent Under Contract</b>	23.1%	16.5%	23.6%	13.2%	-43.2%
<b>Average Median Price for Last 12 Months</b>	\$964,862	\$992,292	\$1,007,917	\$1,025,635	6.3%

\*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, January 2026



## Current Market Snapshot

**\$805,000**

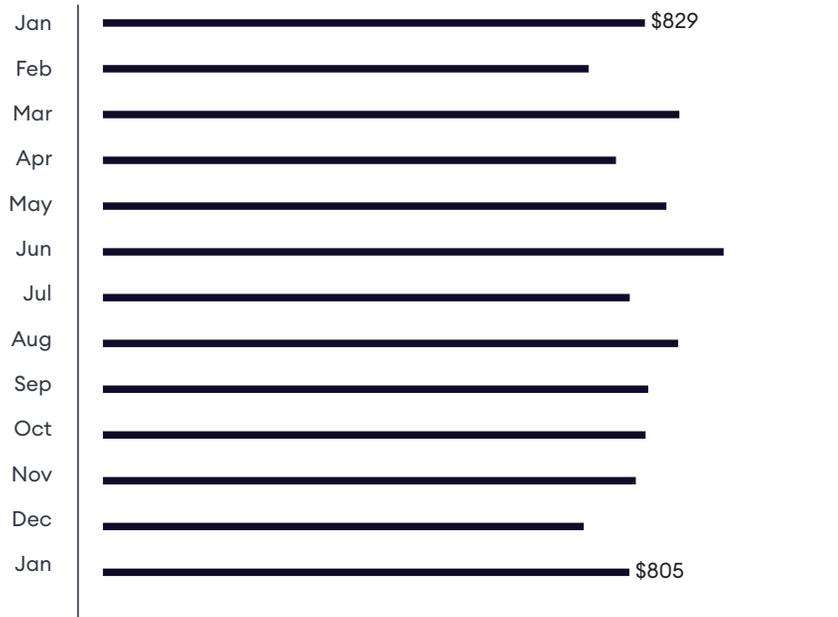
Median Sales Price -2.9% Δ YOY

**\$543**

Average \$/SF -37.7% Δ YOY

**9**

Properties For Sale 0.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$829,000	\$805,700	\$830,000	\$805,000	-2.9%
<b>Average Price per Square Foot</b>	\$872	\$574	\$649	\$543	-37.7%
<b>Properties Sold</b>	1	4	5	4	300.0%
<b>Properties Pending Sale</b>	2	6	3	4	100.0%
<b>Properties For Sale</b>	9	16	15	9	0.0%
<b>Days on Market (Pending Sale)</b>	8	29	32	6	-26.7%
<b>Percent Under Contract</b>	22.2%	37.5%	20.0%	44.4%	100.0%
<b>Average Median Price for Last 12 Months</b>	\$821,275	\$816,500	\$785,000	\$827,280	0.7%

\*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, January 2026



## Current Market Snapshot

**\$929,000**

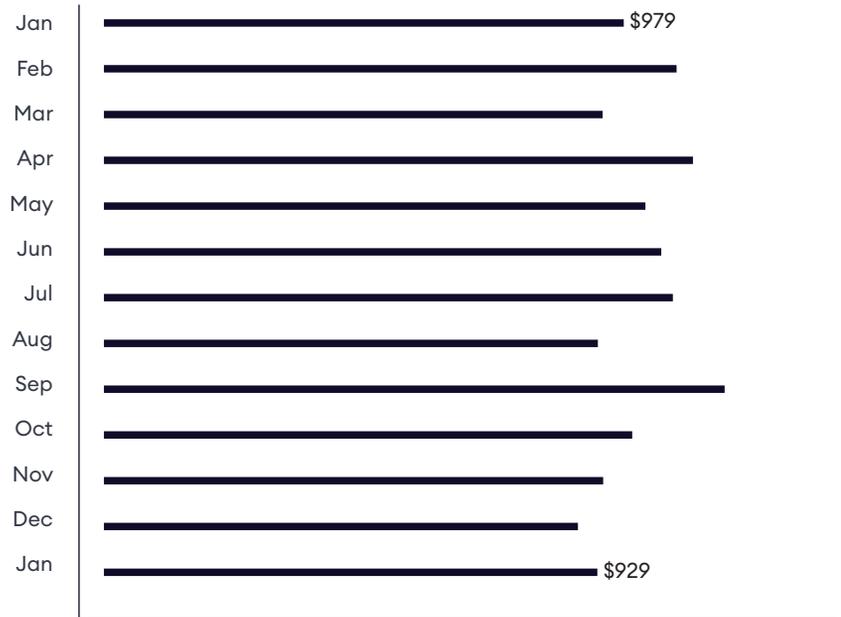
Median Sales Price **-5.1% Δ YOY**

**\$463**

Average \$/SF **-26.4% Δ YOY**

**25**

Properties For Sale **-16.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$979,000	\$1,072,000	\$994,988	\$929,000	-5.1%
<b>Average Price per Square Foot</b>	\$629	\$657	\$727	\$463	-26.4%
<b>Properties Sold</b>	12	11	14	5	-58.3%
<b>Properties Pending Sale</b>	14	18	16	9	-35.7%
<b>Properties For Sale</b>	30	58	44	25	-16.7%
<b>Days on Market (Pending Sale)</b>	27	17	27	39	44.1%
<b>Percent Under Contract</b>	46.7%	31.0%	36.4%	36.0%	-22.9%
<b>Average Median Price for Last 12 Months</b>	\$1,018,129	\$976,040	\$920,417	\$1,008,095	-1.0%

\*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, January 2026



## Current Market Snapshot

**\$1,435,000**

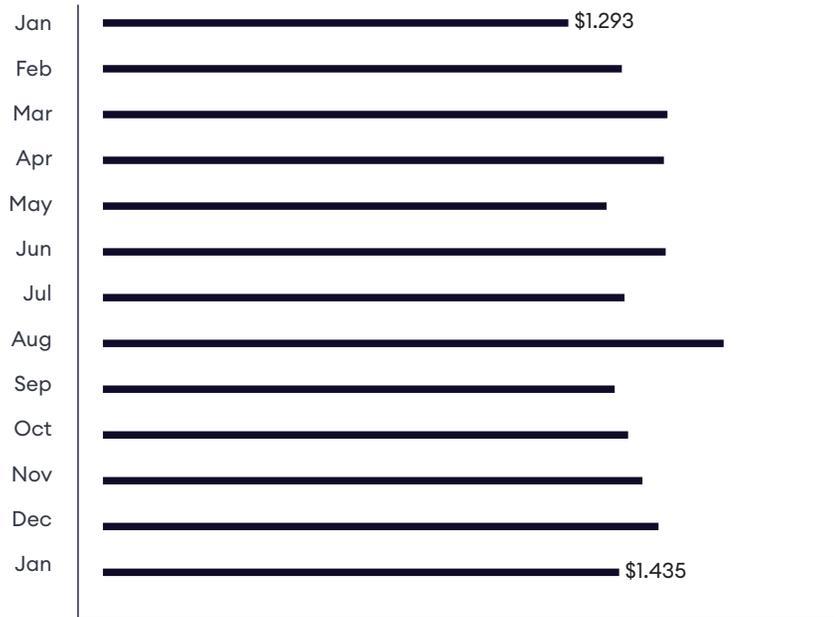
Median Sales Price **11.0% Δ YOY**

**\$970**

Average \$/SF **14.7% Δ YOY**

**28**

Properties For Sale **-37.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,293,000	\$1,450,000	\$1,460,000	\$1,435,000	11.0%
<b>Average Price per Square Foot</b>	\$846	\$822	\$818	\$970	14.7%
<b>Properties Sold</b>	7	27	19	9	28.6%
<b>Properties Pending Sale</b>	7	17	13	10	42.9%
<b>Properties For Sale</b>	45	65	51	28	-37.8%
<b>Days on Market (Pending Sale)</b>	20	22	18	39	94.6%
<b>Percent Under Contract</b>	15.6%	26.2%	25.5%	35.7%	129.6%
<b>Average Median Price for Last 12 Months</b>	\$1,459,308	\$1,514,917	\$1,493,333	\$1,490,000	2.1%

\*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, January 2026



## Current Market Snapshot

**\$1,197,500**

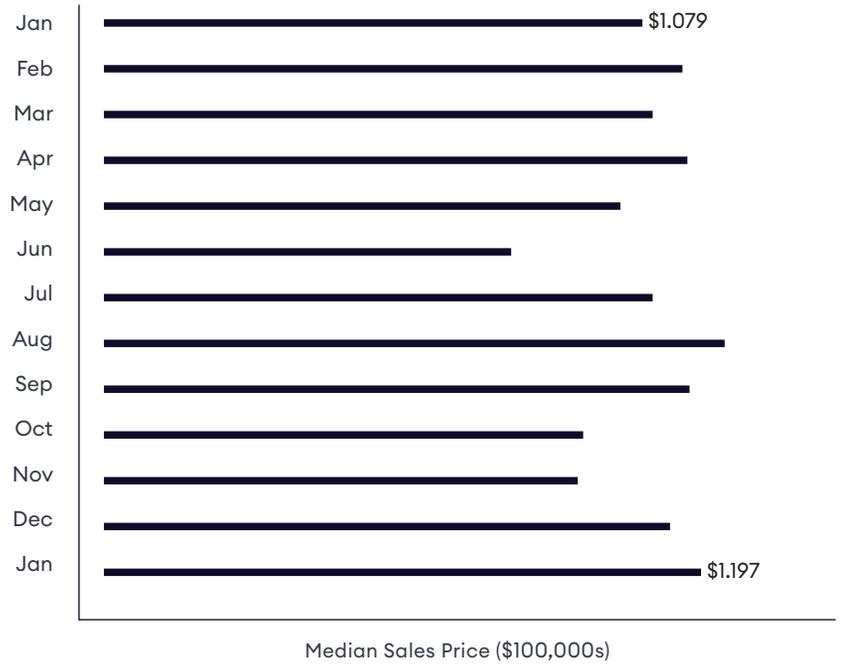
Median Sales Price **11.0% Δ YOY**

**\$751**

Average \$/SF **0.7% Δ YOY**

**43**

Properties For Sale **59.3% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,079,250	\$1,100,000	\$960,000	\$1,197,500	11.0%
<b>Average Price per Square Foot</b>	\$746	\$660	\$661	\$751	0.7%
<b>Properties Sold</b>	6	10	10	8	33.3%
<b>Properties Pending Sale</b>	8	5	9	11	37.5%
<b>Properties For Sale</b>	27	47	46	43	59.3%
<b>Days on Market (Pending Sale)</b>	22	38	10	26	14.2%
<b>Percent Under Contract</b>	29.6%	10.6%	19.6%	25.6%	-13.7%
<b>Average Median Price for Last 12 Months</b>	\$1,026,379	\$1,110,125	\$1,093,833	\$1,086,154	5.8%

