

Micro Market Report



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



Los Angeles County

At a Glance



Country	United States
State	California
Region	Greater Los Angeles
Formed	1850
County seat	Los Angeles
Largest City (Area)	Los Angeles
Largest City (Population)	Los Angeles
Incorporated Cities	88
Area	
Total	4,751 mi 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, May 2025



Current Market Snapshot

\$1,036,000

Median Sales Price 2.5% Δ YOY

\$725

Average \$/SF 0.1% Δ YOY

16,767

Properties For Sale 11.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,010,500	\$975,000	\$1,026,000	\$1,036,000	2.5%
Average Price per Square Foot	\$724	\$716	\$747	\$725	0.1%
Properties Sold	3254	2691	2316	3077	-5.4%
Properties Pending Sale	3188	2536	2694	3382	6.1%
Properties For Sale	15,106	15,394	15,136	16,767	11.0%
Days on Market (Pending Sale)	25	38	35	34	36.2%
Percent Under Contract	21.1%	16.5%	17.8%	20.2%	-4.4%
Average Median Price for Last 12 Months	\$947,417	\$1,013,667	\$1,032,667	\$1,003,962	5.6%

*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, May 2025



Current Market Snapshot

\$3,962,500

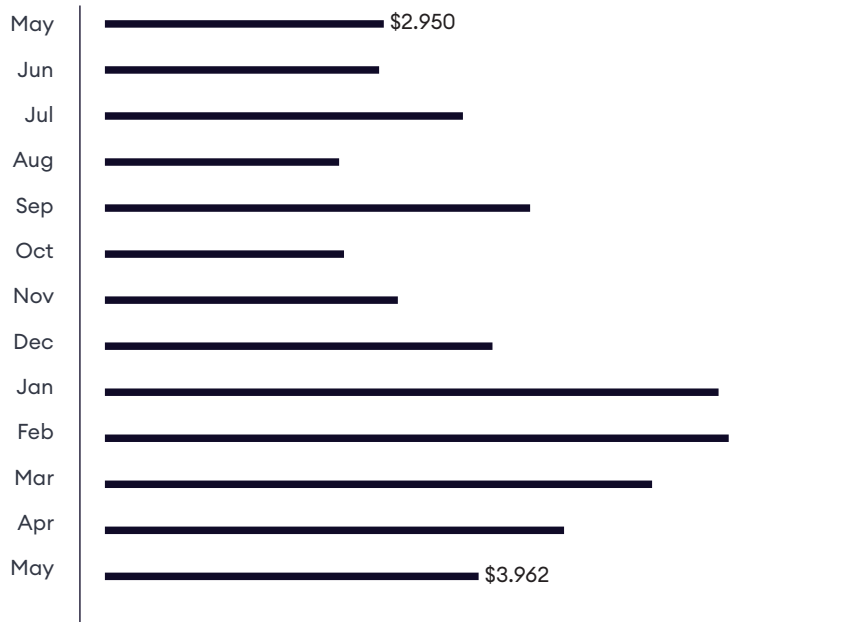
Median Sales Price **34.3% Δ YOY**

\$1,689

Average \$/SF **42.4% Δ YOY**

218

Properties For Sale **40.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,950,000	\$3,100,000	\$6,633,400	\$3,962,500	34.3%
Average Price per Square Foot	\$1,186	\$1,543	\$1,304	\$1,689	42.4%
Properties Sold	15	15	12	22	46.7%
Properties Pending Sale	8	8	10	21	162.5%
Properties For Sale	155	153	190	218	40.6%
Days on Market (Pending Sale)	48	97	46	51	5.5%
Percent Under Contract	5.2%	5.2%	5.3%	9.6%	86.6%
Average Median Price for Last 12 Months	\$2,912,815	\$5,320,250	\$4,884,167	\$4,167,446	30.1%

*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, May 2025



Current Market Snapshot

\$2,175,000

Median Sales Price **3.4% Δ YOY**

\$943

Average \$/SF **2.8% Δ YOY**

121

Properties For Sale **17.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,102,716	\$2,500,000	\$2,295,000	\$2,175,000	3.4%
Average Price per Square Foot	\$917	\$1,004	\$979	\$943	2.8%
Properties Sold	22	9	7	21	-4.5%
Properties Pending Sale	13	12	17	16	23.1%
Properties For Sale	103	106	124	121	17.5%
Days on Market (Pending Sale)	36	48	40	73	104.9%
Percent Under Contract	12.6%	11.3%	13.7%	13.2%	4.8%
Average Median Price for Last 12 Months	\$2,371,851	\$2,378,667	\$2,567,500	\$2,334,786	-1.6%

*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, May 2025



Current Market Snapshot

\$5,665,853

Median Sales Price **10.0% Δ YOY**

\$1,826

Average \$/SF **18.3% Δ YOY**

153

Properties For Sale **3.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$5,150,000	\$8,750,000	\$3,850,000	\$5,665,853	10.0%
Average Price per Square Foot	\$1,543	\$1,821	\$1,899	\$1,826	18.3%
Properties Sold	17	15	11	7	-58.8%
Properties Pending Sale	14	14	9	12	-14.3%
Properties For Sale	148	138	139	153	3.4%
Days on Market (Pending Sale)	51	51	93	75	45.7%
Percent Under Contract	9.5%	10.1%	6.5%	7.8%	-17.1%
Average Median Price for Last 12 Months	\$7,014,365	\$6,839,642	\$8,257,784	\$6,631,566	-5.8%

*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, May 2025



Current Market Snapshot

\$2,895,000

Median Sales Price **13.1% Δ YOY**

\$1,084

Average \$/SF **-13.3% Δ YOY**

210

Properties For Sale **17.3% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,560,000	\$6,043,000	\$2,705,000	\$2,895,000	13.1%
Average Price per Square Foot	\$1,251	\$1,434	\$999	\$1,084	-13.3%
Properties Sold	6	13	11	12	100.0%
Properties Pending Sale	10	12	17	15	50.0%
Properties For Sale	179	183	189	210	17.3%
Days on Market (Pending Sale)	72	99	38	75	3.6%
Percent Under Contract	5.6%	6.6%	9.0%	7.1%	27.9%
Average Median Price for Last 12 Months	\$3,795,997	\$3,034,167	\$3,441,667	\$3,365,451	-12.8%

*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, May 2025



Current Market Snapshot

\$1,900,000

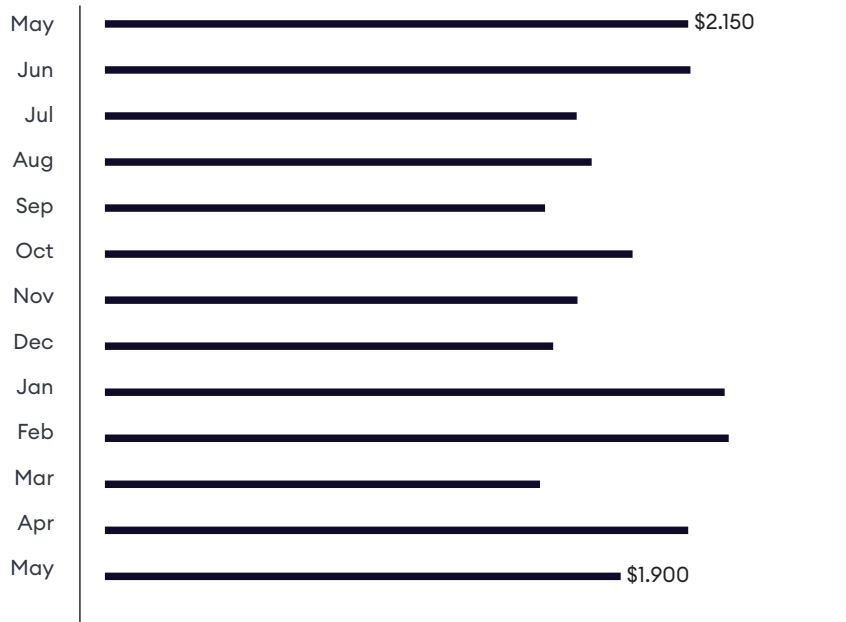
Median Sales Price -11.6% Δ YOY

\$995

Average \$/SF -13.3% Δ YOY

60

Properties For Sale 5.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,150,000	\$1,740,000	\$2,300,000	\$1,900,000	-11.6%
Average Price per Square Foot	\$1,148	\$973	\$1,386	\$995	-13.3%
Properties Sold	15	9	7	16	6.7%
Properties Pending Sale	6	7	11	12	100.0%
Properties For Sale	57	56	72	60	5.3%
Days on Market (Pending Sale)	23	24	26	29	27.2%
Percent Under Contract	10.5%	12.5%	15.3%	20.0%	90.0%
Average Median Price for Last 12 Months	\$1,904,973	\$1,981,042	\$1,883,750	\$1,925,233	1.1%

*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, May 2025



Current Market Snapshot

\$4,275,000

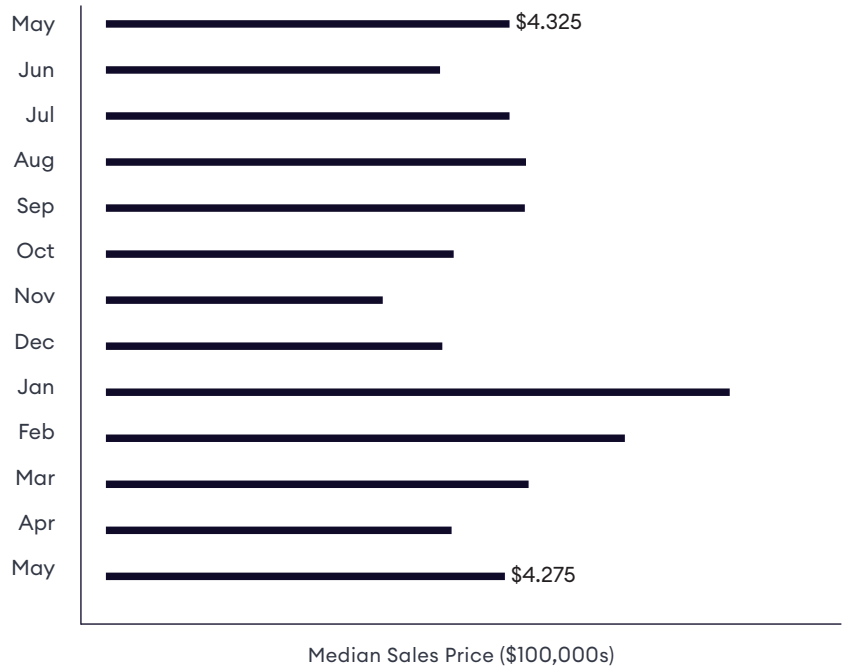
Median Sales Price -1.2% Δ YOY

\$1,455

Average \$/SF 21.0% Δ YOY

218

Properties For Sale 37.1% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$4,325,000	\$2,957,500	\$5,569,000	\$4,275,000	-1.2%
Average Price per Square Foot	\$1,202	\$1,270	\$1,479	\$1,455	21.0%
Properties Sold	16	14	24	17	6.2%
Properties Pending Sale	14	7	29	20	42.9%
Properties For Sale	159	131	190	218	37.1%
Days on Market (Pending Sale)	30	40	42	48	58.3%
Percent Under Contract	8.8%	5.3%	15.3%	9.2%	4.2%
Average Median Price for Last 12 Months	\$3,684,000	\$4,729,100	\$4,168,533	\$4,328,662	14.9%

*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, May 2025



Current Market Snapshot

\$3,609,499

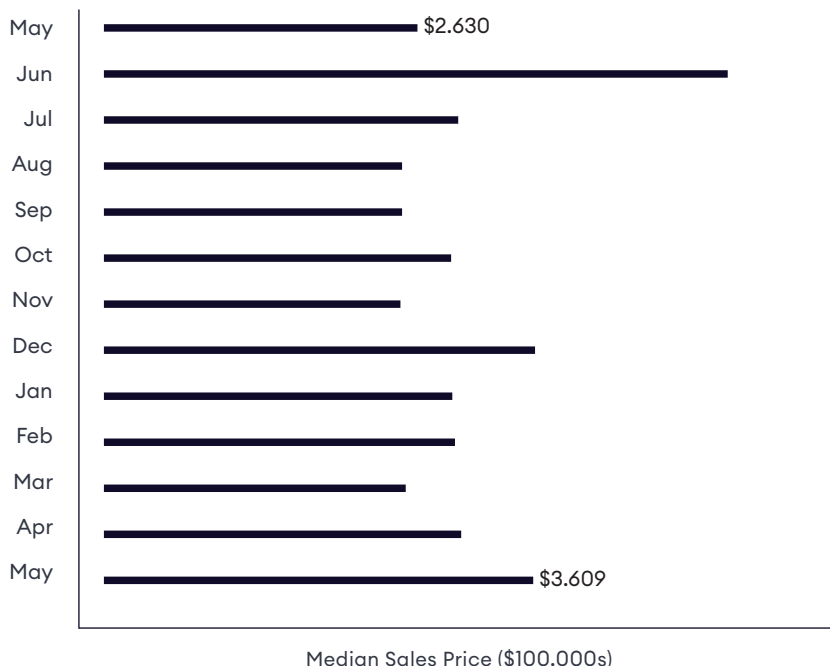
Median Sales Price **37.2% Δ YOY**

\$981

Average \$/SF **-14.6% Δ YOY**

27

Properties For Sale **28.6% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,630,000	\$2,486,062	\$2,947,500	\$3,609,499	37.2%
Average Price per Square Foot	\$1,149	\$966	\$1,130	\$981	-14.6%
Properties Sold	5	4	8	6	20.0%
Properties Pending Sale	5	3	8	8	60.0%
Properties For Sale	21	30	30	27	28.6%
Days on Market (Pending Sale)	12	21	29	19	61.6%
Percent Under Contract	23.8%	10.0%	26.7%	29.6%	24.4%
Average Median Price for Last 12 Months	\$2,771,500	\$3,106,329	\$3,046,825	\$3,069,157	9.7%

*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, May 2025



Current Market Snapshot

\$1,750,000

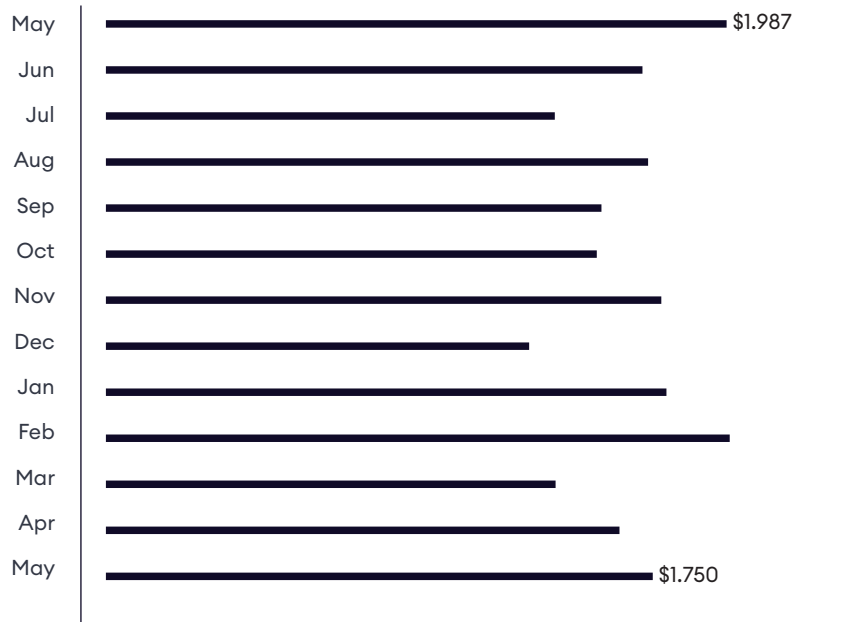
Median Sales Price **-11.9% Δ YOY**

\$1,026

Average \$/SF **13.4% Δ YOY**

93

Properties For Sale **45.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,987,500	\$1,777,500	\$1,997,500	\$1,750,000	-11.9%
Average Price per Square Foot	\$905	\$976	\$1,047	\$1,026	13.4%
Properties Sold	12	16	20	17	41.7%
Properties Pending Sale	13	16	20	16	23.1%
Properties For Sale	64	87	87	93	45.3%
Days on Market (Pending Sale)	39	41	31	21	-47.6%
Percent Under Contract	20.3%	18.4%	23.0%	17.2%	-15.3%
Average Median Price for Last 12 Months	\$1,636,505	\$1,662,417	\$1,610,167	\$1,675,490	2.3%

*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, May 2025



Current Market Snapshot

\$660,000

Median Sales Price **18.9% Δ YOY**

\$524

Average \$/SF **24.5% Δ YOY**

51

Properties For Sale **-25.0% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$555,000	\$540,000	\$677,500	\$660,000	18.9%
Average Price per Square Foot	\$421	\$472	\$511	\$524	24.5%
Properties Sold	7	7	4	9	28.6%
Properties Pending Sale	9	10	6	10	11.1%
Properties For Sale	68	58	50	51	-25.0%
Days on Market (Pending Sale)	28	40	83	47	68.8%
Percent Under Contract	13.2%	17.2%	12.0%	19.6%	48.1%
Average Median Price for Last 12 Months	\$607,462	\$644,042	\$652,250	\$630,265	3.6%

*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, May 2025



Current Market Snapshot

\$2,135,000

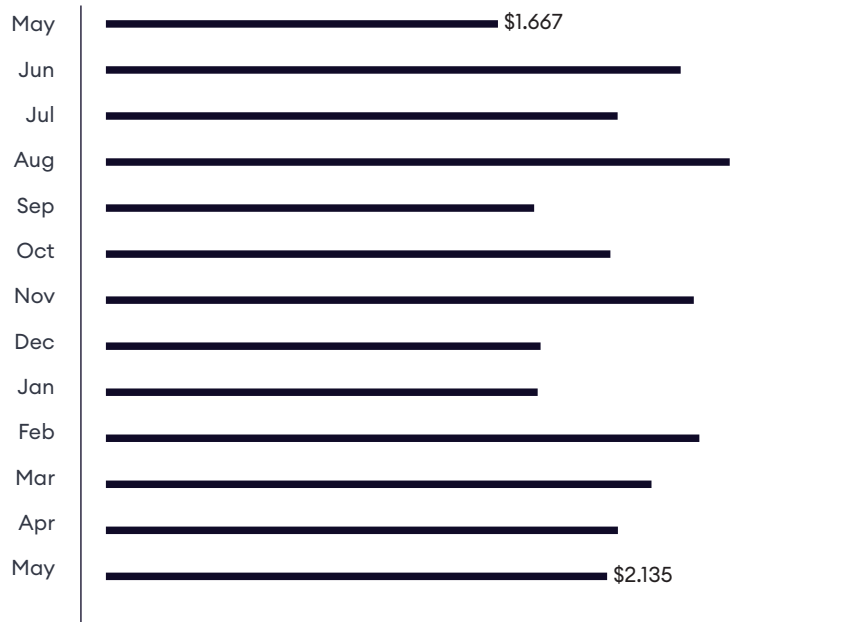
Median Sales Price **28.0% Δ YOY**

\$897

Average \$/SF **5.2% Δ YOY**

123

Properties For Sale **29.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,667,500	\$2,506,200	\$2,530,000	\$2,135,000	28.0%
Average Price per Square Foot	\$853	\$917	\$955	\$897	5.2%
Properties Sold	12	14	11	12	0.0%
Properties Pending Sale	16	18	13	18	12.5%
Properties For Sale	95	116	113	123	29.5%
Days on Market (Pending Sale)	34	49	36	49	46.0%
Percent Under Contract	16.8%	15.5%	11.5%	14.6%	-13.1%
Average Median Price for Last 12 Months	\$2,213,908	\$2,143,127	\$2,213,734	\$2,176,459	-1.7%

*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, May 2025



Current Market Snapshot

\$1,461,000

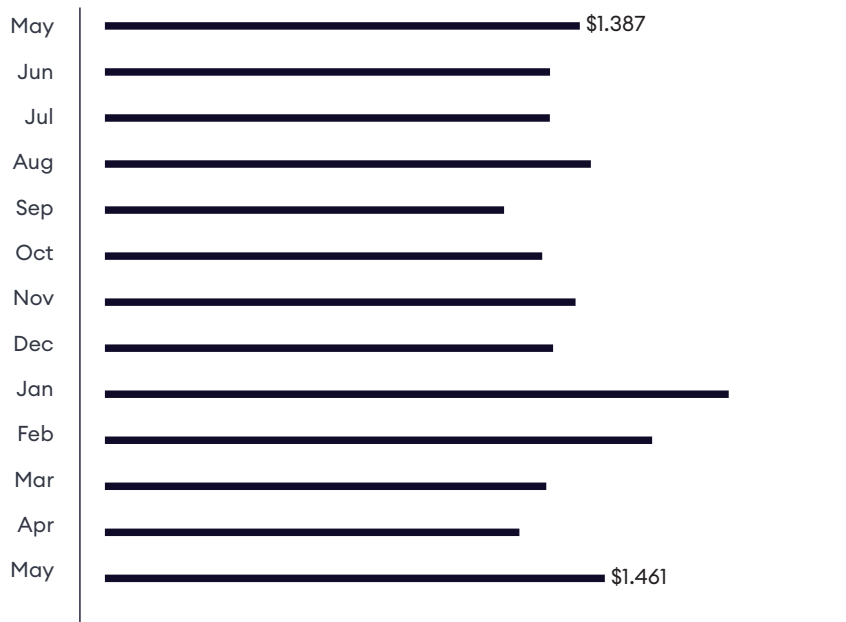
Median Sales Price **5.3% Δ YOY**

\$967

Average \$/SF **15.4% Δ YOY**

82

Properties For Sale **-3.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,387,500	\$1,375,000	\$1,600,000	\$1,461,000	5.3%
Average Price per Square Foot	\$838	\$283	\$840	\$967	15.4%
Properties Sold	12	4	6	6	-50.0%
Properties Pending Sale	10	5	9	9	-10.0%
Properties For Sale	85	96	78	82	-3.5%
Days on Market (Pending Sale)	54	35	22	41	-25.1%
Percent Under Contract	11.8%	5.2%	11.5%	11.0%	-6.7%
Average Median Price for Last 12 Months	\$1,367,646	\$1,449,000	\$1,320,000	\$1,378,308	0.8%

