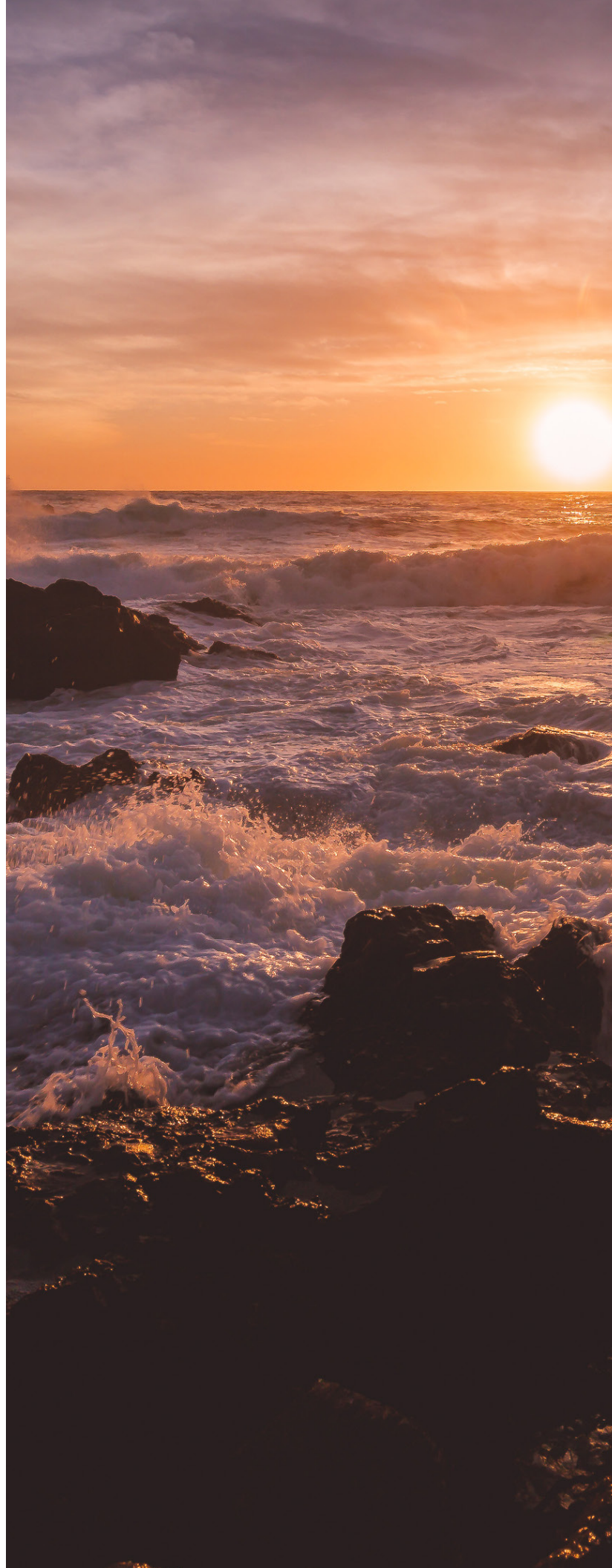




Market Report

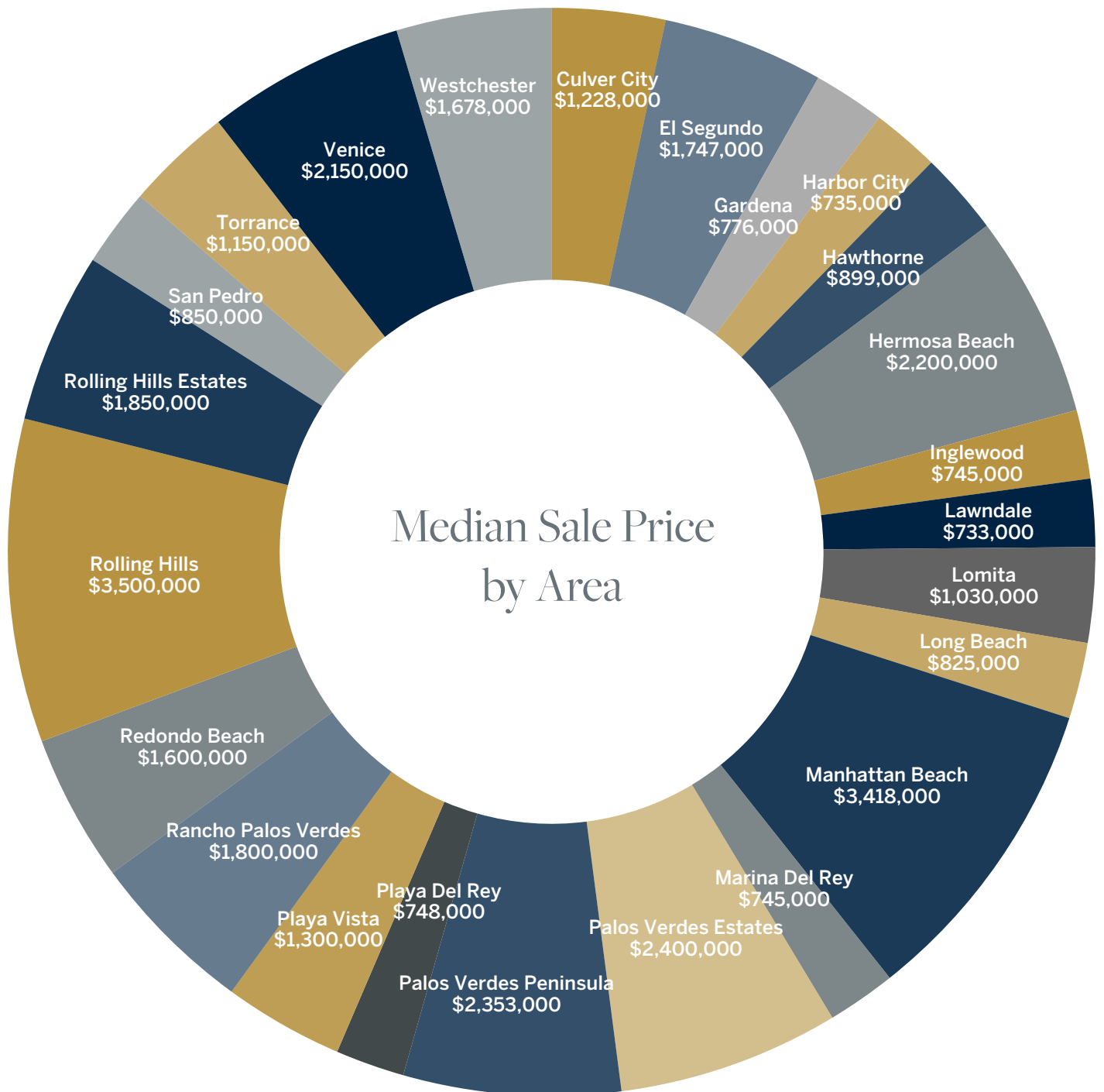
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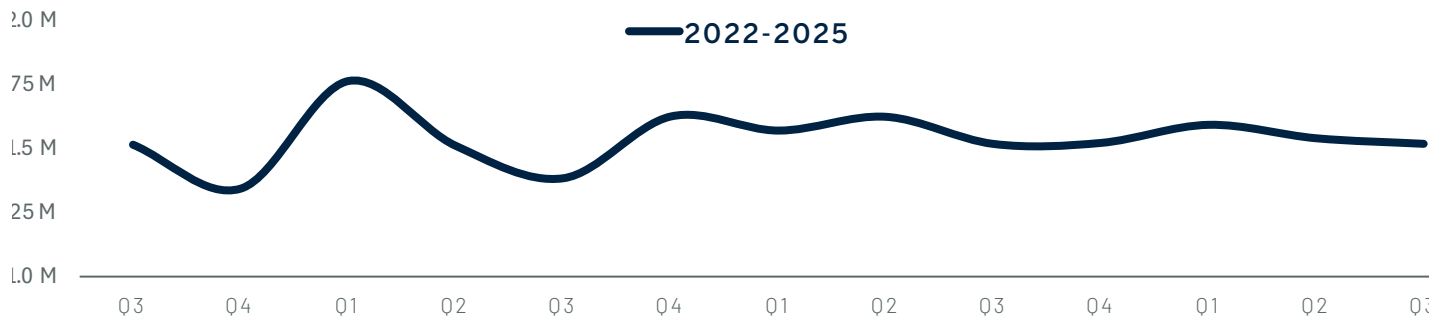


Overview

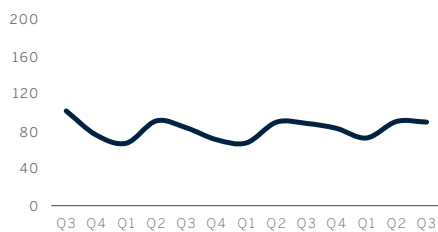


Average of all areas

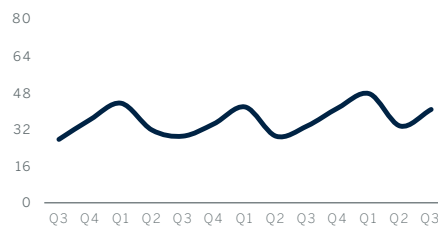
Average Sale Price of All Areas for the Past 3 Years



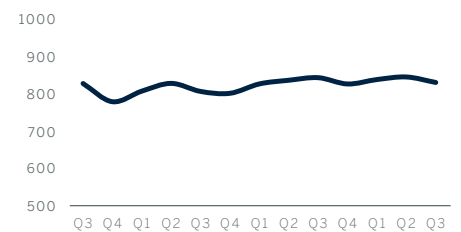
Average Units Sold



Average Days on Market



Average Price per Sq.Ft.