\*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, January 2026



## Current Market Snapshot

**\$1,217,000**

Median Sales Price **5.4% Δ YOY**

**\$850**

Average \$/SF **8.8% Δ YOY**

**21**

Properties For Sale **-38.2% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,155,000	\$1,525,000	\$1,285,000	\$1,217,000	5.4%
<b>Average Price per Square Foot</b>	\$781	\$809	\$846	\$850	8.8%
<b>Properties Sold</b>	6	17	20	4	-33.3%
<b>Properties Pending Sale</b>	8	15	11	5	-37.5%
<b>Properties For Sale</b>	34	47	38	21	-38.2%
<b>Days on Market (Pending Sale)</b>	42	17	12	18	-55.8%
<b>Percent Under Contract</b>	23.5%	31.9%	28.9%	23.8%	1.2%
<b>Average Median Price for Last 12 Months</b>	\$1,391,053	\$1,315,333	\$1,305,667	\$1,369,144	-1.6%

\*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, January 2026



## Current Market Snapshot

**\$1,549,000**

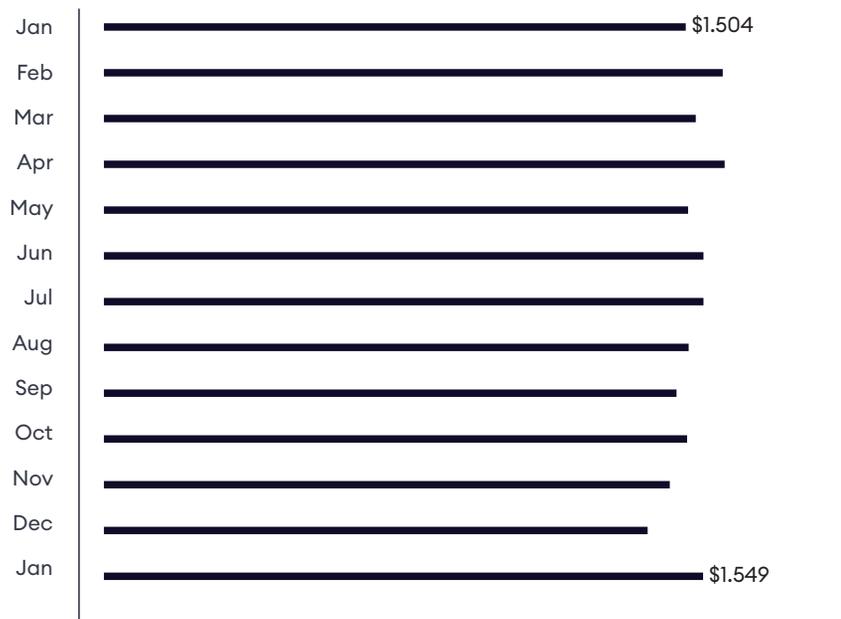
Median Sales Price **3.0% Δ YOY**

**\$733**

Average \$/SF **-0.9% Δ YOY**

**1,792**

Properties For Sale **-10.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,504,000	\$1,550,000	\$1,507,500	\$1,549,000	3.0%
<b>Average Price per Square Foot</b>	\$740	\$740	\$709	\$733	-0.9%
<b>Properties Sold</b>	227	376	376	235	3.5%
<b>Properties Pending Sale</b>	243	345	373	295	21.4%
<b>Properties For Sale</b>	2,005	2,690	2,417	1,792	-10.6%
<b>Days on Market (Pending Sale)</b>	45	38	41	51	14.0%
<b>Percent Under Contract</b>	12.1%	12.8%	15.4%	16.5%	35.8%
<b>Average Median Price for Last 12 Months</b>	\$1,481,286	\$1,485,917	\$1,472,167	\$1,520,346	2.6%

\*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, January 2026



## Current Market Snapshot

**\$2,474,500**

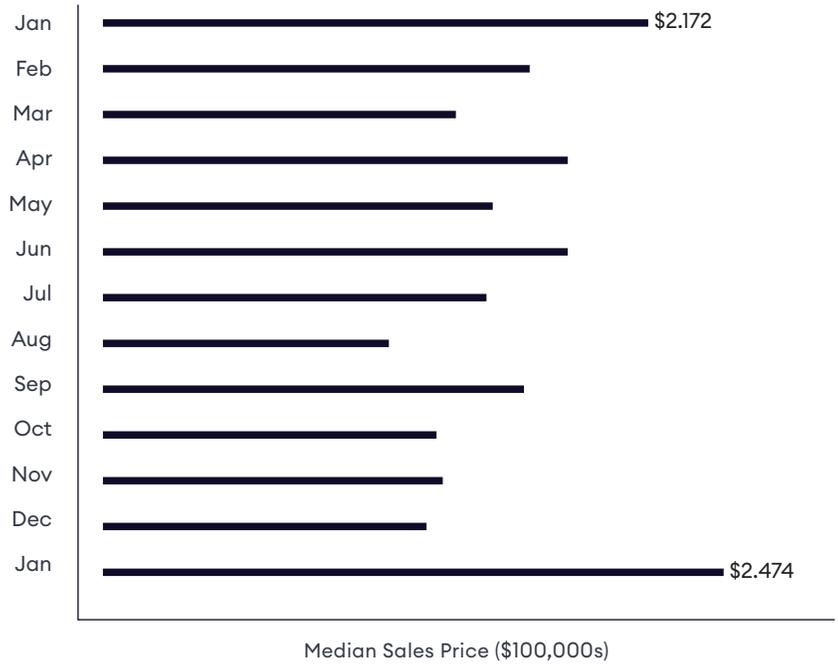
Median Sales Price **13.9% Δ YOY**

**\$678**

Average \$/SF **8.7% Δ YOY**

**69**

Properties For Sale **3.0% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,172,500	\$1,525,000	\$1,325,000	\$2,474,500	13.9%
<b>Average Price per Square Foot</b>	\$624	\$580	\$577	\$678	8.7%
<b>Properties Sold</b>	6	13	21	8	33.3%
<b>Properties Pending Sale</b>	10	13	16	15	50.0%
<b>Properties For Sale</b>	67	111	103	69	3.0%
<b>Days on Market (Pending Sale)</b>	72	34	67	56	-22.2%
<b>Percent Under Contract</b>	14.9%	11.7%	15.5%	21.7%	45.7%
<b>Average Median Price for Last 12 Months</b>	\$1,524,347	\$1,540,625	\$1,703,167	\$1,637,827	7.4%

\*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, January 2026



## Current Market Snapshot

**\$1,517,500**

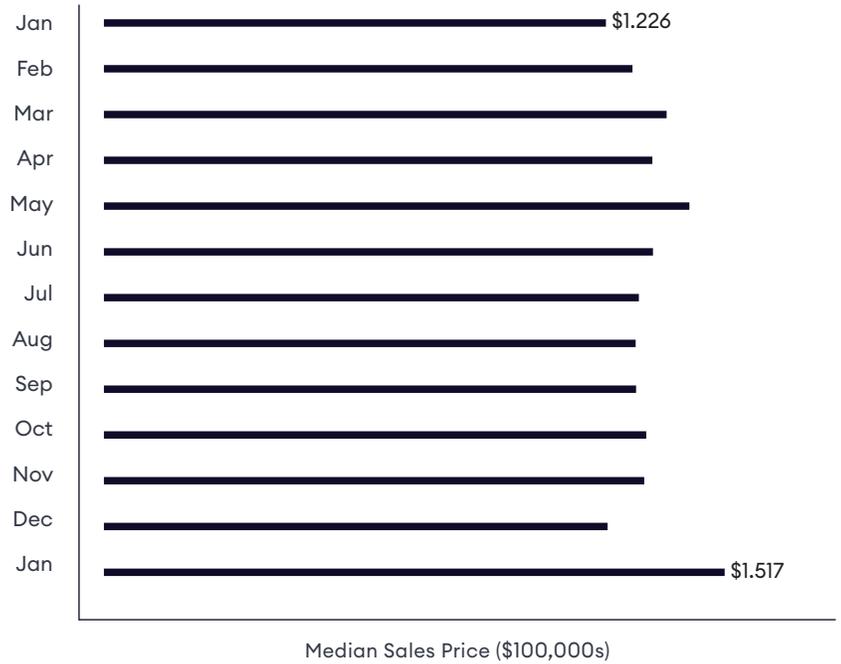
Median Sales Price **23.8% Δ YOY**

**\$779**

Average \$/SF **-11.8% Δ YOY**

**125**

Properties For Sale **1.6% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,226,000	\$1,306,900	\$1,325,000	\$1,517,500	23.8%
<b>Average Price per Square Foot</b>	\$883	\$799	\$789	\$779	-11.8%
<b>Properties Sold</b>	22	32	47	20	-9.1%
<b>Properties Pending Sale</b>	25	43	41	34	36.0%
<b>Properties For Sale</b>	123	193	166	125	1.6%
<b>Days on Market (Pending Sale)</b>	37	33	26	68	84.1%
<b>Percent Under Contract</b>	20.3%	22.3%	24.7%	27.2%	33.8%
<b>Average Median Price for Last 12 Months</b>	\$1,303,144	\$1,331,917	\$1,355,833	\$1,331,000	2.1%

\*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, January 2026



## Current Market Snapshot

**\$1,825,000**

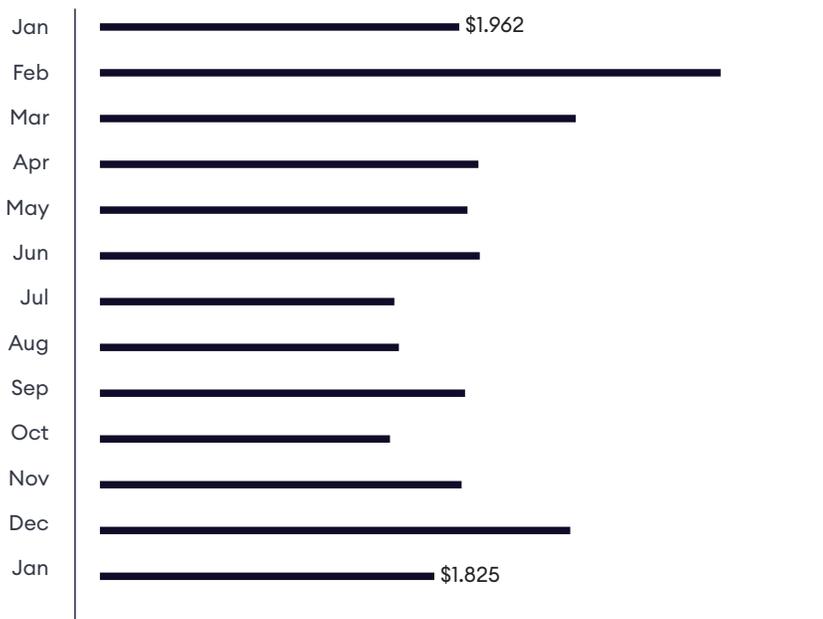
Median Sales Price -7.0% Δ YOY

**\$734**

Average \$/SF 0.3% Δ YOY

**118**

Properties For Sale -0.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,962,259	\$1,605,000	\$1,581,000	\$1,825,000	-7.0%
<b>Average Price per Square Foot</b>	\$732	\$713	\$640	\$734	0.3%
<b>Properties Sold</b>	12	22	24	13	8.3%
<b>Properties Pending Sale</b>	8	26	25	18	125.0%
<b>Properties For Sale</b>	119	210	159	118	-0.8%
<b>Days on Market (Pending Sale)</b>	13	41	56	56	334.1%
<b>Percent Under Contract</b>	6.7%	12.4%	15.7%	15.3%	126.9%
<b>Average Median Price for Last 12 Months</b>	\$2,359,212	\$1,929,563	\$2,124,167	\$2,099,806	-11.0%

