

Micro Market Report



March 2025



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.

Data

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

Current Market Report

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

The Yearly

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



The following report is comprised of the statistical information below:

Median Price:

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

Average Price per Square Foot:

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

Properties Sold:

The number of property transactions that closed and transferred ownership.

Properties Pending Sale:

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

Properties For Sale:

The number of properties on the market and seeking buyers.

Days on Market (Pending Sale):

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

Percent Under Contract:

The ratio of properties for sale to properties pending sale.

Average Median Price for Last 12:

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

Los Angeles County

Single Family Residences

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



Los Angeles County

At a Glance



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

Los Angeles County

Single Family Residences, March 2025



Current Market Snapshot

\$1,035,000

Median Sales Price **8.9% Δ YOY**

\$735

Average \$/SF **7.5% Δ YOY**

15,160

Properties For Sale **15.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$950,000	\$965,000	\$985,000	\$1,035,000	8.9%
Average Price per Square Foot	\$684	\$714	\$690	\$735	7.5%
Properties Sold	2717	2714	2787	2725	0.3%
Properties Pending Sale	3021	2844	2115	3269	8.2%
Properties For Sale	13,166	16,528	13,533	15,160	15.1%
Days on Market (Pending Sale)	30	32	43	35	17.4%
Percent Under Contract	22.9%	17.2%	15.6%	21.6%	-6.0%
Average Median Price for Last 12 Months	\$930,313	\$998,667	\$1,011,000	\$994,038	6.4%

*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, March 2025



Current Market Snapshot

\$5,815,000

Median Sales Price **87.3% Δ YOY**

\$1,285

Average \$/SF **8.0% Δ YOY**

195

Properties For Sale **43.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,105,000	\$4,512,500	\$4,110,600	\$5,815,000	87.3%
Average Price per Square Foot	\$1,190	\$1,166	\$1,145	\$1,285	8.0%
Properties Sold	15	10	7	8	-46.7%
Properties Pending Sale	12	7	7	15	25.0%
Properties For Sale	136	164	139	195	43.4%
Days on Market (Pending Sale)	63	31	77	42	-33.1%
Percent Under Contract	8.8%	4.3%	5.0%	7.7%	-12.8%
Average Median Price for Last 12 Months	\$2,796,981	\$4,784,833	\$6,324,467	\$3,954,177	29.3%

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

Beverly Center - Miracle Mile

Single Family Residences, March 2025



Current Market Snapshot

\$2,077,500

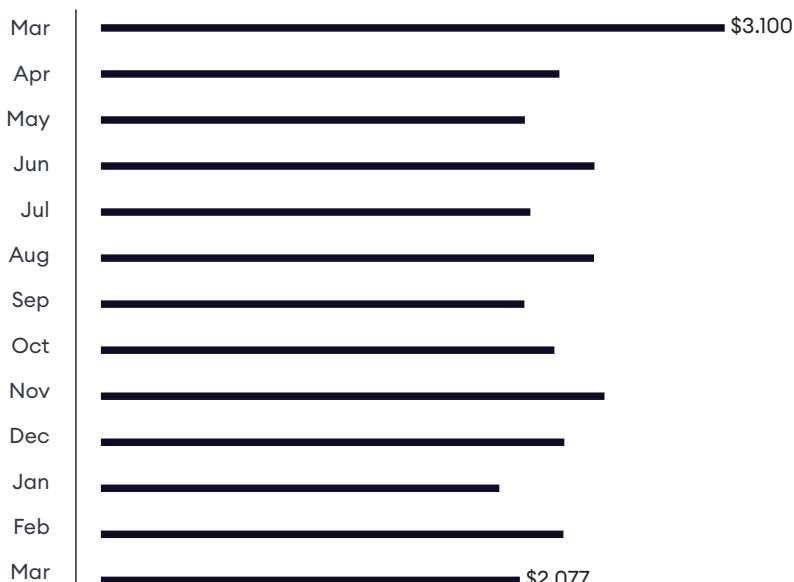
Median Sales Price **-33.0% Δ YOY**

\$947

Average \$/SF **10.4% Δ YOY**

117

Properties For Sale **20.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,100,000	\$2,100,000	\$2,299,500	\$2,077,500	-33.0%
Average Price per Square Foot	\$858	\$798	\$884	\$947	10.4%
Properties Sold	6	9	14	14	133.3%
Properties Pending Sale	12	11	11	13	8.3%
Properties For Sale	97	114	97	117	20.6%
Days on Market (Pending Sale)	23	34	81	87	271.9%
Percent Under Contract	12.4%	9.6%	11.3%	11.1%	-10.2%
Average Median Price for Last 12 Months	\$2,311,417	\$2,232,833	\$2,115,833	\$2,307,863	-0.2%

*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, March 2025



Current Market Snapshot

\$11,260,000

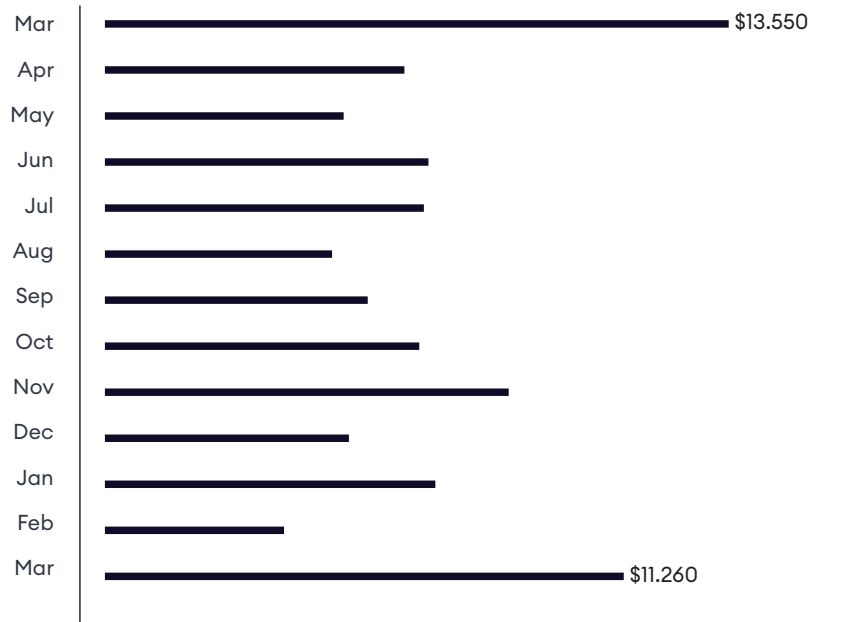
Median Sales Price -16.9% Δ YOY

\$1,991

Average \$/SF 4.0% Δ YOY

156

Properties For Sale 18.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$13,550,000	\$5,675,000	\$5,264,500	\$11,260,000	-16.9%
Average Price per Square Foot	\$1,914	\$1,524	\$2,362	\$1,991	4.0%
Properties Sold	7	9	10	9	28.6%
Properties Pending Sale	8	10	10	13	62.5%
Properties For Sale	132	150	130	156	18.2%
Days on Market (Pending Sale)	37	63	53	43	14.4%
Percent Under Contract	6.1%	6.7%	7.7%	8.3%	37.5%
Average Median Price for Last 12 Months	\$7,160,198	\$7,179,083	\$7,420,000	\$7,132,462	-0.4%

*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, March 2025



Current Market Snapshot

\$4,630,000

Median Sales Price **21.8% Δ YOY**

\$1,463

Average \$/SF **40.8% Δ YOY**

181

Properties For Sale **24.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,800,000	\$3,995,000	\$2,790,000	\$4,630,000	21.8%
Average Price per Square Foot	\$1,039	\$1,060	\$947	\$1,463	40.8%
Properties Sold	17	8	10	12	-29.4%
Properties Pending Sale	9	10	7	8	-11.1%
Properties For Sale	145	195	165	181	24.8%
Days on Market (Pending Sale)	58	65	92	41	-28.8%
Percent Under Contract	6.2%	5.1%	4.2%	4.4%	-28.8%
Average Median Price for Last 12 Months	\$3,722,159	\$3,588,000	\$3,240,000	\$3,503,005	-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, March 2025



Current Market Snapshot

\$1,601,250

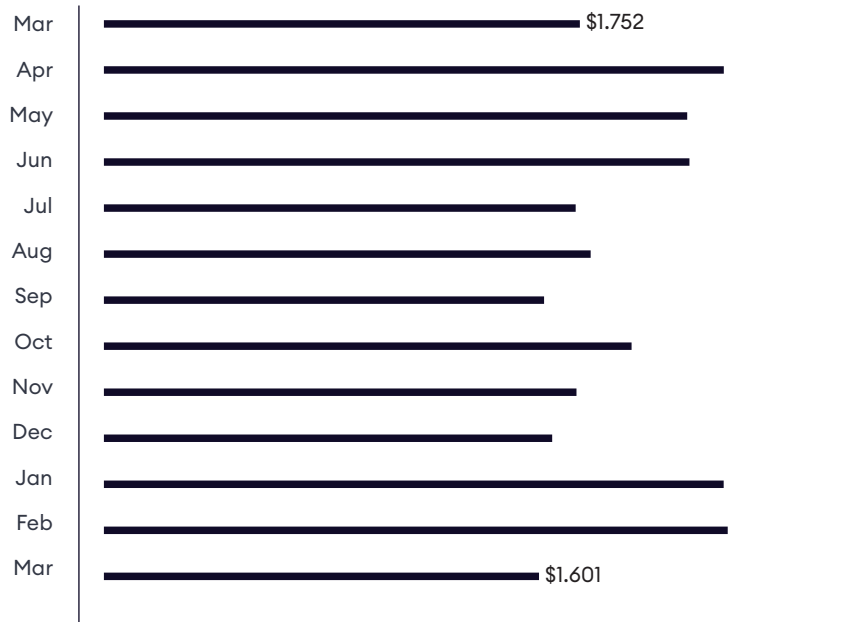
Median Sales Price **-8.6% Δ YOY**

\$1,020

Average \$/SF **8.9% Δ YOY**

68

Properties For Sale **7.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,752,500	\$1,620,000	\$1,650,000	\$1,601,250	-8.6%
Average Price per Square Foot	\$937	\$1,247	\$915	\$1,020	8.9%
Properties Sold	16	8	9	14	-12.5%
Properties Pending Sale	21	12	4	17	-19.0%
Properties For Sale	63	65	47	68	7.9%
Days on Market (Pending Sale)	29	39	30	49	71.1%
Percent Under Contract	33.3%	18.5%	8.5%	25.0%	-25.0%
Average Median Price for Last 12 Months	\$1,773,015	\$1,920,042	\$2,062,083	\$1,924,310	7.9%

*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, March 2025



Current Market Snapshot

\$4,365,300

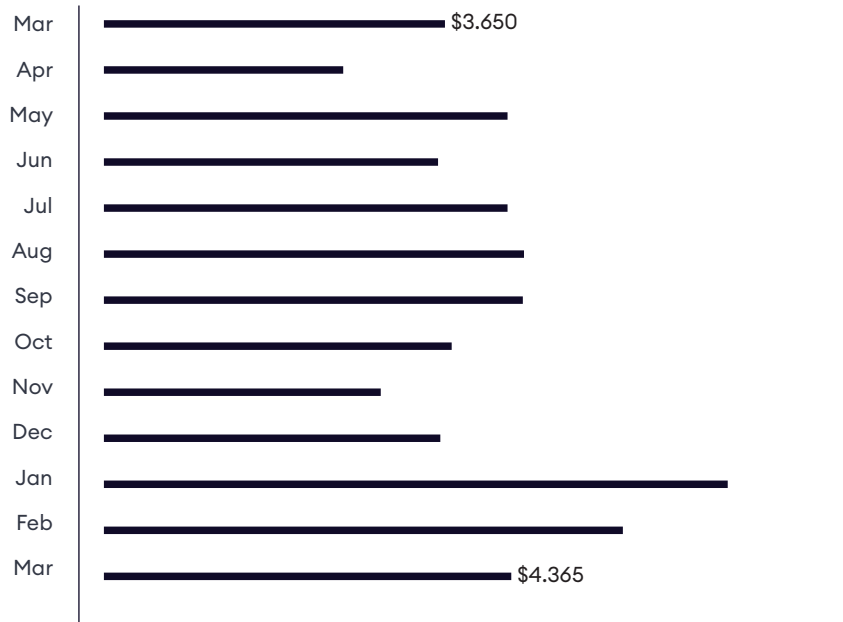
Median Sales Price **19.6% Δ YOY**

\$1,562

Average \$/SF **26.2% Δ YOY**

194

Properties For Sale **38.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,650,000	\$4,490,000	\$3,600,000	\$4,365,300	19.6%
Average Price per Square Foot	\$1,238	\$1,517	\$1,636	\$1,562	26.2%
Properties Sold	19	14	9	16	-15.8%
Properties Pending Sale	17	13	9	20	17.6%
Properties For Sale	140	132	116	194	38.6%
Days on Market (Pending Sale)	18	26	75	26	44.8%
Percent Under Contract	12.1%	9.8%	7.8%	10.3%	-15.1%
Average Median Price for Last 12 Months	\$3,698,375	\$4,485,717	\$5,544,767	\$4,179,600	11.5%

*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, March 2025



Current Market Snapshot

\$2,530,975

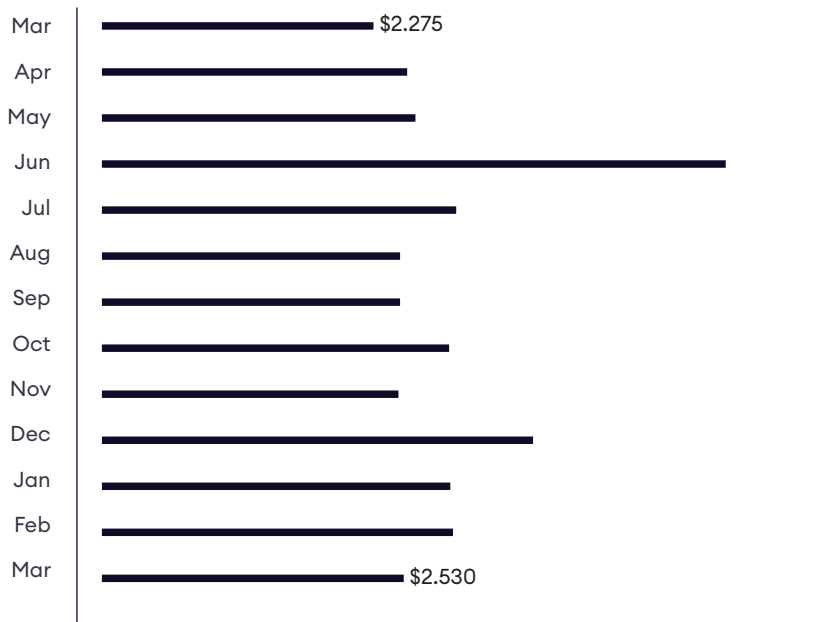
Median Sales Price **11.3% Δ YOY**

\$1,174

Average \$/SF **2.4% Δ YOY**

28

Properties For Sale **64.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,275,000	\$2,500,000	\$3,625,000	\$2,530,975	11.3%
Average Price per Square Foot	\$1,147	\$1,001	\$1,107	\$1,174	2.4%
Properties Sold	3	7	4	8	166.7%
Properties Pending Sale	5	7	6	8	60.0%
Properties For Sale	17	33	26	28	64.7%
Days on Market (Pending Sale)	56	51	78	31	-45.1%
Percent Under Contract	29.4%	21.2%	23.1%	28.6%	-2.9%
Average Median Price for Last 12 Months	\$2,751,292	\$2,904,923	\$2,801,158	\$2,932,657	6.2%

*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, March 2025



Current Market Snapshot

\$1,437,500

Median Sales Price **-2.0% Δ YOY**

\$1,103

Average \$/SF **9.3% Δ YOY**

85

Properties For Sale **21.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,467,500	\$1,585,000	\$1,352,500	\$1,437,500	-2.0%
Average Price per Square Foot	\$1,009	\$1,107	\$1,032	\$1,103	9.3%
Properties Sold	20	13	14	19	-5.0%
Properties Pending Sale	22	14	11	13	-40.9%
Properties For Sale	70	96	70	85	21.4%
Days on Market (Pending Sale)	30	29	55	29	-5.0%
Percent Under Contract	31.4%	14.6%	15.7%	15.3%	-51.3%
Average Median Price for Last 12 Months	\$1,603,255	\$1,654,833	\$1,743,000	\$1,643,606	2.5%

*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, March 2025



Current Market Snapshot

\$632,500

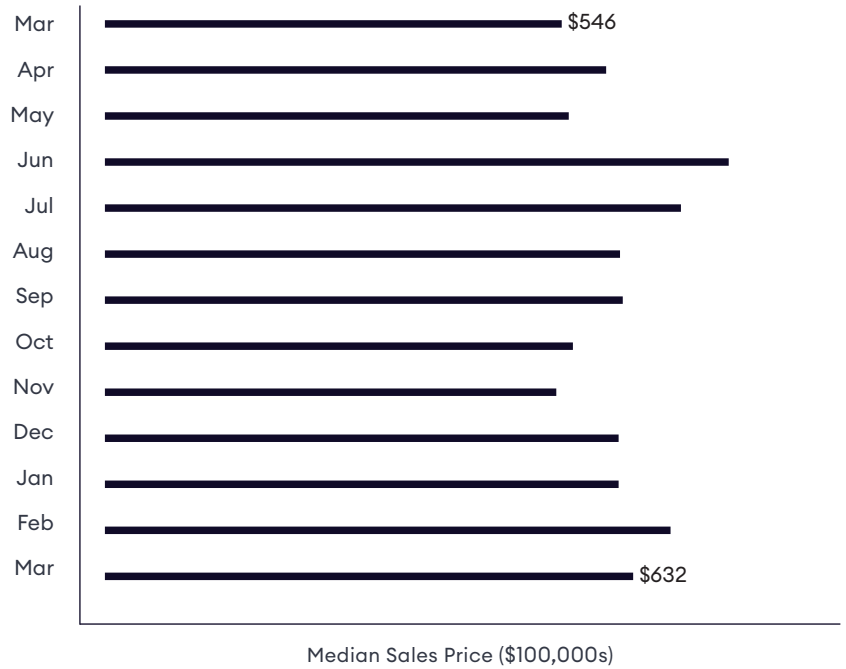
Median Sales Price **15.7% Δ YOY**

\$485

Average \$/SF **-16.5% Δ YOY**

55

Properties For Sale **17.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$546,539	\$620,000	\$615,000	\$632,500	15.7%
Average Price per Square Foot	\$581	\$522	\$462	\$485	-16.5%
Properties Sold	6	13	7	8	33.3%
Properties Pending Sale	6	10	4	9	50.0%
Properties For Sale	47	66	49	55	17.0%
Days on Market (Pending Sale)	40	32	76	43	8.1%
Percent Under Contract	12.8%	15.2%	8.2%	16.4%	28.2%
Average Median Price for Last 12 Months	\$599,128	\$606,667	\$641,667	\$616,595	2.8%

*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, March 2025



Current Market Snapshot

\$2,325,000

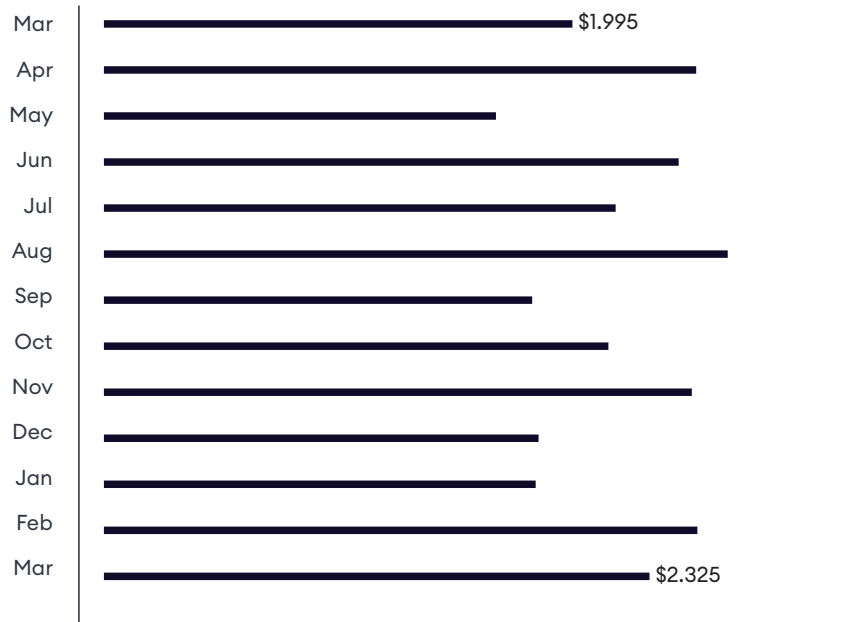
Median Sales Price **16.5% Δ YOY**

\$986

Average \$/SF **13.3% Δ YOY**

106

Properties For Sale **20.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,995,000	\$1,822,500	\$1,850,000	\$2,325,000	16.5%
Average Price per Square Foot	\$870	\$868	\$976	\$986	13.3%
Properties Sold	12	14	15	16	33.3%
Properties Pending Sale	25	15	12	14	-44.0%
Properties For Sale	88	114	95	106	20.5%
Days on Market (Pending Sale)	31	50	54	49	57.5%
Percent Under Contract	28.4%	13.2%	12.6%	13.2%	-53.5%
Average Median Price for Last 12 Months	\$2,176,533	\$2,199,627	\$2,230,854	\$2,192,136	0.7%