Culver City



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+4.1%
VS LAST YEAR

Q3

At A Glance

\$1,228,000

MEDIAN SALES PRICE

94

TOTAL UNITS SOLD

40

AVERAGE DAYS ON MARKET

\$884

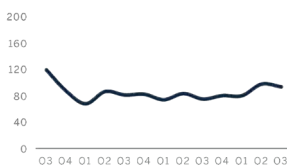
AVERAGE PRICE PER SQ. FT.

76

UNITS
SOLD

94

+23.7%

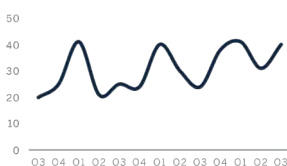


24

AVERAGE DAYS
ON MARKET

40

+66.7%

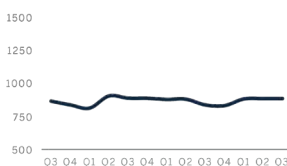


\$837

AVERAGE PRICE
PER SQ. FT.

\$884

+5.6%



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,747,000

MEDIAN SALES PRICE

21

TOTAL UNITS SOLD

61

AVERAGE DAYS ON MARKET

\$918

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

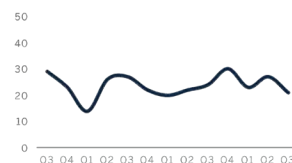


24

UNITS
SOLD

21

-12.5%

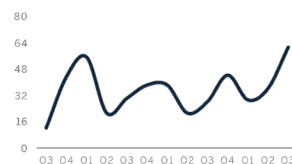


28

AVERAGE DAYS
ON MARKET

61

+117.9%

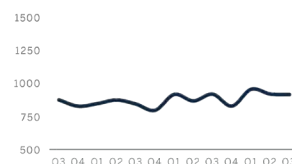


\$921

AVERAGE PRICE
PER SQ. FT.

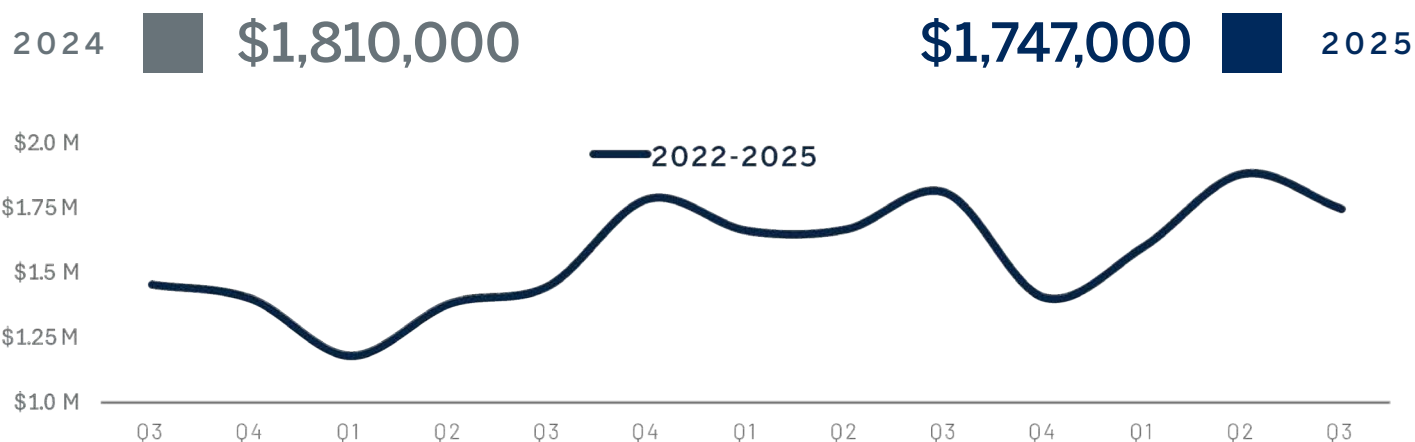
\$918

-0.3%





El Segundo



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-3.5%
VS LAST YEAR



Gardena

2024  \$804,000

\$776,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-3.5%
VS LAST YEAR

Q3

At A Glance

\$776,000

MEDIAN SALES PRICE

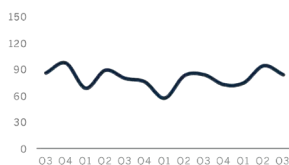
84

TOTAL UNITS SOLD

84

UNITS
SOLD

84

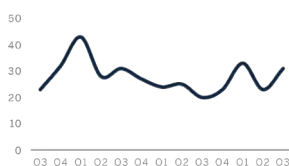
No
Change

20

AVERAGE DAYS
ON MARKET

31

+55.0%

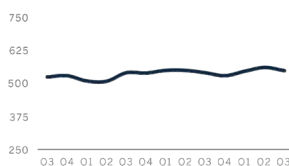


\$539

AVERAGE PRICE
PER SQ. FT.

\$547

+1.5%



31

AVERAGE DAYS ON MARKET

\$547

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$735,000

MEDIAN SALES PRICE

36

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$498

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

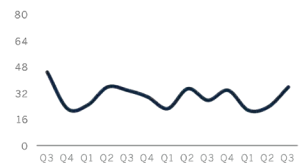


28

UNITS
SOLD

36

+28.6%

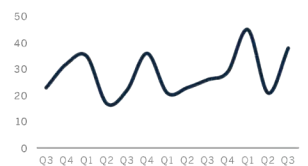


26

AVERAGE DAYS
ON MARKET

38

+46.2%

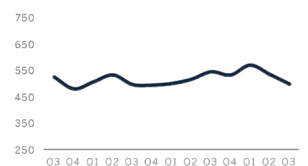


\$544

AVERAGE PRICE
PER SQ. FT.

\$498

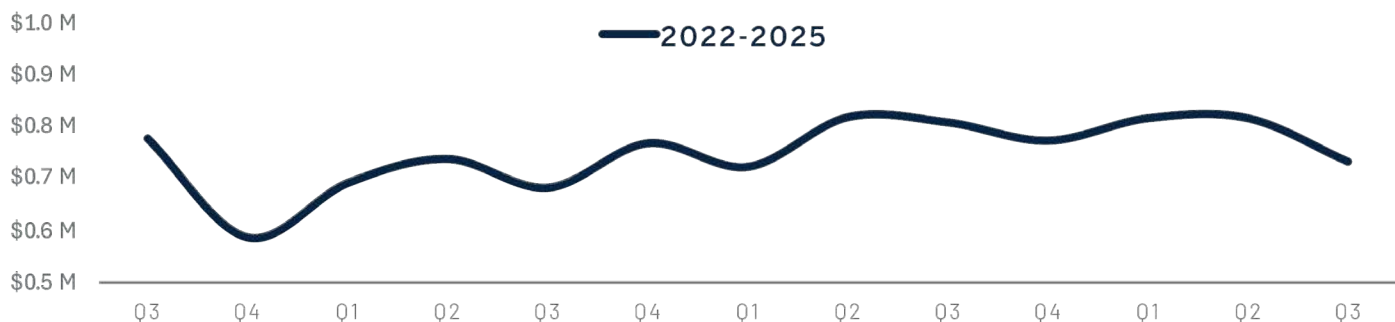
-8.5%





Harbor City

2024  \$810,000 \$735,000  2025



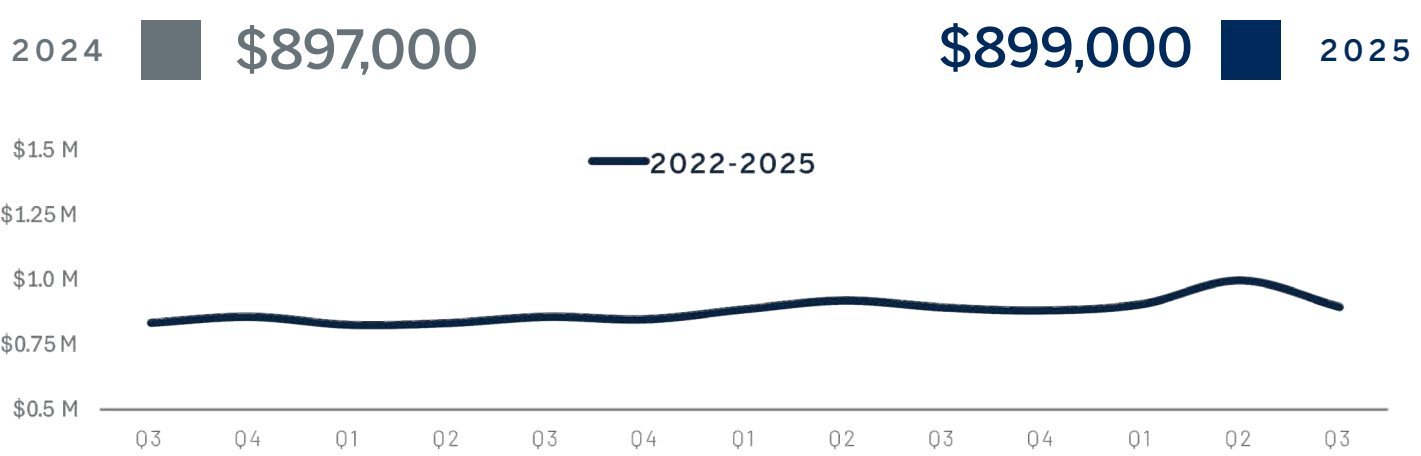
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-9.3%

