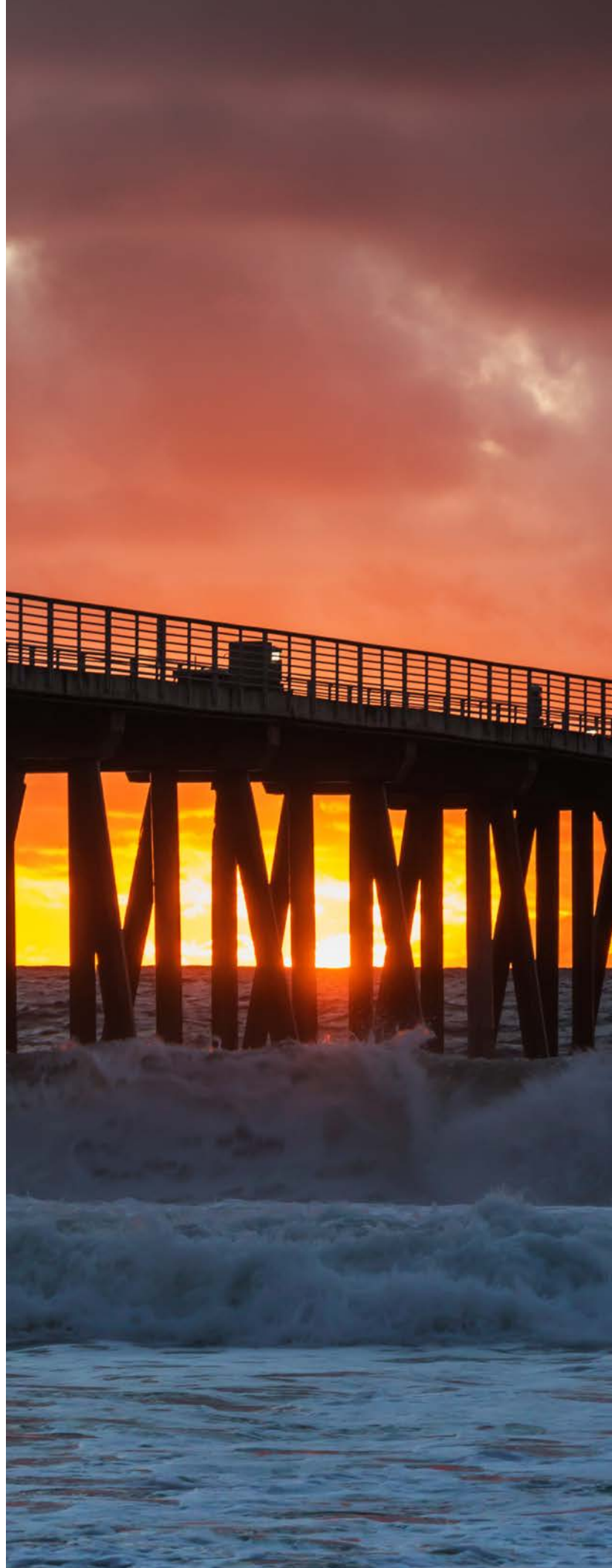




Market Report

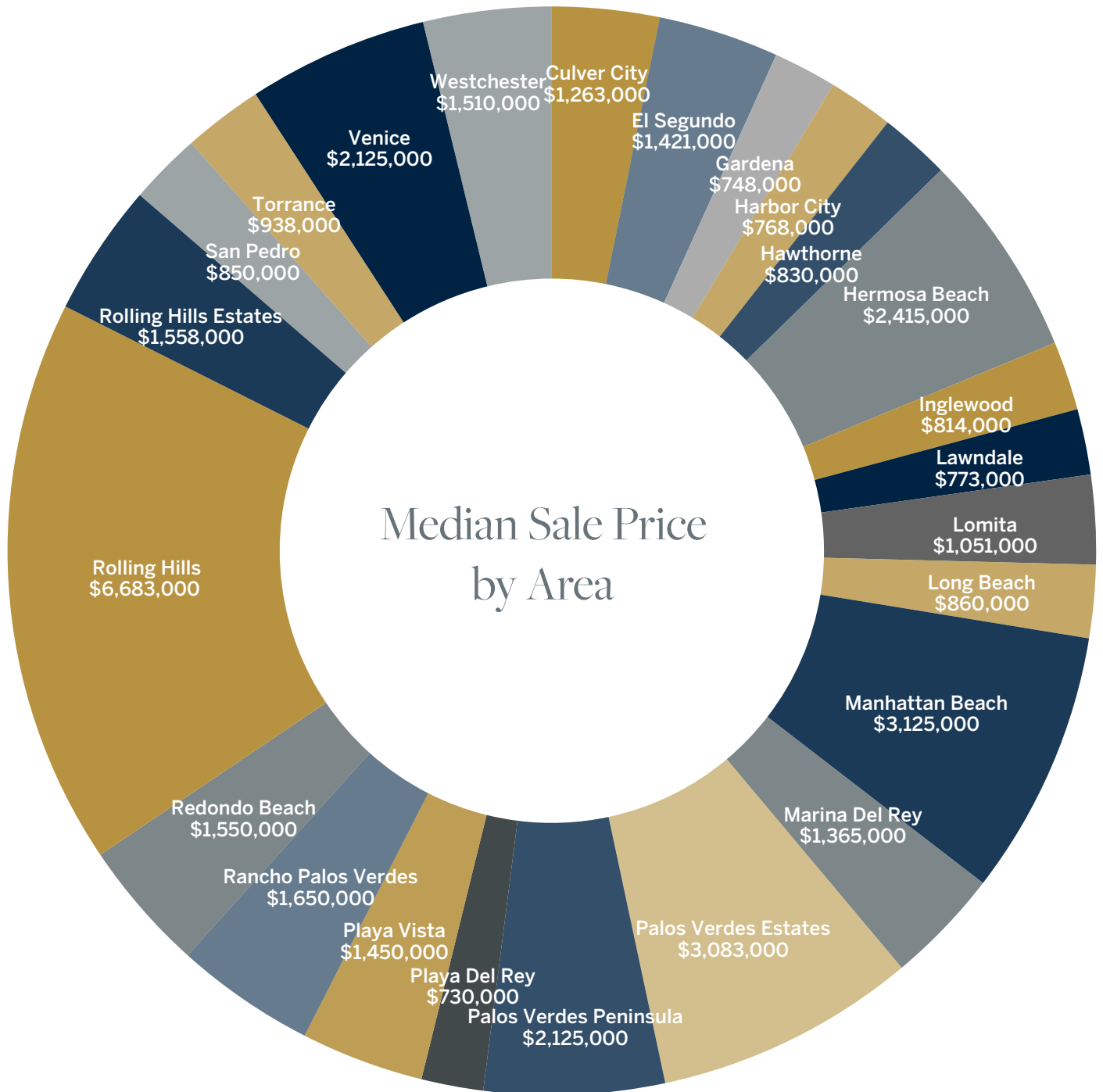