*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, March 2025



Current Market Snapshot

\$1,289,000

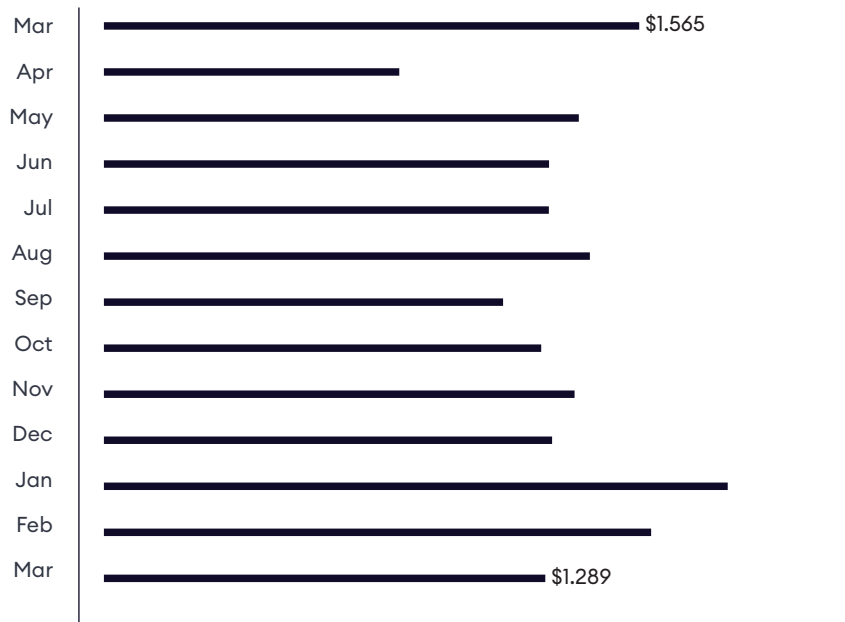
Median Sales Price -17.6% Δ YOY

\$781

Average \$/SF -3.3% Δ YOY

66

Properties For Sale -20.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,565,000	\$1,165,000	\$1,309,000	\$1,289,000	-17.6%
Average Price per Square Foot	\$808	\$657	\$789	\$781	-3.3%
Properties Sold	7	8	7	15	114.3%
Properties Pending Sale	13	8	8	9	-30.8%
Properties For Sale	83	81	87	66	-20.5%
Days on Market (Pending Sale)	42	88	93	44	4.5%
Percent Under Contract	15.7%	9.9%	9.2%	13.6%	-12.9%
Average Median Price for Last 12 Months	\$1,440,146	\$1,445,833	\$1,571,333	\$1,359,385	-5.9%

*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, March 2025



Current Market Snapshot

\$1,664,850

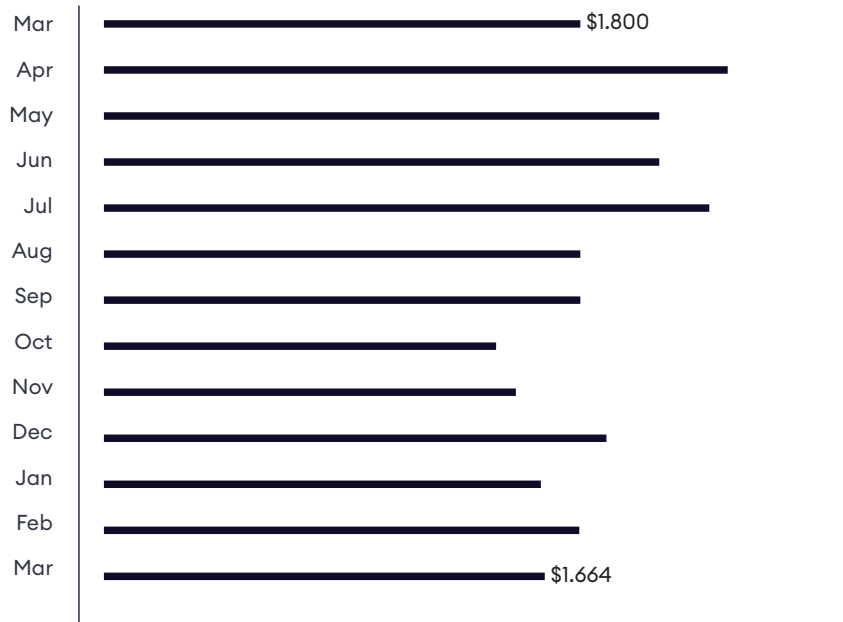
Median Sales Price -7.5% Δ YOY

\$869

Average \$/SF -5.3% Δ YOY

109

Properties For Sale 49.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,800,000	\$1,800,000	\$1,899,250	\$1,664,850	-7.5%
Average Price per Square Foot	\$918	\$853	\$1,021	\$869	-5.3%
Properties Sold	7	7	2	10	42.9%
Properties Pending Sale	14	5	5	11	-21.4%
Properties For Sale	73	100	84	109	49.3%
Days on Market (Pending Sale)	27	63	83	54	97.5%
Percent Under Contract	19.2%	5.0%	6.0%	10.1%	-47.4%
Average Median Price for Last 12 Months	\$2,099,633	\$1,674,183	\$1,703,617	\$1,868,854	-12.3%

*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, March 2025



Current Market Snapshot

\$910,000

Median Sales Price 12.6% Δ YOY

\$636

Average \$/SF 1.9% Δ YOY

83

Properties For Sale -9.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$808,000	\$780,000	\$832,500	\$910,000	12.6%
Average Price per Square Foot	\$624	\$519	\$556	\$636	1.9%
Properties Sold	18	14	20	12	-33.3%
Properties Pending Sale	16	15	11	21	31.2%
Properties For Sale	92	99	71	83	-9.8%
Days on Market (Pending Sale)	66	57	70	68	2.9%
Percent Under Contract	17.4%	15.2%	15.5%	25.3%	45.5%
Average Median Price for Last 12 Months	\$776,833	\$837,667	\$828,167	\$827,325	6.1%

*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, March 2025



Current Market Snapshot

\$1,510,000

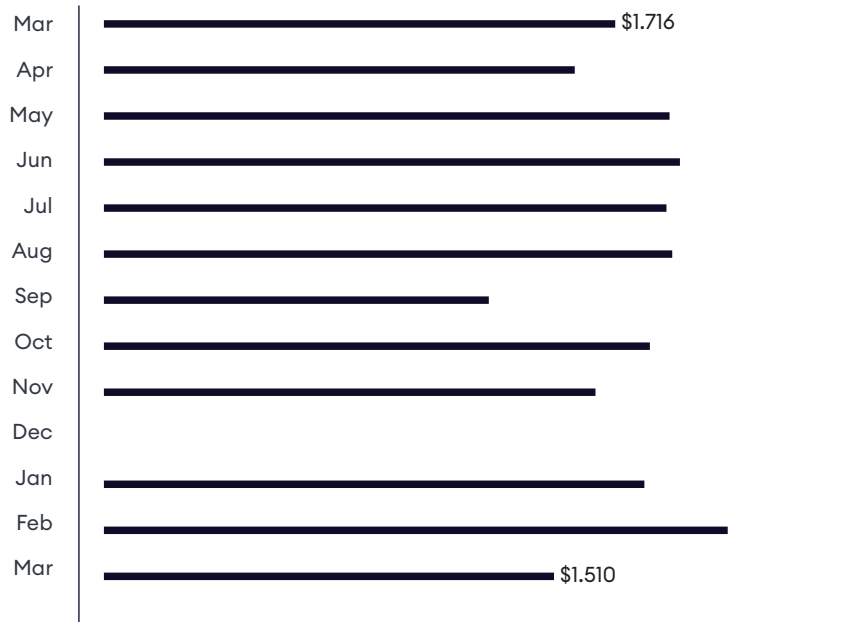
Median Sales Price **-12.0% Δ YOY**

\$698

Average \$/SF **30.0% Δ YOY**

26

Properties For Sale **52.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,716,600	\$1,290,000	\$0	\$1,510,000	-12.0%
Average Price per Square Foot	\$537	\$578	\$0	\$698	30.0%
Properties Sold	4	5	0	5	25.0%
Properties Pending Sale	5	6	7	5	0.0%
Properties For Sale	17	35	32	26	52.9%
Days on Market (Pending Sale)	27	62	56	117	328.7%
Percent Under Contract	29.4%	17.1%	21.9%	19.2%	-34.6%
Average Median Price for Last 12 Months	\$1,738,824	\$1,484,125	\$1,807,083	\$1,624,988	-7.0%

*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, March 2025



Current Market Snapshot

\$2,362,500

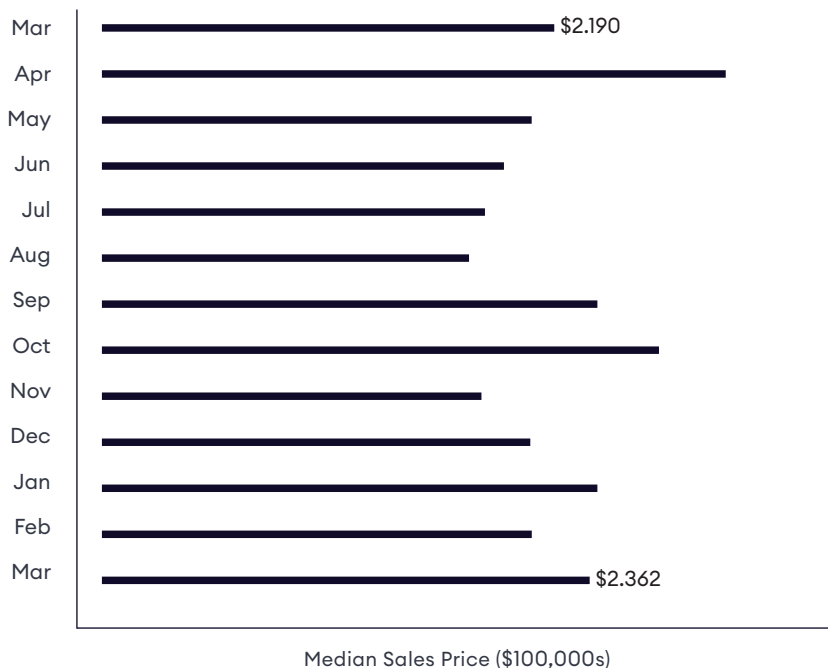
Median Sales Price **7.9% Δ YOY**

\$912

Average \$/SF **3.9% Δ YOY**

255

Properties For Sale **56.4% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,190,000	\$2,400,000	\$2,073,278	\$2,362,500	7.9%
Average Price per Square Foot	\$878	\$773	\$1,136	\$912	3.9%
Properties Sold	13	15	22	15	15.4%
Properties Pending Sale	16	21	17	23	43.8%
Properties For Sale	163	230	193	255	56.4%
Days on Market (Pending Sale)	40	44	49	37	-7.0%
Percent Under Contract	9.8%	9.1%	8.8%	9.0%	-8.1%
Average Median Price for Last 12 Months	\$2,213,358	\$2,241,928	\$2,280,975	\$2,209,159	-0.2%

*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, March 2025



Current Market Snapshot

\$2,100,000

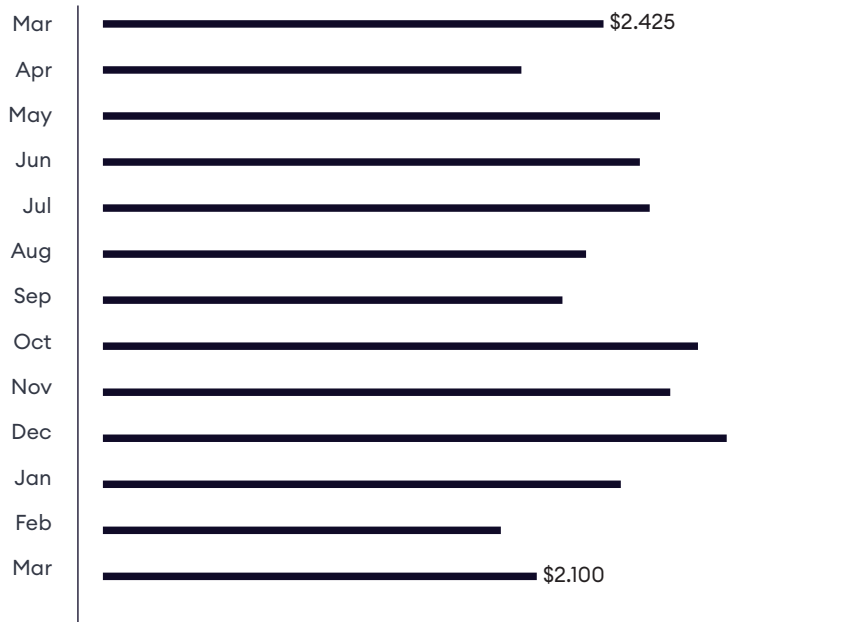
Median Sales Price **-13.4% Δ YOY**

\$996

Average \$/SF **18.3% Δ YOY**

115

Properties For Sale **25.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,425,000	\$2,225,000	\$3,025,000	\$2,100,000	-13.4%
Average Price per Square Foot	\$842	\$977	\$1,138	\$996	18.3%
Properties Sold	6	7	10	17	183.3%
Properties Pending Sale	9	7	9	22	144.4%
Properties For Sale	92	102	93	115	25.0%
Days on Market (Pending Sale)	25	30	36	46	83.0%
Percent Under Contract	9.8%	6.9%	9.7%	19.1%	95.6%
Average Median Price for Last 12 Months	\$2,358,726	\$2,532,375	\$2,178,083	\$2,473,942	4.7%

*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

\$5,575,000

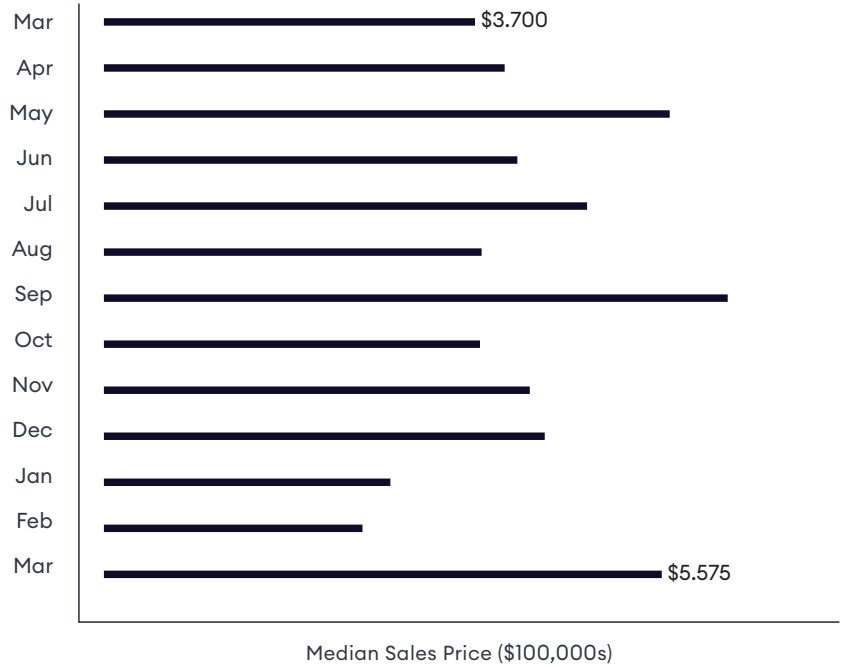
Median Sales Price **50.7% Δ YOY**

\$1,861

Average \$/SF **30.7% Δ YOY**

213

Properties For Sale **29.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,700,000	\$6,237,500	\$4,400,000	\$5,575,000	50.7%
Average Price per Square Foot	\$1,424	\$1,730	\$1,403	\$1,861	30.7%
Properties Sold	13	12	12	6	-53.8%
Properties Pending Sale	5	8	9	4	-20.0%
Properties For Sale	165	237	205	213	29.1%
Days on Market (Pending Sale)	95	99	89	62	-35.1%
Percent Under Contract	3.0%	3.4%	4.4%	1.9%	-38.0%
Average Median Price for Last 12 Months	\$3,825,542	\$3,899,167	\$3,665,000	\$4,284,692	10.7%

*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, March 2025



Current Market Snapshot

\$9,000,000

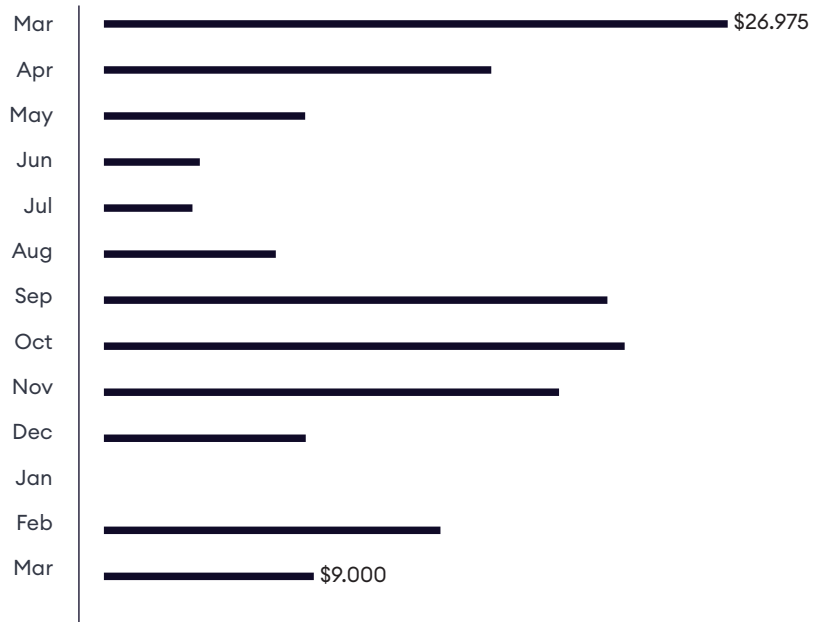
Median Sales Price **-66.6% Δ YOY**

\$2,849

Average \$/SF **n/a Δ YOY**

67

Properties For Sale **-23.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$26,975,000	\$21,750,000	\$8,650,000	\$9,000,000	-66.6%
Average Price per Square Foot	\$0	\$5,105	\$4,036	\$2,849	n/a
Properties Sold	2	2	1	3	50.0%
Properties Pending Sale	4	1	0	1	-75.0%
Properties For Sale	87	103	77	67	-23.0%
Days on Market (Pending Sale)	86	160	0	43	-50.0%
Percent Under Contract	4.6%	1.0%	0.0%	1.5%	-67.5%
Average Median Price for Last 12 Months	\$19,067,094	\$12,383,333	\$7,833,333	\$12,575,865	-51.6%

*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, March 2025



Current Market Snapshot

\$2,036,500

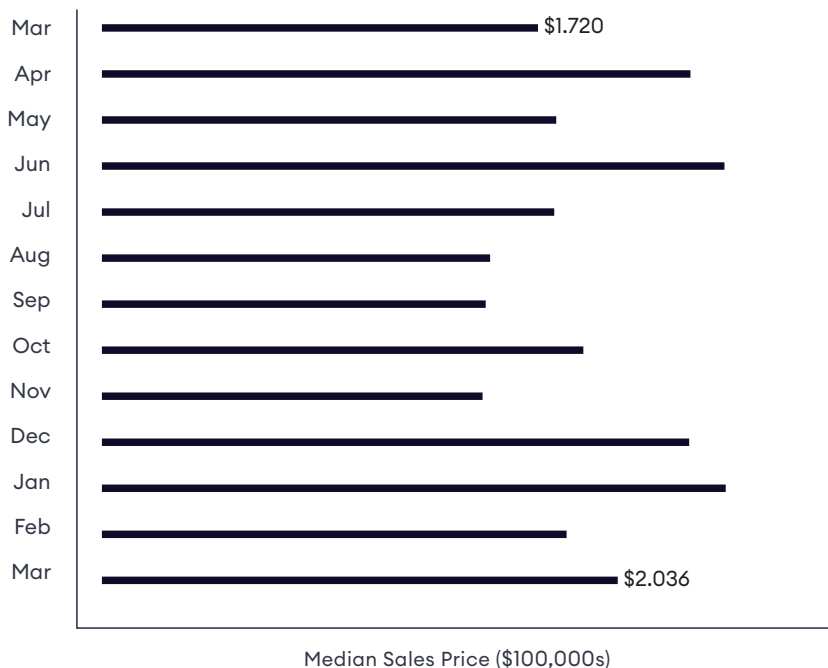
Median Sales Price **18.4% Δ YOY**

\$1,019

Average \$/SF **13.9% Δ YOY**

46

Properties For Sale **9.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,720,000	\$1,512,500	\$2,320,038	\$2,036,500	18.4%
Average Price per Square Foot	\$895	\$1,074	\$840	\$1,019	13.9%
Properties Sold	2	10	8	6	200.0%
Properties Pending Sale	15	9	7	9	-40.0%
Properties For Sale	42	52	43	46	9.5%
Days on Market (Pending Sale)	48	24	67	42	-12.8%
Percent Under Contract	35.7%	17.3%	16.3%	19.6%	-45.2%
Average Median Price for Last 12 Months	\$1,909,945	\$2,009,173	\$2,111,667	\$1,936,888	1.4%

*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, March 2025



Current Market Snapshot

\$1,040,000

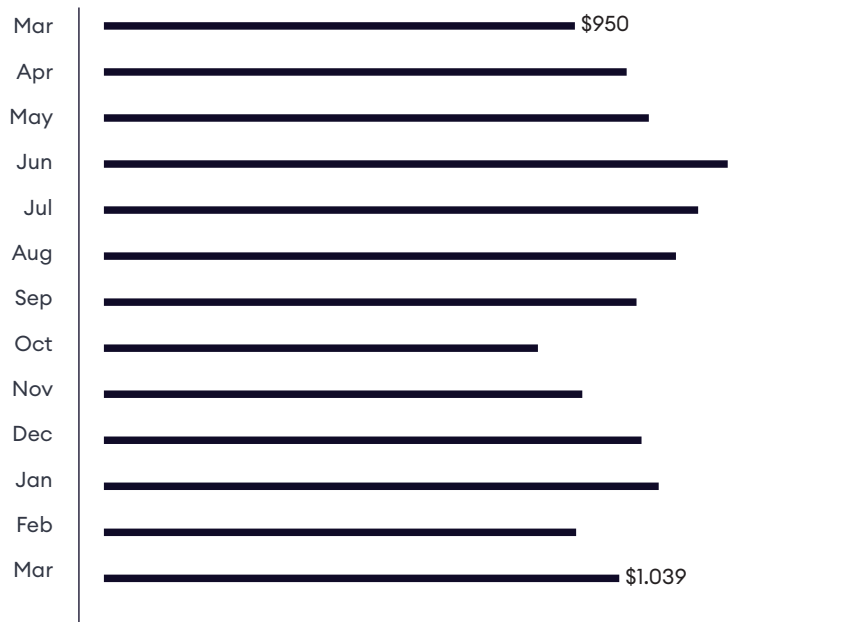
Median Sales Price **9.5% Δ YOY**

\$713

Average \$/SF **1.1% Δ YOY**

138

Properties For Sale **3.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$950,000	\$1,075,000	\$1,085,160	\$1,040,000	9.5%
Average Price per Square Foot	\$705	\$682	\$658	\$713	1.1%
Properties Sold	21	19	23	26	23.8%
Properties Pending Sale	26	15	20	19	-26.9%
Properties For Sale	133	157	150	138	3.8%
Days on Market (Pending Sale)	34	76	50	42	23.1%
Percent Under Contract	19.5%	9.6%	13.3%	13.8%	-29.6%
Average Median Price for Last 12 Months	\$1,035,867	\$1,006,276	\$1,037,500	\$1,064,051	2.6%