VS LAST YEAR



Hawthorne



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

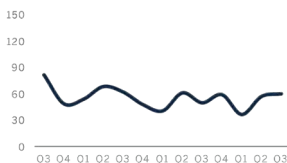
+0.2%
VS LAST YEAR

At A Glance

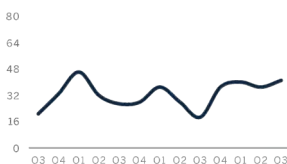
MEDIAN SALES PRICE

TOTAL UNITS SOLD

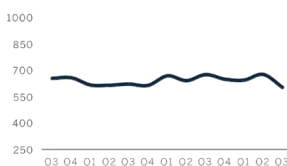
+20.0%



+115.8%



-10.6%



AVERAGE DAYS ON MARKET

AVERAGE PRICE PER SQ. FT.

Q3

At A Glance

\$2,200,000

MEDIAN SALES PRICE

45

TOTAL UNITS SOLD

47

AVERAGE DAYS ON MARKET

\$1,587

AVERAGE PRICE PER SQ. FT.



Vista

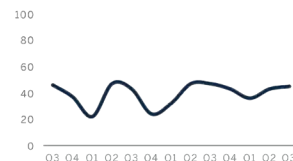
Sotheby's
INTERNATIONAL REALTY

47

UNITS
SOLD

45

-4.3%

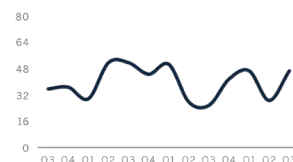


26

AVERAGE DAYS
ON MARKET

47

+80.8%

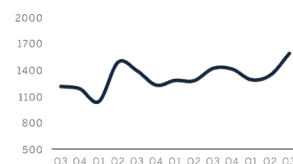


\$1,417

\$1,587

AVERAGE PRICE
PER SQ. FT.

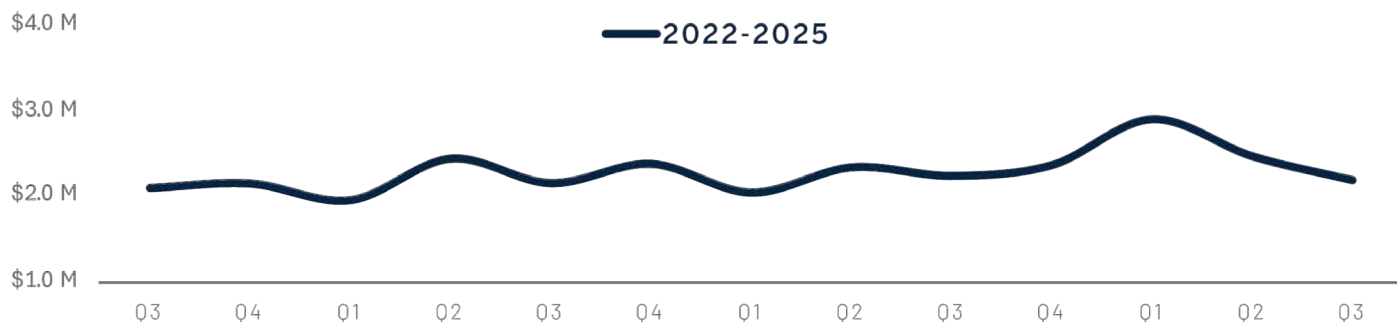
+12.0%





Hermosa Beach

2024  \$2,250,000  2025 \$2,200,000

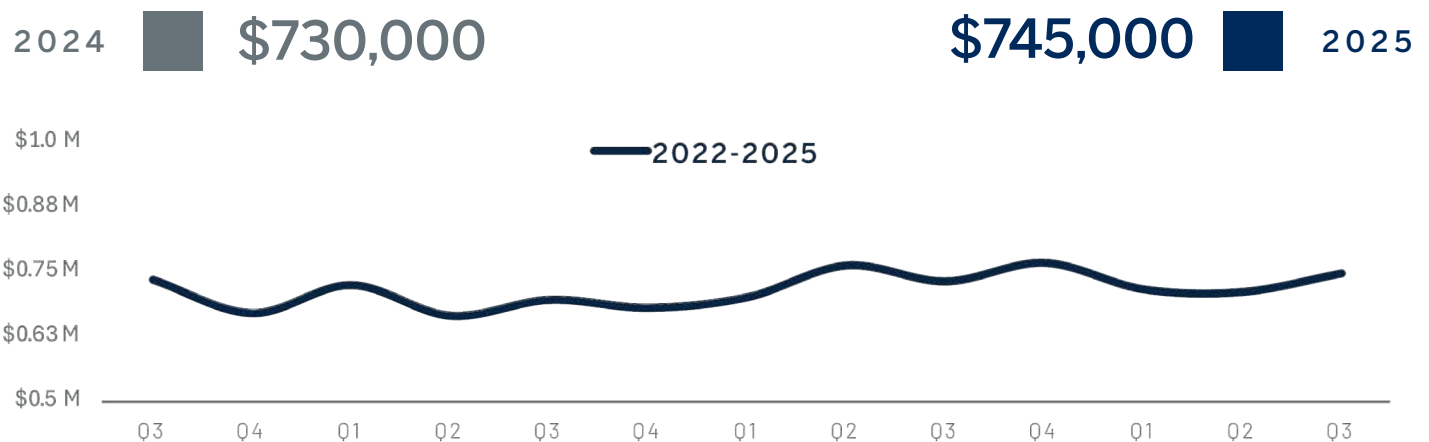


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.2%
VS LAST YEAR



Inglewood



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+2.1%
VS LAST YEAR



Q3

At A Glance

\$745,000

MEDIAN SALES PRICE

61

TOTAL UNITS SOLD

42

AVERAGE DAYS ON MARKET

\$524

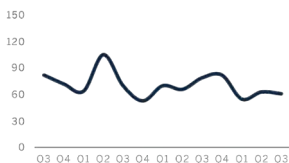
AVERAGE PRICE PER SQ. FT.

79

UNITS
SOLD

61

-22.8%

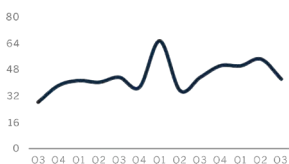


43

AVERAGE DAYS
ON MARKET

42

-2.3%

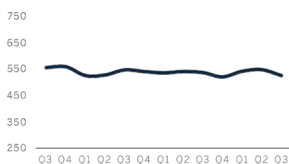


\$535

AVERAGE PRICE
PER SQ. FT.

