

ELLIMAN INTEL

Monthly Market Report

JUNE 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, June 2025



Current Market Snapshot

\$1,085,000

Median Sales Price **7.4% Δ YOY**

\$752

Average \$/SF **6.8% Δ YOY**

17,143

Properties For Sale **9.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,010,000	\$985,000	\$1,050,000	\$1,085,000	7.4%
Average Price per Square Foot	\$704	\$690	\$737	\$752	6.8%
Properties Sold	2981	2787	2744	2946	-1.2%
Properties Pending Sale	3047	2104	3129	3086	1.3%
Properties For Sale	15,599	13,770	16,510	17,143	9.9%
Days on Market (Pending Sale)	30	43	33	34	15.4%
Percent Under Contract	19.5%	15.3%	19.0%	18.0%	-7.8%
Average Median Price for Last 12 Months	\$952,417	\$1,028,667	\$1,041,667	\$1,009,000	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, June 2025



Current Market Snapshot

\$4,300,000

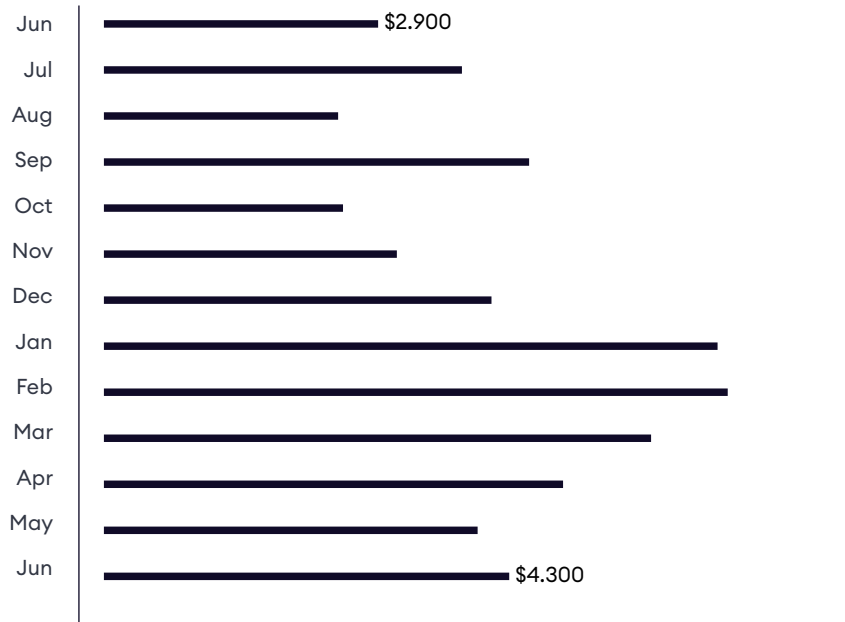
Median Sales Price **48.3% Δ YOY**

\$1,671

Average \$/SF **22.0% Δ YOY**

216

Properties For Sale **29.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,900,000	\$4,110,600	\$5,815,000	\$4,300,000	48.3%
Average Price per Square Foot	\$1,370	\$1,145	\$1,285	\$1,671	22.0%
Properties Sold	9	7	8	17	88.9%
Properties Pending Sale	11	7	14	16	45.5%
Properties For Sale	167	142	206	216	29.3%
Days on Market (Pending Sale)	53	77	44	74	38.7%
Percent Under Contract	6.6%	4.9%	6.8%	7.4%	12.5%
Average Median Price for Last 12 Months	\$2,939,898	\$5,351,817	\$4,379,167	\$4,271,292	31.2%

*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, June 2025



Current Market Snapshot

\$2,597,500

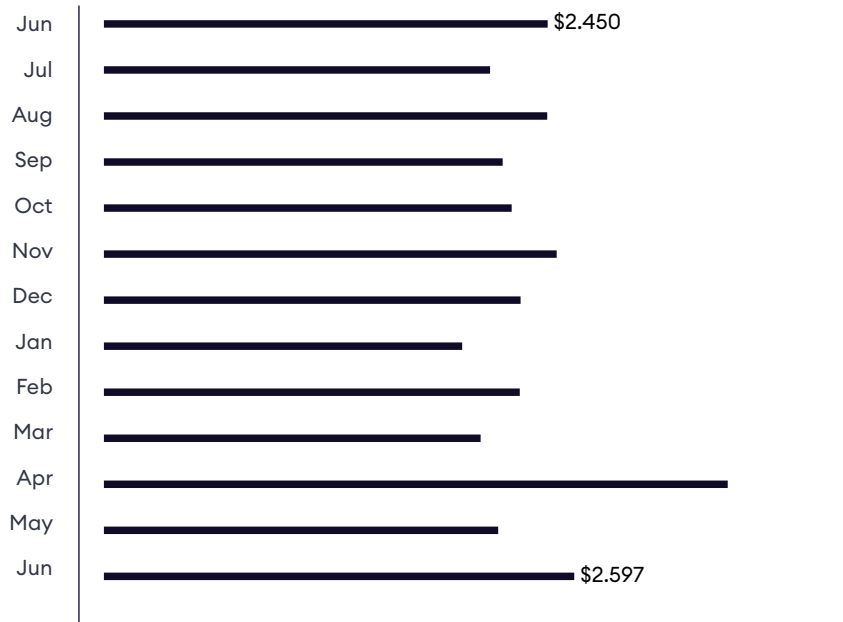
Median Sales Price **6.0% Δ YOY**

\$995

Average \$/SF **3.4% Δ YOY**

116

Properties For Sale **12.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,450,000	\$2,299,500	\$2,077,500	\$2,597,500	6.0%
Average Price per Square Foot	\$962	\$884	\$879	\$995	3.4%
Properties Sold	9	14	16	10	11.1%
Properties Pending Sale	10	11	13	14	40.0%
Properties For Sale	103	99	123	116	12.6%
Days on Market (Pending Sale)	56	81	95	30	-46.3%
Percent Under Contract	9.7%	11.1%	10.6%	12.1%	24.3%
Average Median Price for Last 12 Months	\$2,388,310	\$2,428,333	\$2,740,833	\$2,372,846	-0.7%

*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, June 2025



Current Market Snapshot

\$7,100,000

Median Sales Price 1.4% Δ YOY

\$2,087

Average \$/SF 26.0% Δ YOY

151

Properties For Sale 1.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$7,000,000	\$5,264,500	\$11,260,000	\$7,100,000	1.4%
Average Price per Square Foot	\$1,656	\$2,362	\$1,991	\$2,087	26.0%
Properties Sold	9	10	9	13	44.4%
Properties Pending Sale	13	10	14	14	7.7%
Properties For Sale	149	130	161	151	1.3%
Days on Market (Pending Sale)	30	53	54	51	71.2%
Percent Under Contract	8.7%	7.7%	8.7%	9.3%	6.3%
Average Median Price for Last 12 Months	\$7,139,365	\$7,145,559	\$6,871,118	\$6,781,566	-5.3%

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

Beverly Hills- Post Office

Single Family Residences, June 2025



Current Market Snapshot

\$4,200,000

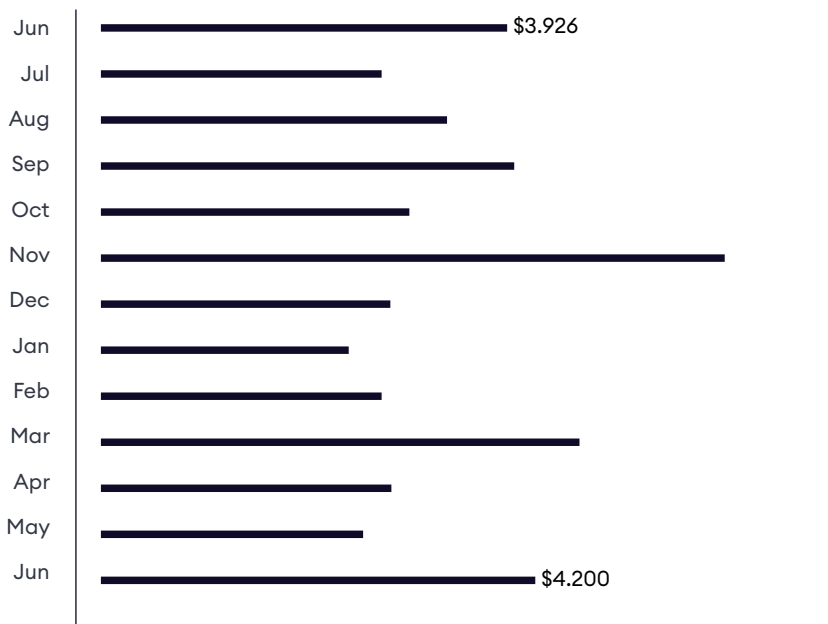
Median Sales Price **7.0% Δ YOY**

\$1,589

Average \$/SF **55.2% Δ YOY**

206

Properties For Sale **10.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,926,269	\$2,790,000	\$4,630,000	\$4,200,000	7.0%
Average Price per Square Foot	\$1,024	\$947	\$1,463	\$1,589	55.2%
Properties Sold	10	10	12	17	70.0%
Properties Pending Sale	10	7	10	12	20.0%
Properties For Sale	187	166	192	206	10.2%
Days on Market (Pending Sale)	41	92	40	102	146.8%
Percent Under Contract	5.3%	4.2%	5.2%	5.8%	8.9%
Average Median Price for Last 12 Months	\$3,880,789	\$3,207,500	\$3,175,000	\$3,463,144	-12.1%

*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, June 2025



Current Market Snapshot

\$1,866,500

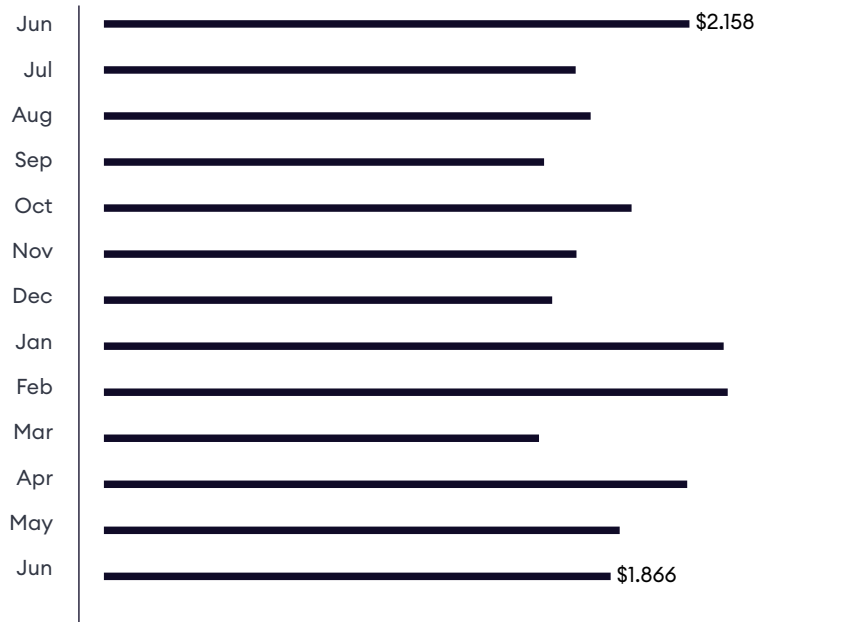
Median Sales Price -13.5% Δ YOY

\$1,039

Average \$/SF -1.7% Δ YOY

71

Properties For Sale -2.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,158,285	\$1,650,000	\$1,601,250	\$1,866,500	-13.5%
Average Price per Square Foot	\$1,057	\$915	\$1,020	\$1,039	-1.7%
Properties Sold	6	9	14	8	33.3%
Properties Pending Sale	17	4	20	12	-29.4%
Properties For Sale	73	48	73	71	-2.7%
Days on Market (Pending Sale)	16	30	42	13	-18.9%
Percent Under Contract	23.3%	8.3%	27.4%	16.9%	-27.4%
Average Median Price for Last 12 Months	\$1,903,180	\$2,017,125	\$1,972,167	\$1,903,426	0.0%

*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, June 2025



Current Market Snapshot

\$4,429,375

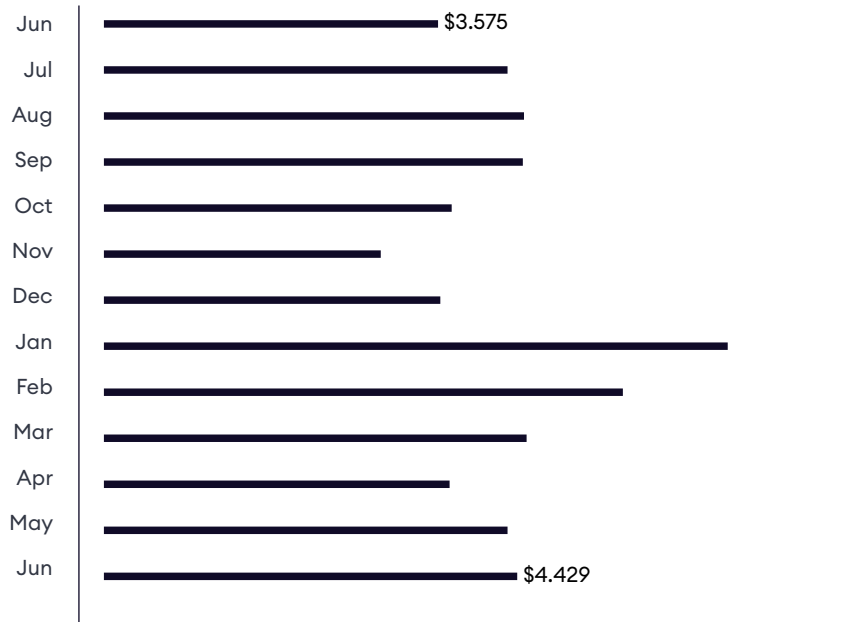
Median Sales Price **23.9% Δ YOY**

\$1,460

Average \$/SF **6.4% Δ YOY**

236

Properties For Sale **47.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,575,500	\$3,600,000	\$4,530,600	\$4,429,375	23.9%
Average Price per Square Foot	\$1,372	\$1,636	\$1,610	\$1,460	6.4%
Properties Sold	20	9	17	23	15.0%
Properties Pending Sale	17	9	18	17	0.0%
Properties For Sale	160	119	204	236	47.5%
Days on Market (Pending Sale)	53	75	29	58	8.5%
Percent Under Contract	10.6%	7.6%	8.8%	7.2%	-32.2%
Average Median Price for Last 12 Months	\$3,725,708	\$4,875,663	\$4,151,458	\$4,340,537	14.2%

*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, June 2025



Current Market Snapshot

\$2,900,000

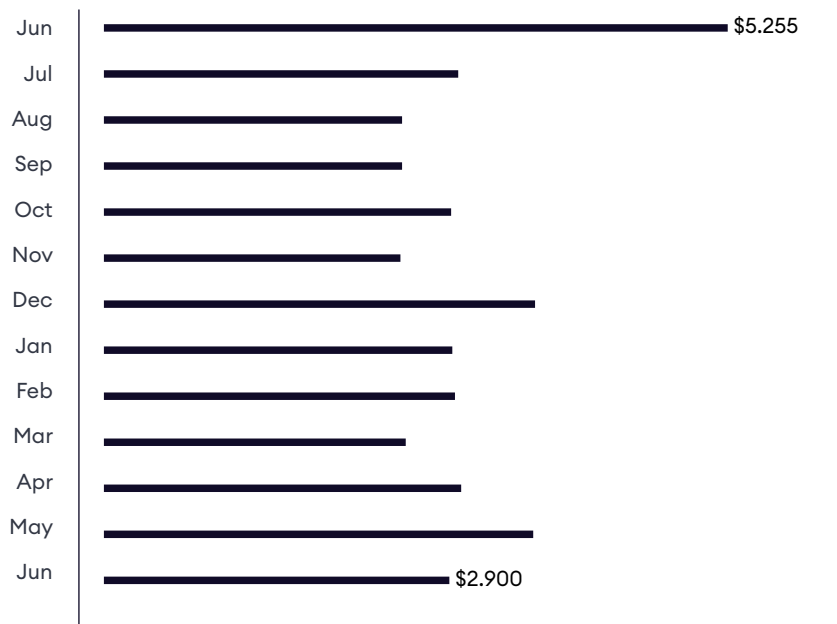
Median Sales Price **-44.8% Δ YOY**

\$944

Average \$/SF **-22.2% Δ YOY**

34

Properties For Sale **41.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$5,255,000	\$3,625,000	\$2,530,975	\$2,900,000	-44.8%
Average Price per Square Foot	\$1,213	\$1,107	\$1,174	\$944	-22.2%
Properties Sold	4	4	8	9	125.0%
Properties Pending Sale	5	6	7	7	40.0%
Properties For Sale	24	27	29	34	41.7%
Days on Market (Pending Sale)	12	78	33	29	135.4%
Percent Under Contract	20.8%	22.2%	24.1%	20.6%	-1.2%
Average Median Price for Last 12 Months	\$2,976,500	\$2,985,496	\$3,169,833	\$3,089,926	3.7%

*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, June 2025



Current Market Snapshot

\$1,662,500

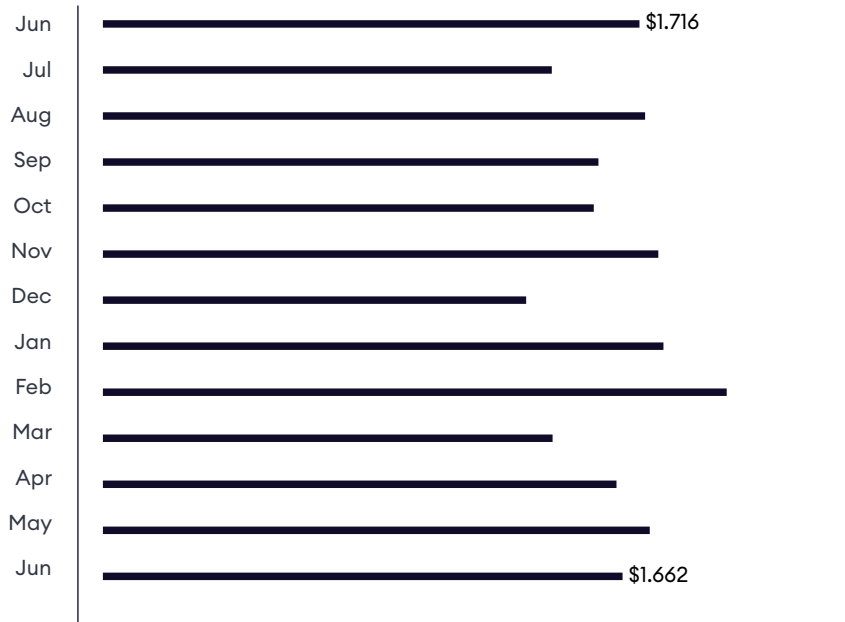
Median Sales Price **-3.2% Δ YOY**

\$971

Average \$/SF **-4.8% Δ YOY**

99

Properties For Sale **39.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,716,875	\$1,352,500	\$1,437,500	\$1,662,500	-3.2%
Average Price per Square Foot	\$1,020	\$1,032	\$1,103	\$971	-4.8%
Properties Sold	18	14	19	12	-33.3%
Properties Pending Sale	13	11	11	18	38.5%
Properties For Sale	71	70	89	99	39.4%
Days on Market (Pending Sale)	24	55	24	29	18.9%
Percent Under Contract	18.3%	15.7%	12.4%	18.2%	-0.7%
Average Median Price for Last 12 Months	\$1,646,244	\$1,714,083	\$1,685,167	\$1,650,490	0.3%

*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, June 2025



Current Market Snapshot

\$505,000

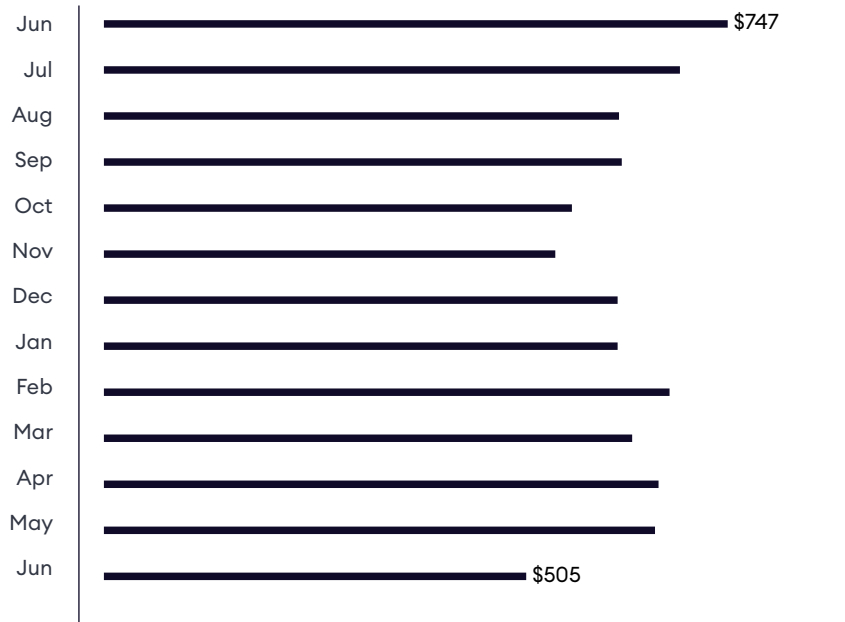
Median Sales Price **-32.4% Δ YOY**

\$476

Average \$/SF **9.7% Δ YOY**

46

Properties For Sale **-23.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$747,500	\$615,000	\$632,500	\$505,000	-32.4%
Average Price per Square Foot	\$434	\$462	\$485	\$476	9.7%
Properties Sold	4	7	8	9	125.0%
Properties Pending Sale	13	4	8	8	-38.5%
Properties For Sale	60	49	57	46	-23.3%
Days on Market (Pending Sale)	35	55	47	43	21.6%
Percent Under Contract	21.7%	8.2%	14.0%	17.4%	-19.7%
Average Median Price for Last 12 Months	\$615,587	\$625,708	\$609,750	\$626,419	1.7%

*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, June 2025



Current Market Snapshot

\$2,130,000

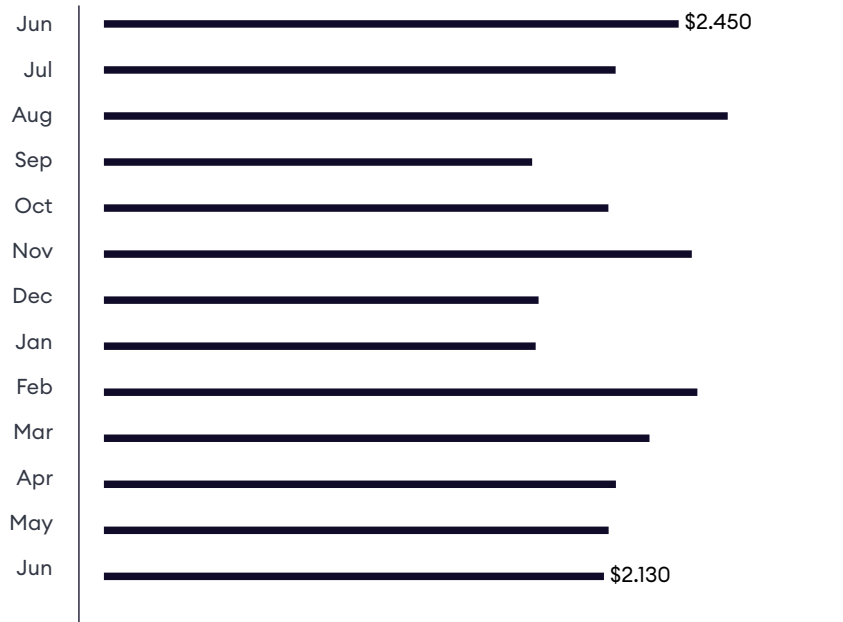
Median Sales Price **-13.1% Δ YOY**

\$974

Average \$/SF **3.3% Δ YOY**

139

Properties For Sale **40.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,450,000	\$1,850,000	\$2,325,000	\$2,130,000	-13.1%
Average Price per Square Foot	\$943	\$976	\$986	\$974	3.3%
Properties Sold	18	15	16	20	11.1%
Properties Pending Sale	11	11	16	21	90.9%
Properties For Sale	99	96	113	139	40.4%
Days on Market (Pending Sale)	38	55	44	31	-19.7%
Percent Under Contract	11.1%	11.5%	14.2%	15.1%	36.0%
Average Median Price for Last 12 Months	\$2,206,482	\$2,192,294	\$2,153,734	\$2,213,190	0.3%