\*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, January 2026



## Current Market Snapshot

**\$1,472,000**

Median Sales Price **-28.2% Δ YOY**

**\$851**

Average \$/SF **15.3% Δ YOY**

**208**

Properties For Sale **-13.3% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,050,000	\$2,100,000	\$2,024,343	\$1,472,000	-28.2%
<b>Average Price per Square Foot</b>	\$738	\$812	\$696	\$851	15.3%
<b>Properties Sold</b>	19	31	34	19	0.0%
<b>Properties Pending Sale</b>	20	23	34	19	-5.0%
<b>Properties For Sale</b>	240	296	257	208	-13.3%
<b>Days on Market (Pending Sale)</b>	38	55	42	40	4.3%
<b>Percent Under Contract</b>	8.3%	7.8%	13.2%	9.1%	9.6%
<b>Average Median Price for Last 12 Months</b>	\$2,164,708	\$1,826,057	\$1,769,000	\$1,987,026	-8.2%

\*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, January 2026



## Current Market Snapshot

**\$1,822,500**

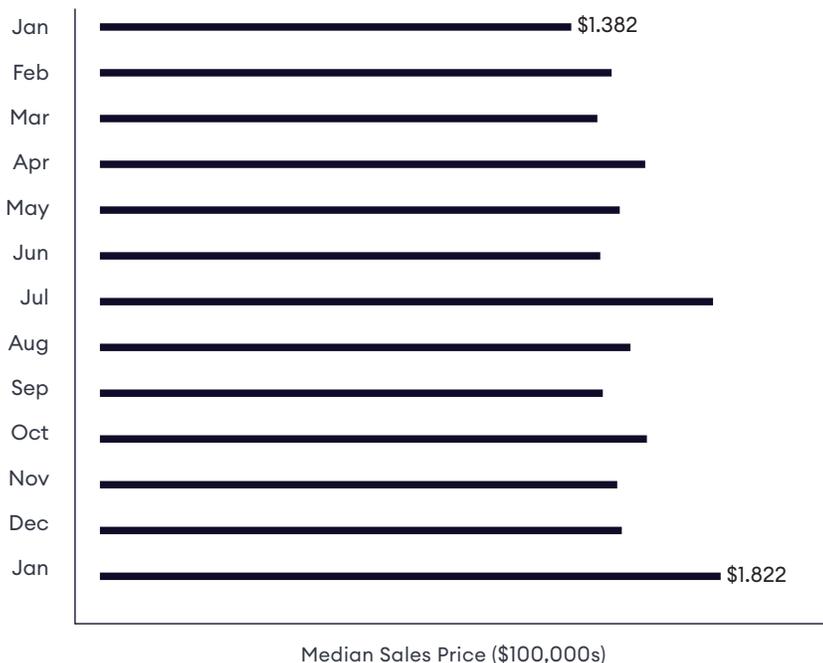
Median Sales Price **31.9% Δ YOY**

**\$781**

Average \$/SF **-0.9% Δ YOY**

**133**

Properties For Sale **-23.6% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,382,000	\$1,800,000	\$1,605,000	\$1,822,500	31.9%
<b>Average Price per Square Foot</b>	\$788	\$783	\$753	\$781	-0.9%
<b>Properties Sold</b>	20	37	38	18	-10.0%
<b>Properties Pending Sale</b>	27	42	44	28	3.7%
<b>Properties For Sale</b>	174	245	234	133	-23.6%
<b>Days on Market (Pending Sale)</b>	43	26	33	47	8.6%
<b>Percent Under Contract</b>	15.5%	17.1%	18.8%	21.1%	35.7%
<b>Average Median Price for Last 12 Months</b>	\$1,461,417	\$1,584,583	\$1,623,667	\$1,557,068	6.5%

\*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, January 2026



## Current Market Snapshot

No Closed Sales

Reported This Period

Median Sales Price 0.0% Δ YOY

No Closed Sales

Reported This Period

Average \$/SF 0.0% Δ YOY

# 38

Properties For Sale 8.6% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$8,500,000	\$0	\$6,600,000	\$0	-100.0%
<b>Average Price per Square Foot</b>	\$1,483	\$0	\$1,296	\$0	-100.0%
<b>Properties Sold</b>	4	0	2	0	-100.0%
<b>Properties Pending Sale</b>	3	2	1	0	-100.0%
<b>Properties For Sale</b>	35	42	43	38	8.6%
<b>Days on Market (Pending Sale)</b>	95	10	259	0	-100.0%
<b>Percent Under Contract</b>	8.6%	4.8%	2.3%	0.0%	-100.0%
<b>Average Median Price for Last 12 Months</b>	\$1,152,083	\$6,096,777	\$4,216,667	\$5,111,205	343.6%

\*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, January 2026



## Current Market Snapshot

**\$1,400,000**

Median Sales Price **-5.9% Δ YOY**

**\$681**

Average \$/SF **-11.3% Δ YOY**

**44**

Properties For Sale **-2.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,487,500	\$1,414,000	\$1,320,000	\$1,400,000	-5.9%
<b>Average Price per Square Foot</b>	\$768	\$725	\$756	\$681	-11.3%
<b>Properties Sold</b>	6	14	17	5	-16.7%
<b>Properties Pending Sale</b>	8	13	17	10	25.0%
<b>Properties For Sale</b>	45	84	71	44	-2.2%
<b>Days on Market (Pending Sale)</b>	32	33	37	26	-20.0%
<b>Percent Under Contract</b>	17.8%	15.5%	23.9%	22.7%	27.8%
<b>Average Median Price for Last 12 Months</b>	\$1,344,292	\$1,365,938	\$1,395,708	\$1,392,279	3.6%

\*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, January 2026



## Current Market Snapshot

**\$875,000**

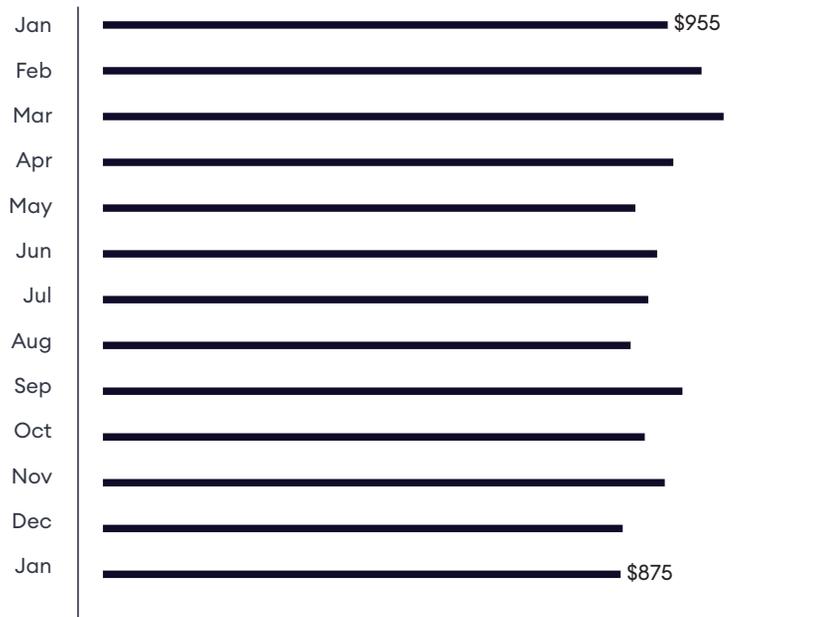
Median Sales Price **-8.4% Δ YOY**

**\$580**

Average \$/SF **-8.4% Δ YOY**

**131**

Properties For Sale **-12.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$955,000	\$922,000	\$916,000	\$875,000	-8.4%
<b>Average Price per Square Foot</b>	\$633	\$622	\$670	\$580	-8.4%
<b>Properties Sold</b>	24	28	23	21	-12.5%
<b>Properties Pending Sale</b>	22	18	23	30	36.4%
<b>Properties For Sale</b>	149	151	182	131	-12.1%
<b>Days on Market (Pending Sale)</b>	54	27	43	65	21.2%
<b>Percent Under Contract</b>	14.8%	11.9%	12.6%	22.9%	55.1%
<b>Average Median Price for Last 12 Months</b>	\$949,042	\$915,250	\$901,167	\$940,962	-0.9%

\*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, January 2026



## Current Market Snapshot

**\$1,575,000**

Median Sales Price n/a Δ YOY

**\$854**

Average \$/SF n/a Δ YOY

**7**

Properties For Sale -41.7% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$0	\$900,000	\$1,293,000	\$1,575,000	n/a
<b>Average Price per Square Foot</b>	\$0	\$734	\$593	\$854	n/a
<b>Properties Sold</b>	0	1	2	1	n/a
<b>Properties Pending Sale</b>	1	2	4	0	-100.0%
<b>Properties For Sale</b>	12	12	15	7	-41.7%
<b>Days on Market (Pending Sale)</b>	139	35	40	0	-100.0%
<b>Percent Under Contract</b>	8.3%	16.7%	26.7%	0.0%	-100.0%
<b>Average Median Price for Last 12 Months</b>	\$1,325,042	\$1,330,229	\$1,357,792	\$1,120,490	-15.4%

\*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, January 2026



## Current Market Snapshot

**\$1,775,000**

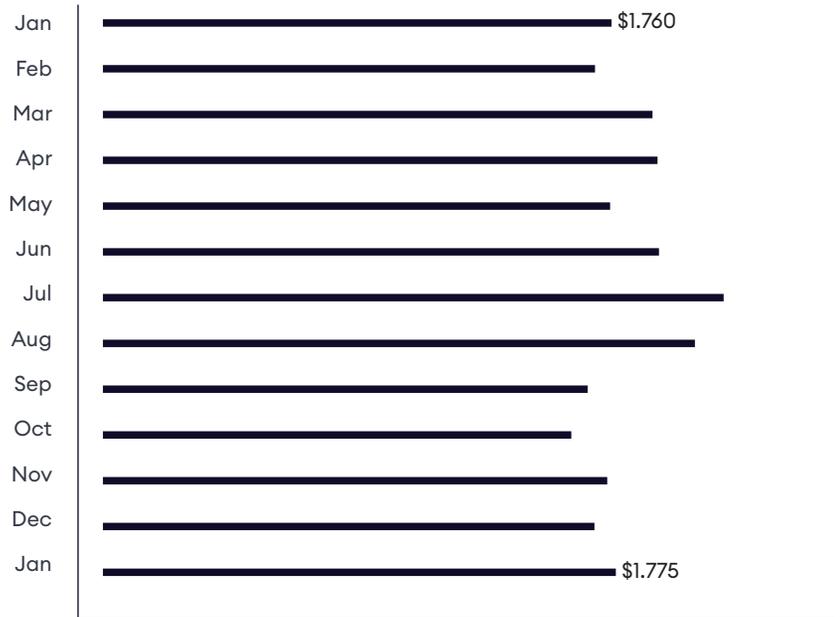
Median Sales Price 0.9% Δ YOY

**\$788**

Average \$/SF 6.8% Δ YOY

**203**

Properties For Sale -18.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,760,000	\$2,150,000	\$1,620,000	\$1,775,000	0.9%
<b>Average Price per Square Foot</b>	\$738	\$791	\$783	\$788	6.8%
<b>Properties Sold</b>	33	42	43	33	0.0%
<b>Properties Pending Sale</b>	20	35	43	25	25.0%
<b>Properties For Sale</b>	248	311	280	203	-18.1%
<b>Days on Market (Pending Sale)</b>	71	53	34	37	-47.6%
<b>Percent Under Contract</b>	8.1%	11.3%	15.4%	12.3%	52.7%
<b>Average Median Price for Last 12 Months</b>	\$1,803,660	\$1,761,250	\$1,740,167	\$1,821,731	1.0%