\$524

-2.1%

Vista | Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$733,000

MEDIAN SALES PRICE

28

TOTAL UNITS SOLD

54

AVERAGE DAYS ON MARKET

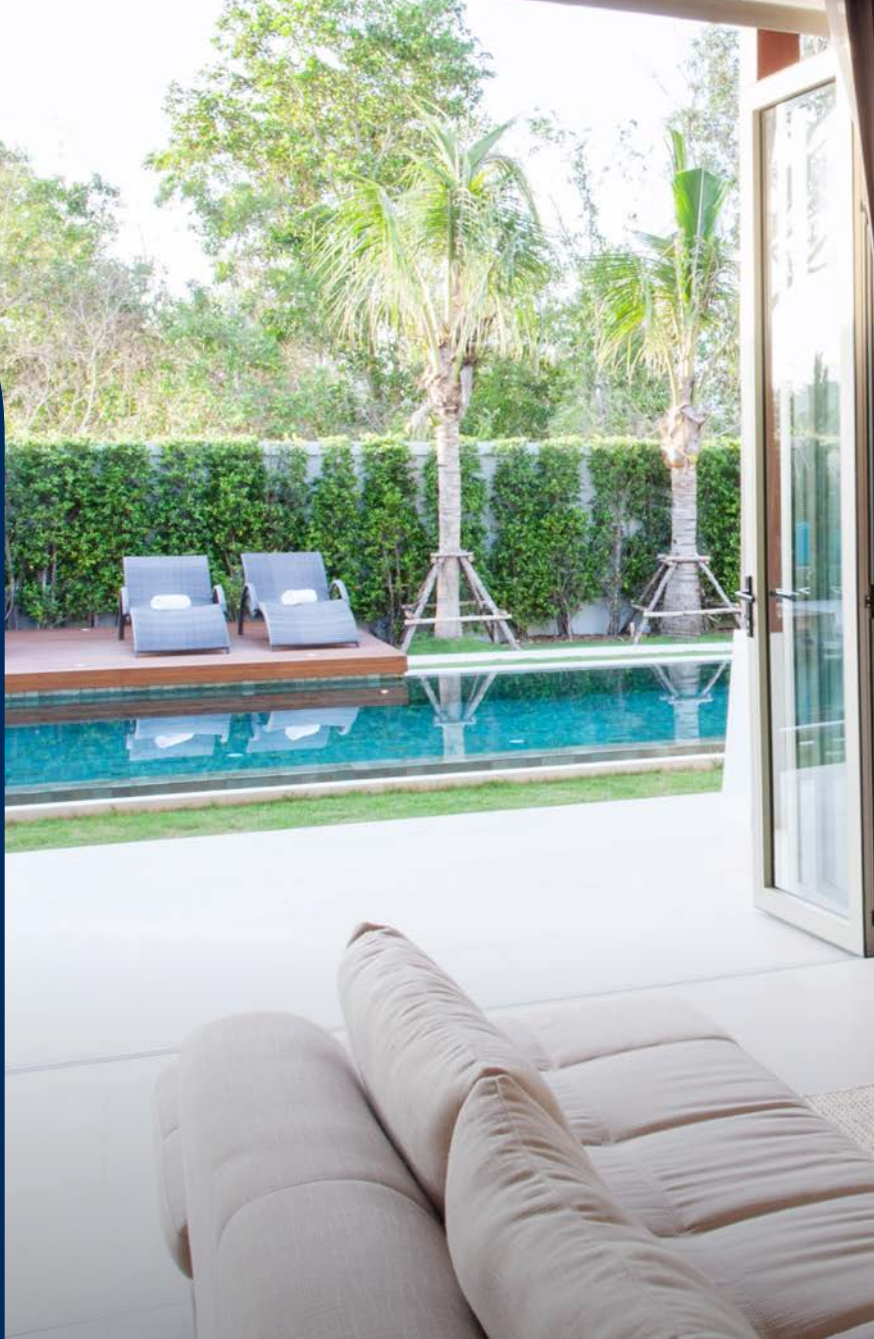
\$558

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

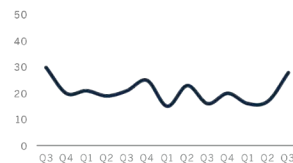


16

UNITS
SOLD

28

+75.0%

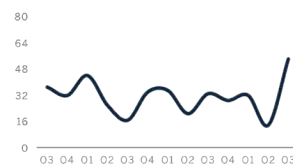


33

AVERAGE DAYS
ON MARKET

54

+63.6%

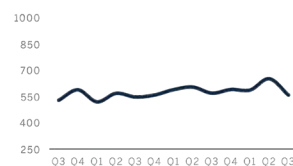


\$569

AVERAGE PRICE
PER SQ. FT.

\$558

-1.9%

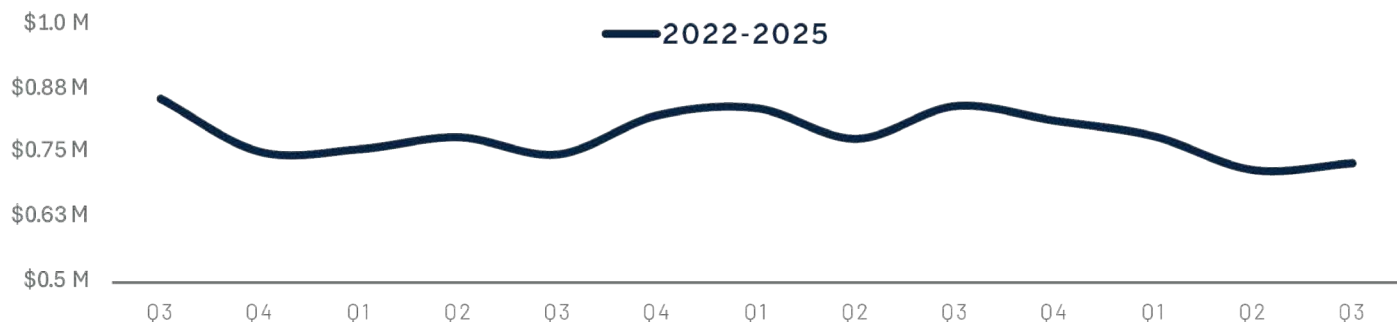




Lawndale

2024  \$843,000

\$733,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-13.0%
VS LAST YEAR



Lomita



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+18.4%
VS LAST YEAR



Q3

Q3

At A Glance

\$1,030,000

MEDIAN SALES PRICE

17

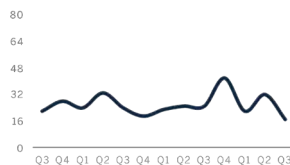
TOTAL UNITS SOLD

25

UNITS
SOLD

17

-32.0%

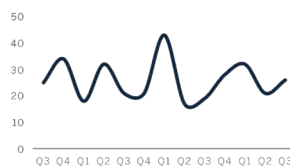


19

AVERAGE DAYS
ON MARKET

26

+36.8%

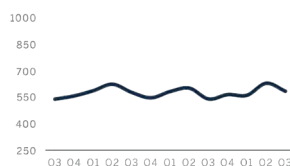


\$539

AVERAGE PRICE
PER SQ. FT.

\$585

+8.5%



26

AVERAGE DAYS ON MARKET

\$585

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

23

Q3

At A Glance

\$825,000

MEDIAN SALES PRICE

617

TOTAL UNITS SOLD

37

AVERAGE DAYS ON MARKET

\$670

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

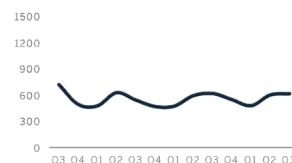


620

UNITS
SOLD

617

-0.5%

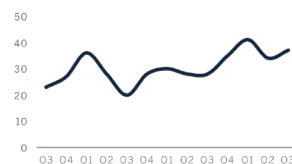


28

AVERAGE DAYS
ON MARKET

37

+32.1%

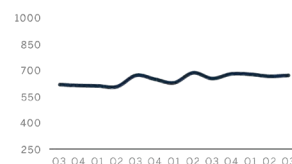


\$653

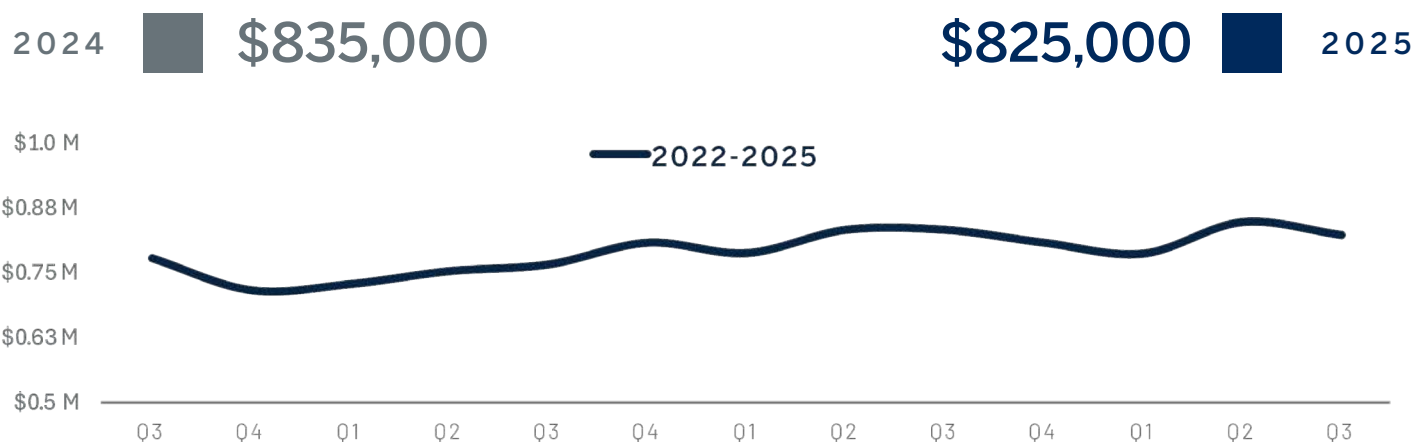
AVERAGE PRICE
PER SQ. FT.