*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, June 2025



Current Market Snapshot

\$1,083,500

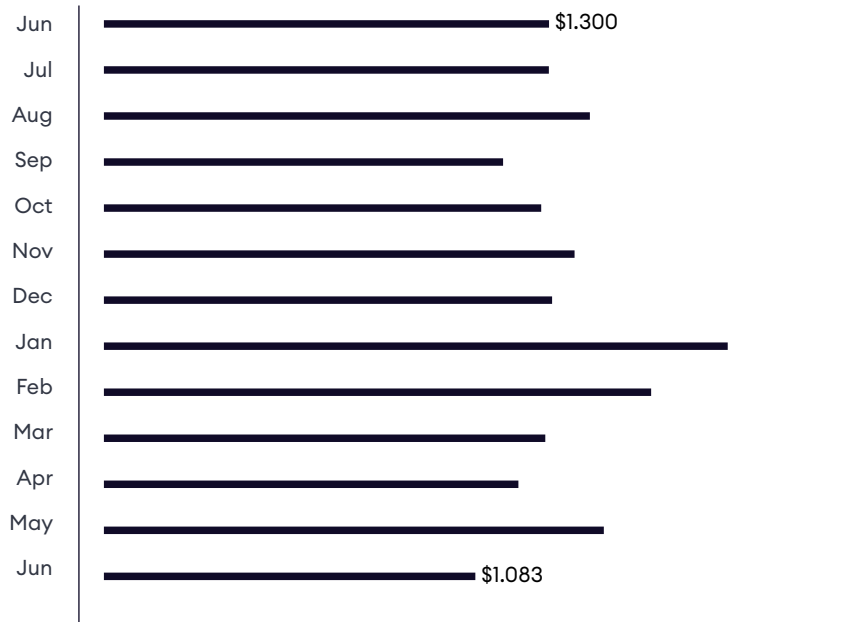
Median Sales Price **-16.7% Δ YOY**

\$764

Average \$/SF **-3.8% Δ YOY**

89

Properties For Sale **6.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,300,000	\$1,309,000	\$1,289,000	\$1,083,500	-16.7%
Average Price per Square Foot	\$794	\$789	\$781	\$764	-3.8%
Properties Sold	9	7	15	6	-33.3%
Properties Pending Sale	7	8	9	7	0.0%
Properties For Sale	84	90	73	89	6.0%
Days on Market (Pending Sale)	52	93	43	40	-23.8%
Percent Under Contract	8.3%	8.9%	12.3%	7.9%	-5.6%
Average Median Price for Last 12 Months	\$1,350,979	\$1,411,417	\$1,251,500	\$1,354,923	0.3%

*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, June 2025



Current Market Snapshot

\$2,582,000

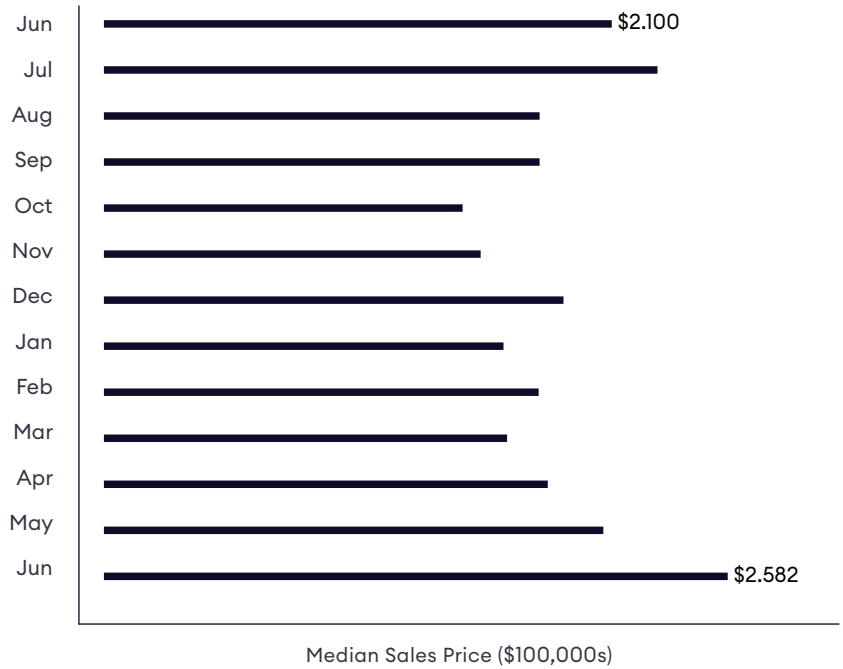
Median Sales Price **23.0% Δ YOY**

\$700

Average \$/SF **-20.3% Δ YOY**

113

Properties For Sale **32.9% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,100,000	\$1,899,250	\$1,664,850	\$2,582,000	23.0%
Average Price per Square Foot	\$878	\$1,021	\$869	\$700	-20.3%
Properties Sold	7	2	10	9	28.6%
Properties Pending Sale	6	5	10	10	66.7%
Properties For Sale	85	85	114	113	32.9%
Days on Market (Pending Sale)	26	83	31	47	79.6%
Percent Under Contract	7.1%	5.9%	8.8%	8.8%	25.4%
Average Median Price for Last 12 Months	\$2,188,958	\$1,931,975	\$2,160,333	\$1,885,854	-16.1%

*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, June 2025



Current Market Snapshot

\$890,000

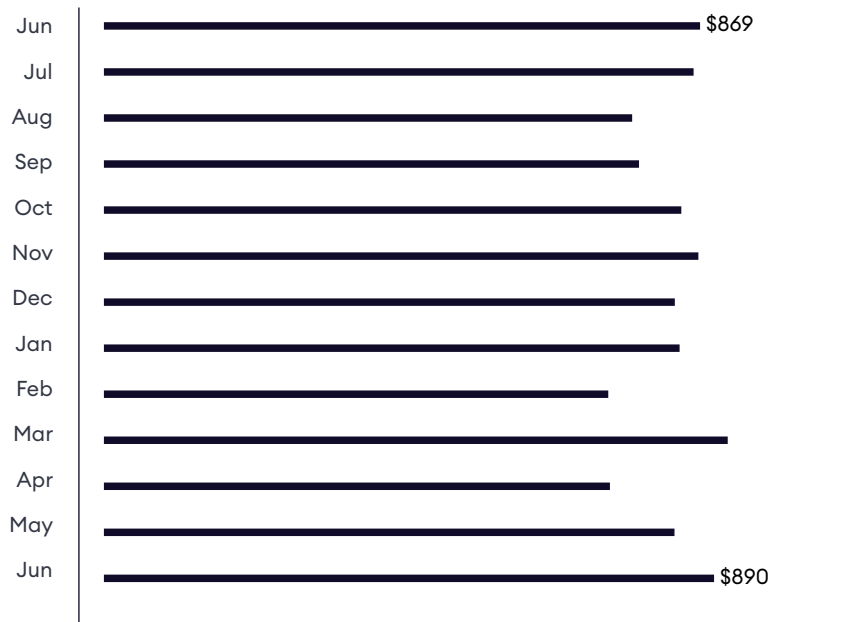
Median Sales Price 2.4% Δ YOY

\$608

Average \$/SF 2.4% Δ YOY

87

Properties For Sale -20.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$869,500	\$832,500	\$910,000	\$890,000	2.4%
Average Price per Square Foot	\$594	\$556	\$636	\$608	2.4%
Properties Sold	8	20	12	11	37.5%
Properties Pending Sale	14	10	19	7	-50.0%
Properties For Sale	109	74	94	87	-20.2%
Days on Market (Pending Sale)	19	42	49	39	113.1%
Percent Under Contract	12.8%	13.5%	20.2%	8.0%	-37.4%
Average Median Price for Last 12 Months	\$797,977	\$823,987	\$819,808	\$828,071	3.6%

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

Ladera Heights

Single Family Residences, June 2025



Current Market Snapshot

\$2,062,500

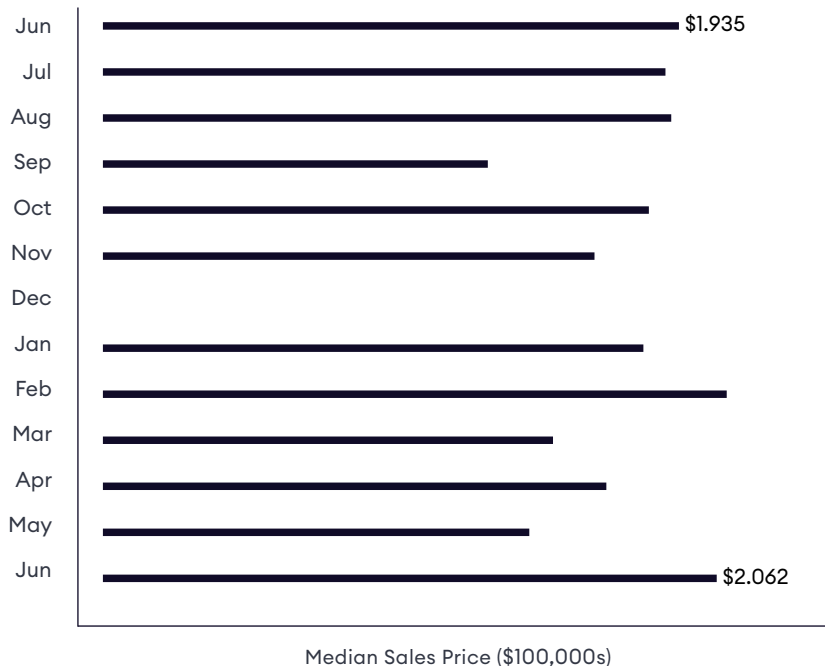
Median Sales Price 6.6% Δ YOY

\$608

Average \$/SF -21.5% Δ YOY

29

Properties For Sale 26.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,935,000	\$0	\$1,510,000	\$2,062,500	6.6%
Average Price per Square Foot	\$775	\$0	\$698	\$608	-21.5%
Properties Sold	5	0	5	4	-20.0%
Properties Pending Sale	3	7	5	2	-33.3%
Properties For Sale	23	32	28	29	26.1%
Days on Market (Pending Sale)	69	56	116	10	-85.5%
Percent Under Contract	13.0%	21.9%	17.9%	6.9%	-47.1%
Average Median Price for Last 12 Months	\$1,774,657	\$1,767,292	\$1,727,500	\$1,623,904	-9.3%

*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, June 2025



Current Market Snapshot

\$2,149,500

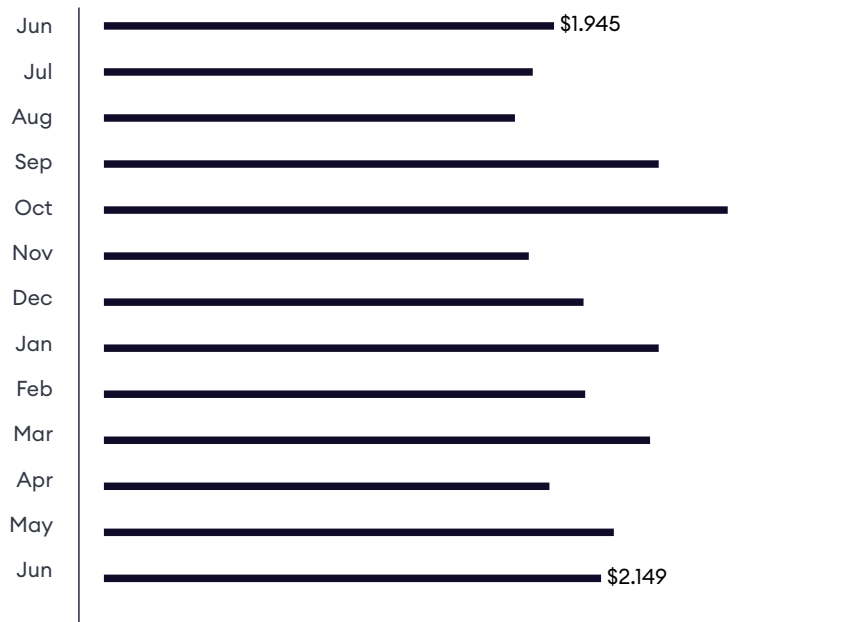
Median Sales Price **10.5% Δ YOY**

\$1,053

Average \$/SF **-3.6% Δ YOY**

283

Properties For Sale **34.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,945,000	\$2,073,278	\$2,362,500	\$2,149,500	10.5%
Average Price per Square Foot	\$1,092	\$1,136	\$912	\$1,053	-3.6%
Properties Sold	19	22	15	18	-5.3%
Properties Pending Sale	18	17	23	31	72.2%
Properties For Sale	211	198	263	283	34.1%
Days on Market (Pending Sale)	34	49	35	43	26.6%
Percent Under Contract	8.5%	8.6%	8.7%	11.0%	28.4%
Average Median Price for Last 12 Months	\$2,289,457	\$2,187,071	\$2,093,167	\$2,131,044	-7.4%

*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, June 2025



Current Market Snapshot

\$2,125,000

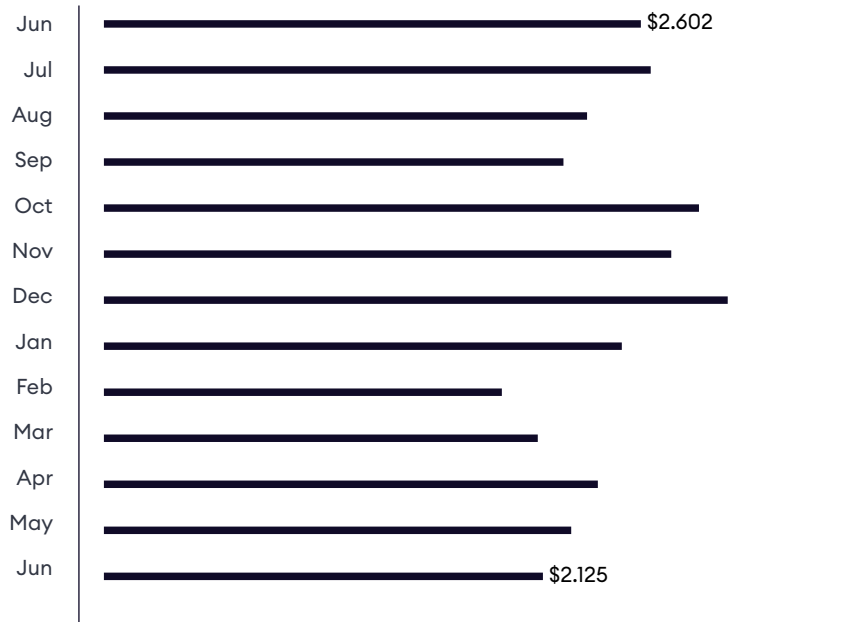
Median Sales Price **-18.3% Δ YOY**

\$885

Average \$/SF **-2.3% Δ YOY**

122

Properties For Sale **34.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,602,000	\$3,025,000	\$2,100,000	\$2,125,000	-18.3%
Average Price per Square Foot	\$906	\$1,138	\$996	\$885	-2.3%
Properties Sold	11	10	17	14	27.3%
Properties Pending Sale	15	9	20	17	13.3%
Properties For Sale	91	93	119	122	34.1%
Days on Market (Pending Sale)	36	36	45	52	42.0%
Percent Under Contract	16.5%	9.7%	16.8%	13.9%	-15.5%
Average Median Price for Last 12 Months	\$2,400,625	\$2,219,084	\$2,260,085	\$2,445,500	1.8%

*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

\$4,775,000

Median Sales Price **15.8% Δ YOY**

\$1,396

Average \$/SF **28.8% Δ YOY**

264

Properties For Sale **21.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,125,000	\$4,400,000	\$5,575,000	\$4,775,000	15.8%
Average Price per Square Foot	\$1,084	\$1,403	\$1,861	\$1,396	28.8%
Properties Sold	15	12	6	6	-60.0%
Properties Pending Sale	13	9	4	10	-23.1%
Properties For Sale	218	206	228	264	21.1%
Days on Market (Pending Sale)	79	89	61	78	-1.8%
Percent Under Contract	6.0%	4.4%	1.8%	3.8%	-36.5%
Average Median Price for Last 12 Months	\$4,159,375	\$4,203,750	\$4,742,500	\$4,352,000	4.4%

*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, June 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

74

Properties For Sale -18.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,050,000	\$8,650,000	\$9,000,000	\$0	-100.0%
Average Price per Square Foot	\$1,580	\$4,036	\$2,849	\$0	-100.0%
Properties Sold	1	1	3	0	-100.0%
Properties Pending Sale	2	0	2	0	-100.0%
Properties For Sale	91	81	73	74	-18.7%
Days on Market (Pending Sale)	59	0	22	0	-100.0%
Percent Under Contract	2.2%	0.0%	2.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$12,683,073	\$6,225,000	\$4,616,667	\$9,617,692	-31.9%

*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, June 2025



Current Market Snapshot

\$2,039,500

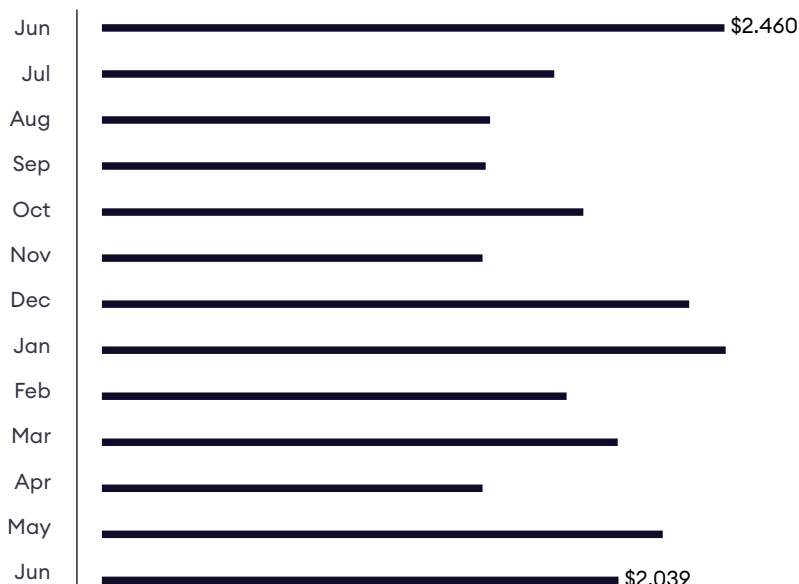
Median Sales Price -17.1% Δ YOY

\$909

Average \$/SF -16.4% Δ YOY

53

Properties For Sale 6.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,460,000	\$2,320,038	\$2,036,500	\$2,039,500	-17.1%
Average Price per Square Foot	\$1,087	\$840	\$1,019	\$909	-16.4%
Properties Sold	8	8	6	6	-25.0%
Properties Pending Sale	3	7	8	3	0.0%
Properties For Sale	50	43	46	53	6.0%
Days on Market (Pending Sale)	23	67	46	67	187.1%
Percent Under Contract	6.0%	16.3%	17.4%	5.7%	-5.7%
Average Median Price for Last 12 Months	\$1,990,237	\$2,014,917	\$1,918,166	\$1,930,503	-3.1%

*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, June 2025



Current Market Snapshot

\$1,300,000

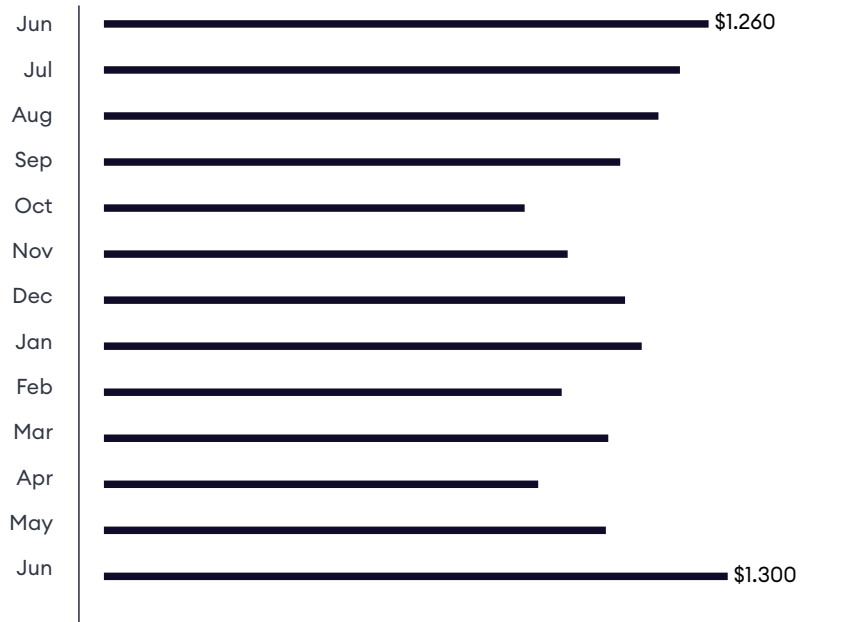
Median Sales Price 3.2% Δ YOY

\$686

Average \$/SF 2.8% Δ YOY

182

Properties For Sale 30.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,260,000	\$1,085,160	\$1,050,000	\$1,300,000	3.2%
Average Price per Square Foot	\$667	\$658	\$719	\$686	2.8%
Properties Sold	17	23	27	17	0.0%
Properties Pending Sale	25	20	18	30	20.0%
Properties For Sale	139	152	150	182	30.9%
Days on Market (Pending Sale)	39	50	40	27	-30.6%
Percent Under Contract	18.0%	13.2%	12.0%	16.5%	-8.4%
Average Median Price for Last 12 Months	\$1,054,767	\$1,061,804	\$1,082,775	\$1,075,845	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, June 2025



Current Market Snapshot

\$805,000

Median Sales Price -5.0% Δ YOY

\$658

Average \$/SF -21.1% Δ YOY

39

Properties For Sale 62.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$847,500	\$1,034,000	\$1,246,125	\$805,000	-5.0%
Average Price per Square Foot	\$834	\$511	\$595	\$658	-21.1%
Properties Sold	2	3	5	1	-50.0%
Properties Pending Sale	2	1	1	1	-50.0%
Properties For Sale	24	20	23	39	62.5%
Days on Market (Pending Sale)	11	60	3	21	90.9%
Percent Under Contract	8.3%	5.0%	4.3%	2.6%	-69.2%
Average Median Price for Last 12 Months	\$813,959	\$498,938	\$268,333	\$702,510	-15.9%