*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, March 2025



Current Market Snapshot

\$1,246,125

Median Sales Price **11.9% Δ YOY**

\$595

Average \$/SF **-6.4% Δ YOY**

23

Properties For Sale **9.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,114,007	\$1,260,000	\$1,034,000	\$1,246,125	11.9%
Average Price per Square Foot	\$636	\$797	\$511	\$595	-6.4%
Properties Sold	6	2	3	5	-16.7%
Properties Pending Sale	2	1	1	1	-50.0%
Properties For Sale	21	25	20	23	9.5%
Days on Market (Pending Sale)	17	33	60	3	-82.4%
Percent Under Contract	9.5%	4.0%	5.0%	4.3%	-54.3%
Average Median Price for Last 12 Months	\$980,376	\$695,021	\$729,542	\$726,279	-35.0%

*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, March 2025



Current Market Snapshot

\$4,199,000

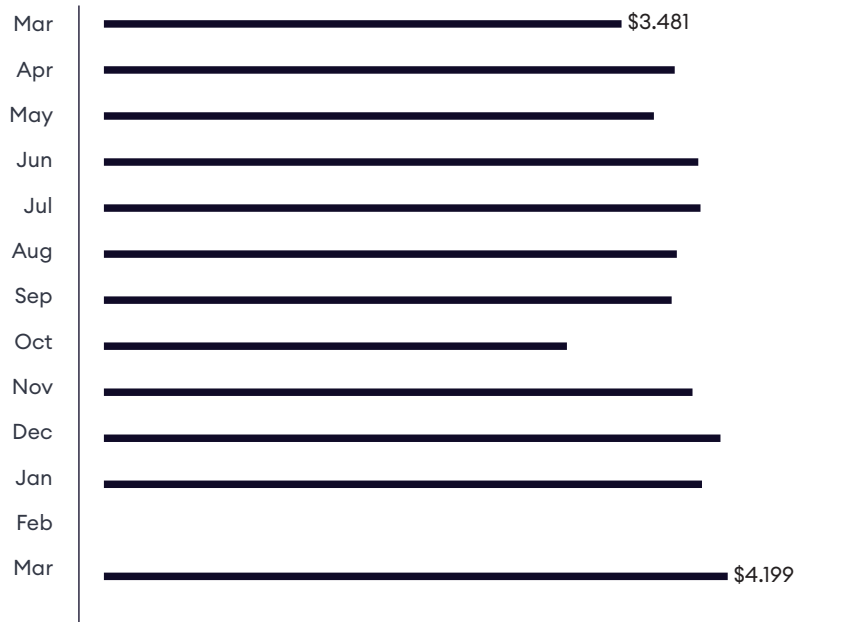
Median Sales Price **20.6% Δ YOY**

\$1,368

Average \$/SF **-1.0% Δ YOY**

103

Properties For Sale **-23.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,481,250	\$3,820,000	\$4,150,000	\$4,199,000	20.6%
Average Price per Square Foot	\$1,382	\$1,341	\$1,301	\$1,368	-1.0%
Properties Sold	18	17	19	3	-83.3%
Properties Pending Sale	24	15	6	4	-83.3%
Properties For Sale	135	158	122	103	-23.7%
Days on Market (Pending Sale)	38	39	75	36	-5.1%
Percent Under Contract	17.8%	9.5%	4.9%	3.9%	-78.2%
Average Median Price for Last 12 Months	\$4,056,563	\$3,241,163	\$2,741,333	\$3,550,686	-14.2%

*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, March 2025



Current Market Snapshot

\$2,225,000

Median Sales Price 0.7% Δ YOY

\$1,140

Average \$/SF 5.7% Δ YOY

92

Properties For Sale -17.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,210,000	\$2,068,000	\$2,100,000	\$2,225,000	0.7%
Average Price per Square Foot	\$1,079	\$1,158	\$950	\$1,140	5.7%
Properties Sold	21	17	25	27	28.6%
Properties Pending Sale	28	25	10	22	-21.4%
Properties For Sale	112	141	82	92	-17.9%
Days on Market (Pending Sale)	35	36	45	40	14.5%
Percent Under Contract	25.0%	17.7%	12.2%	23.9%	-4.3%
Average Median Price for Last 12 Months	\$2,017,929	\$2,060,917	\$1,982,000	\$2,048,423	1.5%

*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, March 2025



Current Market Snapshot

\$1,064,400

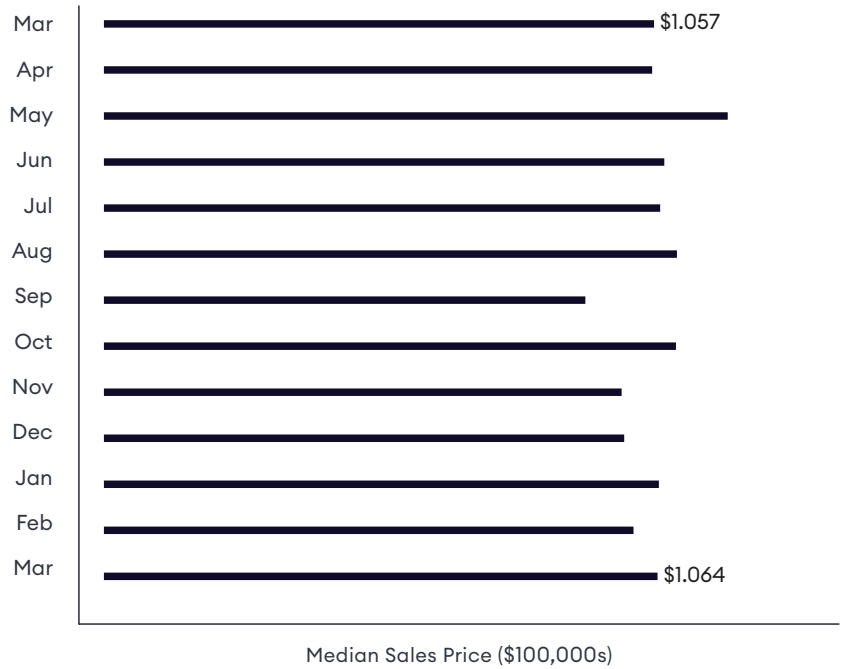
Median Sales Price 0.6% Δ YOY

\$631

Average \$/SF -5.8% Δ YOY

208

Properties For Sale 22.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,057,695	\$925,000	\$1,000,000	\$1,064,400	0.6%
Average Price per Square Foot	\$670	\$633	\$690	\$631	-5.8%
Properties Sold	24	30	33	42	75.0%
Properties Pending Sale	34	38	28	49	44.1%
Properties For Sale	170	202	187	208	22.4%
Days on Market (Pending Sale)	33	48	49	38	16.8%
Percent Under Contract	20.0%	18.8%	15.0%	23.6%	17.8%
Average Median Price for Last 12 Months	\$1,018,245	\$1,040,733	\$1,049,800	\$1,056,153	3.6%

*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, March 2025



Current Market Snapshot

\$3,200,000

Median Sales Price **104.8% Δ YOY**

\$772

Average \$/SF **-27.9% Δ YOY**

24

Properties For Sale **41.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,562,500	\$2,075,000	\$1,700,000	\$3,200,000	104.8%
Average Price per Square Foot	\$1,070	\$953	\$712	\$772	-27.9%
Properties Sold	2	3	2	3	50.0%
Properties Pending Sale	2	3	3	4	100.0%
Properties For Sale	17	22	24	24	41.2%
Days on Market (Pending Sale)	46	66	32	67	47.3%
Percent Under Contract	11.8%	13.6%	12.5%	16.7%	41.7%
Average Median Price for Last 12 Months	\$2,388,163	\$2,837,583	\$2,355,000	\$2,321,385	-2.9%

*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, March 2025



Current Market Snapshot

\$2,805,000

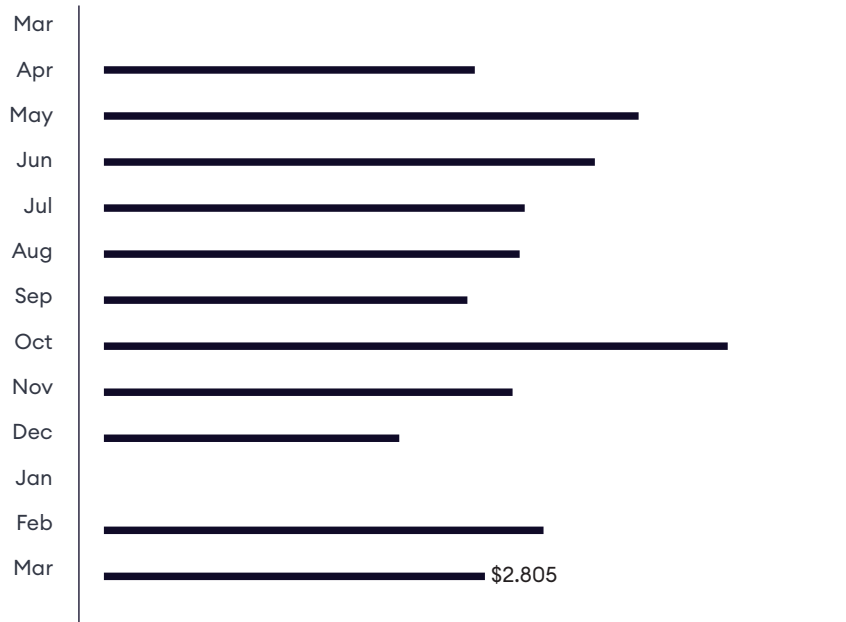
Median Sales Price n/a Δ YOY

\$888

Average \$/SF n/a Δ YOY

10

Properties For Sale -28.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$2,675,000	\$2,170,000	\$2,805,000	n/a
Average Price per Square Foot	\$0	\$1,106	\$913	\$888	n/a
Properties Sold	0	1	1	2	n/a
Properties Pending Sale	4	1	0	0	-100.0%
Properties For Sale	14	18	12	10	-28.6%
Days on Market (Pending Sale)	42	73	0	0	-100.0%
Percent Under Contract	28.6%	5.6%	0.0%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,539,083	\$2,638,242	\$2,014,817	\$2,689,333	5.6%

*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, March 2025



Current Market Snapshot

\$3,364,000

Median Sales Price **-7.3% Δ YOY**

\$1,624

Average \$/SF **10.3% Δ YOY**

159

Properties For Sale **26.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,628,114	\$3,299,000	\$4,002,349	\$3,364,000	-7.3%
Average Price per Square Foot	\$1,472	\$1,598	\$1,408	\$1,624	10.3%
Properties Sold	8	17	12	24	200.0%
Properties Pending Sale	14	28	13	19	35.7%
Properties For Sale	126	157	123	159	26.2%
Days on Market (Pending Sale)	34	22	28	24	-29.5%
Percent Under Contract	11.1%	17.8%	10.6%	11.9%	7.5%
Average Median Price for Last 12 Months	\$3,269,209	\$3,883,931	\$4,313,913	\$3,749,150	12.8%

*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, March 2025

Current Market Snapshot

\$2,650,000

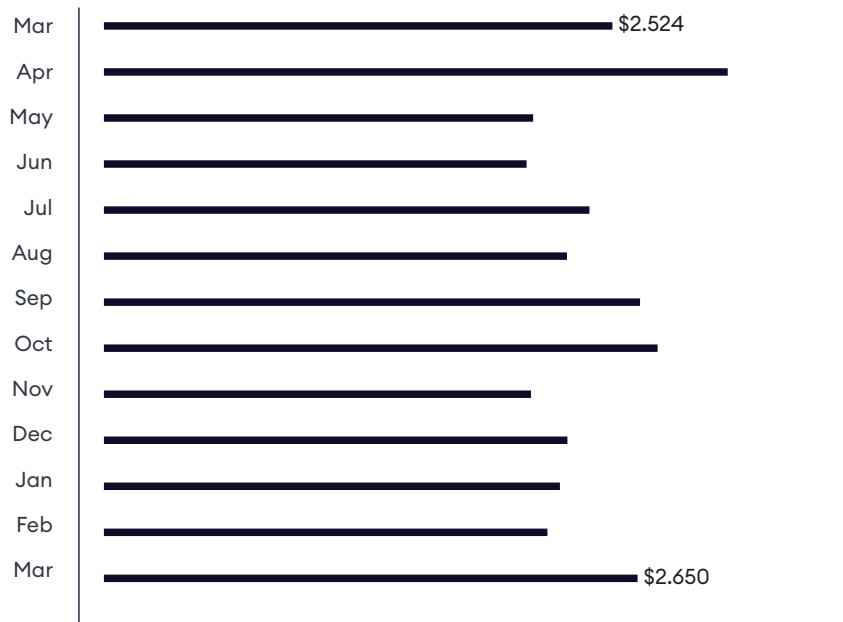
Median Sales Price **5.0% Δ YOY**

\$1,028

Average \$/SF **1.1% Δ YOY**

436

Properties For Sale **47.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,524,500	\$2,662,500	\$2,300,000	\$2,650,000	5.0%
Average Price per Square Foot	\$1,017	\$1,089	\$1,348	\$1,028	1.1%
Properties Sold	30	20	27	31	3.3%
Properties Pending Sale	26	35	25	31	19.2%
Properties For Sale	296	431	333	436	47.3%
Days on Market (Pending Sale)	52	48	54	36	-30.5%
Percent Under Contract	8.8%	8.1%	7.5%	7.1%	-19.1%
Average Median Price for Last 12 Months	\$2,384,346	\$2,380,109	\$2,370,833	\$2,423,089	1.6%

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

Venice

Single Family Residences, March 2025



Current Market Snapshot

\$2,647,500

Median Sales Price **-21.8% Δ YOY**

\$1,406

Average \$/SF **23.9% Δ YOY**

148

Properties For Sale **1.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,385,000	\$2,280,000	\$2,162,500	\$2,647,500	-21.8%
Average Price per Square Foot	\$1,135	\$1,127	\$1,233	\$1,406	23.9%
Properties Sold	12	13	20	19	58.3%
Properties Pending Sale	17	19	10	22	29.4%
Properties For Sale	146	172	134	148	1.4%
Days on Market (Pending Sale)	66	79	49	39	-41.4%
Percent Under Contract	11.6%	11.0%	7.5%	14.9%	27.7%
Average Median Price for Last 12 Months	\$2,677,800	\$2,489,995	\$2,779,167	\$2,342,532	-14.3%

*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, March 2025



Current Market Snapshot

\$1,043,000

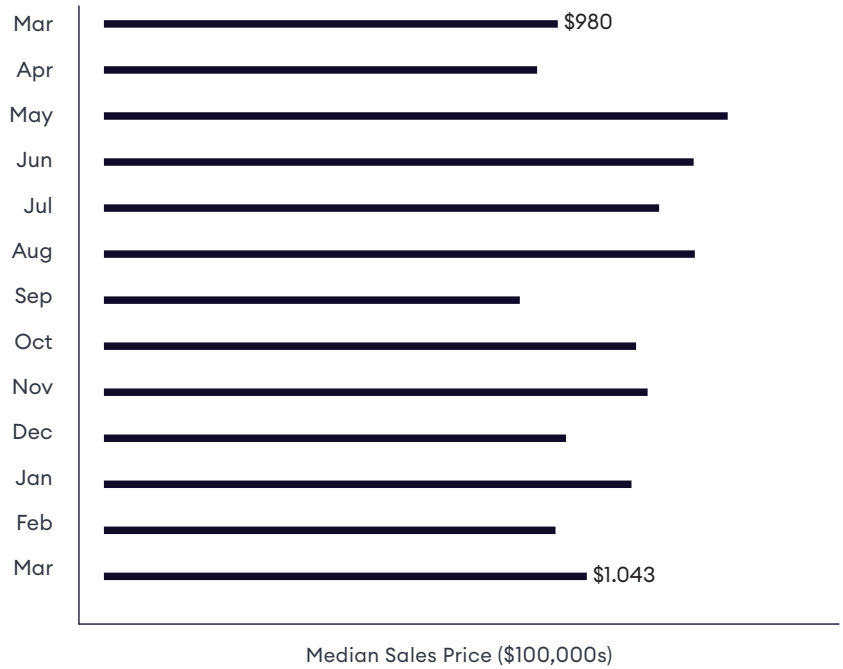
Median Sales Price **6.4% Δ YOY**

\$782

Average \$/SF **15.3% Δ YOY**

62

Properties For Sale **-7.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$980,000	\$897,500	\$997,800	\$1,043,000	6.4%
Average Price per Square Foot	\$678	\$757	\$655	\$782	15.3%
Properties Sold	13	6	7	17	30.8%
Properties Pending Sale	13	8	12	15	15.4%
Properties For Sale	67	74	72	62	-7.5%
Days on Market (Pending Sale)	27	25	58	46	68.2%
Percent Under Contract	19.4%	10.8%	16.7%	24.2%	24.7%
Average Median Price for Last 12 Months	\$1,114,833	\$1,080,133	\$1,052,667	\$1,107,292	-0.7%

*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, March 2025



Current Market Snapshot

\$2,150,000

Median Sales Price **11.8% Δ YOY**

\$1,051

Average \$/SF **-9.4% Δ YOY**

123

Properties For Sale **51.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,922,500	\$2,090,000	\$2,050,000	\$2,150,000	11.8%
Average Price per Square Foot	\$1,160	\$1,033	\$1,160	\$1,051	-9.4%
Properties Sold	6	9	11	9	50.0%
Properties Pending Sale	9	8	7	11	22.2%
Properties For Sale	81	112	94	123	51.9%
Days on Market (Pending Sale)	45	39	71	53	16.7%
Percent Under Contract	11.1%	7.1%	7.4%	8.9%	-19.5%
Average Median Price for Last 12 Months	\$2,075,917	\$2,236,917	\$2,400,667	\$2,167,115	4.2%

*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, March 2025



Current Market Snapshot

\$1,680,000

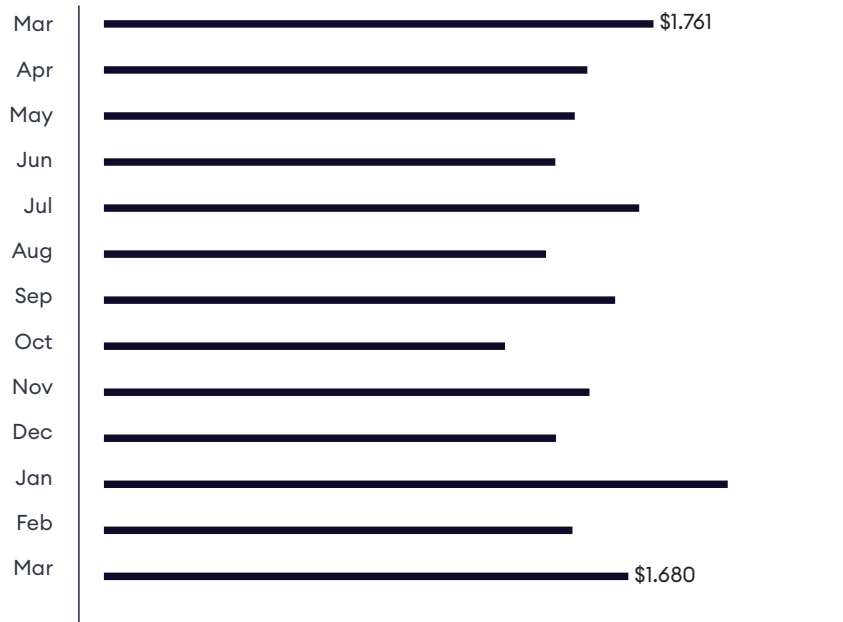
Median Sales Price -4.6% Δ YOY

\$845

Average \$/SF -1.4% Δ YOY

52

Properties For Sale 10.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,761,000	\$1,637,500	\$1,447,000	\$1,680,000	-4.6%
Average Price per Square Foot	\$857	\$967	\$945	\$845	-1.4%
Properties Sold	7	8	9	6	-14.3%
Properties Pending Sale	10	5	5	13	30.0%
Properties For Sale	47	61	45	52	10.6%
Days on Market (Pending Sale)	43	35	26	38	-10.2%
Percent Under Contract	21.3%	8.2%	11.1%	25.0%	17.5%
Average Median Price for Last 12 Months	\$1,722,716	\$1,577,500	\$1,726,667	\$1,576,462	-9.3%

*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

\$2,077,000

Median Sales Price **46.4% Δ YOY**

\$942

Average \$/SF **10.2% Δ YOY**

102

Properties For Sale **25.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,418,750	\$1,712,500	\$1,930,000	\$2,077,000	46.4%
Average Price per Square Foot	\$855	\$856	\$839	\$942	10.2%
Properties Sold	16	24	21	18	12.5%
Properties Pending Sale	25	23	14	30	20.0%
Properties For Sale	81	104	88	102	25.9%
Days on Market (Pending Sale)	26	28	35	22	-13.4%
Percent Under Contract	30.9%	22.1%	15.9%	29.4%	-4.7%
Average Median Price for Last 12 Months	\$1,589,375	\$1,767,833	\$1,921,333	\$1,695,485	6.3%