\$670

+2.6%



Long Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-1.2%
VS LAST YEAR



Manhattan Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+26.6%
VS LAST YEAR



Q3

At A Glance

\$3,418,000

MEDIAN SALES PRICE

80

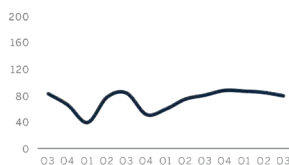
TOTAL UNITS SOLD

81

UNITS
SOLD

80

-1.2%

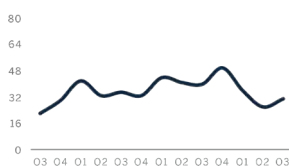


40

AVERAGE DAYS
ON MARKET

31

-22.5%

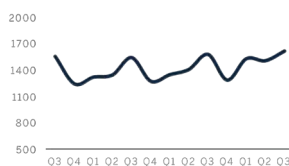


\$1,576

\$1,614

AVERAGE PRICE
PER SQ. FT.

+2.4%



31

AVERAGE DAYS ON MARKET

\$1,614

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,250,000

MEDIAN SALES PRICE

58

TOTAL UNITS SOLD

44

AVERAGE DAYS ON MARKET

\$876

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

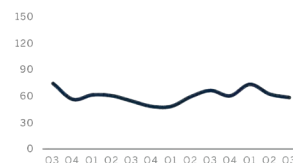


66

UNITS
SOLD

58

-12.1%

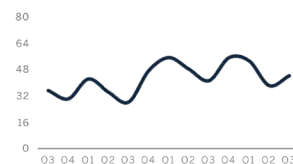


41

AVERAGE DAYS
ON MARKET

44

+7.3%

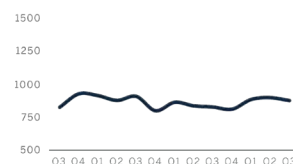


\$826

AVERAGE PRICE
PER SQ. FT.

\$876

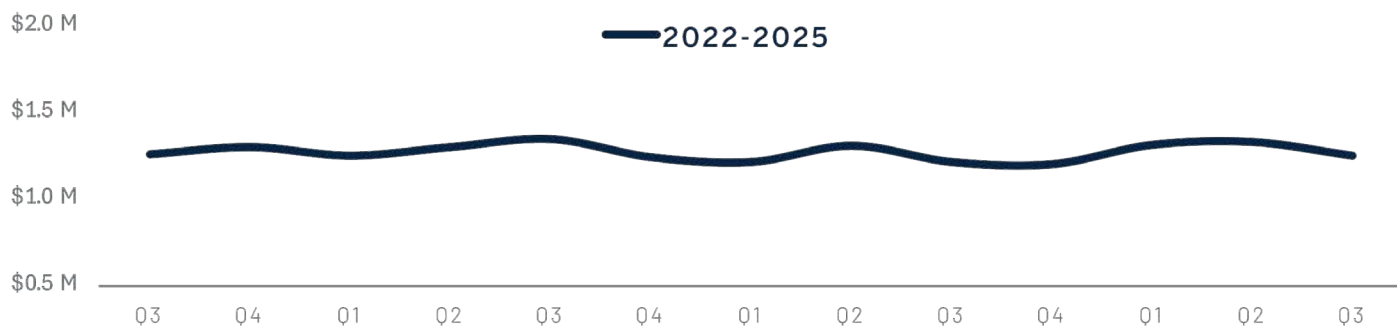
+6.1%





Marina Del Rey

2024 ■ \$1,213,000 \$1,250,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.1%
VS LAST YEAR



Palos Verdes Estates



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-12.7%
VS LAST YEAR

Q3

At A Glance

\$2,400,000

MEDIAN SALES PRICE

57

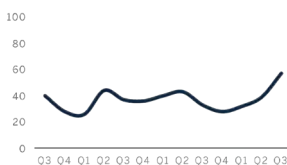
TOTAL UNITS SOLD

33

UNITS
SOLD

57

+72.7%

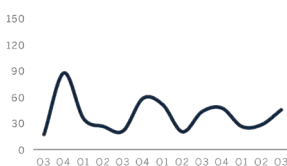


44

AVERAGE DAYS
ON MARKET

46

+4.5%

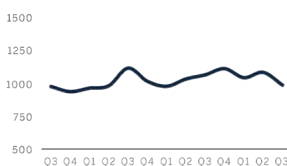


\$1,070

AVERAGE PRICE
PER SQ. FT.

\$989

-7.6%



46

AVERAGE DAYS ON MARKET

\$989

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$2,353,000

MEDIAN SALES PRICE

2

TOTAL UNITS SOLD

46

AVERAGE DAYS ON MARKET

\$749

AVERAGE PRICE PER SQ. FT.



Vista

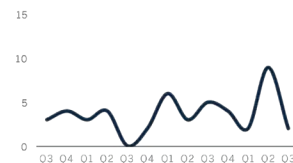
Sotheby's
INTERNATIONAL REALTY

5

UNITS
SOLD

2

-60.0%

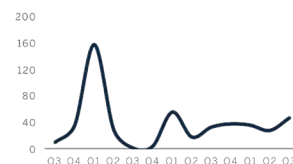


32

AVERAGE DAYS
ON MARKET

46

+43.8%

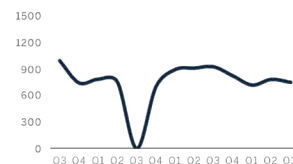


\$924

AVERAGE PRICE
PER SQ. FT.

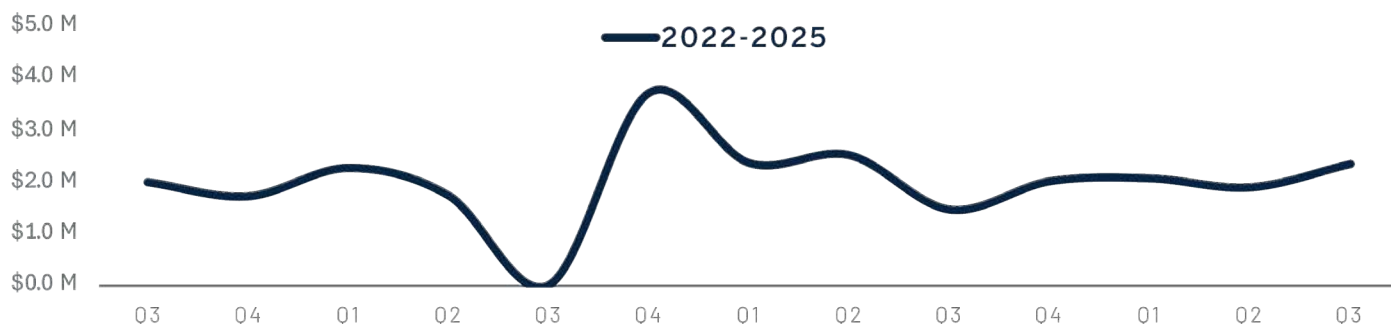
\$749

-18.9%



Palos Verdes Peninsula

2024  \$1,468,000 \$2,353,000  2025

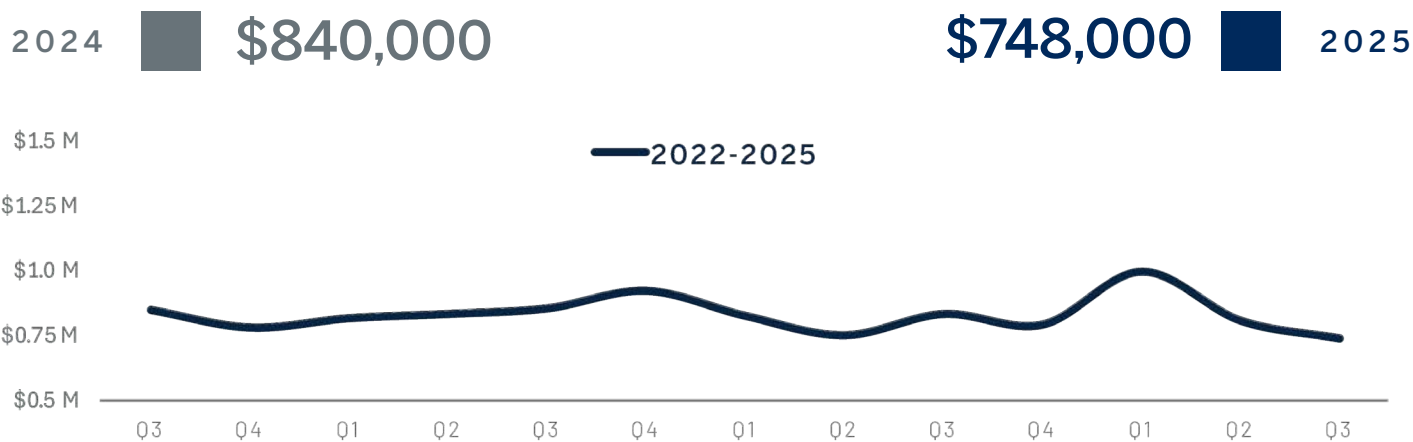


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+60.3%
VS LAST YEAR



Playa Del Rey



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-11.0%
VS LAST YEAR

Q3

At A Glance

\$748,000

MEDIAN SALES PRICE

38

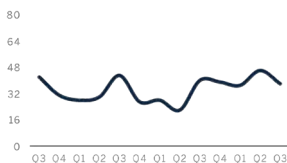
TOTAL UNITS SOLD

40

UNITS
SOLD

38

-5.0%

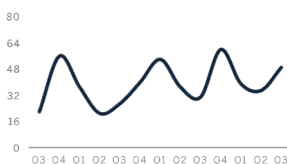


31

AVERAGE DAYS
ON MARKET

49

+58.1%

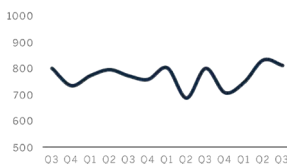


\$799

AVERAGE PRICE
PER SQ. FT.