*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, May 2025



Current Market Snapshot

\$2,065,000

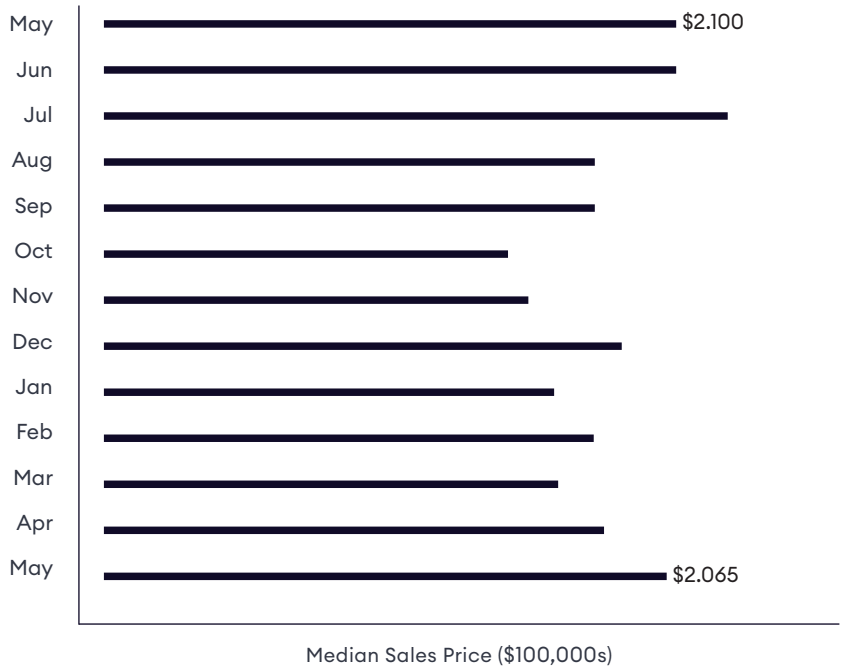
Median Sales Price -1.7% Δ YOY

\$800

Average \$/SF -10.8% Δ YOY

101

Properties For Sale 34.7% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,100,000	\$1,555,000	\$1,796,000	\$2,065,000	-1.7%
Average Price per Square Foot	\$897	\$916	\$930	\$800	-10.8%
Properties Sold	6	6	5	13	116.7%
Properties Pending Sale	6	4	10	10	66.7%
Properties For Sale	75	90	107	101	34.7%
Days on Market (Pending Sale)	32	41	58	38	17.8%
Percent Under Contract	8.0%	4.4%	9.3%	9.9%	23.8%
Average Median Price for Last 12 Months	\$2,171,042	\$1,818,183	\$1,854,617	\$1,848,777	-17.4%

*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, May 2025



Current Market Snapshot

\$832,000

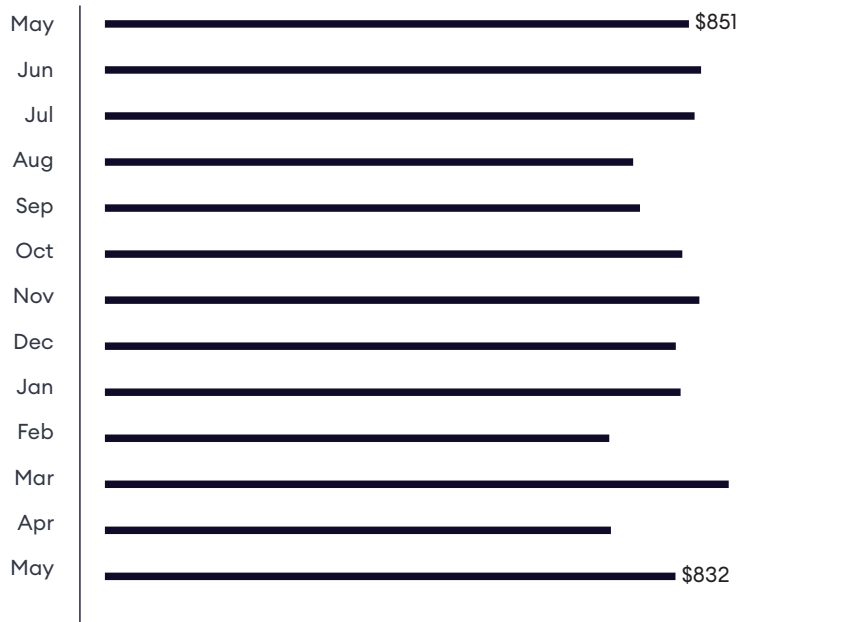
Median Sales Price -2.3% Δ YOY

\$565

Average \$/SF 0.0% Δ YOY

92

Properties For Sale -6.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$851,725	\$867,000	\$735,000	\$832,000	-2.3%
Average Price per Square Foot	\$565	\$531	\$550	\$565	0.0%
Properties Sold	19	19	9	18	-5.3%
Properties Pending Sale	13	16	15	17	30.8%
Properties For Sale	98	89	93	92	-6.1%
Days on Market (Pending Sale)	30	40	55	57	88.5%
Percent Under Contract	13.3%	18.0%	16.1%	18.5%	39.3%
Average Median Price for Last 12 Months	\$790,310	\$814,404	\$826,474	\$825,127	4.2%

*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, May 2025



Current Market Snapshot

\$1,430,000

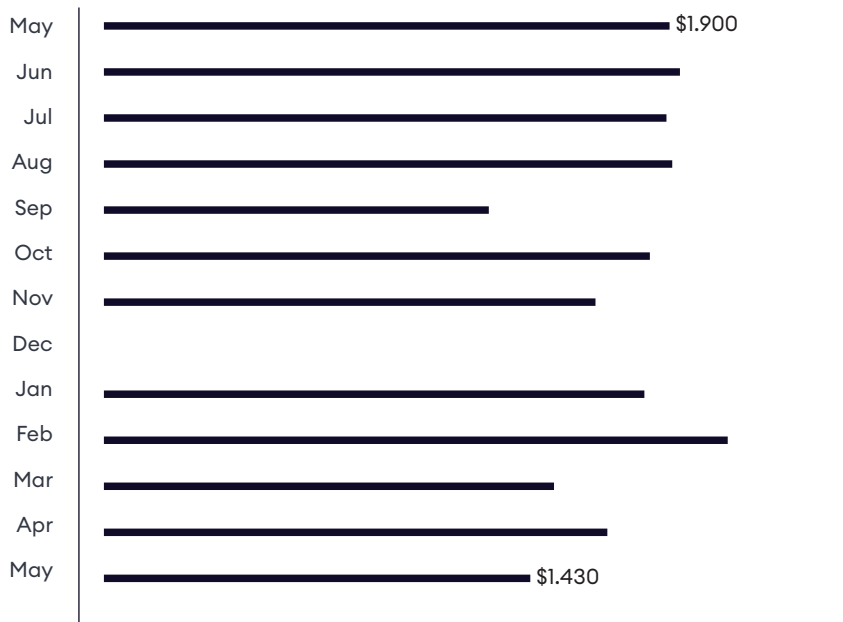
Median Sales Price **-24.7% Δ YOY**

\$784

Average \$/SF **38.8% Δ YOY**

28

Properties For Sale **21.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,900,000	\$1,650,000	\$2,096,250	\$1,430,000	-24.7%
Average Price per Square Foot	\$565	\$724	\$618	\$784	38.8%
Properties Sold	3	1	12	4	33.3%
Properties Pending Sale	5	3	4	4	-20.0%
Properties For Sale	23	33	29	28	21.7%
Days on Market (Pending Sale)	26	57	35	29	11.5%
Percent Under Contract	21.7%	9.1%	13.8%	14.3%	-34.3%
Average Median Price for Last 12 Months	\$1,727,574	\$1,423,542	\$1,543,333	\$1,611,404	-7.2%

*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, May 2025



Current Market Snapshot

\$2,050,000

Median Sales Price -1.4% Δ YOY

\$880

Average \$/SF -24.5% Δ YOY

286

Properties For Sale 49.7% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,080,000	\$1,835,365	\$2,080,425	\$2,050,000	-1.4%
Average Price per Square Foot	\$1,165	\$958	\$1,061	\$880	-24.5%
Properties Sold	19	16	12	17	-10.5%
Properties Pending Sale	17	10	15	24	41.2%
Properties For Sale	191	213	228	286	49.7%
Days on Market (Pending Sale)	34	45	42	32	-7.7%
Percent Under Contract	8.9%	4.7%	6.6%	8.4%	-5.7%
Average Median Price for Last 12 Months	\$2,329,145	\$2,148,534	\$2,112,500	\$2,113,774	-10.2%

*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, May 2025



Current Market Snapshot

\$2,262,755

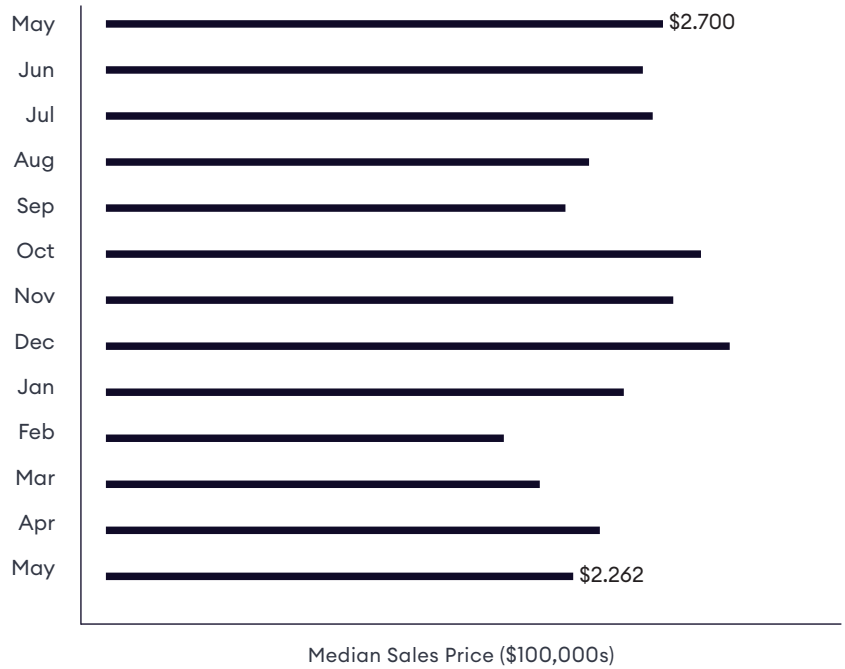
Median Sales Price -16.2% Δ YOY

\$1,021

Average \$/SF -2.5% Δ YOY

114

Properties For Sale 8.6% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,700,000	\$2,750,000	\$1,925,000	\$2,262,755	-16.2%
Average Price per Square Foot	\$1,047	\$908	\$950	\$1,021	-2.5%
Properties Sold	21	19	11	14	-33.3%
Properties Pending Sale	19	13	17	16	-15.8%
Properties For Sale	105	105	108	114	8.6%
Days on Market (Pending Sale)	58	28	41	53	-9.2%
Percent Under Contract	18.1%	12.4%	15.7%	14.0%	-22.4%
Average Median Price for Last 12 Months	\$2,371,300	\$2,369,084	\$2,251,752	\$2,489,731	4.8%

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



Current Market Snapshot

\$4,825,000

Median Sales Price **-14.7% Δ YOY**

\$1,346

Average \$/SF **-3.9% Δ YOY**

248

Properties For Sale **22.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$5,655,000	\$4,250,000	\$2,570,000	\$4,825,000	-14.7%
Average Price per Square Foot	\$1,400	\$1,991	\$1,159	\$1,346	-3.9%
Properties Sold	11	9	2	7	-36.4%
Properties Pending Sale	15	11	6	6	-60.0%
Properties For Sale	202	225	229	248	22.8%
Days on Market (Pending Sale)	45	90	38	123	173.4%
Percent Under Contract	7.4%	4.9%	2.6%	2.4%	-67.4%
Average Median Price for Last 12 Months	\$4,073,958	\$4,141,250	\$5,009,167	\$4,419,692	7.8%

*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, May 2025



Current Market Snapshot

\$13,850,000

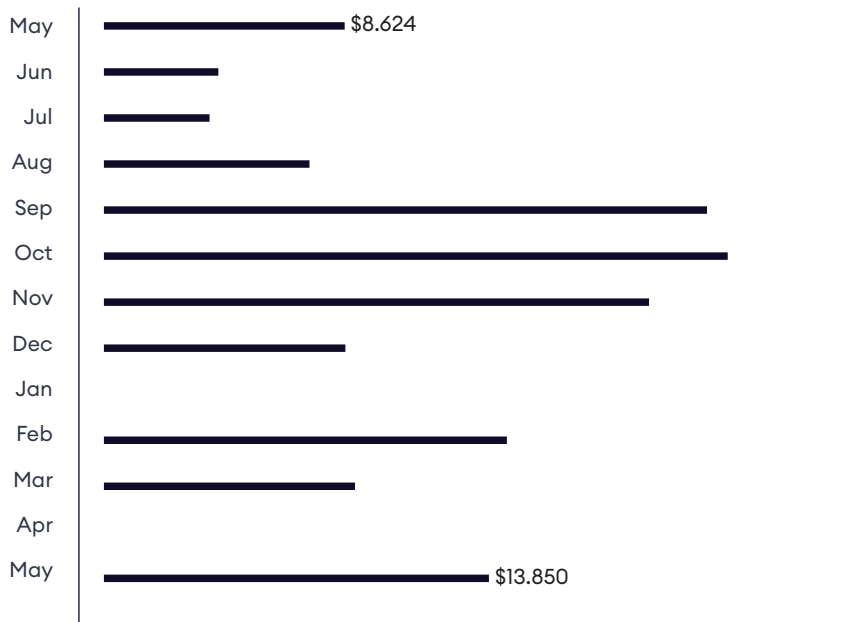
Median Sales Price **60.6% Δ YOY**

\$4,023

Average \$/SF **35.3% Δ YOY**

79

Properties For Sale **-10.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$8,624,500	\$19,650,000	\$14,500,000	\$13,850,000	60.6%
Average Price per Square Foot	\$2,974	\$4,009	\$4,677	\$4,023	35.3%
Properties Sold	2	1	1	3	50.0%
Properties Pending Sale	2	1	3	1	-50.0%
Properties For Sale	88	84	72	79	-10.2%
Days on Market (Pending Sale)	90	203	136	38	-57.8%
Percent Under Contract	2.3%	1.2%	4.2%	1.3%	-44.3%
Average Median Price for Last 12 Months	\$12,830,989	\$7,666,667	\$7,616,667	\$10,281,115	-24.8%

*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, May 2025



Current Market Snapshot

\$2,215,000

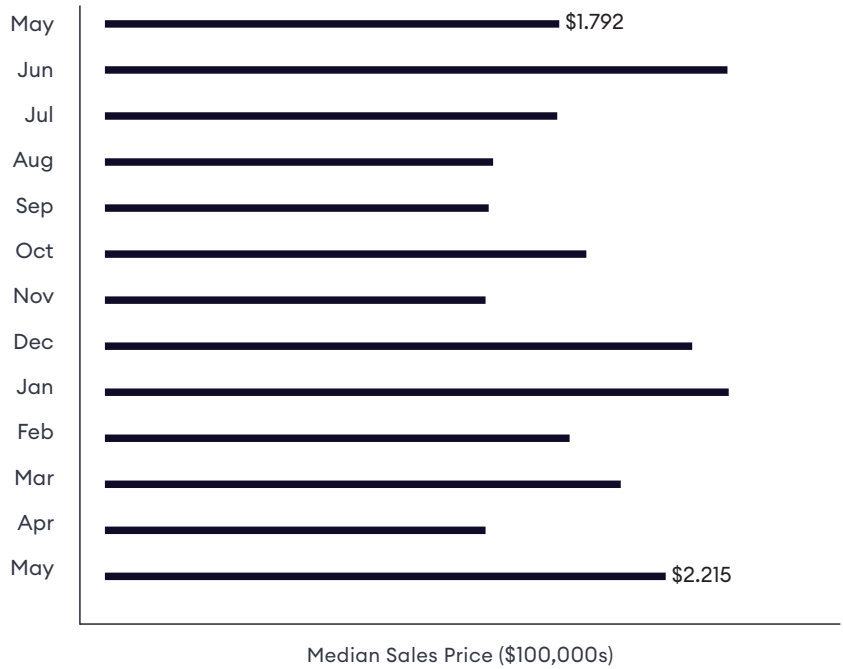
Median Sales Price **23.6% Δ YOY**

\$1,003

Average \$/SF **14.1% Δ YOY**

44

Properties For Sale **-2.2% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,792,500	\$1,500,000	\$1,833,500	\$2,215,000	23.6%
Average Price per Square Foot	\$879	\$1,497	\$864	\$1,003	14.1%
Properties Sold	8	4	8	7	-12.5%
Properties Pending Sale	7	3	9	4	-42.9%
Properties For Sale	45	45	49	44	-2.2%
Days on Market (Pending Sale)	22	58	37	13	-41.3%
Percent Under Contract	15.6%	6.7%	18.4%	9.1%	-41.6%
Average Median Price for Last 12 Months	\$1,931,612	\$2,061,673	\$1,917,166	\$1,911,503	-1.1%

*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, May 2025



Current Market Snapshot

\$1,025,000

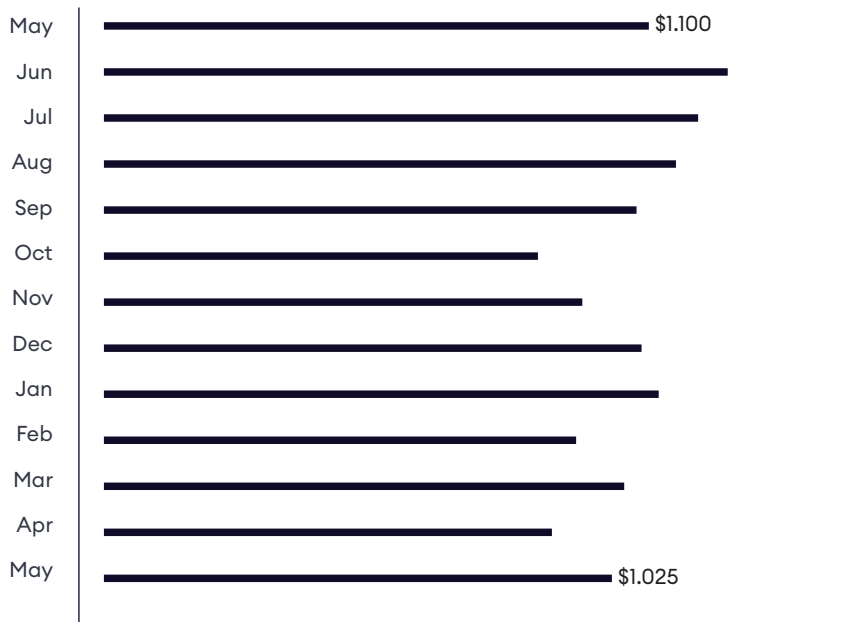
Median Sales Price **-6.8% Δ YOY**

\$601

Average \$/SF **-4.5% Δ YOY**

156

Properties For Sale **7.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,100,000	\$965,000	\$952,500	\$1,025,000	-6.8%
Average Price per Square Foot	\$629	\$638	\$591	\$601	-4.5%
Properties Sold	14	20	18	21	50.0%
Properties Pending Sale	18	16	20	21	16.7%
Properties For Sale	145	166	154	156	7.6%
Days on Market (Pending Sale)	33	30	29	39	19.5%
Percent Under Contract	12.4%	9.6%	13.0%	13.5%	8.4%
Average Median Price for Last 12 Months	\$1,038,121	\$1,022,664	\$992,775	\$1,058,922	2.0%

*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, May 2025



Current Market Snapshot

No Sales

Median Sales Price n/a Δ YOY

No Sales

Average \$/SF n/a Δ YOY

37

Properties For Sale 68.2% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$0	\$947,500	\$942,500	\$0	n/a
Average Price per Square Foot	\$0	\$650	\$617	\$0	n/a
Properties Sold	0	4	2	0	n/a
Properties Pending Sale	2	3	3	3	50.0%
Properties For Sale	22	22	23	37	68.2%
Days on Market (Pending Sale)	33	92	27	88	166.7%
Percent Under Contract	9.1%	13.6%	13.0%	8.1%	-10.8%
Average Median Price for Last 12 Months	\$828,917	\$537,104	\$415,375	\$640,587	-29.4%

*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, May 2025



Current Market Snapshot

\$11,314,713

Median Sales Price **205.8% Δ YOY**

\$2,236

Average \$/SF **47.3% Δ YOY**

114

Properties For Sale **-22.4% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$3,700,000	\$3,960,978	\$0	\$11,314,713	205.8%
Average Price per Square Foot	\$1,518	\$1,512	\$0	\$2,236	47.3%
Properties Sold	31	18	0	2	-93.5%
Properties Pending Sale	15	14	2	6	-60.0%
Properties For Sale	147	147	103	114	-22.4%
Days on Market (Pending Sale)	24	41	73	62	160.4%
Percent Under Contract	10.2%	9.5%	1.9%	5.3%	-48.4%
Average Median Price for Last 12 Months	\$4,051,912	\$4,331,452	\$5,937,904	\$4,034,745	-0.4%

*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, May 2025



Current Market Snapshot

\$2,101,500

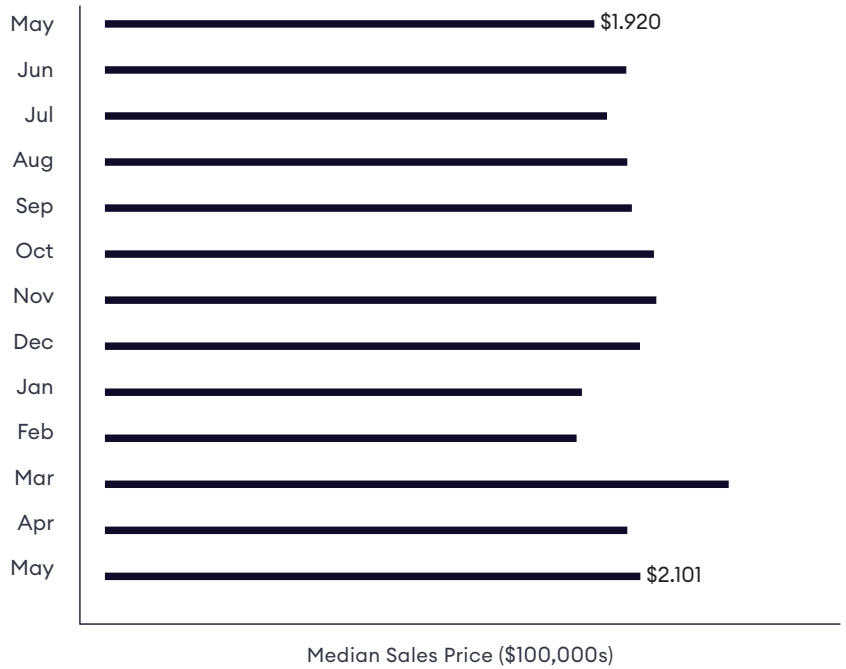
Median Sales Price **9.5% Δ YOY**

\$1,138

Average \$/SF **9.4% Δ YOY**

111

Properties For Sale **-16.5% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,920,000	\$2,164,500	\$1,850,000	\$2,101,500	9.5%
Average Price per Square Foot	\$1,040	\$970	\$1,067	\$1,138	9.4%
Properties Sold	23	20	23	25	8.7%
Properties Pending Sale	29	25	28	32	10.3%
Properties For Sale	133	104	99	111	-16.5%
Days on Market (Pending Sale)	16	44	20	18	10.5%
Percent Under Contract	21.8%	24.0%	28.3%	28.8%	32.2%
Average Median Price for Last 12 Months	\$2,026,679	\$2,070,417	\$2,200,500	\$2,061,231	1.7%

