

ELLIMAN INTEL

Monthly Market Report

SEPTEMBER 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, September 2025



Current Market Snapshot

\$1,014,000

Median Sales Price **5.1% Δ YOY**

\$707

Average \$/SF **-1.0% Δ YOY**

17,117

Properties For Sale **2.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$965,000	\$1,050,000	\$1,080,000	\$1,014,000	5.1%
Average Price per Square Foot	\$714	\$736	\$750	\$707	-1.0%
Properties Sold	2713	2744	3021	2980	9.8%
Properties Pending Sale	2842	3116	3004	3138	10.4%
Properties For Sale	16,682	16,770	18,614	17,117	2.6%
Days on Market (Pending Sale)	32	33	33	42	30.3%
Percent Under Contract	17.0%	18.6%	16.1%	18.3%	7.6%
Average Median Price for Last 12 Months	\$964,708	\$1,029,532	\$1,020,083	\$1,011,669	4.6%

*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, September 2025



Current Market Snapshot

\$2,750,000

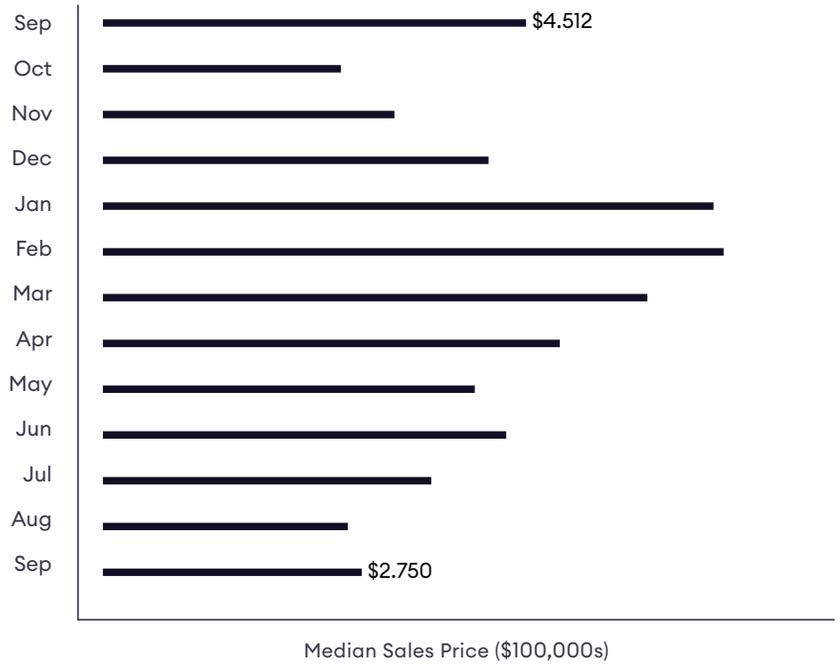
Median Sales Price **-39.1% Δ YOY**

\$1,413

Average \$/SF **21.2% Δ YOY**

196

Properties For Sale **17.4% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$4,512,500	\$5,815,000	\$4,300,000	\$2,750,000	-39.1%
Average Price per Square Foot	\$1,166	\$1,285	\$1,671	\$1,413	21.2%
Properties Sold	10	8	17	11	10.0%
Properties Pending Sale	7	15	15	14	100.0%
Properties For Sale	167	207	217	196	17.4%
Days on Market (Pending Sale)	31	94	67	46	49.8%
Percent Under Contract	4.2%	7.2%	6.9%	7.1%	70.4%
Average Median Price for Last 12 Months	\$3,064,881	\$3,663,750	\$2,948,333	\$4,246,462	27.8%

*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, September 2025



Current Market Snapshot

\$2,015,000

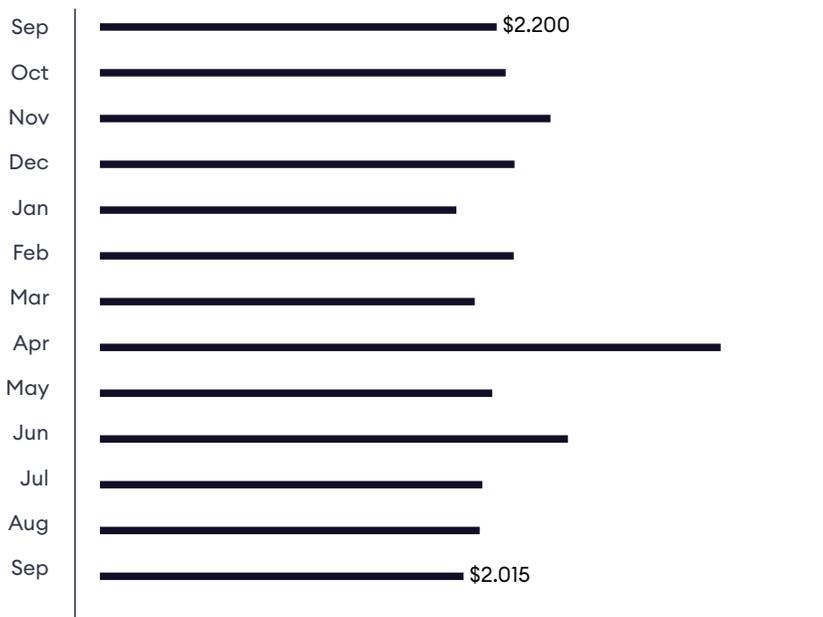
Median Sales Price **-8.4% Δ YOY**

\$924

Average \$/SF **10.3% Δ YOY**

112

Properties For Sale **-2.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,200,000	\$2,077,500	\$2,597,500	\$2,015,000	-8.4%
Average Price per Square Foot	\$838	\$879	\$995	\$924	10.3%
Properties Sold	8	16	10	16	100.0%
Properties Pending Sale	11	12	13	12	9.1%
Properties For Sale	115	123	122	112	-2.6%
Days on Market (Pending Sale)	34	75	24	59	71.9%
Percent Under Contract	9.6%	9.8%	10.7%	10.7%	12.0%
Average Median Price for Last 12 Months	\$2,382,476	\$2,410,456	\$2,080,078	\$2,312,287	-3.0%

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

Beverly Hills

Single Family Residences, September 2025



Current Market Snapshot

\$3,050,000

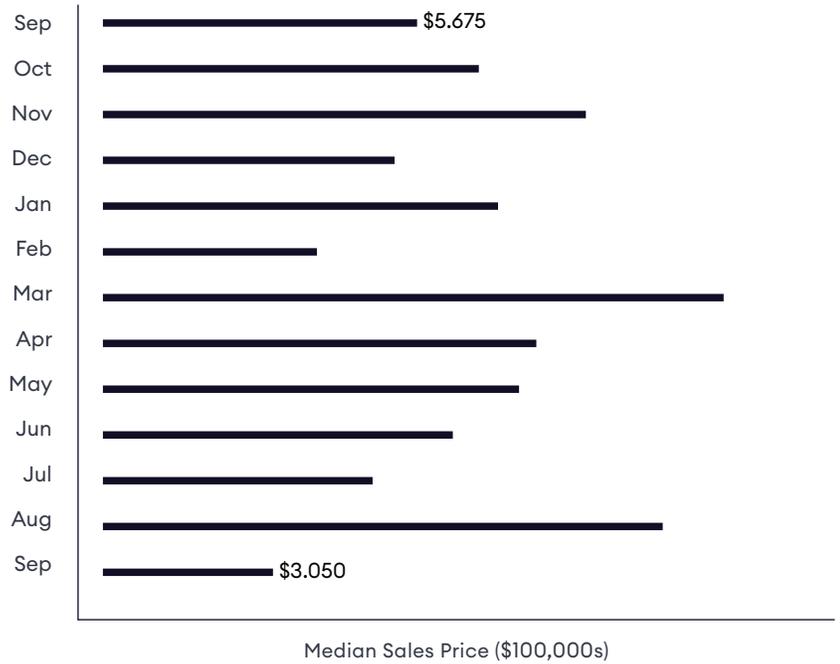
Median Sales Price **-46.3% Δ YOY**

\$1,293

Average \$/SF **-15.2% Δ YOY**

154

Properties For Sale **3.4% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$5,675,000	\$11,260,000	\$6,326,000	\$3,050,000	-46.3%
Average Price per Square Foot	\$1,524	\$1,991	\$2,043	\$1,293	-15.2%
Properties Sold	9	9	14	10	11.1%
Properties Pending Sale	10	13	15	16	60.0%
Properties For Sale	149	165	162	154	3.4%
Days on Market (Pending Sale)	63	55	48	67	6.1%
Percent Under Contract	6.7%	7.9%	9.3%	10.4%	54.8%
Average Median Price for Last 12 Months	\$7,079,740	\$6,628,538	\$6,021,600	\$6,809,287	-4.0%

*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, September 2025



Current Market Snapshot

\$3,187,500

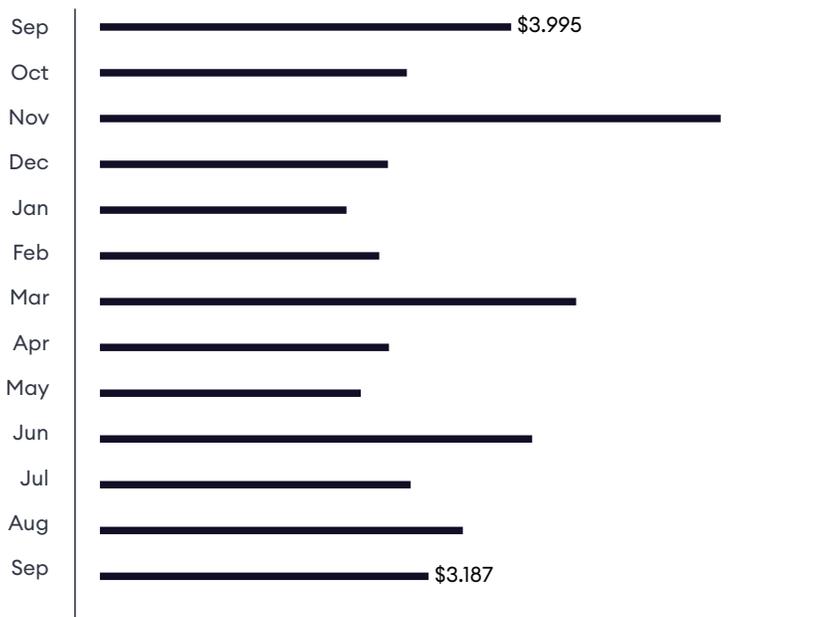
Median Sales Price **-20.2% Δ YOY**

\$1,033

Average \$/SF **-2.5% Δ YOY**

187

Properties For Sale **-4.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,995,000	\$4,630,000	\$4,200,000	\$3,187,500	-20.2%
Average Price per Square Foot	\$1,060	\$1,463	\$1,589	\$1,033	-2.5%
Properties Sold	8	12	17	12	50.0%
Properties Pending Sale	10	10	15	17	70.0%
Properties For Sale	195	194	214	187	-4.1%
Days on Market (Pending Sale)	65	40	100	93	43.7%
Percent Under Contract	5.1%	5.2%	7.0%	9.1%	77.3%
Average Median Price for Last 12 Months	\$3,814,255	\$3,207,917	\$3,240,833	\$3,443,885	-10.8%

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

Beverlywood

Single Family Residences, September 2025



Current Market Snapshot

\$1,387,500

Median Sales Price -14.4% Δ YOY

\$932

Average \$/SF -25.3% Δ YOY

60

Properties For Sale -7.7% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,620,000	\$1,601,250	\$1,866,500	\$1,387,500	-14.4%
Average Price per Square Foot	\$1,247	\$1,020	\$1,039	\$932	-25.3%
Properties Sold	8	14	8	16	100.0%
Properties Pending Sale	12	20	14	8	-33.3%
Properties For Sale	65	74	75	60	-7.7%
Days on Market (Pending Sale)	39	42	16	39	2.3%
Percent Under Contract	18.5%	27.0%	18.7%	13.3%	-27.8%
Average Median Price for Last 12 Months	\$1,815,847	\$1,997,083	\$2,022,000	\$1,932,519	6.0%

*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, September 2025



Current Market Snapshot

\$4,175,000

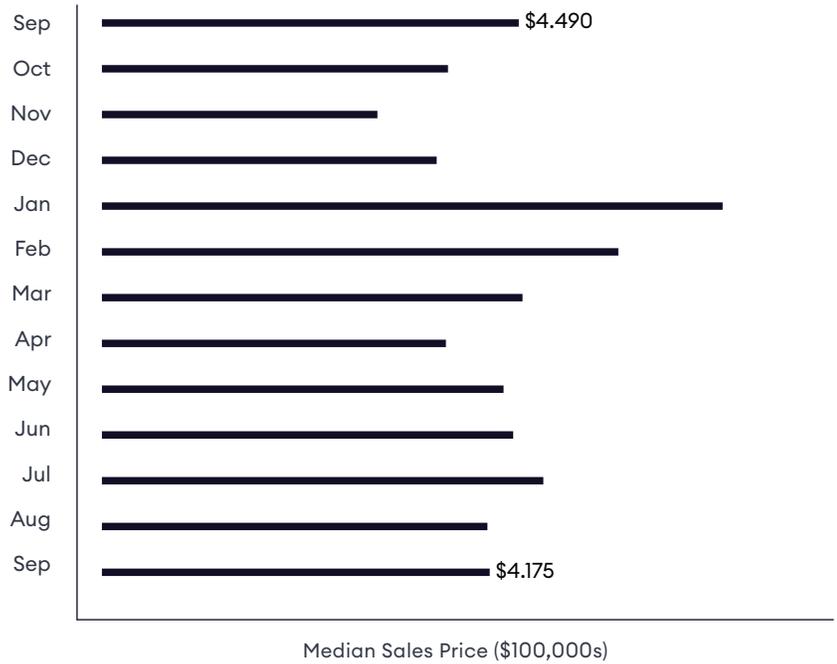
Median Sales Price -7.0% Δ YOY

\$1,485

Average \$/SF -2.1% Δ YOY

223

Properties For Sale 65.2% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$4,490,000	\$4,530,600	\$4,429,375	\$4,175,000	-7.0%
Average Price per Square Foot	\$1,517	\$1,610	\$1,460	\$1,485	-2.1%
Properties Sold	14	17	23	21	50.0%
Properties Pending Sale	13	18	17	13	0.0%
Properties For Sale	135	209	253	223	65.2%
Days on Market (Pending Sale)	26	29	54	39	46.8%
Percent Under Contract	9.6%	8.6%	6.7%	5.8%	-39.5%
Average Median Price for Last 12 Months	\$4,003,250	\$4,255,908	\$4,360,358	\$4,392,696	8.9%

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

Cheviot Hills - Rancho Park

Single Family Residences, September 2025



Current Market Snapshot

\$2,803,500

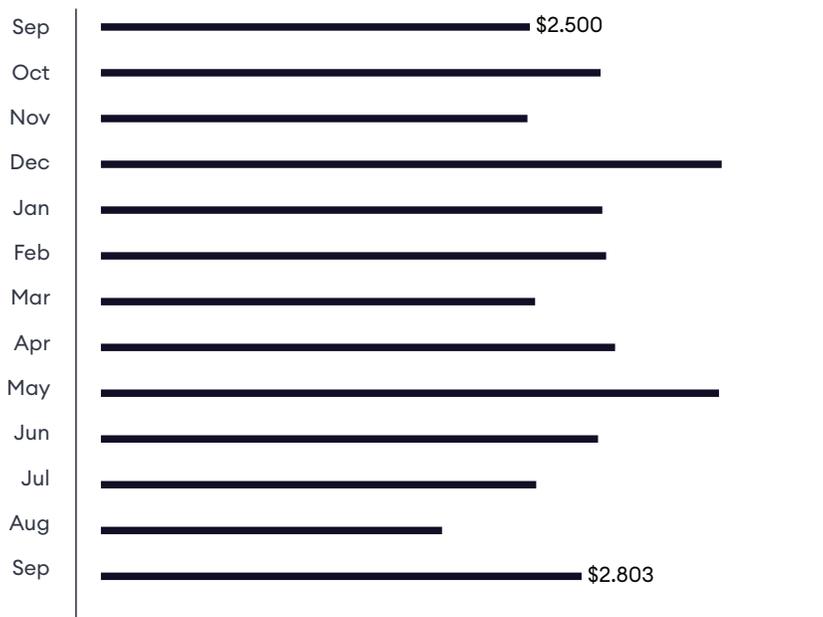
Median Sales Price **12.1% Δ YOY**

\$1,325

Average \$/SF **32.4% Δ YOY**

30

Properties For Sale **-9.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,500,000	\$2,530,975	\$2,900,000	\$2,803,500	12.1%
Average Price per Square Foot	\$1,001	\$1,174	\$944	\$1,325	32.4%
Properties Sold	7	8	9	4	-42.9%
Properties Pending Sale	7	7	7	6	-14.3%
Properties For Sale	33	29	37	30	-9.1%
Days on Market (Pending Sale)	51	33	18	20	-61.9%
Percent Under Contract	21.2%	24.1%	18.9%	20.0%	-5.7%
Average Median Price for Last 12 Months	\$3,021,917	\$2,805,917	\$2,442,000	\$2,828,080	-6.9%

*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, September 2025



Current Market Snapshot

\$1,815,000

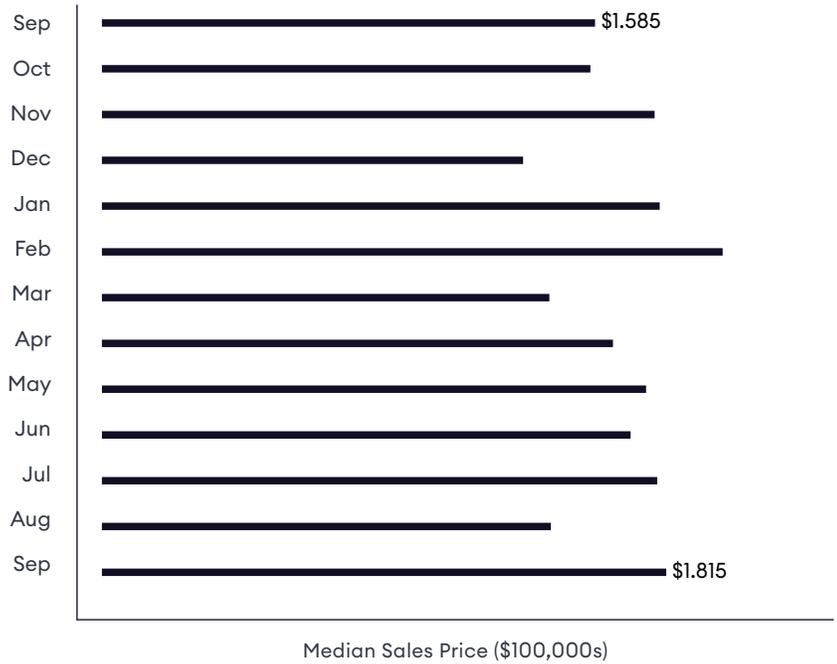
Median Sales Price **14.5% Δ YOY**

\$963

Average \$/SF **-13.0% Δ YOY**

99

Properties For Sale **3.1% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,585,000	\$1,437,500	\$1,700,000	\$1,815,000	14.5%
Average Price per Square Foot	\$1,107	\$1,103	\$991	\$963	-13.0%
Properties Sold	13	19	13	25	92.3%
Properties Pending Sale	14	11	17	25	78.6%
Properties For Sale	96	90	104	99	3.1%
Days on Market (Pending Sale)	29	24	26	26	-8.4%
Percent Under Contract	14.6%	12.2%	16.3%	25.3%	73.2%
Average Median Price for Last 12 Months	\$1,642,078	\$1,689,354	\$1,681,042	\$1,665,394	1.4%

*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, September 2025



Current Market Snapshot

\$600,000

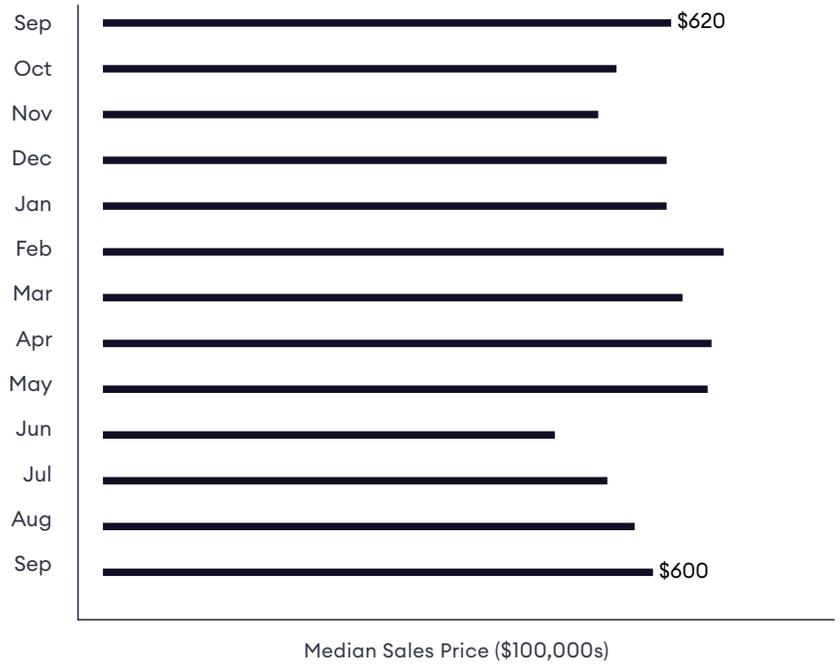
Median Sales Price -3.2% Δ YOY

\$471

Average \$/SF -9.8% Δ YOY

53

Properties For Sale -20.9% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$620,000	\$632,500	\$492,500	\$600,000	-3.2%
Average Price per Square Foot	\$522	\$485	\$482	\$471	-9.8%
Properties Sold	13	8	10	3	-76.9%
Properties Pending Sale	10	7	6	5	-50.0%
Properties For Sale	67	60	55	53	-20.9%
Days on Market (Pending Sale)	32	53	40	32	-0.3%
Percent Under Contract	14.9%	11.7%	10.9%	9.4%	-36.8%
Average Median Price for Last 12 Months	\$616,269	\$591,125	\$576,667	\$600,519	-2.6%

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

Hancock Park - Wilshire

Single Family Residences, September 2025



Current Market Snapshot

\$2,220,278

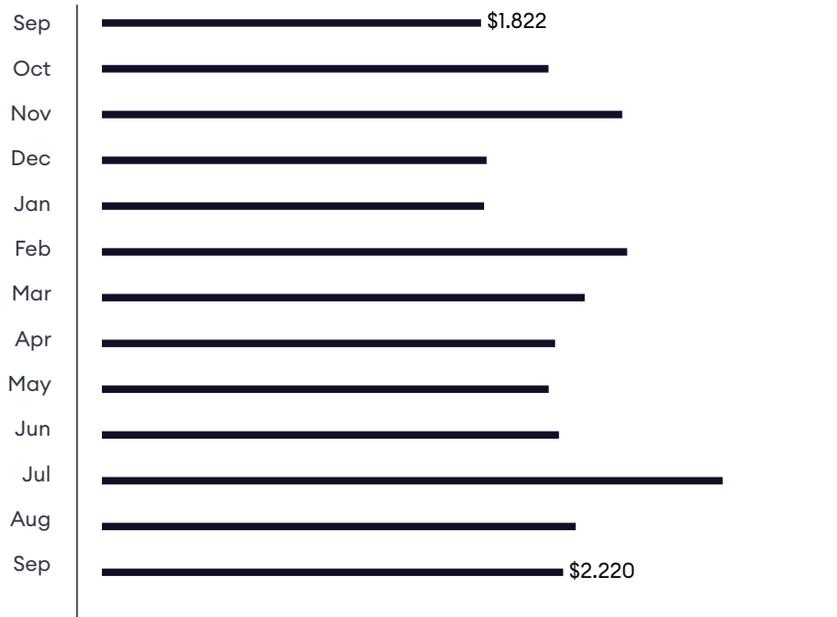
Median Sales Price **21.8% Δ YOY**

\$1,110

Average \$/SF **27.9% Δ YOY**

125

Properties For Sale **8.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,822,500	\$2,325,000	\$2,200,000	\$2,220,278	21.8%
Average Price per Square Foot	\$868	\$986	\$982	\$1,110	27.9%
Properties Sold	14	16	21	12	-14.3%
Properties Pending Sale	15	16	18	20	33.3%
Properties For Sale	115	113	143	125	8.7%
Days on Market (Pending Sale)	50	44	26	42	-15.4%
Percent Under Contract	13.0%	14.2%	12.6%	16.0%	22.7%
Average Median Price for Last 12 Months	\$2,259,250	\$2,337,455	\$2,497,843	\$2,234,230	-1.1%