\$810

+1.4%



49

AVERAGE DAYS ON MARKET

\$810

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,300,000

MEDIAN SALES PRICE

26

TOTAL UNITS SOLD

32

AVERAGE DAYS ON MARKET

\$903

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

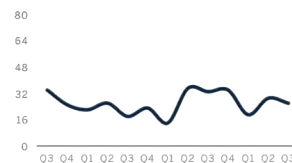


33

UNITS
SOLD

26

-21.2%

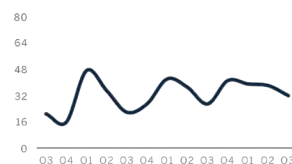


27

AVERAGE DAYS
ON MARKET

32

+18.5%

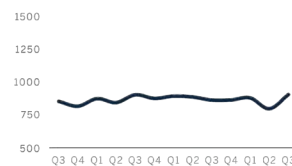


\$860

AVERAGE PRICE
PER SQ. FT.

\$903

+5.0%



Playa Vista



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

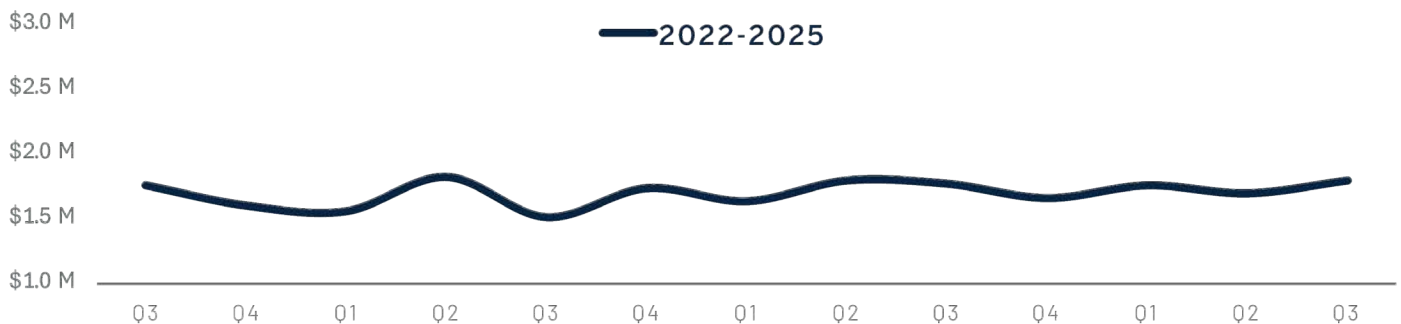
-1.5%
VS LAST YEAR



Rancho Palos Verdes

2024 ■ \$1,775,000

\$1,800,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+1.4%
VS LAST YEAR

Q3

At A Glance

\$1,800,000

MEDIAN SALES PRICE

116

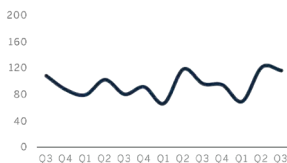
TOTAL UNITS SOLD

96

UNITS
SOLD

116

+20.8%

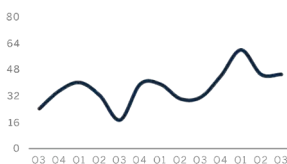


31

AVERAGE DAYS
ON MARKET

45

+45.2%

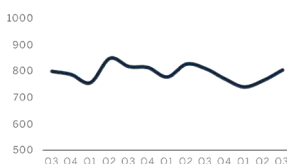


\$807

AVERAGE PRICE
PER SQ. FT.

\$802

-0.6%



45

AVERAGE DAYS ON MARKET

\$802

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,600,000

MEDIAN SALES PRICE

165

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$889

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

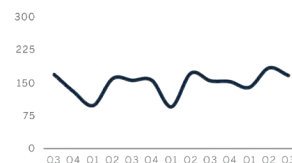


153

UNITS
SOLD

165

+7.8%

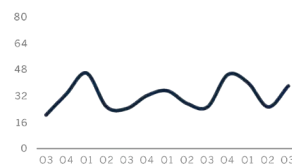


25

AVERAGE DAYS
ON MARKET

38

+52.0%

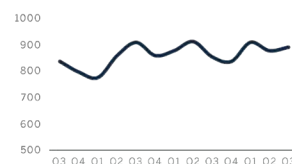


\$853

AVERAGE PRICE
PER SQ. FT.

\$889

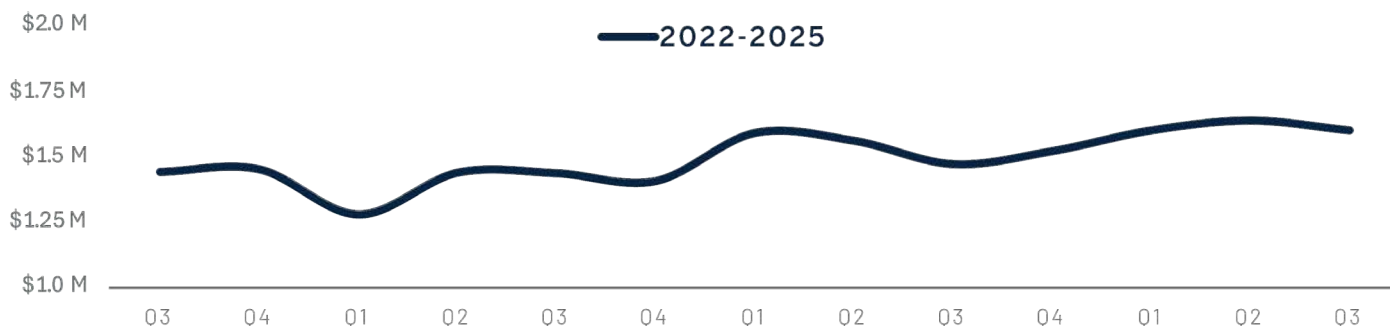
+4.2%





Redondo Beach

2024  \$1,470,000 \$1,600,000  2025



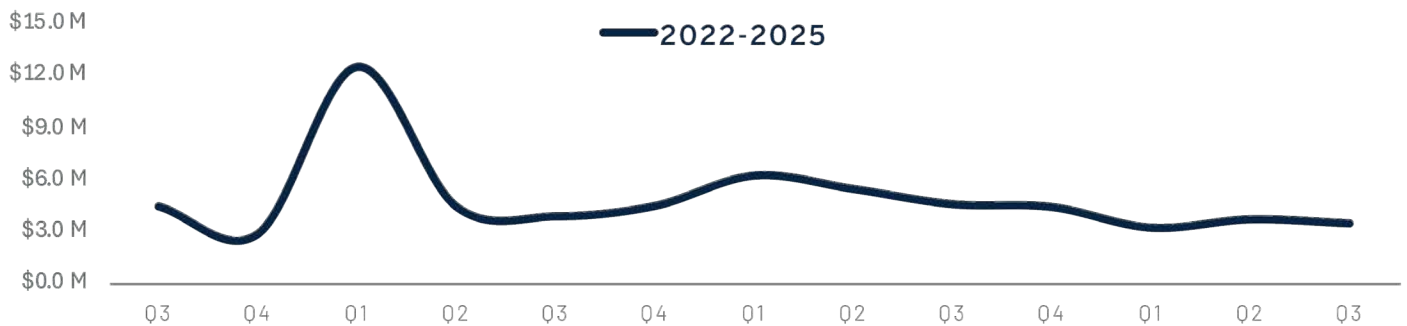
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+8.8%
VS LAST YEAR



Rolling Hills

2024 ■ \$4,600,000 \$3,500,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-23.9%
VS LAST YEAR

Q3

At A Glance

\$3,500,000

MEDIAN SALES PRICE

11

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$1,024

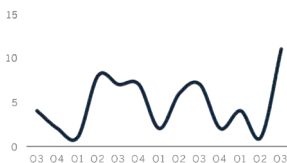
AVERAGE PRICE PER SQ. FT.