*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, May 2025



Current Market Snapshot

\$1,100,000

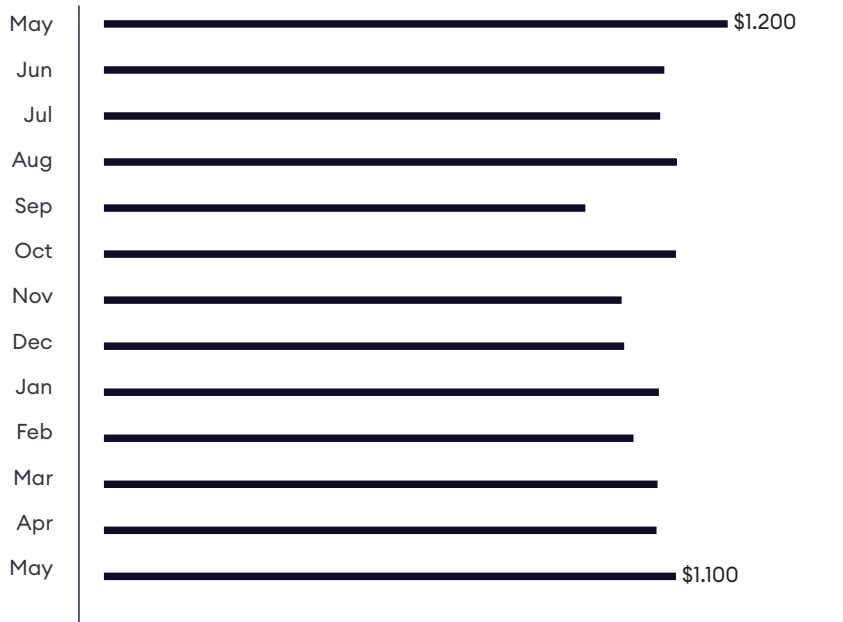
Median Sales Price **-8.3% Δ YOY**

\$697

Average \$/SF **-2.7% Δ YOY**

236

Properties For Sale **20.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,200,000	\$995,000	\$1,018,000	\$1,100,000	-8.3%
Average Price per Square Foot	\$716	\$608	\$642	\$697	-2.7%
Properties Sold	39	38	27	31	-20.5%
Properties Pending Sale	41	36	41	37	-9.8%
Properties For Sale	196	209	224	236	20.4%
Days on Market (Pending Sale)	27	40	28	44	66.3%
Percent Under Contract	20.9%	17.2%	18.3%	15.7%	-25.1%
Average Median Price for Last 12 Months	\$1,042,537	\$1,051,983	\$1,075,633	\$1,060,061	1.7%

*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, May 2025



Current Market Snapshot

\$2,530,000

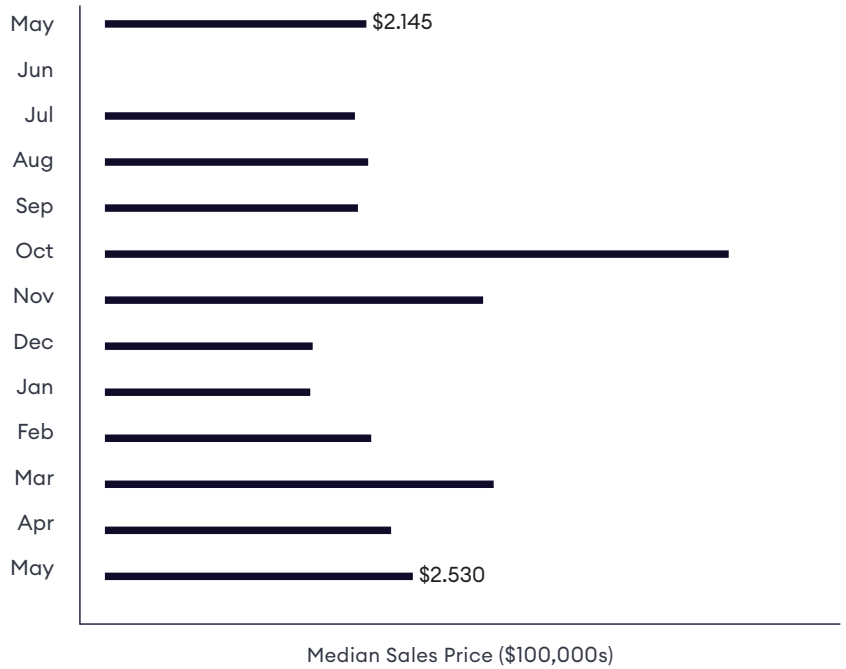
Median Sales Price **17.9% Δ YOY**

\$850

Average \$/SF **-4.7% Δ YOY**

26

Properties For Sale **30.0% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,145,000	\$3,112,500	\$2,185,000	\$2,530,000	17.9%
Average Price per Square Foot	\$892	\$638	\$658	\$850	-4.7%
Properties Sold	1	4	4	5	400.0%
Properties Pending Sale	2	7	1	6	200.0%
Properties For Sale	20	26	23	26	30.0%
Days on Market (Pending Sale)	10	41	68	45	353.3%
Percent Under Contract	10.0%	26.9%	4.3%	23.1%	130.8%
Average Median Price for Last 12 Months	\$2,381,079	\$2,274,167	\$2,693,333	\$2,333,500	-2.0%

*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, May 2025



Current Market Snapshot

\$3,890,000

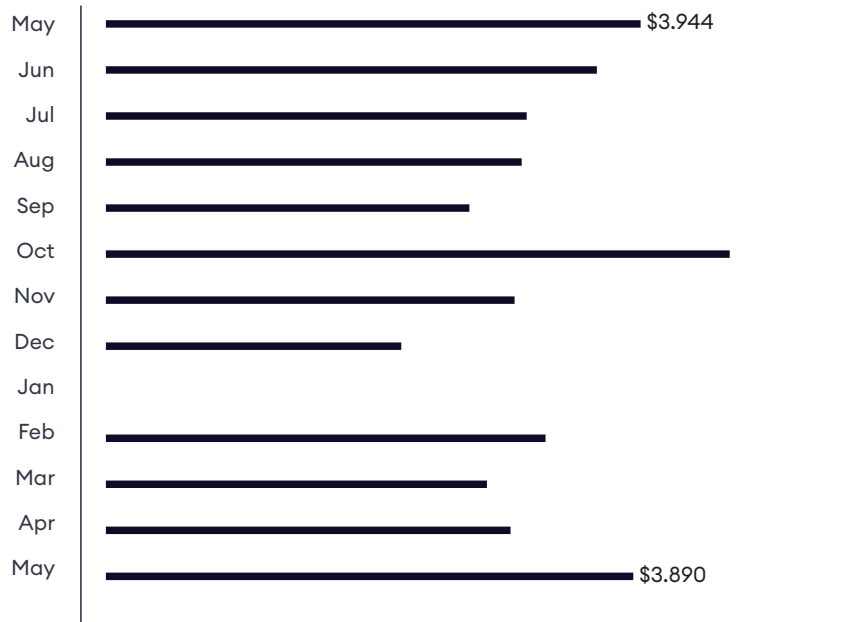
Median Sales Price -1.4% Δ YOY

\$1,069

Average \$/SF 10.5% Δ YOY

11

Properties For Sale -21.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$3,944,375	\$3,010,000	\$3,239,450	\$3,890,000	-1.4%
Average Price per Square Foot	\$967	\$870	\$1,028	\$1,069	10.5%
Properties Sold	2	1	4	1	-50.0%
Properties Pending Sale	2	1	2	1	-50.0%
Properties For Sale	14	15	14	11	-21.4%
Days on Market (Pending Sale)	1	47	12	18	1700.0%
Percent Under Contract	14.3%	6.7%	14.3%	9.1%	-36.4%
Average Median Price for Last 12 Months	\$2,641,531	\$2,514,075	\$3,225,000	\$3,007,794	12.2%

*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, May 2025



Current Market Snapshot

\$4,905,650

Median Sales Price 6.5% Δ YOY

\$1,637

Average \$/SF 14.6% Δ YOY

172

Properties For Sale 37.6% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$4,608,250	\$3,462,500	\$5,200,000	\$4,905,650	6.5%
Average Price per Square Foot	\$1,428	\$1,396	\$1,657	\$1,637	14.6%
Properties Sold	26	18	31	26	0.0%
Properties Pending Sale	20	14	25	22	10.0%
Properties For Sale	125	137	150	172	37.6%
Days on Market (Pending Sale)	29	60	27	28	-3.4%
Percent Under Contract	16.0%	10.2%	16.7%	12.8%	-20.1%
Average Median Price for Last 12 Months	\$3,444,980	\$4,381,206	\$4,235,717	\$3,896,460	11.6%

*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, May 2025

Current Market Snapshot

\$2,010,000

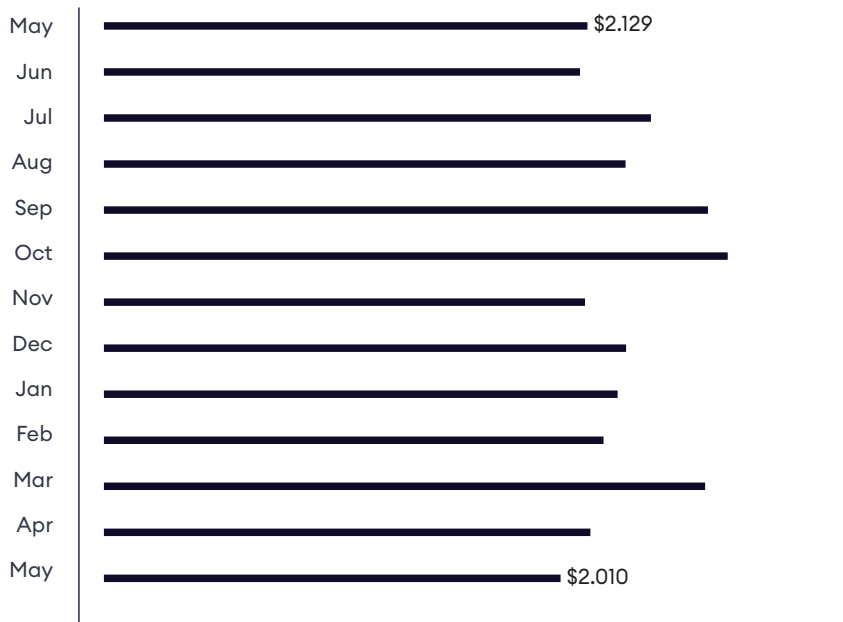
Median Sales Price **-5.6% Δ YOY**

\$926

Average \$/SF **-24.3% Δ YOY**

450

Properties For Sale **29.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,129,000	\$2,118,153	\$2,200,000	\$2,010,000	-5.6%
Average Price per Square Foot	\$1,223	\$1,059	\$998	\$926	-24.3%
Properties Sold	30	32	15	27	-10.0%
Properties Pending Sale	29	20	20	32	10.3%
Properties For Sale	347	367	395	450	29.7%
Days on Market (Pending Sale)	46	57	50	42	-8.9%
Percent Under Contract	8.4%	5.4%	5.1%	7.1%	-14.9%
Average Median Price for Last 12 Months	\$2,402,387	\$2,260,750	\$2,267,333	\$2,309,819	-4.0%

*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, May 2025



Current Market Snapshot

\$2,400,000

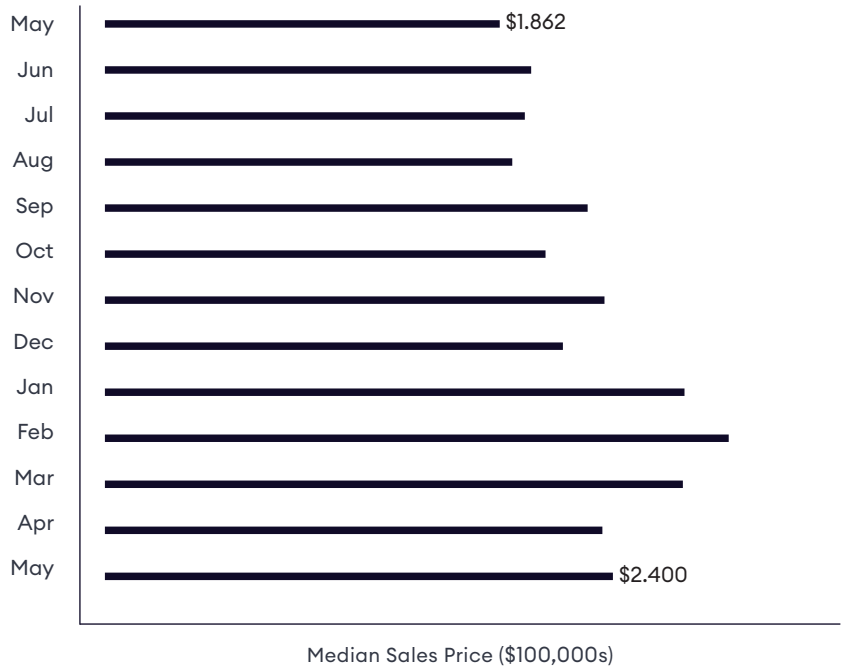
Median Sales Price **28.9% Δ YOY**

\$1,249

Average \$/SF **4.4% Δ YOY**

153

Properties For Sale **-4.4% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,862,500	\$2,359,970	\$2,950,000	\$2,400,000	28.9%
Average Price per Square Foot	\$1,196	\$1,148	\$1,273	\$1,249	4.4%
Properties Sold	16	17	27	25	56.2%
Properties Pending Sale	19	14	16	28	47.4%
Properties For Sale	160	143	137	153	-4.4%
Days on Market (Pending Sale)	33	48	32	58	76.7%
Percent Under Contract	11.9%	9.8%	11.7%	18.3%	54.1%
Average Median Price for Last 12 Months	\$2,528,009	\$2,555,792	\$2,494,083	\$2,294,821	-10.2%

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

West Adams

Single Family Residences, May 2025



Current Market Snapshot

\$1,185,000

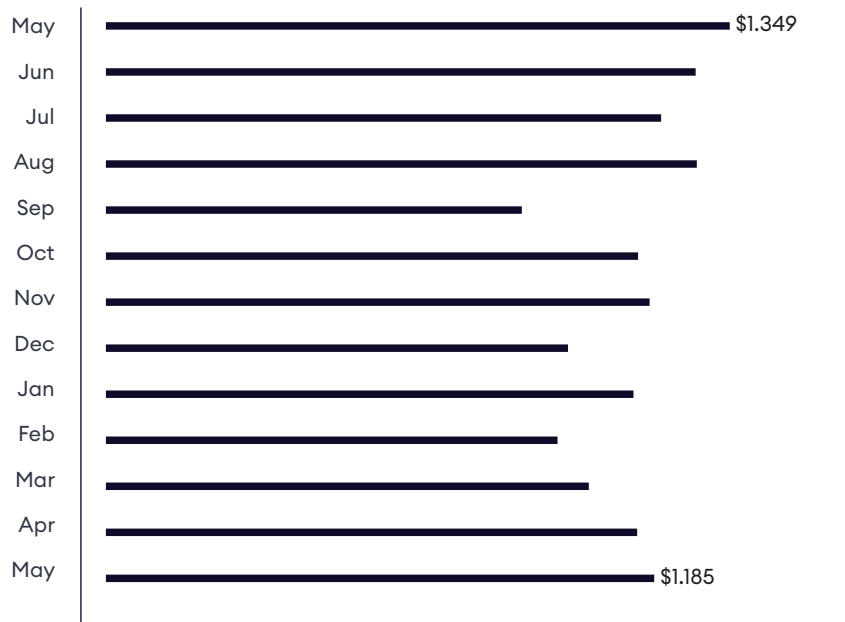
Median Sales Price -12.2% Δ YOY

\$773

Average \$/SF -1.9% Δ YOY

71

Properties For Sale 1.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,349,000	\$1,175,000	\$975,000	\$1,185,000	-12.2%
Average Price per Square Foot	\$788	\$805	\$743	\$773	-1.9%
Properties Sold	13	11	9	5	-61.5%
Properties Pending Sale	14	11	11	14	0.0%
Properties For Sale	70	77	71	71	1.4%
Days on Market (Pending Sale)	27	28	35	36	32.0%
Percent Under Contract	20.0%	14.3%	15.5%	19.7%	-1.4%
Average Median Price for Last 12 Months	\$1,093,292	\$1,081,467	\$1,125,333	\$1,139,446	4.1%

*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, May 2025



Current Market Snapshot

\$3,575,000

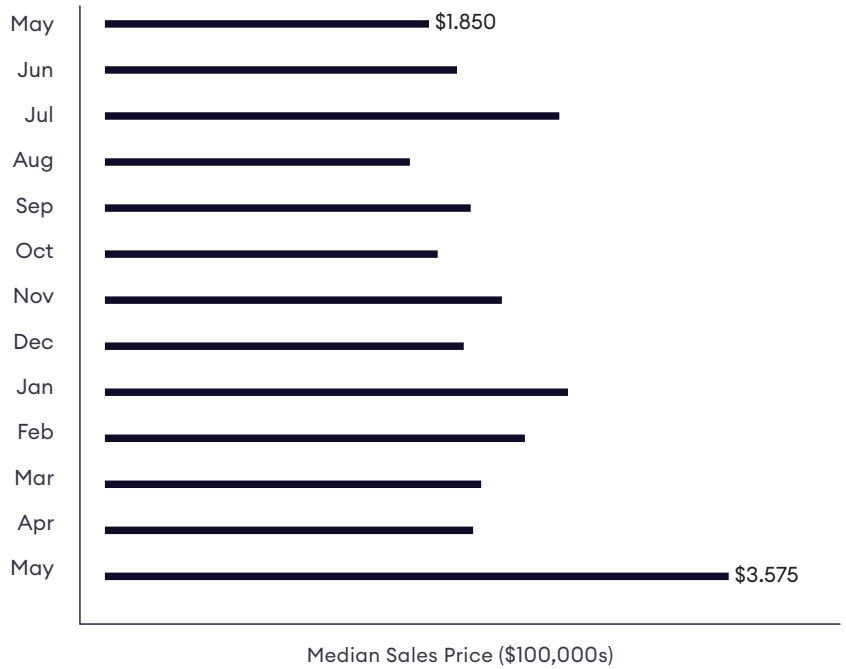
Median Sales Price **93.2% Δ YOY**

\$954

Average \$/SF **-24.5% Δ YOY**

131

Properties For Sale **48.9% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,850,000	\$2,269,500	\$2,402,000	\$3,575,000	93.2%
Average Price per Square Foot	\$1,264	\$1,249	\$1,147	\$954	-24.5%
Properties Sold	9	6	9	4	-55.6%
Properties Pending Sale	6	8	9	9	50.0%
Properties For Sale	88	109	114	131	48.9%
Days on Market (Pending Sale)	24	56	64	69	193.6%
Percent Under Contract	6.8%	7.3%	7.9%	6.9%	0.8%
Average Median Price for Last 12 Months	\$2,143,000	\$2,488,500	\$2,609,667	\$2,260,885	5.2%

*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, May 2025



Current Market Snapshot

\$1,462,500

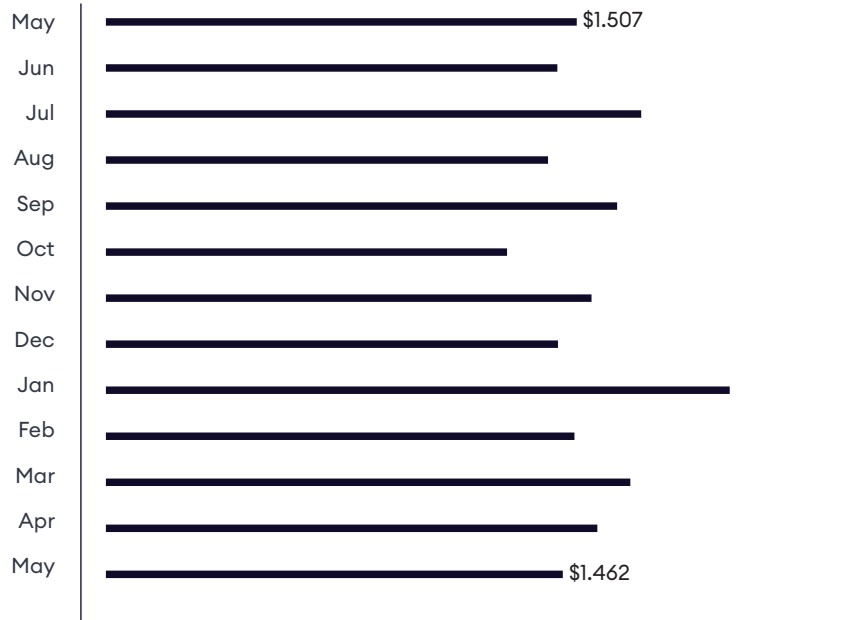
Median Sales Price **-3.0% Δ YOY**

\$934

Average \$/SF **-11.0% Δ YOY**

54

Properties For Sale **-10.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,507,500	\$1,555,000	\$1,500,000	\$1,462,500	-3.0%
Average Price per Square Foot	\$1,049	\$679	\$927	\$934	-11.0%
Properties Sold	12	5	7	12	0.0%
Properties Pending Sale	10	8	9	14	40.0%
Properties For Sale	60	53	47	54	-10.0%
Days on Market (Pending Sale)	28	22	13	27	-2.0%
Percent Under Contract	16.7%	15.1%	19.1%	25.9%	55.6%
Average Median Price for Last 12 Months	\$1,685,122	\$1,610,545	\$1,572,089	\$1,555,482	-8.3%

*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

\$1,721,000

Median Sales Price 2.0% Δ YOY

\$954

Average \$/SF 10.3% Δ YOY

93

Properties For Sale -9.7% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,688,050	\$1,310,000	\$1,997,500	\$1,721,000	2.0%
Average Price per Square Foot	\$865	\$860	\$962	\$954	10.3%
Properties Sold	28	16	20	25	-10.7%
Properties Pending Sale	33	20	14	22	-33.3%
Properties For Sale	103	98	86	93	-9.7%
Days on Market (Pending Sale)	22	41	27	28	23.6%
Percent Under Contract	32.0%	20.4%	16.3%	23.7%	-26.2%
Average Median Price for Last 12 Months	\$1,592,712	\$1,837,000	\$1,801,667	\$1,719,273	7.4%