*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, September 2025



Current Market Snapshot

\$1,082,000

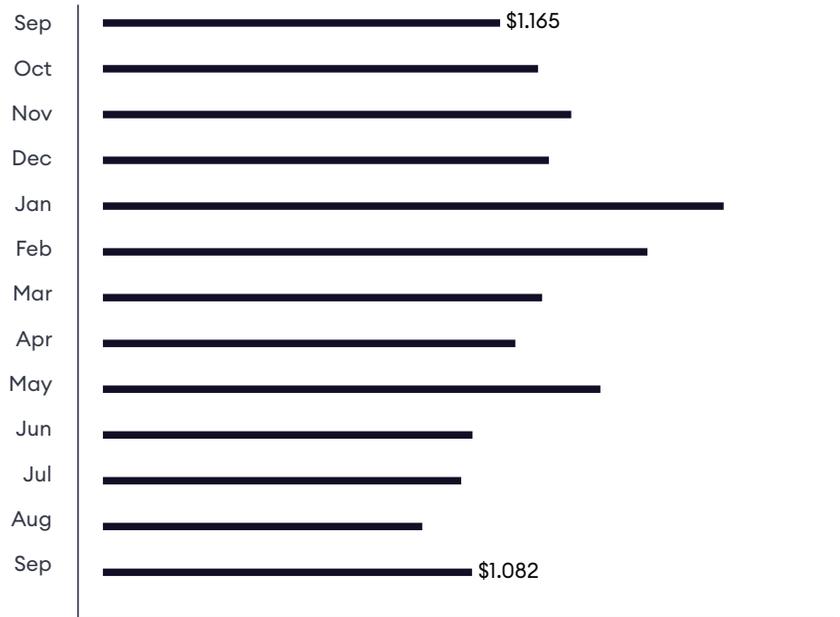
Median Sales Price -7.1% Δ YOY

\$568

Average \$/SF -13.5% Δ YOY

77

Properties For Sale -8.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,165,000	\$1,289,000	\$1,083,500	\$1,082,000	-7.1%
Average Price per Square Foot	\$657	\$781	\$764	\$568	-13.5%
Properties Sold	8	15	6	3	-62.5%
Properties Pending Sale	8	8	7	5	-37.5%
Properties For Sale	84	74	94	77	-8.3%
Days on Market (Pending Sale)	88	23	40	43	-51.1%
Percent Under Contract	9.5%	10.8%	7.4%	6.5%	-31.8%
Average Median Price for Last 12 Months	\$1,315,771	\$1,136,917	\$1,022,333	\$1,281,654	-2.7%

*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, September 2025



Current Market Snapshot

\$1,847,500

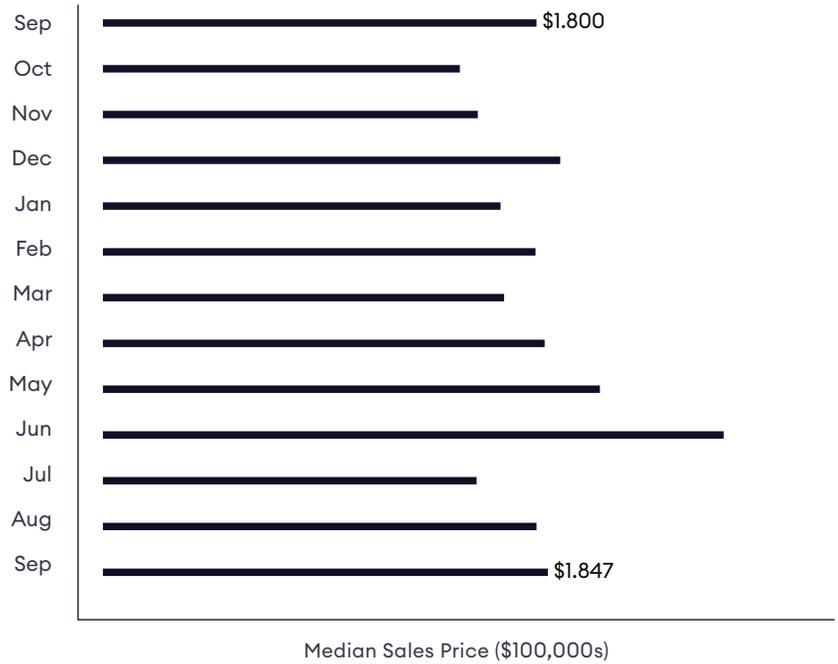
Median Sales Price 2.6% Δ YOY

\$838

Average \$/SF -1.8% Δ YOY

112

Properties For Sale 12.0% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,800,000	\$1,664,850	\$2,582,000	\$1,847,500	2.6%
Average Price per Square Foot	\$853	\$869	\$700	\$838	-1.8%
Properties Sold	7	10	9	12	71.4%
Properties Pending Sale	5	10	8	14	180.0%
Properties For Sale	100	118	123	112	12.0%
Days on Market (Pending Sale)	63	31	30	49	-22.5%
Percent Under Contract	5.0%	8.5%	6.5%	12.5%	150.0%
Average Median Price for Last 12 Months	\$2,258,125	\$1,946,417	\$1,732,500	\$1,809,508	-24.8%

*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, September 2025



Current Market Snapshot

\$845,000

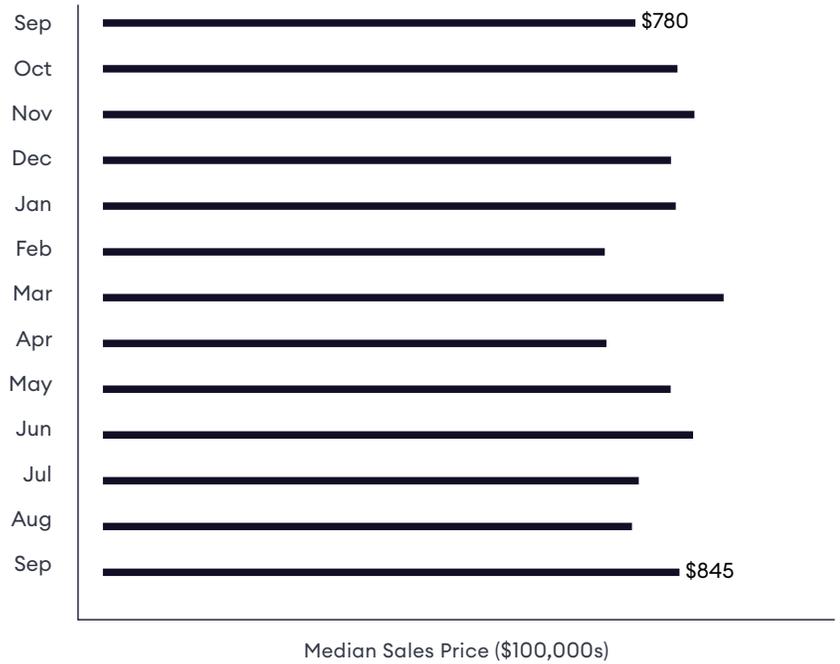
Median Sales Price **8.3% Δ YOY**

\$591

Average \$/SF **13.9% Δ YOY**

105

Properties For Sale **4.0% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$780,000	\$910,000	\$865,000	\$845,000	8.3%
Average Price per Square Foot	\$519	\$636	\$609	\$591	13.9%
Properties Sold	14	12	12	15	7.1%
Properties Pending Sale	14	19	7	13	-7.1%
Properties For Sale	101	100	105	105	4.0%
Days on Market (Pending Sale)	60	49	39	52	-13.2%
Percent Under Contract	13.9%	19.0%	6.7%	12.4%	-10.7%
Average Median Price for Last 12 Months	\$799,852	\$806,570	\$801,667	\$818,879	2.3%

*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, September 2025



Current Market Snapshot

\$1,725,000

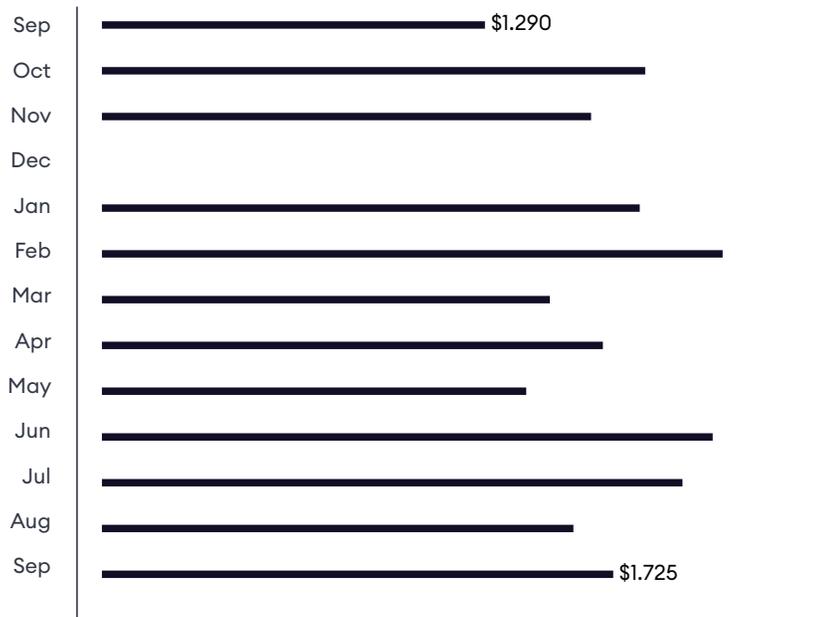
Median Sales Price **33.7% Δ YOY**

\$543

Average \$/SF **-6.1% Δ YOY**

25

Properties For Sale **-28.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,290,000	\$1,510,000	\$2,062,500	\$1,725,000	33.7%
Average Price per Square Foot	\$578	\$698	\$608	\$543	-6.1%
Properties Sold	5	5	4	4	-20.0%
Properties Pending Sale	6	5	3	3	-50.0%
Properties For Sale	35	28	31	25	-28.6%
Days on Market (Pending Sale)	62	116	6	57	-7.5%
Percent Under Contract	17.1%	17.9%	9.7%	12.0%	-30.0%
Average Median Price for Last 12 Months	\$1,784,366	\$1,742,917	\$1,758,333	\$1,588,635	-12.3%

*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, September 2025



Current Market Snapshot

\$2,275,000

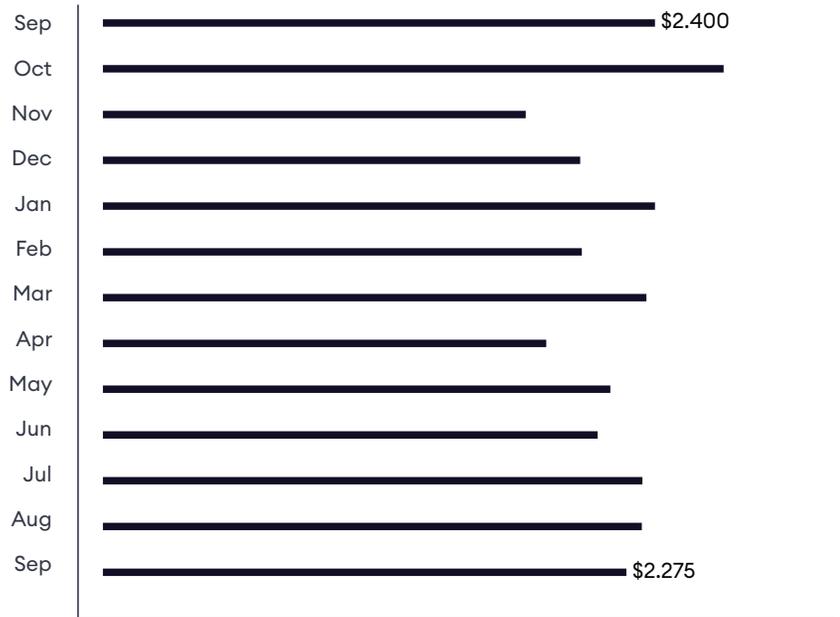
Median Sales Price **-5.2% Δ YOY**

\$801

Average \$/SF **3.6% Δ YOY**

258

Properties For Sale **10.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,400,000	\$2,362,500	\$2,149,500	\$2,275,000	-5.2%
Average Price per Square Foot	\$773	\$912	\$1,053	\$801	3.6%
Properties Sold	15	15	18	17	13.3%
Properties Pending Sale	21	23	26	20	-4.8%
Properties For Sale	233	266	297	258	10.7%
Days on Market (Pending Sale)	44	35	42	47	6.0%
Percent Under Contract	9.0%	8.6%	8.8%	7.8%	-14.0%
Average Median Price for Last 12 Months	\$2,239,457	\$2,207,000	\$2,320,833	\$2,237,967	-0.1%

*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, September 2025



Current Market Snapshot

\$2,725,000

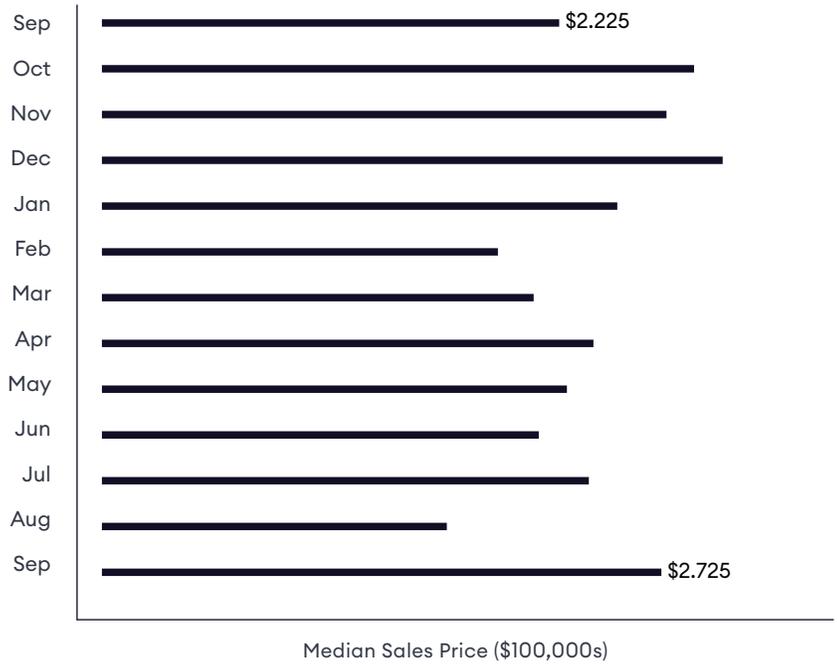
Median Sales Price **22.5% Δ YOY**

\$995

Average \$/SF **1.8% Δ YOY**

131

Properties For Sale **28.4% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,225,000	\$2,100,000	\$2,125,000	\$2,725,000	22.5%
Average Price per Square Foot	\$977	\$996	\$885	\$995	1.8%
Properties Sold	7	17	14	18	157.1%
Properties Pending Sale	7	20	17	20	185.7%
Properties For Sale	102	119	124	131	28.4%
Days on Market (Pending Sale)	30	45	55	55	83.5%
Percent Under Contract	6.9%	16.8%	13.7%	15.3%	122.5%
Average Median Price for Last 12 Months	\$2,380,750	\$2,258,376	\$2,256,667	\$2,382,270	0.1%

*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

\$3,400,000

Median Sales Price -45.5% Δ YOY

\$1,198

Average \$/SF -30.8% Δ YOY

260

Properties For Sale 8.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$6,237,500	\$5,575,000	\$4,775,000	\$3,400,000	-45.5%
Average Price per Square Foot	\$1,730	\$1,861	\$1,396	\$1,198	-30.8%
Properties Sold	12	6	6	11	-8.3%
Properties Pending Sale	8	4	10	6	-25.0%
Properties For Sale	239	228	274	260	8.8%
Days on Market (Pending Sale)	99	61	69	83	-16.5%
Percent Under Contract	3.3%	1.8%	3.6%	2.3%	-31.1%
Average Median Price for Last 12 Months	\$4,093,000	\$4,429,583	\$4,116,667	\$4,323,846	5.3%

*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, September 2025



Current Market Snapshot

\$17,812,500

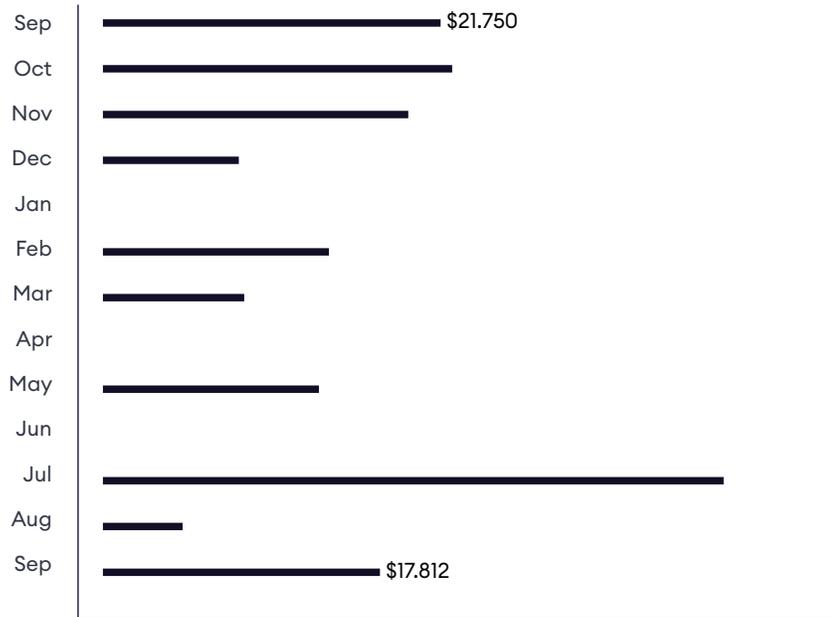
Median Sales Price **-18.1% Δ YOY**

\$4,643

Average \$/SF **-9.0% Δ YOY**

92

Properties For Sale **-10.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$21,750,000	\$9,000,000	\$0	\$17,812,500	-18.1%
Average Price per Square Foot	\$5,105	\$2,849	\$0	\$4,643	-9.0%
Properties Sold	2	3	0	2	0.0%
Properties Pending Sale	1	2	1	3	200.0%
Properties For Sale	103	78	83	92	-10.7%
Days on Market (Pending Sale)	160	22	1	65	-59.6%
Percent Under Contract	1.0%	2.6%	1.2%	3.3%	235.9%
Average Median Price for Last 12 Months	\$11,935,573	\$12,797,917	\$20,979,167	\$13,295,192	10.2%

*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, September 2025



Current Market Snapshot

\$1,285,000

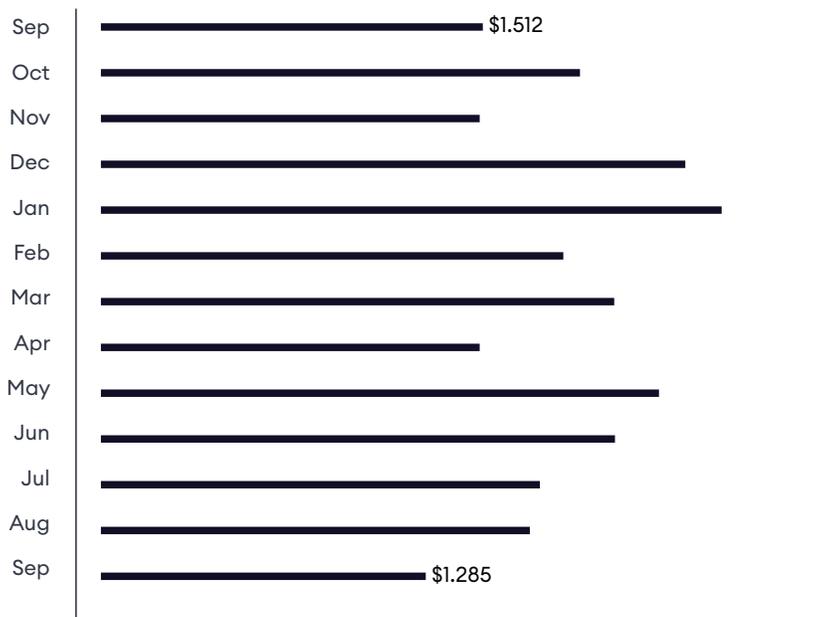
Median Sales Price -15.0% Δ YOY

\$914

Average \$/SF -14.9% Δ YOY

46

Properties For Sale -11.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,512,500	\$2,036,500	\$2,039,500	\$1,285,000	-15.0%
Average Price per Square Foot	\$1,074	\$1,019	\$909	\$914	-14.9%
Properties Sold	10	6	6	9	-10.0%
Properties Pending Sale	9	8	4	11	22.2%
Properties For Sale	52	46	58	46	-11.5%
Days on Market (Pending Sale)	24	46	52	46	88.9%
Percent Under Contract	17.3%	17.4%	6.9%	23.9%	38.2%
Average Median Price for Last 12 Months	\$1,897,278	\$1,746,583	\$1,575,000	\$1,849,772	-2.6%

*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, September 2025



Current Market Snapshot

\$1,055,000

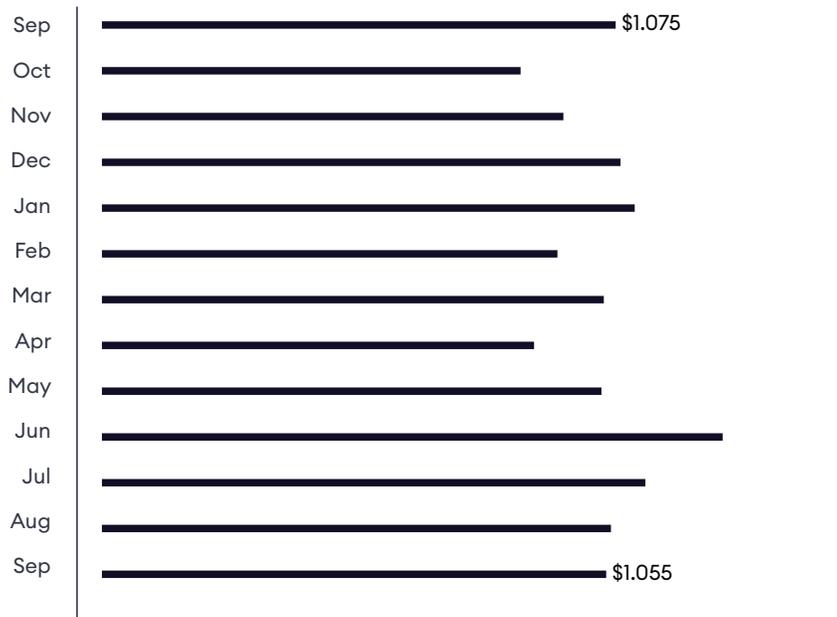
Median Sales Price -1.9% Δ YOY

\$623

Average \$/SF -8.7% Δ YOY

190

Properties For Sale 20.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,075,000	\$1,050,000	\$1,300,000	\$1,055,000	-1.9%
Average Price per Square Foot	\$682	\$719	\$686	\$623	-8.7%
Properties Sold	19	27	17	28	47.4%
Properties Pending Sale	15	17	28	22	46.7%
Properties For Sale	158	154	195	190	20.3%
Days on Market (Pending Sale)	76	41	26	40	-46.7%
Percent Under Contract	9.5%	11.0%	14.4%	11.6%	22.0%
Average Median Price for Last 12 Months	\$1,078,101	\$1,084,304	\$1,085,833	\$1,047,960	-2.9%

*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, September 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

42

Properties For Sale 68.0% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,260,000	\$1,246,125	\$805,000	\$0	-100.0%
Average Price per Square Foot	\$797	\$595	\$658	\$0	-100.0%
Properties Sold	2	5	1	0	-100.0%
Properties Pending Sale	1	1	2	2	100.0%
Properties For Sale	25	23	39	42	68.0%
Days on Market (Pending Sale)	33	3	16	25	-25.8%
Percent Under Contract	4.0%	4.3%	5.1%	4.8%	19.0%
Average Median Price for Last 12 Months	\$810,126	\$423,868	\$579,402	\$613,333	-32.1%