*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, June 2025



Current Market Snapshot

\$2,525,000

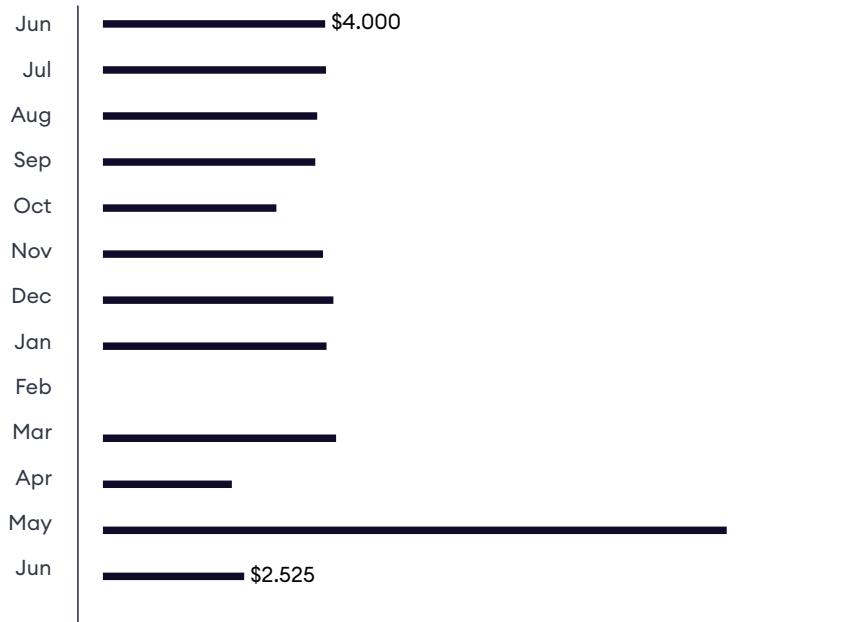
Median Sales Price **-36.9% Δ YOY**

\$1,736

Average \$/SF **13.8% Δ YOY**

116

Properties For Sale **-26.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,000,000	\$4,150,000	\$4,199,000	\$2,525,000	-36.9%
Average Price per Square Foot	\$1,526	\$1,301	\$1,368	\$1,736	13.8%
Properties Sold	13	19	3	5	-61.5%
Properties Pending Sale	18	5	4	9	-50.0%
Properties For Sale	158	122	117	116	-26.6%
Days on Market (Pending Sale)	31	88	37	35	11.3%
Percent Under Contract	11.4%	4.1%	3.4%	7.8%	-31.9%
Average Median Price for Last 12 Months	\$4,110,245	\$4,060,619	\$5,379,904	\$3,944,361	-4.2%

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

Palms - Mar Vista

Single Family Residences, June 2025



Current Market Snapshot

\$2,300,000

Median Sales Price 12.4% Δ YOY

\$1,116

Average \$/SF 4.0% Δ YOY

122

Properties For Sale -0.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,046,000	\$2,100,000	\$2,450,000	\$2,300,000	12.4%
Average Price per Square Foot	\$1,073	\$950	\$1,132	\$1,116	4.0%
Properties Sold	30	25	29	27	-10.0%
Properties Pending Sale	23	10	20	33	43.5%
Properties For Sale	123	82	96	122	-0.8%
Days on Market (Pending Sale)	38	45	26	25	-35.1%
Percent Under Contract	18.7%	12.2%	20.8%	27.0%	44.7%
Average Median Price for Last 12 Months	\$2,050,096	\$2,103,750	\$2,150,500	\$2,090,462	1.9%

*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, June 2025



Current Market Snapshot

\$1,080,000

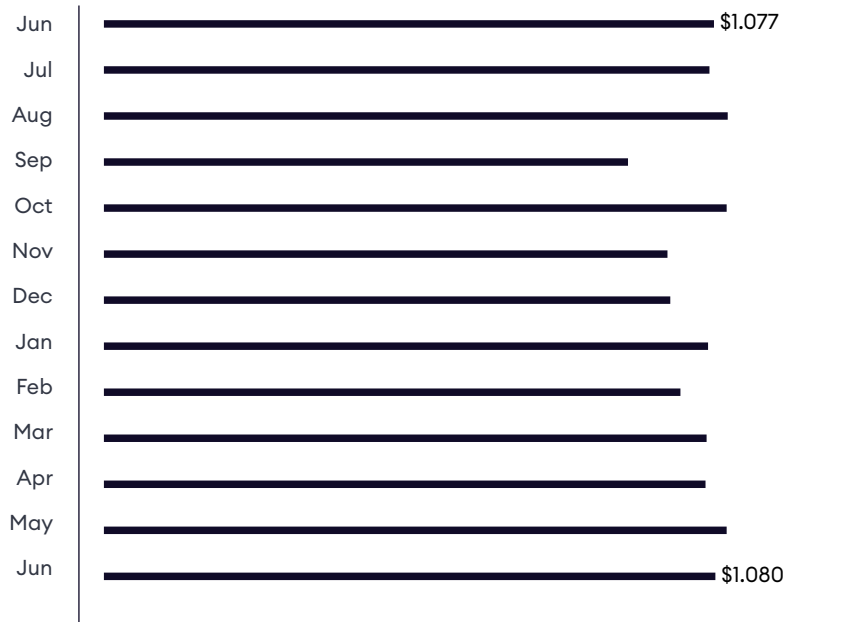
Median Sales Price 0.2% Δ YOY

\$679

Average \$/SF 1.6% Δ YOY

248

Properties For Sale 25.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,077,500	\$1,000,000	\$1,064,400	\$1,080,000	0.2%
Average Price per Square Foot	\$668	\$690	\$631	\$679	1.6%
Properties Sold	38	33	42	29	-23.7%
Properties Pending Sale	40	28	40	32	-20.0%
Properties For Sale	197	188	223	248	25.9%
Days on Market (Pending Sale)	31	49	33	41	32.3%
Percent Under Contract	20.3%	14.9%	17.9%	12.9%	-36.5%
Average Median Price for Last 12 Months	\$1,039,495	\$1,065,317	\$1,080,833	\$1,050,830	1.1%

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

Playa Del Rey

Single Family Residences, June 2025



Current Market Snapshot

\$2,539,363

Median Sales Price n/a Δ YOY

\$1,042

Average \$/SF n/a Δ YOY

29

Properties For Sale 31.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$0	\$1,700,000	\$3,200,000	\$2,539,363	n/a
Average Price per Square Foot	\$0	\$712	\$772	\$1,042	n/a
Properties Sold	0	2	3	5	n/a
Properties Pending Sale	3	3	4	2	-33.3%
Properties For Sale	22	24	25	29	31.8%
Days on Market (Pending Sale)	12	32	67	46	273.0%
Percent Under Contract	13.6%	12.5%	16.0%	6.9%	-49.4%
Average Median Price for Last 12 Months	\$2,097,829	\$2,417,811	\$2,480,621	\$2,365,566	11.3%

*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, June 2025



Current Market Snapshot

\$2,660,000

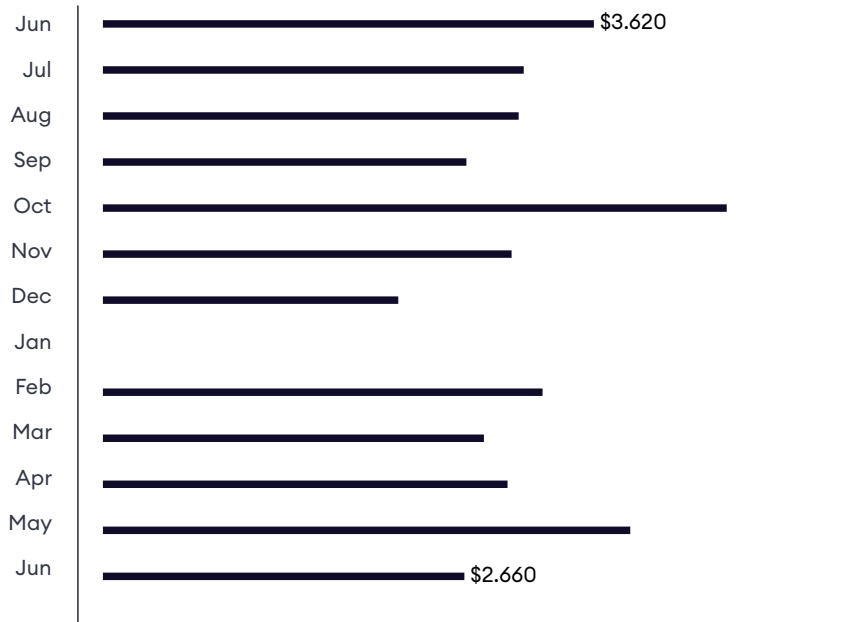
Median Sales Price **-26.5% Δ YOY**

\$1,116

Average \$/SF **9.8% Δ YOY**

11

Properties For Sale **-8.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,620,000	\$2,170,000	\$2,805,000	\$2,660,000	-26.5%
Average Price per Square Foot	\$1,016	\$913	\$888	\$1,116	9.8%
Properties Sold	3	1	2	1	-66.7%
Properties Pending Sale	1	0	1	1	0.0%
Properties For Sale	12	12	11	11	-8.3%
Days on Market (Pending Sale)	29	0	12	53	82.8%
Percent Under Contract	8.3%	0.0%	9.1%	9.1%	9.1%
Average Median Price for Last 12 Months	\$2,701,115	\$2,595,742	\$3,176,667	\$2,908,996	7.1%

*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, June 2025



Current Market Snapshot

\$3,250,000

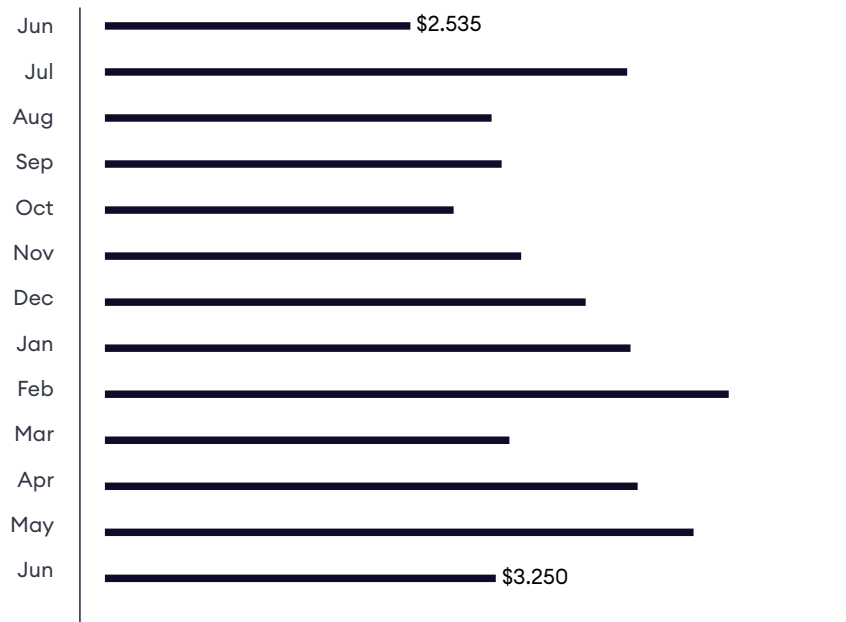
Median Sales Price **28.2% Δ YOY**

\$1,434

Average \$/SF **-2.4% Δ YOY**

177

Properties For Sale **41.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,535,000	\$4,002,349	\$3,364,000	\$3,250,000	28.2%
Average Price per Square Foot	\$1,470	\$1,408	\$1,624	\$1,434	-2.4%
Properties Sold	21	12	24	27	28.6%
Properties Pending Sale	13	13	19	25	92.3%
Properties For Sale	125	123	165	177	41.6%
Days on Market (Pending Sale)	26	36	26	27	5.1%
Percent Under Contract	10.4%	10.6%	11.5%	14.1%	35.8%
Average Median Price for Last 12 Months	\$3,371,230	\$4,255,815	\$4,197,717	\$3,791,980	11.1%

*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, June 2025

Current Market Snapshot

\$2,423,250

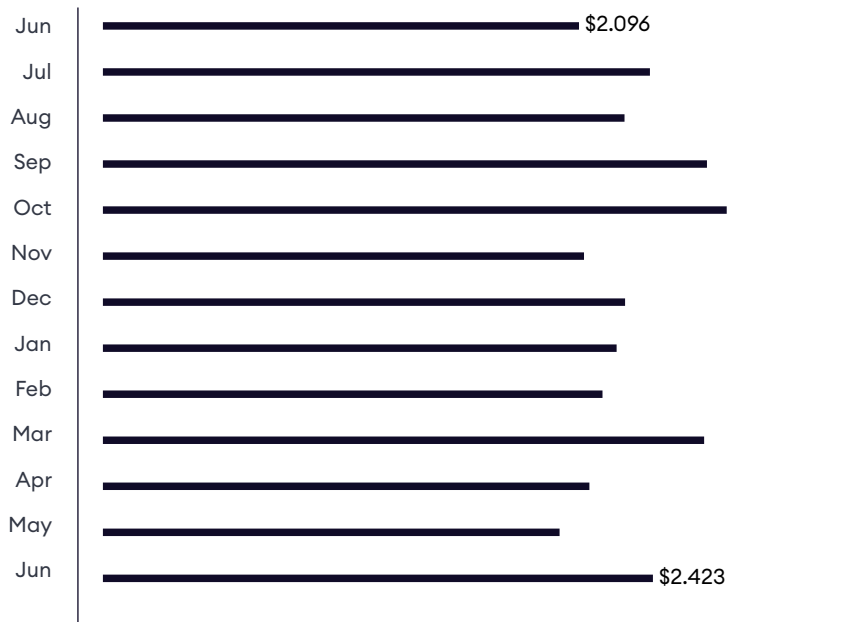
Median Sales Price **15.6% Δ YOY**

\$1,082

Average \$/SF **-7.9% Δ YOY**

440

Properties For Sale **18.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,096,000	\$2,300,000	\$2,650,000	\$2,423,250	15.6%
Average Price per Square Foot	\$1,175	\$1,348	\$1,028	\$1,082	-7.9%
Properties Sold	21	27	31	26	23.8%
Properties Pending Sale	22	25	33	42	90.9%
Properties For Sale	370	340	449	440	18.9%
Days on Market (Pending Sale)	55	54	30	47	-13.3%
Percent Under Contract	5.9%	7.4%	7.3%	9.5%	60.5%
Average Median Price for Last 12 Months	\$2,341,637	\$2,281,292	\$2,191,750	\$2,332,454	-0.4%

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

Venice

Single Family Residences, June 2025



Current Market Snapshot

\$2,100,000

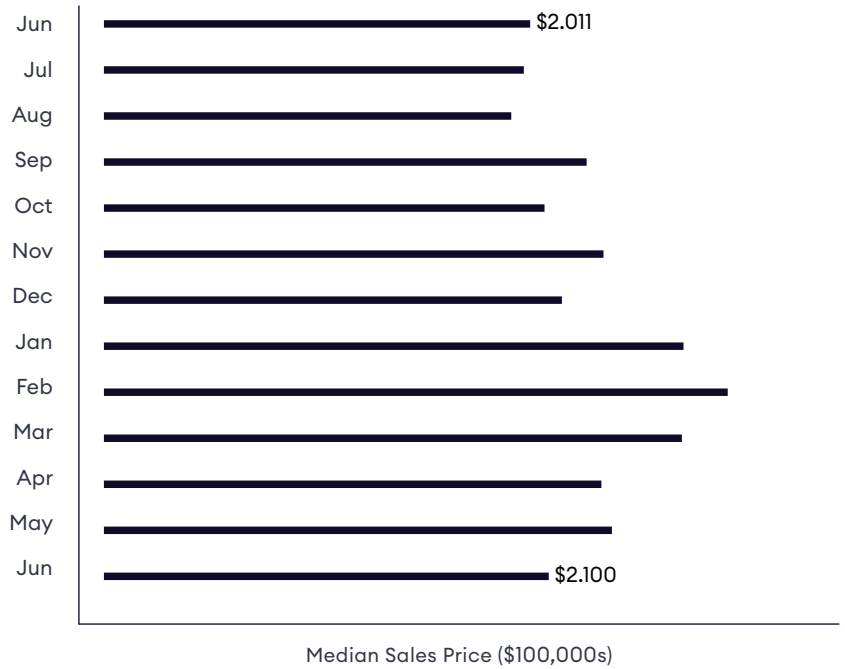
Median Sales Price 4.4% Δ YOY

\$1,202

Average \$/SF -0.7% Δ YOY

148

Properties For Sale -10.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,011,760	\$2,162,500	\$2,732,250	\$2,100,000	4.4%
Average Price per Square Foot	\$1,210	\$1,233	\$1,414	\$1,202	-0.7%
Properties Sold	16	20	20	25	56.2%
Properties Pending Sale	10	10	22	16	60.0%
Properties For Sale	165	135	151	148	-10.3%
Days on Market (Pending Sale)	30	49	39	50	63.2%
Percent Under Contract	6.1%	7.4%	14.6%	10.8%	78.4%
Average Median Price for Last 12 Months	\$2,487,322	\$2,545,375	\$2,283,333	\$2,313,090	-7.5%

*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, June 2025



Current Market Snapshot

\$998,500

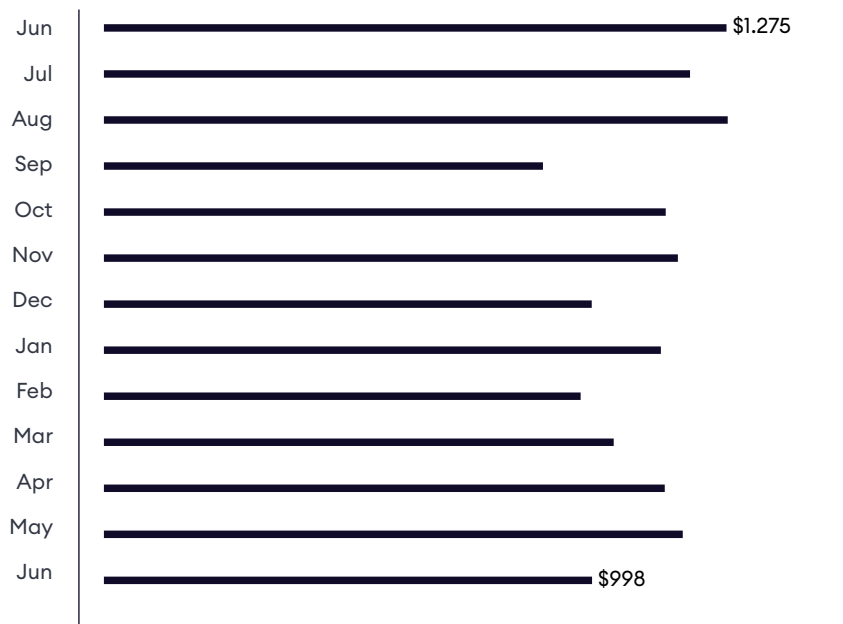
Median Sales Price -21.7% Δ YOY

\$718

Average \$/SF -4.9% Δ YOY

81

Properties For Sale 20.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,275,000	\$997,800	\$1,043,000	\$998,500	-21.7%
Average Price per Square Foot	\$755	\$655	\$782	\$718	-4.9%
Properties Sold	11	7	17	16	45.5%
Properties Pending Sale	15	12	11	13	-13.3%
Properties For Sale	67	72	66	81	20.9%
Days on Market (Pending Sale)	30	58	34	17	-41.7%
Percent Under Contract	22.4%	16.7%	16.7%	16.0%	-28.3%
Average Median Price for Last 12 Months	\$1,091,833	\$1,081,583	\$1,110,500	\$1,112,485	1.9%

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

West Hollywood

Single Family Residences, June 2025



Current Market Snapshot

\$1,818,000

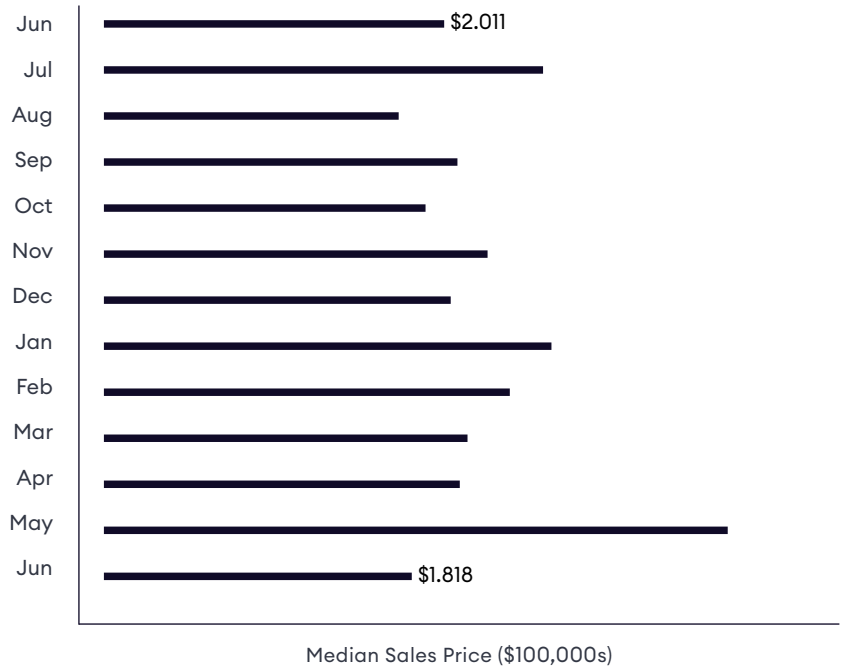
Median Sales Price -9.6% Δ YOY

\$1,066

Average \$/SF 0.2% Δ YOY

126

Properties For Sale 24.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,011,000	\$2,050,000	\$2,150,000	\$1,818,000	-9.6%
Average Price per Square Foot	\$1,064	\$1,160	\$1,051	\$1,066	0.2%
Properties Sold	9	11	9	13	44.4%
Properties Pending Sale	12	7	10	8	-33.3%
Properties For Sale	101	94	125	126	24.8%
Days on Market (Pending Sale)	38	71	56	53	42.0%
Percent Under Contract	11.9%	7.4%	8.0%	6.3%	-46.6%
Average Median Price for Last 12 Months	\$2,112,667	\$2,470,667	\$2,540,667	\$2,268,038	6.9%

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

West Los Angeles

Single Family Residences, June 2025



Current Market Snapshot

\$1,800,000

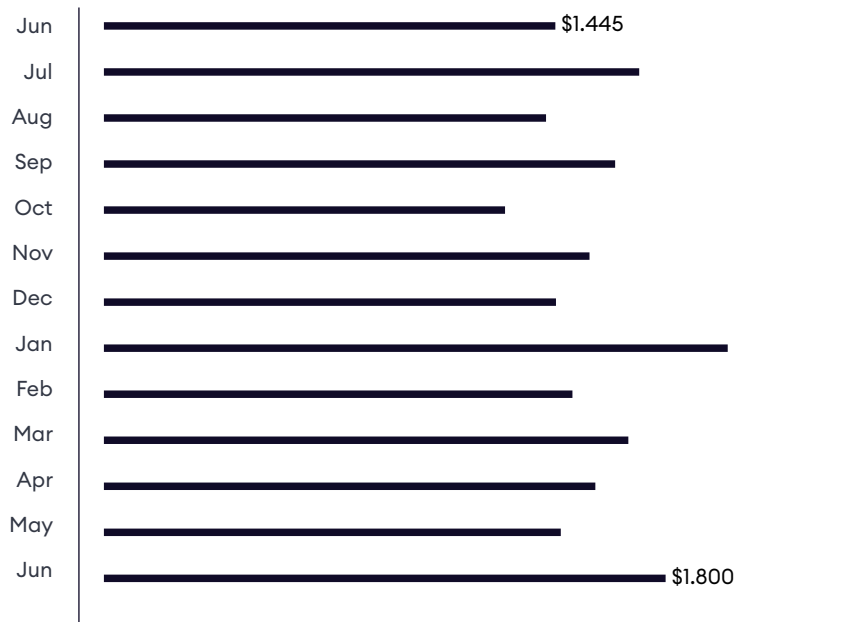
Median Sales Price **24.6% Δ YOY**

\$924

Average \$/SF **5.6% Δ YOY**

58

Properties For Sale **-4.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,445,000	\$1,447,000	\$1,680,000	\$1,800,000	24.6%
Average Price per Square Foot	\$875	\$945	\$845	\$924	5.6%
Properties Sold	8	9	6	13	62.5%
Properties Pending Sale	12	5	14	11	-8.3%
Properties For Sale	61	47	55	58	-4.9%
Days on Market (Pending Sale)	27	26	35	17	-38.7%
Percent Under Contract	19.7%	10.6%	25.5%	19.0%	-3.6%
Average Median Price for Last 12 Months	\$1,705,955	\$1,669,378	\$1,612,089	\$1,577,982	-8.1%