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

Westwood - Century City

Single Family Residences, May 2025



Current Market Snapshot

\$2,790,000

Median Sales Price **4.5% Δ YOY**

\$1,241

Average \$/SF **17.1% Δ YOY**

84

Properties For Sale **-2.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,670,500	\$2,300,000	\$3,375,000	\$2,790,000	4.5%
Average Price per Square Foot	\$1,060	\$1,069	\$1,134	\$1,241	17.1%
Properties Sold	16	21	17	11	-31.2%
Properties Pending Sale	13	15	11	13	0.0%
Properties For Sale	86	81	82	84	-2.3%
Days on Market (Pending Sale)	32	44	33	20	-38.3%
Percent Under Contract	15.1%	18.5%	13.4%	15.5%	2.4%
Average Median Price for Last 12 Months	\$2,609,026	\$3,043,917	\$2,899,667	\$2,670,312	2.3%

*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, May 2025



Current Market Snapshot

\$1,730,000

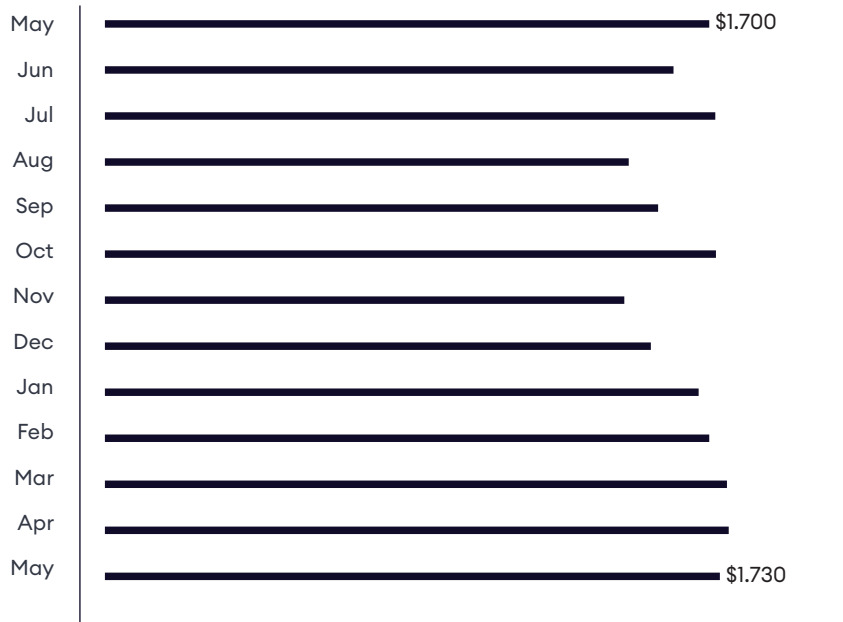
Median Sales Price **1.8% Δ YOY**

\$973

Average \$/SF **1.8% Δ YOY**

875

Properties For Sale **8.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,700,000	\$1,460,000	\$1,700,000	\$1,730,000	1.8%
Average Price per Square Foot	\$956	\$922	\$996	\$973	1.8%
Properties Sold	196	151	171	196	0.0%
Properties Pending Sale	200	148	173	203	1.5%
Properties For Sale	810	787	777	875	8.0%
Days on Market (Pending Sale)	27	47	32	35	29.8%
Percent Under Contract	24.7%	18.8%	22.3%	23.2%	-6.0%
Average Median Price for Last 12 Months	\$1,567,021	\$1,690,000	\$1,745,000	\$1,643,308	4.9%

*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, May 2025



Current Market Snapshot

\$3,025,000

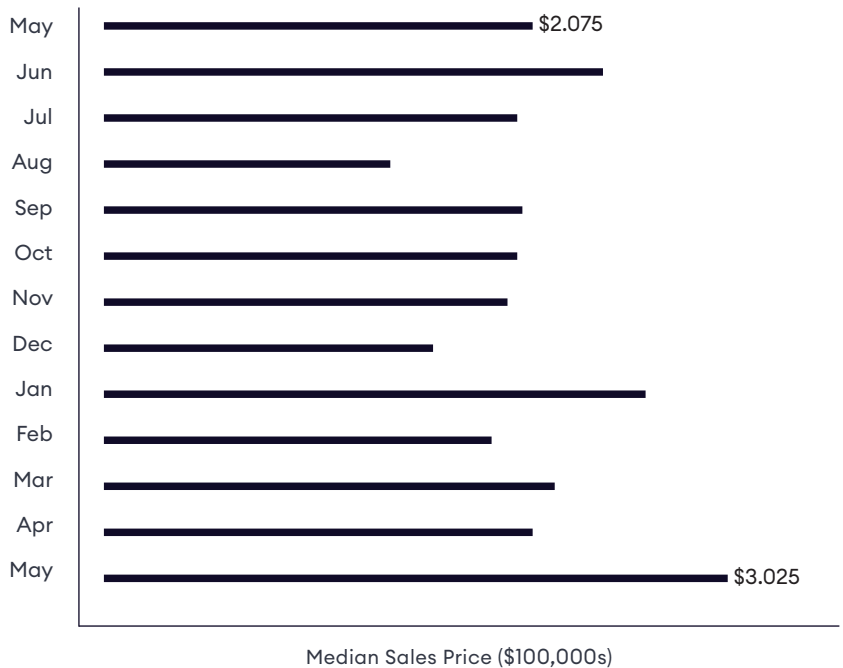
Median Sales Price **45.8% Δ YOY**

\$890

Average \$/SF **0.2% Δ YOY**

17

Properties For Sale **-10.5% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,075,000	\$1,952,500	\$1,875,000	\$3,025,000	45.8%
Average Price per Square Foot	\$888	\$939	\$1,010	\$890	0.2%
Properties Sold	8	4	6	4	-50.0%
Properties Pending Sale	4	1	5	3	-25.0%
Properties For Sale	19	17	14	17	-10.5%
Days on Market (Pending Sale)	57	42	7	27	-52.2%
Percent Under Contract	21.1%	5.9%	35.7%	17.6%	-16.2%
Average Median Price for Last 12 Months	\$1,878,833	\$2,228,750	\$2,427,500	\$2,094,173	11.5%

*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, May 2025



Current Market Snapshot

\$2,751,875

Median Sales Price -26.0% Δ YOY

\$1,343

Average \$/SF -7.9% Δ YOY

43

Properties For Sale 2.4% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$3,717,500	\$2,505,000	\$3,200,000	\$2,751,875	-26.0%
Average Price per Square Foot	\$1,458	\$1,346	\$1,236	\$1,343	-7.9%
Properties Sold	6	6	11	10	66.7%
Properties Pending Sale	7	6	8	9	28.6%
Properties For Sale	42	40	43	43	2.4%
Days on Market (Pending Sale)	13	111	29	23	79.5%
Percent Under Contract	16.7%	15.0%	18.6%	20.9%	25.6%
Average Median Price for Last 12 Months	\$2,732,708	\$3,481,438	\$2,873,125	\$3,102,702	13.5%

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

Long Beach

Single Family Residences, May 2025



Current Market Snapshot

\$960,000

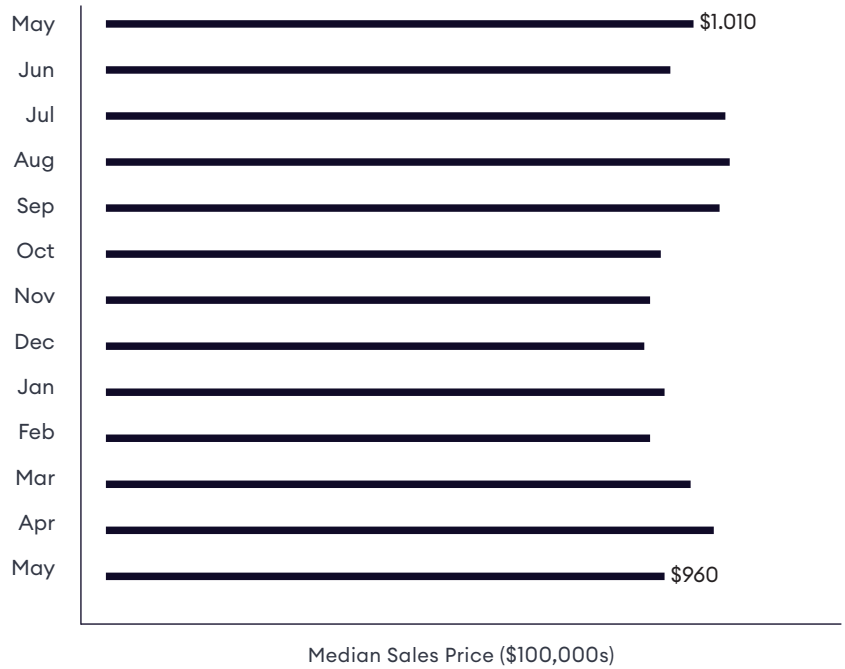
Median Sales Price -5.0% Δ YOY

\$673

Average \$/SF -7.2% Δ YOY

474

Properties For Sale -3.1% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,010,000	\$935,000	\$935,000	\$960,000	-5.0%
Average Price per Square Foot	\$725	\$755	\$707	\$673	-7.2%
Properties Sold	137	107	91	119	-13.1%
Properties Pending Sale	133	88	102	145	9.0%
Properties For Sale	489	440	441	474	-3.1%
Days on Market (Pending Sale)	18	36	28	28	57.3%
Percent Under Contract	27.2%	20.0%	23.1%	30.6%	12.5%
Average Median Price for Last 12 Months	\$931,500	\$971,667	\$1,003,333	\$991,615	6.5%

*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, May 2025



Current Market Snapshot

\$2,850,000

Median Sales Price **-22.0% Δ YOY**

\$1,486

Average \$/SF **9.4% Δ YOY**

120

Properties For Sale **-3.2% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$3,654,000	\$3,737,500	\$3,575,000	\$2,850,000	-22.0%
Average Price per Square Foot	\$1,358	\$1,150	\$1,485	\$1,486	9.4%
Properties Sold	26	18	27	25	-3.8%
Properties Pending Sale	21	16	28	23	9.5%
Properties For Sale	124	111	119	120	-3.2%
Days on Market (Pending Sale)	38	44	33	34	-11.3%
Percent Under Contract	16.9%	14.4%	23.5%	19.2%	13.2%
Average Median Price for Last 12 Months	\$3,033,833	\$3,450,000	\$3,141,667	\$3,377,615	11.3%

*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, May 2025



Current Market Snapshot

\$3,125,000

Median Sales Price **22.0% Δ YOY**

\$1,262

Average \$/SF **28.6% Δ YOY**

17

Properties For Sale **-26.1% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,562,500	\$4,200,000	\$2,635,000	\$3,125,000	22.0%
Average Price per Square Foot	\$981	\$1,002	\$1,225	\$1,262	28.6%
Properties Sold	4	3	5	7	75.0%
Properties Pending Sale	5	3	6	3	-40.0%
Properties For Sale	23	17	15	17	-26.1%
Days on Market (Pending Sale)	9	10	45	38	335.6%
Percent Under Contract	21.7%	17.6%	40.0%	17.6%	-18.8%
Average Median Price for Last 12 Months	\$1,997,115	\$3,305,458	\$3,388,083	\$3,241,942	62.3%

*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, May 2025



Current Market Snapshot

\$2,449,162

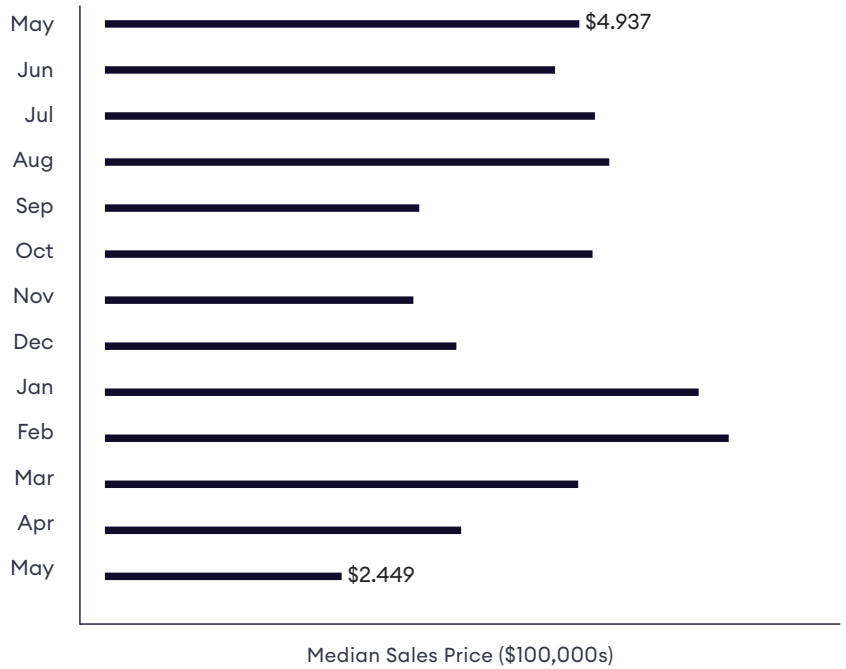
Median Sales Price **-50.4% Δ YOY**

\$1,642

Average \$/SF **10.9% Δ YOY**

50

Properties For Sale **11.1% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$4,937,000	\$3,200,000	\$6,500,000	\$2,449,162	-50.4%
Average Price per Square Foot	\$1,481	\$1,401	\$1,653	\$1,642	10.9%
Properties Sold	6	3	11	3	-50.0%
Properties Pending Sale	6	4	5	7	16.7%
Properties For Sale	45	40	44	50	11.1%
Days on Market (Pending Sale)	85	46	59	25	-70.5%
Percent Under Contract	13.3%	10.0%	11.4%	14.0%	5.0%
Average Median Price for Last 12 Months	\$4,702,667	\$4,568,194	\$3,691,387	\$4,531,974	-3.6%

*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, May 2025



Current Market Snapshot

\$2,470,000

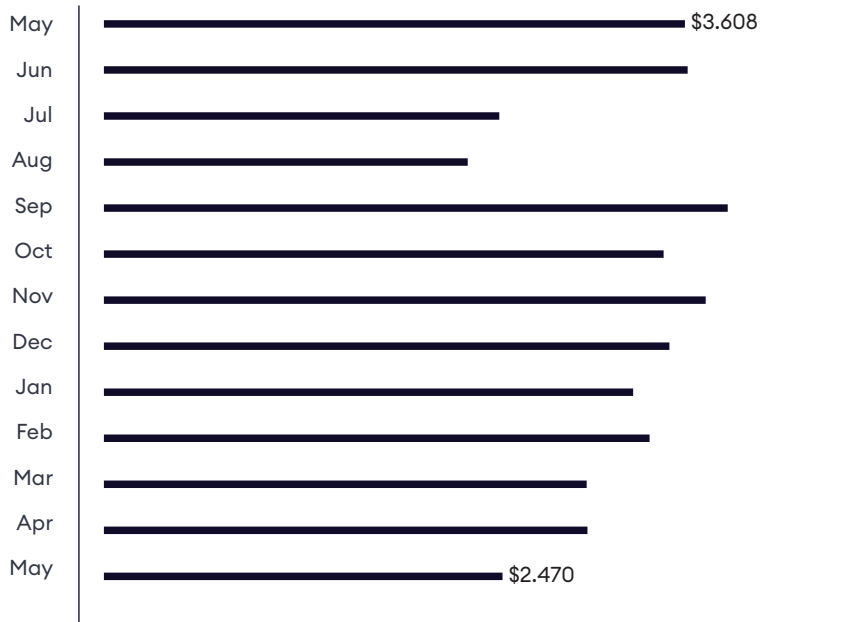
Median Sales Price **-31.5% Δ YOY**

\$1,530

Average \$/SF **11.8% Δ YOY**

30

Properties For Sale **-21.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$3,608,000	\$3,737,500	\$3,387,500	\$2,470,000	-31.5%
Average Price per Square Foot	\$1,369	\$1,136	\$1,433	\$1,530	11.8%
Properties Sold	9	8	6	11	22.2%
Properties Pending Sale	8	4	9	10	25.0%
Properties For Sale	38	27	36	30	-21.1%
Days on Market (Pending Sale)	25	29	9	42	68.5%
Percent Under Contract	21.1%	14.8%	25.0%	33.3%	58.3%
Average Median Price for Last 12 Months	\$3,107,402	\$3,108,125	\$2,821,667	\$3,205,558	3.2%

*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, May 2025



Current Market Snapshot

\$2,420,000

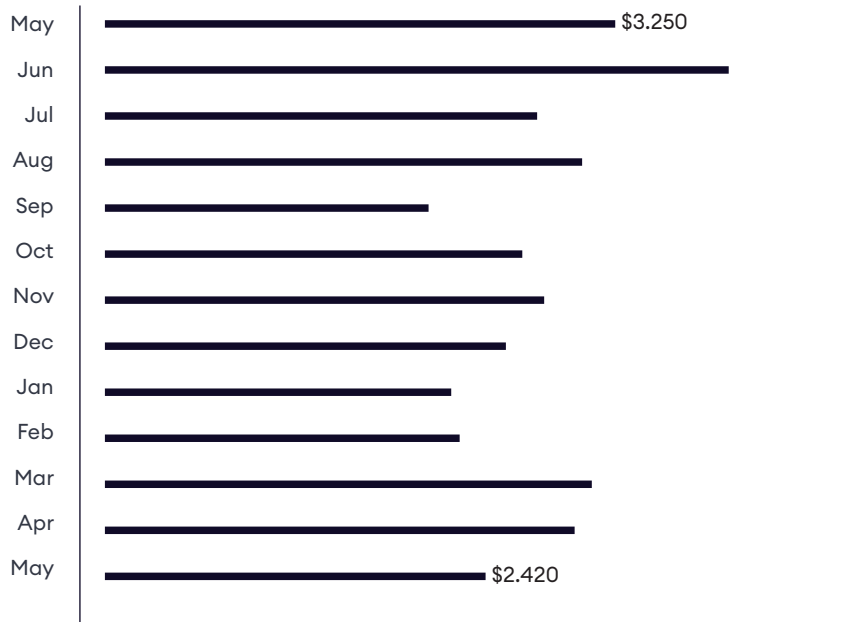
Median Sales Price **-25.5% Δ YOY**

\$1,116

Average \$/SF **6.7% Δ YOY**

98

Properties For Sale **21.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$3,250,000	\$2,795,000	\$2,254,000	\$2,420,000	-25.5%
Average Price per Square Foot	\$1,046	\$1,126	\$1,126	\$1,116	6.7%
Properties Sold	11	7	8	13	18.2%
Properties Pending Sale	15	4	12	16	6.7%
Properties For Sale	81	67	80	98	21.0%
Days on Market (Pending Sale)	18	63	15	74	301.9%
Percent Under Contract	18.5%	6.0%	15.0%	16.3%	-11.8%
Average Median Price for Last 12 Months	\$2,773,344	\$2,585,667	\$2,836,667	\$2,771,808	-0.1%

*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, May 2025



Current Market Snapshot

\$1,842,500

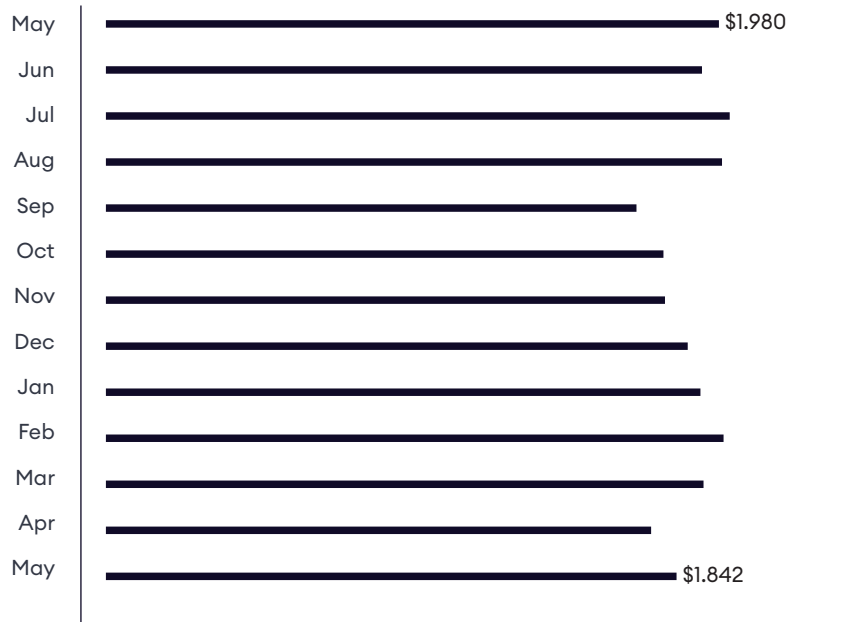
Median Sales Price -6.9% Δ YOY

\$779

Average \$/SF -6.0% Δ YOY

172

Properties For Sale 12.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,980,000	\$1,805,000	\$1,995,000	\$1,842,500	-6.9%
Average Price per Square Foot	\$829	\$784	\$758	\$779	-6.0%
Properties Sold	32	20	16	38	18.8%
Properties Pending Sale	37	32	25	28	-24.3%
Properties For Sale	153	169	159	172	12.4%
Days on Market (Pending Sale)	26	52	58	57	120.1%
Percent Under Contract	24.2%	18.9%	15.7%	16.3%	-32.7%
Average Median Price for Last 12 Months	\$1,802,292	\$1,887,708	\$1,844,167	\$1,888,750	4.8%

*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, May 2025



Current Market Snapshot

\$1,803,500

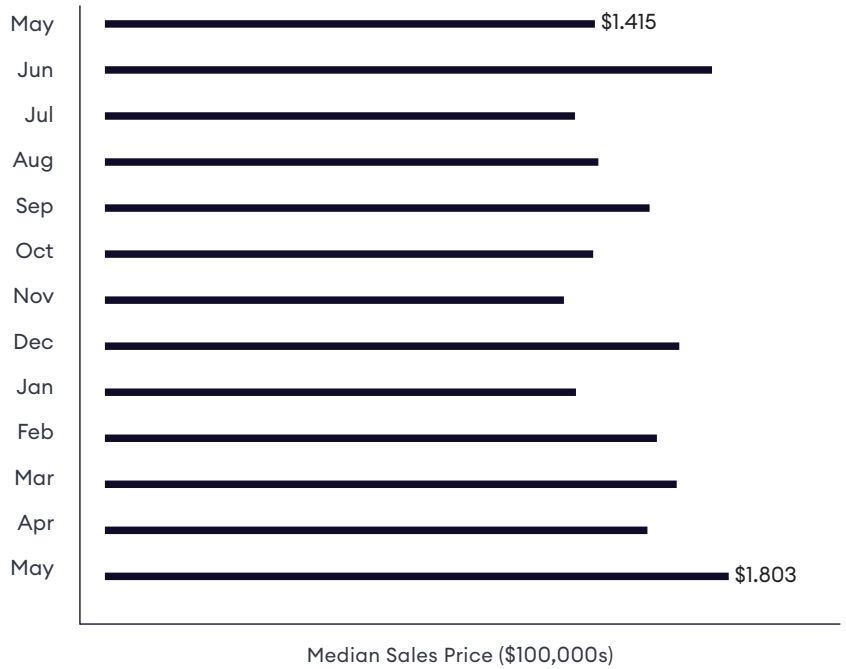
Median Sales Price 27.5% Δ YOY

\$969

Average \$/SF 0.2% Δ YOY

43

Properties For Sale 48.3% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,415,000	\$1,325,000	\$1,595,000	\$1,803,500	27.5%
Average Price per Square Foot	\$967	\$953	\$858	\$969	0.2%
Properties Sold	11	14	8	14	27.3%
Properties Pending Sale	4	15	12	14	250.0%
Properties For Sale	29	38	43	43	48.3%
Days on Market (Pending Sale)	34	32	15	14	-58.6%
Percent Under Contract	13.8%	39.5%	27.9%	32.6%	136.0%
Average Median Price for Last 12 Months	\$1,471,375	\$1,606,417	\$1,674,500	\$1,530,712	4.0%