*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, September 2025



Current Market Snapshot

\$4,591,725

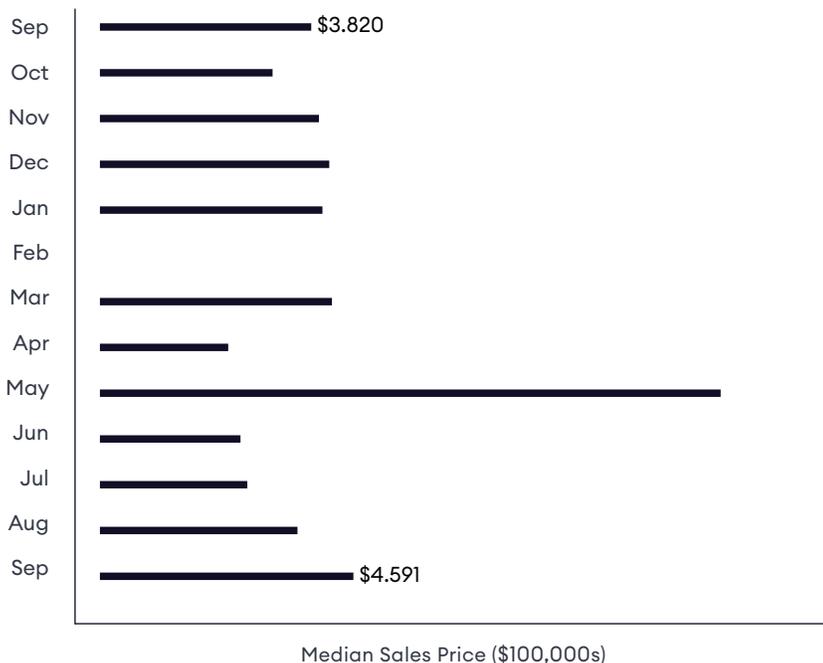
Median Sales Price **20.2% Δ YOY**

\$1,485

Average \$/SF **10.7% Δ YOY**

123

Properties For Sale **-22.2% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,820,000	\$4,199,000	\$2,525,000	\$4,591,725	20.2%
Average Price per Square Foot	\$1,341	\$1,368	\$1,736	\$1,485	10.7%
Properties Sold	17	3	5	12	-29.4%
Properties Pending Sale	15	4	8	9	-40.0%
Properties For Sale	158	118	120	123	-22.2%
Days on Market (Pending Sale)	39	37	38	29	-25.3%
Percent Under Contract	9.5%	3.4%	6.7%	7.3%	-22.9%
Average Median Price for Last 12 Months	\$4,007,412	\$4,491,573	\$3,603,242	\$3,862,801	-3.7%

*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, September 2025



Current Market Snapshot

\$2,260,000

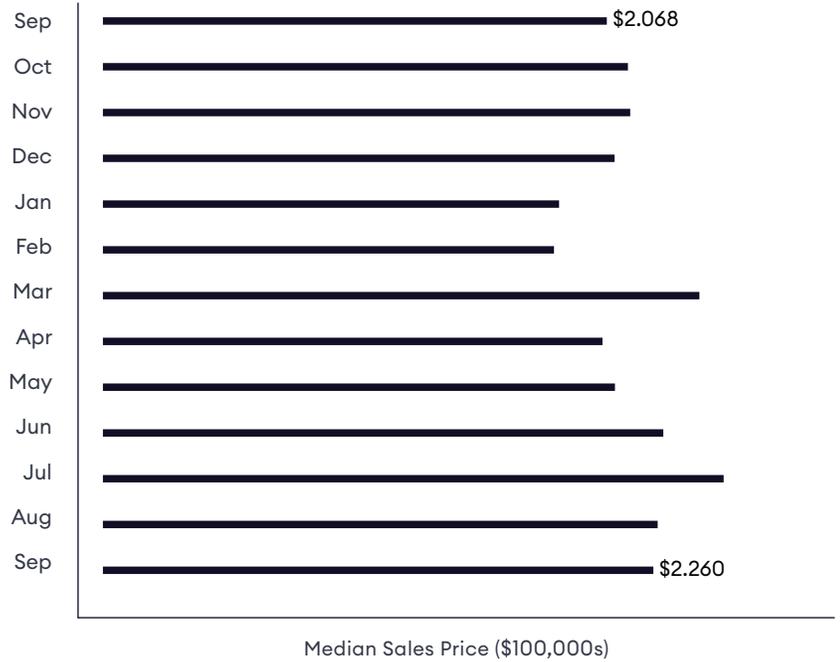
Median Sales Price 9.3% Δ YOY

\$996

Average \$/SF -14.0% Δ YOY

96

Properties For Sale -31.9% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,068,000	\$2,450,000	\$2,301,000	\$2,260,000	9.3%
Average Price per Square Foot	\$1,158	\$1,132	\$1,124	\$996	-14.0%
Properties Sold	17	29	28	27	58.8%
Properties Pending Sale	25	20	34	24	-4.0%
Properties For Sale	141	96	127	96	-31.9%
Days on Market (Pending Sale)	36	26	23	30	-17.4%
Percent Under Contract	17.7%	20.8%	26.8%	25.0%	41.0%
Average Median Price for Last 12 Months	\$2,063,458	\$2,256,702	\$2,362,571	\$2,169,132	4.9%

*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, September 2025



Current Market Snapshot

\$1,020,000

Median Sales Price **10.3% Δ YOY**

\$612

Average \$/SF **-3.3% Δ YOY**

245

Properties For Sale **20.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$925,000	\$1,064,400	\$1,045,000	\$1,020,000	10.3%
Average Price per Square Foot	\$633	\$631	\$678	\$612	-3.3%
Properties Sold	30	42	30	39	30.0%
Properties Pending Sale	38	40	29	44	15.8%
Properties For Sale	204	227	260	245	20.1%
Days on Market (Pending Sale)	48	33	42	48	-0.5%
Percent Under Contract	18.6%	17.6%	11.2%	18.0%	-3.6%
Average Median Price for Last 12 Months	\$1,039,757	\$1,054,583	\$1,040,000	\$1,039,408	-0.0%

*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, September 2025



Current Market Snapshot

\$2,100,000

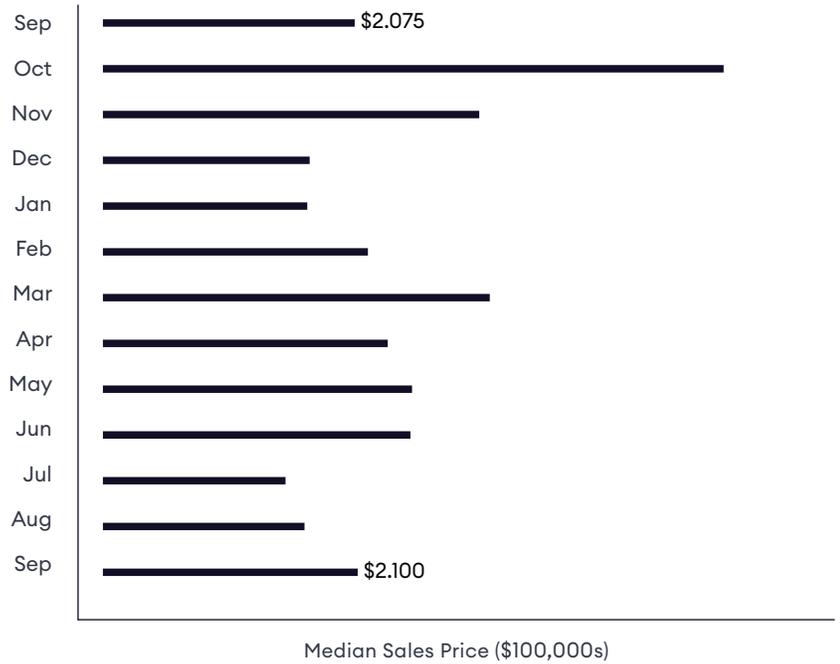
Median Sales Price 1.2% Δ YOY

\$798

Average \$/SF -16.3% Δ YOY

24

Properties For Sale 9.1% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,075,000	\$3,200,000	\$2,539,363	\$2,100,000	1.2%
Average Price per Square Foot	\$953	\$772	\$1,042	\$798	-16.3%
Properties Sold	3	3	5	5	66.7%
Properties Pending Sale	3	4	2	3	0.0%
Properties For Sale	22	25	31	24	9.1%
Days on Market (Pending Sale)	66	67	43	38	-42.2%
Percent Under Contract	13.6%	16.0%	6.5%	12.5%	-8.3%
Average Median Price for Last 12 Months	\$2,006,833	\$2,116,311	\$1,752,000	\$2,446,028	18.0%

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

Playa Vista

Single Family Residences, September 2025



Current Market Snapshot

\$3,170,000

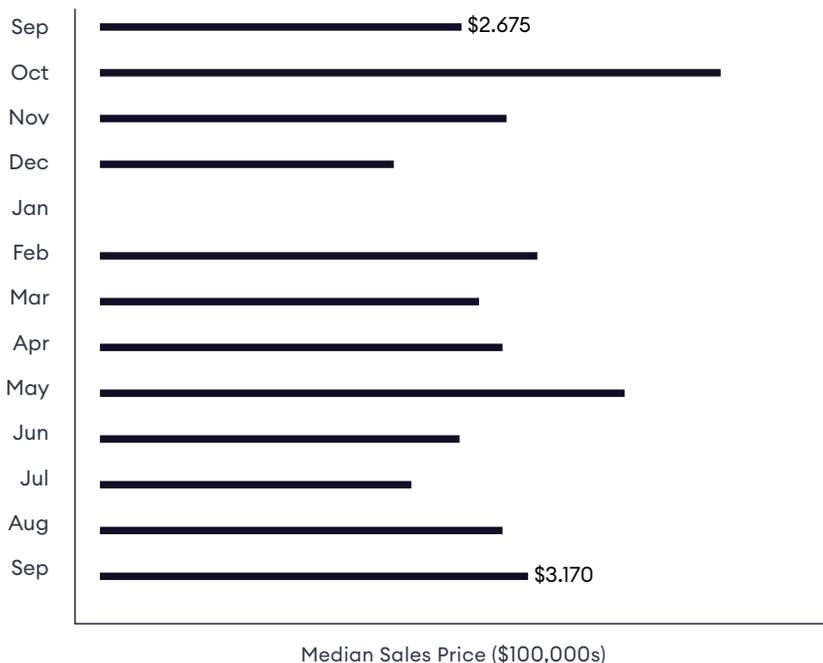
Median Sales Price **18.5% Δ YOY**

\$970

Average \$/SF **-12.3% Δ YOY**

12

Properties For Sale **-33.3% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,675,000	\$2,805,000	\$2,660,000	\$3,170,000	18.5%
Average Price per Square Foot	\$1,106	\$888	\$1,116	\$970	-12.3%
Properties Sold	1	2	1	2	100.0%
Properties Pending Sale	1	1	1	3	200.0%
Properties For Sale	18	11	11	12	-33.3%
Days on Market (Pending Sale)	73	12	52	23	-68.0%
Percent Under Contract	5.6%	9.1%	9.1%	25.0%	350.0%
Average Median Price for Last 12 Months	\$2,950,906	\$2,996,667	\$2,816,667	\$2,806,496	-5.1%

*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, September 2025



Current Market Snapshot

\$3,500,000

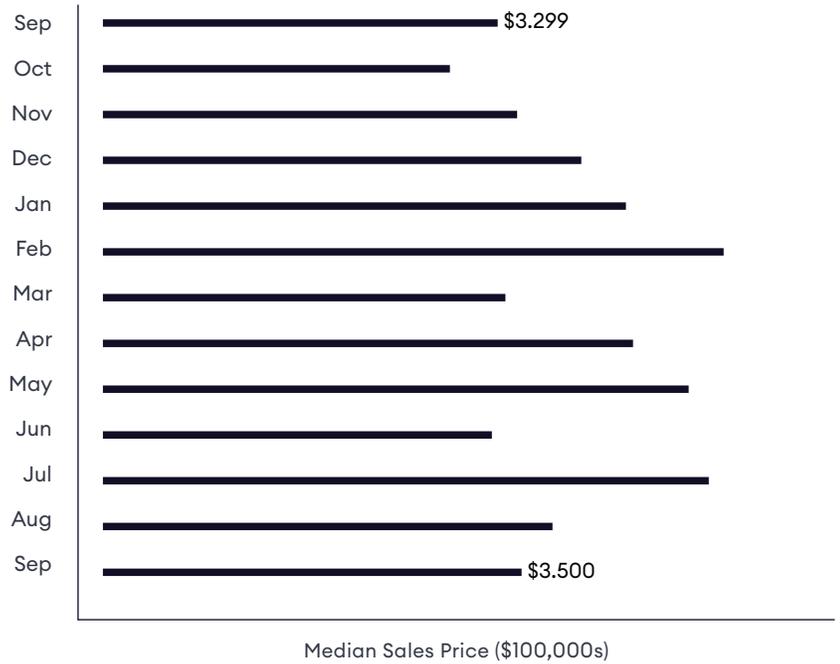
Median Sales Price **6.1% Δ YOY**

\$1,665

Average \$/SF **4.2% Δ YOY**

162

Properties For Sale **3.2% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,299,000	\$3,364,000	\$3,250,000	\$3,500,000	6.1%
Average Price per Square Foot	\$1,598	\$1,624	\$1,434	\$1,665	4.2%
Properties Sold	17	24	27	15	-11.8%
Properties Pending Sale	28	19	25	22	-21.4%
Properties For Sale	157	165	182	162	3.2%
Days on Market (Pending Sale)	22	26	26	50	128.3%
Percent Under Contract	17.8%	11.5%	13.7%	13.6%	-23.9%
Average Median Price for Last 12 Months	\$3,414,730	\$4,154,692	\$4,111,667	\$3,963,903	13.9%

*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, September 2025

Current Market Snapshot

\$1,930,000

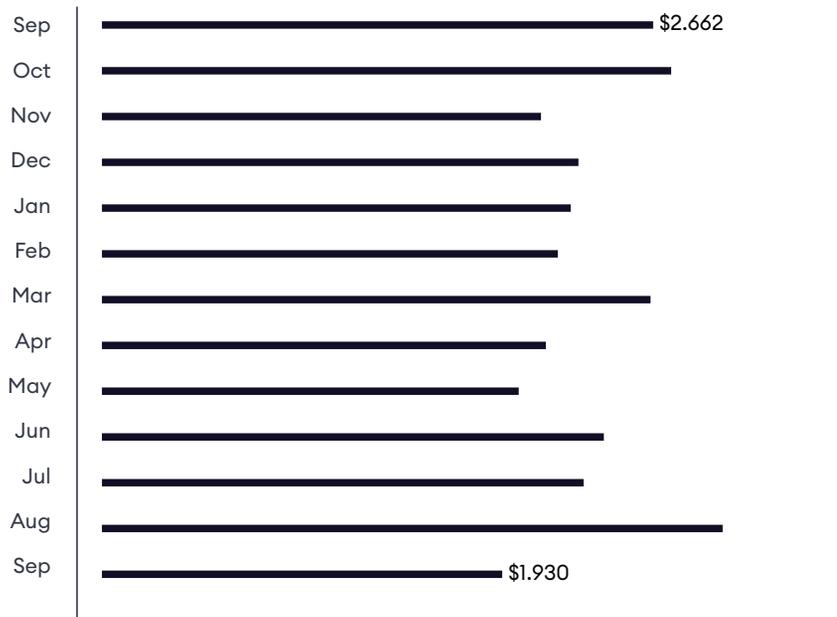
Median Sales Price **-27.5% Δ YOY**

\$834

Average \$/SF **-23.4% Δ YOY**

434

Properties For Sale **-0.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,662,500	\$2,650,000	\$2,423,250	\$1,930,000	-27.5%
Average Price per Square Foot	\$1,089	\$1,028	\$1,082	\$834	-23.4%
Properties Sold	20	31	26	31	55.0%
Properties Pending Sale	35	33	41	38	8.6%
Properties For Sale	435	456	468	434	-0.2%
Days on Market (Pending Sale)	48	30	49	44	-8.4%
Percent Under Contract	8.0%	7.2%	8.8%	8.8%	8.8%
Average Median Price for Last 12 Months	\$2,391,571	\$2,305,042	\$2,418,333	\$2,367,185	-1.0%

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

Venice

Single Family Residences, September 2025



Current Market Snapshot

\$2,115,000

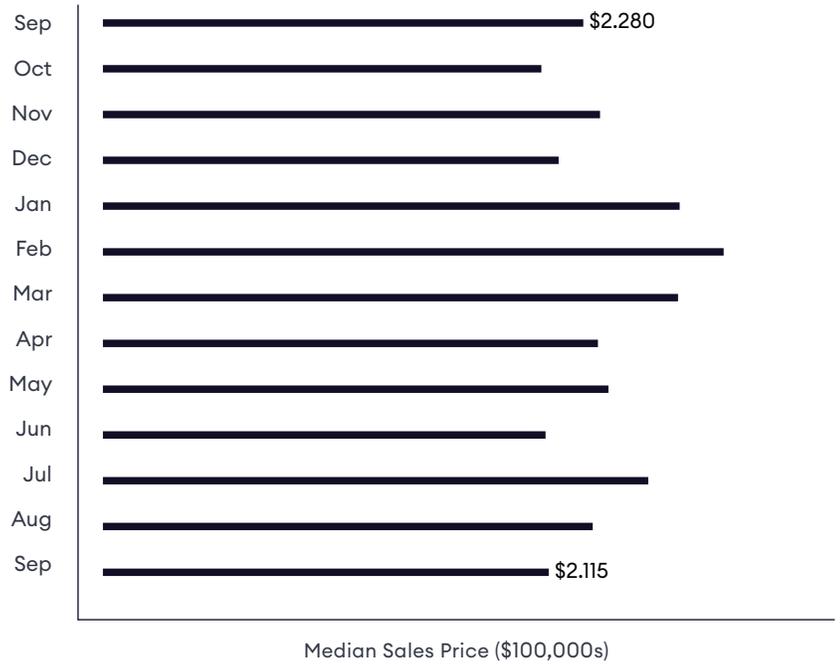
Median Sales Price -7.2% Δ YOY

\$1,214

Average \$/SF 7.7% Δ YOY

142

Properties For Sale -19.3% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,280,000	\$2,732,250	\$2,100,000	\$2,115,000	-7.2%
Average Price per Square Foot	\$1,127	\$1,414	\$1,202	\$1,214	7.7%
Properties Sold	13	20	25	9	-30.8%
Properties Pending Sale	19	21	15	13	-31.6%
Properties For Sale	176	155	162	142	-19.3%
Days on Market (Pending Sale)	79	38	45	33	-58.3%
Percent Under Contract	10.8%	13.5%	9.3%	9.2%	-15.2%
Average Median Price for Last 12 Months	\$2,339,088	\$2,313,333	\$2,343,333	\$2,398,825	2.5%

*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, September 2025



Current Market Snapshot

\$1,016,309

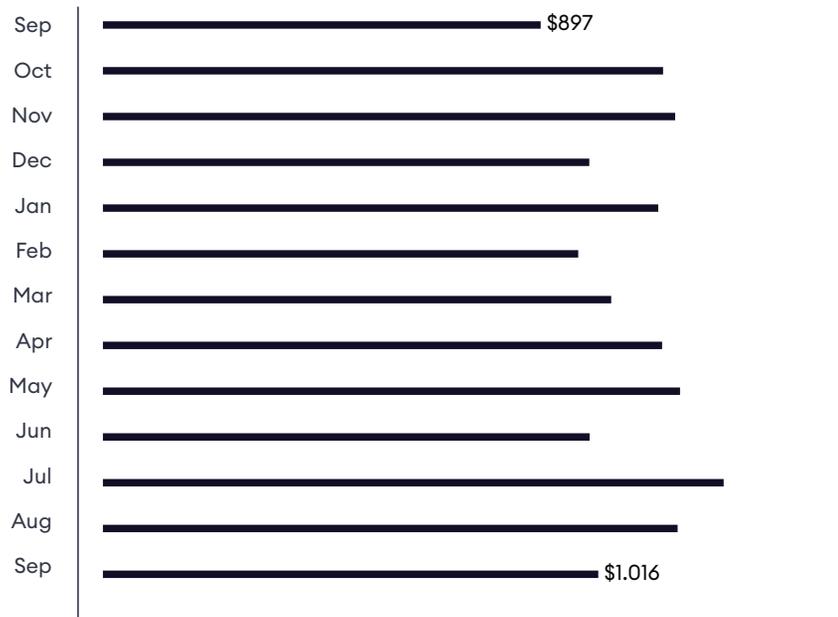
Median Sales Price **13.2% Δ YOY**

\$700

Average \$/SF **-7.5% Δ YOY**

85

Properties For Sale **14.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$897,500	\$1,043,000	\$998,500	\$1,016,309	13.2%
Average Price per Square Foot	\$757	\$782	\$718	\$700	-7.5%
Properties Sold	6	17	16	12	100.0%
Properties Pending Sale	8	10	12	14	75.0%
Properties For Sale	74	67	85	85	14.9%
Days on Market (Pending Sale)	25	33	17	28	14.0%
Percent Under Contract	10.8%	14.9%	14.1%	16.5%	52.4%
Average Median Price for Last 12 Months	\$1,108,208	\$1,133,802	\$1,157,103	\$1,090,855	-1.6%

*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, September 2025



Current Market Snapshot

\$2,275,000

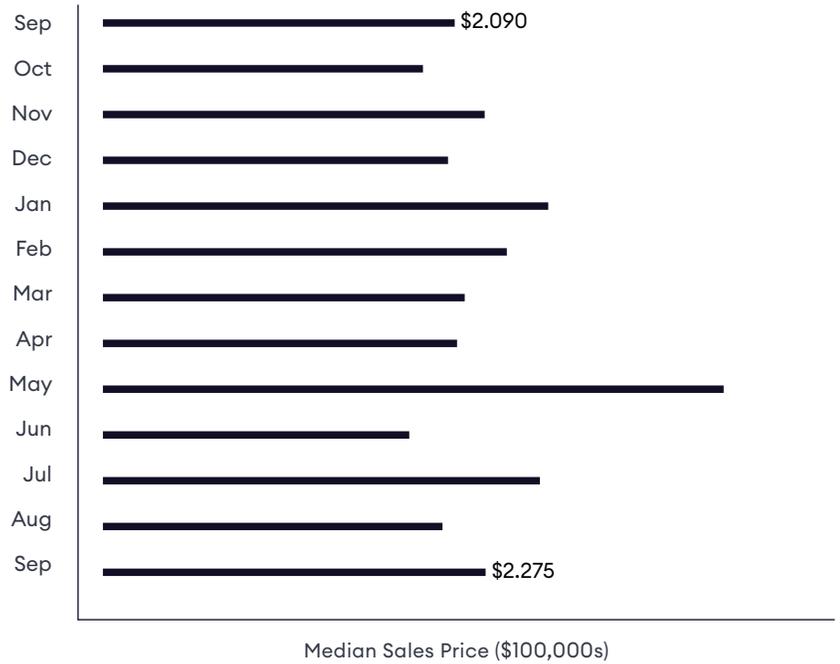
Median Sales Price **8.9% Δ YOY**

\$987

Average \$/SF **-4.5% Δ YOY**

112

Properties For Sale **0.0% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,090,000	\$2,150,000	\$1,818,000	\$2,275,000	8.9%
Average Price per Square Foot	\$1,033	\$1,051	\$1,066	\$987	-4.5%
Properties Sold	9	9	13	11	22.2%
Properties Pending Sale	8	10	7	10	25.0%
Properties For Sale	112	126	132	112	0.0%
Days on Market (Pending Sale)	39	56	47	72	85.7%
Percent Under Contract	7.1%	7.9%	5.3%	8.9%	25.0%
Average Median Price for Last 12 Months	\$2,058,208	\$2,419,000	\$2,297,333	\$2,309,654	10.9%

*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, September 2025



Current Market Snapshot

\$1,475,000

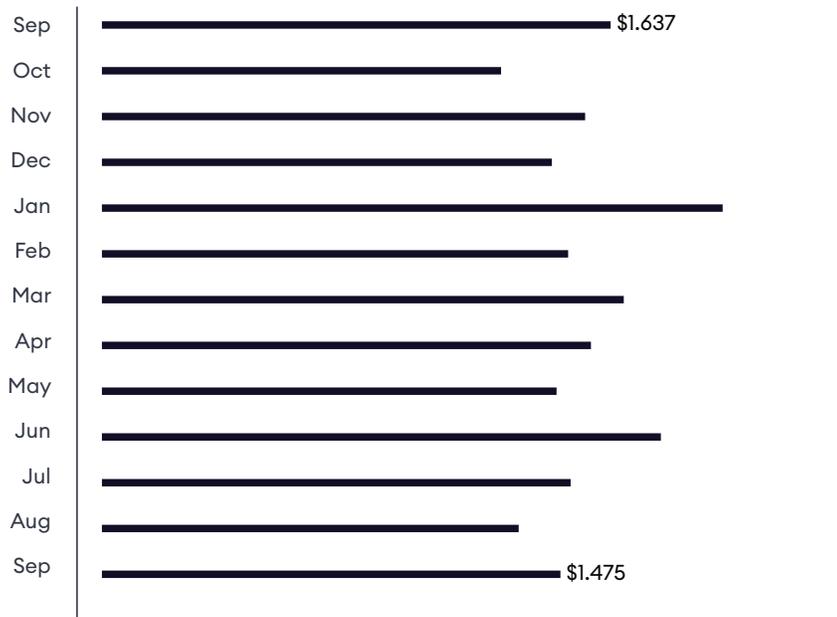
Median Sales Price **-9.9% Δ YOY**

\$1,029

Average \$/SF **6.4% Δ YOY**

59

Properties For Sale **-3.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,637,500	\$1,680,000	\$1,800,000	\$1,475,000	-9.9%
Average Price per Square Foot	\$967	\$845	\$928	\$1,029	6.4%
Properties Sold	8	6	13	7	-12.5%
Properties Pending Sale	4	15	11	3	-25.0%
Properties For Sale	61	55	61	59	-3.3%
Days on Market (Pending Sale)	34	34	16	33	-1.5%
Percent Under Contract	6.6%	27.3%	18.0%	5.1%	-22.5%
Average Median Price for Last 12 Months	\$1,671,372	\$1,526,545	\$1,441,000	\$1,558,598	-7.2%