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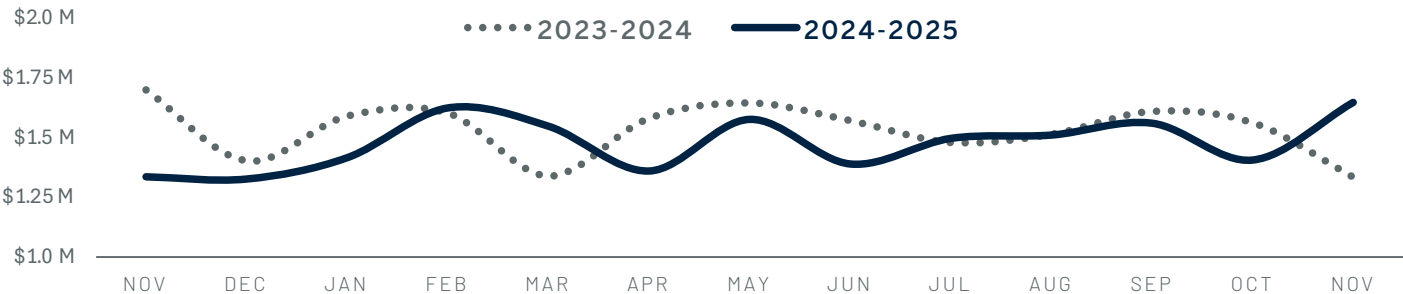