*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, March 2025



Current Market Snapshot

\$3,359,000

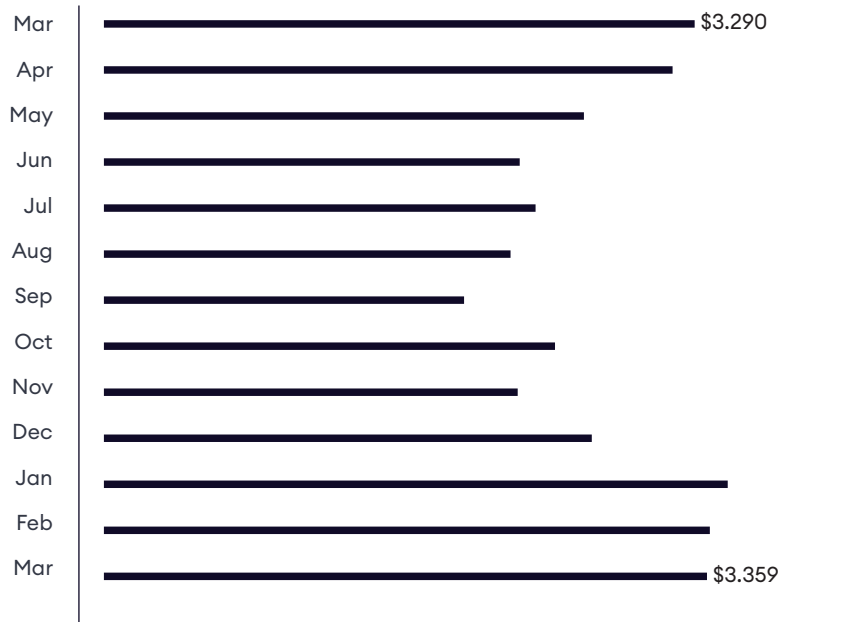
Median Sales Price **2.1% Δ YOY**

\$1,227

Average \$/SF **0.5% Δ YOY**

83

Properties For Sale **12.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,290,000	\$2,000,000	\$2,714,500	\$3,359,000	2.1%
Average Price per Square Foot	\$1,221	\$1,165	\$1,052	\$1,227	0.5%
Properties Sold	12	9	14	15	25.0%
Properties Pending Sale	12	9	6	17	41.7%
Properties For Sale	74	89	66	83	12.2%
Days on Market (Pending Sale)	33	22	44	23	-28.0%
Percent Under Contract	16.2%	10.1%	9.1%	20.5%	26.3%
Average Median Price for Last 12 Months	\$2,523,193	\$2,955,375	\$3,403,000	\$2,756,196	8.5%

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

South Bay Macro Market

Single Family Residences, March 2025



Current Market Snapshot

\$1,750,000

Median Sales Price **11.1% Δ YOY**

\$1,012

Average \$/SF **11.7% Δ YOY**

777

Properties For Sale **9.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,575,000	\$1,555,500	\$1,535,000	\$1,750,000	11.1%
Average Price per Square Foot	\$906	\$1,054	\$921	\$1,012	11.7%
Properties Sold	185	168	157	181	-2.2%
Properties Pending Sale	206	161	96	203	-1.5%
Properties For Sale	711	864	639	777	9.3%
Days on Market (Pending Sale)	30	38	42	31	3.9%
Percent Under Contract	29.0%	18.6%	15.0%	26.1%	-9.8%
Average Median Price for Last 12 Months	\$1,554,104	\$1,638,988	\$1,706,667	\$1,617,154	4.1%

*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, March 2025



Current Market Snapshot

\$2,182,500

Median Sales Price **16.1% Δ YOY**

\$1,170

Average \$/SF **27.0% Δ YOY**

14

Properties For Sale **-17.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,880,000	\$2,025,000	\$1,590,000	\$2,182,500	16.1%
Average Price per Square Foot	\$921	\$904	\$1,022	\$1,170	27.0%
Properties Sold	4	4	6	5	25.0%
Properties Pending Sale	6	5	7	7	16.7%
Properties For Sale	17	25	18	14	-17.6%
Days on Market (Pending Sale)	33	76	25	8	-76.9%
Percent Under Contract	35.3%	20.0%	38.9%	50.0%	41.7%
Average Median Price for Last 12 Months	\$1,806,583	\$2,037,500	\$2,227,500	\$1,974,558	9.3%

*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, March 2025



Current Market Snapshot

\$3,130,000

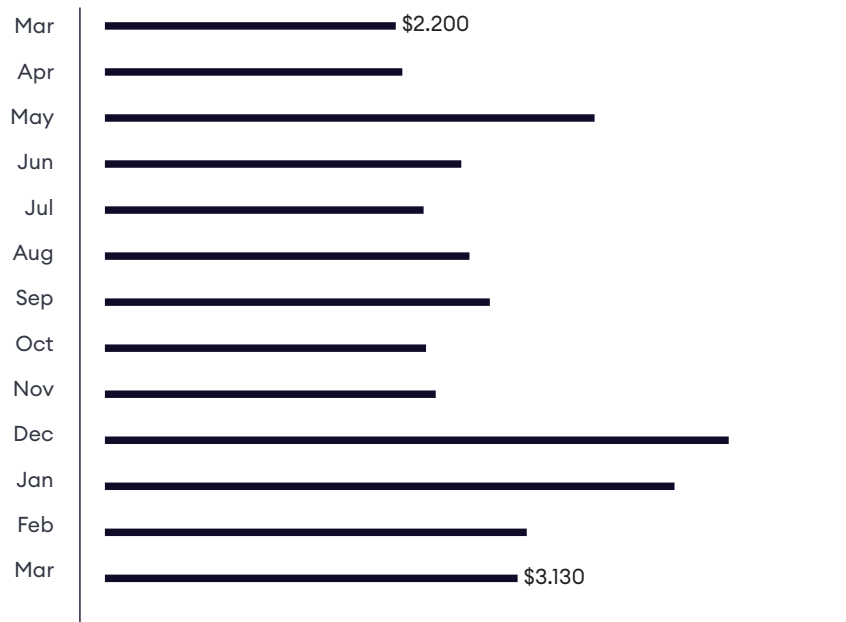
Median Sales Price **42.3% Δ YOY**

\$1,477

Average \$/SF **17.5% Δ YOY**

40

Properties For Sale **8.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,200,000	\$2,918,000	\$4,741,500	\$3,130,000	42.3%
Average Price per Square Foot	\$1,257	\$1,795	\$1,883	\$1,477	17.5%
Properties Sold	7	11	8	9	28.6%
Properties Pending Sale	6	6	0	8	33.3%
Properties For Sale	37	44	31	40	8.1%
Days on Market (Pending Sale)	58	26	0	61	4.9%
Percent Under Contract	16.2%	13.6%	0.0%	20.0%	23.3%
Average Median Price for Last 12 Months	\$2,960,000	\$3,389,208	\$3,552,583	\$3,022,750	2.1%

*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, March 2025



Current Market Snapshot

\$1,009,000

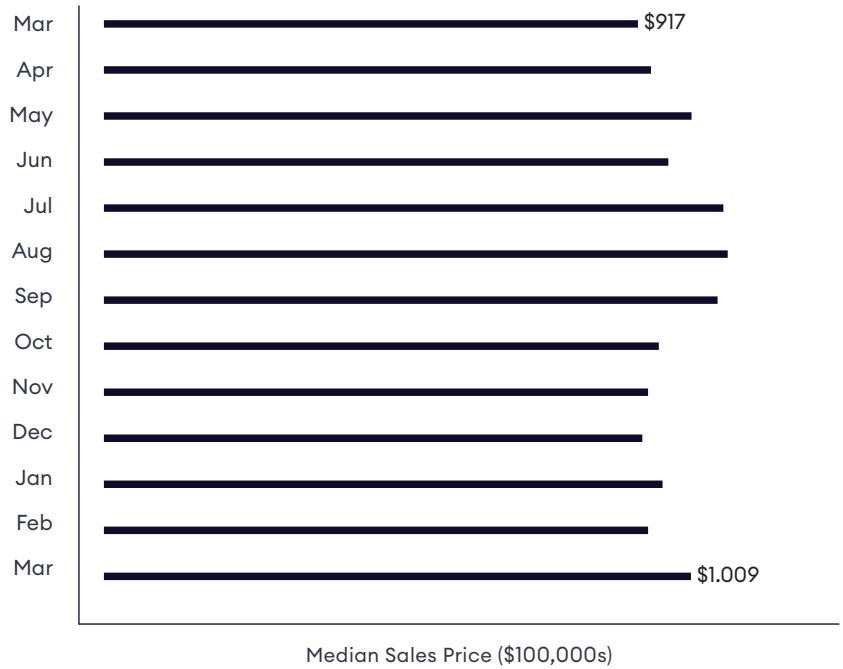
Median Sales Price **10.0% Δ YOY**

\$752

Average \$/SF **12.9% Δ YOY**

404

Properties For Sale **6.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$917,500	\$1,055,000	\$925,000	\$1,009,000	10.0%
Average Price per Square Foot	\$666	\$678	\$714	\$752	12.9%
Properties Sold	100	120	92	94	-6.0%
Properties Pending Sale	122	127	80	118	-3.3%
Properties For Sale	380	473	378	404	6.3%
Days on Market (Pending Sale)	26	28	36	34	30.5%
Percent Under Contract	32.1%	26.8%	21.2%	29.2%	-9.0%
Average Median Price for Last 12 Months	\$912,750	\$952,917	\$968,000	\$980,577	7.4%

*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, March 2025



Current Market Snapshot

\$3,150,000

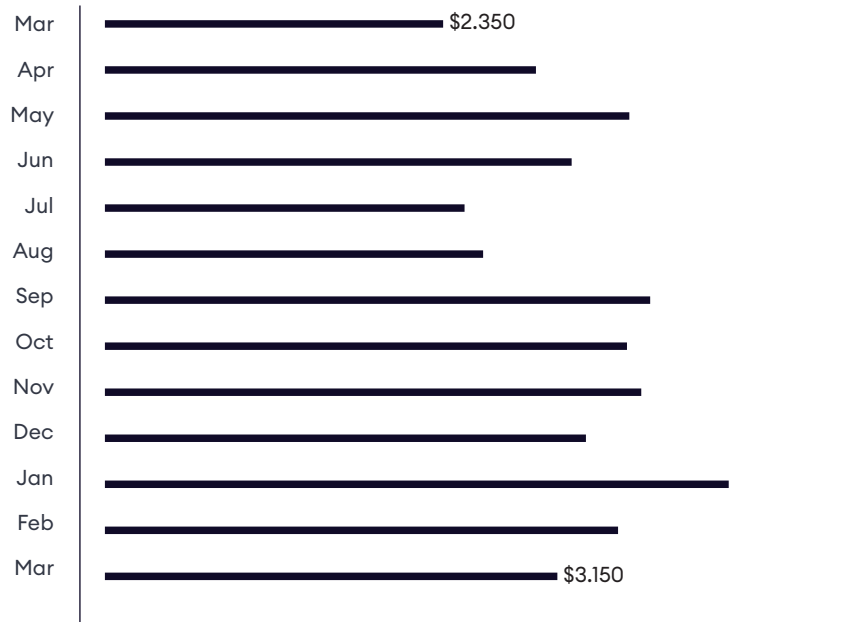
Median Sales Price **34.0% Δ YOY**

\$1,435

Average \$/SF **11.8% Δ YOY**

96

Properties For Sale **-10.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,350,000	\$3,800,000	\$3,350,000	\$3,150,000	34.0%
Average Price per Square Foot	\$1,284	\$1,591	\$1,274	\$1,435	11.8%
Properties Sold	25	27	19	27	8.0%
Properties Pending Sale	22	28	12	17	-22.7%
Properties For Sale	107	128	94	96	-10.3%
Days on Market (Pending Sale)	47	61	53	33	-30.9%
Percent Under Contract	20.6%	21.9%	12.8%	17.7%	-13.9%
Average Median Price for Last 12 Months	\$3,098,083	\$3,633,333	\$3,691,667	\$3,306,462	6.7%

*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, March 2025



Current Market Snapshot

\$3,464,250

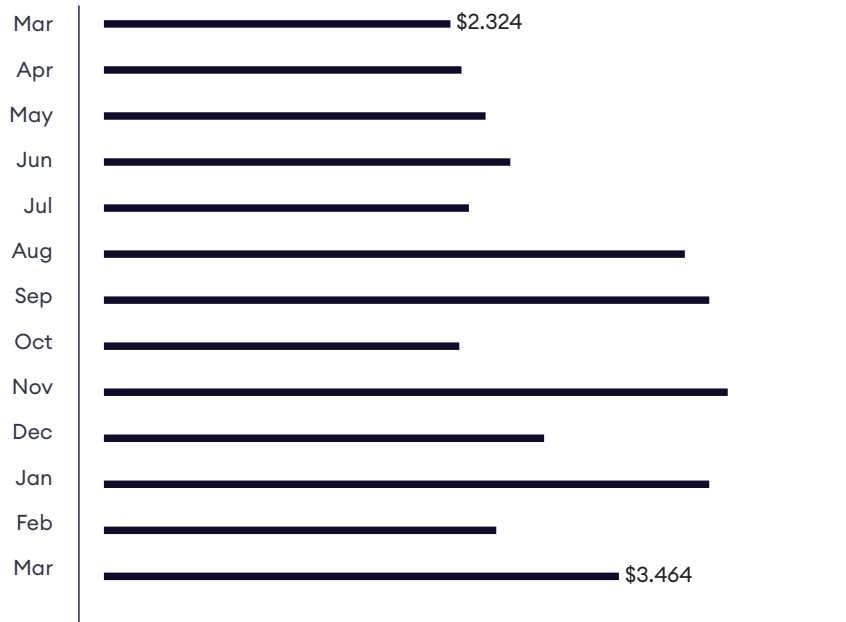
Median Sales Price **49.0% Δ YOY**

\$1,164

Average \$/SF **-4.6% Δ YOY**

11

Properties For Sale **-31.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,324,875	\$4,075,000	\$2,958,500	\$3,464,250	49.0%
Average Price per Square Foot	\$1,220	\$1,385	\$1,136	\$1,164	-4.6%
Properties Sold	6	6	4	6	0.0%
Properties Pending Sale	4	8	2	4	0.0%
Properties For Sale	16	23	15	11	-31.2%
Days on Market (Pending Sale)	11	60	71	21	88.6%
Percent Under Contract	25.0%	34.8%	13.3%	36.4%	45.5%
Average Median Price for Last 12 Months	\$2,040,316	\$3,286,292	\$3,391,417	\$3,090,010	51.4%

*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, March 2025



Current Market Snapshot

\$4,925,000

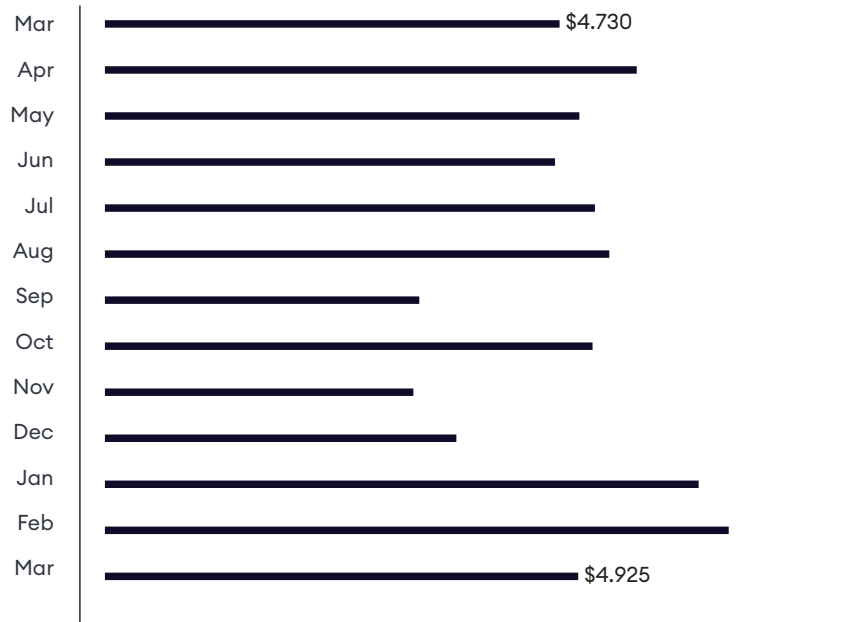
Median Sales Price 4.1% Δ YOY

\$1,914

Average \$/SF 44.9% Δ YOY

34

Properties For Sale -24.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,730,000	\$3,262,000	\$3,650,000	\$4,925,000	4.1%
Average Price per Square Foot	\$1,321	\$2,235	\$1,171	\$1,914	44.9%
Properties Sold	5	8	3	4	-20.0%
Properties Pending Sale	2	7	4	4	100.0%
Properties For Sale	45	45	33	34	-24.4%
Days on Market (Pending Sale)	51	84	67	94	83.8%
Percent Under Contract	4.4%	15.6%	12.1%	11.8%	164.7%
Average Median Price for Last 12 Months	\$4,646,458	\$4,922,500	\$5,870,000	\$4,848,769	4.4%

*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, March 2025



Current Market Snapshot

\$2,995,000

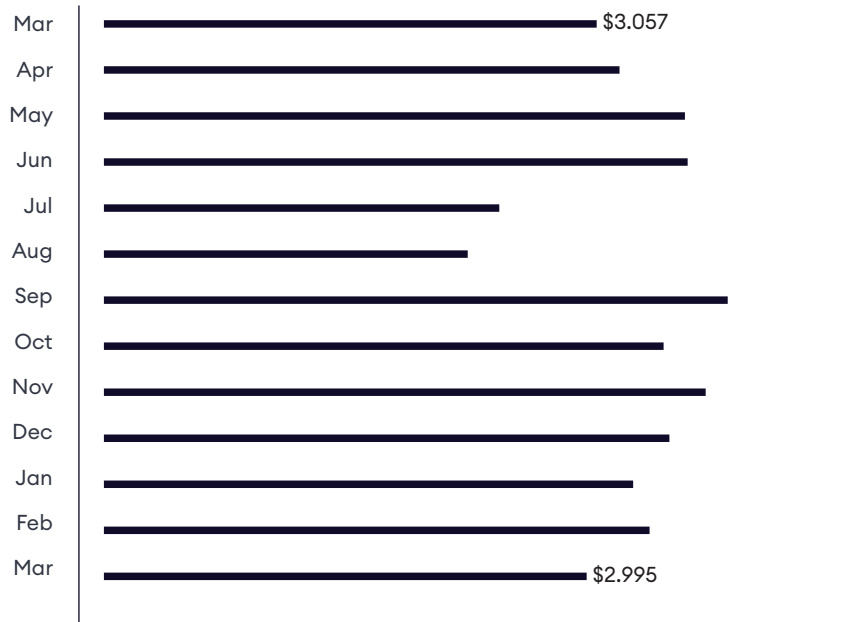
Median Sales Price **-2.0% Δ YOY**

\$1,591

Average \$/SF **14.5% Δ YOY**

36

Properties For Sale **44.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,057,500	\$3,875,000	\$3,511,250	\$2,995,000	-2.0%
Average Price per Square Foot	\$1,389	\$1,181	\$1,461	\$1,591	14.5%
Properties Sold	6	7	7	9	50.0%
Properties Pending Sale	8	5	2	8	0.0%
Properties For Sale	25	31	24	36	44.0%
Days on Market (Pending Sale)	41	88	9	9	-77.3%
Percent Under Contract	32.0%	16.1%	8.3%	22.2%	-30.6%
Average Median Price for Last 12 Months	\$3,246,319	\$3,398,542	\$3,222,500	\$3,266,135	0.6%

*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, March 2025



Current Market Snapshot

\$3,100,000

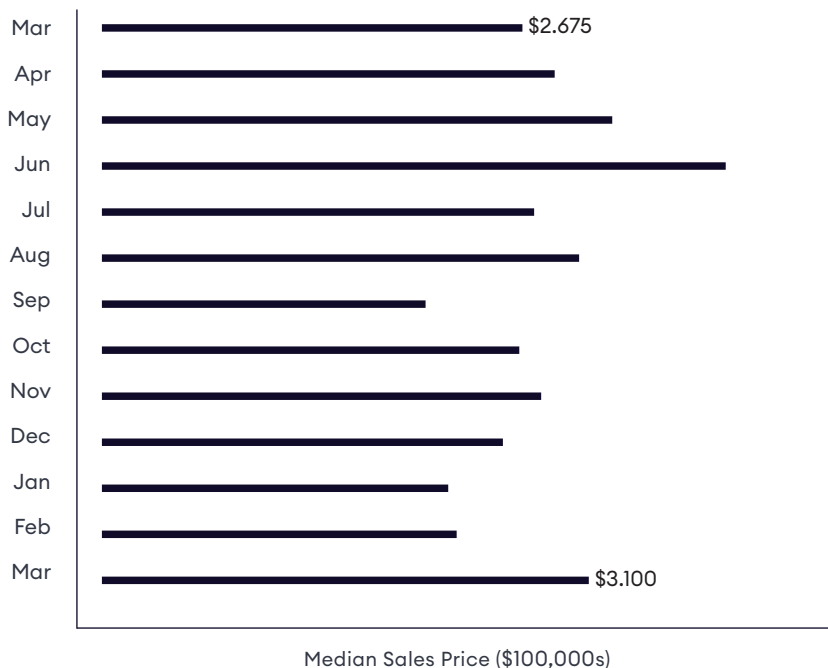
Median Sales Price **15.9% Δ YOY**

\$1,101

Average \$/SF **15.5% Δ YOY**

80

Properties For Sale **17.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,675,000	\$2,055,000	\$2,550,000	\$3,100,000	15.9%
Average Price per Square Foot	\$953	\$931	\$1,117	\$1,101	15.5%
Properties Sold	15	3	5	12	-20.0%
Properties Pending Sale	17	11	8	18	5.9%
Properties For Sale	68	88	60	80	17.6%
Days on Market (Pending Sale)	19	40	37	19	-1.2%
Percent Under Contract	25.0%	12.5%	13.3%	22.5%	-10.0%
Average Median Price for Last 12 Months	\$2,828,052	\$2,592,333	\$2,518,000	\$2,783,077	-1.6%