\*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

**\$2,600,000**

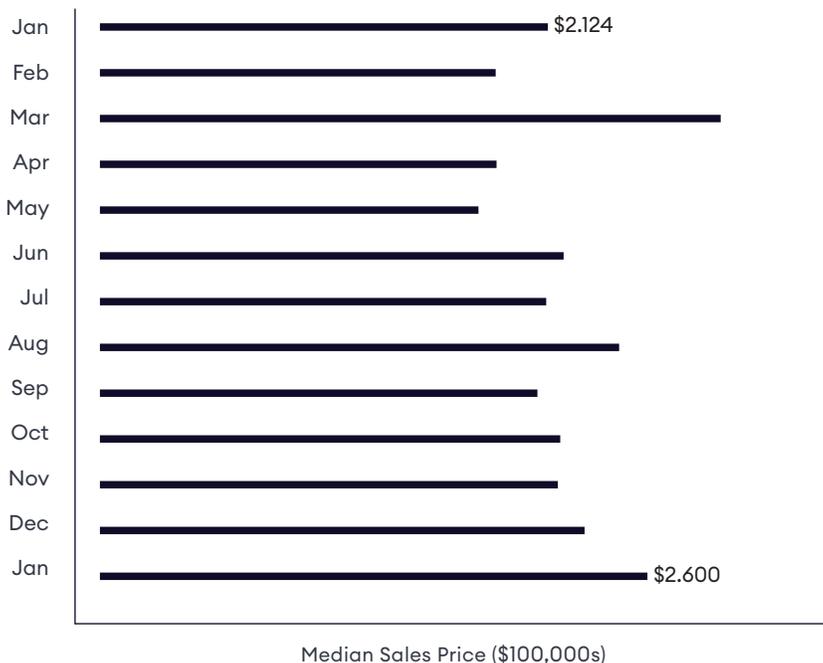
Median Sales Price **22.4% Δ YOY**

**\$900**

Average \$/SF **5.1% Δ YOY**

**173**

Properties For Sale **-9.4% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,124,500	\$2,117,000	\$2,184,000	\$2,600,000	22.4%
<b>Average Price per Square Foot</b>	\$856	\$938	\$939	\$900	5.1%
<b>Properties Sold</b>	14	29	23	15	7.1%
<b>Properties Pending Sale</b>	17	17	19	16	-5.9%
<b>Properties For Sale</b>	191	193	190	173	-9.4%
<b>Days on Market (Pending Sale)</b>	37	29	39	42	13.0%
<b>Percent Under Contract</b>	8.9%	8.8%	10.0%	9.2%	3.9%
<b>Average Median Price for Last 12 Months</b>	\$2,200,465	\$2,299,417	\$2,357,500	\$2,210,551	0.5%

\*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

**\$940,000**

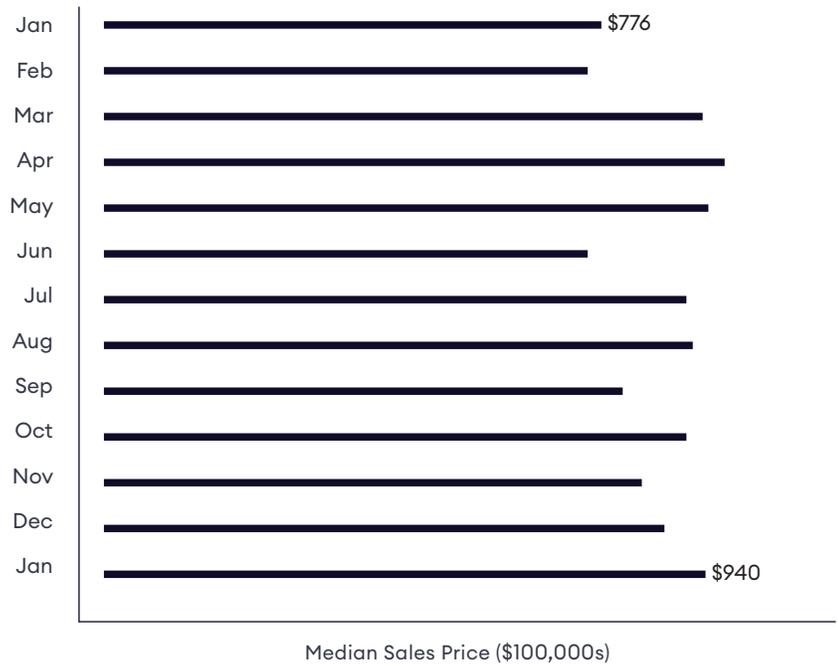
Median Sales Price 21.1% Δ YOY

**\$686**

Average \$/SF 20.1% Δ YOY

**42**

Properties For Sale -19.2% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$776,500	\$910,000	\$910,000	\$940,000	21.1%
<b>Average Price per Square Foot</b>	\$571	\$645	\$614	\$686	20.1%
<b>Properties Sold</b>	8	21	13	3	-62.5%
<b>Properties Pending Sale</b>	8	9	14	11	37.5%
<b>Properties For Sale</b>	52	68	65	42	-19.2%
<b>Days on Market (Pending Sale)</b>	19	32	50	56	187.6%
<b>Percent Under Contract</b>	15.4%	13.2%	21.5%	26.2%	70.2%
<b>Average Median Price for Last 12 Months</b>	\$875,283	\$882,583	\$885,167	\$872,462	-0.3%

\*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, January 2026



## Current Market Snapshot

**\$885,000**

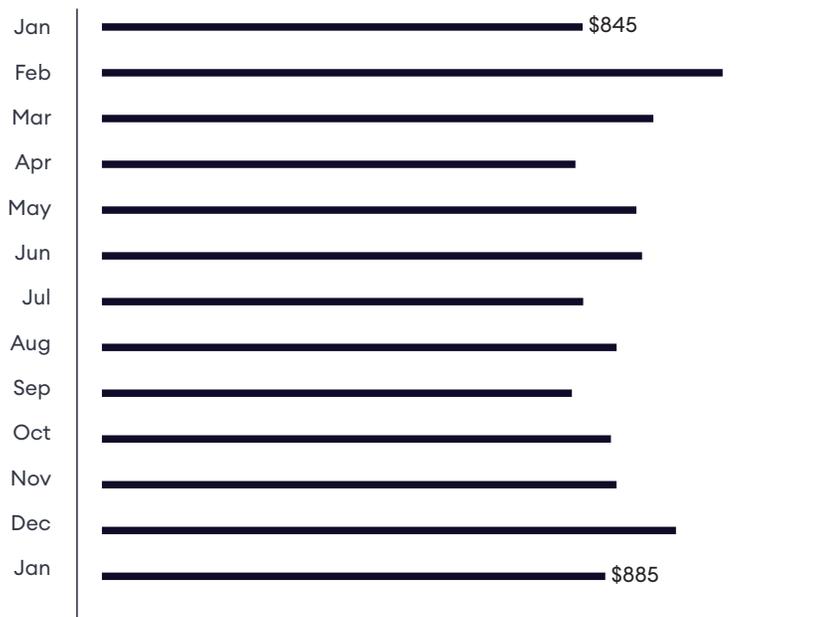
Median Sales Price **4.7% Δ YOY**

**\$609**

Average \$/SF **-14.8% Δ YOY**

**83**

Properties For Sale **-21.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$845,000	\$846,000	\$895,000	\$885,000	4.7%
<b>Average Price per Square Foot</b>	\$715	\$689	\$630	\$609	-14.8%
<b>Properties Sold</b>	9	26	31	16	77.8%
<b>Properties Pending Sale</b>	14	25	25	19	35.7%
<b>Properties For Sale</b>	105	143	131	83	-21.0%
<b>Days on Market (Pending Sale)</b>	17	29	35	46	172.1%
<b>Percent Under Contract</b>	13.3%	17.5%	19.1%	22.9%	71.7%
<b>Average Median Price for Last 12 Months</b>	\$953,667	\$904,315	\$933,297	\$915,511	-4.0%

\*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, January 2026



## Current Market Snapshot

**\$1,832,500**

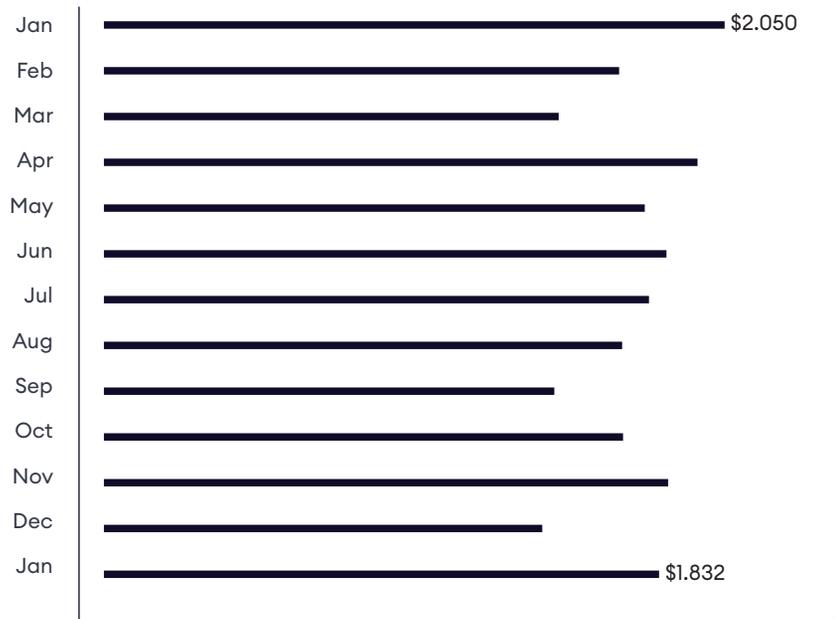
Median Sales Price -10.6% Δ YOY

**\$648**

Average \$/SF -3.4% Δ YOY

**107**

Properties For Sale -12.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,050,000	\$1,799,000	\$1,713,000	\$1,832,500	-10.6%
<b>Average Price per Square Foot</b>	\$671	\$646	\$599	\$648	-3.4%
<b>Properties Sold</b>	7	15	10	13	85.7%
<b>Properties Pending Sale</b>	12	14	18	10	-16.7%
<b>Properties For Sale</b>	122	160	138	107	-12.3%
<b>Days on Market (Pending Sale)</b>	32	50	45	33	4.0%
<b>Percent Under Contract</b>	9.8%	8.8%	13.0%	9.3%	-5.0%
<b>Average Median Price for Last 12 Months</b>	\$1,611,854	\$1,674,667	\$1,713,333	\$1,746,038	8.3%