*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, May 2025



Current Market Snapshot

\$2,337,500

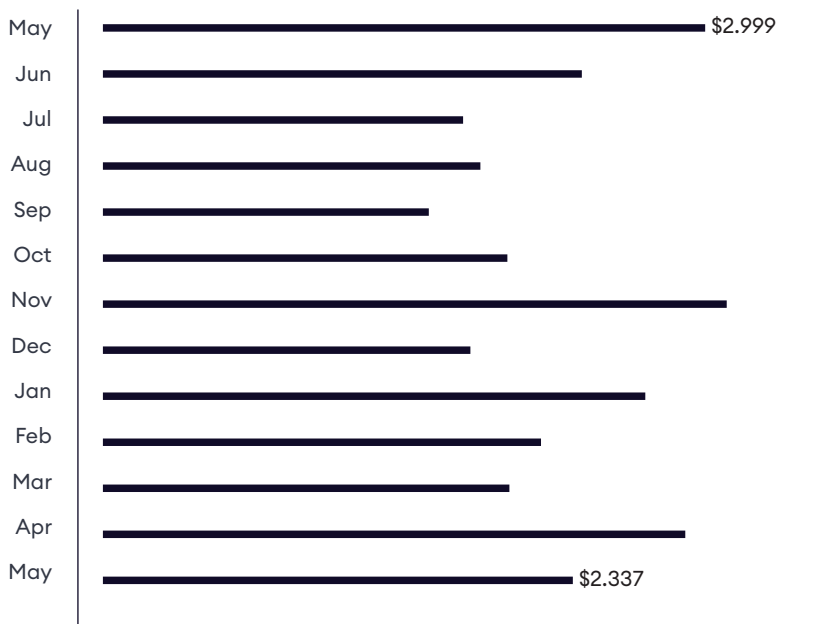
Median Sales Price **-22.1% Δ YOY**

\$1,182

Average \$/SF **18.8% Δ YOY**

41

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,999,500	\$3,107,300	\$2,178,250	\$2,337,500	-22.1%
Average Price per Square Foot	\$995	\$1,036	\$1,003	\$1,182	18.8%
Properties Sold	8	7	12	10	25.0%
Properties Pending Sale	13	10	11	11	-15.4%
Properties For Sale	41	39	35	41	0.0%
Days on Market (Pending Sale)	38	58	61	13	-65.4%
Percent Under Contract	31.7%	25.6%	31.4%	26.8%	-15.4%
Average Median Price for Last 12 Months	\$2,116,625	\$2,326,817	\$2,419,217	\$2,287,746	8.1%

*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, May 2025



Current Market Snapshot

\$3,730,000

Median Sales Price **-35.9% Δ YOY**

\$987

Average \$/SF **-9.3% Δ YOY**

25

Properties For Sale **31.6% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$5,817,500	\$4,180,000	\$3,550,000	\$3,730,000	-35.9%
Average Price per Square Foot	\$1,088	\$1,442	\$1,065	\$987	-9.3%
Properties Sold	2	1	3	1	-50.0%
Properties Pending Sale	1	1	0	2	100.0%
Properties For Sale	19	19	20	25	31.6%
Days on Market (Pending Sale)	24	367	0	51	110.4%
Percent Under Contract	5.3%	5.3%	0.0%	8.0%	52.0%
Average Median Price for Last 12 Months	\$5,180,074	\$1,680,000	\$2,176,667	\$3,463,023	-33.1%

*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, May 2025



Current Market Snapshot

\$2,180,000

Median Sales Price **-13.5% Δ YOY**

\$854

Average \$/SF **7.4% Δ YOY**

15

Properties For Sale **-28.6% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,521,500	\$2,850,000	\$2,420,000	\$2,180,000	-13.5%
Average Price per Square Foot	\$795	\$1,026	\$866	\$854	7.4%
Properties Sold	4	1	9	3	-25.0%
Properties Pending Sale	5	1	5	3	-40.0%
Properties For Sale	21	15	14	15	-28.6%
Days on Market (Pending Sale)	30	7	8	28	-6.8%
Percent Under Contract	23.8%	6.7%	35.7%	20.0%	-16.0%
Average Median Price for Last 12 Months	\$2,617,167	\$2,392,588	\$2,237,167	\$2,525,733	-3.5%

*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, May 2025



Current Market Snapshot

\$1,070,000

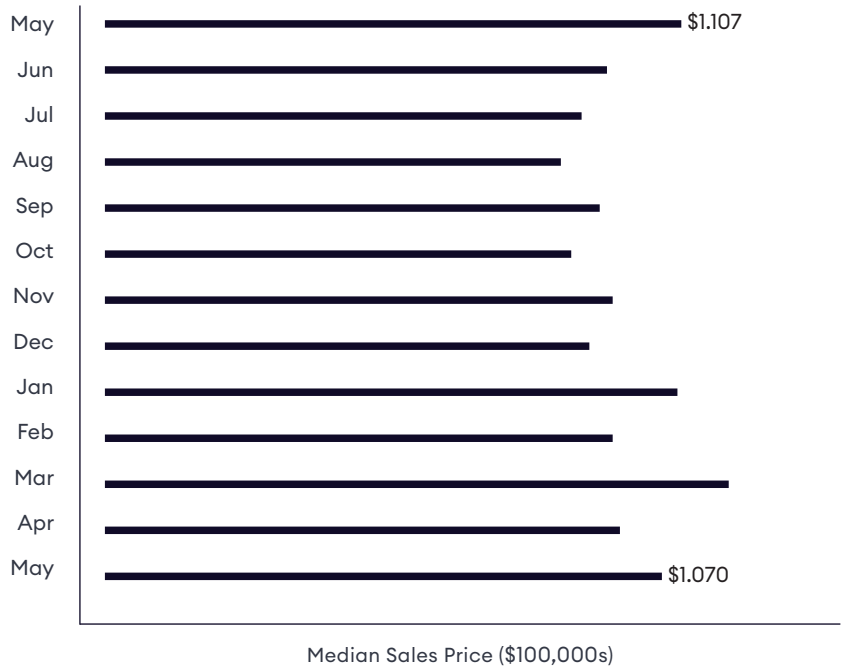
Median Sales Price -3.4% Δ YOY

\$678

Average \$/SF 11.0% Δ YOY

103

Properties For Sale 2.0% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,107,500	\$975,000	\$975,000	\$1,070,000	-3.4%
Average Price per Square Foot	\$611	\$651	\$568	\$678	11.0%
Properties Sold	24	19	27	24	0.0%
Properties Pending Sale	27	21	21	25	-7.4%
Properties For Sale	101	110	98	103	2.0%
Days on Market (Pending Sale)	23	58	28	43	82.9%
Percent Under Contract	26.7%	19.1%	21.4%	24.3%	-9.2%
Average Median Price for Last 12 Months	\$976,803	\$1,043,832	\$1,086,000	\$995,729	1.9%

*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, May 2025



Current Market Snapshot

\$862,000

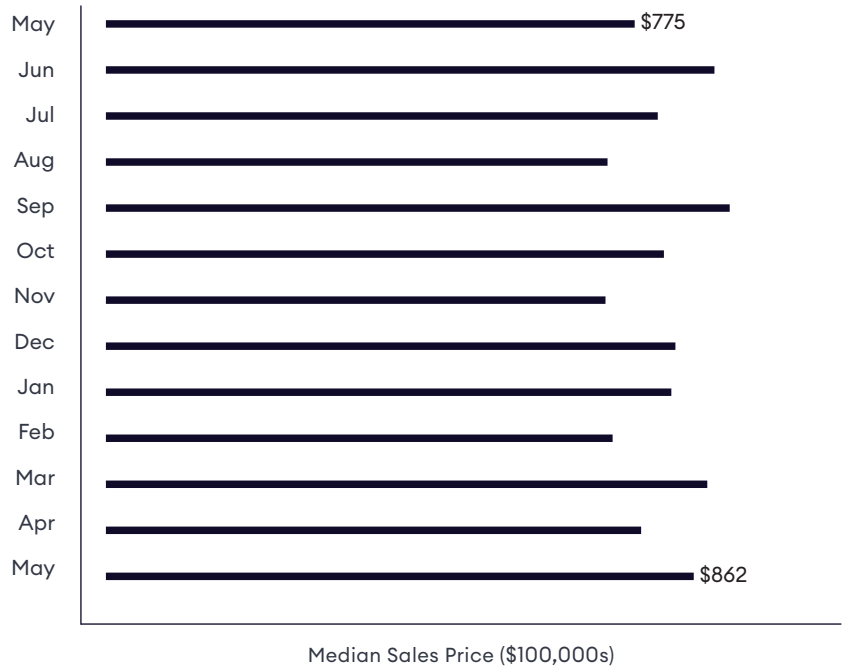
Median Sales Price **11.2% Δ YOY**

\$560

Average \$/SF **-16.8% Δ YOY**

11

Properties For Sale **0.0% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$775,000	\$732,000	\$742,500	\$862,000	11.2%
Average Price per Square Foot	\$673	\$543	\$548	\$560	-16.8%
Properties Sold	2	3	2	2	0.0%
Properties Pending Sale	3	6	2	4	33.3%
Properties For Sale	11	12	7	11	0.0%
Days on Market (Pending Sale)	24	23	25	15	-38.4%
Percent Under Contract	27.3%	50.0%	28.6%	36.4%	33.3%
Average Median Price for Last 12 Months	\$821,688	\$822,491	\$842,815	\$816,269	-0.7%

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

Torrance - North

Single Family Residences, May 2025



Current Market Snapshot

\$1,020,000

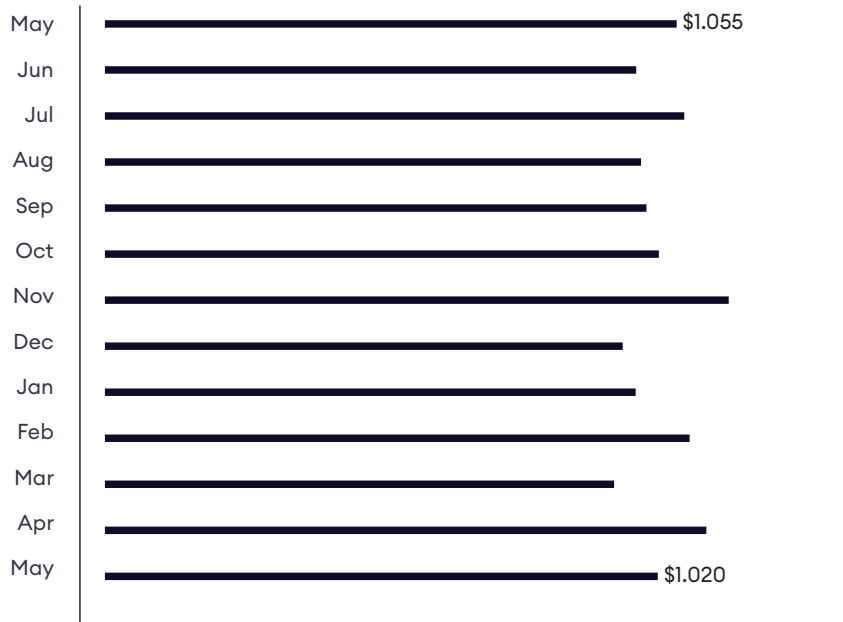
Median Sales Price -3.3% Δ YOY

\$774

Average \$/SF 12.3% Δ YOY

46

Properties For Sale 12.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,055,000	\$1,151,500	\$1,079,000	\$1,020,000	-3.3%
Average Price per Square Foot	\$689	\$703	\$768	\$774	12.3%
Properties Sold	23	12	13	13	-43.5%
Properties Pending Sale	19	14	5	19	0.0%
Properties For Sale	41	42	21	46	12.2%
Days on Market (Pending Sale)	26	19	8	11	-58.0%
Percent Under Contract	46.3%	33.3%	23.8%	41.3%	-10.9%
Average Median Price for Last 12 Months	\$988,271	\$1,013,667	\$1,023,000	\$1,026,735	3.9%

*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, May 2025



Current Market Snapshot

\$1,400,000

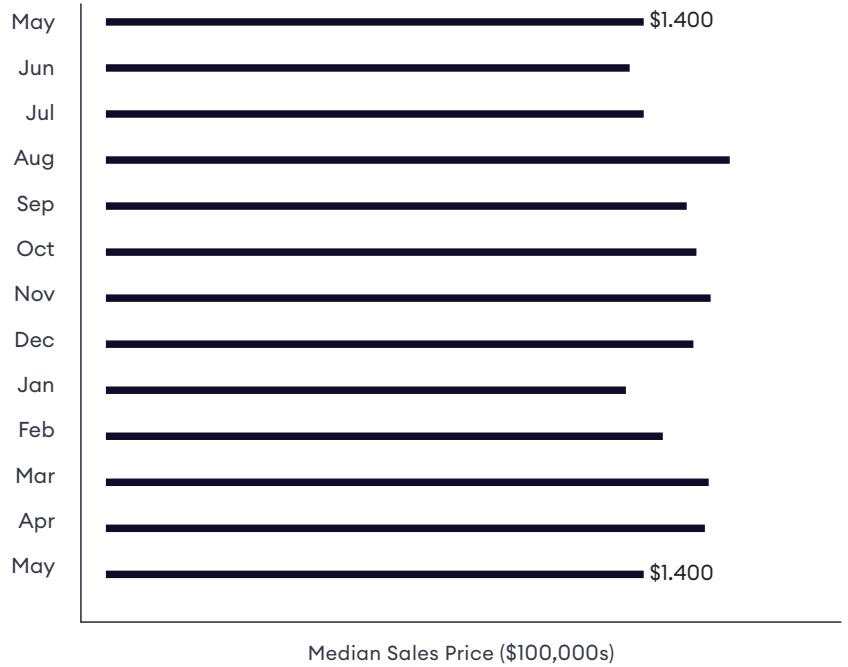
Median Sales Price 0.0% Δ YOY

\$801

Average \$/SF -16.0% Δ YOY

65

Properties For Sale 44.4% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,400,000	\$1,575,000	\$1,450,000	\$1,400,000	0.0%
Average Price per Square Foot	\$954	\$799	\$818	\$801	-16.0%
Properties Sold	19	13	11	21	10.5%
Properties Pending Sale	16	10	17	21	31.2%
Properties For Sale	45	46	55	65	44.4%
Days on Market (Pending Sale)	19	24	25	24	26.7%
Percent Under Contract	35.6%	21.7%	30.9%	32.3%	-9.1%
Average Median Price for Last 12 Months	\$1,388,896	\$1,477,229	\$1,510,000	\$1,482,851	6.8%

*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, May 2025



Current Market Snapshot

\$1,035,000

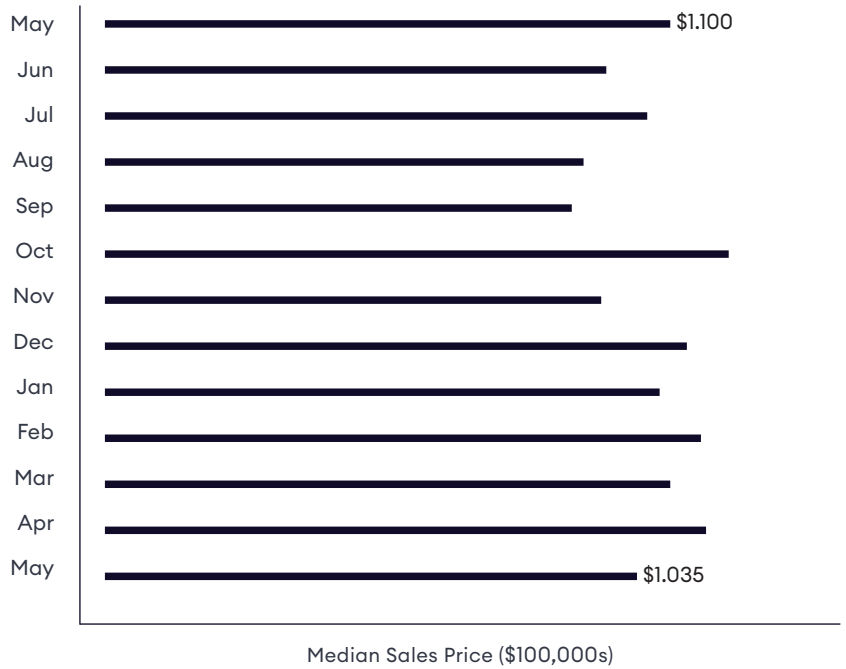
Median Sales Price **-5.9% Δ YOY**

\$648

Average \$/SF **-11.6% Δ YOY**

37

Properties For Sale **-9.8% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,100,000	\$965,000	\$1,160,000	\$1,035,000	-5.9%
Average Price per Square Foot	\$733	\$599	\$726	\$648	-11.6%
Properties Sold	9	13	8	4	-55.6%
Properties Pending Sale	13	2	9	5	-61.5%
Properties For Sale	41	29	33	37	-9.8%
Days on Market (Pending Sale)	46	16	13	56	20.9%
Percent Under Contract	31.7%	6.9%	27.3%	13.5%	-57.4%
Average Median Price for Last 12 Months	\$1,019,492	\$1,112,792	\$1,101,667	\$1,063,388	4.3%

*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, May 2025



Current Market Snapshot

\$1,541,100

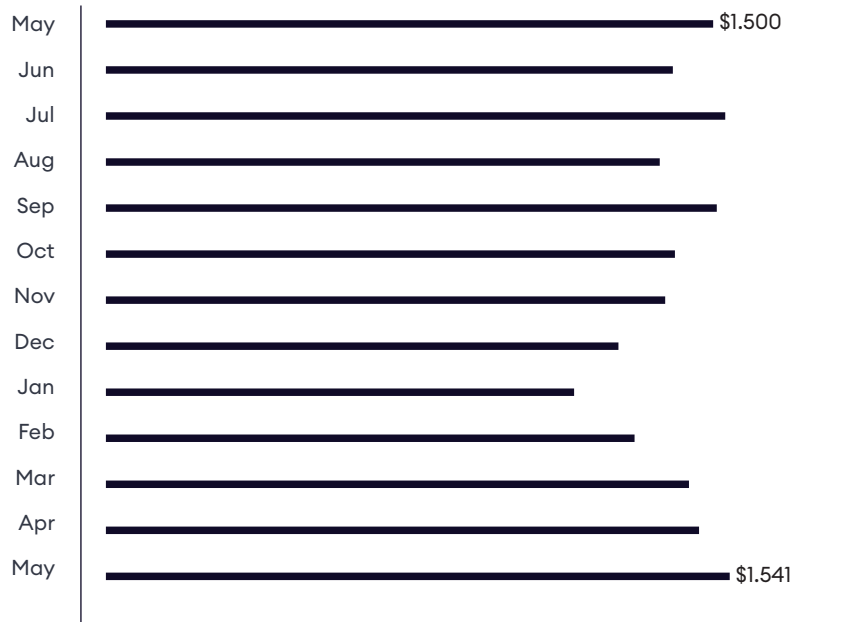
Median Sales Price 2.7% Δ YOY

\$856

Average \$/SF 8.2% Δ YOY

40

Properties For Sale -4.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,500,000	\$1,381,000	\$1,305,000	\$1,541,100	2.7%
Average Price per Square Foot	\$791	\$895	\$814	\$856	8.2%
Properties Sold	11	13	10	14	27.3%
Properties Pending Sale	15	9	13	20	33.3%
Properties For Sale	42	33	37	40	-4.8%
Days on Market (Pending Sale)	7	30	45	29	297.2%
Percent Under Contract	35.7%	27.3%	35.1%	50.0%	40.0%
Average Median Price for Last 12 Months	\$1,328,542	\$1,361,850	\$1,482,033	\$1,404,903	5.7%

*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, May 2025



Current Market Snapshot

\$1,510,000

Median Sales Price -3.0% Δ YOY

\$770

Average \$/SF 0.9% Δ YOY

2,391

Properties For Sale 18.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,557,500	\$1,450,000	\$1,600,000	\$1,510,000	-3.0%
Average Price per Square Foot	\$763	\$729	\$726	\$770	0.9%
Properties Sold	376	294	275	346	-8.0%
Properties Pending Sale	392	319	334	428	9.2%
Properties For Sale	2,017	2,031	2,076	2,391	18.5%
Days on Market (Pending Sale)	24	40	31	34	40.5%
Percent Under Contract	19.4%	15.7%	16.1%	17.9%	-7.9%
Average Median Price for Last 12 Months	\$1,451,354	\$1,533,167	\$1,548,333	\$1,512,668	4.2%

*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, May 2025



Current Market Snapshot

\$1,550,000

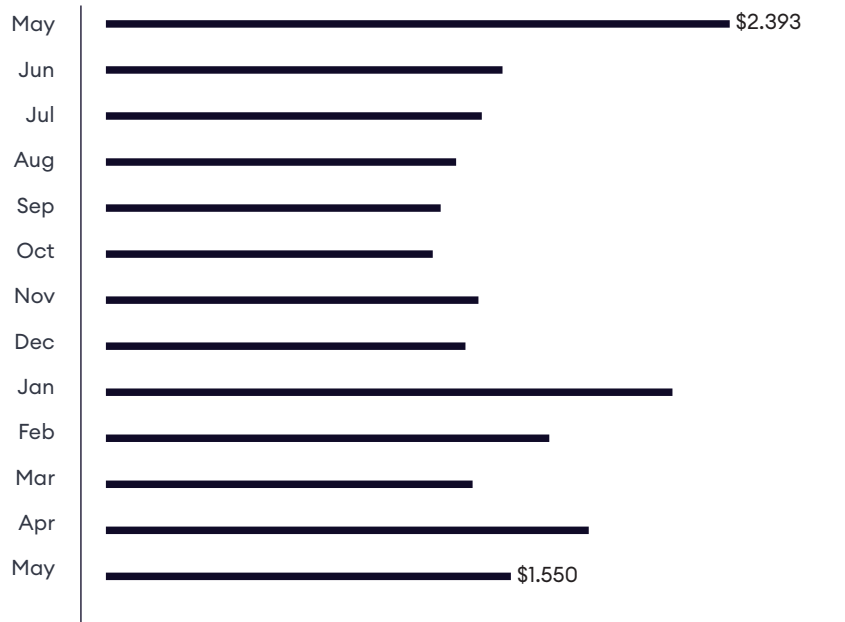
Median Sales Price **-35.2% Δ YOY**

\$685

Average \$/SF **3.2% Δ YOY**

103

Properties For Sale **56.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,393,125	\$1,425,000	\$1,698,000	\$1,550,000	-35.2%
Average Price per Square Foot	\$664	\$563	\$663	\$685	3.2%
Properties Sold	11	7	13	12	9.1%
Properties Pending Sale	15	14	13	21	40.0%
Properties For Sale	66	77	78	103	56.1%
Days on Market (Pending Sale)	22	57	30	40	83.5%
Percent Under Contract	22.7%	18.2%	16.7%	20.4%	-10.3%
Average Median Price for Last 12 Months	\$1,466,368	\$1,674,667	\$1,600,833	\$1,591,490	8.5%