*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

\$1,690,000

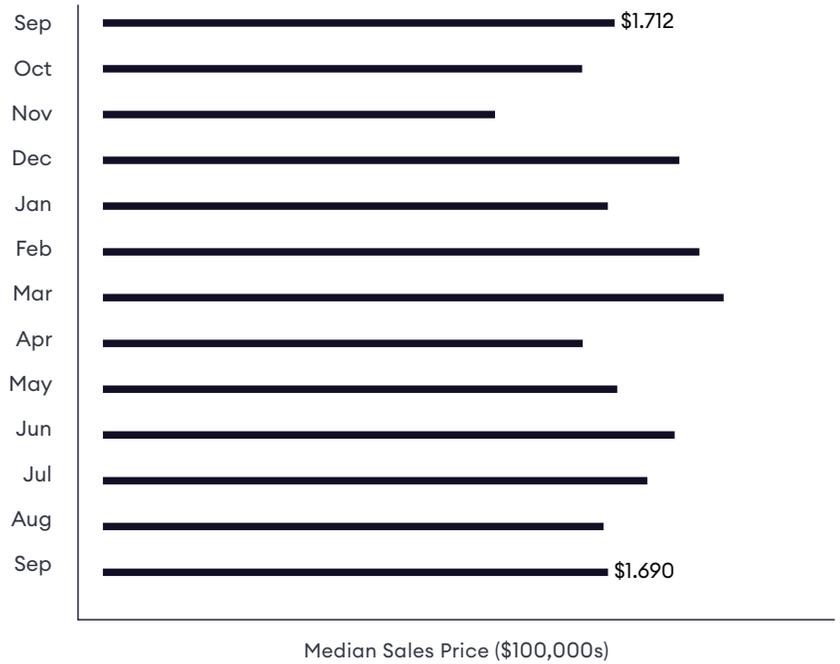
Median Sales Price -1.3% Δ YOY

\$894

Average \$/SF 4.4% Δ YOY

103

Properties For Sale -1.0% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,712,500	\$2,079,000	\$1,914,250	\$1,690,000	-1.3%
Average Price per Square Foot	\$856	\$956	\$966	\$894	4.4%
Properties Sold	24	17	24	28	16.7%
Properties Pending Sale	23	30	18	22	-4.3%
Properties For Sale	104	108	112	103	-1.0%
Days on Market (Pending Sale)	28	20	34	37	32.6%
Percent Under Contract	22.1%	27.8%	16.1%	21.4%	-3.4%
Average Median Price for Last 12 Months	\$1,597,608	\$1,737,958	\$1,729,167	\$1,749,942	8.7%

*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, September 2025



Current Market Snapshot

\$2,000,000

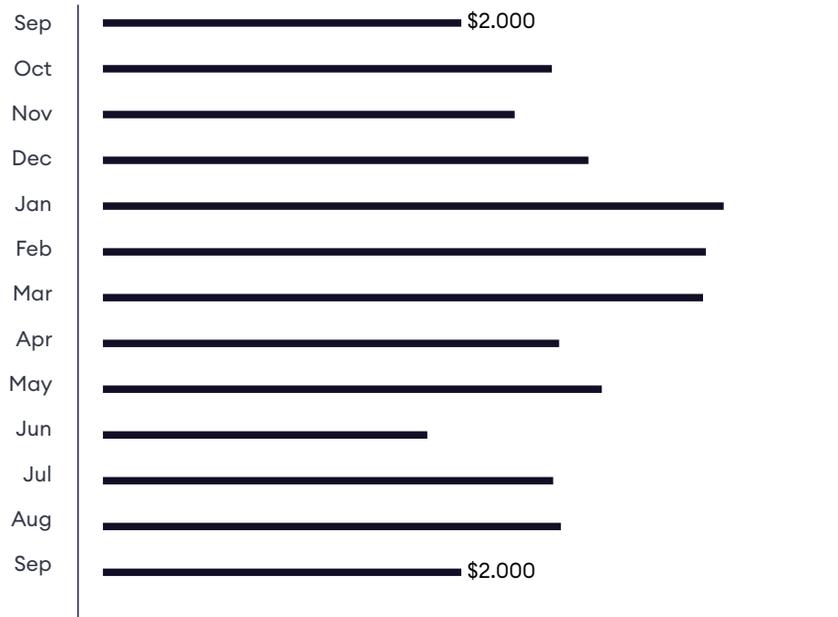
Median Sales Price 0.0% Δ YOY

\$1,152

Average \$/SF -1.1% Δ YOY

90

Properties For Sale -1.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,000,000	\$3,359,000	\$1,808,875	\$2,000,000	0.0%
Average Price per Square Foot	\$1,165	\$1,227	\$1,273	\$1,152	-1.1%
Properties Sold	9	15	8	9	0.0%
Properties Pending Sale	9	17	15	11	22.2%
Properties For Sale	91	88	84	90	-1.1%
Days on Market (Pending Sale)	22	28	27	16	-25.7%
Percent Under Contract	9.9%	19.3%	17.9%	12.2%	23.6%
Average Median Price for Last 12 Months	\$2,546,009	\$2,370,896	\$2,358,833	\$2,612,125	2.5%

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

South Bay Macro Market

Single Family Residences, September 2025



Current Market Snapshot

\$1,775,000

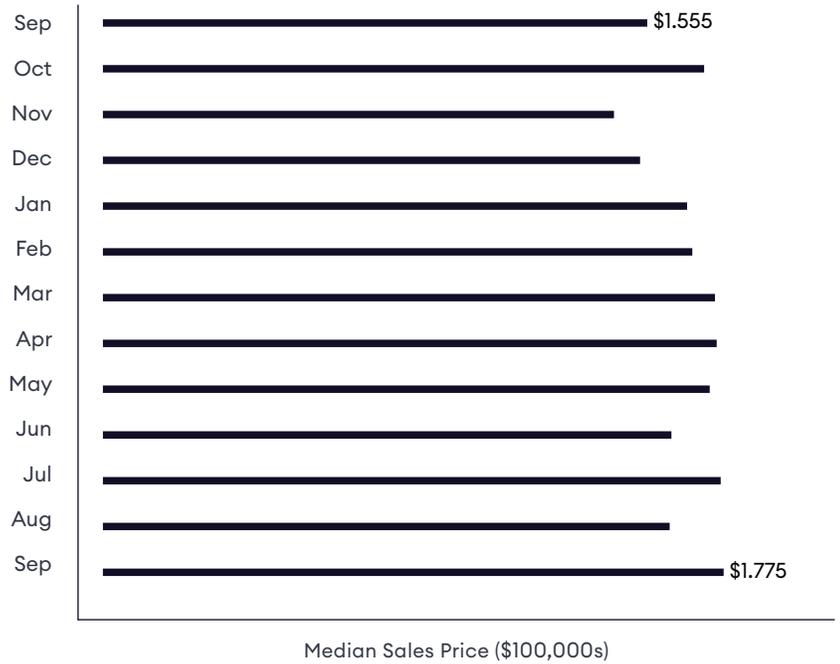
Median Sales Price 14.1% Δ YOY

\$990

Average \$/SF -6.1% Δ YOY

853

Properties For Sale -2.4% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,555,500	\$1,750,000	\$1,625,000	\$1,775,000	14.1%
Average Price per Square Foot	\$1,054	\$1,007	\$946	\$990	-6.1%
Properties Sold	168	183	185	199	18.5%
Properties Pending Sale	161	189	209	194	20.5%
Properties For Sale	874	881	999	853	-2.4%
Days on Market (Pending Sale)	38	29	32	42	8.7%
Percent Under Contract	18.4%	21.5%	20.9%	22.7%	23.5%
Average Median Price for Last 12 Months	\$1,579,840	\$1,712,750	\$1,720,500	\$1,665,456	5.4%

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

El Segundo

Single Family Residences, September 2025



Current Market Snapshot

\$2,125,000

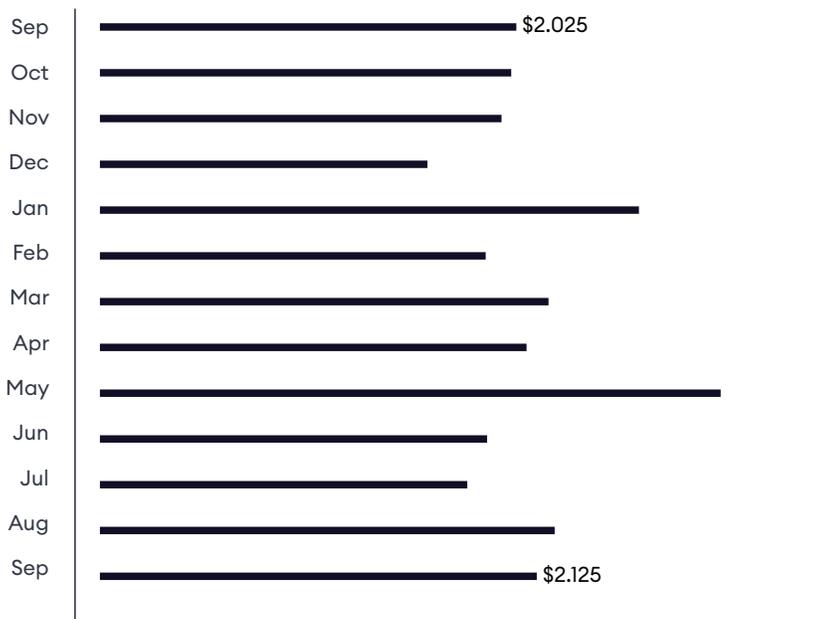
Median Sales Price **4.9% Δ YOY**

\$972

Average \$/SF **7.5% Δ YOY**

25

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,025,000	\$2,182,500	\$1,882,000	\$2,125,000	4.9%
Average Price per Square Foot	\$904	\$1,170	\$990	\$972	7.5%
Properties Sold	4	5	5	5	25.0%
Properties Pending Sale	5	7	4	5	0.0%
Properties For Sale	25	17	23	25	0.0%
Days on Market (Pending Sale)	76	5	9	9	-88.4%
Percent Under Contract	20.0%	41.2%	17.4%	20.0%	0.0%
Average Median Price for Last 12 Months	\$1,902,979	\$2,184,083	\$2,040,833	\$2,104,192	10.6%

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

Hermosa Beach

Single Family Residences, September 2025



Current Market Snapshot

\$2,602,500

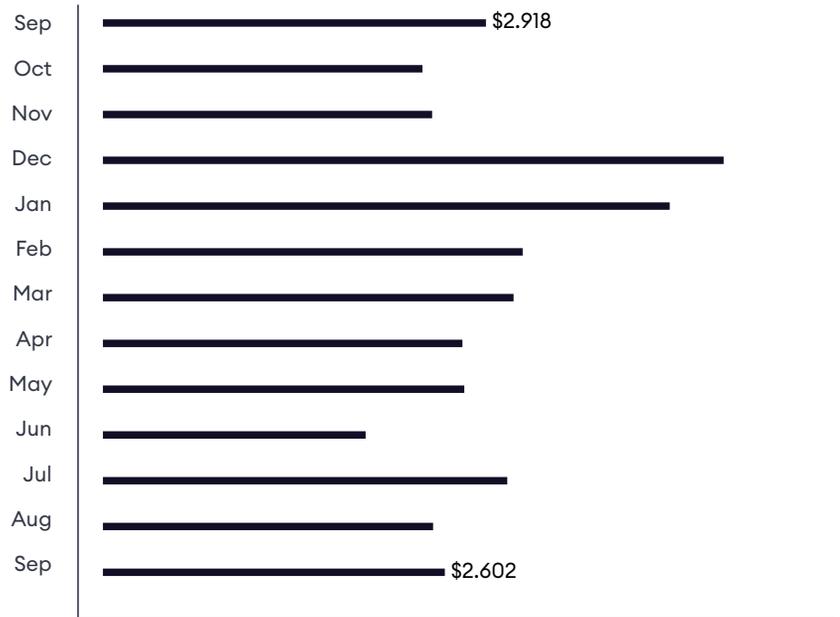
Median Sales Price -10.8% Δ YOY

\$1,901

Average \$/SF 5.9% Δ YOY

29

Properties For Sale -35.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,918,000	\$3,130,000	\$1,995,000	\$2,602,500	-10.8%
Average Price per Square Foot	\$1,795	\$1,477	\$1,418	\$1,901	5.9%
Properties Sold	11	9	7	8	-27.3%
Properties Pending Sale	6	8	7	2	-66.7%
Properties For Sale	45	50	49	29	-35.6%
Days on Market (Pending Sale)	26	61	50	64	149.4%
Percent Under Contract	13.3%	16.0%	14.3%	6.9%	-48.3%
Average Median Price for Last 12 Months	\$2,729,208	\$2,613,490	\$2,732,188	\$2,994,938	9.7%

*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, September 2025



Current Market Snapshot

\$975,000

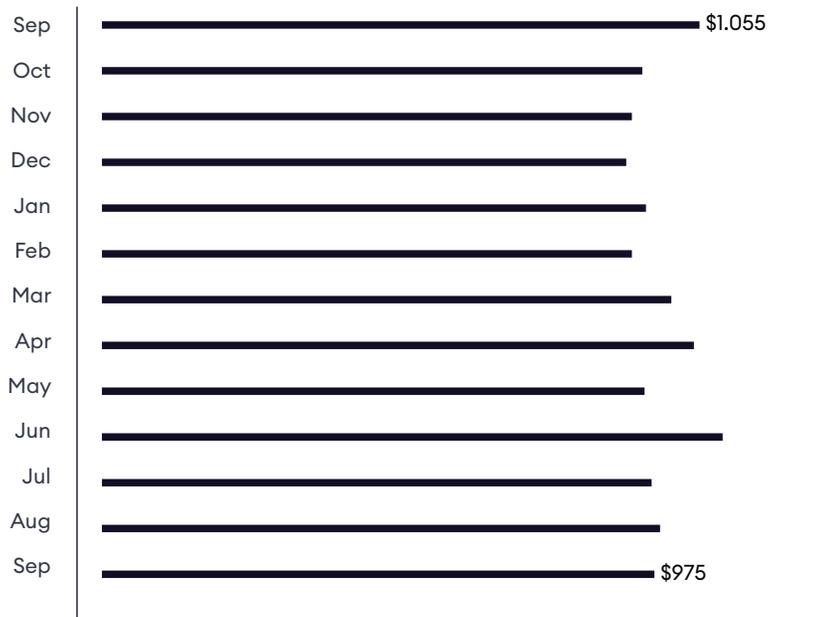
Median Sales Price -7.6% Δ YOY

\$721

Average \$/SF 6.3% Δ YOY

476

Properties For Sale -1.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,055,000	\$1,005,000	\$1,096,000	\$975,000	-7.6%
Average Price per Square Foot	\$678	\$749	\$770	\$721	6.3%
Properties Sold	120	95	135	125	4.2%
Properties Pending Sale	128	113	126	125	-2.3%
Properties For Sale	481	481	542	476	-1.0%
Days on Market (Pending Sale)	28	34	25	41	44.2%
Percent Under Contract	26.6%	23.5%	23.2%	26.3%	-1.3%
Average Median Price for Last 12 Months	\$968,458	\$1,004,750	\$976,667	\$984,385	1.6%

*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, September 2025



Current Market Snapshot

\$3,500,000

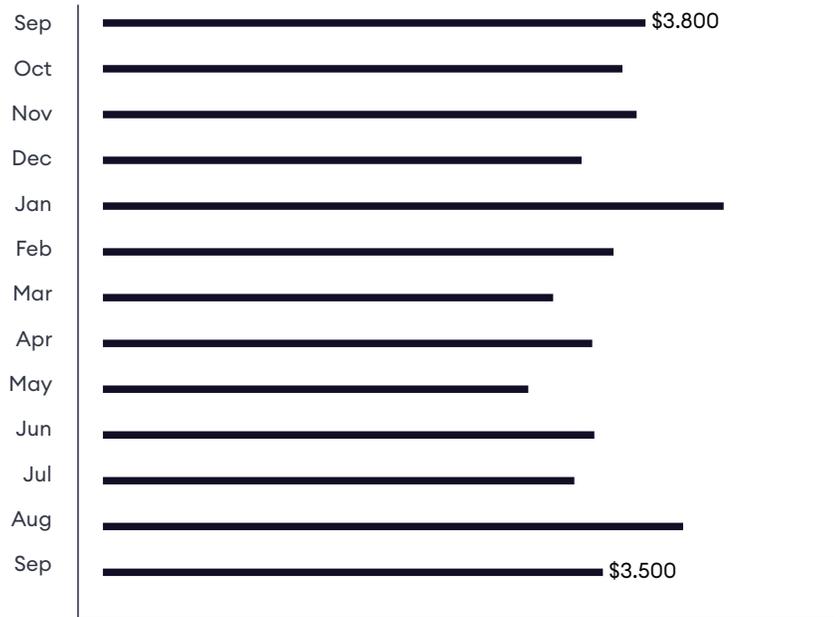
Median Sales Price -7.9% Δ YOY

\$1,594

Average \$/SF 0.2% Δ YOY

112

Properties For Sale -13.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,800,000	\$3,150,000	\$3,439,906	\$3,500,000	-7.9%
Average Price per Square Foot	\$1,591	\$1,434	\$1,470	\$1,594	0.2%
Properties Sold	27	27	22	17	-37.0%
Properties Pending Sale	28	15	28	16	-42.9%
Properties For Sale	130	112	149	112	-13.8%
Days on Market (Pending Sale)	61	12	18	57	-6.6%
Percent Under Contract	21.5%	13.4%	18.8%	14.3%	-33.7%
Average Median Price for Last 12 Months	\$3,021,333	\$3,450,651	\$3,621,333	\$3,561,839	17.9%

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

Manhattan Beach Mira Costa

Single Family Residences, September 2025



Current Market Snapshot

\$2,504,500

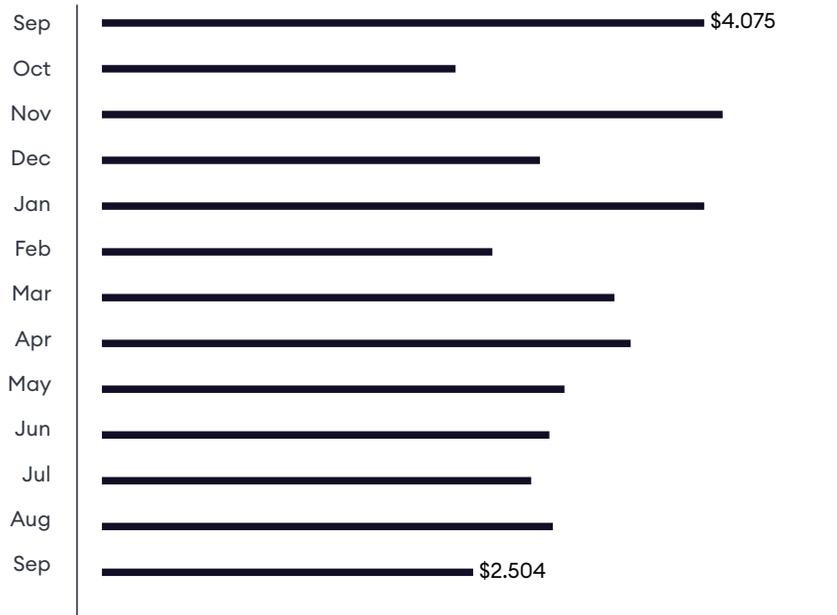
Median Sales Price **-38.5% Δ YOY**

\$1,184

Average \$/SF **-14.5% Δ YOY**

18

Properties For Sale **-21.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$4,075,000	\$3,464,250	\$3,022,500	\$2,504,500	-38.5%
Average Price per Square Foot	\$1,385	\$1,160	\$1,048	\$1,184	-14.5%
Properties Sold	6	6	2	2	-66.7%
Properties Pending Sale	8	3	6	1	-87.5%
Properties For Sale	23	16	25	18	-21.7%
Days on Market (Pending Sale)	60	11	17	68	12.6%
Percent Under Contract	34.8%	18.8%	24.0%	5.6%	-84.0%
Average Median Price for Last 12 Months	\$2,452,635	\$3,028,670	\$2,816,506	\$3,228,059	31.6%

*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, September 2025



Current Market Snapshot

\$3,410,000

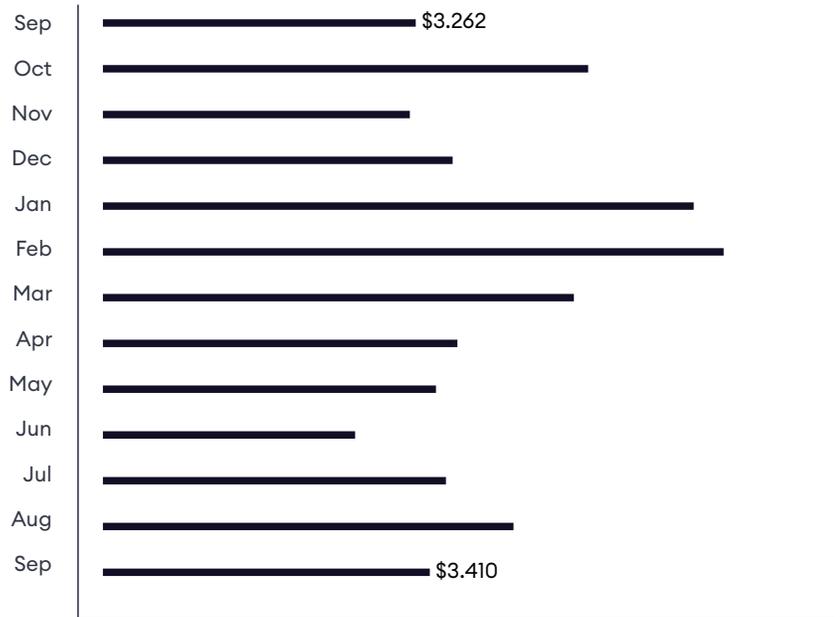
Median Sales Price 4.5% Δ YOY

\$2,033

Average \$/SF -9.0% Δ YOY

44

Properties For Sale -2.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,262,000	\$4,925,000	\$2,624,500	\$3,410,000	4.5%
Average Price per Square Foot	\$2,235	\$1,914	\$1,709	\$2,033	-9.0%
Properties Sold	8	4	6	5	-37.5%
Properties Pending Sale	7	3	7	3	-57.1%
Properties For Sale	45	38	57	44	-2.2%
Days on Market (Pending Sale)	84	18	19	37	-56.0%
Percent Under Contract	15.6%	7.9%	12.3%	6.8%	-56.2%
Average Median Price for Last 12 Months	\$4,341,833	\$3,513,097	\$3,759,833	\$4,144,275	-4.6%

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

Manhattan Beach Tree

Single Family Residences, September 2025



Current Market Snapshot

\$5,166,393

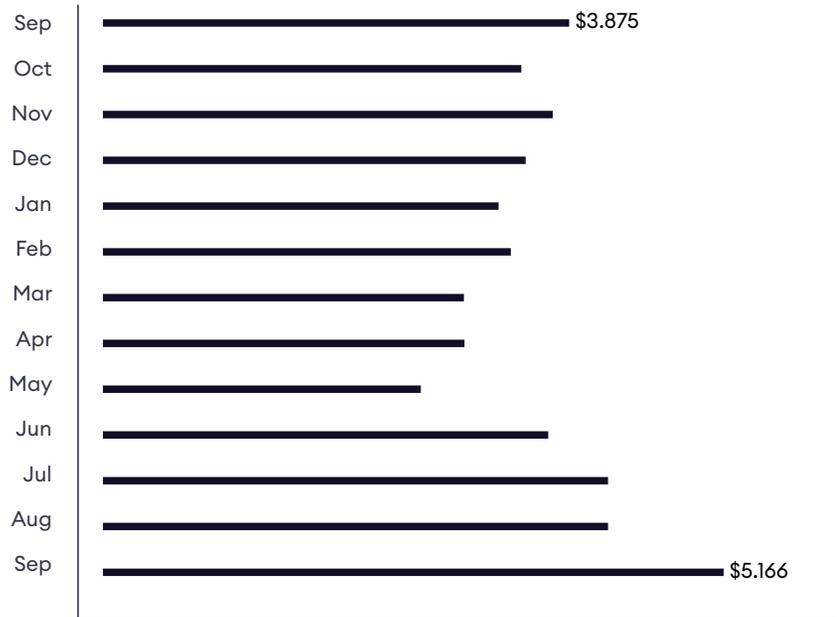
Median Sales Price **33.3% Δ YOY**

\$1,667

Average \$/SF **41.2% Δ YOY**

27

Properties For Sale **-12.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,875,000	\$2,995,000	\$3,700,000	\$5,166,393	33.3%
Average Price per Square Foot	\$1,181	\$1,591	\$1,517	\$1,667	41.2%
Properties Sold	7	9	10	6	-14.3%
Properties Pending Sale	5	8	10	6	20.0%
Properties For Sale	31	40	42	27	-12.9%
Days on Market (Pending Sale)	88	9	21	33	-61.9%
Percent Under Contract	16.1%	20.0%	23.8%	22.2%	37.8%
Average Median Price for Last 12 Months	\$3,144,402	\$3,816,899	\$4,522,131	\$3,628,280	15.4%