\*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, January 2026



## Current Market Snapshot

**\$2,887,500**

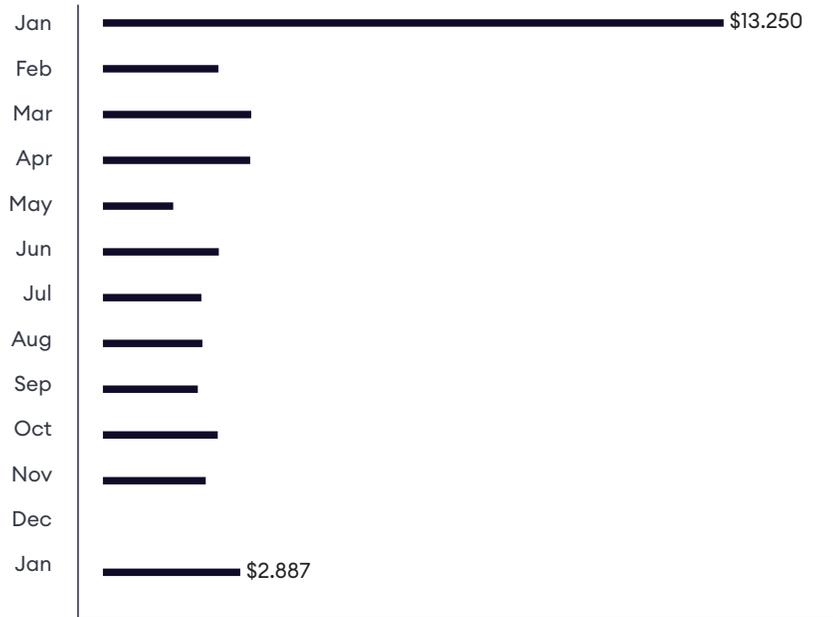
Median Sales Price **-78.2% Δ YOY**

**\$927**

Average \$/SF **-41.3% Δ YOY**

**18**

Properties For Sale **-30.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$13,250,000	\$2,053,598	\$2,405,000	\$2,887,500	-78.2%
<b>Average Price per Square Foot</b>	\$1,580	\$823	\$929	\$927	-41.3%
<b>Properties Sold</b>	1	6	6	6	500.0%
<b>Properties Pending Sale</b>	3	4	7	5	66.7%
<b>Properties For Sale</b>	26	29	28	18	-30.8%
<b>Days on Market (Pending Sale)</b>	22	49	85	90	301.2%
<b>Percent Under Contract</b>	11.5%	13.8%	25.0%	27.8%	140.7%
<b>Average Median Price for Last 12 Months</b>	\$3,019,297	\$1,915,417	\$1,678,333	\$3,024,161	0.2%

\*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, January 2026



## Current Market Snapshot

**\$1,345,000**

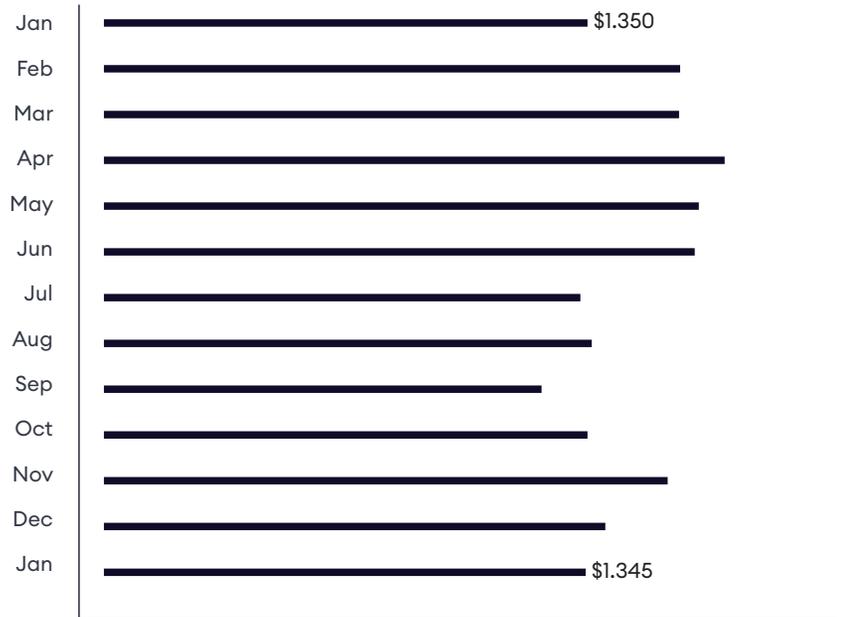
Median Sales Price -0.4% Δ YOY

**\$774**

Average \$/SF -7.5% Δ YOY

**61**

Properties For Sale -11.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,350,000	\$1,330,000	\$1,350,000	\$1,345,000	-0.4%
<b>Average Price per Square Foot</b>	\$837	\$783	\$816	\$774	-7.5%
<b>Properties Sold</b>	9	9	9	7	-22.2%
<b>Properties Pending Sale</b>	10	11	7	11	10.0%
<b>Properties For Sale</b>	69	62	60	61	-11.6%
<b>Days on Market (Pending Sale)</b>	23	34	25	33	46.6%
<b>Percent Under Contract</b>	14.5%	17.7%	11.7%	18.0%	24.4%
<b>Average Median Price for Last 12 Months</b>	\$1,620,354	\$1,375,491	\$1,440,000	\$1,476,803	-8.9%

\*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, January 2026



## Current Market Snapshot

**\$2,140,000**

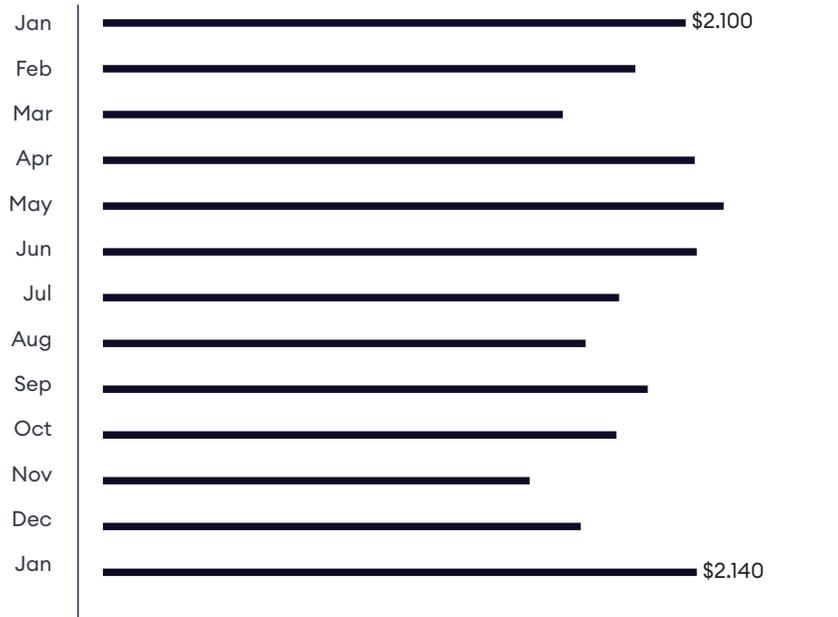
Median Sales Price **1.9% Δ YOY**

**\$659**

Average \$/SF **-21.5% Δ YOY**

**106**

Properties For Sale **-14.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,100,000	\$1,858,750	\$1,849,000	\$2,140,000	1.9%
<b>Average Price per Square Foot</b>	\$839	\$691	\$674	\$659	-21.5%
<b>Properties Sold</b>	11	22	15	15	36.4%
<b>Properties Pending Sale</b>	18	19	15	26	44.4%
<b>Properties For Sale</b>	124	172	126	106	-14.5%
<b>Days on Market (Pending Sale)</b>	49	50	46	52	5.5%
<b>Percent Under Contract</b>	14.5%	11.0%	11.9%	24.5%	69.0%
<b>Average Median Price for Last 12 Months</b>	\$1,851,979	\$1,824,000	\$1,798,333	\$1,921,943	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, January 2026



## Current Market Snapshot

**\$1,435,000**

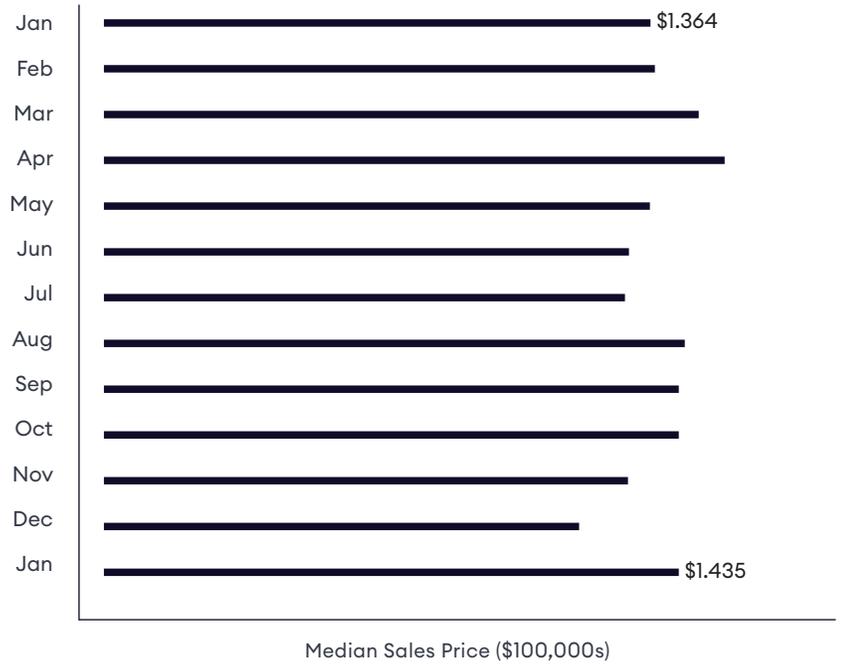
Median Sales Price **5.2% Δ YOY**

**\$572**

Average \$/SF **-3.7% Δ YOY**

**254**

Properties For Sale **0.4% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,364,000	\$1,300,000	\$1,435,000	\$1,435,000	5.2%
<b>Average Price per Square Foot</b>	\$594	\$625	\$608	\$572	-3.7%
<b>Properties Sold</b>	39	63	54	33	-15.4%
<b>Properties Pending Sale</b>	36	51	51	39	8.3%
<b>Properties For Sale</b>	253	398	348	254	0.4%
<b>Days on Market (Pending Sale)</b>	52	40	48	46	-13.0%
<b>Percent Under Contract</b>	14.2%	12.8%	14.7%	15.4%	7.9%
<b>Average Median Price for Last 12 Months</b>	\$1,347,191	\$1,374,583	\$1,309,167	\$1,384,154	2.7%