*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, May 2025



Current Market Snapshot

\$1,430,929

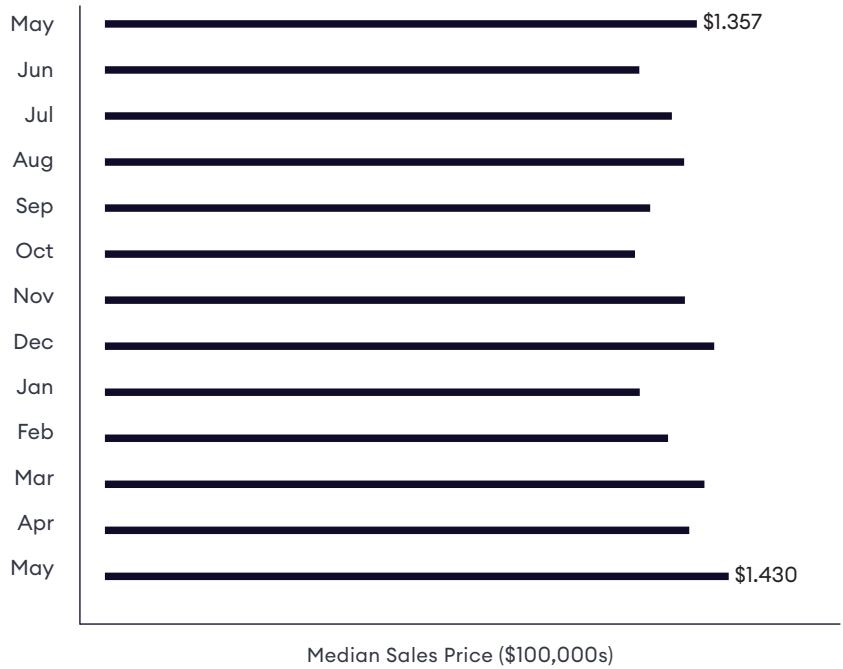
Median Sales Price **5.4% Δ YOY**

\$848

Average \$/SF **-2.8% Δ YOY**

141

Properties For Sale **3.7% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,357,500	\$1,330,000	\$1,291,175	\$1,430,929	5.4%
Average Price per Square Foot	\$872	\$811	\$783	\$848	-2.8%
Properties Sold	48	28	26	36	-25.0%
Properties Pending Sale	43	37	33	33	-23.3%
Properties For Sale	136	149	134	141	3.7%
Days on Market (Pending Sale)	16	33	21	29	77.1%
Percent Under Contract	31.6%	24.8%	24.6%	23.4%	-26.0%
Average Median Price for Last 12 Months	\$1,268,519	\$1,343,434	\$1,381,976	\$1,312,796	3.5%

*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, May 2025



Current Market Snapshot

\$2,007,350

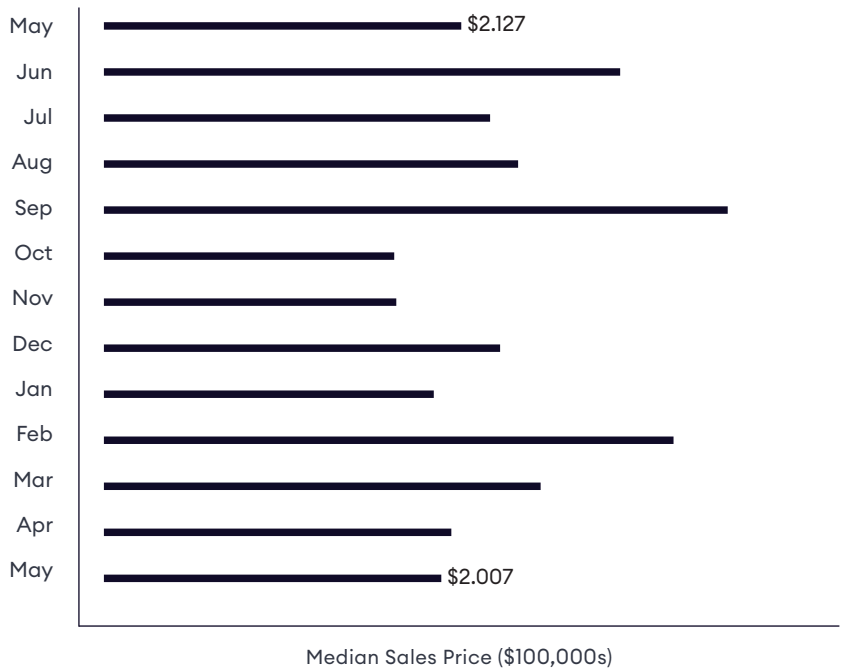
Median Sales Price **-5.6% Δ YOY**

\$793

Average \$/SF **15.9% Δ YOY**

181

Properties For Sale **75.7% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,127,088	\$1,737,450	\$3,400,000	\$2,007,350	-5.6%
Average Price per Square Foot	\$684	\$699	\$672	\$793	15.9%
Properties Sold	20	12	11	18	-10.0%
Properties Pending Sale	20	14	13	21	5.0%
Properties For Sale	103	122	133	181	75.7%
Days on Market (Pending Sale)	17	49	41	36	108.8%
Percent Under Contract	19.4%	11.5%	9.8%	11.6%	-40.2%
Average Median Price for Last 12 Months	\$2,013,778	\$2,400,018	\$2,225,950	\$2,427,896	20.6%

*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, May 2025



Current Market Snapshot

\$2,100,000

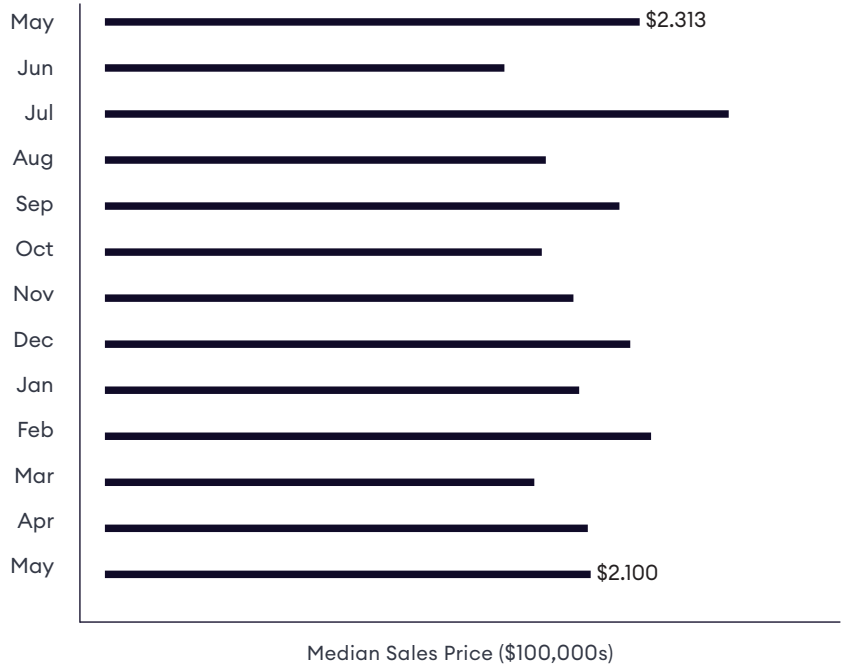
Median Sales Price -9.2% Δ YOY

\$744

Average \$/SF -13.5% Δ YOY

275

Properties For Sale 27.3% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,313,000	\$2,025,000	\$2,362,500	\$2,100,000	-9.2%
Average Price per Square Foot	\$860	\$732	\$784	\$744	-13.5%
Properties Sold	26	21	32	29	11.5%
Properties Pending Sale	34	31	41	32	-5.9%
Properties For Sale	216	240	253	275	27.3%
Days on Market (Pending Sale)	40	40	28	36	-9.4%
Percent Under Contract	15.7%	12.9%	16.2%	11.6%	-26.1%
Average Median Price for Last 12 Months	\$2,221,625	\$2,121,167	\$2,014,167	\$2,115,962	-4.8%

*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, May 2025



Current Market Snapshot

\$1,525,000

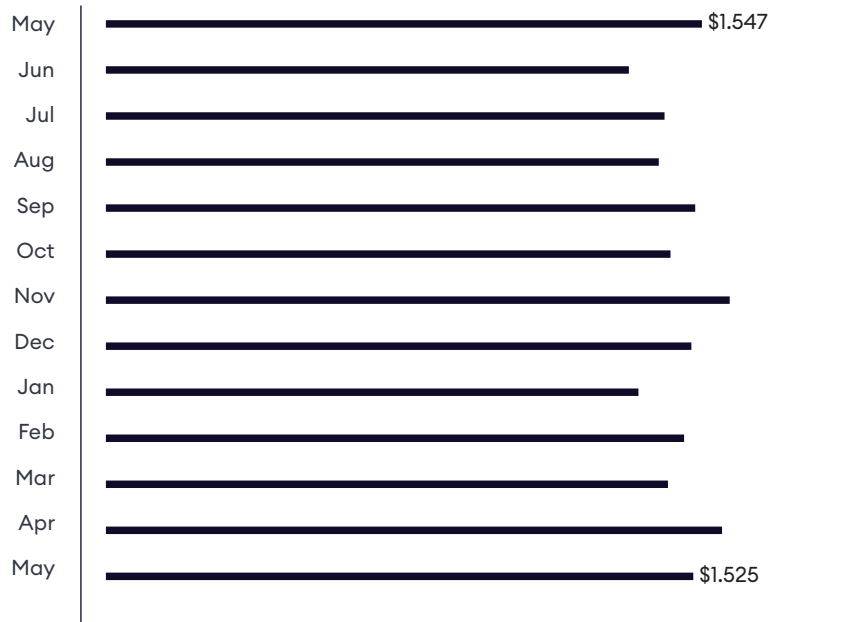
Median Sales Price -1.5% Δ YOY

\$844

Average \$/SF 13.4% Δ YOY

175

Properties For Sale -3.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,547,500	\$1,620,000	\$1,501,000	\$1,525,000	-1.5%
Average Price per Square Foot	\$744	\$793	\$760	\$844	13.4%
Properties Sold	40	38	26	43	7.5%
Properties Pending Sale	39	34	30	42	7.7%
Properties For Sale	182	172	160	175	-3.8%
Days on Market (Pending Sale)	19	28	28	24	26.5%
Percent Under Contract	21.4%	19.8%	18.8%	24.0%	12.0%
Average Median Price for Last 12 Months	\$1,434,979	\$1,497,815	\$1,527,963	\$1,491,684	4.0%

*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, May 2025



Current Market Snapshot

\$7,800,000

Median Sales Price **-41.0% Δ YOY**

\$852

Average \$/SF **2.9% Δ YOY**

42

Properties For Sale **-17.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$13,212,500	\$13,337,500	\$3,120,000	\$7,800,000	-41.0%
Average Price per Square Foot	\$828	\$1,308	\$1,113	\$852	2.9%
Properties Sold	2	2	1	2	0.0%
Properties Pending Sale	4	2	1	1	-75.0%
Properties For Sale	51	30	40	42	-17.6%
Days on Market (Pending Sale)	74	254	202	15	-79.7%
Percent Under Contract	7.8%	6.7%	2.5%	2.4%	-69.6%
Average Median Price for Last 12 Months	\$1,101,042	\$5,115,000	\$4,581,667	\$7,282,115	561.4%

*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, May 2025



Current Market Snapshot

\$1,393,000

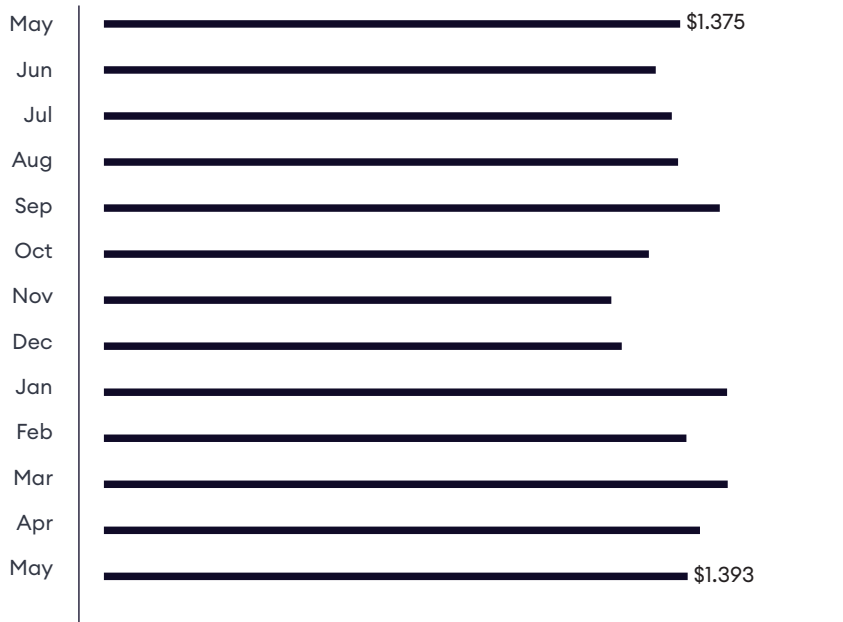
Median Sales Price **1.3% Δ YOY**

\$833

Average \$/SF **4.8% Δ YOY**

77

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,375,000	\$1,210,000	\$1,390,000	\$1,393,000	1.3%
Average Price per Square Foot	\$795	\$821	\$813	\$833	4.8%
Properties Sold	15	15	7	18	20.0%
Properties Pending Sale	20	8	8	20	0.0%
Properties For Sale	77	53	59	77	0.0%
Days on Market (Pending Sale)	17	54	16	19	16.6%
Percent Under Contract	26.0%	15.1%	13.6%	26.0%	0.0%
Average Median Price for Last 12 Months	\$1,315,875	\$1,402,833	\$1,434,833	\$1,370,269	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, May 2025



Current Market Snapshot

\$900,000

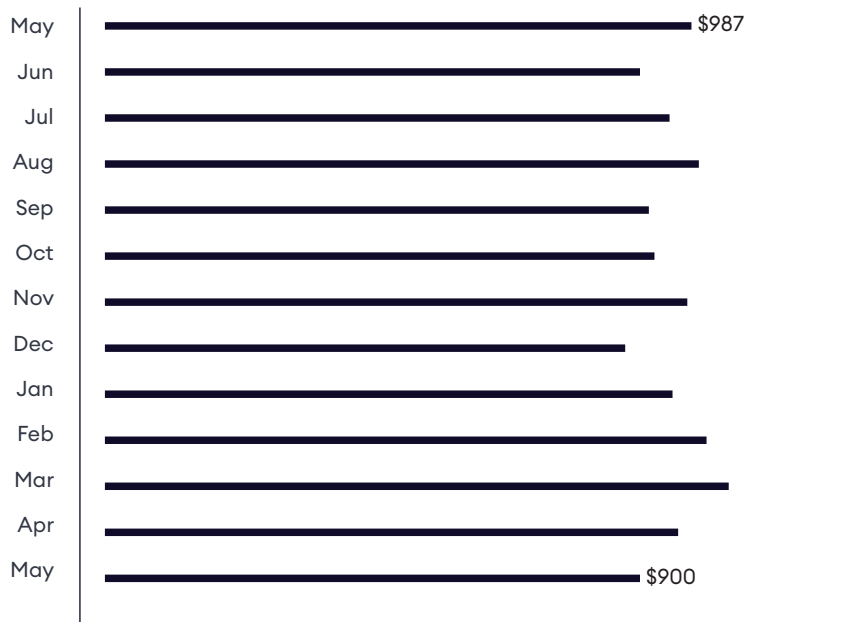
Median Sales Price **-8.8% Δ YOY**

\$623

Average \$/SF **6.1% Δ YOY**

134

Properties For Sale **-6.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$987,000	\$980,000	\$1,012,500	\$900,000	-8.8%
Average Price per Square Foot	\$587	\$590	\$593	\$623	6.1%
Properties Sold	20	25	20	17	-15.0%
Properties Pending Sale	19	23	31	24	26.3%
Properties For Sale	143	145	147	134	-6.3%
Days on Market (Pending Sale)	31	28	40	41	34.1%
Percent Under Contract	13.3%	15.9%	21.1%	17.9%	34.8%
Average Median Price for Last 12 Months	\$922,458	\$959,500	\$971,500	\$954,846	3.5%

*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, May 2025



Current Market Snapshot

\$1,500,000

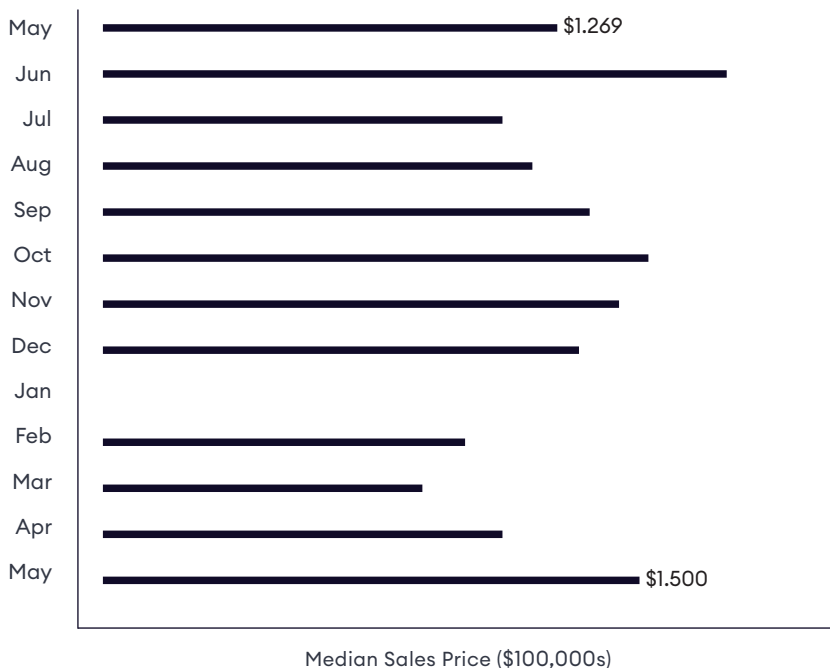
Median Sales Price **18.2% Δ YOY**

\$872

Average \$/SF **18.8% Δ YOY**

12

Properties For Sale **0.0% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,269,000	\$1,442,500	\$1,010,000	\$1,500,000	18.2%
Average Price per Square Foot	\$734	\$649	\$697	\$872	18.8%
Properties Sold	3	2	1	1	-66.7%
Properties Pending Sale	2	2	1	3	50.0%
Properties For Sale	12	15	11	12	0.0%
Days on Market (Pending Sale)	17	33	190	30	81.8%
Percent Under Contract	16.7%	13.3%	9.1%	25.0%	50.0%
Average Median Price for Last 12 Months	\$1,419,250	\$974,167	\$1,168,333	\$1,192,346	-16.0%

*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, May 2025



Current Market Snapshot

\$1,755,000

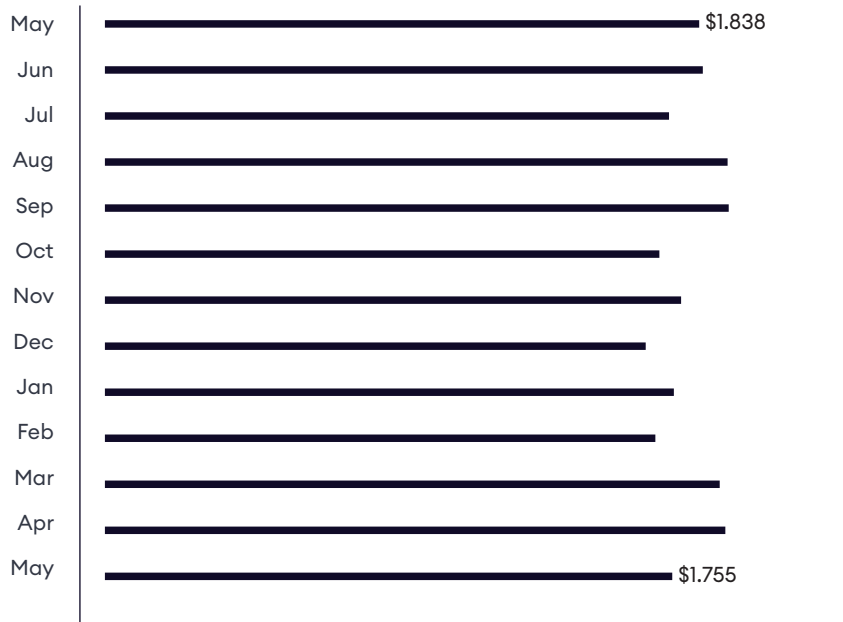
Median Sales Price -4.6% Δ YOY

\$814

Average \$/SF -3.9% Δ YOY

302

Properties For Sale 24.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,838,750	\$1,782,500	\$1,702,500	\$1,755,000	-4.6%
Average Price per Square Foot	\$847	\$900	\$777	\$814	-3.9%
Properties Sold	40	28	28	35	-12.5%
Properties Pending Sale	54	31	43	50	-7.4%
Properties For Sale	242	240	259	302	24.8%
Days on Market (Pending Sale)	26	33	27	36	37.6%
Percent Under Contract	22.3%	12.9%	16.6%	16.6%	-25.8%
Average Median Price for Last 12 Months	\$1,764,681	\$1,785,417	\$1,859,167	\$1,807,788	2.4%