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

Palos Verdes Estates

Single Family Residences, September 2025



Current Market Snapshot

\$2,245,000

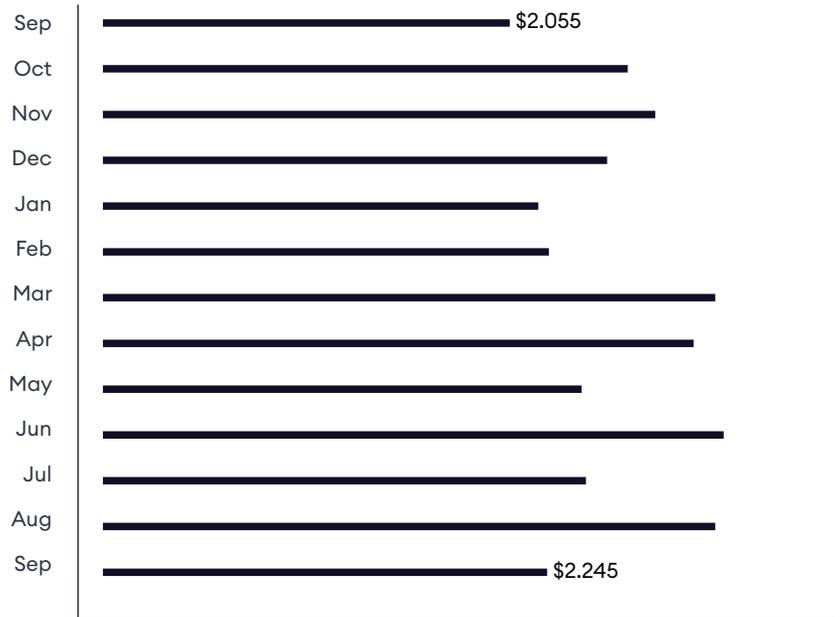
Median Sales Price **9.2% Δ YOY**

\$958

Average \$/SF **2.9% Δ YOY**

70

Properties For Sale **-21.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,055,000	\$3,100,000	\$3,142,500	\$2,245,000	9.2%
Average Price per Square Foot	\$931	\$1,101	\$1,100	\$958	2.9%
Properties Sold	3	12	12	19	533.3%
Properties Pending Sale	11	15	18	13	18.2%
Properties For Sale	89	93	105	70	-21.3%
Days on Market (Pending Sale)	40	18	57	68	71.8%
Percent Under Contract	12.4%	16.1%	17.1%	18.6%	50.3%
Average Median Price for Last 12 Months	\$2,938,385	\$2,723,333	\$2,595,833	\$2,611,462	-11.1%

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

Rancho Palos Verdes

Single Family Residences, September 2025



Current Market Snapshot

\$1,884,000

Median Sales Price **10.0% Δ YOY**

\$807

Average \$/SF **8.6% Δ YOY**

176

Properties For Sale **2.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,712,500	\$1,930,000	\$1,945,000	\$1,884,000	10.0%
Average Price per Square Foot	\$743	\$718	\$762	\$807	8.6%
Properties Sold	28	24	20	36	28.6%
Properties Pending Sale	17	27	30	32	88.2%
Properties For Sale	172	175	192	176	2.3%
Days on Market (Pending Sale)	39	48	49	40	4.2%
Percent Under Contract	9.9%	15.4%	15.6%	18.2%	84.0%
Average Median Price for Last 12 Months	\$1,853,333	\$1,867,333	\$1,885,500	\$1,865,019	0.6%

*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, September 2025



Current Market Snapshot

\$1,675,000

Median Sales Price 6.4% Δ YOY

\$973

Average \$/SF 4.5% Δ YOY

44

Properties For Sale -6.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,573,750	\$1,652,500	\$1,585,000	\$1,675,000	6.4%
Average Price per Square Foot	\$931	\$958	\$961	\$973	4.5%
Properties Sold	10	14	14	6	-40.0%
Properties Pending Sale	11	16	13	16	45.5%
Properties For Sale	47	46	44	44	-6.4%
Days on Market (Pending Sale)	58	22	23	59	2.5%
Percent Under Contract	23.4%	34.8%	29.5%	36.4%	55.4%
Average Median Price for Last 12 Months	\$1,496,646	\$1,628,750	\$1,605,500	\$1,566,135	4.6%

*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, September 2025



Current Market Snapshot

\$2,273,000

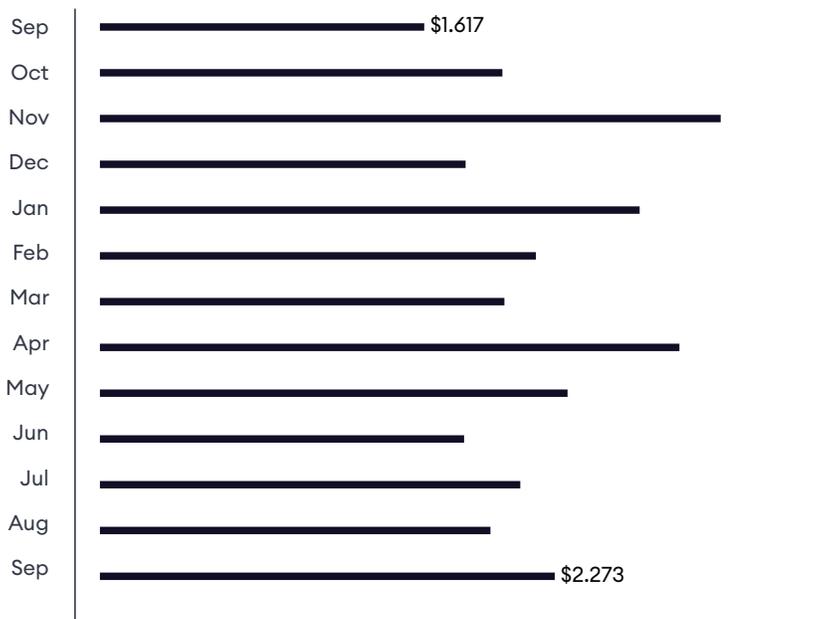
Median Sales Price **40.6% Δ YOY**

\$1,186

Average \$/SF **3.8% Δ YOY**

50

Properties For Sale **25.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,617,000	\$2,020,150	\$1,817,500	\$2,273,000	40.6%
Average Price per Square Foot	\$1,143	\$1,200	\$1,031	\$1,186	3.8%
Properties Sold	9	13	12	11	22.2%
Properties Pending Sale	8	16	18	14	75.0%
Properties For Sale	40	44	50	50	25.0%
Days on Market (Pending Sale)	28	18	41	25	-11.9%
Percent Under Contract	20.0%	36.4%	36.0%	28.0%	40.0%
Average Median Price for Last 12 Months	\$2,099,792	\$2,229,667	\$2,107,667	\$2,218,131	5.6%

*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, September 2025



Current Market Snapshot

\$3,500,000

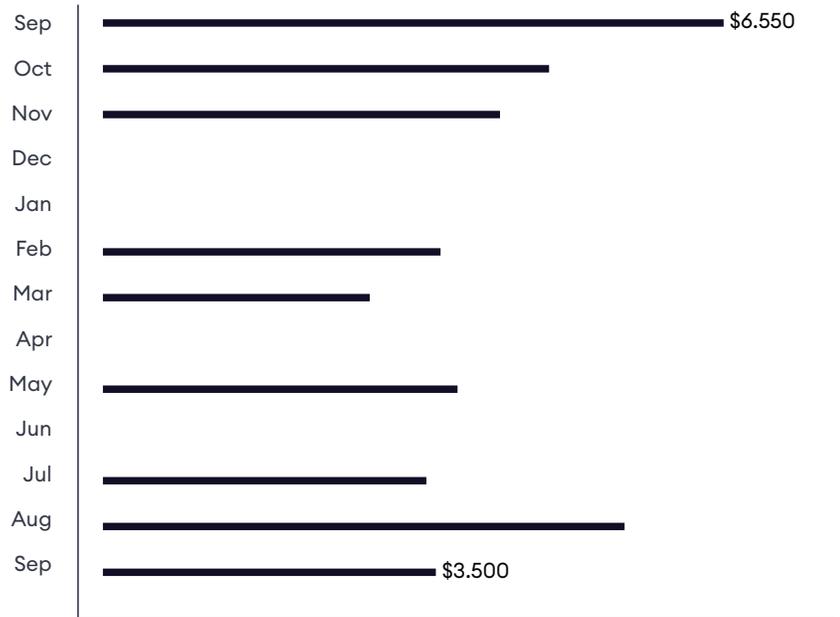
Median Sales Price **-46.6% Δ YOY**

\$1,022

Average \$/SF **1.2% Δ YOY**

21

Properties For Sale **10.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$6,550,000	\$2,800,000	\$0	\$3,500,000	-46.6%
Average Price per Square Foot	\$1,010	\$1,003	\$0	\$1,022	1.2%
Properties Sold	2	1	0	7	250.0%
Properties Pending Sale	2	1	1	3	50.0%
Properties For Sale	19	22	27	21	10.5%
Days on Market (Pending Sale)	70	118	1	13	-81.8%
Percent Under Contract	10.5%	4.5%	3.7%	14.3%	35.7%
Average Median Price for Last 12 Months	\$5,068,141	\$2,688,333	\$4,133,333	\$2,916,154	-42.5%

*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, September 2025



Current Market Snapshot

\$2,657,500

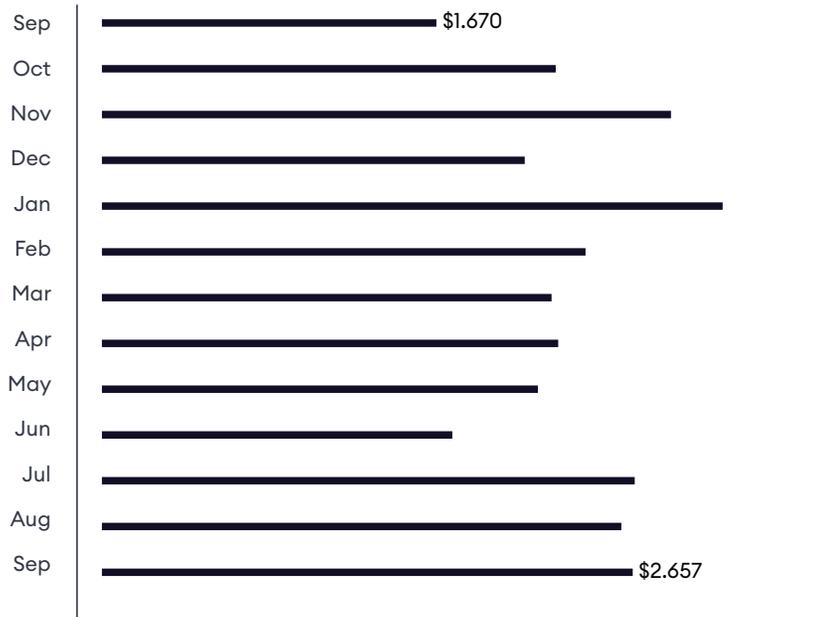
Median Sales Price **59.1% Δ YOY**

\$913

Average \$/SF **-6.9% Δ YOY**

21

Properties For Sale **-12.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,670,000	\$2,249,000	\$1,750,000	\$2,657,500	59.1%
Average Price per Square Foot	\$981	\$1,133	\$833	\$913	-6.9%
Properties Sold	2	3	3	6	200.0%
Properties Pending Sale	8	3	4	4	-50.0%
Properties For Sale	24	18	22	21	-12.5%
Days on Market (Pending Sale)	32	56	29	26	-19.8%
Percent Under Contract	33.3%	16.7%	18.2%	19.0%	-42.9%
Average Median Price for Last 12 Months	\$2,712,750	\$2,356,250	\$2,641,667	\$2,370,810	-12.6%

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

San Pedro

Single Family Residences, September 2025



Current Market Snapshot

\$980,000

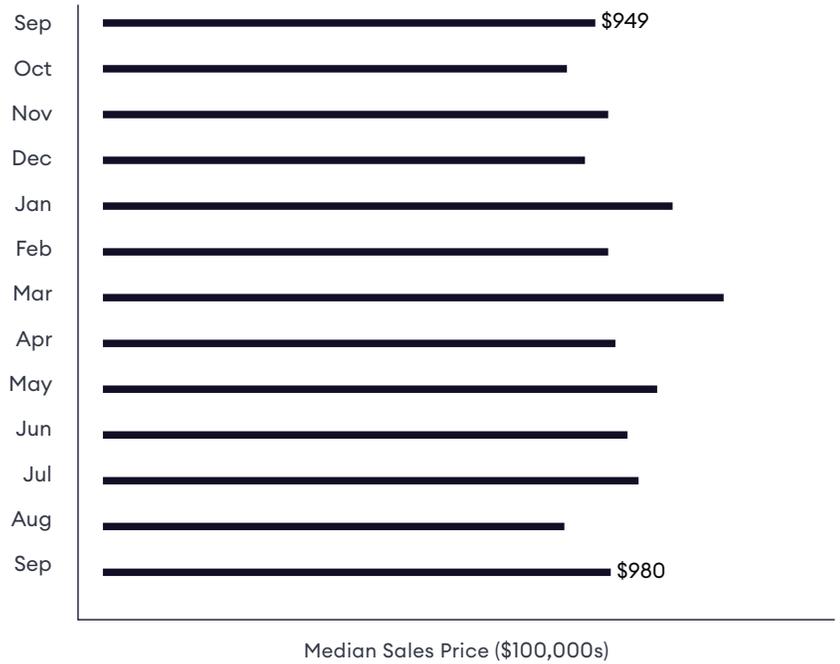
Median Sales Price 3.2% Δ YOY

\$638

Average \$/SF -1.4% Δ YOY

110

Properties For Sale -1.8% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$949,990	\$1,199,000	\$1,012,500	\$980,000	3.2%
Average Price per Square Foot	\$647	\$649	\$594	\$638	-1.4%
Properties Sold	23	23	26	23	0.0%
Properties Pending Sale	20	26	27	25	25.0%
Properties For Sale	112	115	120	110	-1.8%
Days on Market (Pending Sale)	34	43	26	44	27.0%
Percent Under Contract	17.9%	22.6%	22.5%	22.7%	27.3%
Average Median Price for Last 12 Months	\$973,404	\$995,917	\$968,000	\$999,960	2.7%

*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, September 2025



Current Market Snapshot

\$834,000

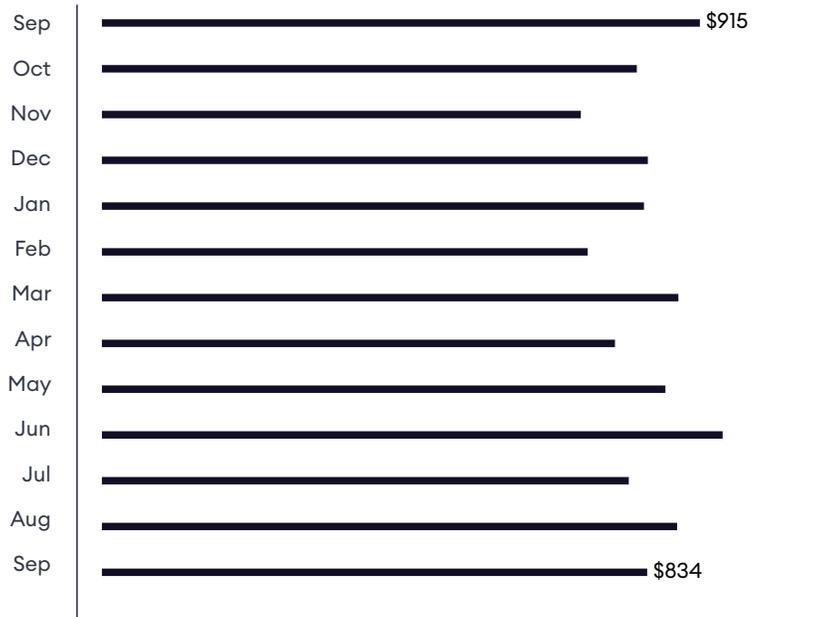
Median Sales Price **-8.9% Δ YOY**

\$583

Average \$/SF **-1.7% Δ YOY**

18

Properties For Sale **80.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$915,000	\$881,944	\$950,000	\$834,000	-8.9%
Average Price per Square Foot	\$593	\$494	\$571	\$583	-1.7%
Properties Sold	3	4	3	4	33.3%
Properties Pending Sale	4	6	3	7	75.0%
Properties For Sale	10	11	13	18	80.0%
Days on Market (Pending Sale)	16	22	10	23	45.5%
Percent Under Contract	40.0%	54.5%	23.1%	38.9%	-2.8%
Average Median Price for Last 12 Months	\$836,354	\$852,700	\$839,900	\$836,130	-0.0%

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

Torrance - North

Single Family Residences, September 2025



Current Market Snapshot

\$1,170,000

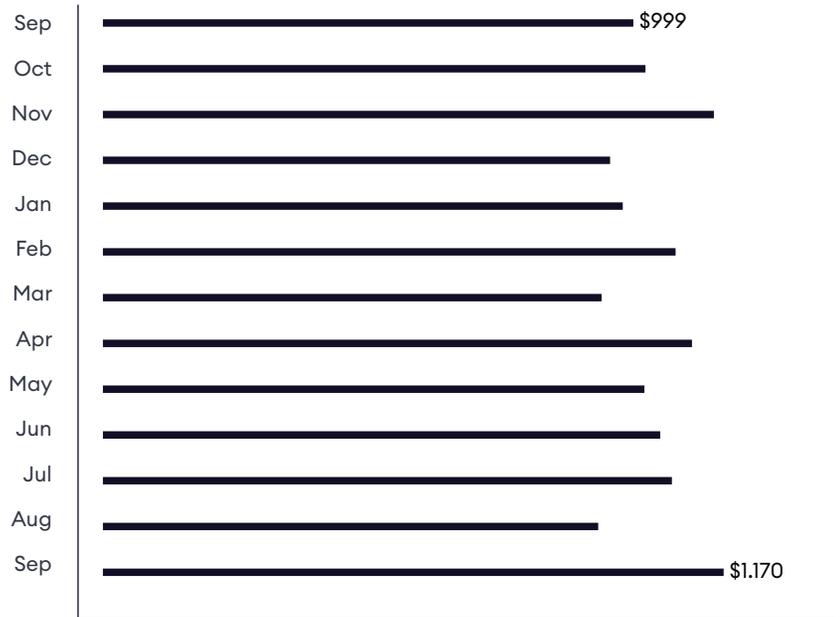
Median Sales Price **17.1% Δ YOY**

\$746

Average \$/SF **18.0% Δ YOY**

42

Properties For Sale **7.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$999,000	\$939,000	\$1,050,000	\$1,170,000	17.1%
Average Price per Square Foot	\$632	\$819	\$735	\$746	18.0%
Properties Sold	17	6	19	7	-58.8%
Properties Pending Sale	14	9	11	12	-14.3%
Properties For Sale	39	35	49	42	7.7%
Days on Market (Pending Sale)	18	8	11	51	174.5%
Percent Under Contract	35.9%	25.7%	22.4%	28.6%	-20.4%
Average Median Price for Last 12 Months	\$993,754	\$1,059,083	\$1,058,167	\$1,036,846	4.3%

*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, September 2025



Current Market Snapshot

\$1,435,000

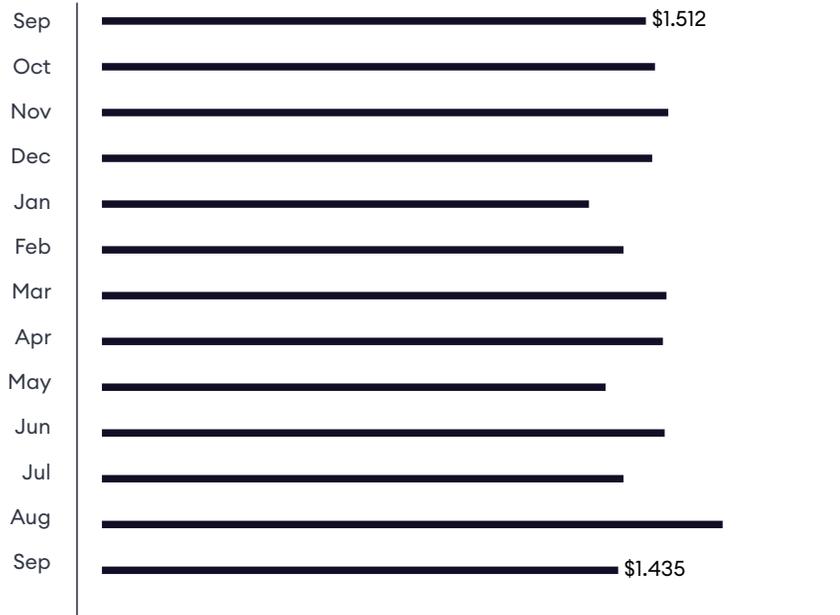
Median Sales Price -5.1% Δ YOY

\$774

Average \$/SF -10.4% Δ YOY

54

Properties For Sale 20.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,512,500	\$1,570,000	\$1,565,000	\$1,435,000	-5.1%
Average Price per Square Foot	\$864	\$872	\$868	\$774	-10.4%
Properties Sold	12	16	20	21	75.0%
Properties Pending Sale	7	23	22	17	142.9%
Properties For Sale	45	74	70	54	20.0%
Days on Market (Pending Sale)	14	28	29	41	186.6%
Percent Under Contract	15.6%	31.1%	31.4%	31.5%	102.4%
Average Median Price for Last 12 Months	\$1,416,254	\$1,522,833	\$1,537,333	\$1,512,752	6.8%

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

Torrance - Southeast

Single Family Residences, September 2025



Current Market Snapshot

\$1,124,500

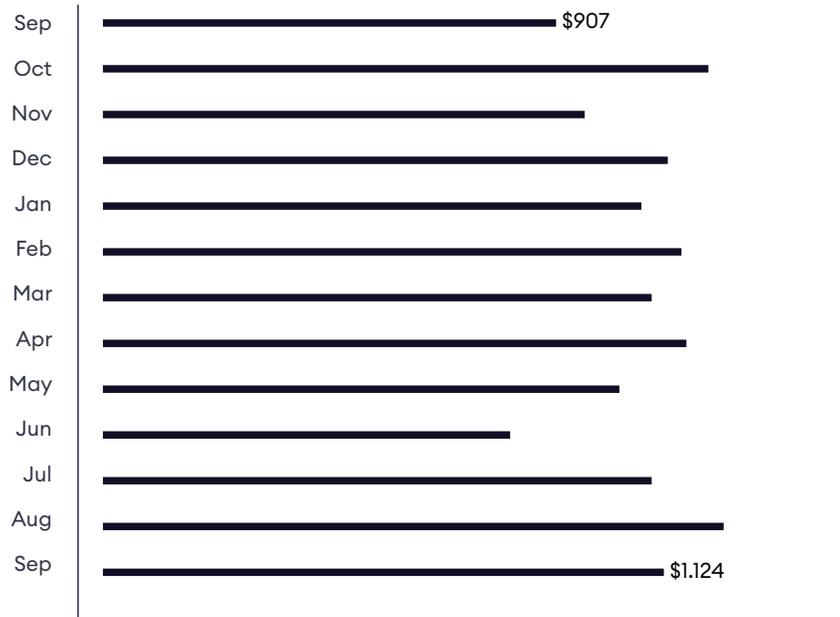
Median Sales Price **23.9% Δ YOY**

\$714

Average \$/SF **-1.9% Δ YOY**

42

Properties For Sale **13.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$907,500	\$1,100,000	\$815,000	\$1,124,500	23.9%
Average Price per Square Foot	\$728	\$663	\$682	\$714	-1.9%
Properties Sold	4	13	6	11	175.0%
Properties Pending Sale	5	9	11	9	80.0%
Properties For Sale	37	29	46	42	13.5%
Days on Market (Pending Sale)	30	19	28	37	24.5%
Percent Under Contract	13.5%	31.0%	23.9%	21.4%	58.6%
Average Median Price for Last 12 Months	\$986,875	\$1,081,583	\$1,156,500	\$1,080,619	9.5%