Overview

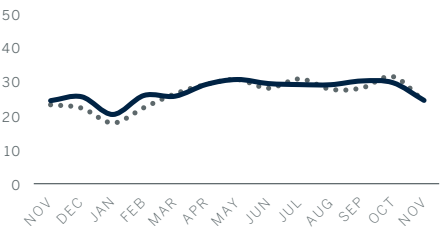


Average of all areas

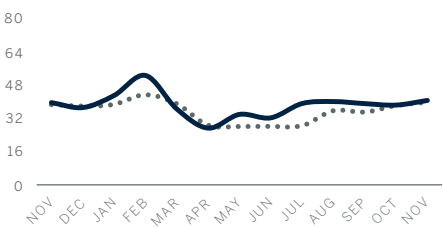
Average Sale Price of All Areas for the Past 2 Years



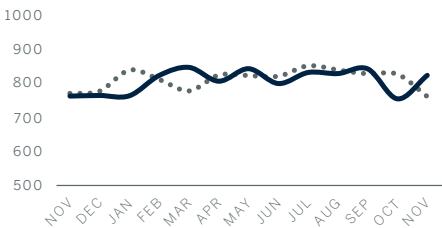
Average
Units Sold



Average
Days on Market



Average
Price per Sq.Ft.





Culver City

2024  \$1,280,000  2025 \$1,263,000



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-1.3%
VS LAST YEAR

November

At A Glance

\$1,263,000

MEDIAN SALES PRICE

30

TOTAL UNITS SOLD

45

AVERAGE DAYS ON MARKET

\$877

AVERAGE PRICE PER SQ. FT.



Vista

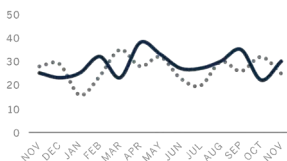
Sotheby's
INTERNATIONAL REALTY

25

UNITS
SOLD

30

+20.0%

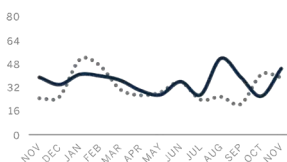


39

AVERAGE DAYS
ON MARKET

45

+15.4%

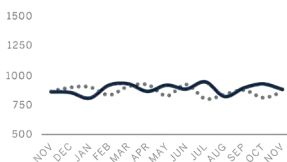


\$856

AVERAGE PRICE
PER SQ. FT.

\$877

+2.5%



November

At A Glance

\$1,421,000

MEDIAN SALES PRICE

8

TOTAL UNITS SOLD

69

AVERAGE DAYS ON MARKET

\$879

AVERAGE PRICE PER SQ. FT.



Vista | Sotheby's
INTERNATIONAL REALTY

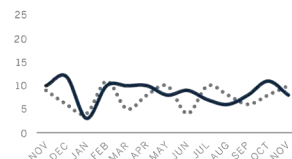


10

UNITS
SOLD

8

-20.0%

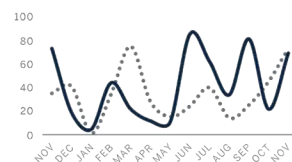


73

AVERAGE DAYS
ON MARKET

69

-5.5%

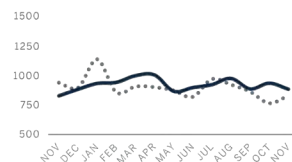


\$823

AVERAGE PRICE
PER SQ. FT.