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

Studio City

Single Family Residences, May 2025



Current Market Snapshot

\$1,793,750

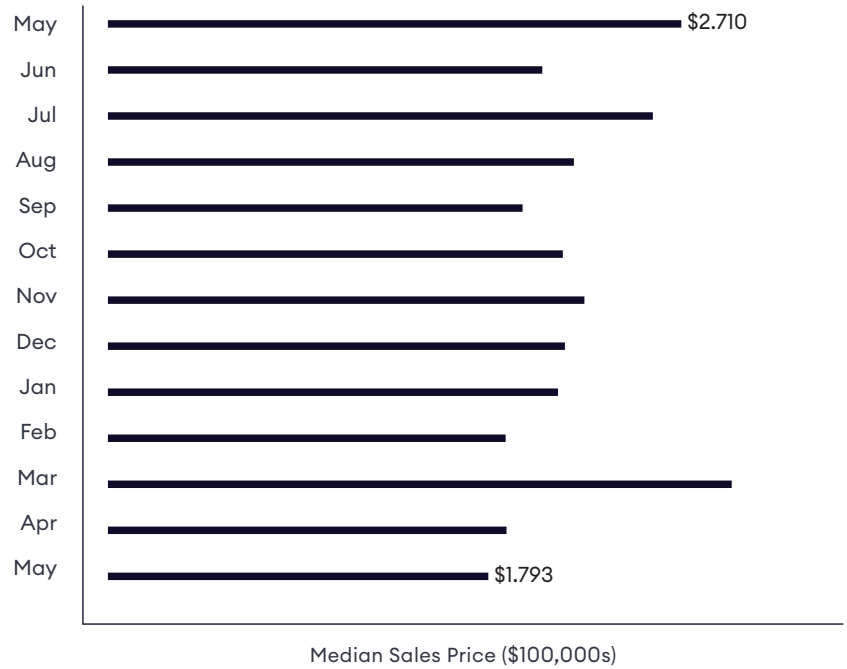
Median Sales Price **-33.8% Δ YOY**

\$899

Average \$/SF **-4.6% Δ YOY**

197

Properties For Sale **16.6% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,710,000	\$2,250,000	\$1,875,912	\$1,793,750	-33.8%
Average Price per Square Foot	\$942	\$840	\$969	\$899	-4.6%
Properties Sold	24	17	14	26	8.3%
Properties Pending Sale	31	18	23	29	-6.5%
Properties For Sale	169	175	179	197	16.6%
Days on Market (Pending Sale)	22	47	42	47	110.8%
Percent Under Contract	18.3%	10.3%	12.8%	14.7%	-19.7%
Average Median Price for Last 12 Months	\$2,177,696	\$2,130,194	\$2,207,750	\$2,205,396	1.3%

*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

\$939,000

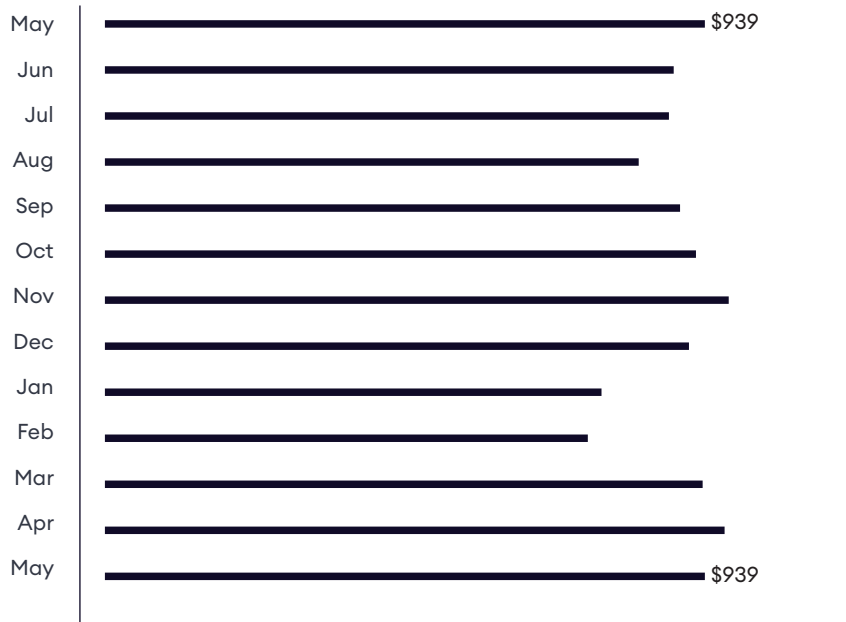
Median Sales Price 0.0% Δ YOY

\$642

Average \$/SF -2.7% Δ YOY

55

Properties For Sale 1.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$939,000	\$976,500	\$755,000	\$939,000	0.0%
Average Price per Square Foot	\$660	\$639	\$550	\$642	-2.7%
Properties Sold	9	10	9	11	22.2%
Properties Pending Sale	8	16	11	13	62.5%
Properties For Sale	54	61	53	55	1.9%
Days on Market (Pending Sale)	24	35	32	27	11.3%
Percent Under Contract	14.8%	26.2%	20.8%	23.6%	59.5%
Average Median Price for Last 12 Months	\$835,465	\$881,667	\$948,167	\$895,231	7.2%

*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, May 2025



Current Market Snapshot

\$940,000

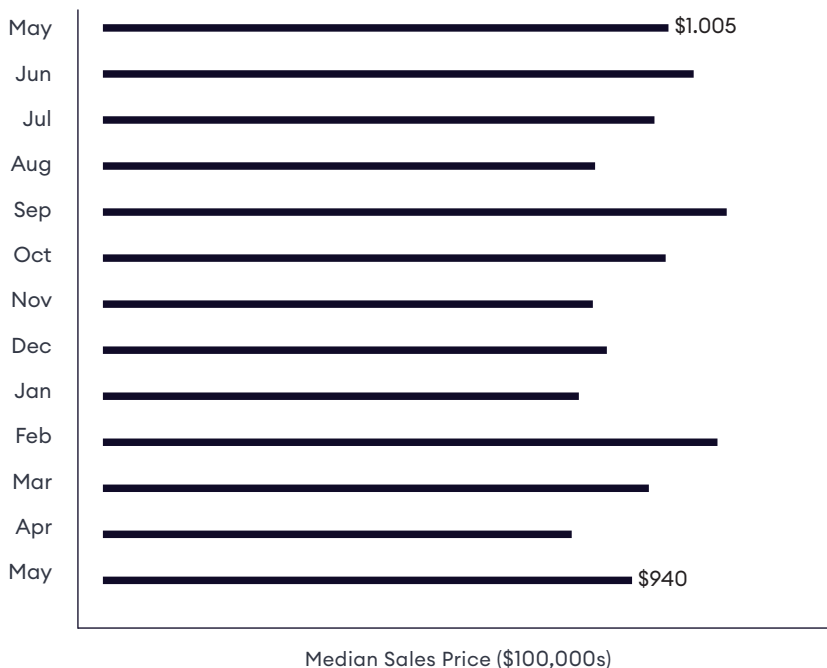
Median Sales Price -6.5% Δ YOY

\$598

Average \$/SF -1.0% Δ YOY

132

Properties For Sale 21.1% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,005,000	\$870,000	\$1,092,500	\$940,000	-6.5%
Average Price per Square Foot	\$604	\$667	\$617	\$598	-1.0%
Properties Sold	17	17	24	33	94.1%
Properties Pending Sale	23	23	22	34	47.8%
Properties For Sale	109	121	96	132	21.1%
Days on Market (Pending Sale)	16	26	34	27	68.3%
Percent Under Contract	21.1%	19.0%	22.9%	25.8%	22.1%
Average Median Price for Last 12 Months	\$902,938	\$929,125	\$914,083	\$958,673	6.2%

*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, May 2025



Current Market Snapshot

\$1,785,000

Median Sales Price **8.2% Δ YOY**

\$708

Average \$/SF **4.7% Δ YOY**

135

Properties For Sale **12.5% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,650,000	\$1,488,000	\$1,700,000	\$1,785,000	8.2%
Average Price per Square Foot	\$676	\$641	\$585	\$708	4.7%
Properties Sold	23	21	13	17	-26.1%
Properties Pending Sale	13	17	14	16	23.1%
Properties For Sale	120	119	127	135	12.5%
Days on Market (Pending Sale)	18	34	35	23	29.1%
Percent Under Contract	10.8%	14.3%	11.0%	11.9%	9.4%
Average Median Price for Last 12 Months	\$1,675,875	\$1,732,917	\$1,748,167	\$1,655,519	-1.2%

*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, May 2025



Current Market Snapshot

\$1,450,000

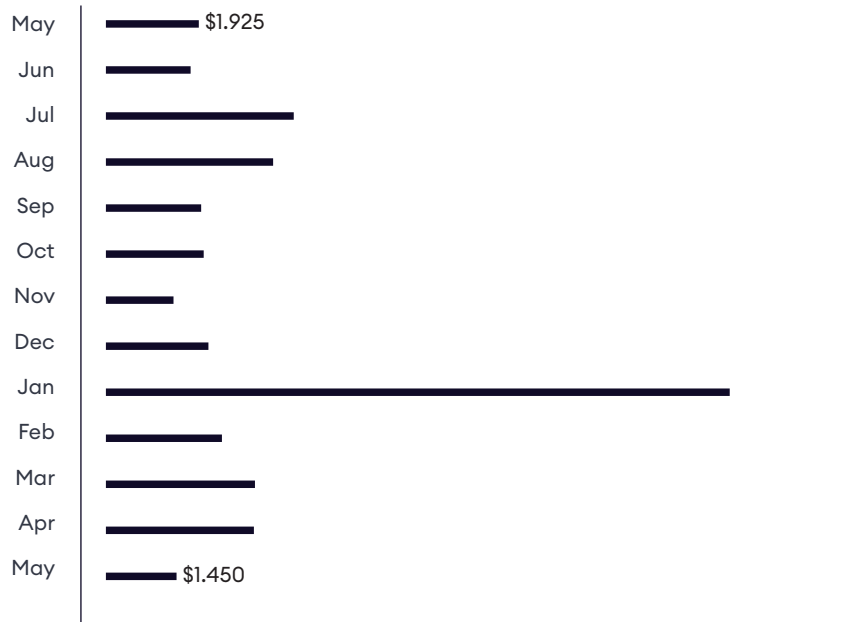
Median Sales Price **-24.7% Δ YOY**

\$761

Average \$/SF **-10.0% Δ YOY**

24

Properties For Sale **4.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,925,000	\$1,385,000	\$2,418,000	\$1,450,000	-24.7%
Average Price per Square Foot	\$846	\$725	\$827	\$761	-10.0%
Properties Sold	4	3	3	5	25.0%
Properties Pending Sale	3	1	4	3	0.0%
Properties For Sale	23	25	29	24	4.3%
Days on Market (Pending Sale)	35	211	15	17	-50.9%
Percent Under Contract	13.0%	4.0%	13.8%	12.5%	-4.2%
Average Median Price for Last 12 Months	\$1,435,292	\$4,245,083	\$2,557,500	\$3,230,351	125.1%

*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, May 2025



Current Market Snapshot

\$1,662,500

Median Sales Price 6.2% Δ YOY

\$762

Average \$/SF 8.4% Δ YOY

55

Properties For Sale 10.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,565,000	\$1,632,500	\$1,610,000	\$1,662,500	6.2%
Average Price per Square Foot	\$703	\$759	\$786	\$762	8.4%
Properties Sold	8	9	13	10	25.0%
Properties Pending Sale	8	7	12	18	125.0%
Properties For Sale	50	55	75	55	10.0%
Days on Market (Pending Sale)	19	41	18	33	72.5%
Percent Under Contract	16.0%	12.7%	16.0%	32.7%	104.5%
Average Median Price for Last 12 Months	\$1,599,833	\$1,552,417	\$1,668,167	\$1,562,212	-2.4%

*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, May 2025



Current Market Snapshot

\$2,237,250

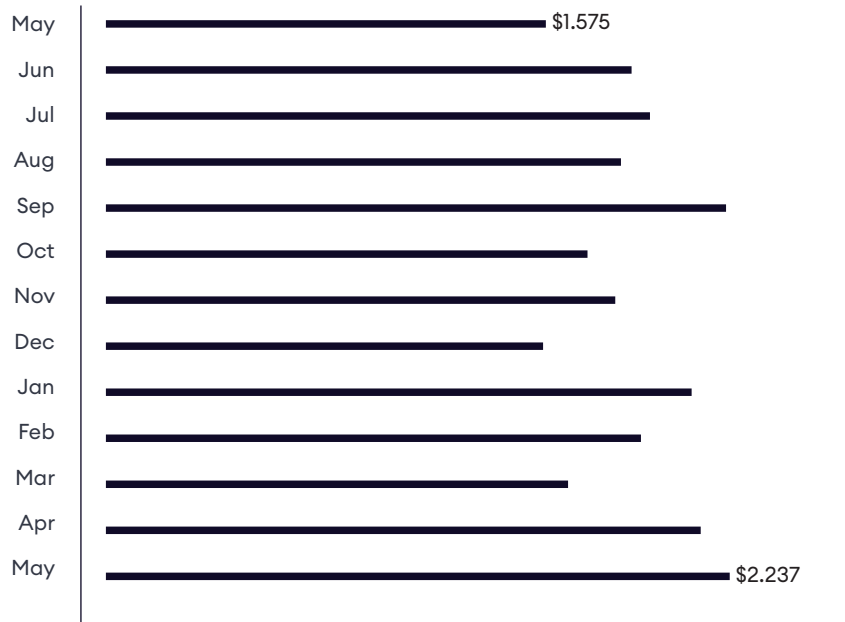
Median Sales Price **42.0% Δ YOY**

\$751

Average \$/SF **-0.5% Δ YOY**

155

Properties For Sale **26.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,575,000	\$1,825,000	\$1,917,500	\$2,237,250	42.0%
Average Price per Square Foot	\$755	\$687	\$702	\$751	-0.5%
Properties Sold	25	31	22	20	-20.0%
Properties Pending Sale	24	27	19	39	62.5%
Properties For Sale	123	118	129	155	26.0%
Days on Market (Pending Sale)	44	70	27	42	-6.2%
Percent Under Contract	19.5%	22.9%	14.7%	25.2%	29.0%
Average Median Price for Last 12 Months	\$1,777,625	\$1,934,584	\$2,008,334	\$1,895,058	6.6%

*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, May 2025



Current Market Snapshot

\$1,362,500

Median Sales Price -3.0% Δ YOY

\$706

Average \$/SF 5.7% Δ YOY

361

Properties For Sale 14.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,404,000	\$1,335,000	\$1,375,000	\$1,362,500	-3.0%
Average Price per Square Foot	\$668	\$611	\$645	\$706	5.7%
Properties Sold	60	29	34	42	-30.0%
Properties Pending Sale	57	40	41	61	7.0%
Properties For Sale	315	273	266	361	14.6%
Days on Market (Pending Sale)	22	39	37	36	68.1%
Percent Under Contract	18.1%	14.7%	15.4%	16.9%	-6.6%
Average Median Price for Last 12 Months	\$1,348,462	\$1,412,125	\$1,465,833	\$1,384,635	2.7%

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

San Gabriel Valley Macro Market

Single Family Residences, May 2025



Current Market Snapshot

\$1,500,000

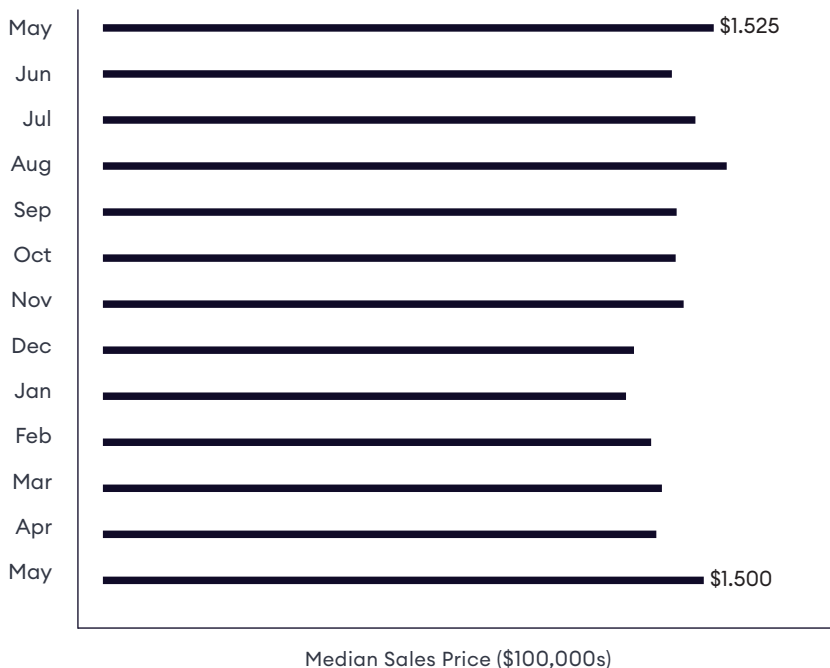
Median Sales Price -1.6% Δ YOY

\$877

Average \$/SF 4.3% Δ YOY

944

Properties For Sale 1.6% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,525,000	\$1,449,500	\$1,368,000	\$1,500,000	-1.6%
Average Price per Square Foot	\$841	\$850	\$825	\$877	4.3%
Properties Sold	220	163	125	181	-17.7%
Properties Pending Sale	211	158	163	212	0.5%
Properties For Sale	929	865	809	944	1.6%
Days on Market (Pending Sale)	21	28	33	30	43.2%
Percent Under Contract	22.7%	18.3%	20.1%	22.5%	-1.1%
Average Median Price for Last 12 Months	\$1,358,536	\$1,379,000	\$1,425,333	\$1,428,188	5.1%

*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, May 2025



Current Market Snapshot

\$1,110,000

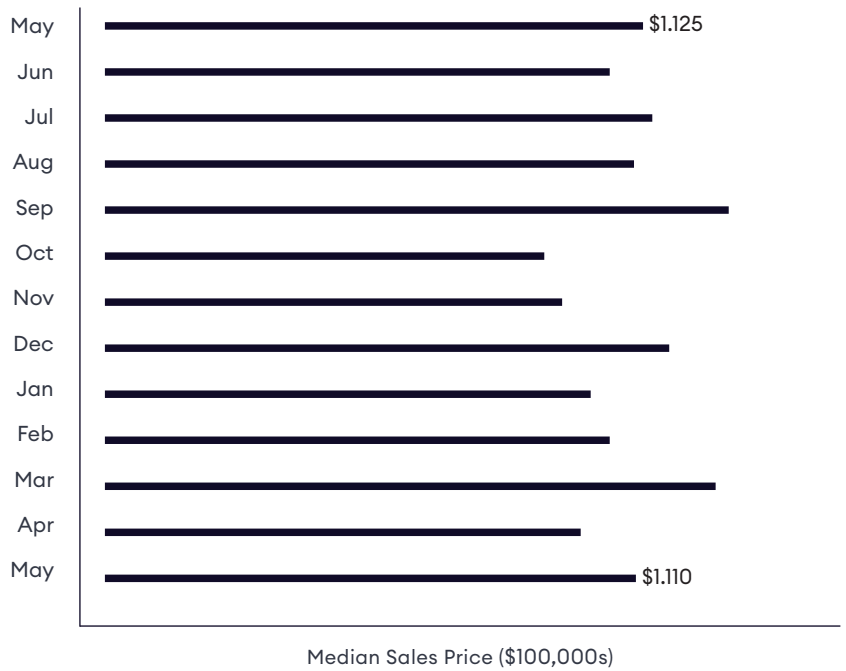
Median Sales Price **-1.3% Δ YOY**

\$809

Average \$/SF **21.8% Δ YOY**

55

Properties For Sale **-12.7% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,125,000	\$955,000	\$1,055,000	\$1,110,000	-1.3%
Average Price per Square Foot	\$664	\$710	\$599	\$809	21.8%
Properties Sold	15	13	12	17	13.3%
Properties Pending Sale	14	18	18	12	-14.3%
Properties For Sale	63	73	53	55	-12.7%
Days on Market (Pending Sale)	13	28	52	17	33.6%
Percent Under Contract	22.2%	24.7%	34.0%	21.8%	-1.8%
Average Median Price for Last 12 Months	\$997,333	\$1,105,250	\$1,127,167	\$1,095,342	9.8%

*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, May 2025



Current Market Snapshot

\$906,000

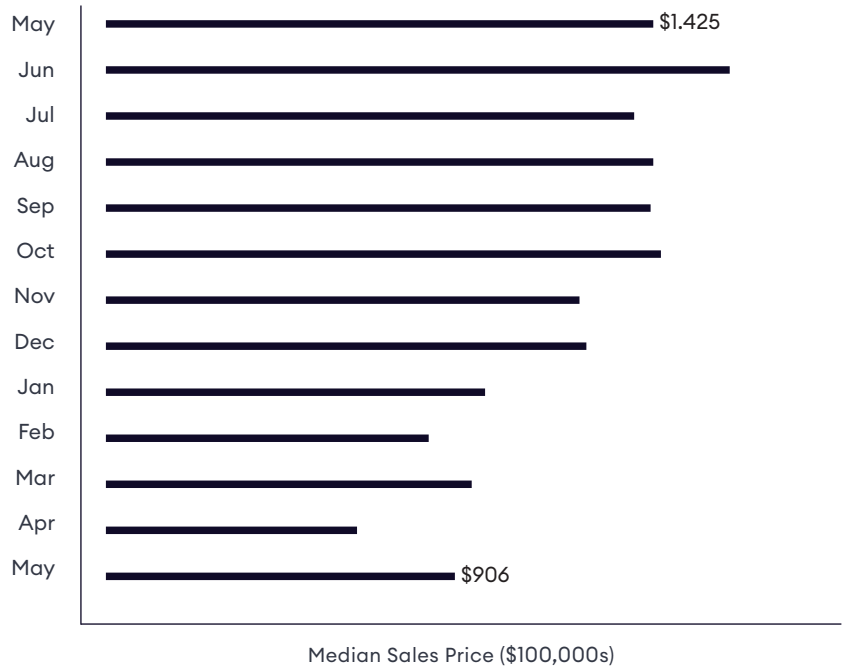
Median Sales Price **-36.4% Δ YOY**

\$805

Average \$/SF **-2.7% Δ YOY**

96

Properties For Sale **-15.8% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,425,000	\$1,232,000	\$837,500	\$906,000	-36.4%
Average Price per Square Foot	\$827	\$819	\$804	\$805	-2.7%
Properties Sold	27	13	4	10	-63.0%
Properties Pending Sale	32	16	8	17	-46.9%
Properties For Sale	114	78	68	96	-15.8%
Days on Market (Pending Sale)	18	21	26	21	19.3%
Percent Under Contract	28.1%	20.5%	11.8%	17.7%	-36.9%
Average Median Price for Last 12 Months	\$1,345,115	\$929,750	\$835,333	\$1,194,115	-11.2%