*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, September 2025



Current Market Snapshot

\$1,312,500

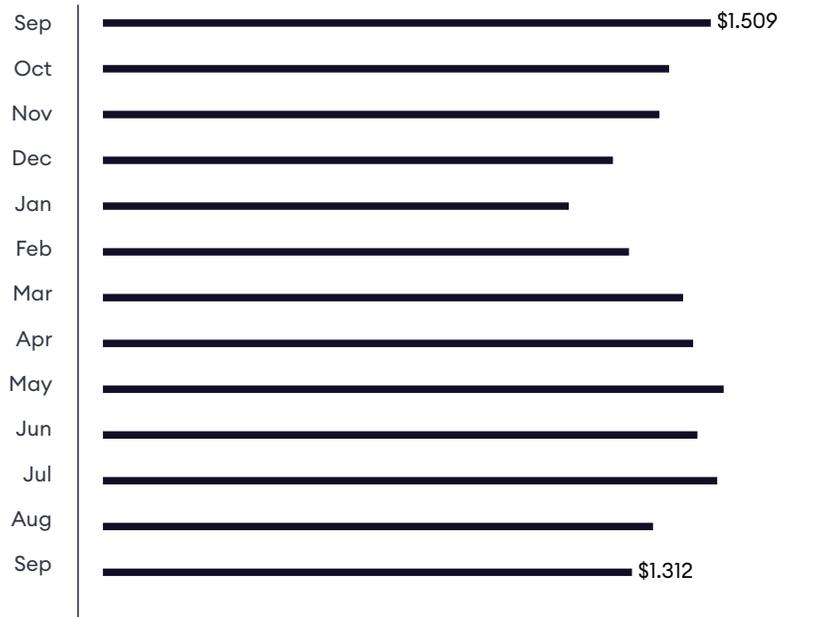
Median Sales Price -13.0% Δ YOY

\$908

Average \$/SF 14.4% Δ YOY

41

Properties For Sale 2.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,509,000	\$1,440,000	\$1,475,776	\$1,312,500	-13.0%
Average Price per Square Foot	\$794	\$934	\$788	\$908	14.4%
Properties Sold	13	13	16	18	38.5%
Properties Pending Sale	15	8	12	20	33.3%
Properties For Sale	40	41	40	41	2.5%
Days on Market (Pending Sale)	22	11	28	28	30.3%
Percent Under Contract	37.5%	19.5%	30.0%	48.8%	30.1%
Average Median Price for Last 12 Months	\$1,379,458	\$1,447,396	\$1,400,833	\$1,395,732	1.2%

*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, September 2025



Current Market Snapshot

\$1,460,000

Median Sales Price -4.3% Δ YOY

\$743

Average \$/SF -1.8% Δ YOY

2,305

Properties For Sale 4.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,525,000	\$1,530,000	\$1,550,000	\$1,460,000	-4.3%
Average Price per Square Foot	\$757	\$763	\$747	\$743	-1.8%
Properties Sold	308	315	393	375	21.8%
Properties Pending Sale	317	351	341	385	21.5%
Properties For Sale	2,216	2,264	2,574	2,305	4.0%
Days on Market (Pending Sale)	32	33	32	46	42.4%
Percent Under Contract	14.3%	15.5%	13.2%	16.7%	16.8%
Average Median Price for Last 12 Months	\$1,463,620	\$1,530,833	\$1,506,667	\$1,513,192	3.4%

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

Agoura Hills

Single Family Residences, September 2025



Current Market Snapshot

\$1,675,000

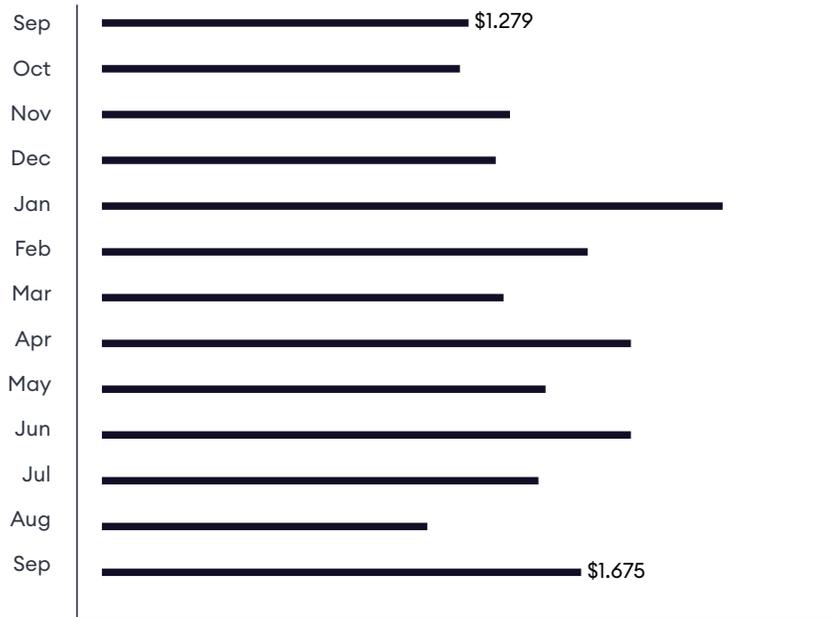
Median Sales Price **30.9% Δ YOY**

\$644

Average \$/SF **-14.6% Δ YOY**

110

Properties For Sale **34.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,279,500	\$1,402,500	\$1,850,000	\$1,675,000	30.9%
Average Price per Square Foot	\$754	\$639	\$699	\$644	-14.6%
Properties Sold	6	16	15	18	200.0%
Properties Pending Sale	10	20	11	26	160.0%
Properties For Sale	82	94	115	110	34.1%
Days on Market (Pending Sale)	48	39	19	50	5.7%
Percent Under Contract	12.2%	21.3%	9.6%	23.6%	93.8%
Average Median Price for Last 12 Months	\$1,418,806	\$1,597,375	\$1,444,750	\$1,552,750	9.4%

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

Burbank

Single Family Residences, September 2025



Current Market Snapshot

\$1,265,000

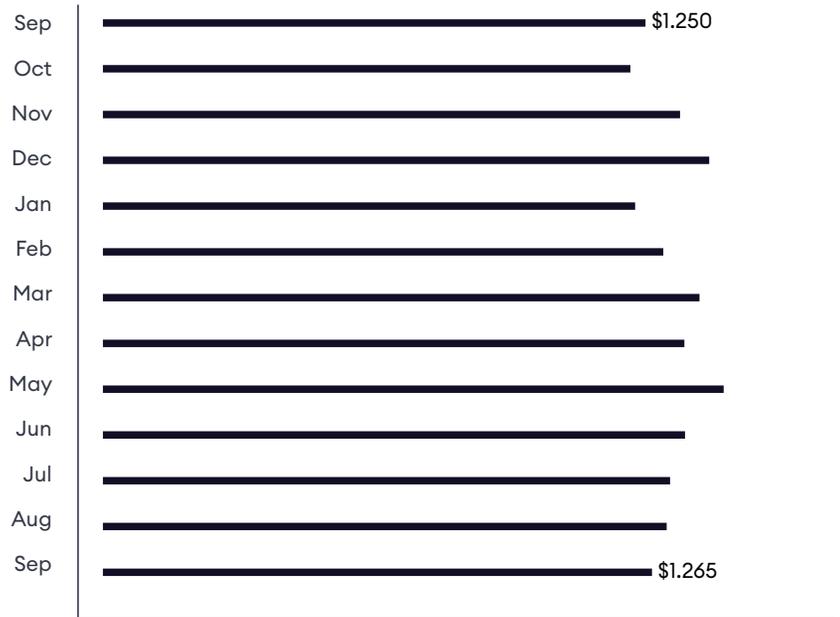
Median Sales Price 1.2% Δ YOY

\$807

Average \$/SF 0.0% Δ YOY

173

Properties For Sale 10.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,250,000	\$1,375,000	\$1,341,500	\$1,265,000	1.2%
Average Price per Square Foot	\$807	\$862	\$854	\$807	0.0%
Properties Sold	35	31	35	38	8.6%
Properties Pending Sale	36	38	33	50	38.9%
Properties For Sale	156	154	167	173	10.9%
Days on Market (Pending Sale)	26	19	27	30	15.7%
Percent Under Contract	23.1%	24.7%	19.8%	28.9%	25.2%
Average Median Price for Last 12 Months	\$1,253,957	\$1,330,555	\$1,290,300	\$1,312,923	4.7%

*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, September 2025



Current Market Snapshot

\$1,993,875

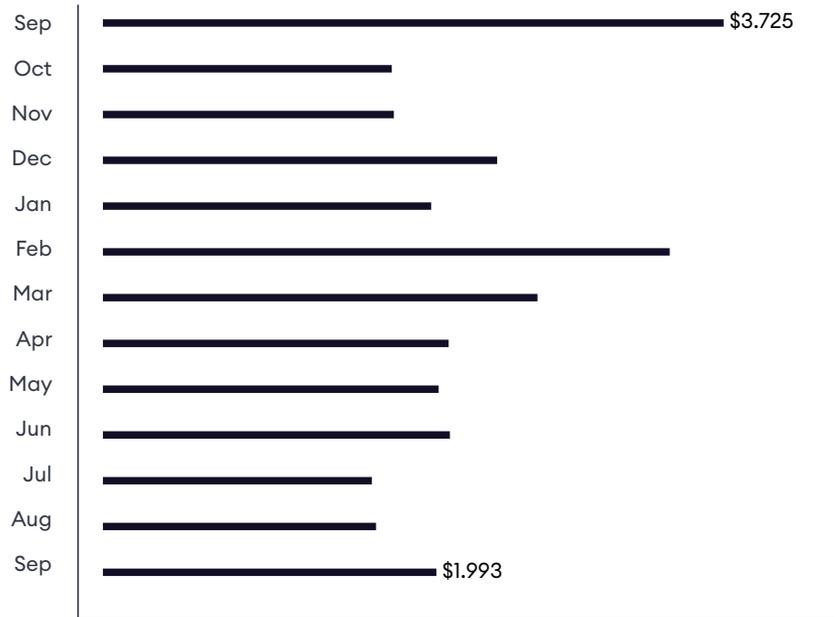
Median Sales Price **-46.5% Δ YOY**

\$777

Average \$/SF **-2.5% Δ YOY**

170

Properties For Sale **31.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$3,725,000	\$2,603,000	\$2,075,000	\$1,993,875	-46.5%
Average Price per Square Foot	\$797	\$800	\$684	\$777	-2.5%
Properties Sold	11	16	17	23	109.1%
Properties Pending Sale	11	22	14	26	136.4%
Properties For Sale	129	151	196	170	31.8%
Days on Market (Pending Sale)	18	28	22	70	289.3%
Percent Under Contract	8.5%	14.6%	7.1%	15.3%	79.4%
Average Median Price for Last 12 Months	\$2,300,486	\$1,896,454	\$1,742,958	\$2,222,418	-3.4%

*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, September 2025



Current Market Snapshot

\$1,650,000

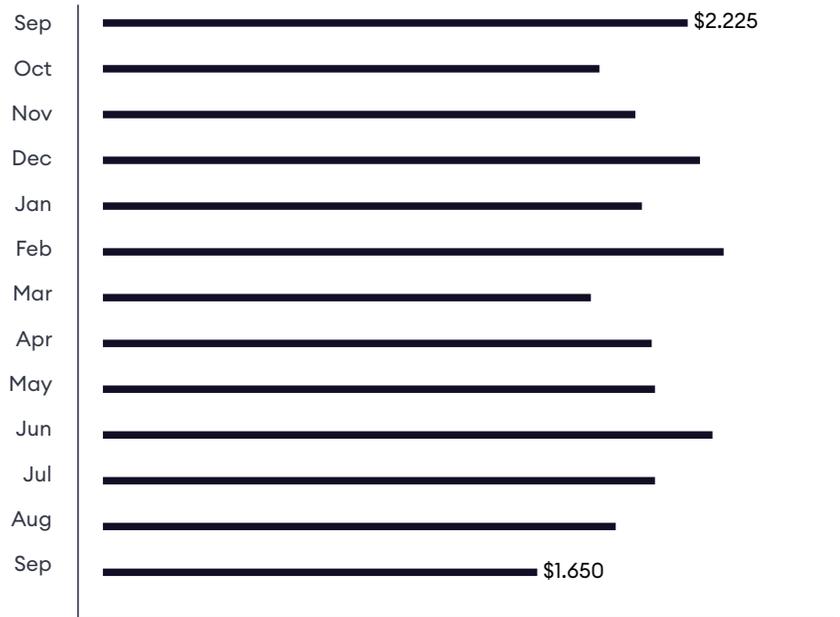
Median Sales Price -25.8% Δ YOY

\$778

Average \$/SF 9.6% Δ YOY

248

Properties For Sale -1.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,225,000	\$1,855,000	\$2,320,000	\$1,650,000	-25.8%
Average Price per Square Foot	\$710	\$801	\$775	\$778	9.6%
Properties Sold	21	26	35	33	57.1%
Properties Pending Sale	19	22	29	31	63.2%
Properties For Sale	252	261	288	248	-1.6%
Days on Market (Pending Sale)	30	55	40	55	82.3%
Percent Under Contract	7.5%	8.4%	10.1%	12.5%	65.8%
Average Median Price for Last 12 Months	\$2,213,500	\$2,034,583	\$1,900,000	\$2,068,038	-6.6%

*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, September 2025



Current Market Snapshot

\$1,550,000

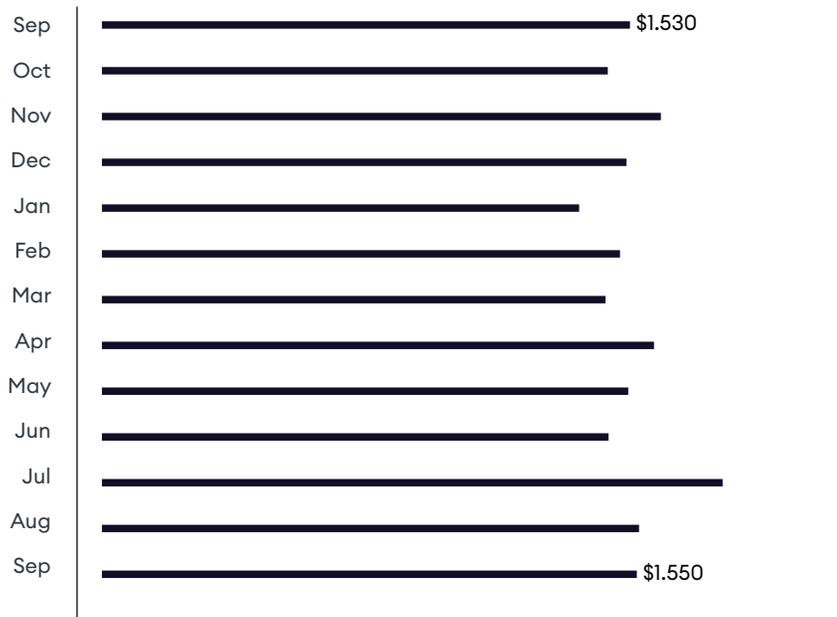
Median Sales Price **1.3% Δ YOY**

\$746

Average \$/SF **-9.1% Δ YOY**

178

Properties For Sale **-8.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,530,000	\$1,458,888	\$1,467,500	\$1,550,000	1.3%
Average Price per Square Foot	\$821	\$771	\$819	\$746	-9.1%
Properties Sold	31	37	40	30	-3.2%
Properties Pending Sale	40	31	31	36	-10.0%
Properties For Sale	194	183	209	178	-8.2%
Days on Market (Pending Sale)	27	23	27	30	10.6%
Percent Under Contract	20.6%	16.9%	14.8%	20.2%	-1.9%
Average Median Price for Last 12 Months	\$1,425,875	\$1,583,167	\$1,635,500	\$1,536,645	7.8%

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

Hidden Hills

Single Family Residences, September 2025



Current Market Snapshot

\$9,530,660

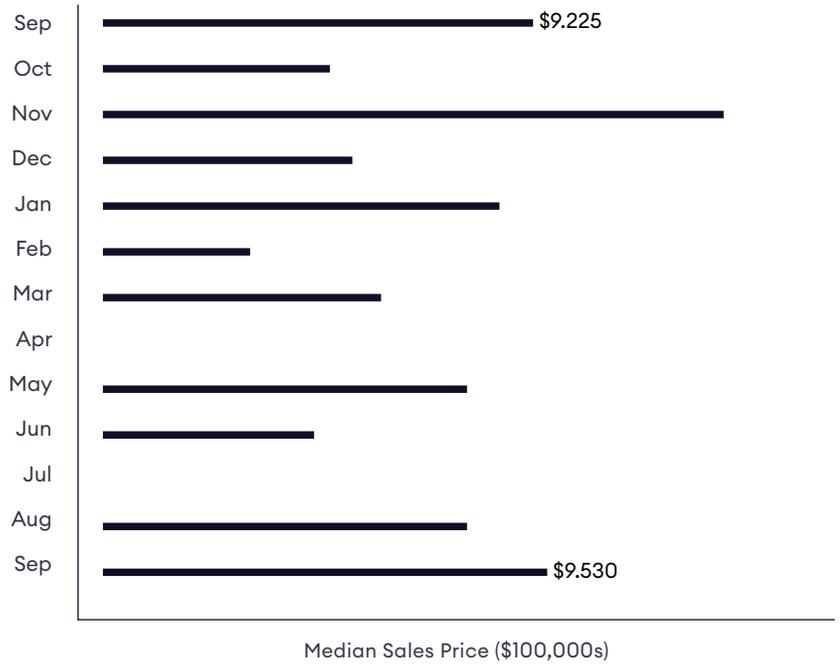
Median Sales Price **3.3% Δ YOY**

\$1,588

Average \$/SF **61.5% Δ YOY**

44

Properties For Sale **12.8% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$9,225,000	\$5,945,000	\$4,500,000	\$9,530,660	3.3%
Average Price per Square Foot	\$983	\$1,488	\$1,006	\$1,588	61.5%
Properties Sold	2	1	2	1	-50.0%
Properties Pending Sale	1	2	1	1	0.0%
Properties For Sale	39	42	44	44	12.8%
Days on Market (Pending Sale)	91	72	33	249	173.6%
Percent Under Contract	2.6%	4.8%	2.3%	2.3%	-11.4%
Average Median Price for Last 12 Months	\$1,395,625	\$4,938,443	\$5,776,887	\$6,147,935	340.5%

*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, September 2025



Current Market Snapshot

\$1,362,500

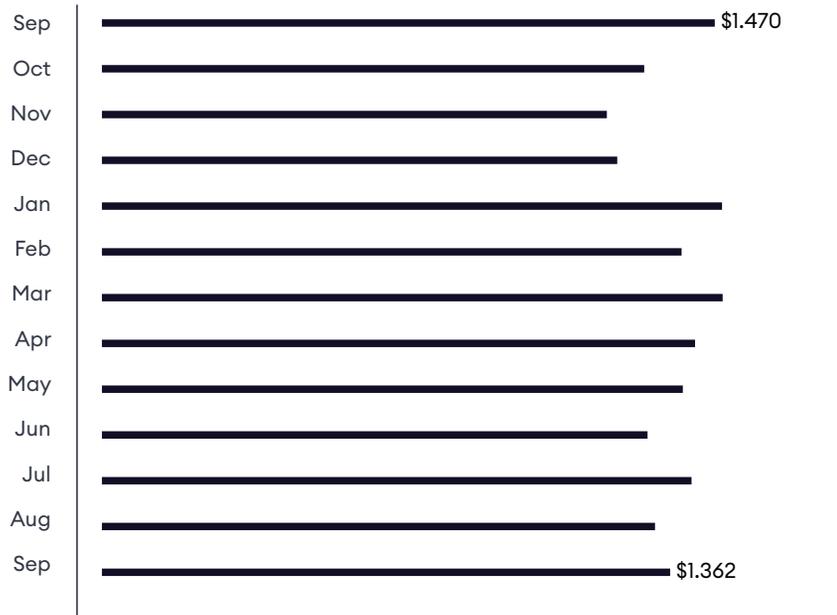
Median Sales Price -7.3% Δ YOY

\$781

Average \$/SF 4.0% Δ YOY

72

Properties For Sale 9.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,470,000	\$1,489,000	\$1,308,000	\$1,362,500	-7.3%
Average Price per Square Foot	\$751	\$770	\$762	\$781	4.0%
Properties Sold	13	9	17	16	23.1%
Properties Pending Sale	11	11	16	20	81.8%
Properties For Sale	66	71	85	72	9.1%
Days on Market (Pending Sale)	23	14	26	33	41.8%
Percent Under Contract	16.7%	15.5%	18.8%	27.8%	66.7%
Average Median Price for Last 12 Months	\$1,322,458	\$1,371,000	\$1,367,500	\$1,369,808	3.6%

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

North Hollywood

Single Family Residences, September 2025



Current Market Snapshot

\$942,700

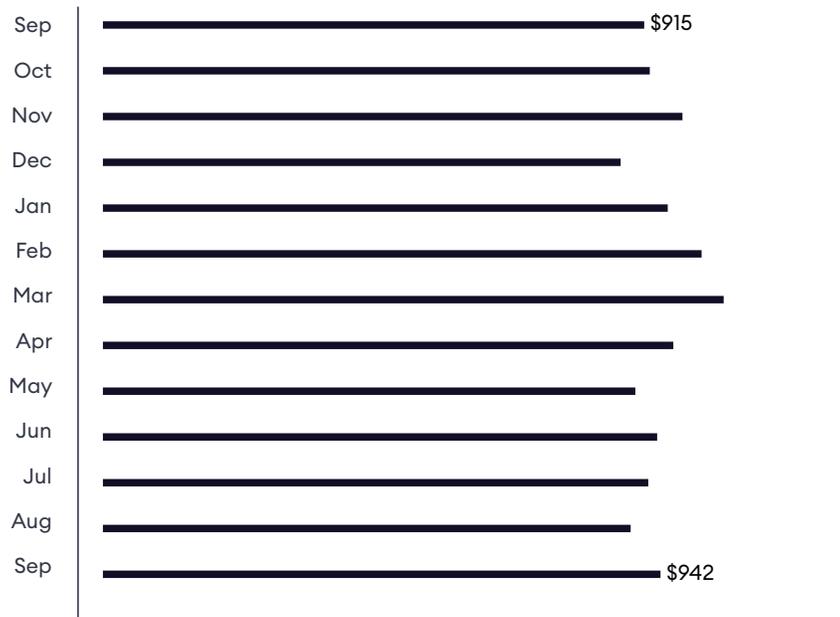
Median Sales Price **3.0% Δ YOY**

\$619

Average \$/SF **-5.4% Δ YOY**

159

Properties For Sale **1.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$915,000	\$1,050,000	\$937,000	\$942,700	3.0%
Average Price per Square Foot	\$654	\$612	\$646	\$619	-5.4%
Properties Sold	30	30	23	24	-20.0%
Properties Pending Sale	22	29	27	25	13.6%
Properties For Sale	157	151	150	159	1.3%
Days on Market (Pending Sale)	35	56	34	41	18.5%
Percent Under Contract	14.0%	19.2%	18.0%	15.7%	12.2%
Average Median Price for Last 12 Months	\$936,125	\$926,367	\$918,900	\$943,862	0.8%

*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, September 2025



Current Market Snapshot

\$1,125,000

Median Sales Price -17.3% Δ YOY

\$687

Average \$/SF 57.9% Δ YOY

14

Properties For Sale -12.5% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,360,000	\$890,000	\$1,170,000	\$1,125,000	-17.3%
Average Price per Square Foot	\$435	\$718	\$687	\$687	57.9%
Properties Sold	1	1	3	2	100.0%
Properties Pending Sale	1	2	1	2	100.0%
Properties For Sale	16	13	10	14	-12.5%
Days on Market (Pending Sale)	49	16	34	50	1.0%
Percent Under Contract	6.2%	15.4%	10.0%	14.3%	128.6%
Average Median Price for Last 12 Months	\$1,483,583	\$1,216,667	\$1,171,667	\$1,142,885	-23.0%