7

UNITS
SOLD

11

+57.1%

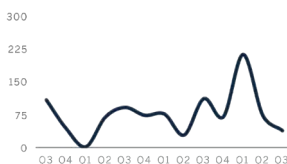


111

AVERAGE DAYS
ON MARKET

38

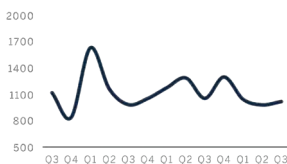
-65.8%



\$1,061 \$1,024

AVERAGE PRICE
PER SQ. FT.

-3.5%



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,850,000

MEDIAN SALES PRICE

20

TOTAL UNITS SOLD

36

AVERAGE DAYS ON MARKET

\$845

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

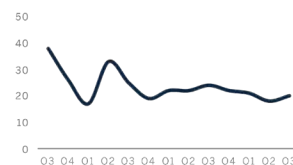


24

UNITS
SOLD

20

-16.7%

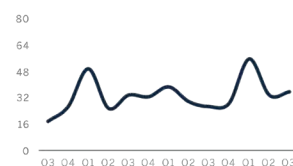


27

AVERAGE DAYS
ON MARKET

36

+33.3%

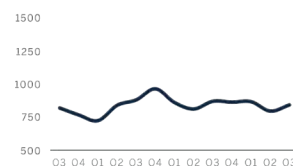


\$872

AVERAGE PRICE
PER SQ. FT.

\$845

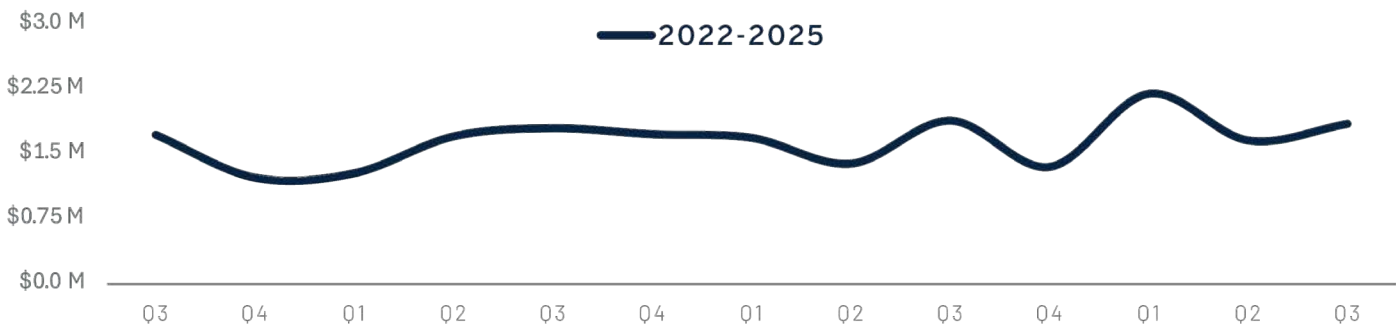
-3.1%





Rolling Hills Estates

2024  \$1,888,000 \$1,850,000  2025

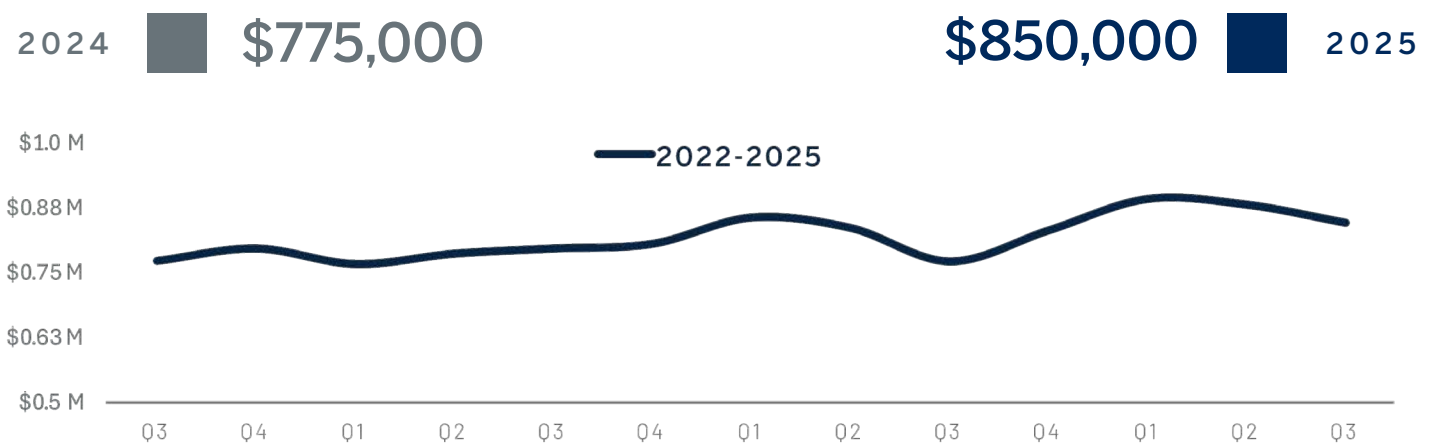


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.0%
VS LAST YEAR



San Pedro



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+9.7%
VS LAST YEAR

Q3

At A Glance

\$850,000

MEDIAN SALES PRICE

109

TOTAL UNITS SOLD

32

AVERAGE DAYS ON MARKET

\$586

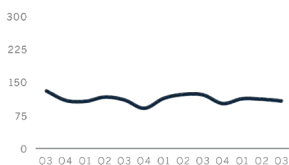
AVERAGE PRICE PER SQ. FT.

123

UNITS
SOLD

109

-11.4%

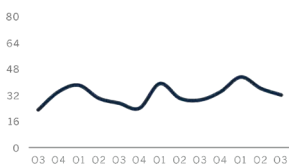


29

AVERAGE DAYS
ON MARKET

32

+10.3%

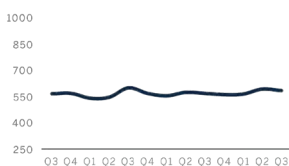


\$570

AVERAGE PRICE
PER SQ. FT.

\$586

+2.8%



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,150,000

MEDIAN SALES PRICE

269

TOTAL UNITS SOLD

29

AVERAGE DAYS ON MARKET

\$726

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

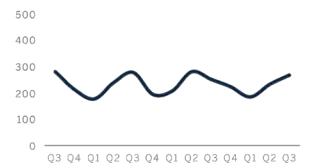


252

UNITS
SOLD

269

+6.7%

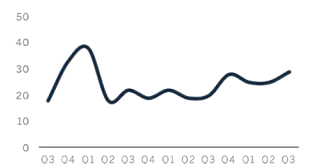


20

AVERAGE DAYS
ON MARKET

29

+45.0%

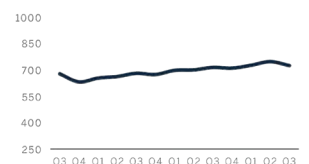


\$715

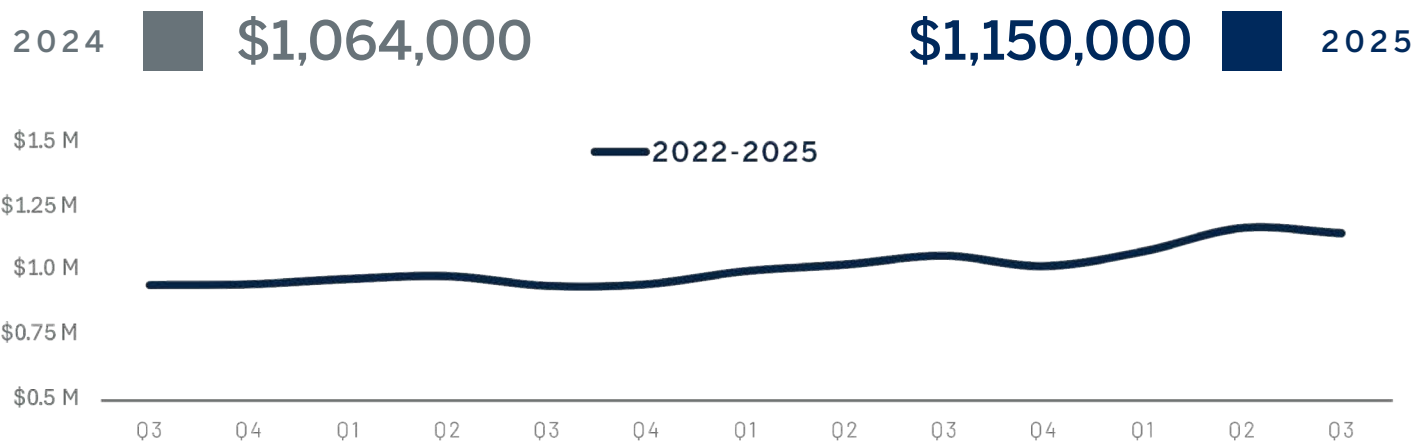
AVERAGE PRICE
PER SQ. FT.