*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

\$1,865,000

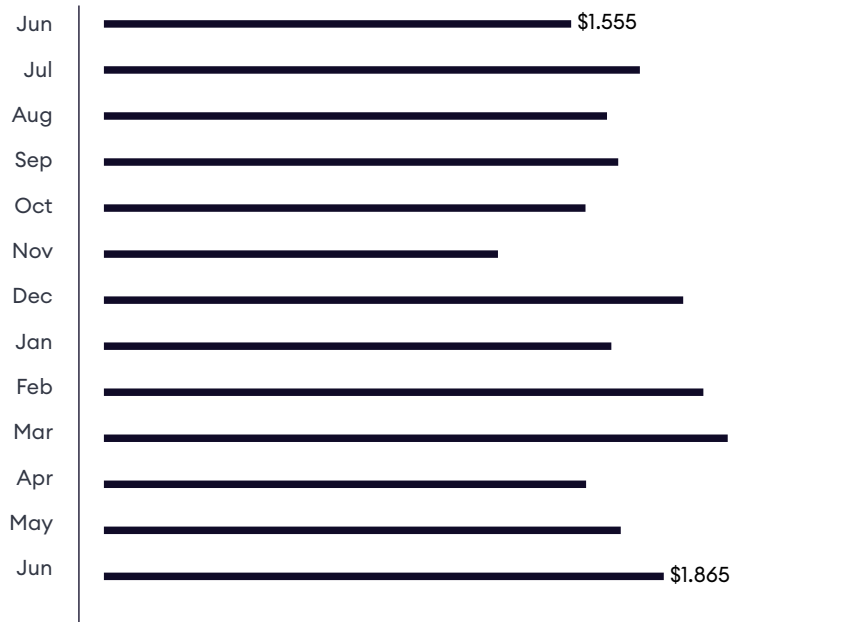
Median Sales Price **19.9% Δ YOY**

\$985

Average \$/SF **16.2% Δ YOY**

103

Properties For Sale **-2.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,555,000	\$1,930,000	\$2,079,000	\$1,865,000	19.9%
Average Price per Square Foot	\$848	\$839	\$956	\$985	16.2%
Properties Sold	33	21	17	23	-30.3%
Properties Pending Sale	31	14	30	20	-35.5%
Properties For Sale	106	88	108	103	-2.8%
Days on Market (Pending Sale)	26	35	20	35	32.2%
Percent Under Contract	29.2%	15.9%	27.8%	19.4%	-33.6%
Average Median Price for Last 12 Months	\$1,586,629	\$1,826,167	\$1,730,333	\$1,732,885	8.4%

*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, June 2025



Current Market Snapshot

\$1,808,875

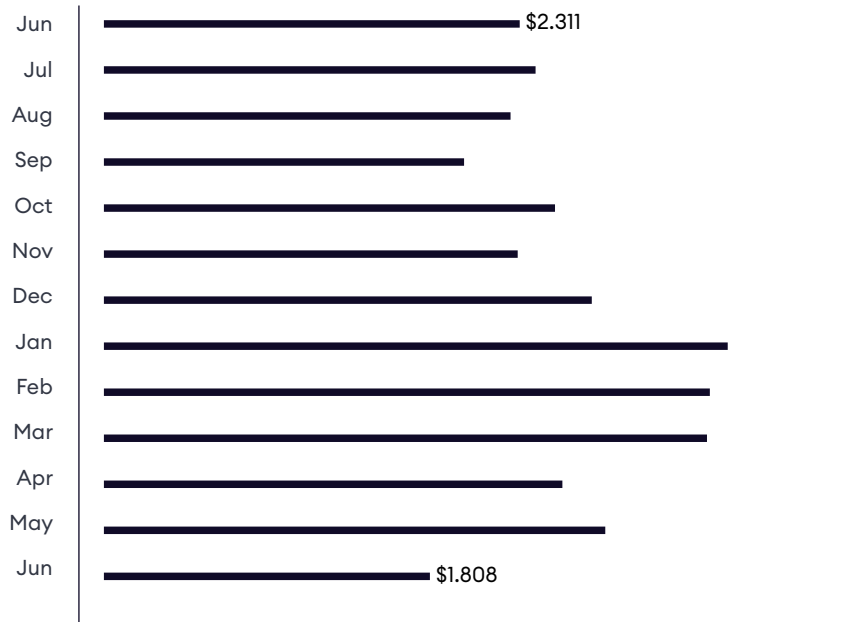
Median Sales Price -21.7% Δ YOY

\$1,273

Average \$/SF 18.1% Δ YOY

81

Properties For Sale -4.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,311,300	\$2,714,500	\$3,359,000	\$1,808,875	-21.7%
Average Price per Square Foot	\$1,078	\$1,052	\$1,227	\$1,273	18.1%
Properties Sold	13	14	15	8	-38.5%
Properties Pending Sale	14	6	17	16	14.3%
Properties For Sale	85	67	87	81	-4.7%
Days on Market (Pending Sale)	23	44	28	29	24.1%
Percent Under Contract	16.5%	9.0%	19.5%	19.8%	19.9%
Average Median Price for Last 12 Months	\$2,598,926	\$2,892,979	\$2,382,958	\$2,604,033	0.2%

*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, June 2025



Current Market Snapshot

\$1,615,000

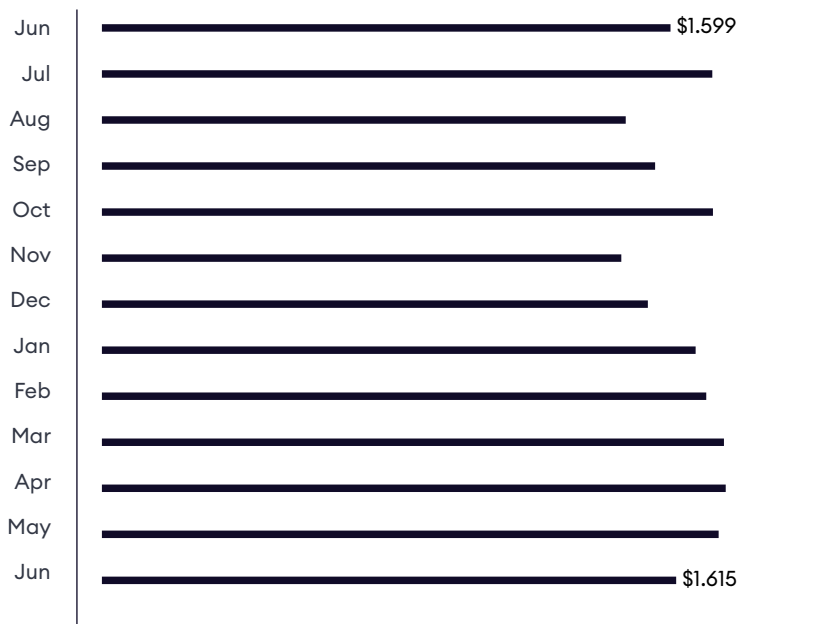
Median Sales Price 1.0% Δ YOY

\$943

Average \$/SF -0.8% Δ YOY

912

Properties For Sale 7.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,599,000	\$1,535,000	\$1,750,000	\$1,615,000	1.0%
Average Price per Square Foot	\$951	\$921	\$1,007	\$943	-0.8%
Properties Sold	173	157	183	182	5.2%
Properties Pending Sale	183	97	190	204	11.5%
Properties For Sale	847	651	867	912	7.7%
Days on Market (Pending Sale)	25	42	30	32	30.8%
Percent Under Contract	21.6%	14.9%	21.9%	22.4%	3.5%
Average Median Price for Last 12 Months	\$1,561,104	\$1,704,167	\$1,701,667	\$1,637,154	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, June 2025



Current Market Snapshot

\$1,882,000

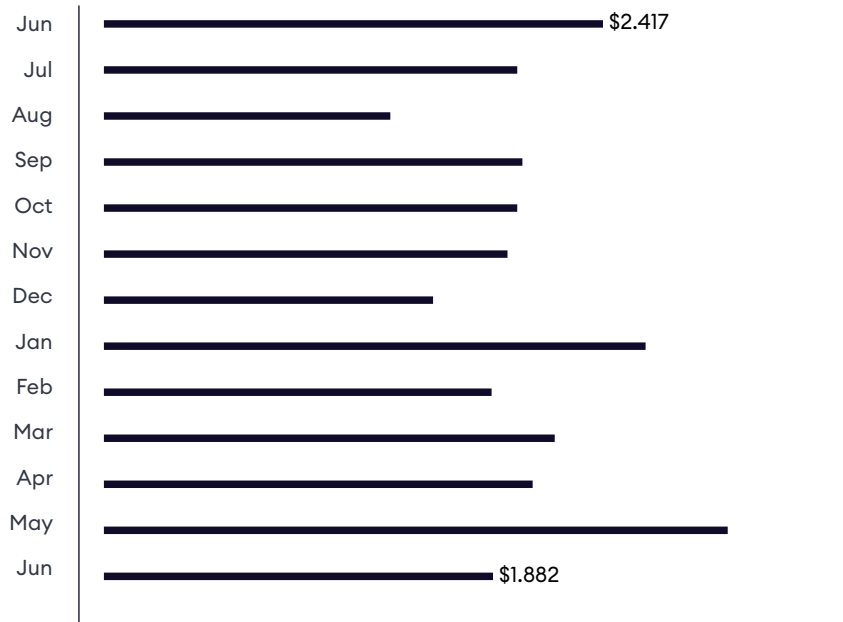
Median Sales Price **-22.2% Δ YOY**

\$990

Average \$/SF **15.3% Δ YOY**

20

Properties For Sale **-13.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,417,500	\$1,590,000	\$2,182,500	\$1,882,000	-22.2%
Average Price per Square Foot	\$859	\$1,022	\$1,170	\$990	15.3%
Properties Sold	2	6	5	5	150.0%
Properties Pending Sale	3	7	7	5	66.7%
Properties For Sale	23	19	17	20	-13.0%
Days on Market (Pending Sale)	10	25	5	14	36.0%
Percent Under Contract	13.0%	36.8%	41.2%	25.0%	91.7%
Average Median Price for Last 12 Months	\$1,938,292	\$2,277,417	\$2,327,333	\$2,079,327	7.3%

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

Hermosa Beach

Single Family Residences, June 2025



Current Market Snapshot

\$1,910,000

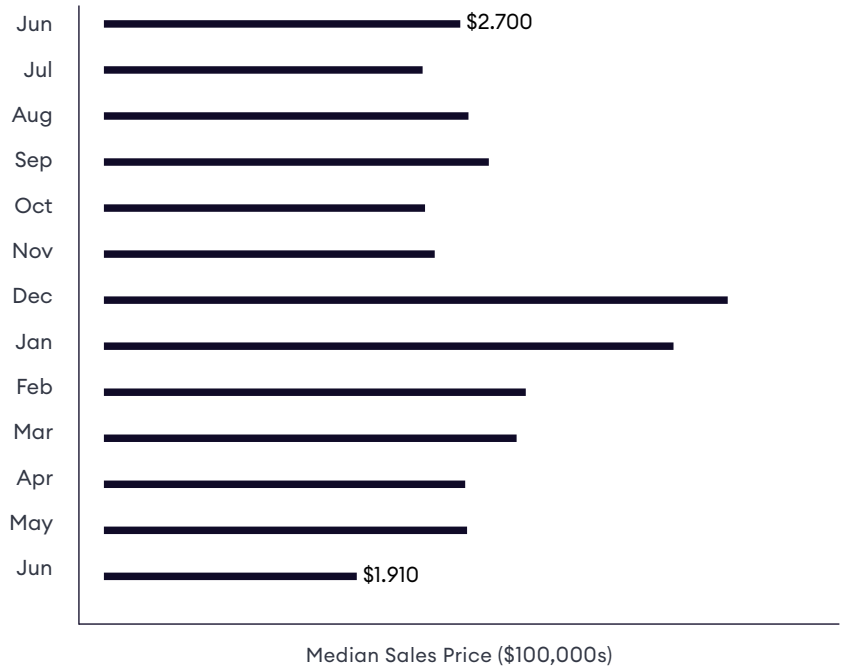
Median Sales Price **-29.3% Δ YOY**

\$1,539

Average \$/SF **-3.0% Δ YOY**

43

Properties For Sale **-4.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,700,000	\$4,741,500	\$3,130,000	\$1,910,000	-29.3%
Average Price per Square Foot	\$1,586	\$1,883	\$1,477	\$1,539	-3.0%
Properties Sold	7	8	9	6	-14.3%
Properties Pending Sale	10	0	8	8	-20.0%
Properties For Sale	45	32	48	43	-4.4%
Days on Market (Pending Sale)	37	0	61	48	28.4%
Percent Under Contract	22.2%	0.0%	16.7%	18.6%	-16.3%
Average Median Price for Last 12 Months	\$2,709,167	\$3,009,521	\$2,466,458	\$2,963,663	9.4%

*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, June 2025



Current Market Snapshot

\$1,093,000

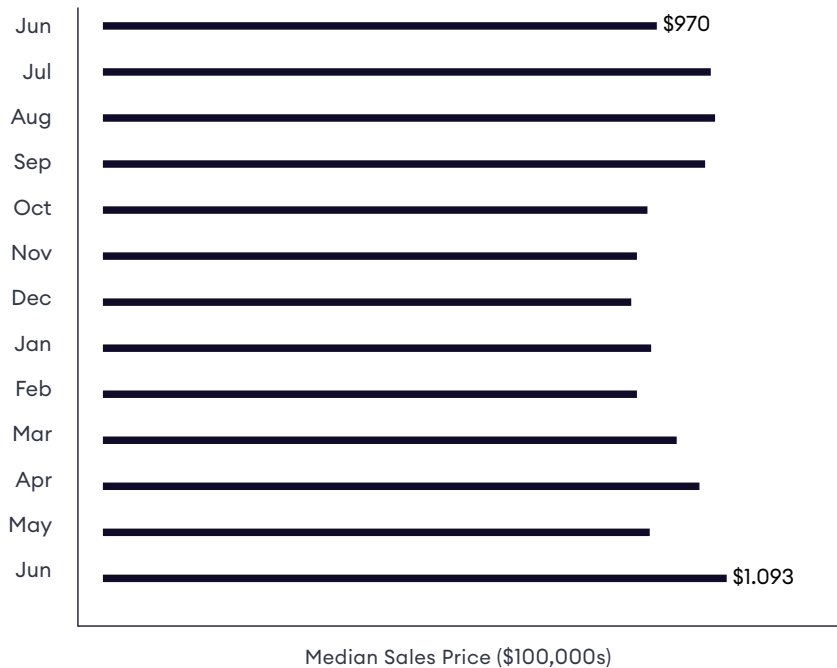
Median Sales Price **12.7% Δ YOY**

\$770

Average \$/SF **5.8% Δ YOY**

474

Properties For Sale **-3.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$970,000	\$925,000	\$1,005,000	\$1,093,000	12.7%
Average Price per Square Foot	\$728	\$714	\$749	\$770	5.8%
Properties Sold	119	92	95	134	12.6%
Properties Pending Sale	121	80	113	129	6.6%
Properties For Sale	491	393	470	474	-3.5%
Days on Market (Pending Sale)	22	36	34	30	37.0%
Percent Under Contract	24.6%	20.4%	24.0%	27.2%	10.4%
Average Median Price for Last 12 Months	\$934,833	\$999,250	\$1,031,833	\$997,808	6.7%

*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, June 2025



Current Market Snapshot

\$3,439,906

Median Sales Price **5.8% Δ YOY**

\$1,470

Average \$/SF **12.0% Δ YOY**

136

Properties For Sale **2.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,250,000	\$3,350,000	\$3,150,000	\$3,439,906	5.8%
Average Price per Square Foot	\$1,312	\$1,274	\$1,434	\$1,470	12.0%
Properties Sold	15	19	27	22	46.7%
Properties Pending Sale	24	12	16	28	16.7%
Properties For Sale	133	97	108	136	2.3%
Days on Market (Pending Sale)	26	53	31	23	-11.9%
Percent Under Contract	18.0%	12.4%	14.8%	20.6%	14.1%
Average Median Price for Last 12 Months	\$3,025,500	\$3,485,818	\$3,279,969	\$3,370,762	11.4%

*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, June 2025



Current Market Snapshot

\$3,022,500

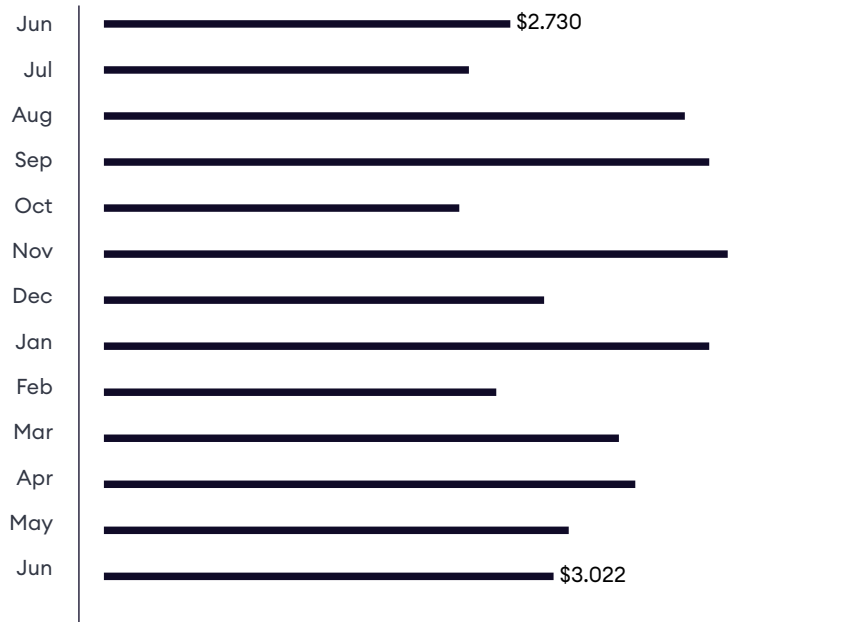
Median Sales Price **10.7% Δ YOY**

\$1,048

Average \$/SF **-5.2% Δ YOY**

21

Properties For Sale **-8.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,730,000	\$2,958,500	\$3,464,250	\$3,022,500	10.7%
Average Price per Square Foot	\$1,106	\$1,136	\$1,160	\$1,048	-5.2%
Properties Sold	5	4	6	2	-60.0%
Properties Pending Sale	5	2	3	6	20.0%
Properties For Sale	23	15	16	21	-8.7%
Days on Market (Pending Sale)	19	71	11	15	-21.9%
Percent Under Contract	21.7%	13.3%	18.8%	28.6%	31.4%
Average Median Price for Last 12 Months	\$2,069,094	\$3,316,125	\$3,240,833	\$3,277,327	58.4%

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

Manhattan Beach Sand

Single Family Residences, June 2025



Current Market Snapshot

\$2,624,500

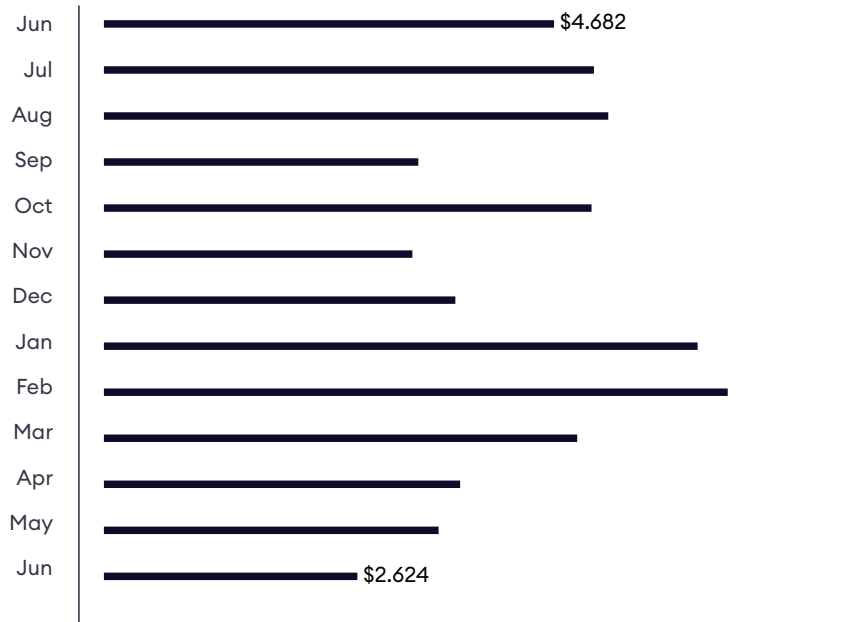
Median Sales Price **-44.0% Δ YOY**

\$1,709

Average \$/SF **22.1% Δ YOY**

53

Properties For Sale **12.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,682,500	\$3,650,000	\$4,925,000	\$2,624,500	-44.0%
Average Price per Square Foot	\$1,400	\$1,171	\$1,914	\$1,709	22.1%
Properties Sold	4	3	4	6	50.0%
Properties Pending Sale	5	4	4	7	40.0%
Properties For Sale	47	34	37	53	12.8%
Days on Market (Pending Sale)	36	67	94	19	-47.4%
Percent Under Contract	10.6%	11.8%	10.8%	13.2%	24.2%
Average Median Price for Last 12 Months	\$4,560,625	\$4,568,180	\$3,266,360	\$4,432,968	-2.8%

*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, June 2025



Current Market Snapshot

\$3,700,000

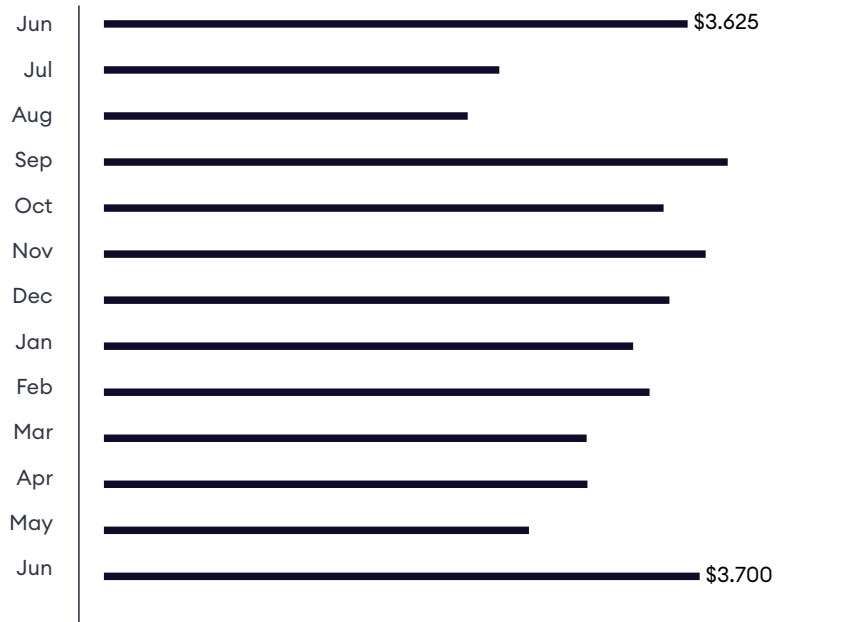
Median Sales Price **2.1% Δ YOY**

\$1,517

Average \$/SF **28.6% Δ YOY**

37

Properties For Sale **-9.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,625,000	\$3,511,250	\$2,995,000	\$3,700,000	2.1%
Average Price per Square Foot	\$1,180	\$1,461	\$1,591	\$1,517	28.6%
Properties Sold	4	7	9	10	150.0%
Properties Pending Sale	9	2	8	10	11.1%
Properties For Sale	41	24	37	37	-9.8%
Days on Market (Pending Sale)	32	9	9	35	10.9%
Percent Under Contract	22.0%	8.3%	21.6%	27.0%	23.1%
Average Median Price for Last 12 Months	\$3,153,235	\$3,167,083	\$3,111,667	\$3,225,327	2.3%