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



Current Market Snapshot

\$1,794,000

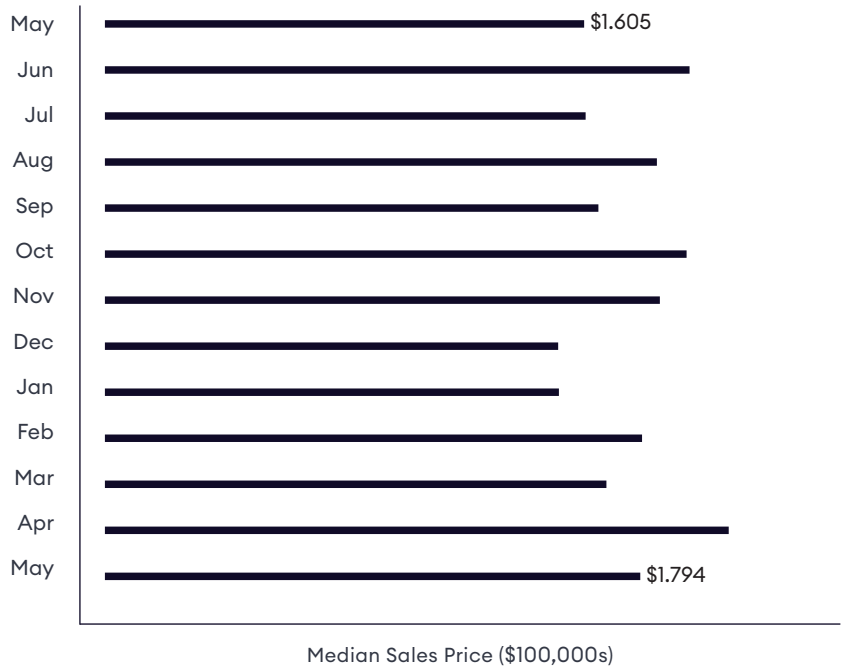
Median Sales Price **11.8% Δ YOY**

\$728

Average \$/SF **-9.6% Δ YOY**

159

Properties For Sale **0.6% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,605,000	\$1,860,000	\$1,800,000	\$1,794,000	11.8%
Average Price per Square Foot	\$805	\$735	\$742	\$728	-9.6%
Properties Sold	44	25	15	22	-50.0%
Properties Pending Sale	39	19	20	33	-15.4%
Properties For Sale	158	141	128	159	0.6%
Days on Market (Pending Sale)	26	33	38	54	104.9%
Percent Under Contract	24.7%	13.5%	15.6%	20.8%	-15.9%
Average Median Price for Last 12 Months	\$1,660,171	\$1,733,898	\$1,855,296	\$1,760,876	6.1%

*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

\$790,000

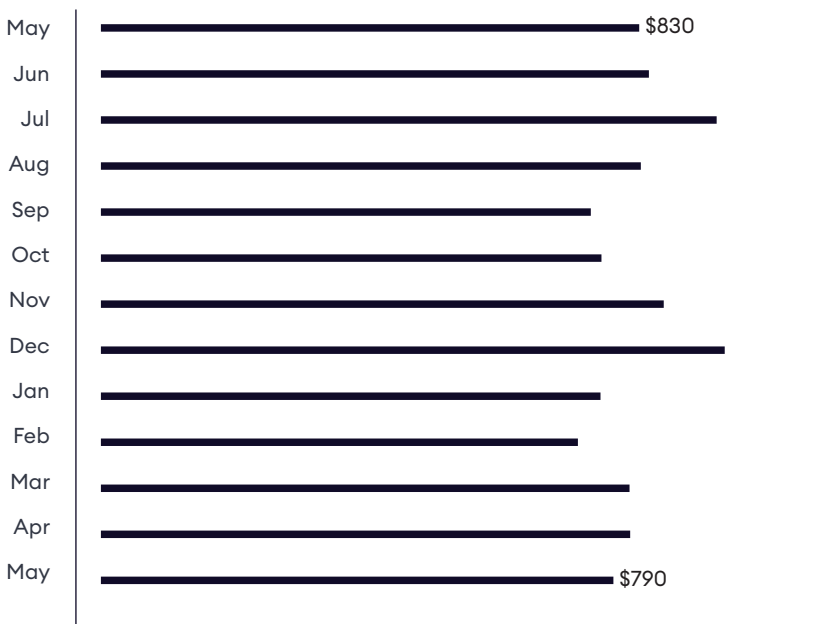
Median Sales Price **-4.8% Δ YOY**

\$607

Average \$/SF **-6.0% Δ YOY**

44

Properties For Sale **15.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$830,000	\$868,000	\$735,000	\$790,000	-4.8%
Average Price per Square Foot	\$646	\$589	\$561	\$607	-6.0%
Properties Sold	9	7	9	7	-22.2%
Properties Pending Sale	12	8	11	11	-8.3%
Properties For Sale	38	39	37	44	15.8%
Days on Market (Pending Sale)	20	36	42	39	93.2%
Percent Under Contract	31.6%	20.5%	29.7%	25.0%	-20.8%
Average Median Price for Last 12 Months	\$803,641	\$814,750	\$807,000	\$826,192	2.8%

*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

\$1,340,000

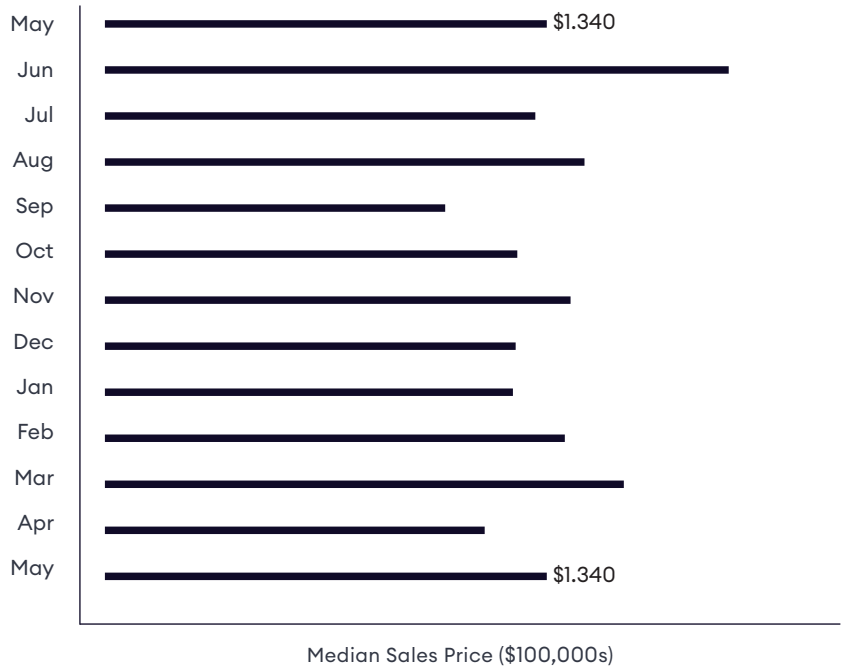
Median Sales Price 0.0% Δ YOY

\$992

Average \$/SF 8.5% Δ YOY

51

Properties For Sale 10.9% Δ YOY



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,340,000	\$1,412,500	\$1,395,000	\$1,340,000	0.0%
Average Price per Square Foot	\$914	\$895	\$935	\$992	8.5%
Properties Sold	11	12	6	11	0.0%
Properties Pending Sale	10	9	14	14	40.0%
Properties For Sale	46	45	48	51	10.9%
Days on Market (Pending Sale)	19	32	12	16	-11.6%
Percent Under Contract	21.7%	20.0%	29.2%	27.5%	26.3%
Average Median Price for Last 12 Months	\$1,328,296	\$1,323,690	\$1,355,167	\$1,356,126	2.1%

*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, May 2025



Current Market Snapshot

\$2,575,000

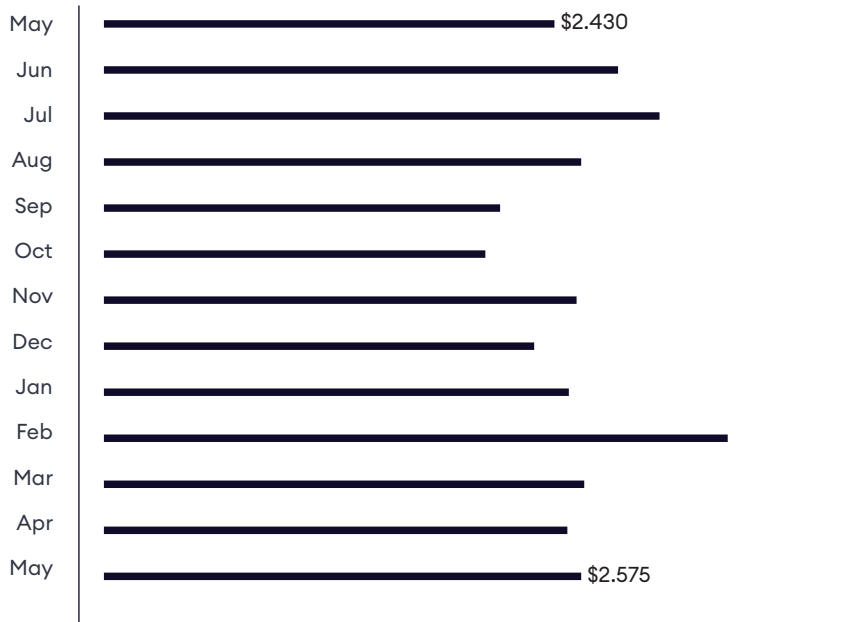
Median Sales Price **6.0% Δ YOY**

\$991

Average \$/SF **-3.5% Δ YOY**

108

Properties For Sale **14.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,430,000	\$2,550,000	\$3,370,000	\$2,575,000	6.0%
Average Price per Square Foot	\$1,027	\$937	\$961	\$991	-3.5%
Properties Sold	17	11	7	26	52.9%
Properties Pending Sale	10	7	12	22	120.0%
Properties For Sale	94	79	106	108	14.9%
Days on Market (Pending Sale)	16	13	29	28	71.4%
Percent Under Contract	10.6%	8.9%	11.3%	20.4%	91.5%
Average Median Price for Last 12 Months	\$2,467,729	\$2,644,083	\$2,555,500	\$2,568,038	4.1%

*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, May 2025



Current Market Snapshot

\$1,147,000

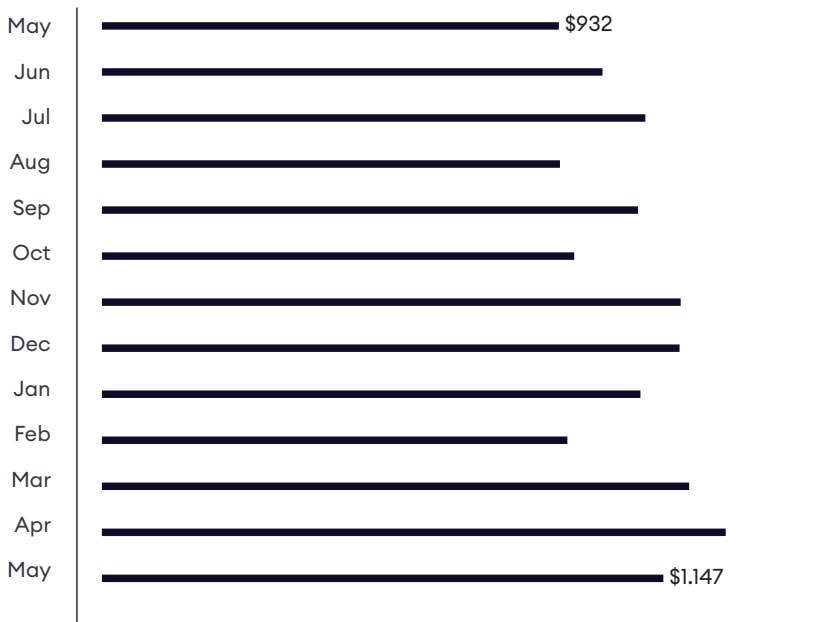
Median Sales Price **23.0% Δ YOY**

\$712

Average \$/SF **13.9% Δ YOY**

60

Properties For Sale **15.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$932,500	\$1,182,500	\$950,000	\$1,147,000	23.0%
Average Price per Square Foot	\$625	\$657	\$633	\$712	13.9%
Properties Sold	16	16	11	13	-18.8%
Properties Pending Sale	20	12	18	16	-20.0%
Properties For Sale	52	59	58	60	15.4%
Days on Market (Pending Sale)	21	24	30	24	16.2%
Percent Under Contract	38.5%	20.3%	31.0%	26.7%	-30.7%
Average Median Price for Last 12 Months	\$1,033,342	\$1,142,042	\$1,207,333	\$1,084,077	4.9%

*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, May 2025



Current Market Snapshot

\$1,595,000

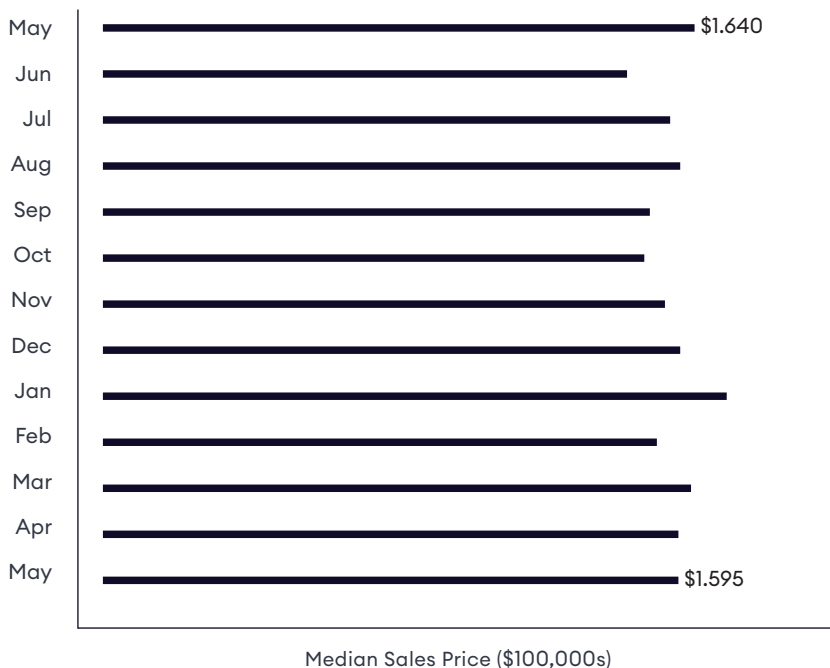
Median Sales Price **-2.7% Δ YOY**

\$965

Average \$/SF **3.7% Δ YOY**

302

Properties For Sale **13.5% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,640,000	\$1,557,500	\$1,535,000	\$1,595,000	-2.7%
Average Price per Square Foot	\$931	\$882	\$947	\$965	3.7%
Properties Sold	65	46	44	68	4.6%
Properties Pending Sale	48	41	57	75	56.2%
Properties For Sale	266	263	289	302	13.5%
Days on Market (Pending Sale)	19	28	22	29	52.3%
Percent Under Contract	18.0%	15.6%	19.7%	24.8%	37.6%
Average Median Price for Last 12 Months	\$1,457,394	\$1,614,103	\$1,606,705	\$1,578,586	8.3%

*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, May 2025



Current Market Snapshot

\$1,312,500

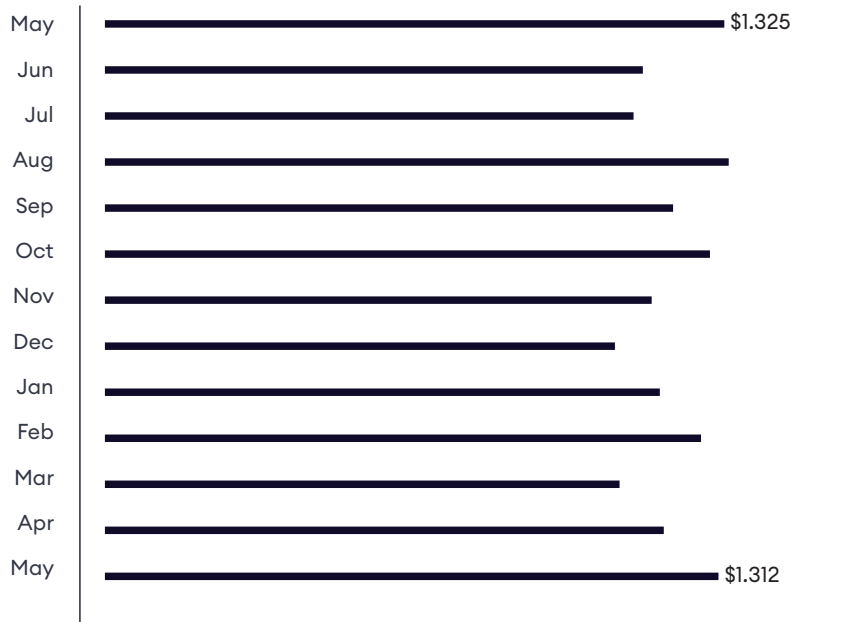
Median Sales Price **-0.9% Δ YOY**

\$727

Average \$/SF **3.9% Δ YOY**

53

Properties For Sale **3.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,325,000	\$1,169,000	\$1,275,000	\$1,312,500	-0.9%
Average Price per Square Foot	\$700	\$783	\$716	\$727	3.9%
Properties Sold	14	10	13	16	14.3%
Properties Pending Sale	15	13	12	12	-20.0%
Properties For Sale	51	44	44	53	3.9%
Days on Market (Pending Sale)	20	26	43	16	-19.8%
Percent Under Contract	29.4%	29.5%	27.3%	22.6%	-23.0%
Average Median Price for Last 12 Months	\$1,204,871	\$1,193,167	\$1,202,500	\$1,213,590	0.7%

*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, May 2025



Current Market Snapshot

\$2,900,000

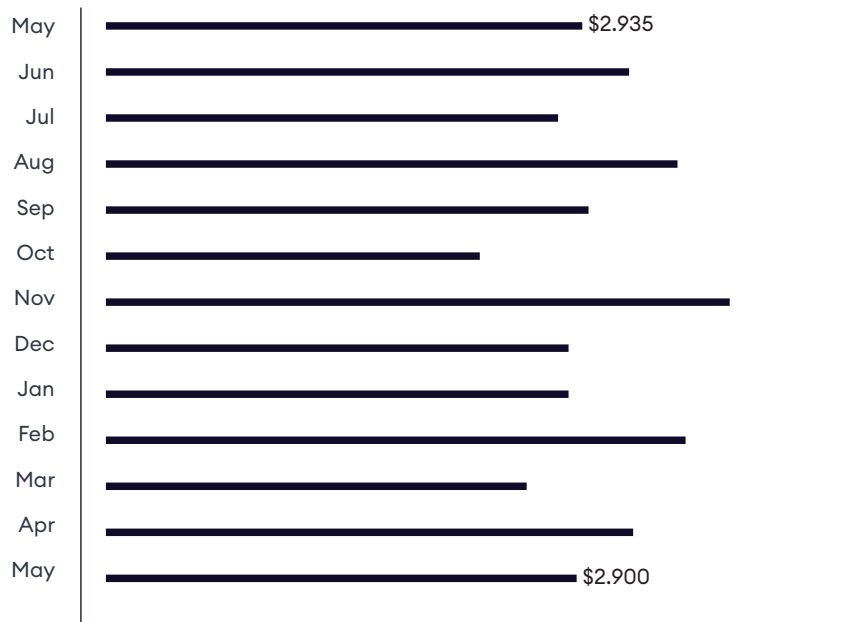
Median Sales Price -1.2% Δ YOY

\$1,167

Average \$/SF 15.0% Δ YOY

64

Properties For Sale -17.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,935,000	\$3,848,500	\$3,575,000	\$2,900,000	-1.2%
Average Price per Square Foot	\$1,015	\$1,075	\$1,074	\$1,167	15.0%
Properties Sold	14	12	6	7	-50.0%
Properties Pending Sale	14	9	6	12	-14.3%
Properties For Sale	78	54	49	64	-17.9%
Days on Market (Pending Sale)	23	39	24	15	-33.3%
Percent Under Contract	17.9%	16.7%	12.2%	18.8%	4.5%
Average Median Price for Last 12 Months	\$2,936,667	\$3,002,583	\$2,913,500	\$3,046,750	3.7%

*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, May 2025



Current Market Snapshot

\$1,650,000

Median Sales Price **7.7% Δ YOY**

\$839

Average \$/SF **13.5% Δ YOY**

48

Properties For Sale **6.7% Δ YOY**



Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$1,532,500	\$1,043,000	\$0	\$1,650,000	7.7%
Average Price per Square Foot	\$739	\$768	\$0	\$839	13.5%
Properties Sold	6	7	0	9	50.0%
Properties Pending Sale	7	5	4	7	0.0%
Properties For Sale	45	39	34	48	6.7%
Days on Market (Pending Sale)	45	28	37	27	-40.3%
Percent Under Contract	15.6%	12.8%	11.8%	14.6%	-6.2%
Average Median Price for Last 12 Months	\$1,528,316	\$1,252,167	\$1,541,000	\$1,308,577	-14.4%

*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, May 2025



Current Market Snapshot

\$1,865,000

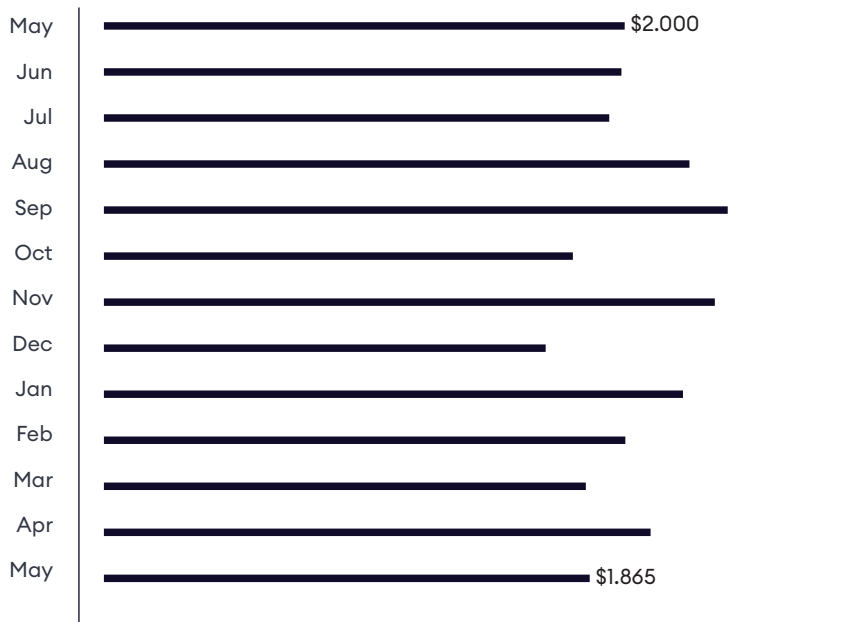
Median Sales Price -6.8% Δ YOY

\$1,093

Average \$/SF 7.7% Δ YOY

52

Properties For Sale 0.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	May 2024	6 Month	3 Month	May 2025	% Change
Median Price	\$2,000,000	\$2,348,000	\$2,002,500	\$1,865,000	-6.8%
Average Price per Square Foot	\$1,015	\$1,122	\$866	\$1,093	7.7%
Properties Sold	9	11	10	12	33.3%
Properties Pending Sale	9	14	8	16	77.8%
Properties For Sale	52	63	38	52	0.0%
Days on Market (Pending Sale)	16	27	54	29	81.6%
Percent Under Contract	17.3%	22.2%	21.1%	30.8%	77.8%
Average Median Price for Last 12 Months	\$1,959,833	\$1,956,250	\$1,938,333	\$2,035,473	3.9%

*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.



[elliman.com](https://www.elliman.com)