*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, March 2025



Current Market Snapshot

\$1,930,000

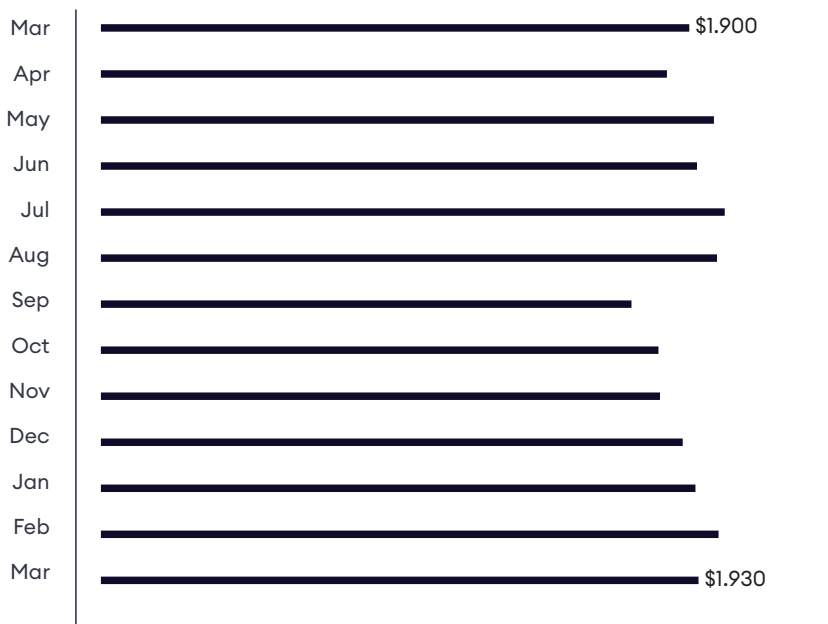
Median Sales Price **1.6% Δ YOY**

\$718

Average \$/SF **-13.2% Δ YOY**

158

Properties For Sale **31.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,900,000	\$1,712,500	\$1,878,750	\$1,930,000	1.6%
Average Price per Square Foot	\$827	\$743	\$762	\$718	-13.2%
Properties Sold	22	28	28	24	9.1%
Properties Pending Sale	28	17	9	31	10.7%
Properties For Sale	120	171	130	158	31.7%
Days on Market (Pending Sale)	38	39	66	53	38.2%
Percent Under Contract	23.3%	9.9%	6.9%	19.6%	-15.9%
Average Median Price for Last 12 Months	\$1,806,715	\$1,888,125	\$1,948,333	\$1,898,365	5.1%

*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, March 2025



Current Market Snapshot

\$1,652,500

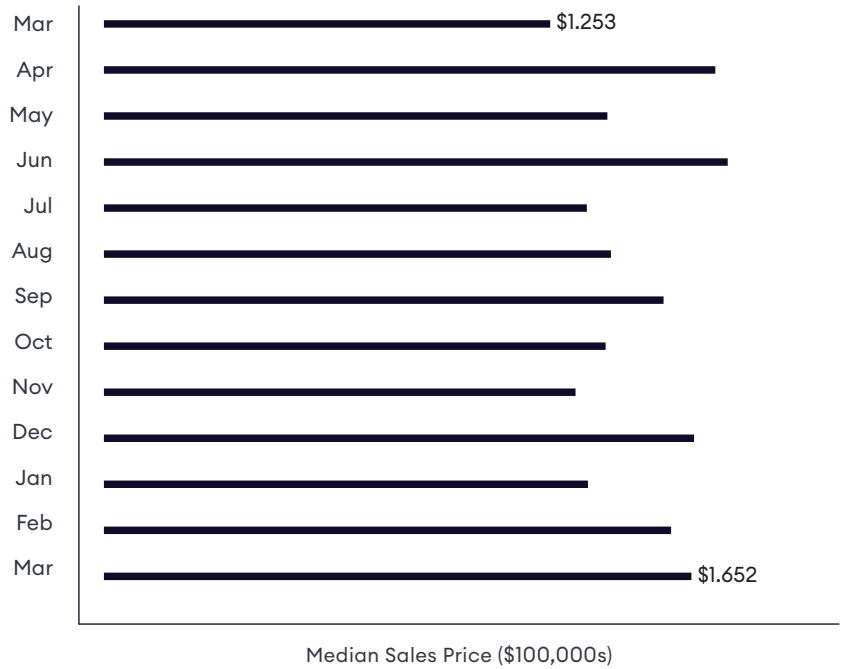
Median Sales Price **31.8% Δ YOY**

\$958

Average \$/SF **20.1% Δ YOY**

40

Properties For Sale **17.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,253,500	\$1,573,750	\$1,660,000	\$1,652,500	31.8%
Average Price per Square Foot	\$798	\$931	\$752	\$958	20.1%
Properties Sold	4	10	11	14	250.0%
Properties Pending Sale	14	11	2	17	21.4%
Properties For Sale	34	45	26	40	17.6%
Days on Market (Pending Sale)	36	58	10	23	-36.8%
Percent Under Contract	41.2%	24.4%	7.7%	42.5%	3.2%
Average Median Price for Last 12 Months	\$1,456,938	\$1,500,417	\$1,535,833	\$1,500,135	3.0%

*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, March 2025



Current Market Snapshot

\$2,020,150

Median Sales Price **-23.4% Δ YOY**

\$1,200

Average \$/SF **2.1% Δ YOY**

39

Properties For Sale **-2.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,636,000	\$1,617,000	\$1,825,000	\$2,020,150	-23.4%
Average Price per Square Foot	\$1,175	\$1,143	\$946	\$1,200	2.1%
Properties Sold	8	9	11	13	62.5%
Properties Pending Sale	14	8	8	16	14.3%
Properties For Sale	40	39	28	39	-2.5%
Days on Market (Pending Sale)	21	28	36	19	-8.2%
Percent Under Contract	35.0%	20.5%	28.6%	41.0%	17.2%
Average Median Price for Last 12 Months	\$2,006,656	\$2,306,783	\$2,299,467	\$2,222,169	10.7%

*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, March 2025



Current Market Snapshot

\$2,800,000

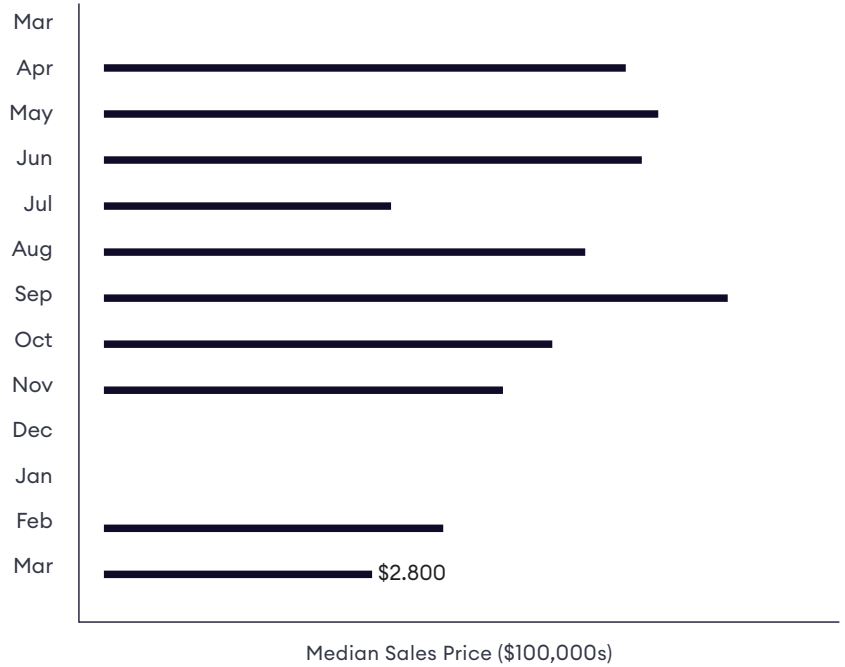
Median Sales Price *n/a* Δ YOY

\$1,003

Average \$/SF *n/a* Δ YOY

22

Properties For Sale **37.5%** Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$6,550,000	\$0	\$2,800,000	n/a
Average Price per Square Foot	\$0	\$1,010	\$0	\$1,003	n/a
Properties Sold	0	2	0	1	n/a
Properties Pending Sale	3	2	0	1	-66.7%
Properties For Sale	16	19	17	22	37.5%
Days on Market (Pending Sale)	13	70	0	118	785.0%
Percent Under Contract	18.8%	10.5%	0.0%	4.5%	-75.8%
Average Median Price for Last 12 Months	\$4,919,658	\$2,538,333	\$2,116,667	\$3,597,254	-26.9%

*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, March 2025



Current Market Snapshot

\$2,249,000

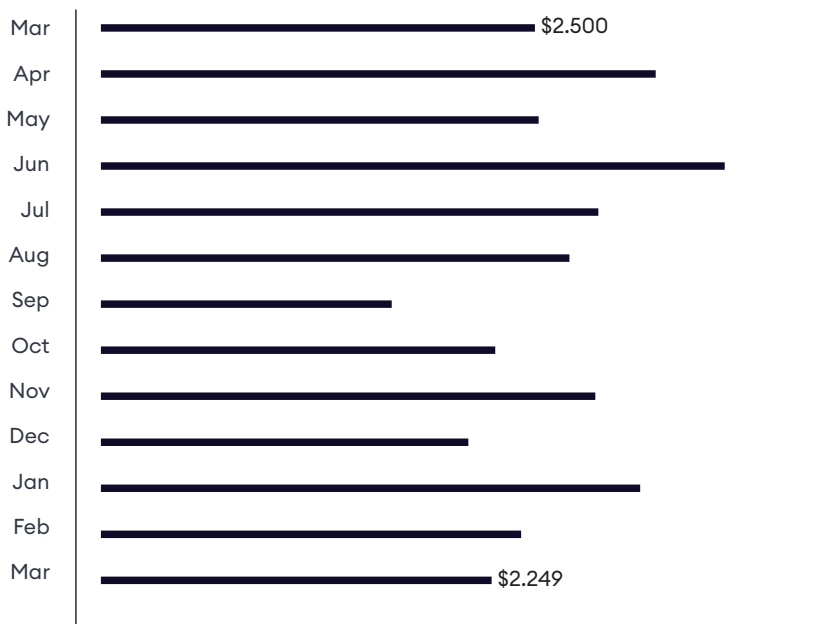
Median Sales Price **-10.0% Δ YOY**

\$1,133

Average \$/SF **40.4% Δ YOY**

18

Properties For Sale **-10.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,500,000	\$1,670,000	\$2,114,025	\$2,249,000	-10.0%
Average Price per Square Foot	\$807	\$981	\$972	\$1,133	40.4%
Properties Sold	3	2	2	3	0.0%
Properties Pending Sale	6	8	3	3	-50.0%
Properties For Sale	20	24	16	18	-10.0%
Days on Market (Pending Sale)	40	32	62	56	40.6%
Percent Under Contract	30.0%	33.3%	18.8%	16.7%	-44.4%
Average Median Price for Last 12 Months	\$2,530,958	\$2,502,171	\$2,593,000	\$2,620,925	3.6%

*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, March 2025



Current Market Snapshot

\$1,179,000

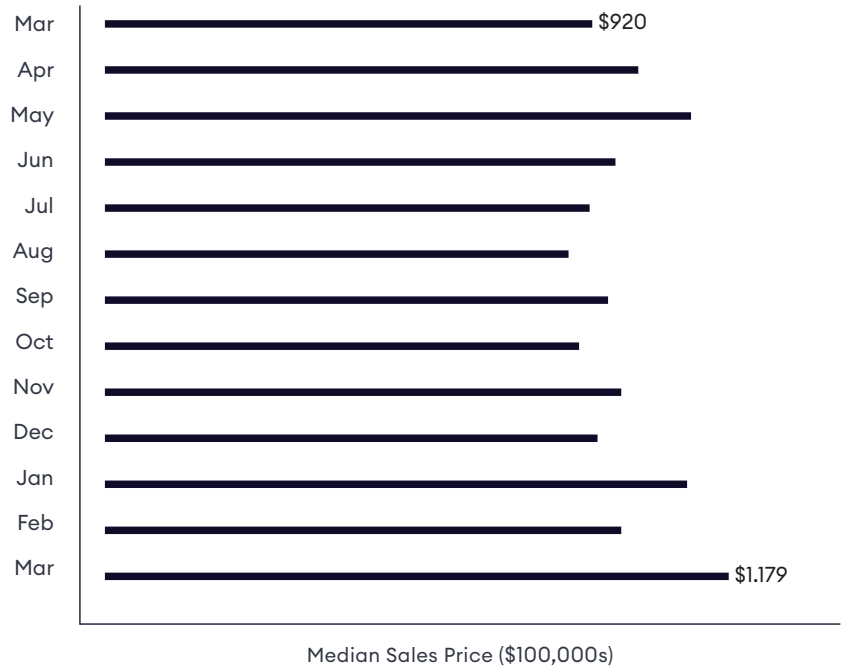
Median Sales Price **28.2% Δ YOY**

\$655

Average \$/SF **6.0% Δ YOY**

104

Properties For Sale **25.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$920,000	\$949,990	\$929,990	\$1,179,000	28.2%
Average Price per Square Foot	\$618	\$647	\$574	\$655	6.0%
Properties Sold	35	23	21	21	-40.0%
Properties Pending Sale	24	20	14	27	12.5%
Properties For Sale	83	112	89	104	25.3%
Days on Market (Pending Sale)	39	34	53	48	23.4%
Percent Under Contract	28.9%	17.9%	15.7%	26.0%	-10.2%
Average Median Price for Last 12 Months	\$946,398	\$1,008,998	\$1,084,667	\$984,065	4.0%

*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, March 2025



Current Market Snapshot

\$881,944

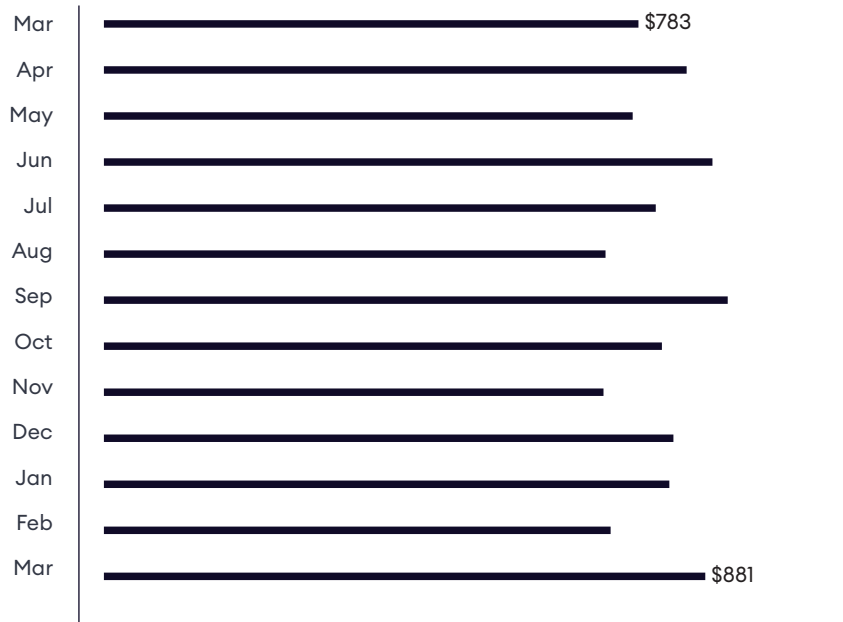
Median Sales Price 12.6% Δ YOY

\$494

Average \$/SF -36.1% Δ YOY

10

Properties For Sale -28.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$783,500	\$915,000	\$835,000	\$881,944	12.6%
Average Price per Square Foot	\$773	\$593	\$594	\$494	-36.1%
Properties Sold	2	3	5	4	100.0%
Properties Pending Sale	8	4	1	6	-25.0%
Properties For Sale	14	10	7	10	-28.6%
Days on Market (Pending Sale)	15	16	32	23	49.7%
Percent Under Contract	57.1%	40.0%	14.3%	60.0%	5.0%
Average Median Price for Last 12 Months	\$822,521	\$806,416	\$817,815	\$815,615	-0.8%

*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, March 2025



Current Market Snapshot

\$939,000

Median Sales Price **-8.7% Δ YOY**

\$819

Average \$/SF **12.5% Δ YOY**

30

Properties For Sale **-28.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,028,000	\$999,000	\$955,000	\$939,000	-8.7%
Average Price per Square Foot	\$728	\$632	\$706	\$819	12.5%
Properties Sold	15	17	16	6	-60.0%
Properties Pending Sale	22	14	11	10	-54.5%
Properties For Sale	42	39	31	30	-28.6%
Days on Market (Pending Sale)	17	18	43	9	-49.1%
Percent Under Contract	52.4%	35.9%	35.5%	33.3%	-36.4%
Average Median Price for Last 12 Months	\$984,146	\$1,020,917	\$999,000	\$1,017,350	3.4%

*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, March 2025



Current Market Snapshot

\$1,570,000

Median Sales Price **5.7% Δ YOY**

\$872

Average \$/SF **11.1% Δ YOY**

62

Properties For Sale **59.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,485,000	\$1,512,500	\$1,530,000	\$1,570,000	5.7%
Average Price per Square Foot	\$785	\$864	\$938	\$872	11.1%
Properties Sold	18	12	8	16	-11.1%
Properties Pending Sale	9	7	7	23	155.6%
Properties For Sale	39	43	33	62	59.0%
Days on Market (Pending Sale)	20	14	32	23	14.5%
Percent Under Contract	23.1%	16.3%	21.2%	37.1%	60.8%
Average Median Price for Last 12 Months	\$1,361,729	\$1,502,713	\$1,457,792	\$1,484,005	9.0%

*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, March 2025



Current Market Snapshot

\$1,100,000

Median Sales Price **3.0% Δ YOY**

\$663

Average \$/SF **-3.8% Δ YOY**

29

Properties For Sale **-23.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,067,500	\$907,500	\$1,132,500	\$1,100,000	3.0%
Average Price per Square Foot	\$689	\$728	\$579	\$663	-3.8%
Properties Sold	8	4	4	13	62.5%
Properties Pending Sale	11	5	8	9	-18.2%
Properties For Sale	38	37	30	29	-23.7%
Days on Market (Pending Sale)	10	30	28	20	107.2%
Percent Under Contract	28.9%	13.5%	26.7%	31.0%	7.2%
Average Median Price for Last 12 Months	\$1,035,409	\$1,108,508	\$1,113,083	\$1,052,042	1.6%

*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, March 2025



Current Market Snapshot

\$1,440,000

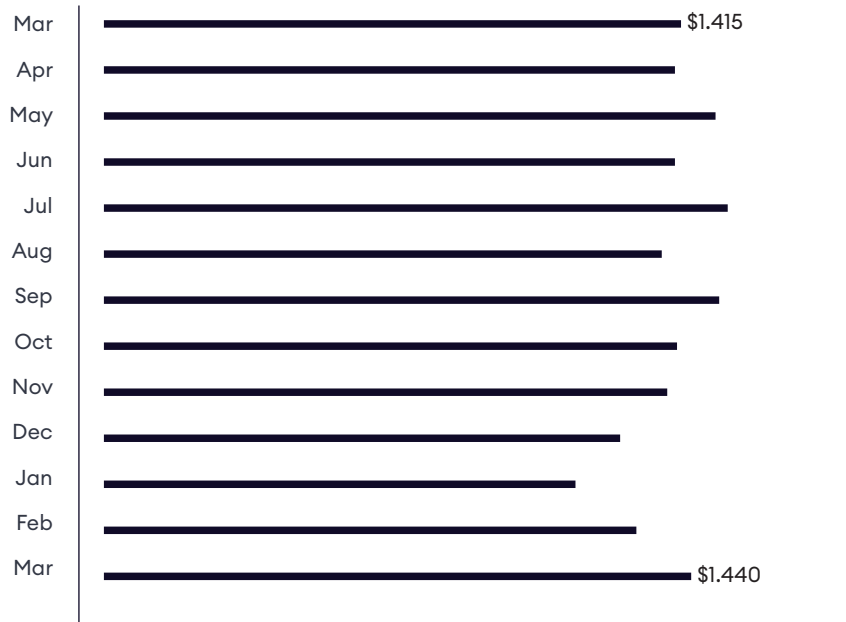
Median Sales Price **1.8% Δ YOY**

\$934

Average \$/SF **10.4% Δ YOY**

35

Properties For Sale **-2.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,415,000	\$1,509,000	\$1,265,000	\$1,440,000	1.8%
Average Price per Square Foot	\$846	\$794	\$842	\$934	10.4%
Properties Sold	19	13	13	13	-31.6%
Properties Pending Sale	16	15	6	10	-37.5%
Properties For Sale	36	40	29	35	-2.8%
Days on Market (Pending Sale)	28	22	26	10	-63.6%
Percent Under Contract	44.4%	37.5%	20.7%	28.6%	-35.7%
Average Median Price for Last 12 Months	\$1,281,625	\$1,325,190	\$1,300,000	\$1,390,203	8.5%

*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, March 2025



Current Market Snapshot

\$1,527,500

Median Sales Price **4.8% Δ YOY**

\$761

Average \$/SF **5.4% Δ YOY**

2,080

Properties For Sale **22.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,457,500	\$1,525,000	\$1,450,000	\$1,527,500	4.8%
Average Price per Square Foot	\$722	\$757	\$741	\$761	5.4%
Properties Sold	302	308	369	312	3.3%
Properties Pending Sale	337	318	234	365	8.3%
Properties For Sale	1,696	2,206	1,739	2,080	22.6%
Days on Market (Pending Sale)	25	32	47	36	40.5%
Percent Under Contract	19.9%	14.4%	13.5%	17.5%	-11.7%
Average Median Price for Last 12 Months	\$1,435,246	\$1,493,167	\$1,543,833	\$1,499,341	4.5%