\*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, January 2026



## Current Market Snapshot

**\$1,482,500**

Median Sales Price **13.6% Δ YOY**

**\$718**

Average \$/SF **-9.3% Δ YOY**

**728**

Properties For Sale **-5.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,305,000	\$1,450,000	\$1,333,000	\$1,482,500	13.6%
<b>Average Price per Square Foot</b>	\$792	\$833	\$806	\$718	-9.3%
<b>Properties Sold</b>	113	189	188	116	2.7%
<b>Properties Pending Sale</b>	108	194	197	135	25.0%
<b>Properties For Sale</b>	774	1,119	1,077	728	-5.9%
<b>Days on Market (Pending Sale)</b>	42	34	33	63	50.4%
<b>Percent Under Contract</b>	14.0%	17.3%	18.3%	18.5%	32.9%
<b>Average Median Price for Last 12 Months</b>	\$1,414,329	\$1,433,333	\$1,466,833	\$1,422,808	0.6%

\*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, January 2026



## Current Market Snapshot

**\$1,130,500**

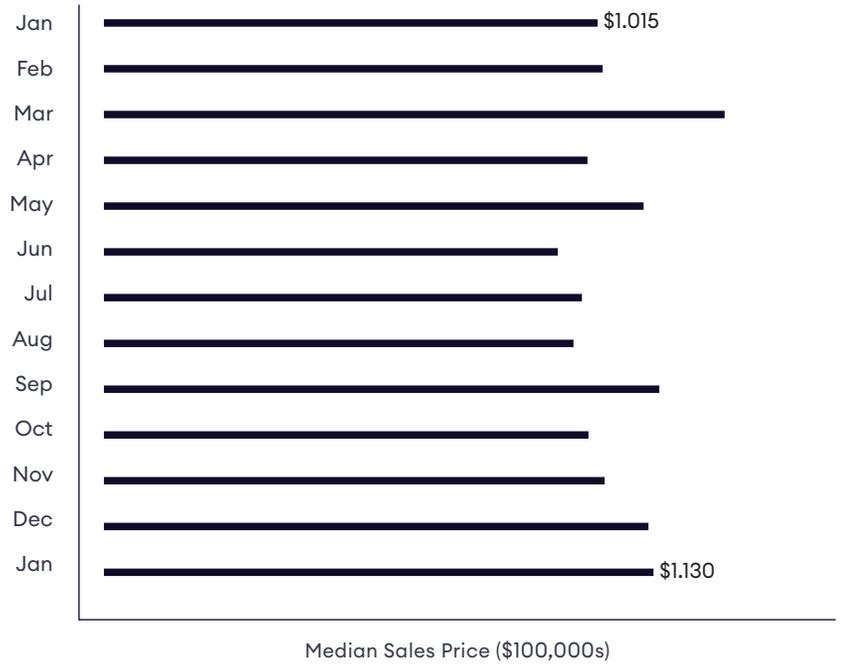
Median Sales Price **11.4% Δ YOY**

**\$713**

Average \$/SF **3.9% Δ YOY**

**51**

Properties For Sale **-8.9% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,015,000	\$982,500	\$996,000	\$1,130,500	11.4%
<b>Average Price per Square Foot</b>	\$686	\$642	\$660	\$713	3.9%
<b>Properties Sold</b>	14	10	17	8	-42.9%
<b>Properties Pending Sale</b>	9	13	12	15	66.7%
<b>Properties For Sale</b>	56	75	66	51	-8.9%
<b>Days on Market (Pending Sale)</b>	55	22	67	58	4.8%
<b>Percent Under Contract</b>	16.1%	17.3%	18.2%	29.4%	83.0%
<b>Average Median Price for Last 12 Months</b>	\$1,068,579	\$1,063,917	\$1,093,333	\$1,055,415	-1.2%

\*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, January 2026



## Current Market Snapshot

**\$1,477,944**

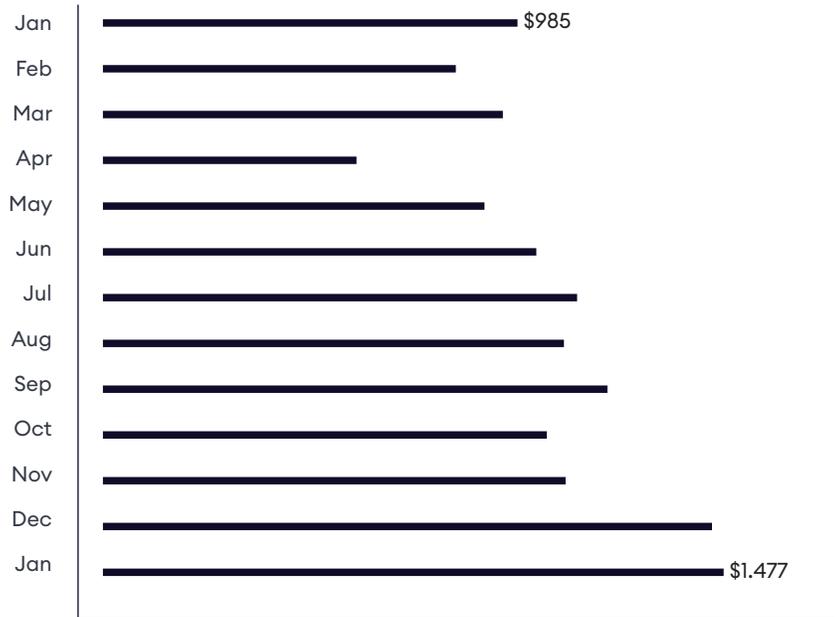
Median Sales Price **50.0% Δ YOY**

**\$508**

Average \$/SF **-37.0% Δ YOY**

**93**

Properties For Sale **47.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$985,000	\$1,127,500	\$1,055,000	\$1,477,944	50.0%
<b>Average Price per Square Foot</b>	\$806	\$700	\$774	\$508	-37.0%
<b>Properties Sold</b>	7	22	11	8	14.3%
<b>Properties Pending Sale</b>	2	17	16	13	550.0%
<b>Properties For Sale</b>	63	113	122	93	47.6%
<b>Days on Market (Pending Sale)</b>	119	38	23	89	-25.3%
<b>Percent Under Contract</b>	3.2%	15.0%	13.1%	14.0%	340.3%
<b>Average Median Price for Last 12 Months</b>	\$1,344,364	\$1,229,824	\$1,342,648	\$1,062,688	-21.0%

\*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

**\$1,888,000**

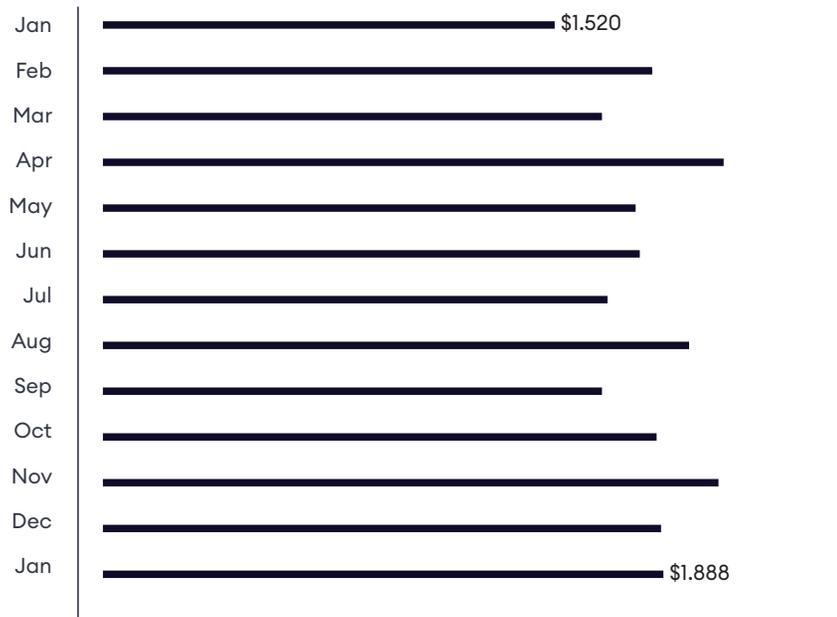
Median Sales Price **24.2% Δ YOY**

**\$657**

Average \$/SF **-15.0% Δ YOY**

**115**

Properties For Sale **-14.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,520,000	\$1,699,000	\$1,865,000	\$1,888,000	24.2%
<b>Average Price per Square Foot</b>	\$773	\$799	\$746	\$657	-15.0%
<b>Properties Sold</b>	18	29	32	21	16.7%
<b>Properties Pending Sale</b>	20	39	17	21	5.0%
<b>Properties For Sale</b>	135	199	174	115	-14.8%
<b>Days on Market (Pending Sale)</b>	35	35	40	68	92.6%
<b>Percent Under Contract</b>	14.8%	19.6%	9.8%	18.3%	23.3%
<b>Average Median Price for Last 12 Months</b>	\$1,698,230	\$1,893,724	\$1,947,481	\$1,831,172	7.8%

\*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

**\$865,000**

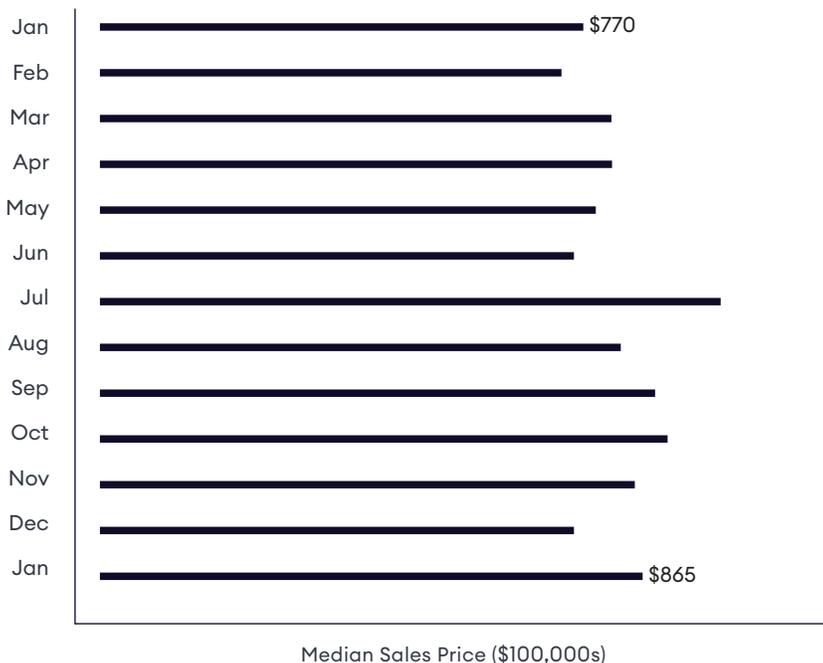
Median Sales Price **12.3% Δ YOY**

**\$516**

Average \$/SF **-15.1% Δ YOY**

**19**

Properties For Sale **-36.7% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$770,000	\$990,000	\$905,000	\$865,000	12.3%
<b>Average Price per Square Foot</b>	\$608	\$493	\$605	\$516	-15.1%
<b>Properties Sold</b>	9	8	11	4	-55.6%
<b>Properties Pending Sale</b>	6	8	12	4	-33.3%
<b>Properties For Sale</b>	30	39	36	19	-36.7%
<b>Days on Market (Pending Sale)</b>	20	42	31	153	665.0%
<b>Percent Under Contract</b>	20.0%	20.5%	33.3%	21.1%	5.3%
<b>Average Median Price for Last 12 Months</b>	\$849,079	\$848,750	\$824,167	\$827,962	-2.5%