*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, June 2025



Current Market Snapshot

\$3,335,000

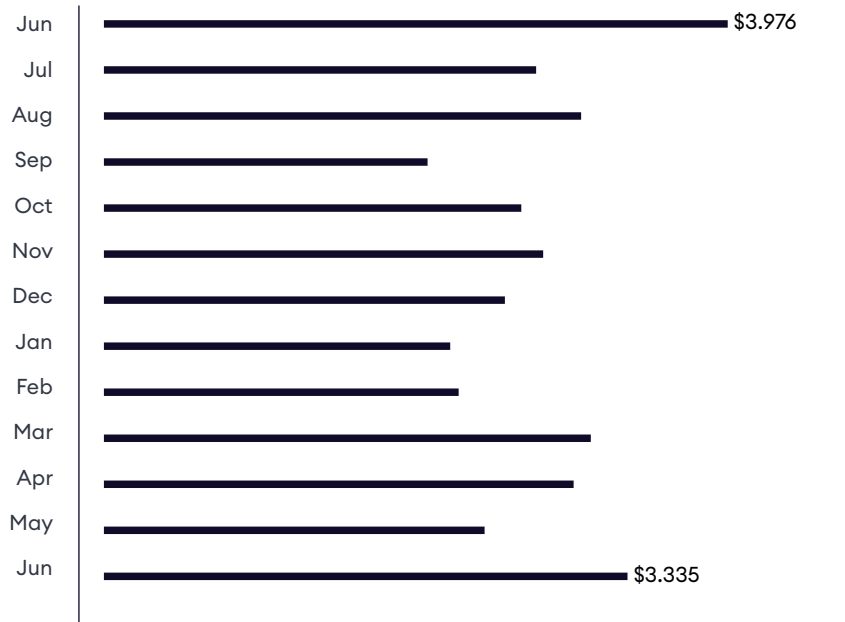
Median Sales Price -16.1% Δ YOY

\$1,093

Average \$/SF 10.7% Δ YOY

97

Properties For Sale 16.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,976,500	\$2,550,000	\$3,100,000	\$3,335,000	-16.1%
Average Price per Square Foot	\$987	\$1,117	\$1,101	\$1,093	10.7%
Properties Sold	12	5	12	11	-8.3%
Properties Pending Sale	9	8	15	14	55.6%
Properties For Sale	83	61	92	97	16.9%
Days on Market (Pending Sale)	42	37	18	62	48.8%
Percent Under Contract	10.8%	13.1%	16.3%	14.4%	33.1%
Average Median Price for Last 12 Months	\$2,892,219	\$2,716,500	\$2,915,000	\$2,778,346	-3.9%

*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, June 2025



Current Market Snapshot

\$1,940,000

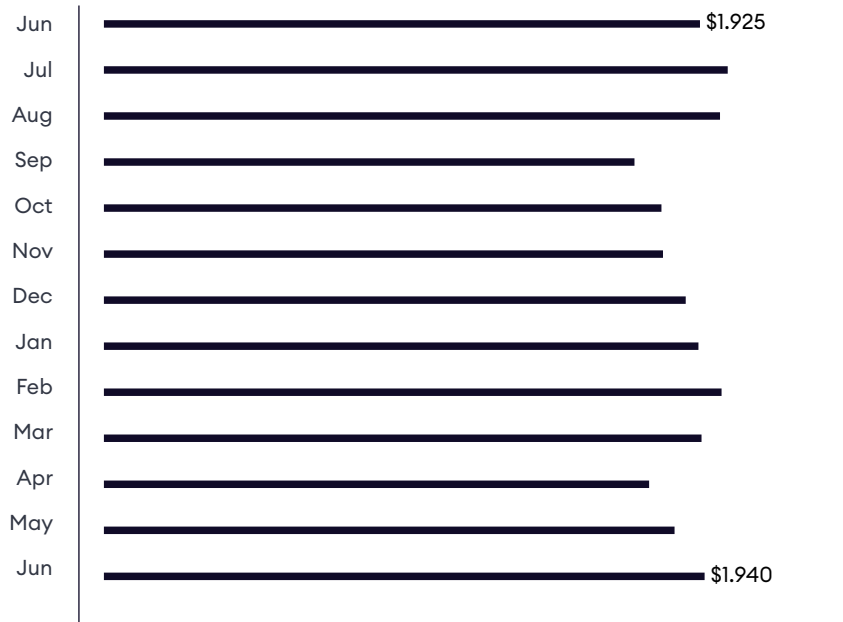
Median Sales Price 0.8% Δ YOY

\$754

Average \$/SF -10.7% Δ YOY

181

Properties For Sale 16.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,925,000	\$1,878,750	\$1,930,000	\$1,940,000	0.8%
Average Price per Square Foot	\$844	\$762	\$718	\$754	-10.7%
Properties Sold	32	28	24	19	-40.6%
Properties Pending Sale	24	10	27	29	20.8%
Properties For Sale	155	134	174	181	16.8%
Days on Market (Pending Sale)	30	60	48	45	50.5%
Percent Under Contract	15.5%	7.5%	15.5%	16.0%	3.5%
Average Median Price for Last 12 Months	\$1,807,708	\$1,897,917	\$1,847,500	\$1,885,673	4.3%

*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, June 2025



Current Market Snapshot

\$1,585,000

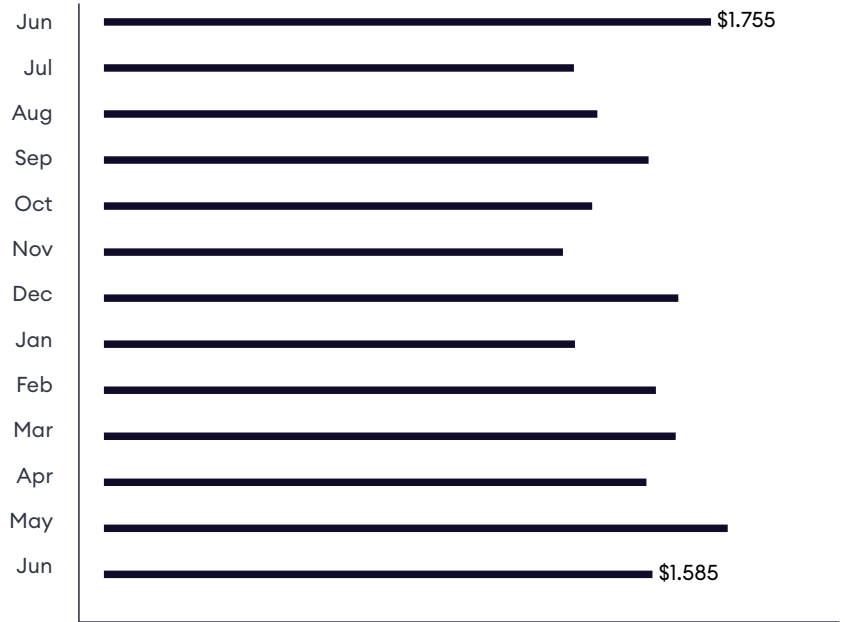
Median Sales Price **-9.7% Δ YOY**

\$961

Average \$/SF **6.2% Δ YOY**

39

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,755,000	\$1,660,000	\$1,652,500	\$1,585,000	-9.7%
Average Price per Square Foot	\$905	\$752	\$958	\$961	6.2%
Properties Sold	3	11	14	14	366.7%
Properties Pending Sale	7	2	16	15	114.3%
Properties For Sale	39	26	44	39	0.0%
Days on Market (Pending Sale)	9	10	22	31	230.3%
Percent Under Contract	17.9%	7.7%	36.4%	38.5%	114.3%
Average Median Price for Last 12 Months	\$1,488,042	\$1,593,917	\$1,652,000	\$1,543,788	3.7%

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

Redondo Beach- South

Single Family Residences, June 2025



Current Market Snapshot

\$1,817,500

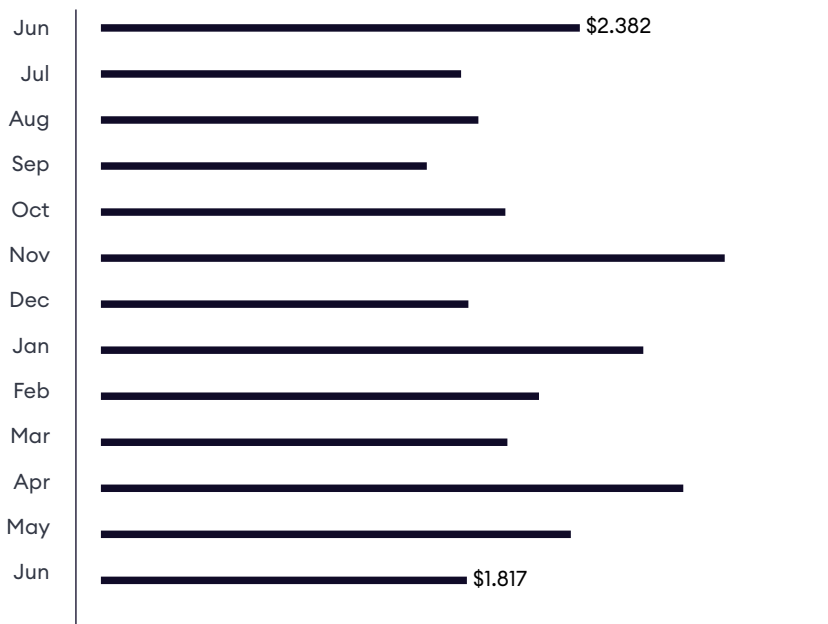
Median Sales Price **-23.7% Δ YOY**

\$1,031

Average \$/SF **-6.4% Δ YOY**

43

Properties For Sale **10.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,382,500	\$1,825,000	\$2,020,150	\$1,817,500	-23.7%
Average Price per Square Foot	\$1,102	\$946	\$1,200	\$1,031	-6.4%
Properties Sold	12	11	13	12	0.0%
Properties Pending Sale	11	8	16	18	63.6%
Properties For Sale	39	29	44	43	10.3%
Days on Market (Pending Sale)	21	36	18	41	101.5%
Percent Under Contract	28.2%	27.6%	36.4%	41.9%	48.4%
Average Median Price for Last 12 Months	\$2,164,333	\$2,325,567	\$2,351,667	\$2,196,823	1.5%

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

Rolling Hills

Single Family Residences, June 2025



Current Market Snapshot

No Sales

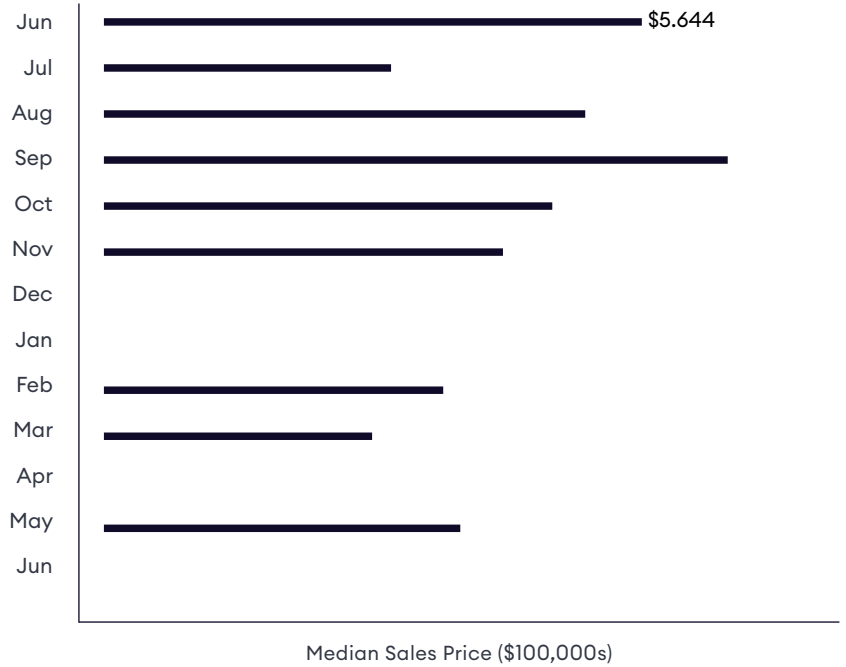
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

27

Properties For Sale 22.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$5,644,297	\$0	\$2,800,000	\$0	-100.0%
Average Price per Square Foot	\$1,695	\$0	\$1,003	\$0	-100.0%
Properties Sold	2	0	1	0	-100.0%
Properties Pending Sale	2	0	1	1	-50.0%
Properties For Sale	22	17	22	27	22.7%
Days on Market (Pending Sale)	46	0	118	8	-82.6%
Percent Under Contract	9.1%	0.0%	4.5%	3.7%	-59.3%
Average Median Price for Last 12 Months	\$5,117,516	\$1,680,000	\$1,243,333	\$3,015,523	-41.1%

*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, June 2025



Current Market Snapshot

\$1,750,000

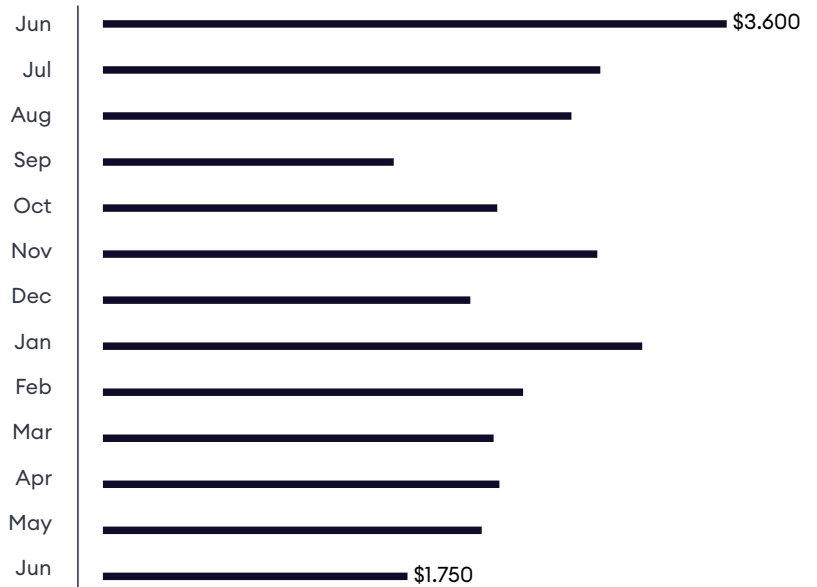
Median Sales Price **-51.4% Δ YOY**

\$833

Average \$/SF **-25.0% Δ YOY**

19

Properties For Sale **-5.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,600,000	\$2,114,025	\$2,249,000	\$1,750,000	-51.4%
Average Price per Square Foot	\$1,111	\$972	\$1,133	\$833	-25.0%
Properties Sold	3	2	3	3	0.0%
Properties Pending Sale	7	3	3	4	-42.9%
Properties For Sale	20	16	18	19	-5.0%
Days on Market (Pending Sale)	39	62	56	28	-29.6%
Percent Under Contract	35.0%	18.8%	16.7%	21.1%	-39.8%
Average Median Price for Last 12 Months	\$2,717,167	\$2,331,917	\$2,070,833	\$2,466,387	-9.2%

*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, June 2025



Current Market Snapshot

\$1,012,500

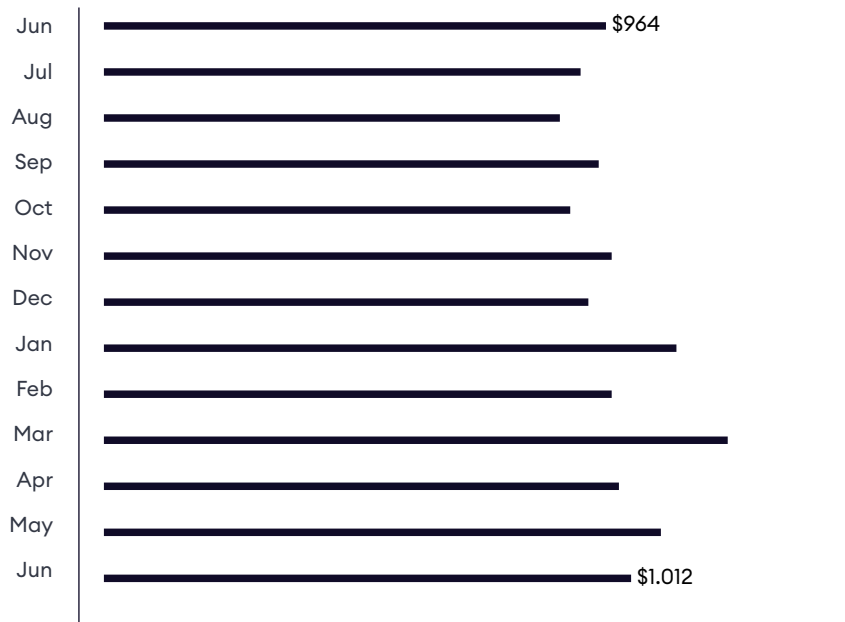
Median Sales Price **5.0% Δ YOY**

\$594

Average \$/SF **-4.8% Δ YOY**

112

Properties For Sale **-2.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$964,000	\$929,990	\$1,199,000	\$1,012,500	5.0%
Average Price per Square Foot	\$624	\$574	\$649	\$594	-4.8%
Properties Sold	27	21	23	26	-3.7%
Properties Pending Sale	21	14	26	24	14.3%
Properties For Sale	115	89	112	112	-2.6%
Days on Market (Pending Sale)	29	53	43	23	-19.9%
Percent Under Contract	18.3%	15.7%	23.2%	21.4%	17.3%
Average Median Price for Last 12 Months	\$975,886	\$1,057,583	\$1,023,833	\$988,422	1.3%

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

Torrance - County Strip

Single Family Residences, June 2025



Current Market Snapshot

\$950,000

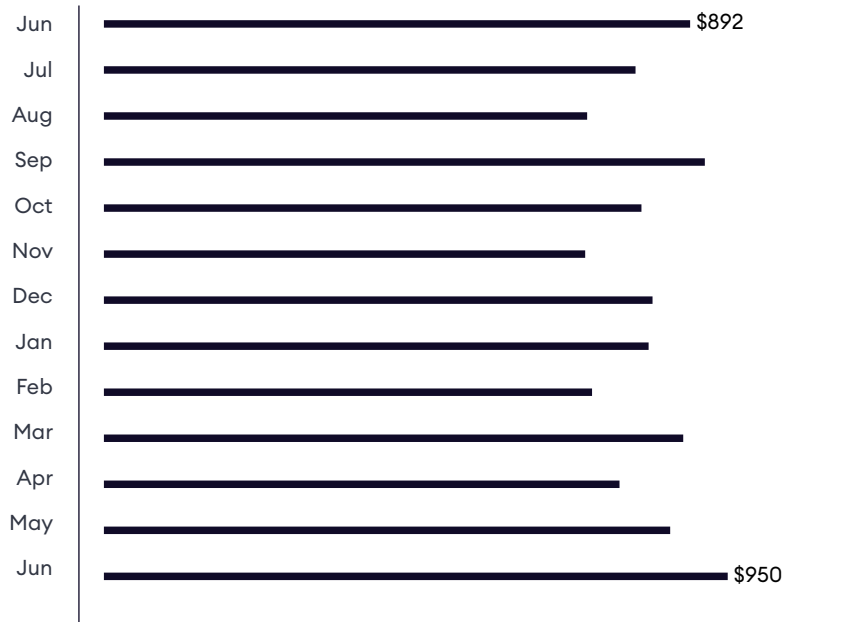
Median Sales Price **6.4% Δ YOY**

\$571

Average \$/SF **-8.2% Δ YOY**

10

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$892,500	\$835,000	\$881,944	\$950,000	6.4%
Average Price per Square Foot	\$622	\$594	\$494	\$571	-8.2%
Properties Sold	2	5	4	3	50.0%
Properties Pending Sale	6	1	6	3	-50.0%
Properties For Sale	10	7	11	10	0.0%
Days on Market (Pending Sale)	24	32	22	10	-58.9%
Percent Under Contract	60.0%	14.3%	54.5%	30.0%	-50.0%
Average Median Price for Last 12 Months	\$827,896	\$841,657	\$865,500	\$829,730	0.2%

*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, June 2025



Current Market Snapshot

\$1,050,000

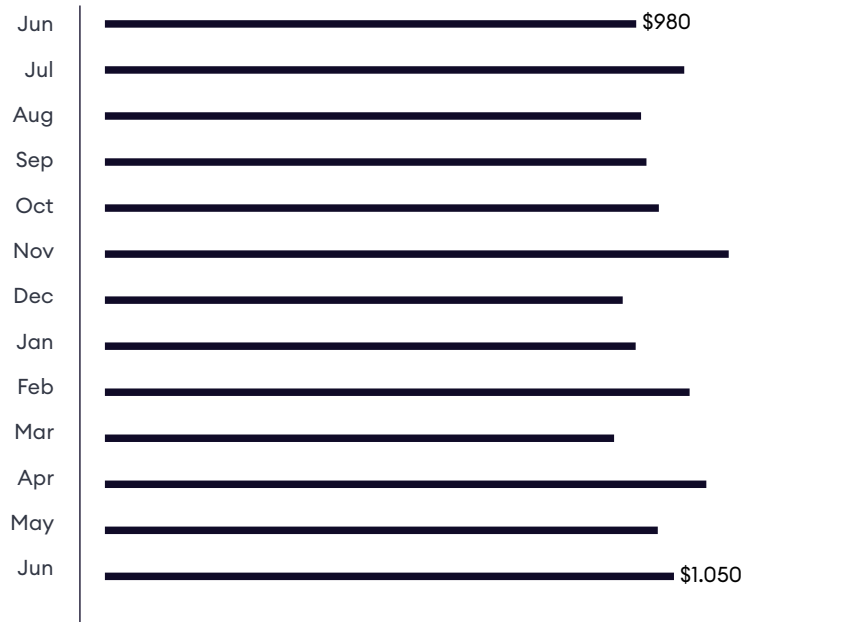
Median Sales Price 7.1% Δ YOY

\$735

Average \$/SF 6.7% Δ YOY

42

Properties For Sale 31.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$980,000	\$955,000	\$939,000	\$1,050,000	7.1%
Average Price per Square Foot	\$689	\$706	\$819	\$735	6.7%
Properties Sold	13	16	6	19	46.2%
Properties Pending Sale	11	11	9	11	0.0%
Properties For Sale	32	31	35	42	31.2%
Days on Market (Pending Sale)	27	43	8	11	-58.9%
Percent Under Contract	34.4%	35.5%	25.7%	26.2%	-23.8%
Average Median Price for Last 12 Months	\$973,167	\$1,029,500	\$1,060,000	\$1,026,350	5.5%

*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, June 2025



Current Market Snapshot

\$1,565,000

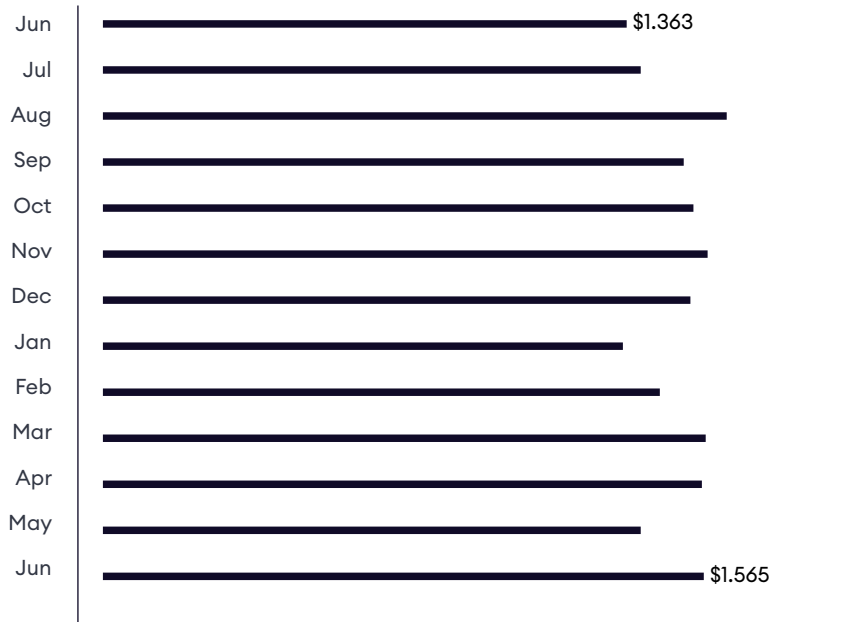
Median Sales Price **14.8% Δ YOY**

\$868

Average \$/SF **14.1% Δ YOY**

65

Properties For Sale **51.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,363,294	\$1,530,000	\$1,570,000	\$1,565,000	14.8%
Average Price per Square Foot	\$761	\$938	\$872	\$868	14.1%
Properties Sold	12	8	16	20	66.7%
Properties Pending Sale	15	7	23	20	33.3%
Properties For Sale	43	34	73	65	51.2%
Days on Market (Pending Sale)	11	32	28	31	182.1%
Percent Under Contract	34.9%	20.6%	31.5%	30.8%	-11.8%
Average Median Price for Last 12 Months	\$1,395,212	\$1,483,063	\$1,508,333	\$1,495,544	7.2%