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

Sherman Oaks

Single Family Residences, September 2025



Current Market Snapshot

\$1,599,000

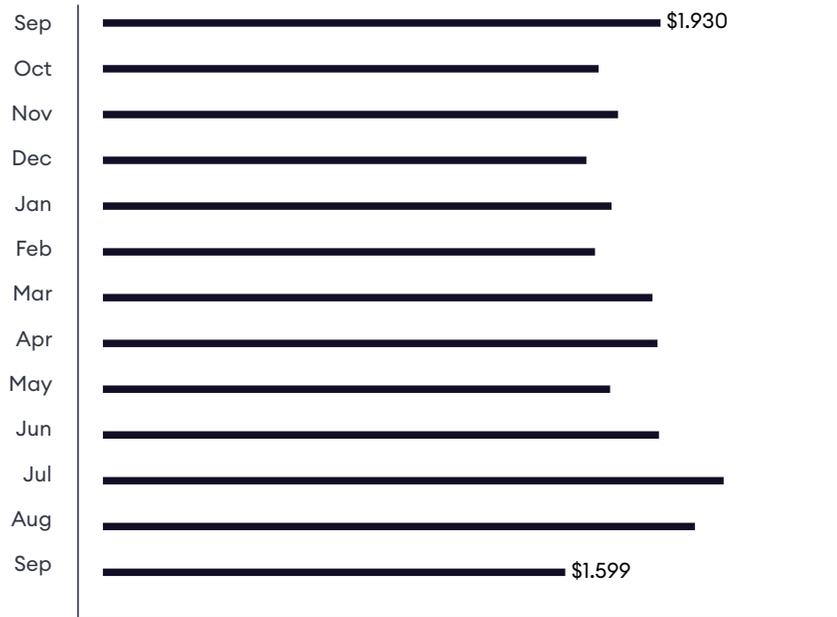
Median Sales Price -17.2% Δ YOY

\$776

Average \$/SF -6.5% Δ YOY

254

Properties For Sale 2.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,930,500	\$1,902,500	\$1,925,000	\$1,599,000	-17.2%
Average Price per Square Foot	\$830	\$835	\$805	\$776	-6.5%
Properties Sold	34	42	42	37	8.8%
Properties Pending Sale	31	40	37	36	16.1%
Properties For Sale	248	268	306	254	2.4%
Days on Market (Pending Sale)	27	41	37	55	102.9%
Percent Under Contract	12.5%	14.9%	12.1%	14.2%	13.4%
Average Median Price for Last 12 Months	\$1,807,181	\$1,899,833	\$1,933,000	\$1,835,731	1.6%

*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

\$2,075,000

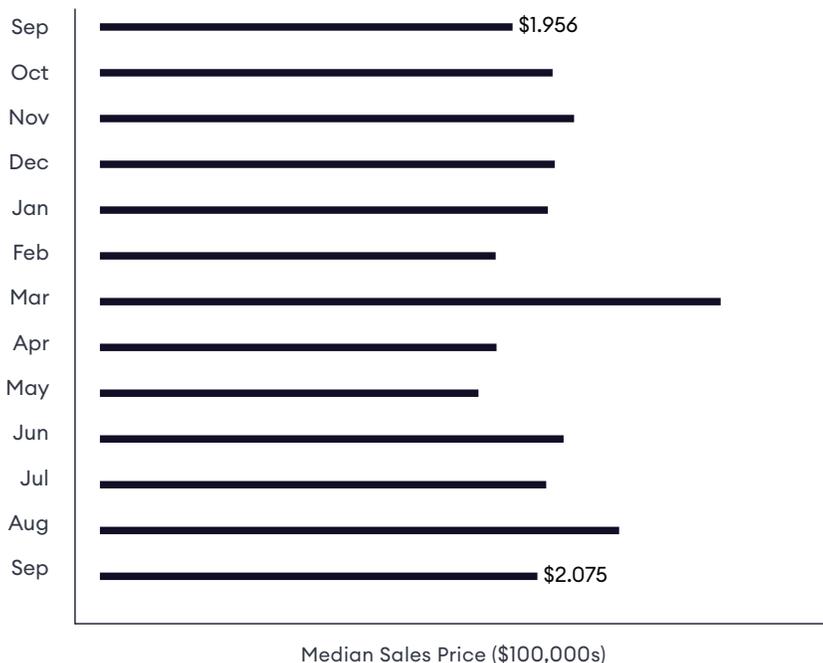
Median Sales Price 6.1% Δ YOY

\$841

Average \$/SF -10.7% Δ YOY

183

Properties For Sale -3.2% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,956,480	\$2,949,500	\$2,200,000	\$2,075,000	6.1%
Average Price per Square Foot	\$942	\$919	\$842	\$841	-10.7%
Properties Sold	20	22	29	20	0.0%
Properties Pending Sale	22	22	29	17	-22.7%
Properties For Sale	189	193	205	183	-3.2%
Days on Market (Pending Sale)	23	30	26	38	65.7%
Percent Under Contract	11.6%	11.4%	14.1%	9.3%	-20.2%
Average Median Price for Last 12 Months	\$2,203,861	\$2,088,458	\$2,219,000	\$2,153,242	-2.3%

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



Current Market Snapshot

\$810,000

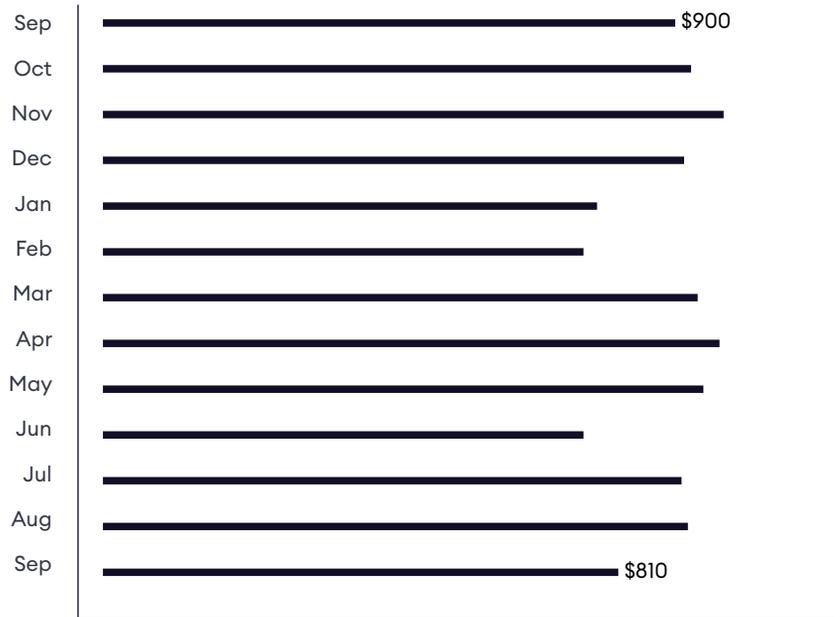
Median Sales Price **-10.0% Δ YOY**

\$667

Average \$/SF **18.5% Δ YOY**

69

Properties For Sale **15.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$900,000	\$935,500	\$755,000	\$810,000	-10.0%
Average Price per Square Foot	\$563	\$607	\$606	\$667	18.5%
Properties Sold	11	16	10	11	0.0%
Properties Pending Sale	13	16	15	13	0.0%
Properties For Sale	60	58	63	69	15.0%
Days on Market (Pending Sale)	43	19	24	40	-5.9%
Percent Under Contract	21.7%	27.6%	23.8%	18.8%	-13.0%
Average Median Price for Last 12 Months	\$845,092	\$884,917	\$880,000	\$884,000	4.6%

*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, September 2025



Current Market Snapshot

\$826,000

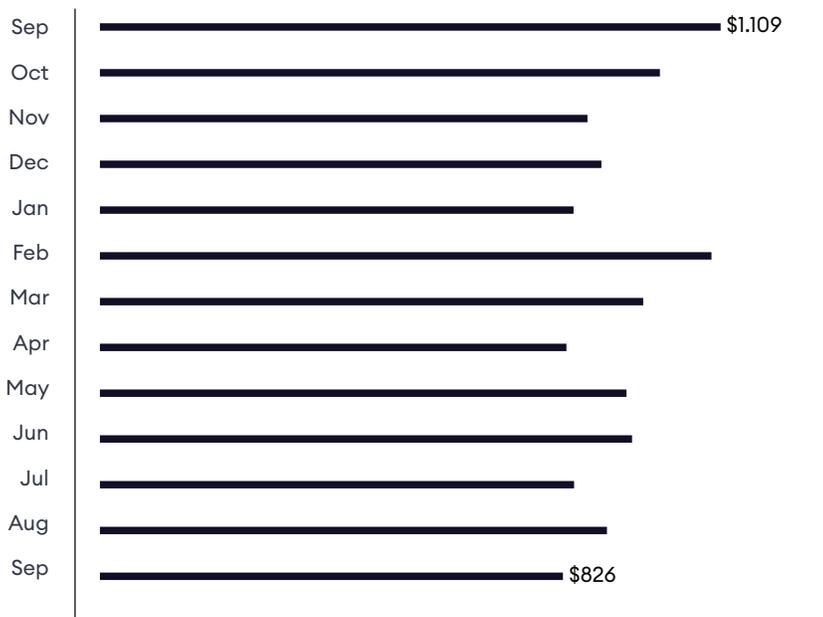
Median Sales Price -25.5% Δ YOY

\$654

Average \$/SF 4.8% Δ YOY

126

Properties For Sale 9.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,109,000	\$970,000	\$950,000	\$826,000	-25.5%
Average Price per Square Foot	\$624	\$679	\$655	\$654	4.8%
Properties Sold	17	22	21	27	58.8%
Properties Pending Sale	23	27	24	26	13.0%
Properties For Sale	115	118	140	126	9.6%
Days on Market (Pending Sale)	25	33	26	36	40.9%
Percent Under Contract	20.0%	22.9%	17.1%	20.6%	3.2%
Average Median Price for Last 12 Months	\$946,688	\$883,208	\$859,000	\$929,288	-1.8%

*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, September 2025



Current Market Snapshot

\$1,485,000

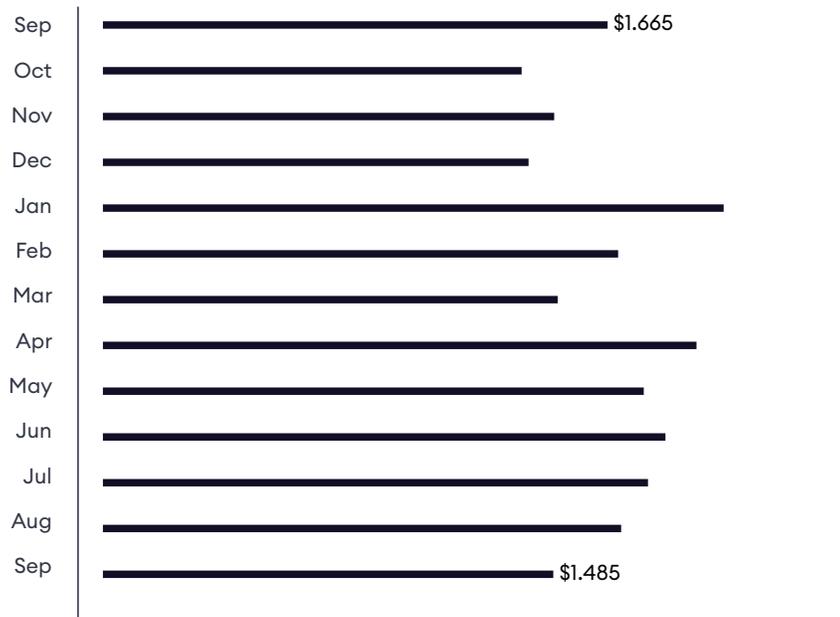
Median Sales Price -10.8% Δ YOY

\$705

Average \$/SF 10.5% Δ YOY

137

Properties For Sale -14.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,665,000	\$1,499,500	\$1,857,000	\$1,485,000	-10.8%
Average Price per Square Foot	\$638	\$661	\$647	\$705	10.5%
Properties Sold	23	14	15	21	-8.7%
Properties Pending Sale	26	22	12	17	-34.6%
Properties For Sale	160	146	153	137	-14.4%
Days on Market (Pending Sale)	37	24	44	39	5.3%
Percent Under Contract	16.2%	15.1%	7.8%	12.4%	-23.6%
Average Median Price for Last 12 Months	\$1,657,521	\$1,766,000	\$1,664,667	\$1,675,500	1.1%

*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, September 2025



Current Market Snapshot

\$1,977,500

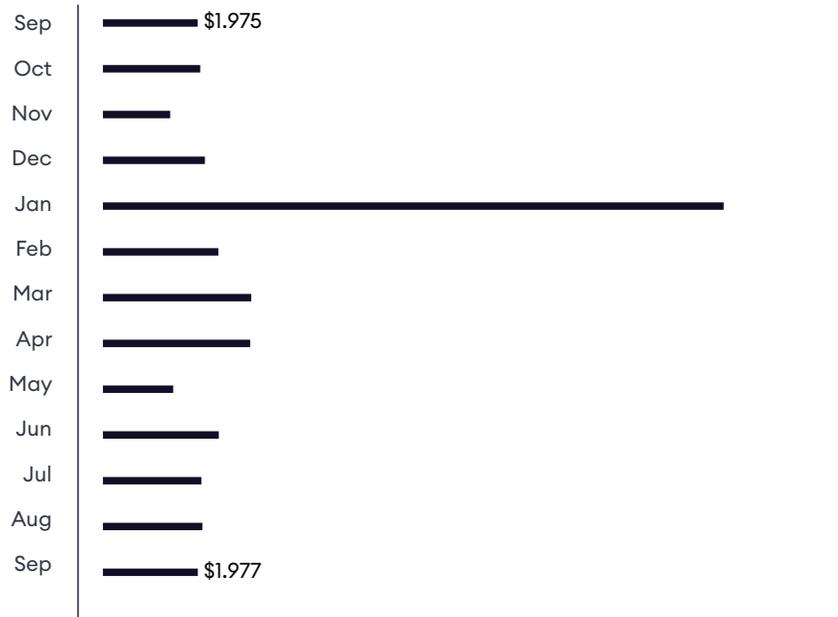
Median Sales Price 0.1% Δ YOY

\$1,017

Average \$/SF -8.0% Δ YOY

29

Properties For Sale -9.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,975,000	\$3,122,500	\$2,427,500	\$1,977,500	0.1%
Average Price per Square Foot	\$1,106	\$971	\$876	\$1,017	-8.0%
Properties Sold	1	2	2	10	900.0%
Properties Pending Sale	2	8	6	5	150.0%
Properties For Sale	32	25	30	29	-9.4%
Days on Market (Pending Sale)	95	48	31	21	-78.2%
Percent Under Contract	6.2%	32.0%	20.0%	17.2%	175.9%
Average Median Price for Last 12 Months	\$1,922,792	\$2,180,600	\$2,035,366	\$3,030,243	57.6%

*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, September 2025



Current Market Snapshot

\$1,220,945

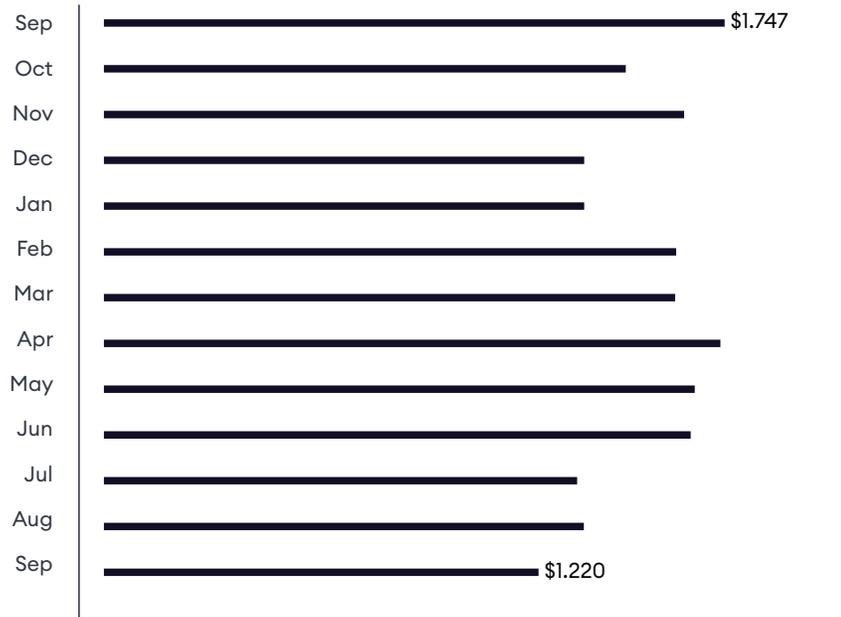
Median Sales Price **-30.1% Δ YOY**

\$776

Average \$/SF **-3.5% Δ YOY**

50

Properties For Sale **-23.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,747,000	\$1,607,000	\$1,651,000	\$1,220,945	-30.1%
Average Price per Square Foot	\$804	\$776	\$735	\$776	-3.5%
Properties Sold	13	9	17	8	-38.5%
Properties Pending Sale	8	15	8	9	12.5%
Properties For Sale	65	72	56	50	-23.1%
Days on Market (Pending Sale)	50	28	30	38	-25.3%
Percent Under Contract	12.3%	20.8%	14.3%	18.0%	46.2%
Average Median Price for Last 12 Months	\$1,590,688	\$1,491,408	\$1,299,982	\$1,516,342	-4.7%

*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, September 2025



Current Market Snapshot

\$1,875,445

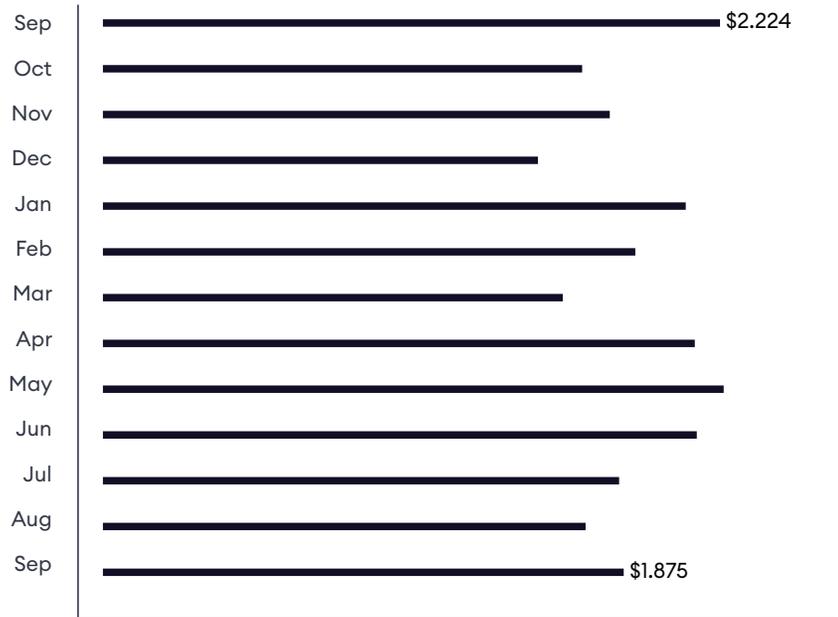
Median Sales Price -15.7% Δ YOY

\$799

Average \$/SF 7.4% Δ YOY

132

Properties For Sale -6.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,224,000	\$1,655,000	\$2,140,000	\$1,875,445	-15.7%
Average Price per Square Foot	\$744	\$797	\$746	\$799	7.4%
Properties Sold	28	14	33	16	-42.9%
Properties Pending Sale	23	19	18	21	-8.7%
Properties For Sale	141	146	169	132	-6.4%
Days on Market (Pending Sale)	57	39	39	78	36.4%
Percent Under Contract	16.3%	13.0%	10.7%	15.9%	-2.5%
Average Median Price for Last 12 Months	\$1,764,688	\$1,996,950	\$1,823,898	\$1,922,554	8.9%

*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, September 2025



Current Market Snapshot

\$1,412,500

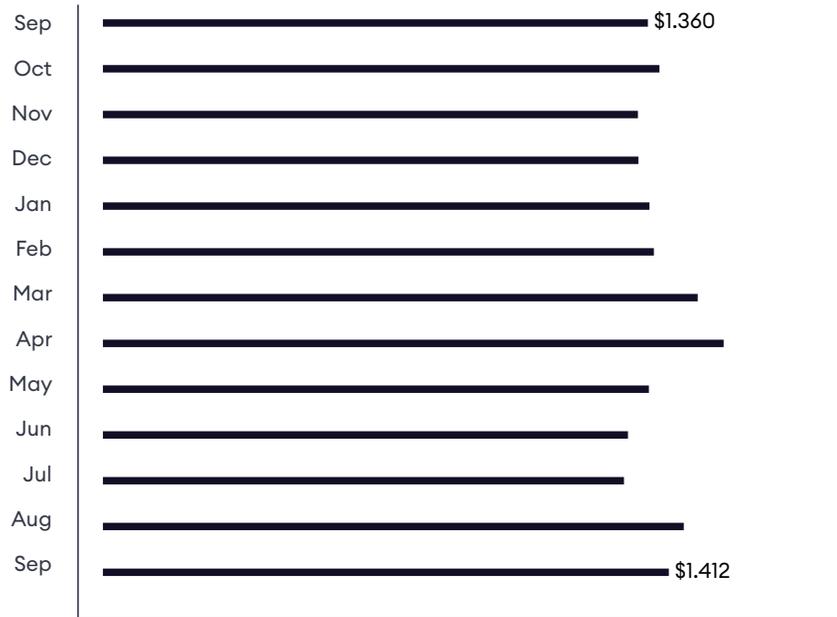
Median Sales Price 3.9% Δ YOY

\$644

Average \$/SF -7.3% Δ YOY

342

Properties For Sale 21.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,360,000	\$1,485,000	\$1,310,000	\$1,412,500	3.9%
Average Price per Square Foot	\$695	\$610	\$641	\$644	-7.3%
Properties Sold	34	37	55	68	100.0%
Properties Pending Sale	45	40	55	54	20.0%
Properties For Sale	282	290	371	342	21.3%
Days on Market (Pending Sale)	29	21	37	49	69.7%
Percent Under Contract	16.0%	13.8%	14.8%	15.8%	-1.1%
Average Median Price for Last 12 Months	\$1,353,420	\$1,397,500	\$1,387,500	\$1,386,865	2.5%

*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, September 2025



Current Market Snapshot

\$1,425,000

Median Sales Price -0.5% Δ YOY

\$833

Average \$/SF 1.5% Δ YOY

987

Properties For Sale 3.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,431,944	\$1,395,000	\$1,480,000	\$1,425,000	-0.5%
Average Price per Square Foot	\$821	\$840	\$883	\$833	1.5%
Properties Sold	164	155	205	193	17.7%
Properties Pending Sale	185	172	189	185	0.0%
Properties For Sale	953	923	1,098	987	3.6%
Days on Market (Pending Sale)	31	26	26	35	11.2%
Percent Under Contract	19.4%	18.6%	17.2%	18.7%	-3.4%
Average Median Price for Last 12 Months	\$1,401,573	\$1,450,333	\$1,445,000	\$1,415,534	1.0%

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

Alhambra

Single Family Residences, September 2025



Current Market Snapshot

\$1,142,500

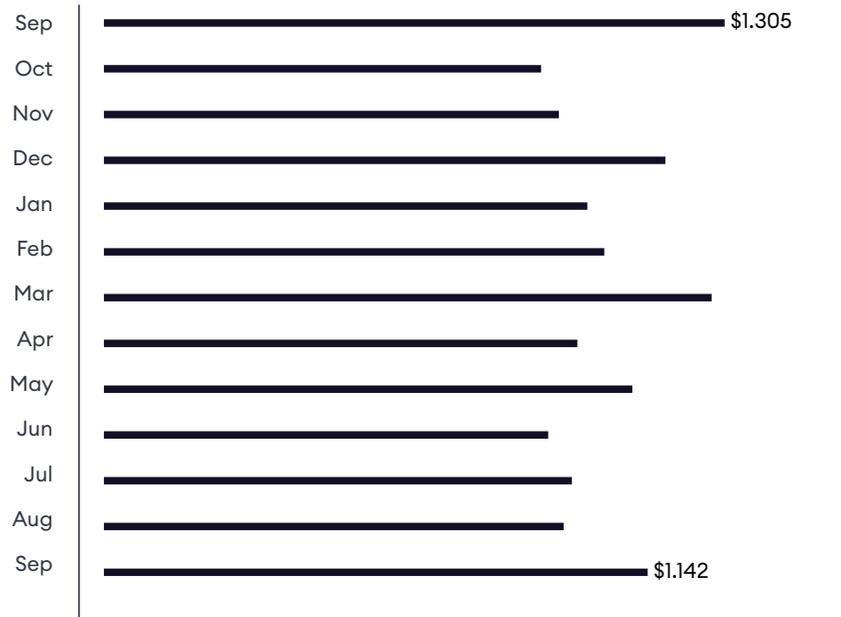
Median Sales Price -12.5% Δ YOY

\$735

Average \$/SF 8.4% Δ YOY

66

Properties For Sale -2.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,305,000	\$1,277,500	\$932,500	\$1,142,500	-12.5%
Average Price per Square Foot	\$678	\$630	\$752	\$735	8.4%
Properties Sold	9	12	10	18	100.0%
Properties Pending Sale	19	7	9	14	-26.3%
Properties For Sale	68	55	63	66	-2.9%
Days on Market (Pending Sale)	27	28	21	36	34.4%
Percent Under Contract	27.9%	12.7%	14.3%	21.2%	-24.1%
Average Median Price for Last 12 Months	\$1,048,120	\$1,021,083	\$1,030,000	\$1,063,638	1.5%