\*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

**\$1,295,000**

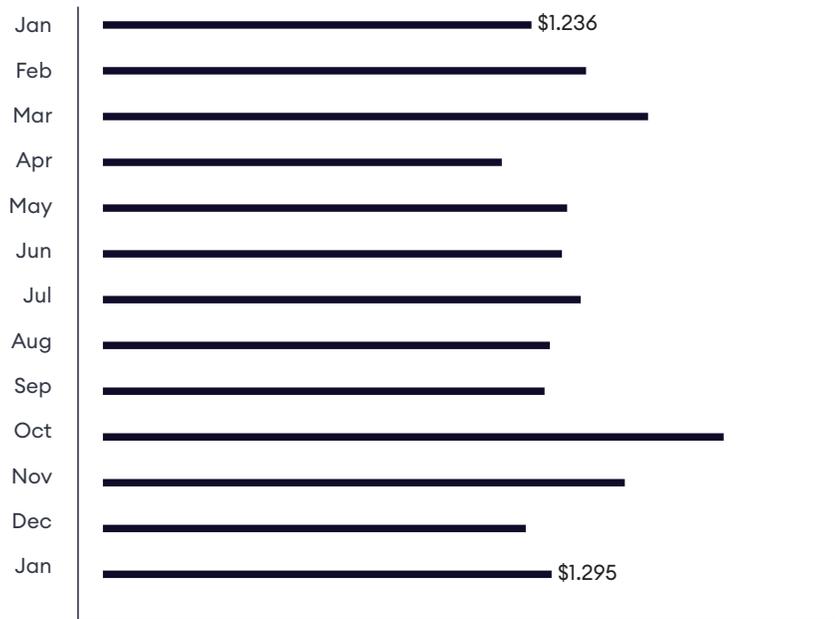
Median Sales Price **4.7% Δ YOY**

**\$822**

Average \$/SF **-14.1% Δ YOY**

**47**

Properties For Sale **17.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,236,638	\$1,379,500	\$1,794,500	\$1,295,000	4.7%
<b>Average Price per Square Foot</b>	\$957	\$880	\$873	\$822	-14.1%
<b>Properties Sold</b>	6	16	8	8	33.3%
<b>Properties Pending Sale</b>	6	16	17	9	50.0%
<b>Properties For Sale</b>	40	53	64	47	17.5%
<b>Days on Market (Pending Sale)</b>	47	43	25	33	-29.3%
<b>Percent Under Contract</b>	15.0%	30.2%	26.6%	19.1%	27.7%
<b>Average Median Price for Last 12 Months</b>	\$1,349,678	\$1,396,917	\$1,340,833	\$1,367,934	1.4%

\*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, January 2026



## Current Market Snapshot

**\$2,100,000**

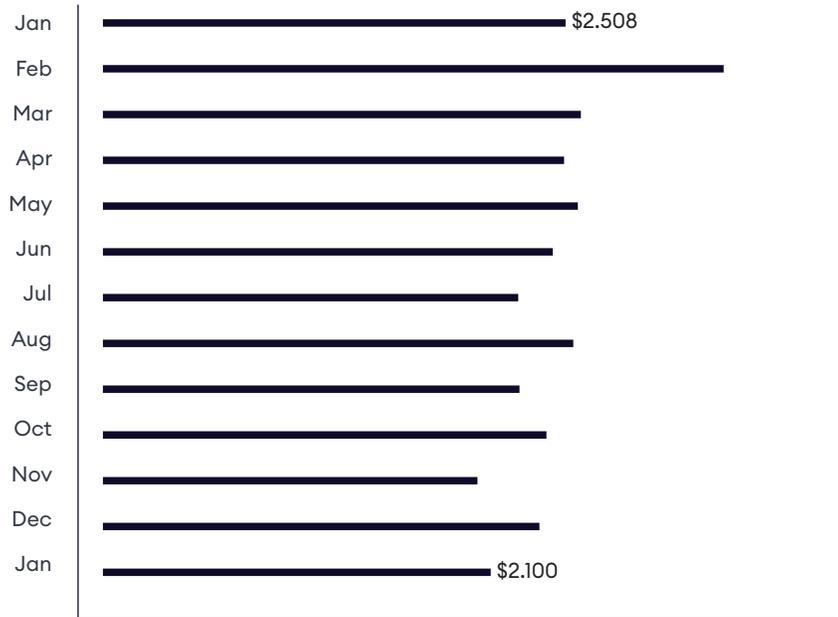
Median Sales Price **-16.3% Δ YOY**

**\$1,036**

Average \$/SF **2.1% Δ YOY**

**69**

Properties For Sale **-24.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,508,000	\$2,250,000	\$2,403,750	\$2,100,000	-16.3%
<b>Average Price per Square Foot</b>	\$1,015	\$915	\$964	\$1,036	2.1%
<b>Properties Sold</b>	9	21	20	9	0.0%
<b>Properties Pending Sale</b>	7	23	19	8	14.3%
<b>Properties For Sale</b>	91	122	93	69	-24.2%
<b>Days on Market (Pending Sale)</b>	40	34	41	12	-68.7%
<b>Percent Under Contract</b>	7.7%	18.9%	20.4%	11.6%	50.7%
<b>Average Median Price for Last 12 Months</b>	\$2,553,229	\$2,284,026	\$2,164,468	\$2,456,666	-3.8%

\*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, January 2026



## Current Market Snapshot

**\$1,320,000**

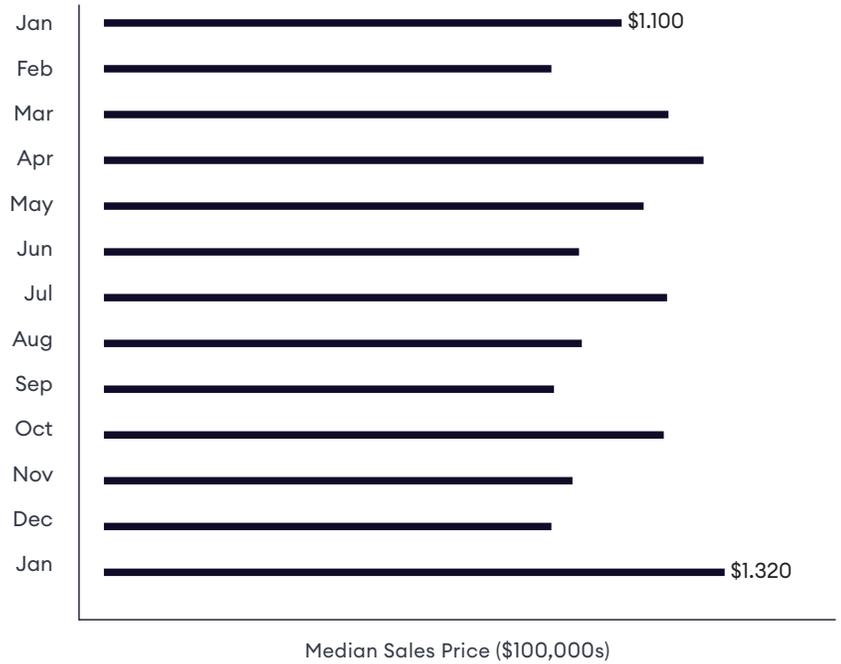
Median Sales Price **20.0% Δ YOY**

**\$588**

Average \$/SF **-9.5% Δ YOY**

**60**

Properties For Sale **13.2% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,100,000	\$1,197,000	\$1,190,000	\$1,320,000	20.0%
<b>Average Price per Square Foot</b>	\$650	\$737	\$640	\$588	-9.5%
<b>Properties Sold</b>	12	14	13	11	-8.3%
<b>Properties Pending Sale</b>	8	18	22	15	87.5%
<b>Properties For Sale</b>	53	77	75	60	13.2%
<b>Days on Market (Pending Sale)</b>	50	37	44	23	-53.7%
<b>Percent Under Contract</b>	15.1%	23.4%	29.3%	25.0%	65.6%
<b>Average Median Price for Last 12 Months</b>	\$1,057,000	\$1,070,917	\$1,088,333	\$1,100,269	4.1%

\*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, January 2026



## Current Market Snapshot

**\$1,450,000**

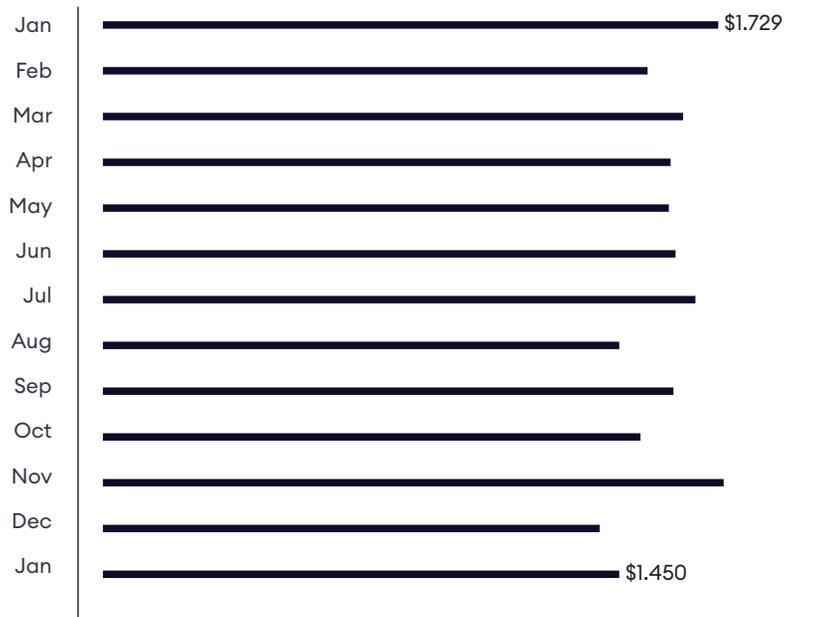
Median Sales Price **-16.2% Δ YOY**

**\$792**

Average \$/SF **-11.0% Δ YOY**

**208**

Properties For Sale **-21.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,729,500	\$1,665,125	\$1,510,000	\$1,450,000	-16.2%
<b>Average Price per Square Foot</b>	\$890	\$910	\$917	\$792	-11.0%
<b>Properties Sold</b>	28	58	58	39	39.3%
<b>Properties Pending Sale</b>	37	54	75	33	-10.8%
<b>Properties For Sale</b>	265	345	355	208	-21.5%
<b>Days on Market (Pending Sale)</b>	32	40	27	78	142.2%
<b>Percent Under Contract</b>	14.0%	15.7%	21.1%	15.9%	13.6%
<b>Average Median Price for Last 12 Months</b>	\$1,565,159	\$1,525,458	\$1,529,917	\$1,577,032	0.8%