*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, June 2025



Current Market Snapshot

\$815,000

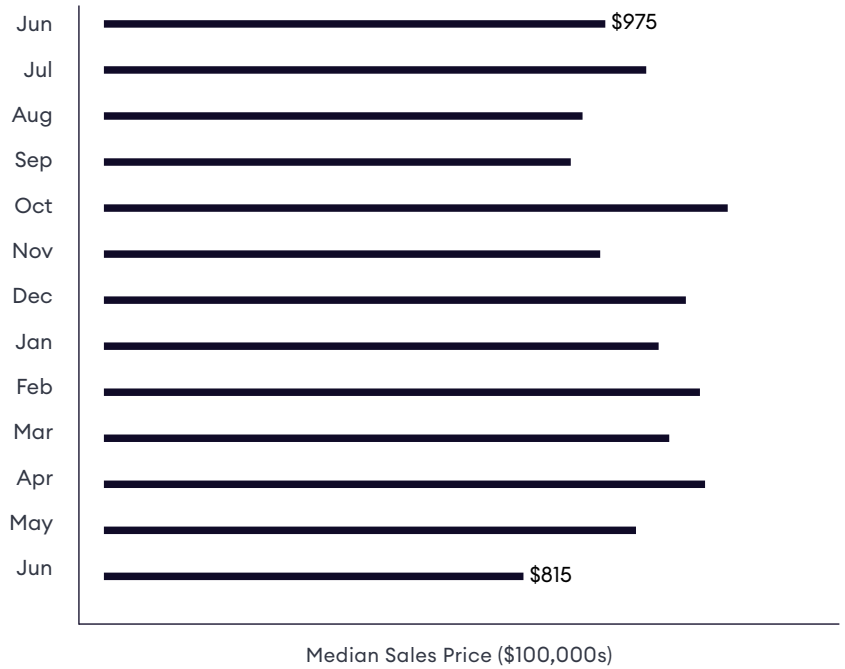
Median Sales Price -16.4% Δ YOY

\$682

Average \$/SF -3.1% Δ YOY

44

Properties For Sale 0.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$975,000	\$1,132,500	\$1,100,000	\$815,000	-16.4%
Average Price per Square Foot	\$704	\$579	\$663	\$682	-3.1%
Properties Sold	13	4	13	6	-53.8%
Properties Pending Sale	12	8	9	12	0.0%
Properties For Sale	44	30	29	44	0.0%
Days on Market (Pending Sale)	19	28	19	26	37.7%
Percent Under Contract	27.3%	26.7%	31.0%	27.3%	0.0%
Average Median Price for Last 12 Months	\$1,001,576	\$1,059,875	\$1,006,667	\$1,041,465	4.0%

*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, June 2025



Current Market Snapshot

\$1,475,776

Median Sales Price **5.4% Δ YOY**

\$788

Average \$/SF **-5.5% Δ YOY**

35

Properties For Sale **-20.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,400,000	\$1,265,000	\$1,440,000	\$1,475,776	5.4%
Average Price per Square Foot	\$834	\$842	\$934	\$788	-5.5%
Properties Sold	18	13	13	16	-11.1%
Properties Pending Sale	21	6	8	12	-42.9%
Properties For Sale	44	29	41	35	-20.5%
Days on Market (Pending Sale)	15	26	11	33	115.2%
Percent Under Contract	47.7%	20.7%	19.5%	34.3%	-28.2%
Average Median Price for Last 12 Months	\$1,343,125	\$1,396,979	\$1,493,959	\$1,403,040	4.5%

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

San Fernando Valley Macro Market

Single Family Residences, June 2025



Current Market Snapshot

\$1,550,000

Median Sales Price **2.8% Δ YOY**

\$748

Average \$/SF **-0.7% Δ YOY**

2,397

Properties For Sale **11.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,507,437	\$1,450,000	\$1,530,000	\$1,550,000	2.8%
Average Price per Square Foot	\$753	\$741	\$763	\$748	-0.7%
Properties Sold	363	369	315	382	5.2%
Properties Pending Sale	378	233	351	347	-8.2%
Properties For Sale	2,144	1,762	2,236	2,397	11.8%
Days on Market (Pending Sale)	30	46	33	33	12.7%
Percent Under Contract	17.6%	13.2%	15.7%	14.5%	-17.9%
Average Median Price for Last 12 Months	\$1,452,807	\$1,549,833	\$1,555,000	\$1,512,149	4.1%

*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, June 2025



Current Market Snapshot

\$1,875,000

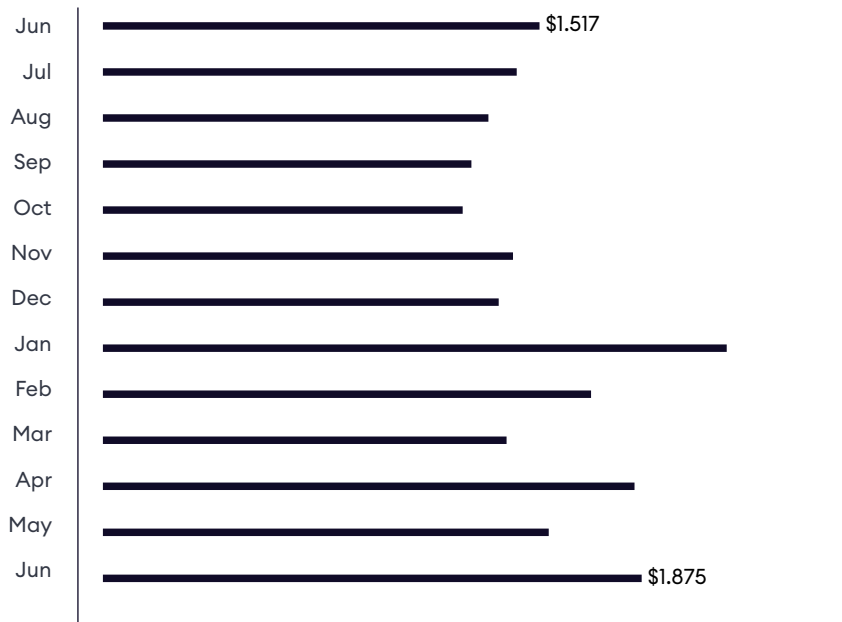
Median Sales Price 23.5% Δ YOY

\$708

Average \$/SF 19.0% Δ YOY

111

Properties For Sale 42.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,517,750	\$1,375,000	\$1,402,500	\$1,875,000	23.5%
Average Price per Square Foot	\$595	\$675	\$639	\$708	19.0%
Properties Sold	18	13	16	14	-22.2%
Properties Pending Sale	13	8	20	15	15.4%
Properties For Sale	78	70	93	111	42.3%
Days on Market (Pending Sale)	34	52	39	21	-38.1%
Percent Under Contract	16.7%	11.4%	21.5%	13.5%	-18.9%
Average Median Price for Last 12 Months	\$1,470,347	\$1,758,000	\$1,758,333	\$1,551,635	5.5%

*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, June 2025



Current Market Snapshot

\$1,350,000

Median Sales Price **10.2% Δ YOY**

\$863

Average \$/SF **0.3% Δ YOY**

150

Properties For Sale **2.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,225,000	\$1,397,500	\$1,375,000	\$1,350,000	10.2%
Average Price per Square Foot	\$860	\$791	\$862	\$863	0.3%
Properties Sold	37	48	31	33	-10.8%
Properties Pending Sale	43	22	38	30	-30.2%
Properties For Sale	146	114	150	150	2.7%
Days on Market (Pending Sale)	25	30	19	25	0.9%
Percent Under Contract	29.5%	19.3%	25.3%	20.0%	-32.1%
Average Median Price for Last 12 Months	\$1,263,019	\$1,335,517	\$1,373,643	\$1,312,220	3.9%

*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, June 2025



Current Market Snapshot

\$2,075,000

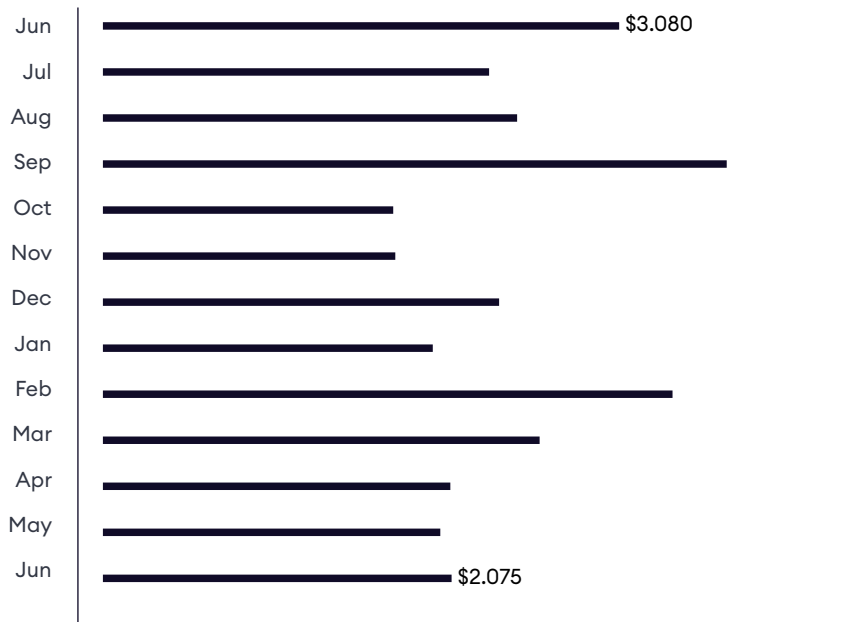
Median Sales Price **-32.6% Δ YOY**

\$684

Average \$/SF **-7.6% Δ YOY**

183

Properties For Sale **63.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,080,000	\$2,360,000	\$2,603,000	\$2,075,000	-32.6%
Average Price per Square Foot	\$740	\$780	\$800	\$684	-7.6%
Properties Sold	17	16	16	17	0.0%
Properties Pending Sale	18	12	22	15	-16.7%
Properties For Sale	112	103	150	183	63.4%
Days on Market (Pending Sale)	43	71	28	21	-52.4%
Percent Under Contract	16.1%	11.7%	14.7%	8.2%	-49.0%
Average Median Price for Last 12 Months	\$2,098,361	\$2,352,518	\$2,049,950	\$2,423,889	15.5%

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

Encino

Single Family Residences, June 2025



Current Market Snapshot

\$2,364,000

Median Sales Price **37.0% Δ YOY**

\$785

Average \$/SF **1.4% Δ YOY**

275

Properties For Sale **15.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,725,000	\$2,272,000	\$1,855,000	\$2,364,000	37.0%
Average Price per Square Foot	\$774	\$836	\$801	\$785	1.4%
Properties Sold	23	36	26	33	43.5%
Properties Pending Sale	29	23	22	31	6.9%
Properties For Sale	239	206	258	275	15.1%
Days on Market (Pending Sale)	34	59	55	45	33.7%
Percent Under Contract	12.1%	11.2%	8.5%	11.3%	-7.1%
Average Median Price for Last 12 Months	\$2,136,208	\$2,136,500	\$2,183,833	\$2,119,885	-0.8%

*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, June 2025



Current Market Snapshot

\$1,467,500

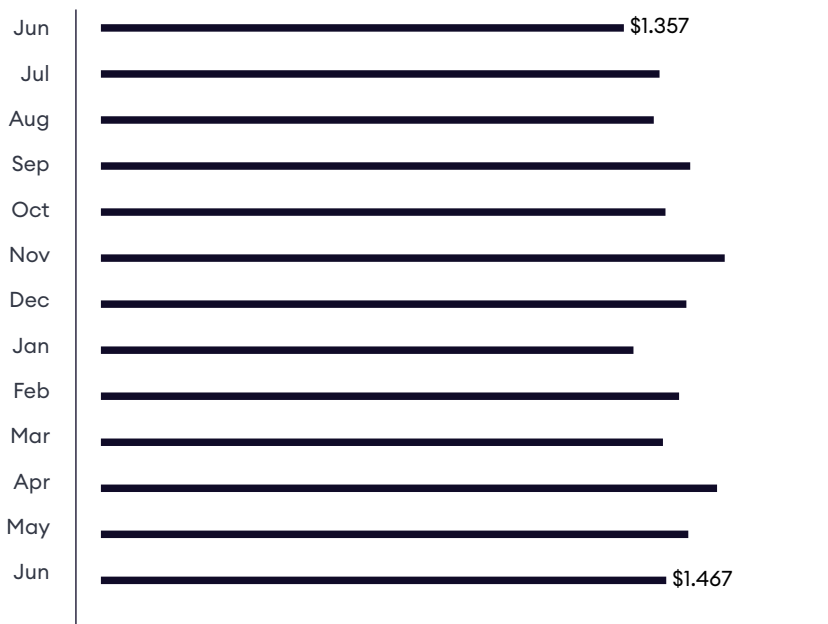
Median Sales Price **8.1% Δ YOY**

\$819

Average \$/SF **-4.7% Δ YOY**

183

Properties For Sale **0.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,357,000	\$1,520,000	\$1,458,888	\$1,467,500	8.1%
Average Price per Square Foot	\$859	\$740	\$771	\$819	-4.7%
Properties Sold	41	33	37	40	-2.4%
Properties Pending Sale	42	17	31	35	-16.7%
Properties For Sale	182	149	181	183	0.5%
Days on Market (Pending Sale)	19	40	23	27	38.6%
Percent Under Contract	23.1%	11.4%	17.1%	19.1%	-17.1%
Average Median Price for Last 12 Months	\$1,427,958	\$1,489,065	\$1,530,833	\$1,485,530	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, June 2025



Current Market Snapshot

\$5,000,000

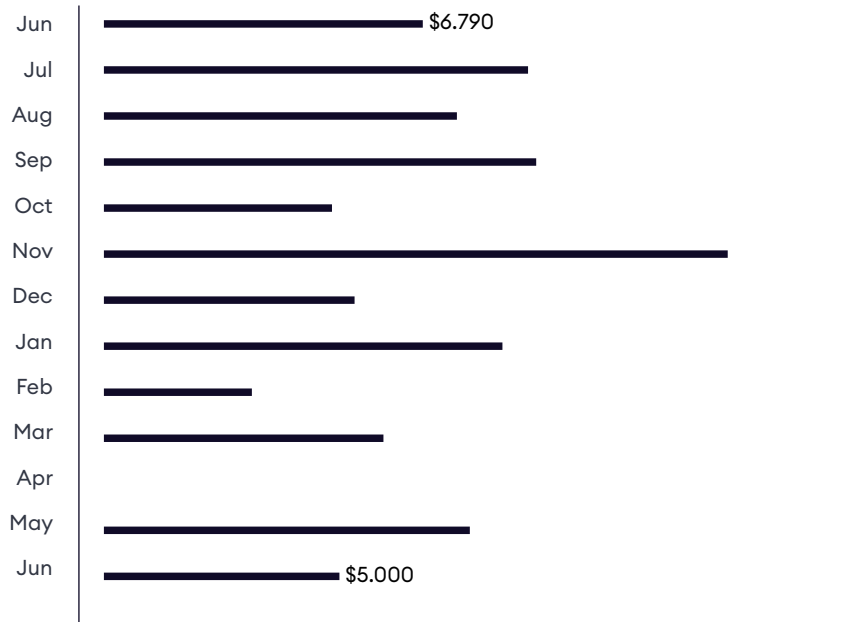
Median Sales Price **-26.4% Δ YOY**

\$712

Average \$/SF **-41.6% Δ YOY**

43

Properties For Sale **-8.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$6,790,000	\$5,325,000	\$5,945,000	\$5,000,000	-26.4%
Average Price per Square Foot	\$1,220	\$1,579	\$1,488	\$712	-41.6%
Properties Sold	3	2	1	1	-66.7%
Properties Pending Sale	3	1	2	1	-66.7%
Properties For Sale	47	31	42	43	-8.5%
Days on Market (Pending Sale)	74	125	72	33	-55.6%
Percent Under Contract	6.4%	3.2%	4.8%	2.3%	-63.6%
Average Median Price for Last 12 Months	\$1,666,875	\$5,060,833	\$4,266,667	\$6,650,385	299.0%

*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, June 2025



Current Market Snapshot

\$1,308,000

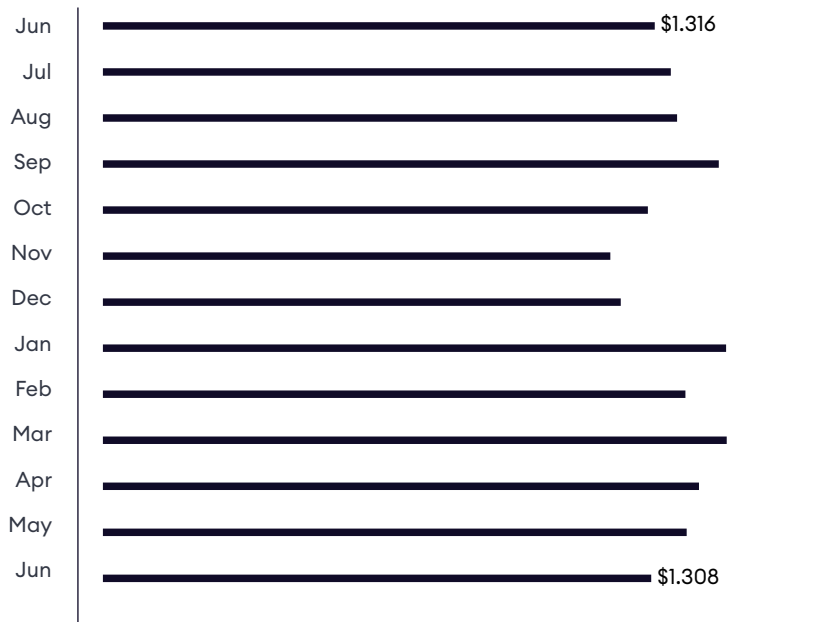
Median Sales Price -0.6% Δ YOY

\$762

Average \$/SF -9.9% Δ YOY

76

Properties For Sale -3.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,316,500	\$1,235,000	\$1,489,000	\$1,308,000	-0.6%
Average Price per Square Foot	\$846	\$807	\$770	\$762	-9.9%
Properties Sold	18	8	9	17	-5.6%
Properties Pending Sale	16	7	11	19	18.8%
Properties For Sale	79	50	70	76	-3.8%
Days on Market (Pending Sale)	27	36	14	27	3.4%
Percent Under Contract	20.3%	14.0%	15.7%	25.0%	23.4%
Average Median Price for Last 12 Months	\$1,321,833	\$1,415,000	\$1,374,500	\$1,365,115	3.3%

*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, June 2025



Current Market Snapshot

\$933,000

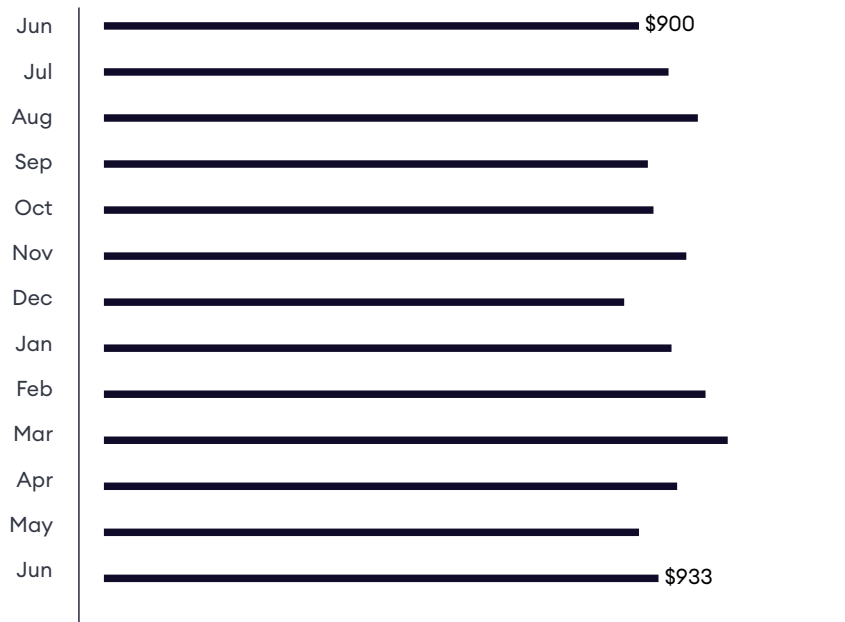
Median Sales Price **3.7% Δ YOY**

\$631

Average \$/SF **7.3% Δ YOY**

135

Properties For Sale **-12.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$900,000	\$875,000	\$1,050,000	\$933,000	3.7%
Average Price per Square Foot	\$588	\$683	\$612	\$631	7.3%
Properties Sold	21	31	30	22	4.8%
Properties Pending Sale	28	25	30	30	7.1%
Properties For Sale	154	137	148	135	-12.3%
Days on Market (Pending Sale)	42	46	55	33	-21.9%
Percent Under Contract	18.2%	18.2%	20.3%	22.2%	22.2%
Average Median Price for Last 12 Months	\$922,458	\$969,167	\$932,500	\$950,692	3.1%

*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, June 2025



Current Market Snapshot

\$1,170,000

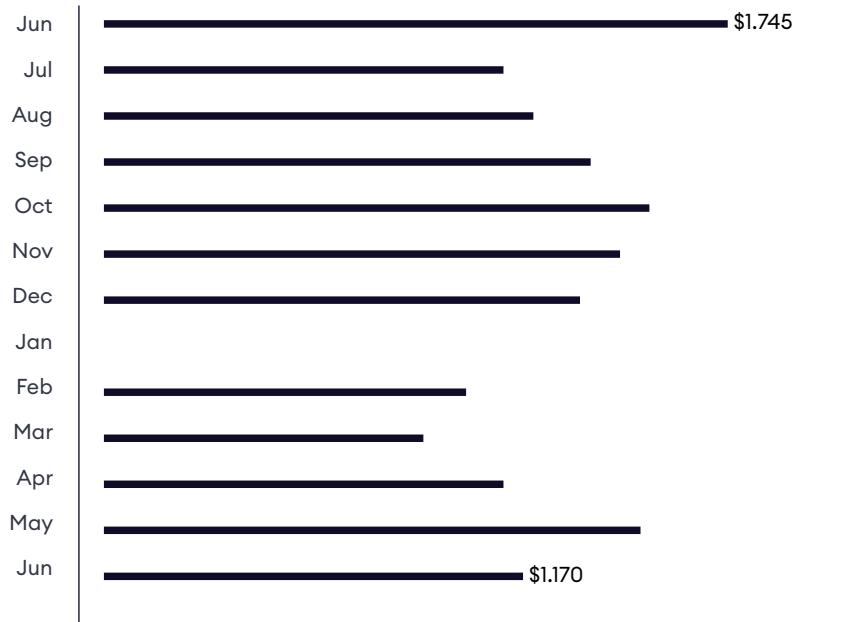
Median Sales Price **-33.0% Δ YOY**

\$687

Average \$/SF **51.0% Δ YOY**

8

Properties For Sale **-33.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,745,000	\$1,330,000	\$890,000	\$1,170,000	-33.0%
Average Price per Square Foot	\$455	\$476	\$718	\$687	51.0%
Properties Sold	2	2	1	3	50.0%
Properties Pending Sale	1	1	2	1	0.0%
Properties For Sale	12	13	13	8	-33.3%
Days on Market (Pending Sale)	47	85	16	34	-27.7%
Percent Under Contract	8.3%	7.7%	15.4%	12.5%	50.0%
Average Median Price for Last 12 Months	\$1,456,333	\$947,500	\$1,261,667	\$1,184,731	-18.6%