*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, March 2025



Current Market Snapshot

\$1,402,500

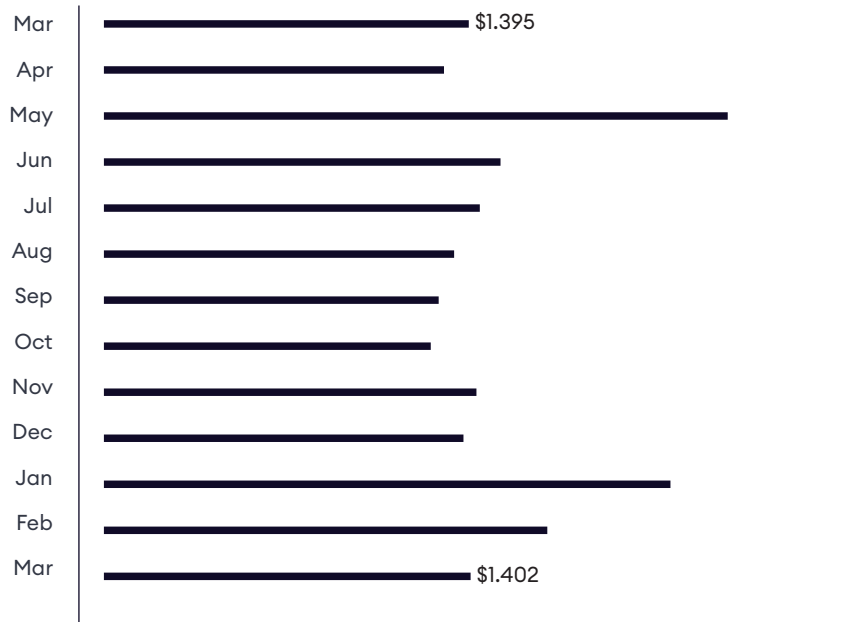
Median Sales Price 0.5% Δ YOY

\$639

Average \$/SF 14.5% Δ YOY

83

Properties For Sale 29.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,395,500	\$1,279,500	\$1,375,000	\$1,402,500	0.5%
Average Price per Square Foot	\$558	\$754	\$675	\$639	14.5%
Properties Sold	15	6	13	16	6.7%
Properties Pending Sale	15	10	8	18	20.0%
Properties For Sale	64	82	69	83	29.7%
Days on Market (Pending Sale)	40	48	52	59	49.2%
Percent Under Contract	23.4%	12.2%	11.6%	21.7%	-7.5%
Average Median Price for Last 12 Months	\$1,455,483	\$1,553,667	\$1,757,667	\$1,537,298	5.6%

*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, March 2025



Current Market Snapshot

\$1,392,500

Median Sales Price 4.7% Δ YOY

\$861

Average \$/SF 9.4% Δ YOY

134

Properties For Sale 8.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,330,488	\$1,250,000	\$1,397,500	\$1,392,500	4.7%
Average Price per Square Foot	\$787	\$807	\$791	\$861	9.4%
Properties Sold	34	35	48	30	-11.8%
Properties Pending Sale	48	36	22	37	-22.9%
Properties For Sale	124	155	111	134	8.1%
Days on Market (Pending Sale)	19	26	30	19	-1.5%
Percent Under Contract	38.7%	23.2%	19.8%	27.6%	-28.7%
Average Median Price for Last 12 Months	\$1,245,436	\$1,308,696	\$1,303,225	\$1,311,416	5.3%

*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, March 2025



Current Market Snapshot

\$2,600,000

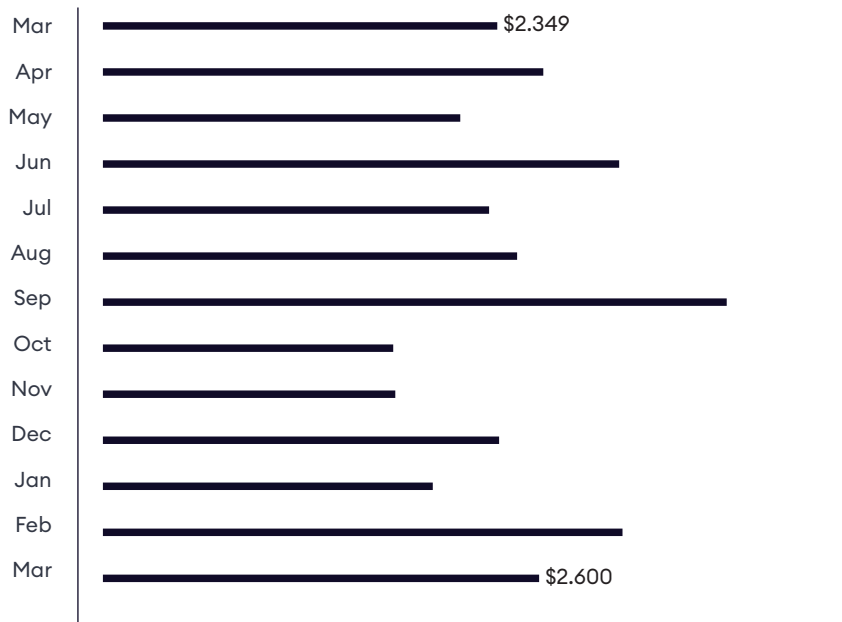
Median Sales Price **10.7% Δ YOY**

\$772

Average \$/SF **1.0% Δ YOY**

140

Properties For Sale **47.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,349,000	\$3,725,000	\$2,360,000	\$2,600,000	10.7%
Average Price per Square Foot	\$764	\$797	\$780	\$772	1.0%
Properties Sold	23	11	16	15	-34.8%
Properties Pending Sale	18	11	12	21	16.7%
Properties For Sale	95	129	101	140	47.4%
Days on Market (Pending Sale)	23	18	71	30	33.7%
Percent Under Contract	18.9%	8.5%	11.9%	15.0%	-20.8%
Average Median Price for Last 12 Months	\$1,934,021	\$2,247,452	\$2,554,086	\$2,473,754	27.9%

*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, March 2025



Current Market Snapshot

\$1,855,000

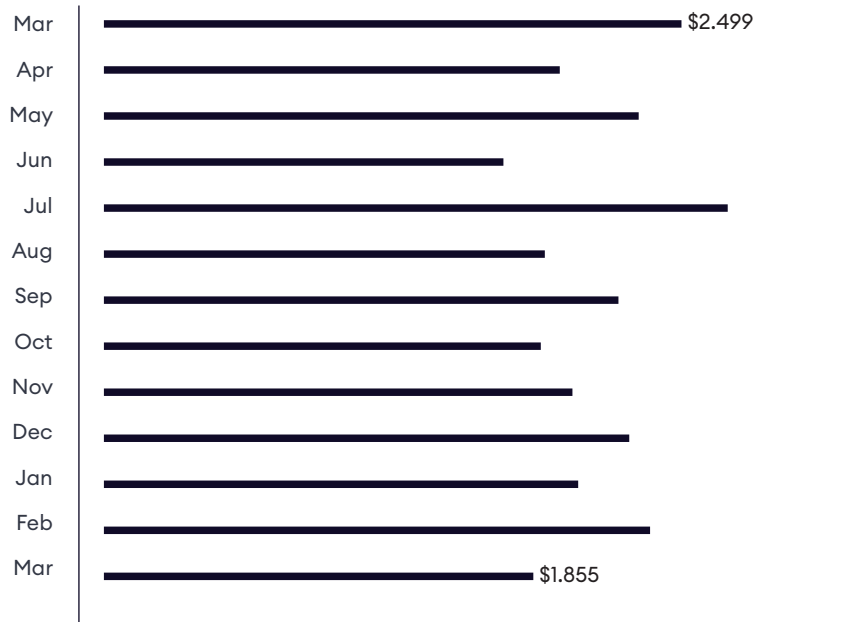
Median Sales Price **-25.8% Δ YOY**

\$801

Average \$/SF **0.9% Δ YOY**

252

Properties For Sale **27.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,499,000	\$2,225,000	\$2,272,000	\$1,855,000	-25.8%
Average Price per Square Foot	\$794	\$710	\$836	\$801	0.9%
Properties Sold	21	21	36	26	23.8%
Properties Pending Sale	35	19	24	25	-28.6%
Properties For Sale	197	252	206	252	27.9%
Days on Market (Pending Sale)	27	30	59	65	141.8%
Percent Under Contract	17.8%	7.5%	11.7%	9.9%	-44.2%
Average Median Price for Last 12 Months	\$2,181,271	\$2,075,333	\$2,089,167	\$2,137,615	-2.0%

*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, March 2025



Current Market Snapshot

\$1,458,888

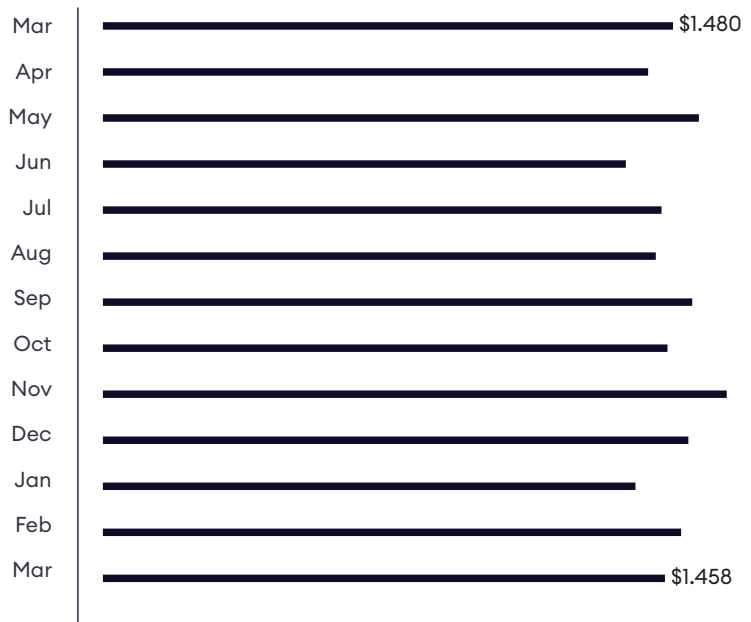
Median Sales Price **-1.4% Δ YOY**

\$771

Average \$/SF **1.2% Δ YOY**

156

Properties For Sale **-3.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,480,000	\$1,530,000	\$1,520,000	\$1,458,888	-1.4%
Average Price per Square Foot	\$762	\$821	\$740	\$771	1.2%
Properties Sold	23	31	33	37	60.9%
Properties Pending Sale	36	40	17	34	-5.6%
Properties For Sale	161	192	146	156	-3.1%
Days on Market (Pending Sale)	27	27	40	28	3.3%
Percent Under Contract	22.4%	20.8%	11.6%	21.8%	-2.5%
Average Median Price for Last 12 Months	\$1,447,688	\$1,491,231	\$1,447,296	\$1,473,991	1.8%

*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, March 2025



Current Market Snapshot

\$5,945,000

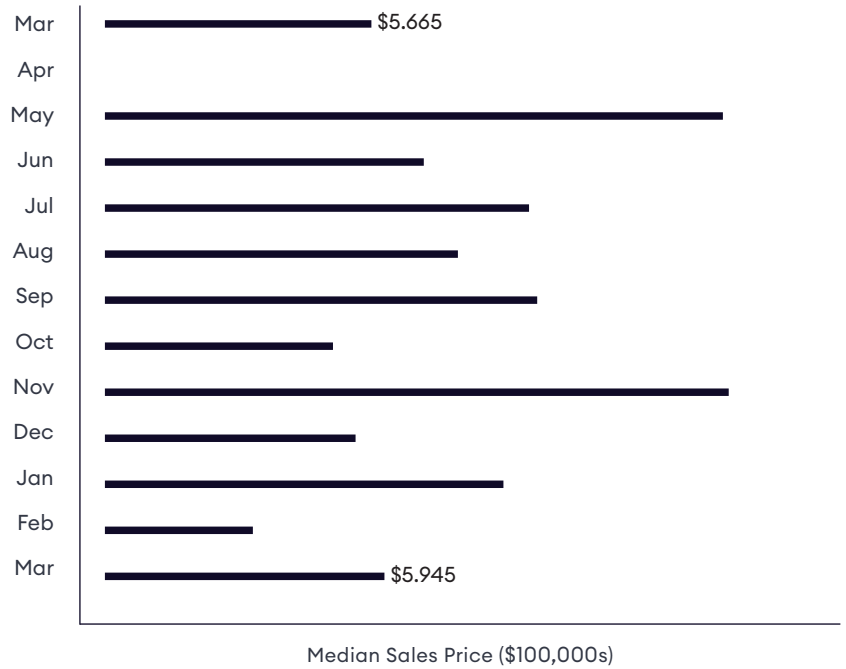
Median Sales Price 4.9% Δ YOY

\$1,488

Average \$/SF 54.2% Δ YOY

43

Properties For Sale -4.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$5,665,000	\$9,225,000	\$5,325,000	\$5,945,000	4.9%
Average Price per Square Foot	\$965	\$983	\$1,579	\$1,488	54.2%
Properties Sold	5	2	2	1	-80.0%
Properties Pending Sale	3	1	1	2	-33.3%
Properties For Sale	45	40	32	43	-4.4%
Days on Market (Pending Sale)	102	91	125	75	-26.5%
Percent Under Contract	6.7%	2.5%	3.1%	4.7%	-30.2%
Average Median Price for Last 12 Months	\$1,138,750	\$6,844,583	\$5,855,000	\$7,117,885	525.1%

*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, March 2025



Current Market Snapshot

\$1,489,000

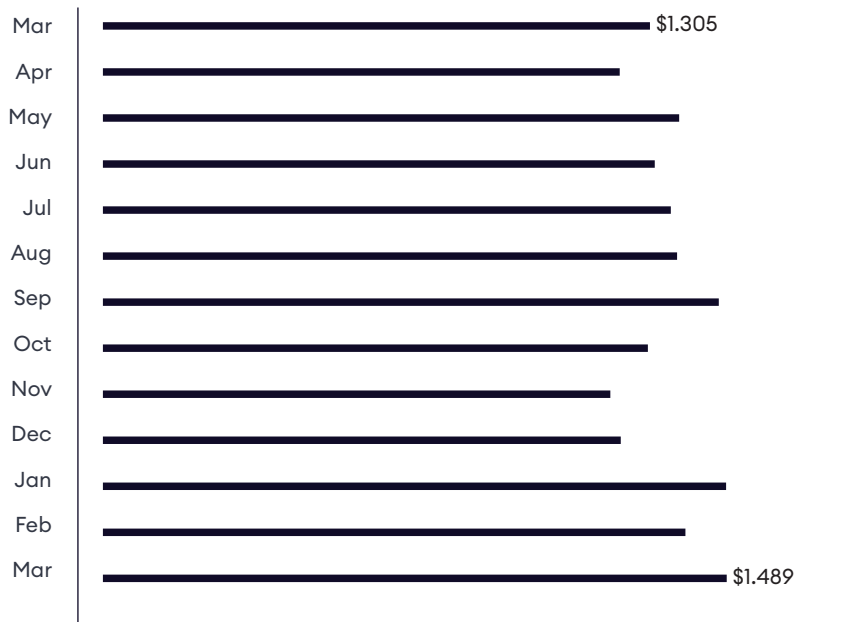
Median Sales Price **14.1% Δ YOY**

\$770

Average \$/SF **5.6% Δ YOY**

60

Properties For Sale **20.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,305,000	\$1,470,000	\$1,235,000	\$1,489,000	14.1%
Average Price per Square Foot	\$729	\$751	\$807	\$770	5.6%
Properties Sold	12	13	8	9	-25.0%
Properties Pending Sale	9	11	7	12	33.3%
Properties For Sale	50	65	49	60	20.0%
Days on Market (Pending Sale)	22	23	36	16	-28.1%
Percent Under Contract	18.0%	16.9%	14.3%	20.0%	11.1%
Average Median Price for Last 12 Months	\$1,295,250	\$1,351,917	\$1,455,500	\$1,348,885	4.1%

*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, March 2025



Current Market Snapshot

\$1,050,000

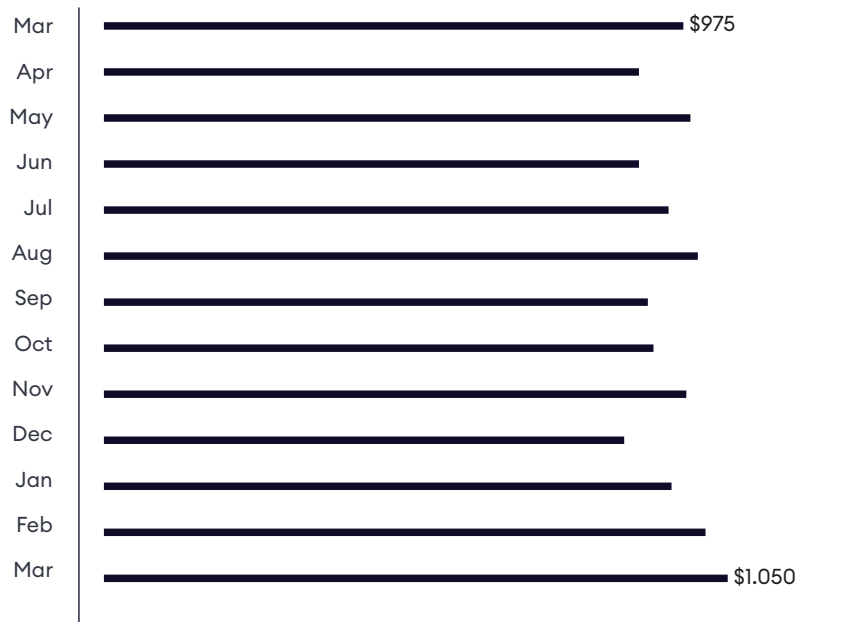
Median Sales Price **7.7% Δ YOY**

\$612

Average \$/SF **0.8% Δ YOY**

138

Properties For Sale **9.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$975,000	\$915,000	\$875,000	\$1,050,000	7.7%
Average Price per Square Foot	\$607	\$654	\$683	\$612	0.8%
Properties Sold	21	30	31	30	42.9%
Properties Pending Sale	28	23	25	31	10.7%
Properties For Sale	126	157	136	138	9.5%
Days on Market (Pending Sale)	21	34	46	54	154.8%
Percent Under Contract	22.2%	14.6%	18.4%	22.5%	1.1%
Average Median Price for Last 12 Months	\$917,542	\$966,167	\$1,005,833	\$955,654	4.2%

*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, March 2025



Current Market Snapshot

\$890,000

Median Sales Price **-23.6% Δ YOY**

\$718

Average \$/SF **-7.0% Δ YOY**

11

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,165,000	\$1,360,000	\$1,330,000	\$890,000	-23.6%
Average Price per Square Foot	\$772	\$435	\$476	\$718	-7.0%
Properties Sold	1	1	2	1	0.0%
Properties Pending Sale	1	1	1	1	0.0%
Properties For Sale	11	16	13	11	0.0%
Days on Market (Pending Sale)	8	49	85	14	75.0%
Percent Under Contract	9.1%	6.2%	7.7%	9.1%	0.0%
Average Median Price for Last 12 Months	\$1,276,000	\$1,032,917	\$633,333	\$1,288,500	1.0%

*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, March 2025



Current Market Snapshot

\$1,880,000

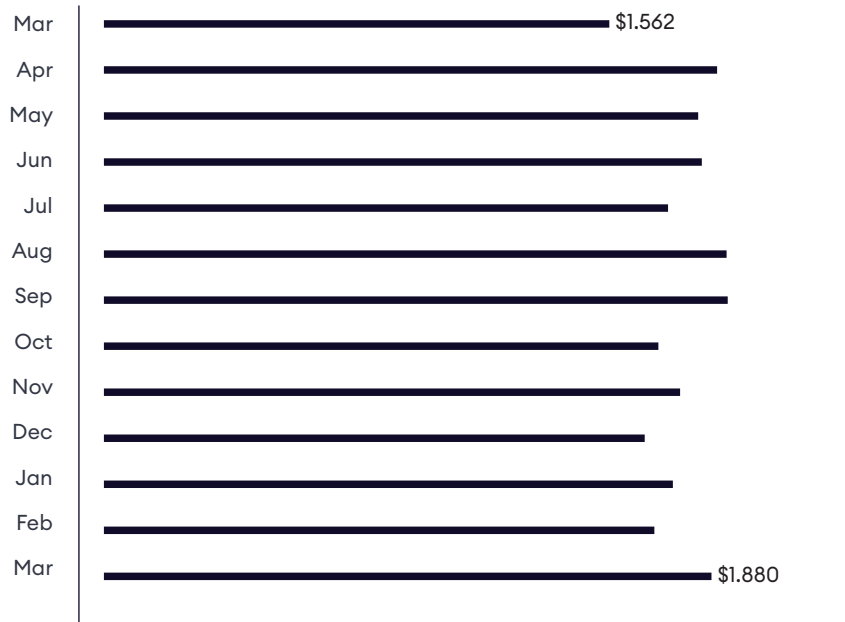
Median Sales Price **20.3% Δ YOY**

\$835

Average \$/SF **1.8% Δ YOY**

254

Properties For Sale **41.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,562,500	\$1,930,500	\$1,672,500	\$1,880,000	20.3%
Average Price per Square Foot	\$820	\$830	\$791	\$835	1.8%
Properties Sold	34	34	34	41	20.6%
Properties Pending Sale	24	31	36	36	50.0%
Properties For Sale	180	246	205	254	41.1%
Days on Market (Pending Sale)	31	27	47	41	33.2%
Percent Under Contract	13.3%	12.6%	17.6%	14.2%	6.3%
Average Median Price for Last 12 Months	\$1,709,160	\$1,752,083	\$1,780,833	\$1,789,519	4.7%