\*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, January 2026



## Current Market Snapshot

**\$1,075,000**

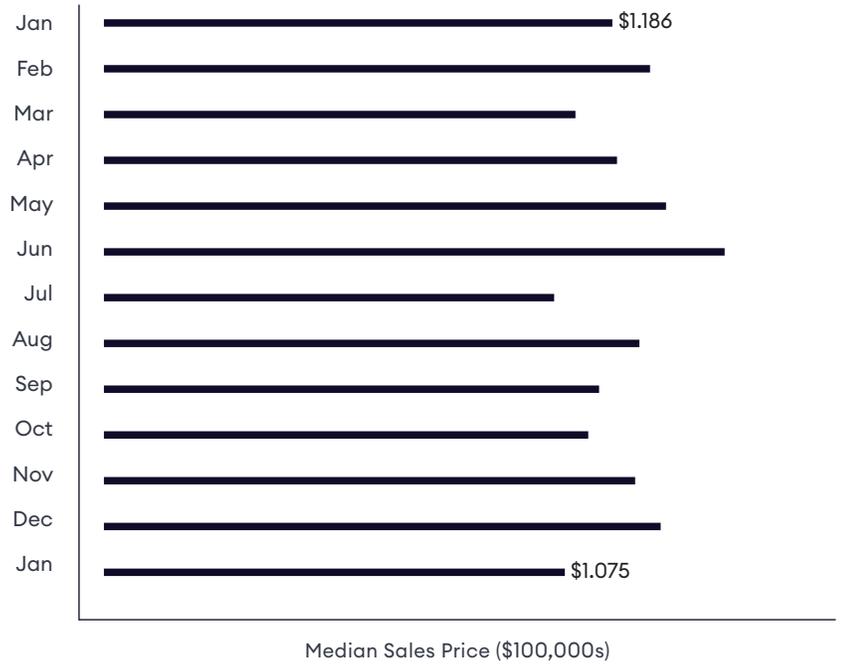
Median Sales Price -9.4% Δ YOY

**\$721**

Average \$/SF -7.0% Δ YOY

**48**

Properties For Sale 2.1% Δ YOY



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,186,500	\$1,050,000	\$1,130,000	\$1,075,000	-9.4%
<b>Average Price per Square Foot</b>	\$775	\$779	\$713	\$721	-7.0%
<b>Properties Sold</b>	10	12	22	8	-20.0%
<b>Properties Pending Sale</b>	12	14	17	13	8.3%
<b>Properties For Sale</b>	47	70	63	48	2.1%
<b>Days on Market (Pending Sale)</b>	23	20	24	32	37.3%
<b>Percent Under Contract</b>	25.5%	20.0%	27.0%	27.1%	6.1%
<b>Average Median Price for Last 12 Months</b>	\$1,214,765	\$1,191,722	\$1,204,963	\$1,209,372	-0.4%

\*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, January 2026



## Current Market Snapshot

**\$3,323,000**

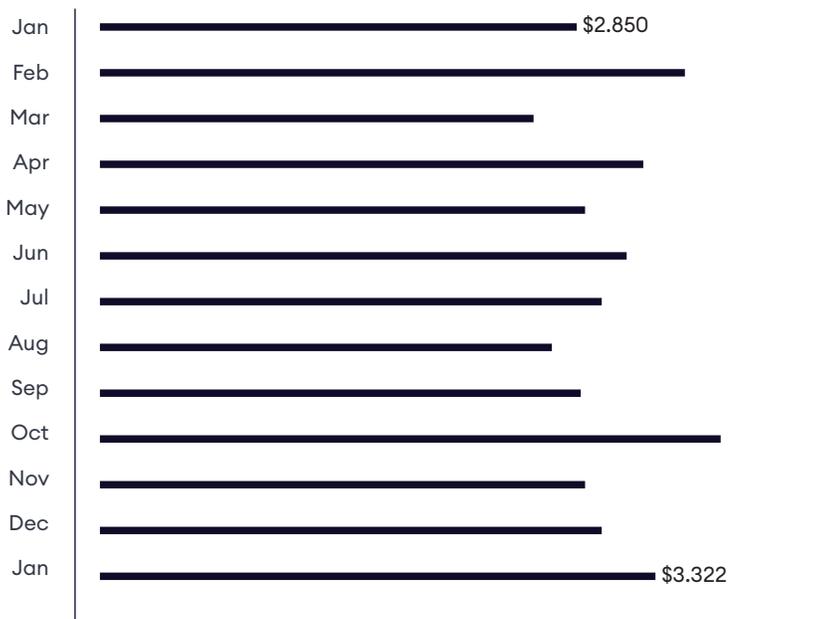
Median Sales Price **16.6% Δ YOY**

**\$971**

Average \$/SF **-8.2% Δ YOY**

**43**

Properties For Sale **-4.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,850,000	\$3,000,000	\$3,715,000	\$3,323,000	16.6%
<b>Average Price per Square Foot</b>	\$1,058	\$1,013	\$1,075	\$971	-8.2%
<b>Properties Sold</b>	5	9	8	4	-20.0%
<b>Properties Pending Sale</b>	5	13	14	6	20.0%
<b>Properties For Sale</b>	45	74	59	43	-4.4%
<b>Days on Market (Pending Sale)</b>	137	29	25	87	-36.7%
<b>Percent Under Contract</b>	11.1%	17.6%	23.7%	14.0%	25.6%
<b>Average Median Price for Last 12 Months</b>	\$3,043,104	\$3,085,333	\$3,074,333	\$3,057,885	0.5%

\*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, January 2026



## Current Market Snapshot

**\$1,713,250**

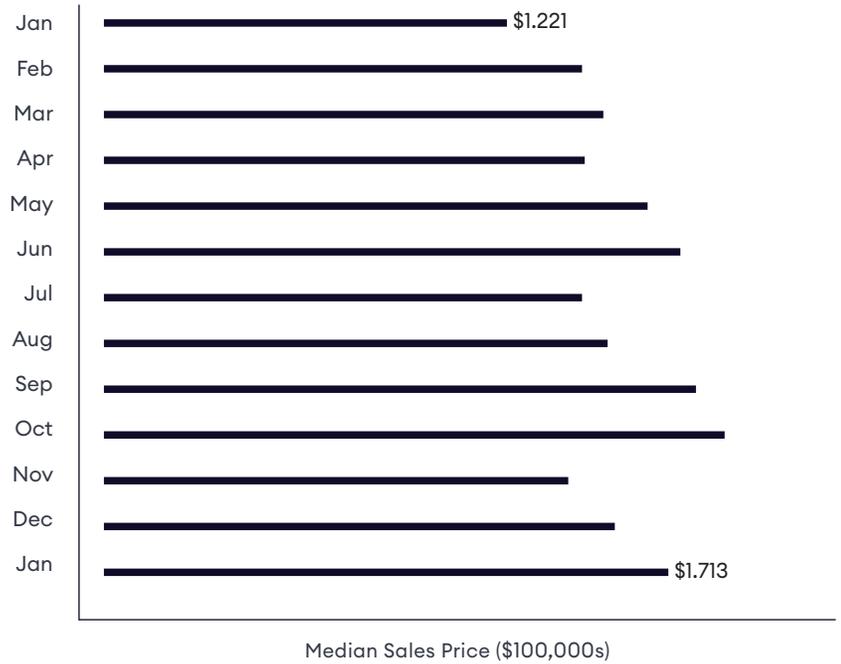
Median Sales Price **40.3% Δ YOY**

**\$749**

Average \$/SF **13.8% Δ YOY**

**41**

Properties For Sale **46.4% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$1,221,000	\$1,450,000	\$1,885,000	\$1,713,250	40.3%
<b>Average Price per Square Foot</b>	\$658	\$790	\$701	\$749	13.8%
<b>Properties Sold</b>	5	13	7	6	20.0%
<b>Properties Pending Sale</b>	2	5	5	5	150.0%
<b>Properties For Sale</b>	28	52	63	41	46.4%
<b>Days on Market (Pending Sale)</b>	52	31	68	68	32.8%
<b>Percent Under Contract</b>	7.1%	9.6%	7.9%	12.2%	70.7%
<b>Average Median Price for Last 12 Months</b>	\$1,395,462	\$1,646,958	\$1,557,083	\$1,567,365	12.3%

\*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, January 2026



## Current Market Snapshot

**\$2,450,000**

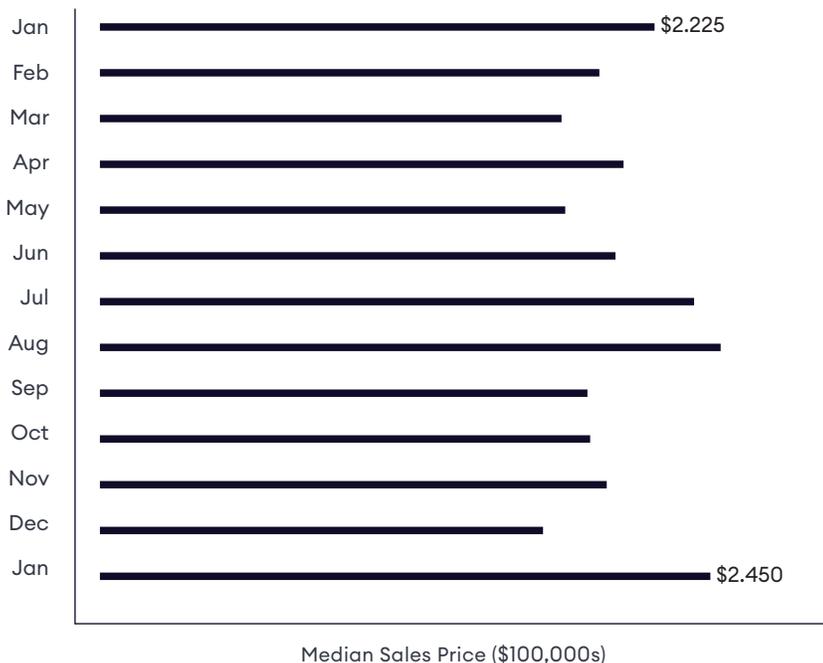
Median Sales Price **10.1% Δ YOY**

**\$886**

Average \$/SF **15.2% Δ YOY**

**38**

Properties For Sale **-7.3% Δ YOY**



Data*	Jan 2025	6 Month	3 Month	Jan 2026	% Change
<b>Median Price</b>	\$2,225,000	\$2,384,440	\$1,965,500	\$2,450,000	10.1%
<b>Average Price per Square Foot</b>	\$769	\$1,047	\$1,091	\$886	15.2%
<b>Properties Sold</b>	5	12	8	7	40.0%
<b>Properties Pending Sale</b>	5	10	7	9	80.0%
<b>Properties For Sale</b>	41	61	50	38	-7.3%
<b>Days on Market (Pending Sale)</b>	40	31	29	23	-42.5%
<b>Percent Under Contract</b>	12.2%	16.4%	14.0%	23.7%	94.2%
<b>Average Median Price for Last 12 Months</b>	\$2,127,179	\$2,111,537	\$2,085,917	\$2,089,512	-1.8%

\*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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