*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, June 2025



Current Market Snapshot

\$1,925,000

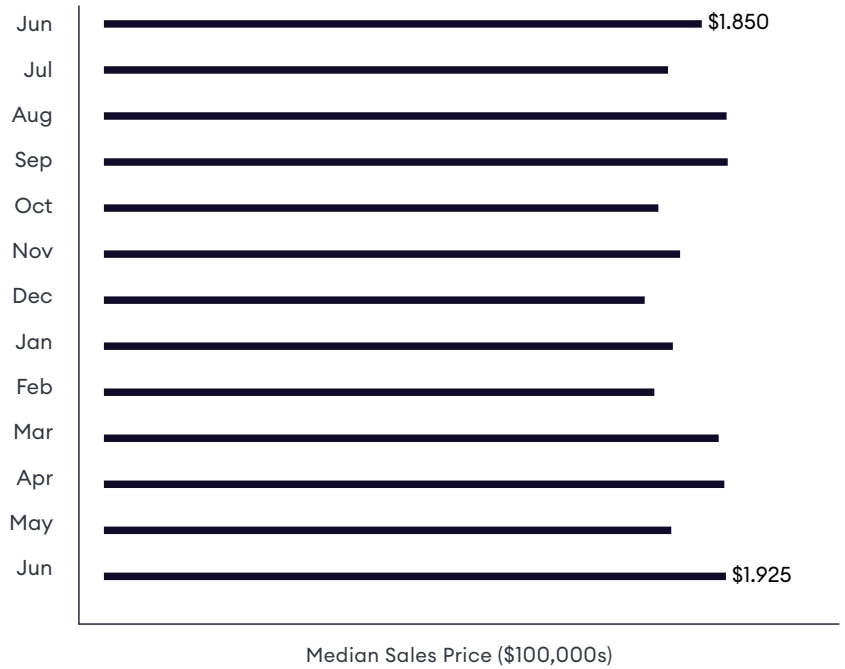
Median Sales Price 4.1% Δ YOY

\$803

Average \$/SF -5.8% Δ YOY

288

Properties For Sale 18.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,850,000	\$1,672,500	\$1,902,500	\$1,925,000	4.1%
Average Price per Square Foot	\$852	\$791	\$835	\$803	-5.8%
Properties Sold	51	34	42	42	-17.6%
Properties Pending Sale	40	36	40	31	-22.5%
Properties For Sale	243	209	266	288	18.5%
Days on Market (Pending Sale)	23	47	41	44	88.5%
Percent Under Contract	16.5%	17.2%	15.0%	10.8%	-34.6%
Average Median Price for Last 12 Months	\$1,764,681	\$1,827,500	\$1,866,667	\$1,814,423	2.8%

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



Current Market Snapshot

\$2,200,000

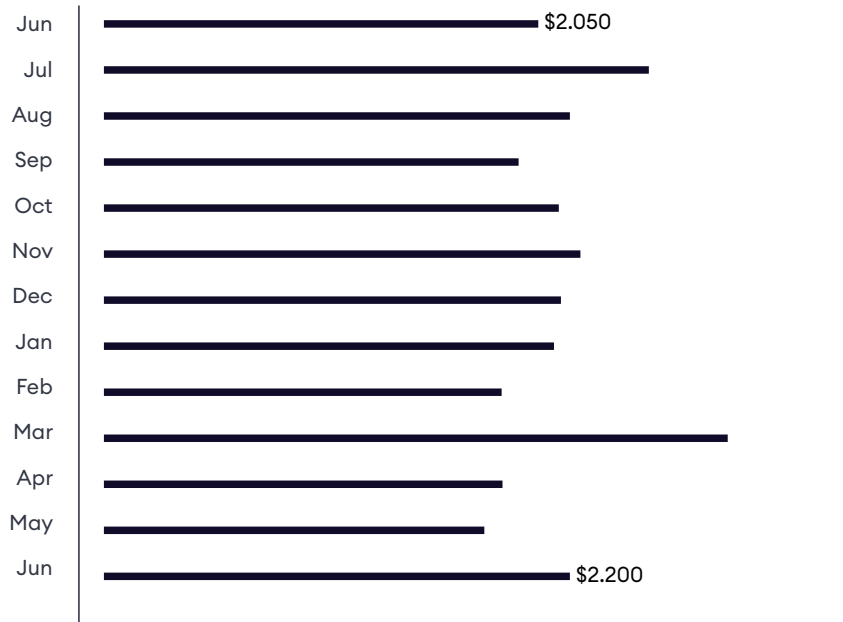
Median Sales Price **7.3% Δ YOY**

\$842

Average \$/SF **-3.3% Δ YOY**

192

Properties For Sale **11.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,050,000	\$2,157,500	\$2,949,500	\$2,200,000	7.3%
Average Price per Square Foot	\$871	\$942	\$919	\$842	-3.3%
Properties Sold	27	22	22	29	7.4%
Properties Pending Sale	17	10	22	25	47.1%
Properties For Sale	172	158	190	192	11.6%
Days on Market (Pending Sale)	36	61	30	25	-29.5%
Percent Under Contract	9.9%	6.3%	11.6%	13.0%	31.7%
Average Median Price for Last 12 Months	\$2,173,529	\$2,137,277	\$1,957,917	\$2,166,165	-0.3%

*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.

Sun Valley

Single Family Residences, June 2025



Current Market Snapshot

\$760,000

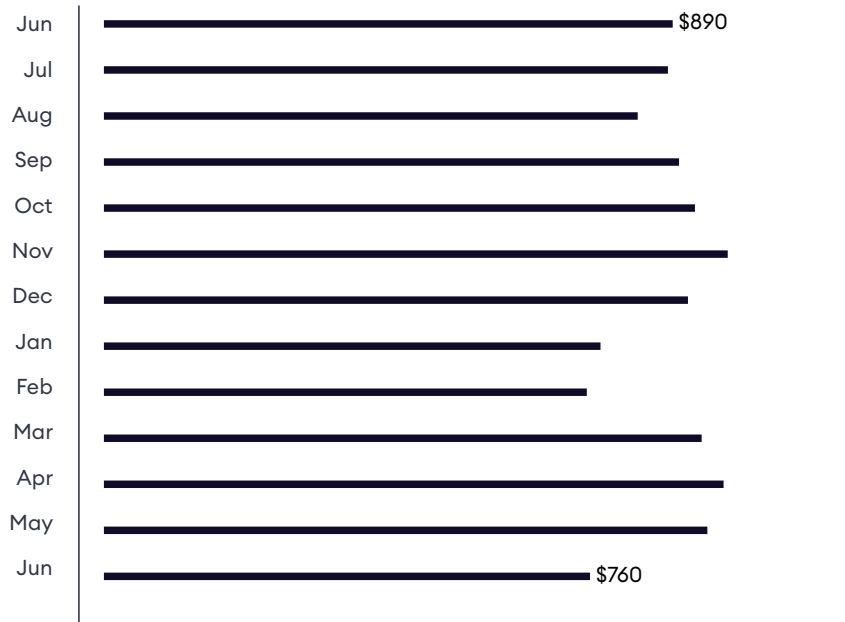
Median Sales Price **-14.6% Δ YOY**

\$582

Average \$/SF **-8.2% Δ YOY**

60

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$890,000	\$914,000	\$935,500	\$760,000	-14.6%
Average Price per Square Foot	\$634	\$609	\$607	\$582	-8.2%
Properties Sold	9	16	16	11	22.2%
Properties Pending Sale	14	12	16	15	7.1%
Properties For Sale	60	49	57	60	0.0%
Days on Market (Pending Sale)	18	48	19	16	-9.6%
Percent Under Contract	23.3%	24.5%	28.1%	25.0%	7.1%
Average Median Price for Last 12 Months	\$825,256	\$856,917	\$891,500	\$881,885	6.9%

*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, June 2025



Current Market Snapshot

\$950,000

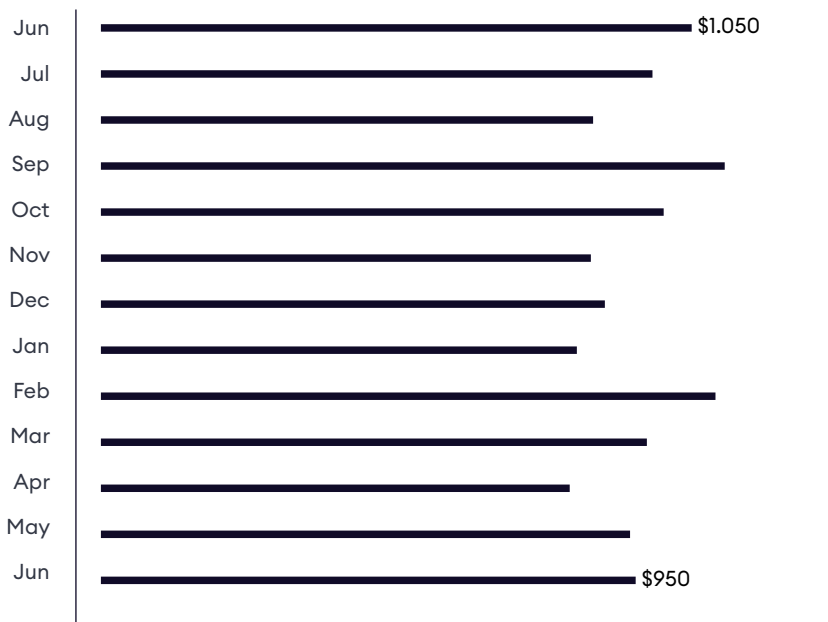
Median Sales Price **-9.5% Δ YOY**

\$655

Average \$/SF **2.5% Δ YOY**

127

Properties For Sale **8.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,050,000	\$895,000	\$970,000	\$950,000	-9.5%
Average Price per Square Foot	\$639	\$684	\$679	\$655	2.5%
Properties Sold	27	24	22	21	-22.2%
Properties Pending Sale	28	15	27	23	-17.9%
Properties For Sale	117	100	115	127	8.5%
Days on Market (Pending Sale)	22	39	33	25	13.9%
Percent Under Contract	23.9%	15.0%	23.5%	18.1%	-24.3%
Average Median Price for Last 12 Months	\$916,021	\$938,292	\$907,417	\$954,442	4.2%

*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, June 2025



Current Market Snapshot

\$1,857,000

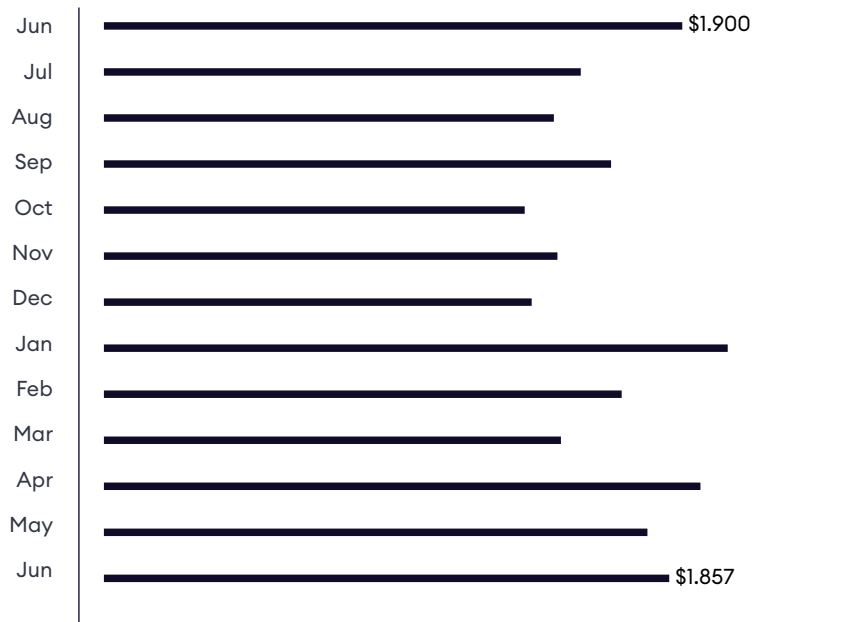
Median Sales Price **-2.3% Δ YOY**

\$647

Average \$/SF **7.1% Δ YOY**

144

Properties For Sale **6.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,900,000	\$1,403,000	\$1,499,500	\$1,857,000	-2.3%
Average Price per Square Foot	\$604	\$653	\$661	\$647	7.1%
Properties Sold	12	24	14	15	25.0%
Properties Pending Sale	16	9	22	11	-31.2%
Properties For Sale	135	106	144	144	6.7%
Days on Market (Pending Sale)	26	36	24	44	70.9%
Percent Under Contract	11.9%	8.5%	15.3%	7.6%	-35.5%
Average Median Price for Last 12 Months	\$1,691,083	\$1,808,583	\$1,867,333	\$1,671,442	-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, June 2025



Current Market Snapshot

\$2,427,500

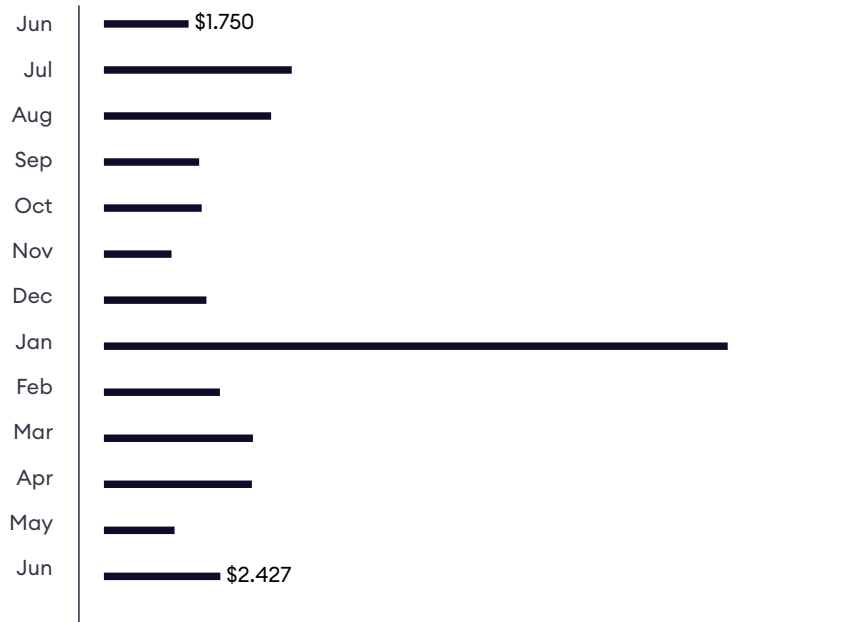
Median Sales Price **38.7% Δ YOY**

\$876

Average \$/SF **-9.1% Δ YOY**

27

Properties For Sale **-10.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,750,000	\$2,130,000	\$3,122,500	\$2,427,500	38.7%
Average Price per Square Foot	\$964	\$572	\$971	\$876	-9.1%
Properties Sold	4	4	2	2	-50.0%
Properties Pending Sale	4	2	8	6	50.0%
Properties For Sale	30	24	25	27	-10.0%
Days on Market (Pending Sale)	53	86	48	37	-30.8%
Percent Under Contract	13.3%	8.3%	32.0%	22.2%	66.7%
Average Median Price for Last 12 Months	\$1,428,417	\$4,294,667	\$2,325,833	\$3,269,005	128.9%

*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, June 2025



Current Market Snapshot

\$1,651,000

Median Sales Price 4.3% Δ YOY

\$735

Average \$/SF 6.4% Δ YOY

53

Properties For Sale 1.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,583,000	\$1,350,000	\$1,607,000	\$1,651,000	4.3%
Average Price per Square Foot	\$691	\$746	\$776	\$735	6.4%
Properties Sold	7	7	9	17	142.9%
Properties Pending Sale	8	8	14	7	-12.5%
Properties For Sale	52	57	71	53	1.9%
Days on Market (Pending Sale)	25	38	31	20	-18.4%
Percent Under Contract	15.4%	14.0%	19.7%	13.2%	-14.2%
Average Median Price for Last 12 Months	\$1,587,375	\$1,602,583	\$1,682,833	\$1,568,827	-1.2%

*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, June 2025



Current Market Snapshot

\$2,140,000

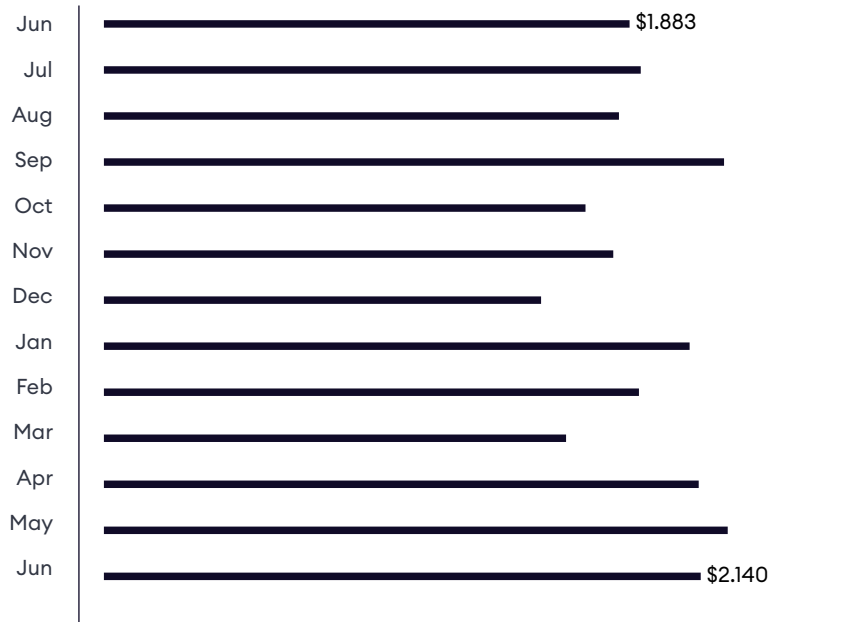
Median Sales Price **13.6% Δ YOY**

\$742

Average \$/SF **0.5% Δ YOY**

158

Properties For Sale **14.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,883,750	\$1,565,000	\$1,655,000	\$2,140,000	13.6%
Average Price per Square Foot	\$738	\$622	\$797	\$742	0.5%
Properties Sold	24	18	14	31	29.2%
Properties Pending Sale	28	11	19	26	-7.1%
Properties For Sale	138	94	144	158	14.5%
Days on Market (Pending Sale)	44	65	39	41	-5.6%
Percent Under Contract	20.3%	11.7%	13.2%	16.5%	-18.9%
Average Median Price for Last 12 Months	\$1,796,688	\$2,030,417	\$2,170,001	\$1,936,519	7.8%

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

Woodland Hills

Single Family Residences, June 2025



Current Market Snapshot

\$1,314,500

Median Sales Price -2.3% Δ YOY

\$635

Average \$/SF 0.5% Δ YOY

354

Properties For Sale 7.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,345,000	\$1,336,250	\$1,485,000	\$1,314,500	-2.3%
Average Price per Square Foot	\$632	\$633	\$610	\$635	0.5%
Properties Sold	49	58	37	52	6.1%
Properties Pending Sale	66	35	40	52	-21.2%
Properties For Sale	329	235	288	354	7.6%
Days on Market (Pending Sale)	23	35	21	41	74.0%
Percent Under Contract	20.1%	14.9%	13.9%	14.7%	-26.8%
Average Median Price for Last 12 Months	\$1,352,212	\$1,408,500	\$1,409,000	\$1,377,750	1.9%

*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, June 2025



Current Market Snapshot

\$1,477,500

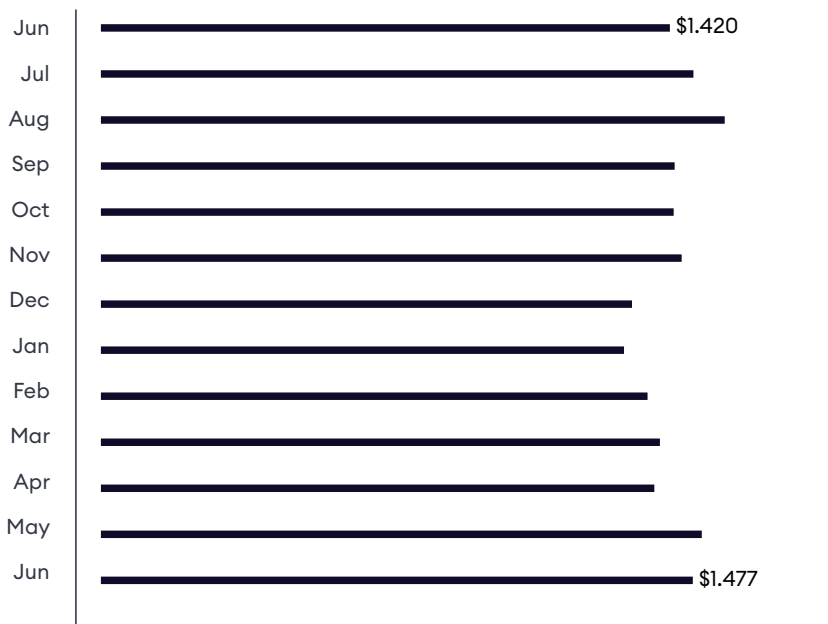
Median Sales Price **4.0% Δ YOY**

\$873

Average \$/SF **2.8% Δ YOY**

989

Properties For Sale **4.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,420,000	\$1,325,000	\$1,395,000	\$1,477,500	4.0%
Average Price per Square Foot	\$849	\$790	\$840	\$873	2.8%
Properties Sold	188	165	155	202	7.4%
Properties Pending Sale	200	126	172	189	-5.5%
Properties For Sale	945	755	905	989	4.7%
Days on Market (Pending Sale)	24	41	25	26	9.7%
Percent Under Contract	21.2%	16.7%	19.0%	19.1%	-9.7%
Average Median Price for Last 12 Months	\$1,363,203	\$1,403,750	\$1,452,833	\$1,424,226	4.5%

*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, June 2025



Current Market Snapshot

\$932,500

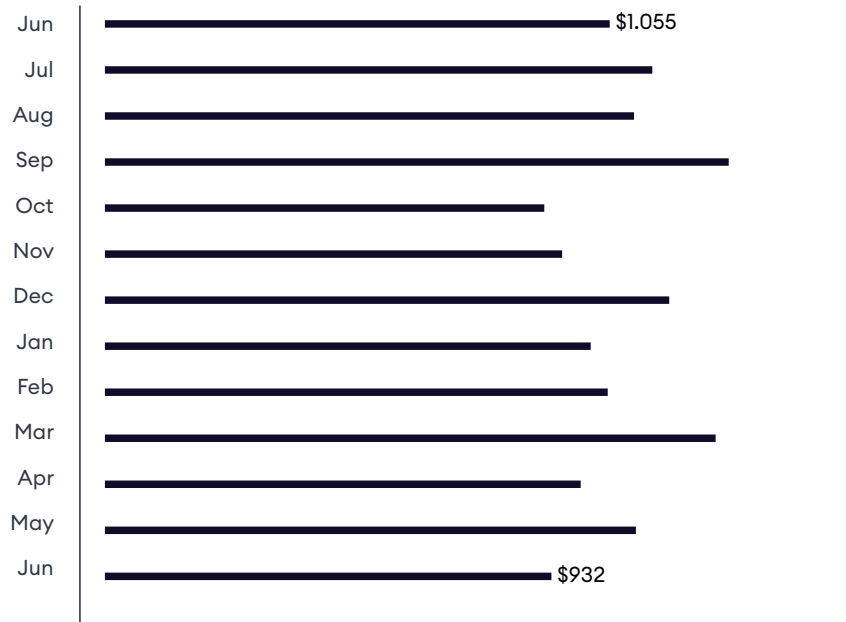
Median Sales Price **-11.6% Δ YOY**

\$752

Average \$/SF **11.4% Δ YOY**

59

Properties For Sale **-13.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,055,000	\$1,180,000	\$1,277,500	\$932,500	-11.6%
Average Price per Square Foot	\$675	\$640	\$630	\$752	11.4%
Properties Sold	17	15	12	10	-41.2%
Properties Pending Sale	18	14	7	7	-61.1%
Properties For Sale	68	59	54	59	-13.2%
Days on Market (Pending Sale)	19	39	28	15	-24.2%
Percent Under Contract	26.5%	23.7%	13.0%	11.9%	-55.2%
Average Median Price for Last 12 Months	\$1,001,333	\$1,063,300	\$1,012,167	\$1,080,211	7.9%

*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.