*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

\$2,949,500

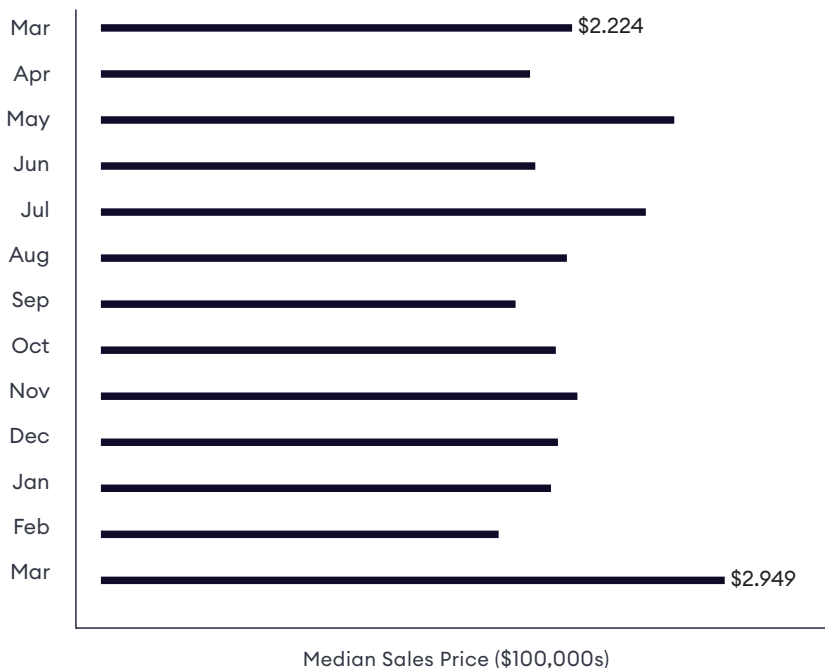
Median Sales Price **32.6% Δ YOY**

\$919

Average \$/SF **12.3% Δ YOY**

177

Properties For Sale **35.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,224,600	\$1,956,480	\$2,157,500	\$2,949,500	32.6%
Average Price per Square Foot	\$818	\$942	\$942	\$919	12.3%
Properties Sold	19	20	22	22	15.8%
Properties Pending Sale	16	22	10	25	56.2%
Properties For Sale	131	188	158	177	35.1%
Days on Market (Pending Sale)	26	23	61	32	21.6%
Percent Under Contract	12.2%	11.7%	6.3%	14.1%	15.6%
Average Median Price for Last 12 Months	\$2,127,696	\$2,250,819	\$2,316,637	\$2,249,692	5.7%

*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

\$945,000

Median Sales Price **17.8% Δ YOY**

\$606

Average \$/SF **-12.2% Δ YOY**

52

Properties For Sale **15.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$802,500	\$900,000	\$914,000	\$945,000	17.8%
Average Price per Square Foot	\$690	\$563	\$609	\$606	-12.2%
Properties Sold	8	11	16	15	87.5%
Properties Pending Sale	11	13	12	18	63.6%
Properties For Sale	45	59	47	52	15.6%
Days on Market (Pending Sale)	11	43	48	24	106.8%
Percent Under Contract	24.4%	22.0%	25.5%	34.6%	41.6%
Average Median Price for Last 12 Months	\$816,806	\$884,667	\$830,833	\$871,300	6.7%

*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, March 2025



Current Market Snapshot

\$970,000

Median Sales Price **-6.5% Δ YOY**

\$679

Average \$/SF **8.5% Δ YOY**

100

Properties For Sale **7.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,037,500	\$1,109,000	\$895,000	\$970,000	-6.5%
Average Price per Square Foot	\$626	\$624	\$684	\$679	8.5%
Properties Sold	22	17	24	22	0.0%
Properties Pending Sale	28	23	15	30	7.1%
Properties For Sale	93	114	99	100	7.5%
Days on Market (Pending Sale)	33	25	39	30	-7.6%
Percent Under Contract	30.1%	20.2%	15.2%	30.0%	-0.4%
Average Median Price for Last 12 Months	\$883,313	\$945,417	\$969,167	\$973,692	10.2%

*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, March 2025



Current Market Snapshot

\$1,499,500

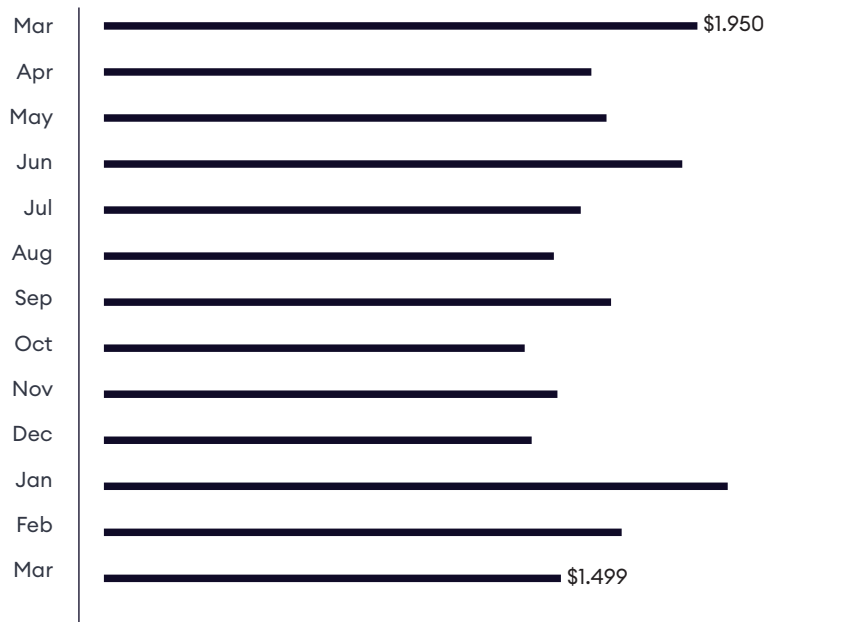
Median Sales Price **-23.1% Δ YOY**

\$661

Average \$/SF **-11.0% Δ YOY**

141

Properties For Sale **25.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,950,000	\$1,665,000	\$1,403,000	\$1,499,500	-23.1%
Average Price per Square Foot	\$743	\$638	\$653	\$661	-11.0%
Properties Sold	12	23	24	14	16.7%
Properties Pending Sale	24	26	9	22	-8.3%
Properties For Sale	112	159	105	141	25.9%
Days on Market (Pending Sale)	25	37	36	24	-2.0%
Percent Under Contract	21.4%	16.4%	8.6%	15.6%	-27.2%
Average Median Price for Last 12 Months	\$1,685,042	\$1,586,750	\$1,749,833	\$1,640,519	-2.6%

*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, March 2025



Current Market Snapshot

\$3,122,500

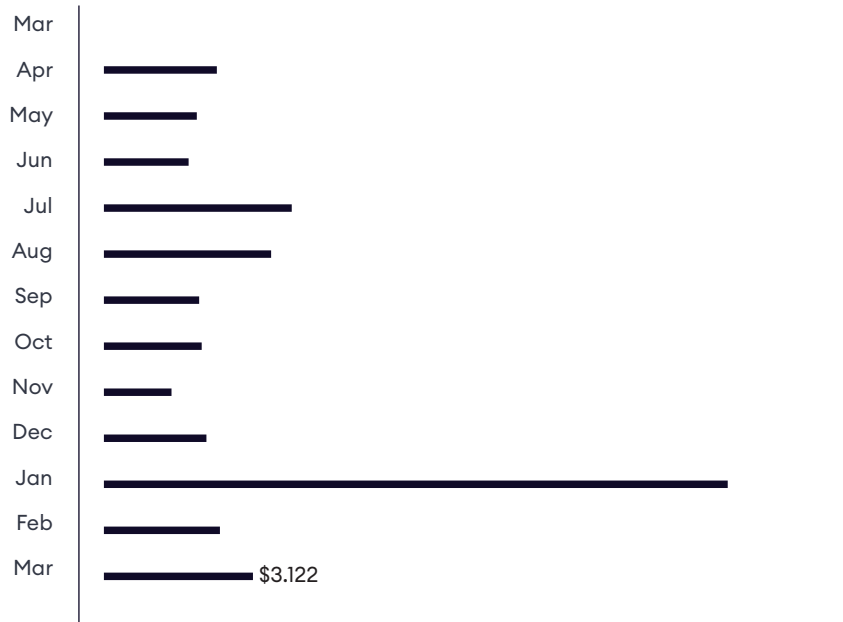
Median Sales Price n/a Δ YOY

\$971

Average \$/SF n/a Δ YOY

22

Properties For Sale 4.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$1,975,000	\$2,130,000	\$3,122,500	n/a
Average Price per Square Foot	\$0	\$1,106	\$572	\$971	n/a
Properties Sold	0	1	4	2	n/a
Properties Pending Sale	2	2	2	6	200.0%
Properties For Sale	21	32	24	22	4.8%
Days on Market (Pending Sale)	7	95	86	42	548.7%
Percent Under Contract	9.5%	6.2%	8.3%	27.3%	186.4%
Average Median Price for Last 12 Months	\$1,334,042	\$4,055,761	\$6,263,500	\$3,061,313	129.5%

*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, March 2025



Current Market Snapshot

\$1,607,000

Median Sales Price **-21.6% Δ YOY**

\$776

Average \$/SF **-1.8% Δ YOY**

65

Properties For Sale **27.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,050,000	\$1,747,000	\$1,350,000	\$1,607,000	-21.6%
Average Price per Square Foot	\$790	\$804	\$746	\$776	-1.8%
Properties Sold	13	13	7	9	-30.8%
Properties Pending Sale	9	8	7	14	55.6%
Properties For Sale	51	65	54	65	27.5%
Days on Market (Pending Sale)	8	50	43	38	359.4%
Percent Under Contract	17.6%	12.3%	13.0%	21.5%	22.1%
Average Median Price for Last 12 Months	\$1,558,167	\$1,502,833	\$1,522,333	\$1,614,712	3.6%

*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, March 2025



Current Market Snapshot

\$1,655,000

Median Sales Price **10.4% Δ YOY**

\$797

Average \$/SF **29.6% Δ YOY**

133

Properties For Sale **16.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,499,000	\$2,224,000	\$1,565,000	\$1,655,000	10.4%
Average Price per Square Foot	\$615	\$744	\$622	\$797	29.6%
Properties Sold	19	28	18	14	-26.3%
Properties Pending Sale	18	23	11	27	50.0%
Properties For Sale	114	140	92	133	16.7%
Days on Market (Pending Sale)	38	57	65	44	15.9%
Percent Under Contract	15.8%	16.4%	12.0%	20.3%	28.6%
Average Median Price for Last 12 Months	\$1,793,813	\$1,797,917	\$1,890,833	\$1,848,827	3.1%

*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, March 2025



Current Market Snapshot

\$1,485,000

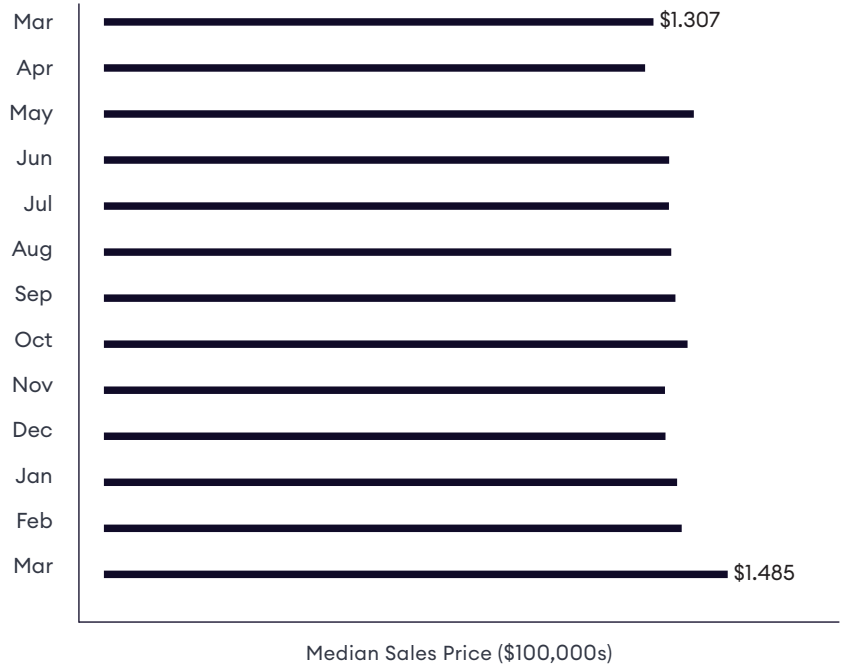
Median Sales Price **13.6% Δ YOY**

\$610

Average \$/SF **-2.7% Δ YOY**

273

Properties For Sale **27.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,307,500	\$1,360,000	\$1,336,250	\$1,485,000	13.6%
Average Price per Square Foot	\$627	\$695	\$633	\$610	-2.7%
Properties Sold	42	34	58	37	-11.9%
Properties Pending Sale	39	45	36	44	12.8%
Properties For Sale	214	281	233	273	27.6%
Days on Market (Pending Sale)	31	29	38	22	-28.7%
Percent Under Contract	18.2%	16.0%	15.5%	16.1%	-11.6%
Average Median Price for Last 12 Months	\$1,337,712	\$1,380,708	\$1,408,000	\$1,360,212	1.7%

*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, March 2025



Current Market Snapshot

\$1,395,000

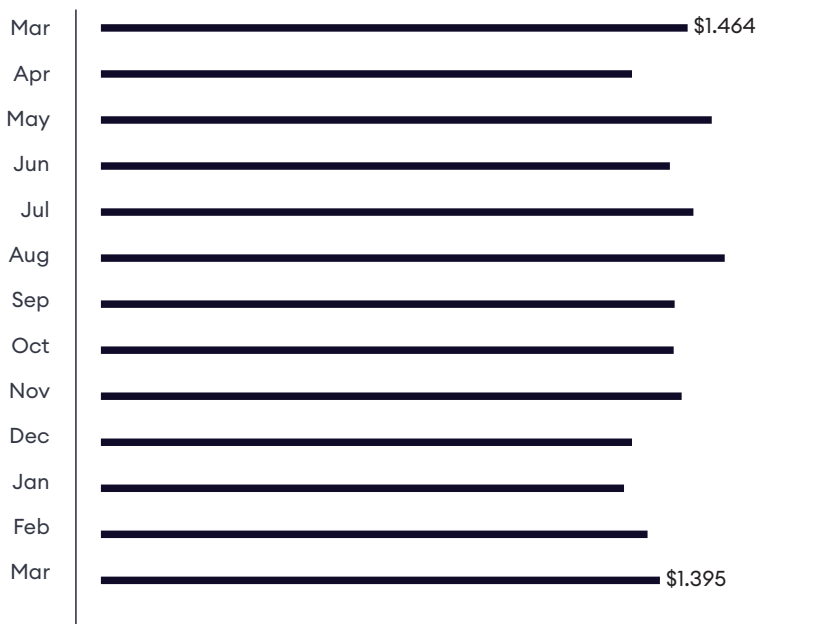
Median Sales Price -4.7% Δ YOY

\$838

Average \$/SF 4.5% Δ YOY

820

Properties For Sale 0.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,464,500	\$1,431,944	\$1,325,000	\$1,395,000	-4.7%
Average Price per Square Foot	\$802	\$821	\$790	\$838	4.5%
Properties Sold	148	164	165	153	3.4%
Properties Pending Sale	188	185	126	183	-2.7%
Properties For Sale	813	945	745	820	0.9%
Days on Market (Pending Sale)	26	31	41	26	3.2%
Percent Under Contract	23.1%	19.6%	16.9%	22.3%	-3.5%
Average Median Price for Last 12 Months	\$1,339,995	\$1,378,000	\$1,354,667	\$1,420,842	6.0%

*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, March 2025



Current Market Snapshot

\$1,277,500

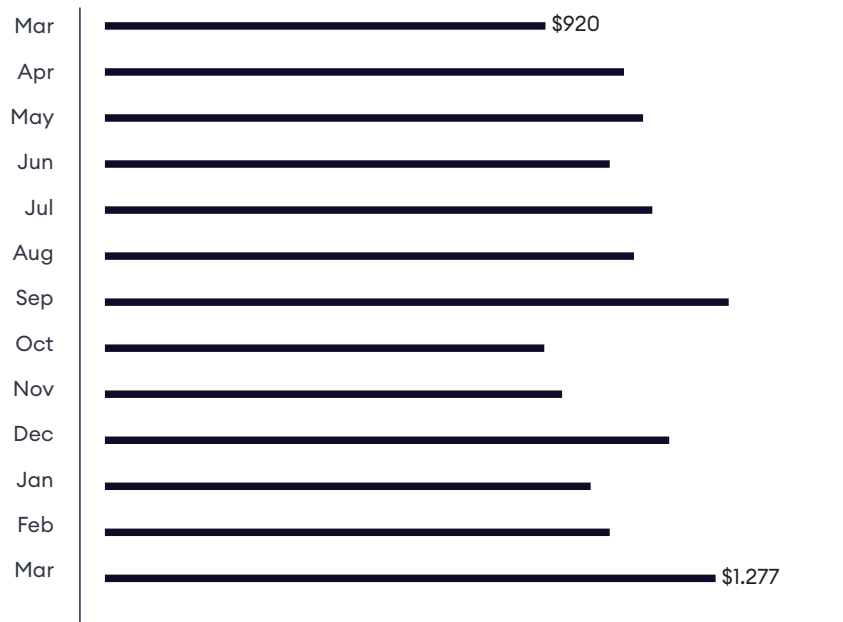
Median Sales Price **38.9% Δ YOY**

\$630

Average \$/SF **-23.0% Δ YOY**

50

Properties For Sale **2.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$920,000	\$1,305,000	\$1,180,000	\$1,277,500	38.9%
Average Price per Square Foot	\$818	\$678	\$640	\$630	-23.0%
Properties Sold	4	9	15	12	200.0%
Properties Pending Sale	10	19	14	8	-20.0%
Properties For Sale	49	67	59	50	2.0%
Days on Market (Pending Sale)	11	27	39	26	132.0%
Percent Under Contract	20.4%	28.4%	23.7%	16.0%	-21.6%
Average Median Price for Last 12 Months	\$974,667	\$1,066,667	\$1,115,833	\$1,087,726	11.6%

*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, March 2025



Current Market Snapshot

\$950,000

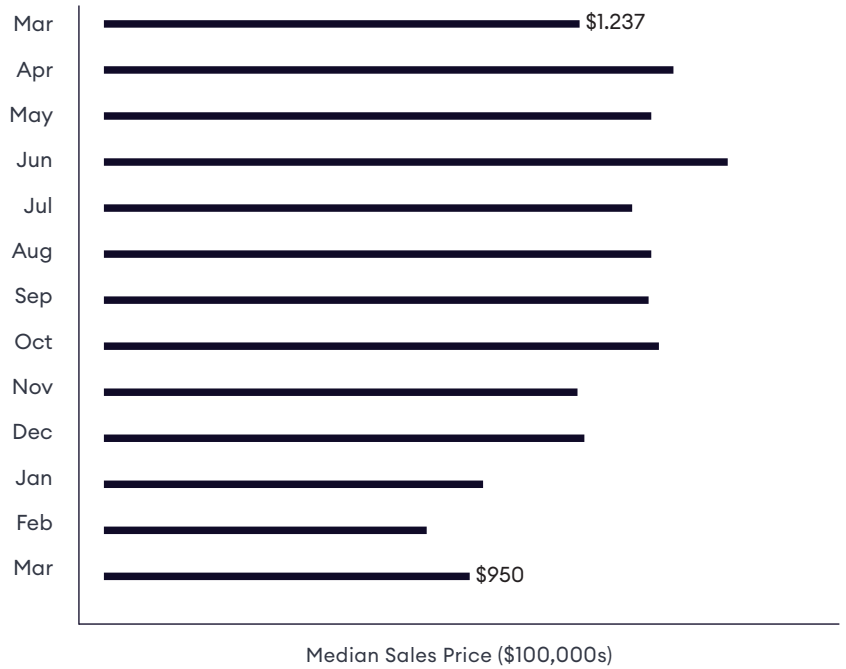
Median Sales Price **-23.2% Δ YOY**

\$823

Average \$/SF **1.9% Δ YOY**

67

Properties For Sale **-23.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,237,500	\$1,418,000	\$1,250,000	\$950,000	-23.2%
Average Price per Square Foot	\$808	\$815	\$774	\$823	1.9%
Properties Sold	24	19	21	11	-54.2%
Properties Pending Sale	22	26	9	14	-36.4%
Properties For Sale	88	94	65	67	-23.9%
Days on Market (Pending Sale)	17	22	27	16	-7.4%
Percent Under Contract	25.0%	27.7%	13.8%	20.9%	-16.4%
Average Median Price for Last 12 Months	\$1,316,323	\$1,116,583	\$924,167	\$1,283,692	-2.5%

*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

\$1,680,000

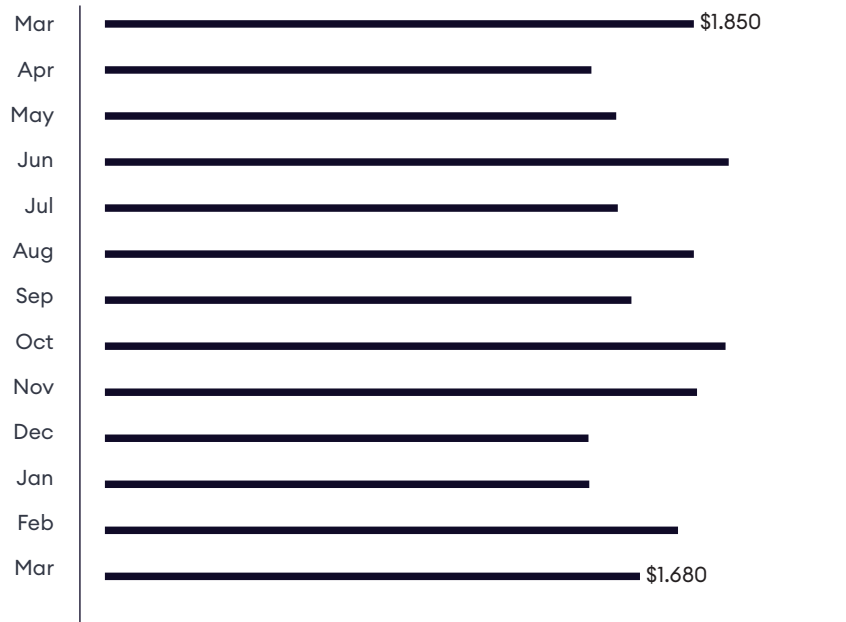
Median Sales Price **-9.2% Δ YOY**

\$703

Average \$/SF **-4.9% Δ YOY**

143

Properties For Sale **5.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,850,000	\$1,653,000	\$1,517,500	\$1,680,000	-9.2%
Average Price per Square Foot	\$739	\$697	\$733	\$703	-4.9%
Properties Sold	31	29	22	26	-16.1%
Properties Pending Sale	32	29	22	26	-18.8%
Properties For Sale	136	155	132	143	5.1%
Days on Market (Pending Sale)	25	35	35	48	97.3%
Percent Under Contract	23.5%	18.7%	16.7%	18.2%	-22.7%
Average Median Price for Last 12 Months	\$1,674,611	\$1,721,250	\$1,666,667	\$1,721,709	2.8%