\$879

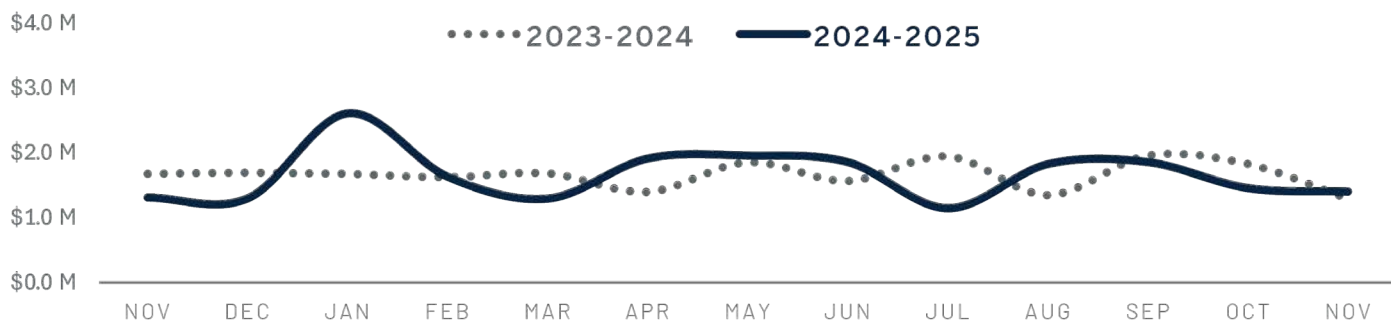
+6.8%





El Segundo

2024  \$1,330,000 \$1,421,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+6.8%
VS LAST YEAR



Gardena



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.0%
VS LAST YEAR



November

At A Glance

\$748,000

MEDIAN SALES PRICE

22

TOTAL UNITS SOLD

33

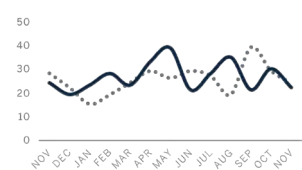
AVERAGE DAYS ON MARKET

\$487

AVERAGE PRICE PER SQ. FT.

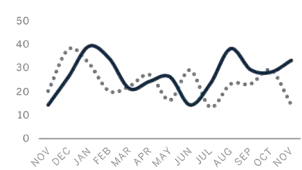
24
UNITS
SOLD

22
-8.3%



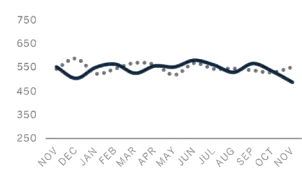
14
AVERAGE DAYS
ON MARKET

33
+135.7%



\$550
AVERAGE PRICE
PER SQ. FT.

\$487
-11.5%



November

At A Glance

\$768,000

MEDIAN SALES PRICE

8

TOTAL UNITS SOLD

40

AVERAGE DAYS ON MARKET

\$484

AVERAGE PRICE PER SQ. FT.



Vista

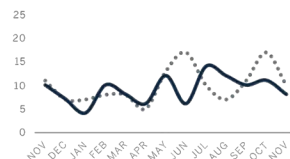
Sotheby's
INTERNATIONAL REALTY

10

UNITS
SOLD

8

-20.0%

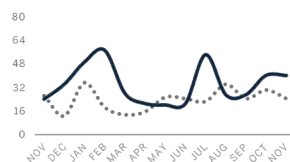


24

AVERAGE DAYS
ON MARKET

40

+66.7%

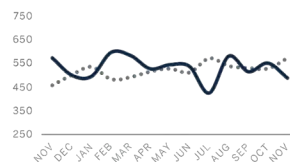


\$569

AVERAGE PRICE
PER SQ. FT.

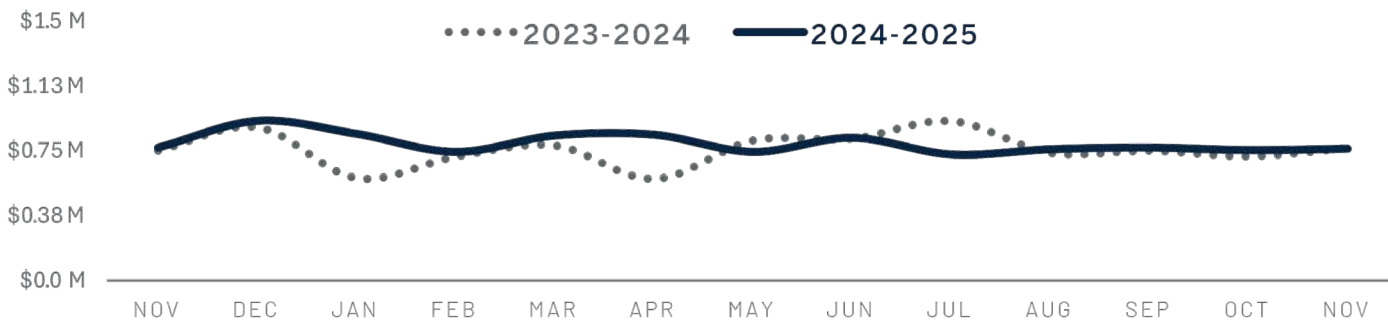
\$484

-14.9%





2024  \$775,000 \$768,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.9%
VS LAST YEAR