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



Current Market Snapshot

\$1,200,000

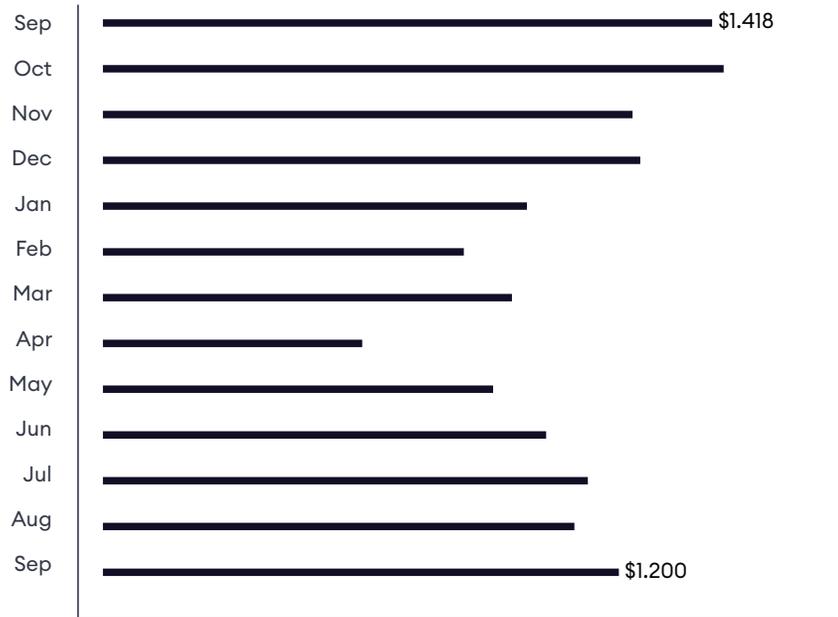
Median Sales Price **-15.4% Δ YOY**

\$741

Average \$/SF **-9.1% Δ YOY**

107

Properties For Sale **11.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,418,000	\$950,000	\$1,030,000	\$1,200,000	-15.4%
Average Price per Square Foot	\$815	\$823	\$661	\$741	-9.1%
Properties Sold	19	11	16	15	-21.1%
Properties Pending Sale	26	10	20	17	-34.6%
Properties For Sale	96	85	118	107	11.5%
Days on Market (Pending Sale)	22	14	25	41	87.4%
Percent Under Contract	27.1%	11.8%	16.9%	15.9%	-41.3%
Average Median Price for Last 12 Months	\$1,388,156	\$993,250	\$1,141,167	\$1,082,846	-22.0%

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



Current Market Snapshot

\$1,680,000

Median Sales Price 1.6% Δ YOY

\$665

Average \$/SF -4.6% Δ YOY

162

Properties For Sale 3.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,653,000	\$1,680,000	\$1,808,000	\$1,680,000	1.6%
Average Price per Square Foot	\$697	\$703	\$695	\$665	-4.6%
Properties Sold	29	26	30	25	-13.8%
Properties Pending Sale	29	26	28	25	-13.8%
Properties For Sale	157	153	193	162	3.2%
Days on Market (Pending Sale)	35	47	27	36	4.2%
Percent Under Contract	18.5%	17.0%	14.5%	15.4%	-16.5%
Average Median Price for Last 12 Months	\$1,682,147	\$1,841,298	\$1,784,633	\$1,771,407	5.3%

*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

\$885,000

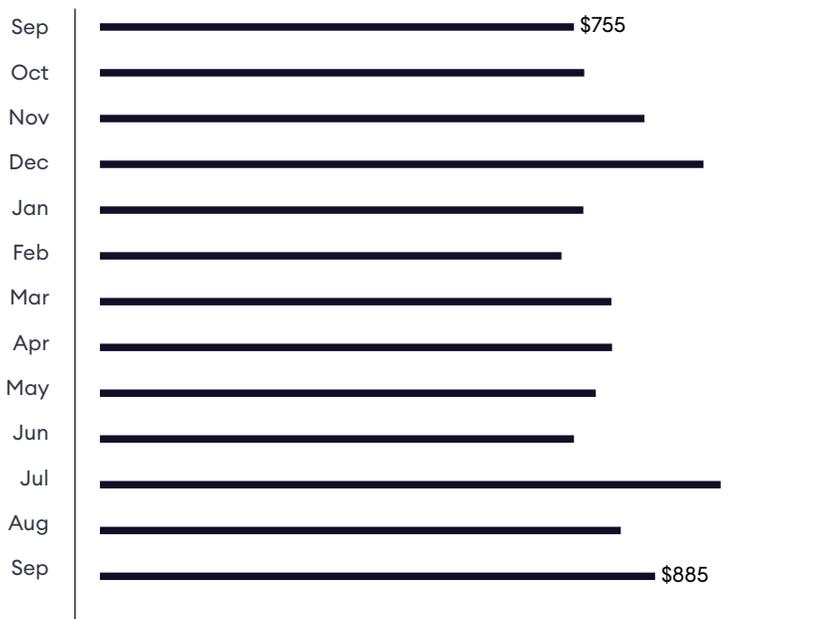
Median Sales Price 17.2% Δ YOY

\$582

Average \$/SF -3.3% Δ YOY

35

Properties For Sale -14.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$755,000	\$815,000	\$755,000	\$885,000	17.2%
Average Price per Square Foot	\$602	\$598	\$604	\$582	-3.3%
Properties Sold	10	7	13	8	-20.0%
Properties Pending Sale	4	11	12	8	100.0%
Properties For Sale	41	40	40	35	-14.6%
Days on Market (Pending Sale)	35	25	31	31	-9.1%
Percent Under Contract	9.8%	27.5%	30.0%	22.9%	134.3%
Average Median Price for Last 12 Months	\$826,516	\$844,333	\$901,667	\$826,385	-0.0%

*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.

Eagle Rock

Single Family Residences, September 2025



Current Market Snapshot

\$1,300,000

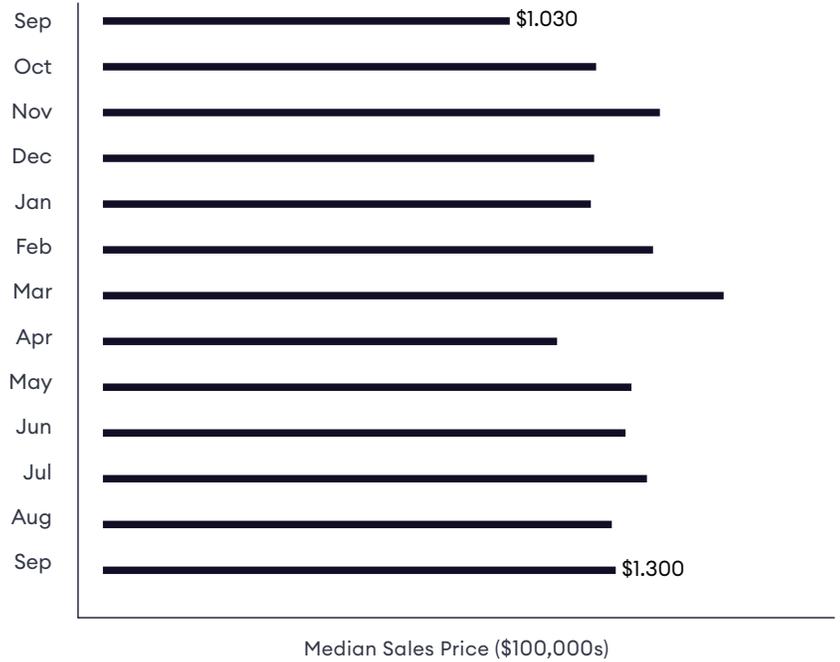
Median Sales Price 26.2% Δ YOY

\$804

Average \$/SF 5.7% Δ YOY

54

Properties For Sale 12.5% Δ YOY



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,030,000	\$1,575,000	\$1,325,000	\$1,300,000	26.2%
Average Price per Square Foot	\$761	\$887	\$825	\$804	5.7%
Properties Sold	9	16	11	13	44.4%
Properties Pending Sale	18	14	16	7	-61.1%
Properties For Sale	48	47	58	54	12.5%
Days on Market (Pending Sale)	31	29	23	34	10.4%
Percent Under Contract	37.5%	29.8%	27.6%	13.0%	-65.4%
Average Median Price for Last 12 Months	\$1,368,997	\$1,297,500	\$1,323,167	\$1,302,241	-4.9%

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

La Canada Flintridge

Single Family Residences, September 2025



Current Market Snapshot

\$2,257,000

Median Sales Price **5.7% Δ YOY**

\$930

Average \$/SF **-6.8% Δ YOY**

104

Properties For Sale **3.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,135,000	\$2,591,500	\$2,438,000	\$2,257,000	5.7%
Average Price per Square Foot	\$998	\$1,003	\$1,072	\$930	-6.8%
Properties Sold	11	16	18	14	27.3%
Properties Pending Sale	16	17	18	23	43.8%
Properties For Sale	101	113	121	104	3.0%
Days on Market (Pending Sale)	18	29	27	29	63.5%
Percent Under Contract	15.8%	15.0%	14.9%	22.1%	39.6%
Average Median Price for Last 12 Months	\$2,596,313	\$2,428,333	\$2,352,333	\$2,469,192	-4.9%

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

Monrovia

Single Family Residences, September 2025



Current Market Snapshot

\$955,500

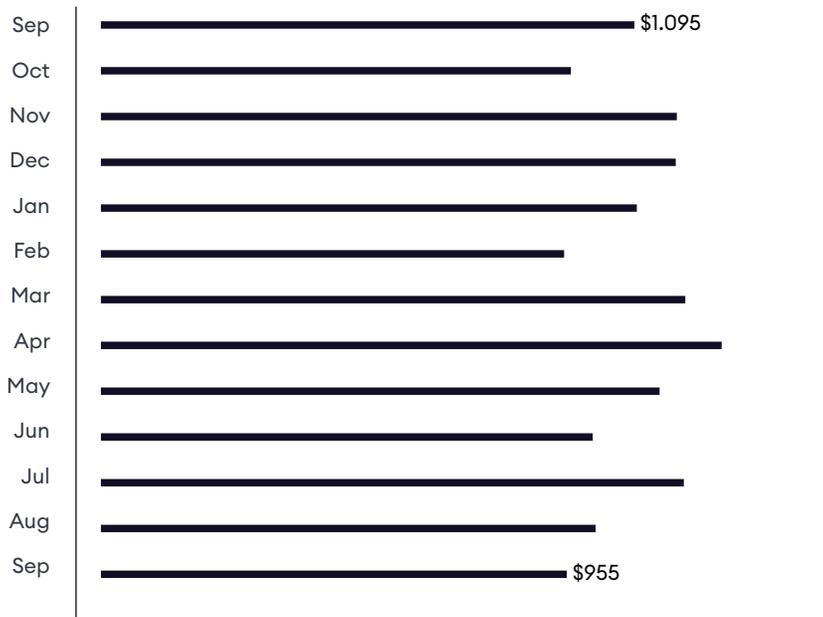
Median Sales Price -12.7% Δ YOY

\$674

Average \$/SF -2.6% Δ YOY

58

Properties For Sale -24.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,095,000	\$1,200,000	\$1,009,000	\$955,500	-12.7%
Average Price per Square Foot	\$692	\$749	\$720	\$674	-2.6%
Properties Sold	14	13	15	12	-14.3%
Properties Pending Sale	17	13	14	14	-17.6%
Properties For Sale	77	60	73	58	-24.7%
Days on Market (Pending Sale)	26	31	19	41	54.2%
Percent Under Contract	22.1%	21.7%	19.2%	24.1%	9.3%
Average Median Price for Last 12 Months	\$1,045,313	\$1,099,750	\$1,055,833	\$1,097,712	5.0%

*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, September 2025



Current Market Snapshot

\$1,607,500

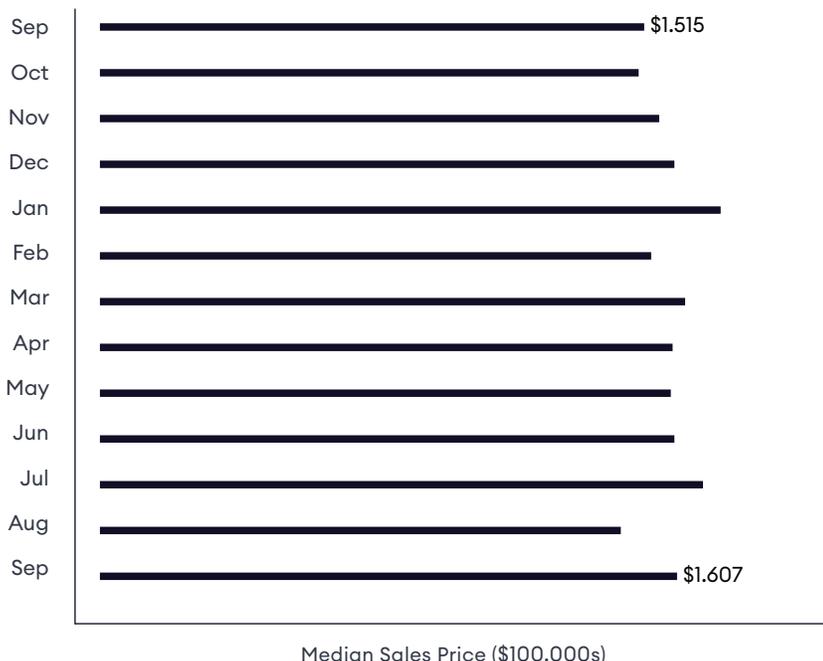
Median Sales Price **6.1% Δ YOY**

\$933

Average \$/SF **-5.9% Δ YOY**

328

Properties For Sale **16.3% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,515,500	\$1,630,115	\$1,600,000	\$1,607,500	6.1%
Average Price per Square Foot	\$991	\$969	\$1,082	\$933	-5.9%
Properties Sold	44	52	73	62	40.9%
Properties Pending Sale	51	70	57	65	27.5%
Properties For Sale	282	313	342	328	16.3%
Days on Market (Pending Sale)	35	20	27	27	-23.5%
Percent Under Contract	18.1%	22.4%	16.7%	19.8%	9.6%
Average Median Price for Last 12 Months	\$1,495,869	\$1,587,083	\$1,579,167	\$1,583,855	5.9%

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

San Gabriel

Single Family Residences, September 2025



Current Market Snapshot

\$1,122,000

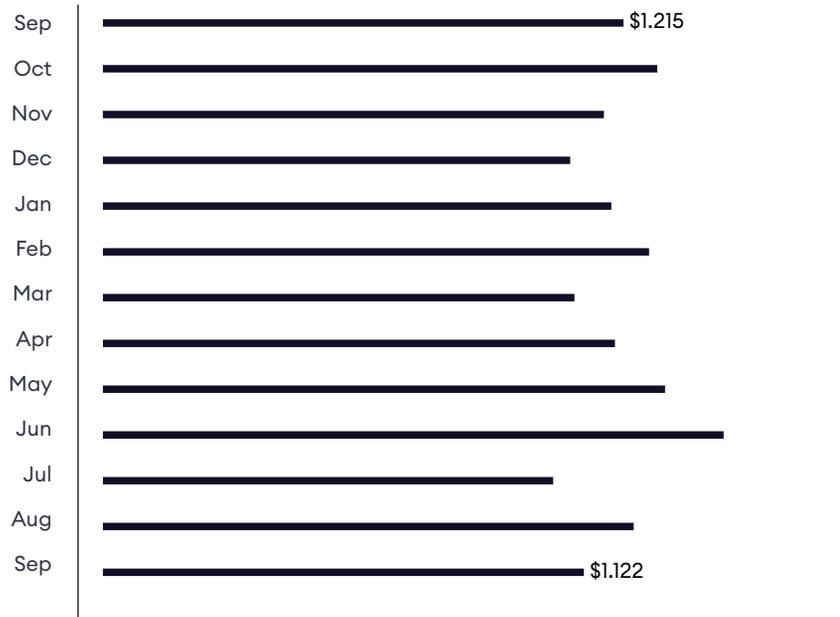
Median Sales Price -7.7% Δ YOY

\$734

Average \$/SF 5.6% Δ YOY

64

Properties For Sale 12.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,215,000	\$1,100,000	\$1,450,000	\$1,122,000	-7.7%
Average Price per Square Foot	\$695	\$760	\$745	\$734	5.6%
Properties Sold	15	13	15	15	0.0%
Properties Pending Sale	15	15	12	18	20.0%
Properties For Sale	57	57	65	64	12.3%
Days on Market (Pending Sale)	32	23	15	45	40.7%
Percent Under Contract	26.3%	26.3%	18.5%	28.1%	6.9%
Average Median Price for Last 12 Months	\$1,214,825	\$1,228,083	\$1,137,000	\$1,207,552	-0.6%

*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, September 2025



Current Market Snapshot

\$3,110,000

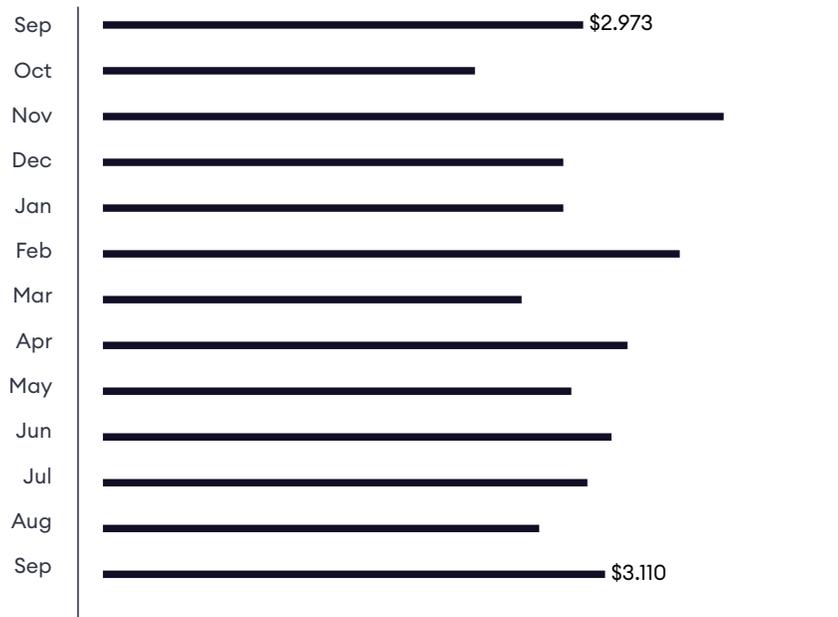
Median Sales Price 4.6% Δ YOY

\$1,092

Average \$/SF 4.7% Δ YOY

57

Properties For Sale -3.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,973,750	\$2,590,500	\$3,150,000	\$3,110,000	4.6%
Average Price per Square Foot	\$1,043	\$1,139	\$1,087	\$1,092	4.7%
Properties Sold	8	4	13	15	87.5%
Properties Pending Sale	9	7	9	9	0.0%
Properties For Sale	59	53	74	57	-3.4%
Days on Market (Pending Sale)	24	26	31	25	2.3%
Percent Under Contract	15.3%	13.2%	12.2%	15.8%	3.5%
Average Median Price for Last 12 Months	\$2,962,813	\$3,018,333	\$2,936,667	\$3,007,519	1.5%

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

Sierra Madre

Single Family Residences, September 2025



Current Market Snapshot

\$1,797,500

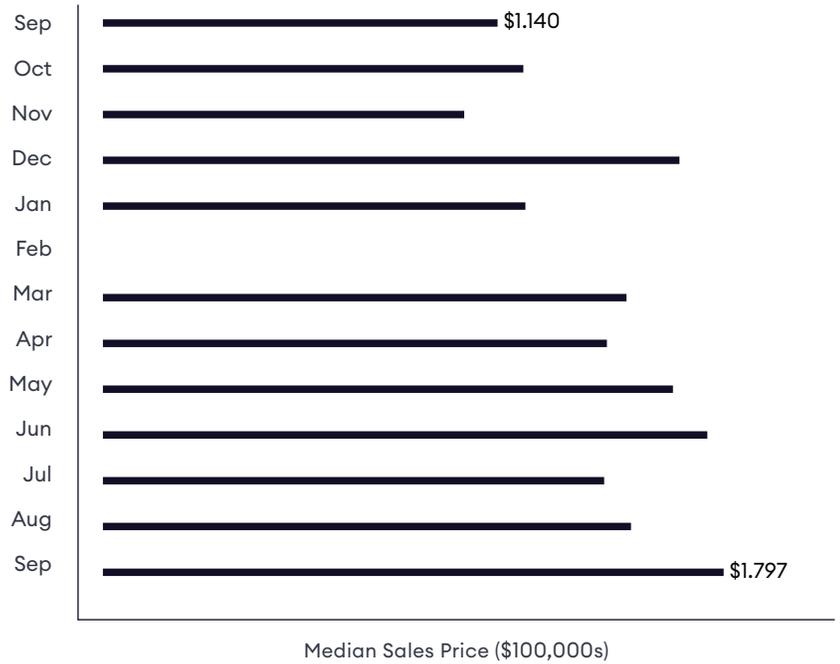
Median Sales Price **57.7% Δ YOY**

\$809

Average \$/SF **0.5% Δ YOY**

51

Properties For Sale **15.9% Δ YOY**



Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$1,140,000	\$1,515,000	\$1,750,000	\$1,797,500	57.7%
Average Price per Square Foot	\$805	\$743	\$789	\$809	0.5%
Properties Sold	7	6	7	4	-42.9%
Properties Pending Sale	7	4	15	5	-28.6%
Properties For Sale	44	44	57	51	15.9%
Days on Market (Pending Sale)	51	27	32	52	0.9%
Percent Under Contract	15.9%	9.1%	26.3%	9.8%	-38.4%
Average Median Price for Last 12 Months	\$1,446,441	\$1,605,583	\$1,591,833	\$1,341,269	-7.3%

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

South Pasadena

Single Family Residences, September 2025



Current Market Snapshot

\$1,954,470

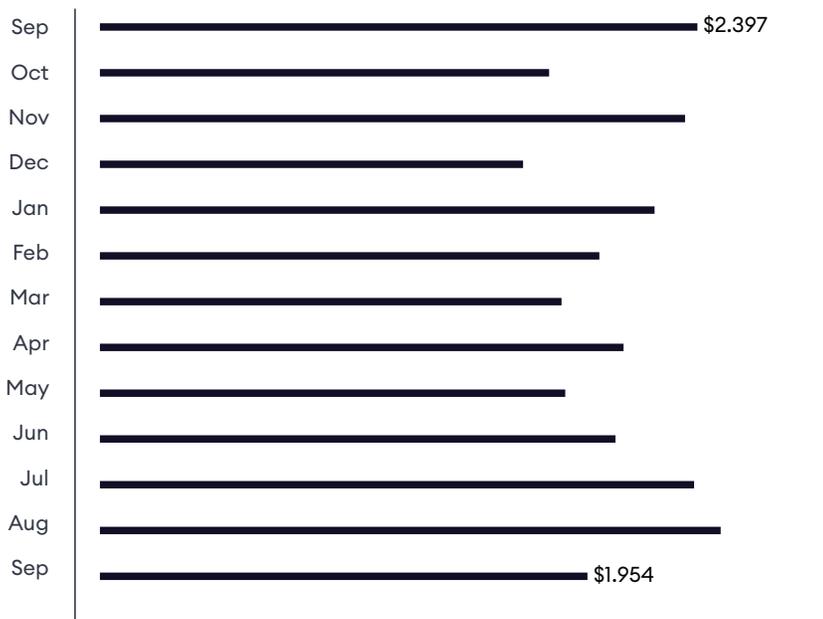
Median Sales Price **-18.5% Δ YOY**

\$940

Average \$/SF **-0.7% Δ YOY**

47

Properties For Sale **-24.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Sep 2024	6 Month	3 Month	Sep 2025	% Change
Median Price	\$2,397,750	\$1,850,000	\$2,067,500	\$1,954,470	-18.5%
Average Price per Square Foot	\$947	\$1,084	\$950	\$940	-0.7%
Properties Sold	8	8	12	19	137.5%
Properties Pending Sale	6	8	11	9	50.0%
Properties For Sale	62	52	62	47	-24.2%
Days on Market (Pending Sale)	23	16	21	41	82.8%
Percent Under Contract	9.7%	15.4%	17.7%	19.1%	97.9%
Average Median Price for Last 12 Months	\$1,992,846	\$2,143,818	\$2,276,803	\$2,090,858	4.9%

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



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