Current Market Snapshot

\$1,030,000

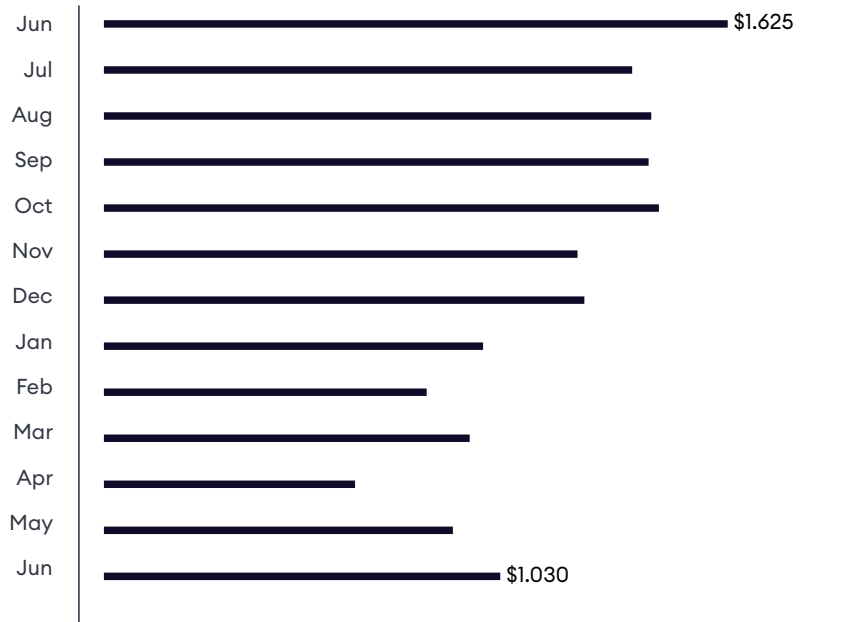
Median Sales Price **-36.6% Δ YOY**

\$661

Average \$/SF **-8.7% Δ YOY**

103

Properties For Sale **6.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,625,000	\$1,250,000	\$950,000	\$1,030,000	-36.6%
Average Price per Square Foot	\$724	\$774	\$823	\$661	-8.7%
Properties Sold	27	21	11	16	-40.7%
Properties Pending Sale	27	9	11	23	-14.8%
Properties For Sale	97	69	85	103	6.2%
Days on Market (Pending Sale)	22	27	14	28	26.3%
Percent Under Contract	27.8%	13.0%	12.9%	22.3%	-19.8%
Average Median Price for Last 12 Months	\$1,373,156	\$893,083	\$862,000	\$1,163,731	-15.3%

*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

\$1,808,000

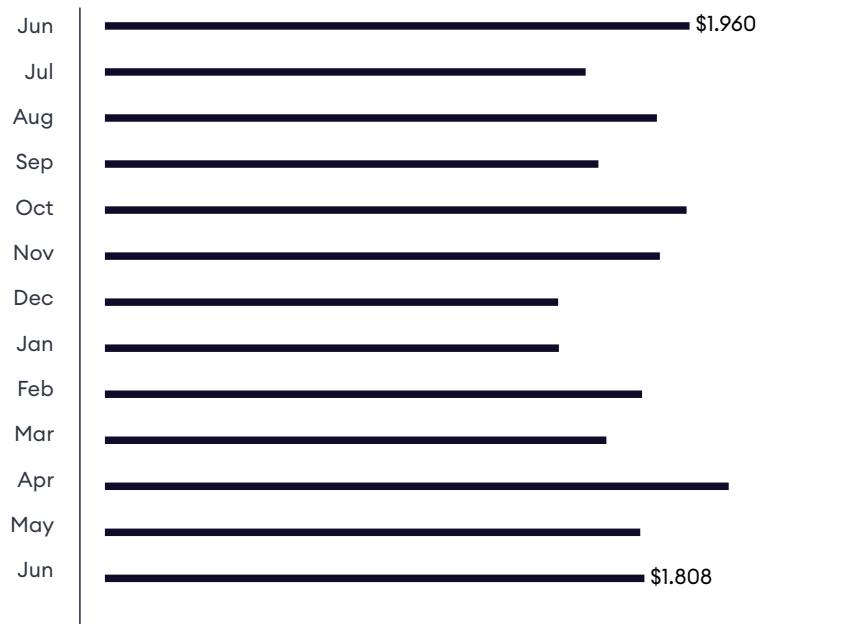
Median Sales Price -7.8% Δ YOY

\$695

Average \$/SF -5.7% Δ YOY

178

Properties For Sale 11.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,960,000	\$1,517,500	\$1,680,000	\$1,808,000	-7.8%
Average Price per Square Foot	\$737	\$733	\$703	\$695	-5.7%
Properties Sold	29	22	26	30	3.4%
Properties Pending Sale	26	22	26	26	0.0%
Properties For Sale	160	132	151	178	11.2%
Days on Market (Pending Sale)	39	35	47	28	-28.4%
Percent Under Contract	16.2%	16.7%	17.2%	14.6%	-10.1%
Average Median Price for Last 12 Months	\$1,688,587	\$1,782,315	\$1,897,963	\$1,776,491	5.2%

*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

\$755,000

Median Sales Price -10.7% Δ YOY

\$605

Average \$/SF 2.5% Δ YOY

37

Properties For Sale -19.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$845,000	\$962,500	\$815,000	\$755,000	-10.7%
Average Price per Square Foot	\$590	\$580	\$598	\$605	2.5%
Properties Sold	11	6	7	13	18.2%
Properties Pending Sale	11	9	11	10	-9.1%
Properties For Sale	46	36	39	37	-19.6%
Days on Market (Pending Sale)	7	37	25	24	250.8%
Percent Under Contract	23.9%	25.0%	28.2%	27.0%	13.0%
Average Median Price for Last 12 Months	\$801,975	\$780,167	\$787,000	\$820,423	2.3%

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



Current Market Snapshot

\$1,325,000

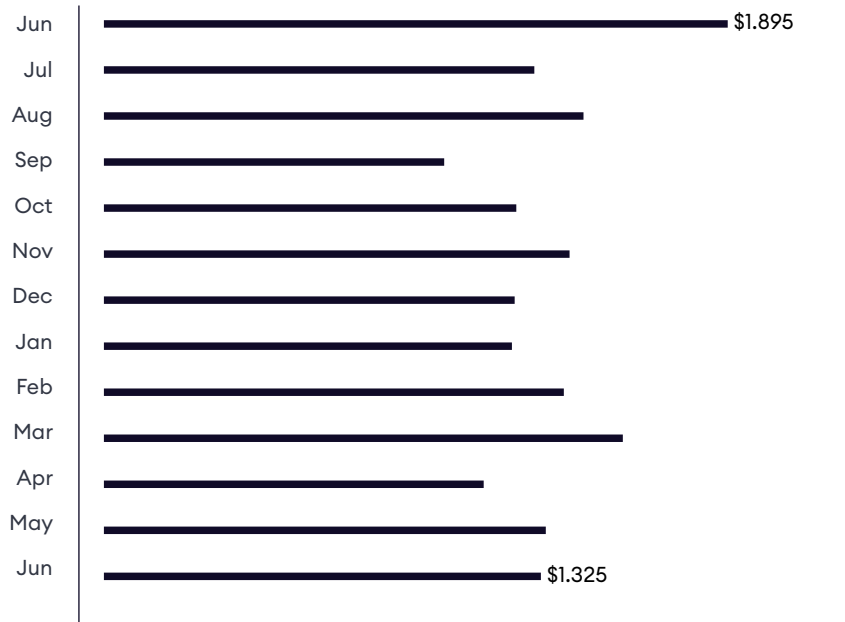
Median Sales Price **-30.1% Δ YOY**

\$825

Average \$/SF **5.8% Δ YOY**

56

Properties For Sale **7.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,895,000	\$1,245,000	\$1,575,000	\$1,325,000	-30.1%
Average Price per Square Foot	\$780	\$803	\$887	\$825	5.8%
Properties Sold	6	12	16	11	83.3%
Properties Pending Sale	5	8	14	17	240.0%
Properties For Sale	52	37	47	56	7.7%
Days on Market (Pending Sale)	24	31	29	24	-0.7%
Percent Under Contract	9.6%	21.6%	29.8%	30.4%	215.7%
Average Median Price for Last 12 Months	\$1,385,584	\$1,337,023	\$1,271,833	\$1,354,972	-2.2%

*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, June 2025



Current Market Snapshot

\$2,438,000

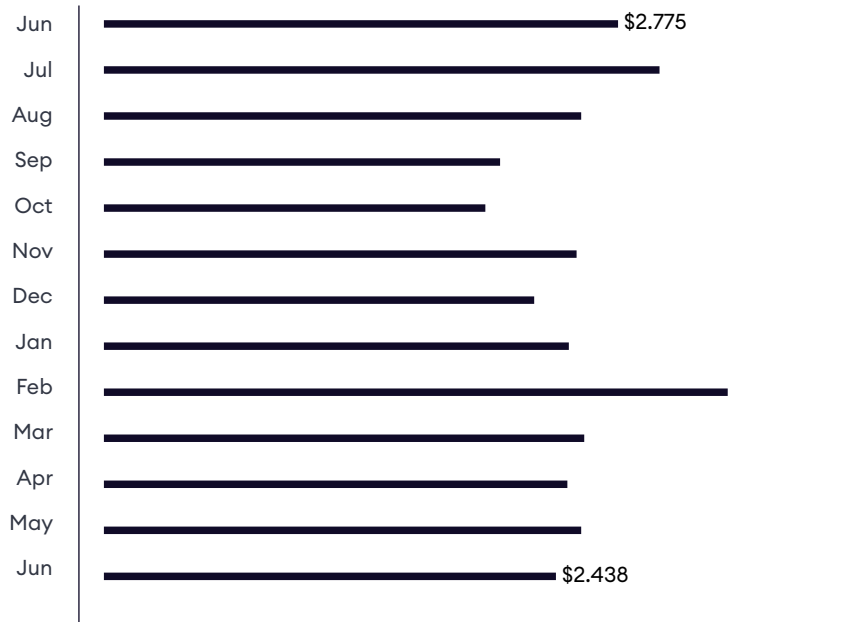
Median Sales Price -12.1% Δ YOY

\$1,072

Average \$/SF 23.4% Δ YOY

107

Properties For Sale 8.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,775,000	\$2,320,000	\$2,591,500	\$2,438,000	-12.1%
Average Price per Square Foot	\$869	\$905	\$1,003	\$1,072	23.4%
Properties Sold	8	7	16	18	125.0%
Properties Pending Sale	10	4	17	18	80.0%
Properties For Sale	99	79	112	107	8.1%
Days on Market (Pending Sale)	34	34	29	28	-19.3%
Percent Under Contract	10.1%	5.1%	15.2%	16.8%	66.5%
Average Median Price for Last 12 Months	\$2,494,396	\$2,663,750	\$2,504,333	\$2,568,654	3.0%

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

Monrovia

Single Family Residences, June 2025



Current Market Snapshot

\$1,009,000

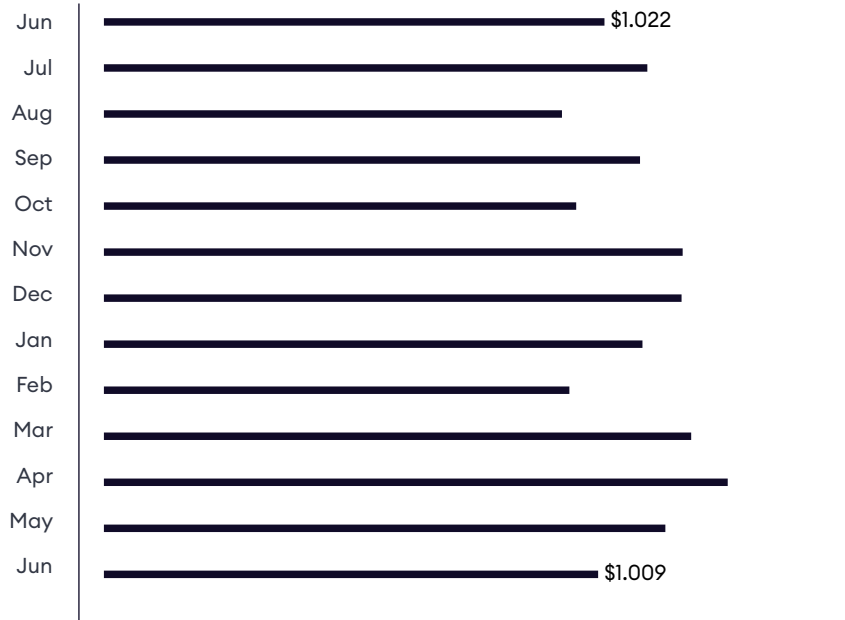
Median Sales Price **-1.3% Δ YOY**

\$720

Average \$/SF **-5.5% Δ YOY**

66

Properties For Sale **34.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,022,000	\$1,180,250	\$1,200,000	\$1,009,000	-1.3%
Average Price per Square Foot	\$762	\$689	\$749	\$720	-5.5%
Properties Sold	17	16	13	15	-11.8%
Properties Pending Sale	10	10	13	16	60.0%
Properties For Sale	49	49	57	66	34.7%
Days on Market (Pending Sale)	30	71	31	24	-19.1%
Percent Under Contract	20.4%	20.4%	22.8%	24.2%	18.8%
Average Median Price for Last 12 Months	\$1,028,500	\$1,113,500	\$1,143,667	\$1,089,962	6.0%

*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, June 2025



Current Market Snapshot

\$1,600,000

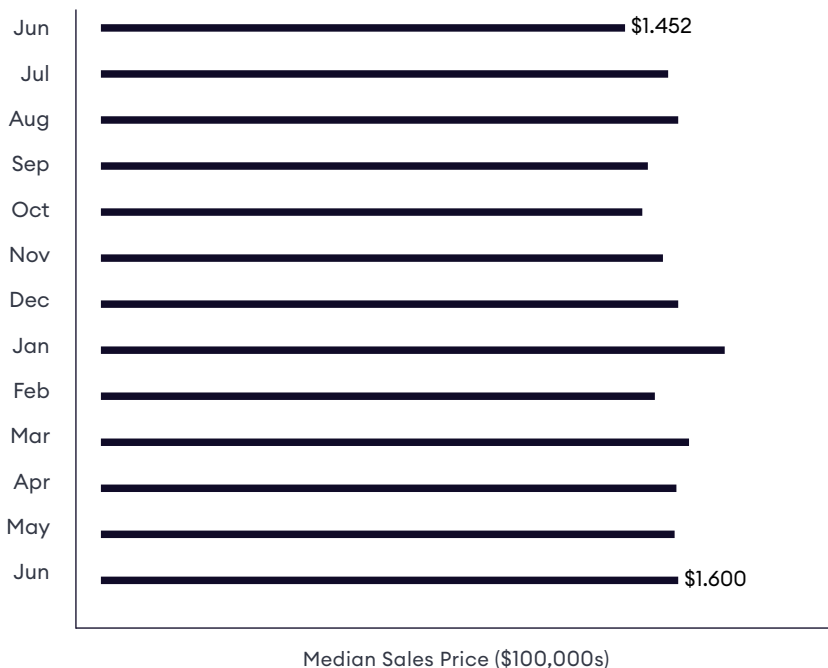
Median Sales Price **10.2% Δ YOY**

\$1,064

Average \$/SF **26.1% Δ YOY**

301

Properties For Sale **3.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,452,000	\$1,600,001	\$1,630,115	\$1,600,000	10.2%
Average Price per Square Foot	\$844	\$904	\$969	\$1,064	26.1%
Properties Sold	44	36	52	71	61.4%
Properties Pending Sale	59	27	70	59	0.0%
Properties For Sale	292	230	306	301	3.1%
Days on Market (Pending Sale)	17	36	20	26	50.9%
Percent Under Contract	20.2%	11.7%	22.9%	19.6%	-3.0%
Average Median Price for Last 12 Months	\$1,448,494	\$1,613,269	\$1,595,000	\$1,575,124	8.7%

*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, June 2025



Current Market Snapshot

\$1,450,000

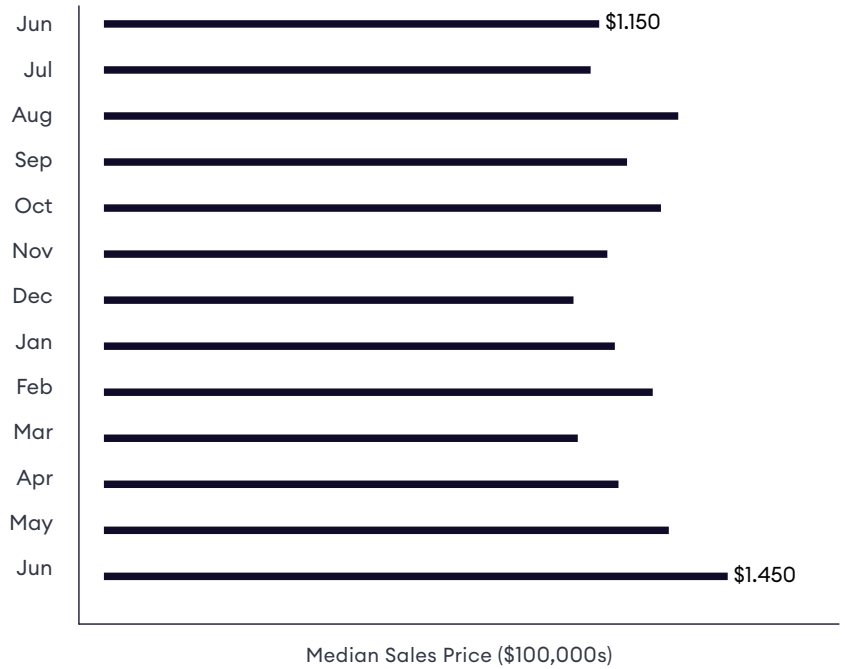
Median Sales Price **26.1% Δ YOY**

\$745

Average \$/SF **-9.6% Δ YOY**

54

Properties For Sale **10.2% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,150,000	\$1,090,000	\$1,100,000	\$1,450,000	26.1%
Average Price per Square Foot	\$824	\$780	\$760	\$745	-9.6%
Properties Sold	15	17	13	15	0.0%
Properties Pending Sale	14	12	15	12	-14.3%
Properties For Sale	49	43	55	54	10.2%
Days on Market (Pending Sale)	25	22	23	15	-39.3%
Percent Under Contract	28.6%	27.9%	27.3%	22.2%	-22.2%
Average Median Price for Last 12 Months	\$1,204,033	\$1,253,167	\$1,319,167	\$1,223,206	1.6%

*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, June 2025



Current Market Snapshot

\$3,150,000

Median Sales Price **-2.3% Δ YOY**

\$1,087

Average \$/SF **-14.1% Δ YOY**

71

Properties For Sale **-11.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,225,000	\$2,850,000	\$2,590,500	\$3,150,000	-2.3%
Average Price per Square Foot	\$1,266	\$1,008	\$1,139	\$1,087	-14.1%
Properties Sold	14	8	4	13	-7.1%
Properties Pending Sale	17	4	6	9	-47.1%
Properties For Sale	80	45	53	71	-11.2%
Days on Market (Pending Sale)	37	68	24	36	-3.0%
Percent Under Contract	21.2%	8.9%	11.3%	12.7%	-40.3%
Average Median Price for Last 12 Months	\$2,969,583	\$3,052,583	\$3,100,000	\$3,063,288	3.2%

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

Sierra Madre

Single Family Residences, June 2025



Current Market Snapshot

\$1,750,000

Median Sales Price **11.6% Δ YOY**

\$789

Average \$/SF **-3.3% Δ YOY**

55

Properties For Sale **37.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,568,000	\$1,669,000	\$1,515,000	\$1,750,000	11.6%
Average Price per Square Foot	\$816	\$656	\$743	\$789	-3.3%
Properties Sold	6	6	6	7	16.7%
Properties Pending Sale	7	7	4	13	85.7%
Properties For Sale	40	34	44	55	37.5%
Days on Market (Pending Sale)	11	55	27	36	224.5%
Percent Under Contract	17.5%	20.6%	9.1%	23.6%	35.1%
Average Median Price for Last 12 Months	\$1,553,983	\$1,265,667	\$1,619,333	\$1,325,308	-14.7%

*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, June 2025



Current Market Snapshot

\$2,100,000

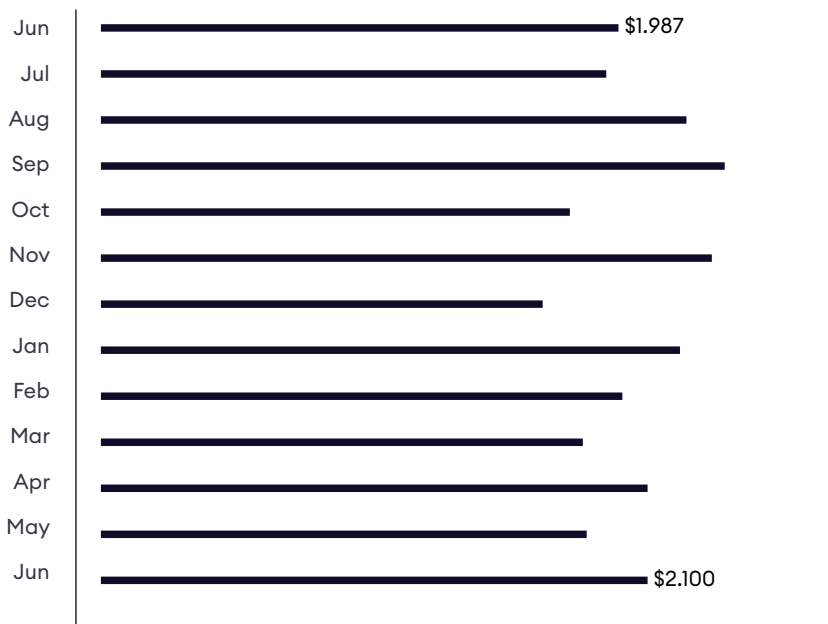
Median Sales Price 5.7% Δ YOY

\$924

Average \$/SF -14.3% Δ YOY

54

Properties For Sale 8.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,987,500	\$1,695,000	\$1,850,000	\$2,100,000	5.7%
Average Price per Square Foot	\$1,078	\$871	\$1,084	\$924	-14.3%
Properties Sold	8	14	8	11	37.5%
Properties Pending Sale	10	11	8	12	20.0%
Properties For Sale	50	48	50	54	8.0%
Days on Market (Pending Sale)	33	58	16	22	-34.8%
Percent Under Contract	20.0%	22.9%	16.0%	22.2%	11.1%
Average Median Price for Last 12 Months	\$1,917,125	\$2,023,750	\$2,021,667	\$2,043,165	6.6%

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



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