Hawthorne

2024  \$851,000 \$830,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.5%
VS LAST YEAR

November

At A Glance

\$830,000

MEDIAN SALES PRICE

11

TOTAL UNITS SOLD

21

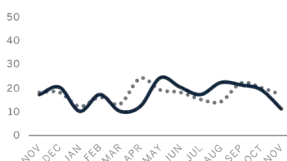
AVERAGE DAYS ON MARKET

\$604

AVERAGE PRICE PER SQ. FT.

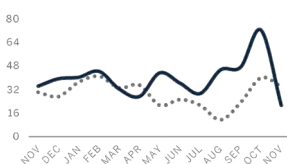
17
UNITS
SOLD

11
-35.3%



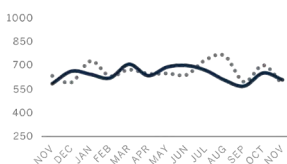
34
AVERAGE DAYS
ON MARKET

21
-38.2%



\$579
AVERAGE PRICE
PER SQ. FT.

\$604
+4.3%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$2,415,000

MEDIAN SALES PRICE

5

TOTAL UNITS SOLD

30

AVERAGE DAYS ON MARKET

\$1,034

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

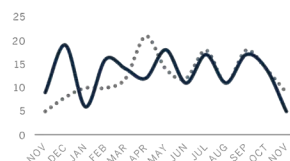


9

UNITS
SOLD

5

-44.4%

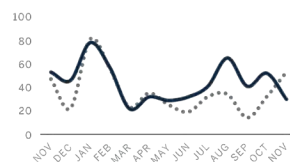


53

AVERAGE DAYS
ON MARKET

30

-43.4%

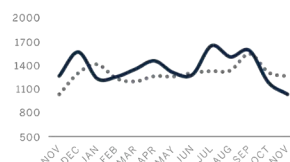


\$1,265

\$1,034

AVERAGE PRICE
PER SQ. FT.