\$726

+1.5%



Torrance



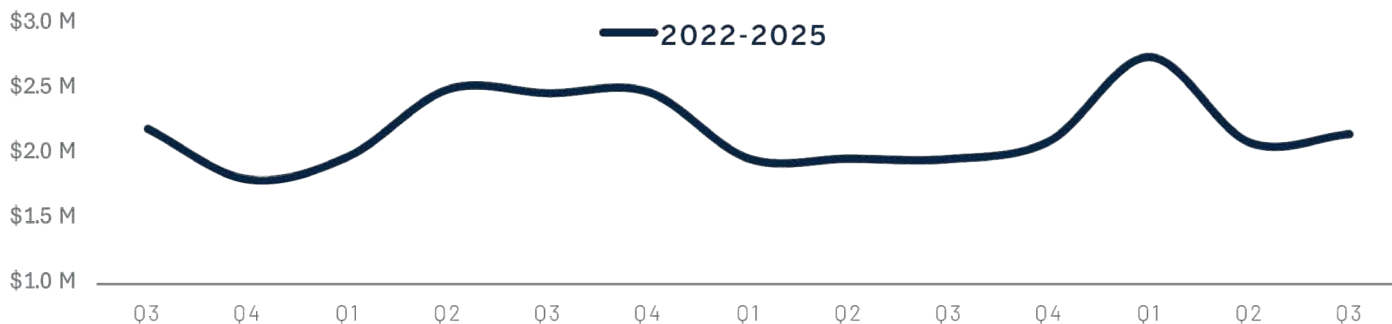
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+8.1%
VS LAST YEAR



Venice

2024  \$1,959,000 \$2,150,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+9.7%
VS LAST YEAR



Q3

At A Glance

\$2,150,000

MEDIAN SALES PRICE

59

TOTAL UNITS SOLD

55

AVERAGE DAYS ON MARKET

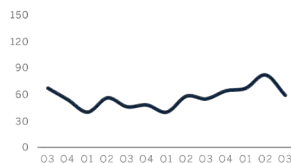
\$1,155

AVERAGE PRICE PER SQ. FT.

55
UNITS
SOLD

59

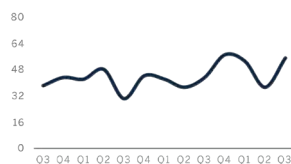
+7.3%



43
AVERAGE DAYS
ON MARKET

55

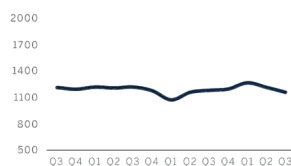
+27.9%



\$1,176
AVERAGE PRICE
PER SQ. FT.

\$1,155

-1.8%



Vista

Sotheby's
INTERNATIONAL REALTY

Q3

At A Glance

\$1,678,000

MEDIAN SALES PRICE

64

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$907

AVERAGE PRICE PER SQ. FT.



Vista

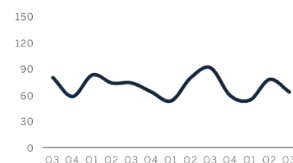
Sotheby's
INTERNATIONAL REALTY

91

UNITS
SOLD

64

-29.7%

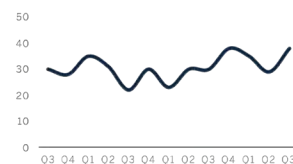


30

AVERAGE DAYS
ON MARKET

38

+26.7%

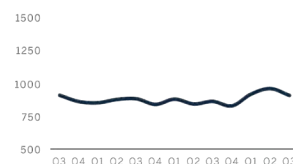


\$862

AVERAGE PRICE
PER SQ. FT.

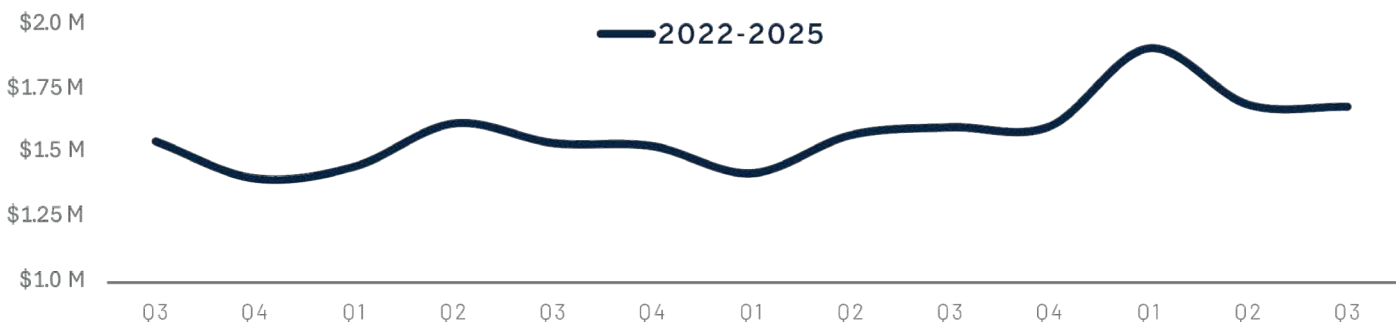
\$907

+5.2%





2024  \$1,600,000 \$1,678,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+4.9%
VS LAST YEAR

Offices



**1144 HIGHLAND AVE
MANHATTAN BEACH**

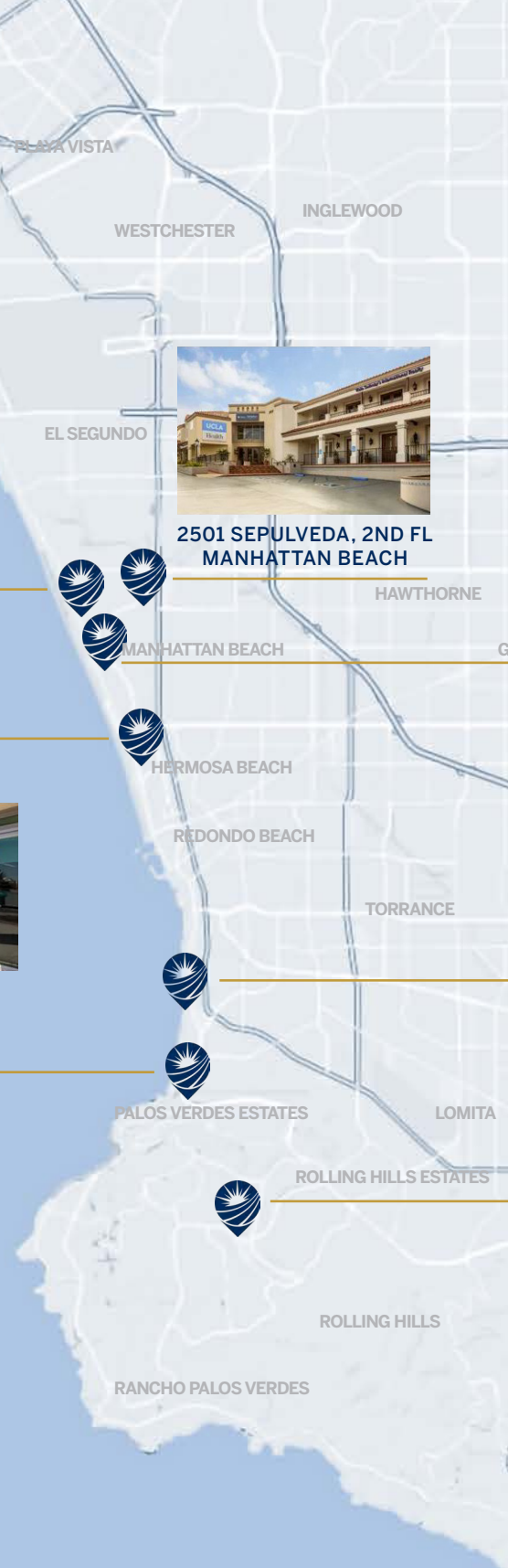


**2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH**

**200 PIER AVE
HERMOSA BEACH**



**16 MALAGA COVE PLAZA
PALOS VERDES ESTATES**





4357 TOWN CENTER BLVD, ST 220
EL DORADO HILLS

CA Foothills



1004 WHITE ROCK RD #400
EL DORADO HILLS

CA Foothills



54 MAIN STREET
SUTTER CREEK

CA Foothills



916 MANHATTAN AVE
MANHATTAN BEACH



516 MAIN STREET
PLACERVILLE

CA Foothills



6780 MAGNOLIA AVE
RIVERSIDE

Inland Empire



1801 S CATALINA AVE
REDONDO BEACH

CARSON

HARBOR CITY

35 PENINSULA CENTER
ROLLING HILLS ESTATES



LONG BEACH



5536 E. 2ND ST
LONG BEACH

SAN PEDRO



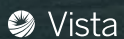
16

OFFICES:

VISTASIR.COM | 310.546.7611



MANHATTAN BEACH | HERMOSA BEACH | REDONDO BEACH | PALOS VERDES PENINSULA | LONG BEACH | RIVERSIDE
BLUE JAY | CLAREMONT | BIG BEAR | EL DORADO HILLS | SUTTER CREEK | PLACERVILLE



Sotheby's
INTERNATIONAL REALTY

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