*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

\$815,000

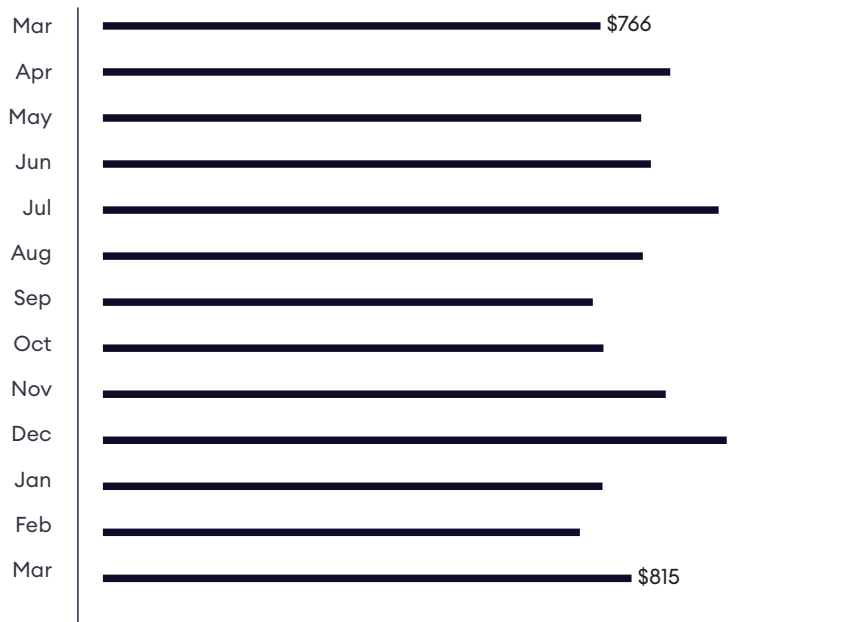
Median Sales Price **6.3% Δ YOY**

\$598

Average \$/SF **-3.2% Δ YOY**

37

Properties For Sale **32.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$766,944	\$755,000	\$962,500	\$815,000	6.3%
Average Price per Square Foot	\$618	\$602	\$580	\$598	-3.2%
Properties Sold	8	10	6	7	-12.5%
Properties Pending Sale	5	4	9	12	140.0%
Properties For Sale	28	40	35	37	32.1%
Days on Market (Pending Sale)	12	35	37	25	98.3%
Percent Under Contract	17.9%	10.0%	25.7%	32.4%	81.6%
Average Median Price for Last 12 Months	\$786,141	\$820,333	\$773,333	\$828,957	5.4%

*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

\$1,575,000

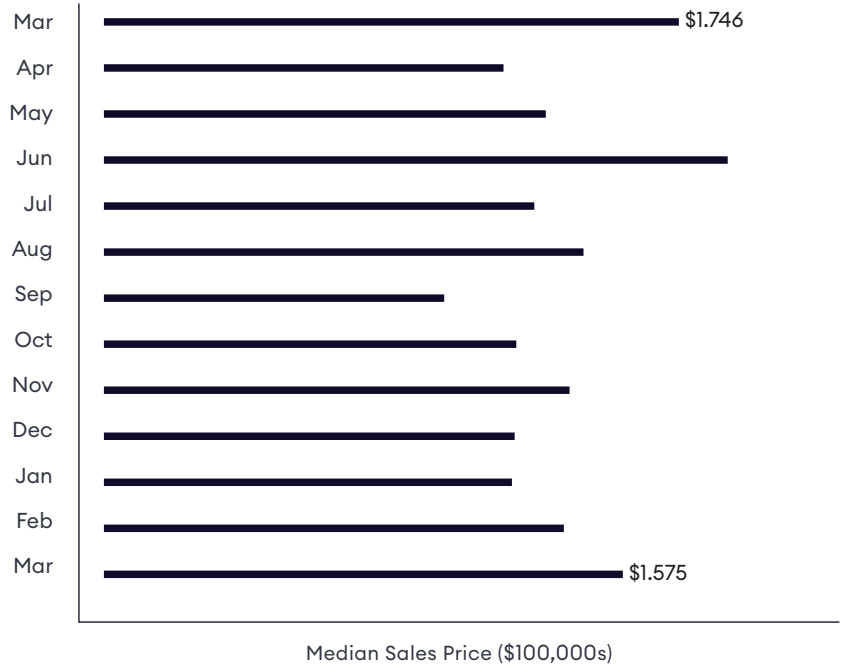
Median Sales Price **-9.8% Δ YOY**

\$887

Average \$/SF **2.0% Δ YOY**

43

Properties For Sale **53.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,746,000	\$1,030,000	\$1,245,000	\$1,575,000	-9.8%
Average Price per Square Foot	\$870	\$761	\$803	\$887	2.0%
Properties Sold	10	9	12	16	60.0%
Properties Pending Sale	8	18	8	14	75.0%
Properties For Sale	28	48	37	43	53.6%
Days on Market (Pending Sale)	16	31	31	30	83.2%
Percent Under Contract	28.6%	37.5%	21.6%	32.6%	14.0%
Average Median Price for Last 12 Months	\$1,342,629	\$1,352,356	\$1,402,213	\$1,392,011	3.7%

*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, March 2025



Current Market Snapshot

\$2,591,500

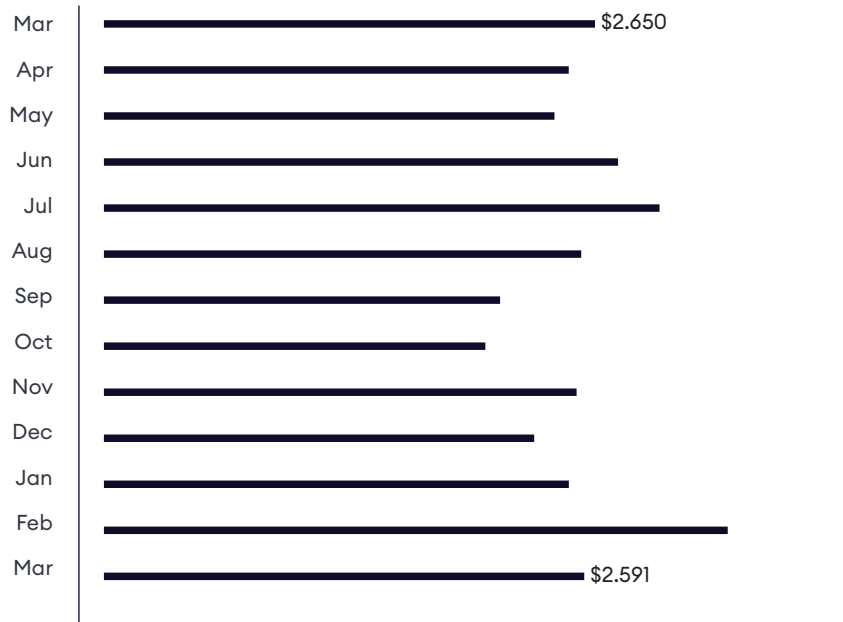
Median Sales Price **-2.2% Δ YOY**

\$1,003

Average \$/SF **3.6% Δ YOY**

101

Properties For Sale **1.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,650,000	\$2,135,000	\$2,320,000	\$2,591,500	-2.2%
Average Price per Square Foot	\$968	\$998	\$905	\$1,003	3.6%
Properties Sold	12	11	7	16	33.3%
Properties Pending Sale	23	16	4	22	-4.3%
Properties For Sale	100	100	78	101	1.0%
Days on Market (Pending Sale)	22	18	34	29	30.4%
Percent Under Contract	23.0%	16.0%	5.1%	21.8%	-5.3%
Average Median Price for Last 12 Months	\$2,475,646	\$2,565,750	\$2,823,167	\$2,574,385	4.0%

*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, March 2025



Current Market Snapshot

\$1,175,000

Median Sales Price -7.1% Δ YOY

\$723

Average \$/SF 15.3% Δ YOY

50

Properties For Sale -25.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,265,000	\$1,095,000	\$1,180,250	\$1,175,000	-7.1%
Average Price per Square Foot	\$627	\$692	\$689	\$723	15.3%
Properties Sold	10	14	16	12	20.0%
Properties Pending Sale	27	17	10	15	-44.4%
Properties For Sale	67	76	49	50	-25.4%
Days on Market (Pending Sale)	22	26	71	29	31.5%
Percent Under Contract	40.3%	22.4%	20.4%	30.0%	-25.6%
Average Median Price for Last 12 Months	\$1,030,217	\$1,091,958	\$1,075,000	\$1,070,077	3.9%

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

Pasadena

Single Family Residences, March 2025



Current Market Snapshot

\$1,640,230

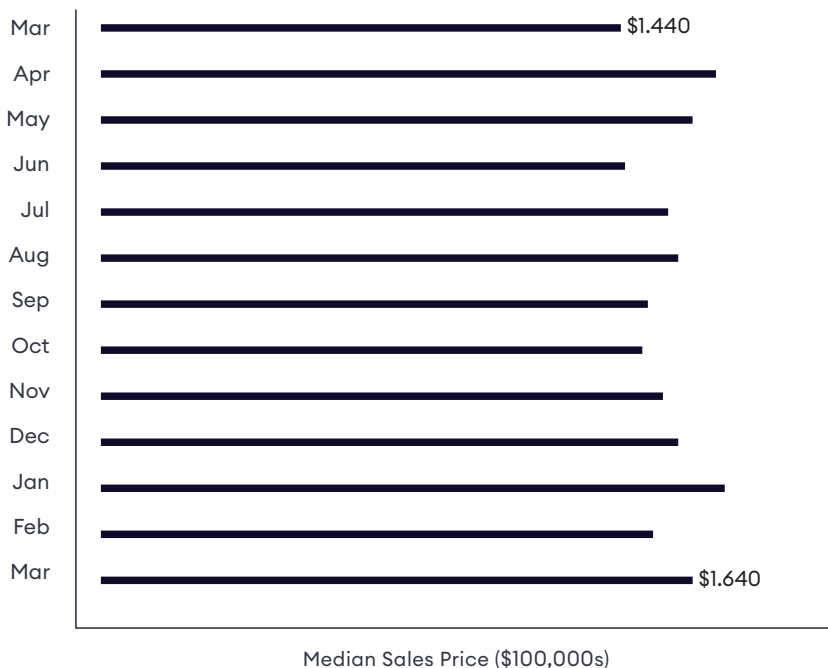
Median Sales Price **13.9% Δ YOY**

\$969

Average \$/SF **10.6% Δ YOY**

279

Properties For Sale **21.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,440,300	\$1,515,500	\$1,600,001	\$1,640,230	13.9%
Average Price per Square Foot	\$876	\$991	\$904	\$969	10.6%
Properties Sold	36	44	36	51	41.7%
Properties Pending Sale	43	51	27	70	62.8%
Properties For Sale	229	282	227	279	21.8%
Days on Market (Pending Sale)	28	35	36	22	-21.7%
Percent Under Contract	18.8%	18.1%	11.9%	25.1%	33.6%
Average Median Price for Last 12 Months	\$1,418,635	\$1,592,872	\$1,633,243	\$1,575,549	11.1%

*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, March 2025



Current Market Snapshot

\$1,100,000

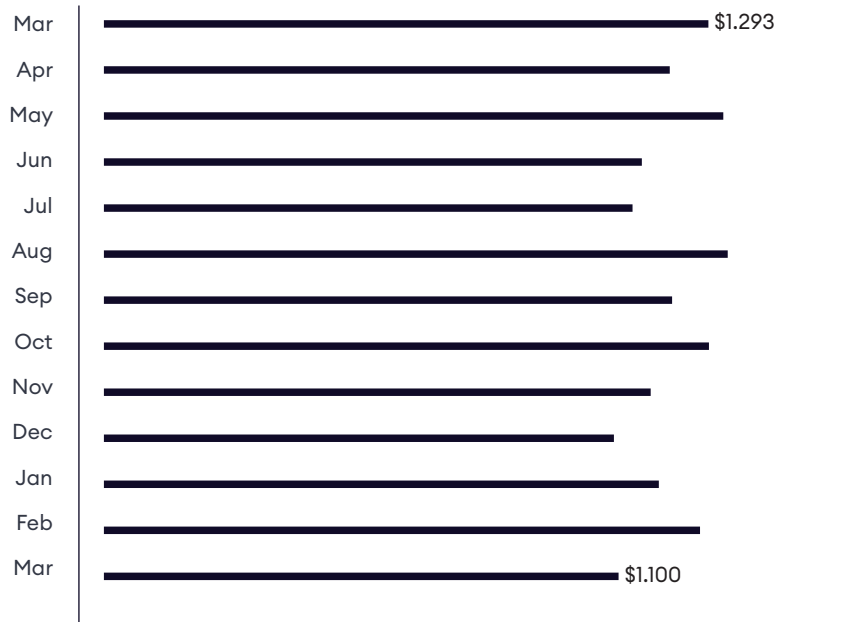
Median Sales Price -14.9% Δ YOY

\$760

Average \$/SF -2.3% Δ YOY

50

Properties For Sale -10.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,293,000	\$1,215,000	\$1,090,000	\$1,100,000	-14.9%
Average Price per Square Foot	\$778	\$695	\$780	\$760	-2.3%
Properties Sold	12	15	17	13	8.3%
Properties Pending Sale	27	15	12	16	-40.7%
Properties For Sale	56	56	42	50	-10.7%
Days on Market (Pending Sale)	25	32	22	22	-11.5%
Percent Under Contract	48.2%	26.8%	28.6%	32.0%	-33.6%
Average Median Price for Last 12 Months	\$1,193,163	\$1,185,779	\$1,187,167	\$1,213,244	1.7%

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

San Marino

Single Family Residences, March 2025



Current Market Snapshot

\$2,590,500

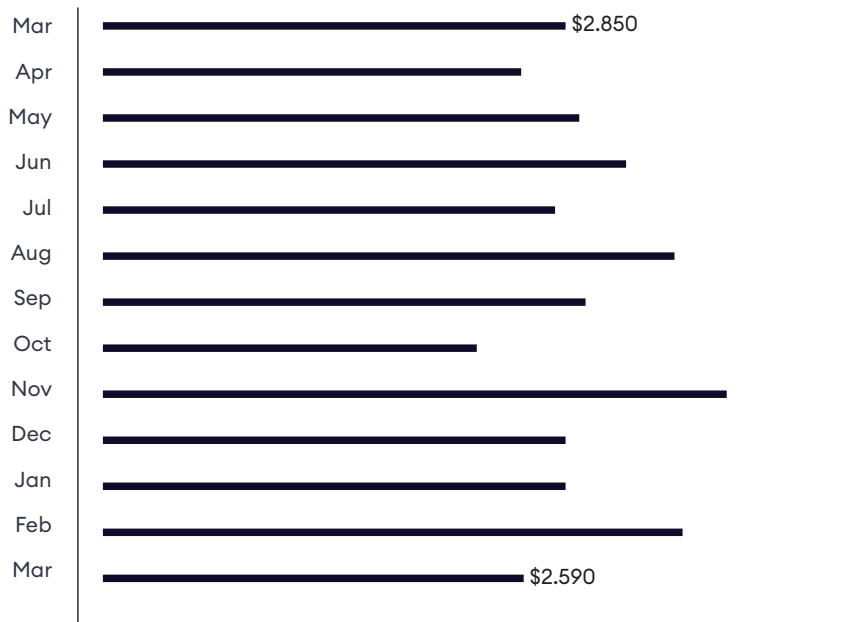
Median Sales Price -9.1% Δ YOY

\$1,139

Average \$/SF 16.8% Δ YOY

48

Properties For Sale -27.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,850,000	\$2,973,750	\$2,850,000	\$2,590,500	-9.1%
Average Price per Square Foot	\$975	\$1,043	\$1,008	\$1,139	16.8%
Properties Sold	11	8	8	4	-63.6%
Properties Pending Sale	10	9	4	5	-50.0%
Properties For Sale	66	59	44	48	-27.3%
Days on Market (Pending Sale)	71	24	68	26	-62.9%
Percent Under Contract	15.2%	15.3%	9.1%	10.4%	-31.2%
Average Median Price for Last 12 Months	\$2,899,292	\$3,002,333	\$3,005,167	\$2,990,981	3.2%

*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, March 2025



Current Market Snapshot

\$1,515,000

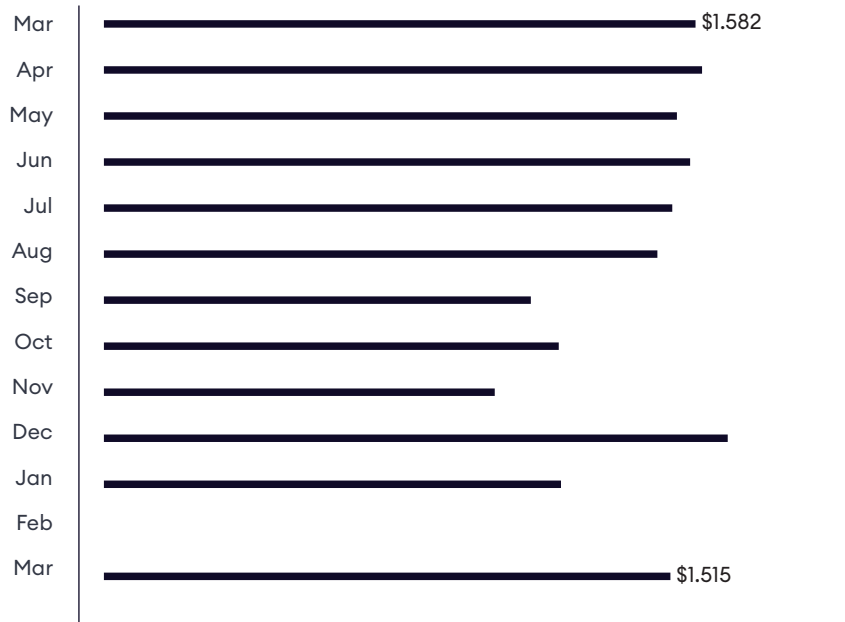
Median Sales Price -4.3% Δ YOY

\$743

Average \$/SF 17.6% Δ YOY

39

Properties For Sale 0.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,582,500	\$1,140,000	\$1,669,000	\$1,515,000	-4.3%
Average Price per Square Foot	\$632	\$805	\$656	\$743	17.6%
Properties Sold	7	7	6	6	-14.3%
Properties Pending Sale	5	7	7	8	60.0%
Properties For Sale	39	44	34	39	0.0%
Days on Market (Pending Sale)	38	51	55	36	-7.6%
Percent Under Contract	12.8%	15.9%	20.6%	20.5%	60.0%
Average Median Price for Last 12 Months	\$1,611,313	\$1,110,500	\$912,000	\$1,314,311	-18.4%

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

South Pasadena

Single Family Residences, March 2025



Current Market Snapshot

\$1,850,000

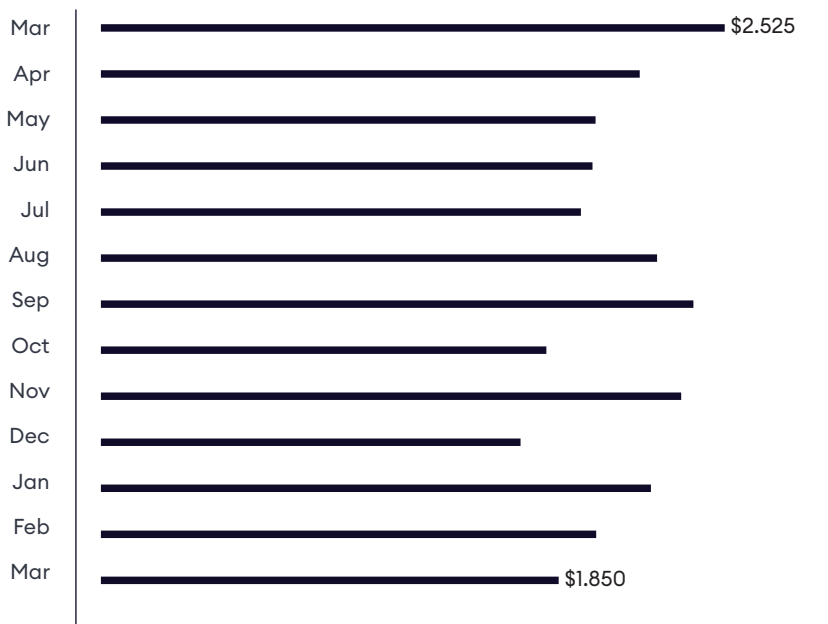
Median Sales Price **-26.7% Δ YOY**

\$1,084

Average \$/SF **-18.7% Δ YOY**

47

Properties For Sale **4.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,525,000	\$2,397,750	\$1,695,000	\$1,850,000	-26.7%
Average Price per Square Foot	\$1,334	\$947	\$871	\$1,084	-18.7%
Properties Sold	3	8	14	8	166.7%
Properties Pending Sale	5	6	11	8	60.0%
Properties For Sale	45	62	48	47	4.4%
Days on Market (Pending Sale)	11	23	58	16	45.5%
Percent Under Contract	11.1%	9.7%	22.9%	17.0%	53.2%
Average Median Price for Last 12 Months	\$1,892,875	\$1,986,750	\$2,025,833	\$2,092,358	10.5%

*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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