-18.3%





Hermosa Beach

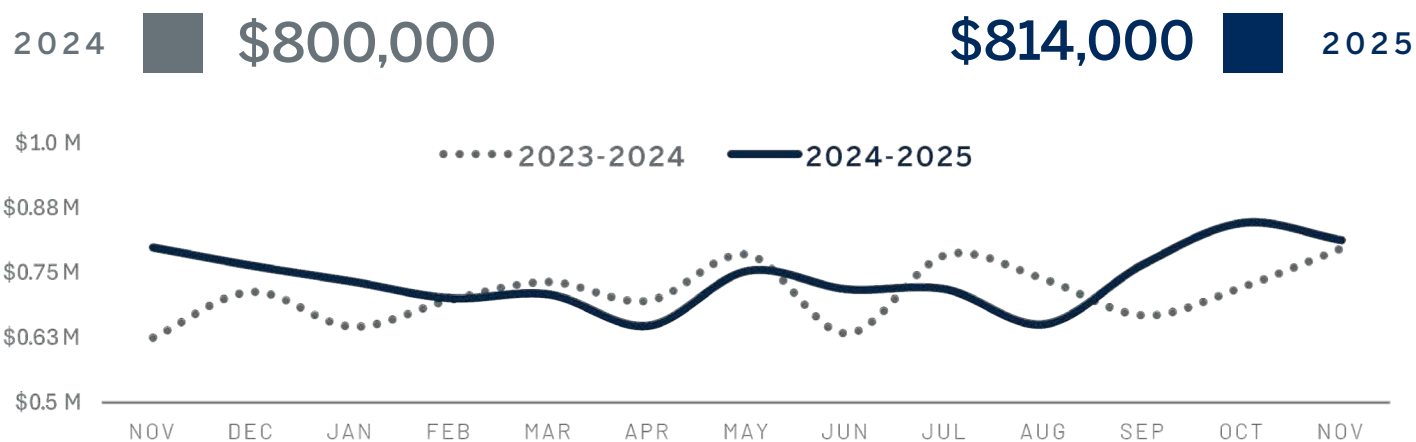


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+2.3%
VS LAST YEAR



Inglewood



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+1.8%
VS LAST YEAR

November

At A Glance

\$814,000

MEDIAN SALES PRICE

27

TOTAL UNITS SOLD

78

AVERAGE DAYS ON MARKET

\$526

AVERAGE PRICE PER SQ. FT.



Vista

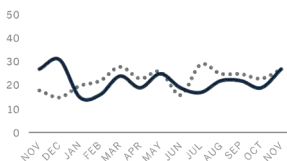
Sotheby's
INTERNATIONAL REALTY

27

UNITS
SOLD

27

+0.0%

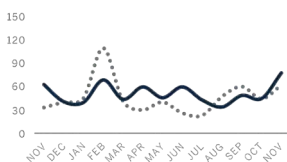


63

AVERAGE DAYS
ON MARKET

78

+23.8%

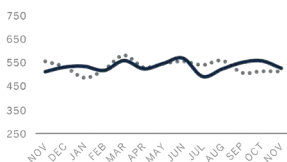


\$512

AVERAGE PRICE
PER SQ. FT.

\$526

+2.7%



November

At A Glance

\$773,000

MEDIAN SALES PRICE

14

TOTAL UNITS SOLD

26

AVERAGE DAYS ON MARKET

\$592

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

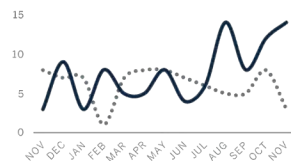


3

UNITS
SOLD

14

+366.7%

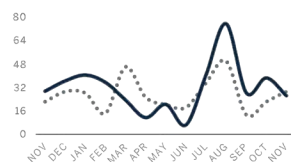


29

AVERAGE DAYS
ON MARKET

26

-10.3%

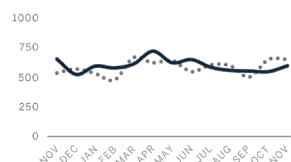


\$648

AVERAGE PRICE
PER SQ. FT.

\$592

-8.6%





Lawndale

2024  \$750,000  \$773,000 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.1%
VS LAST YEAR



Lomita

2024  \$875,000 \$1,051,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+20.1%
VS LAST YEAR



November

At A Glance

\$1,051,000

MEDIAN SALES PRICE

10

TOTAL UNITS SOLD

32

AVERAGE DAYS ON MARKET

\$496

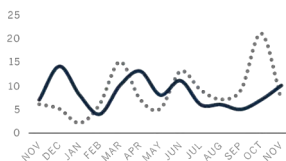
AVERAGE PRICE PER SQ. FT.

7

UNITS
SOLD

10

+42.9%

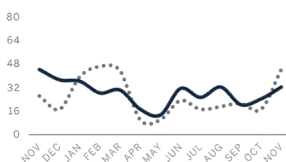


44

AVERAGE DAYS
ON MARKET

32

-27.3%

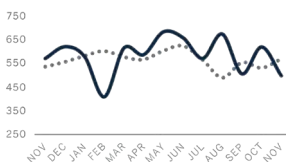


\$568

AVERAGE PRICE
PER SQ. FT.

\$496

-12.7%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$860,000

MEDIAN SALES PRICE

180

TOTAL UNITS SOLD

41

AVERAGE DAYS ON MARKET

\$648

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

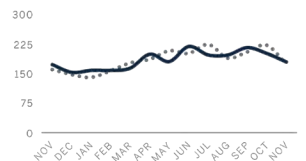


173

UNITS
SOLD

180

+4.0%

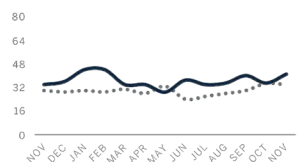


34

AVERAGE DAYS
ON MARKET

41

+20.6%

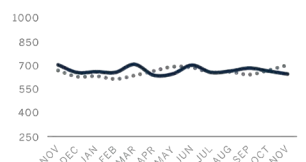


\$704

AVERAGE PRICE
PER SQ. FT.

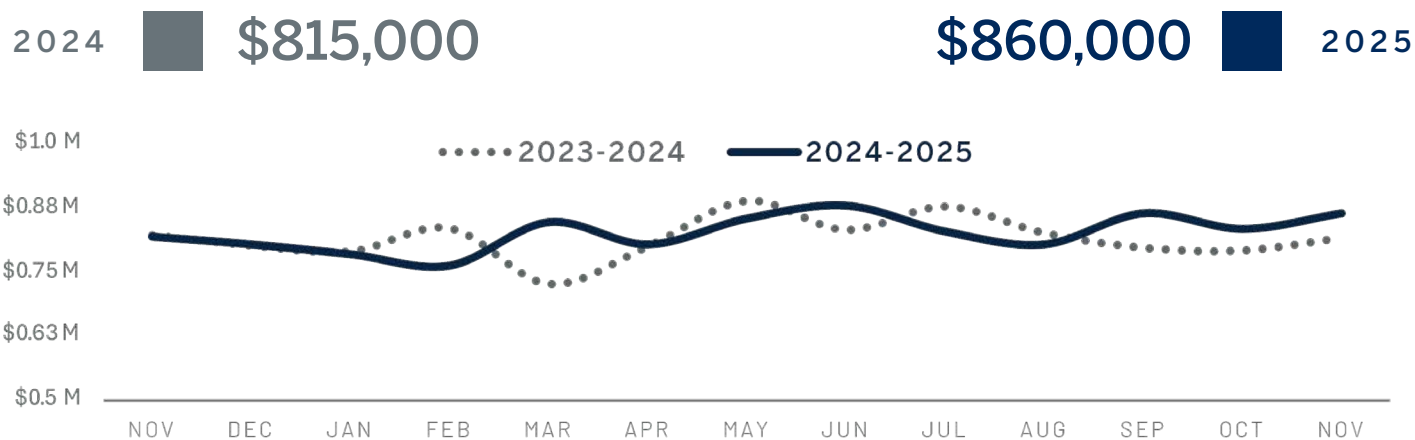
\$648

-8.0%





LONG BEACH



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+5.5%
VS LAST YEAR

NOVEMBER



Manhattan Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.3%
VS LAST YEAR



November

At A Glance

\$3,125,000

MEDIAN SALES PRICE

24

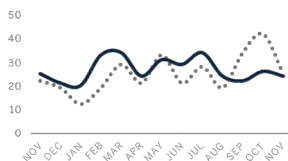
TOTAL UNITS SOLD

25

UNITS
SOLD

24

-4.0%

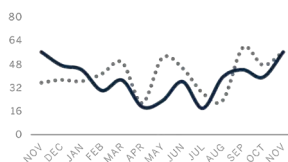


56

AVERAGE DAYS
ON MARKET

56

No
Change

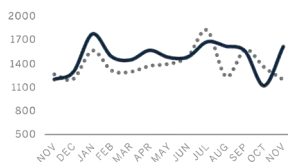


\$1,190

\$1,603

AVERAGE PRICE
PER SQ. FT.

+34.7%



56

AVERAGE DAYS ON MARKET

\$1,603

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$1,365,000

MEDIAN SALES PRICE

15

TOTAL UNITS SOLD

57

AVERAGE DAYS ON MARKET

\$767

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

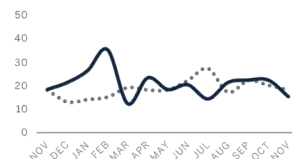


18

UNITS
SOLD

15

-16.7%

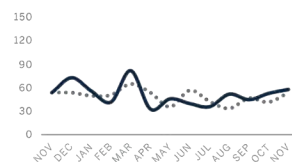


53

AVERAGE DAYS
ON MARKET

57

+7.5%

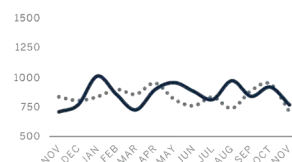


\$709

AVERAGE PRICE
PER SQ. FT.

\$767

+8.2%





Marina Del Rey



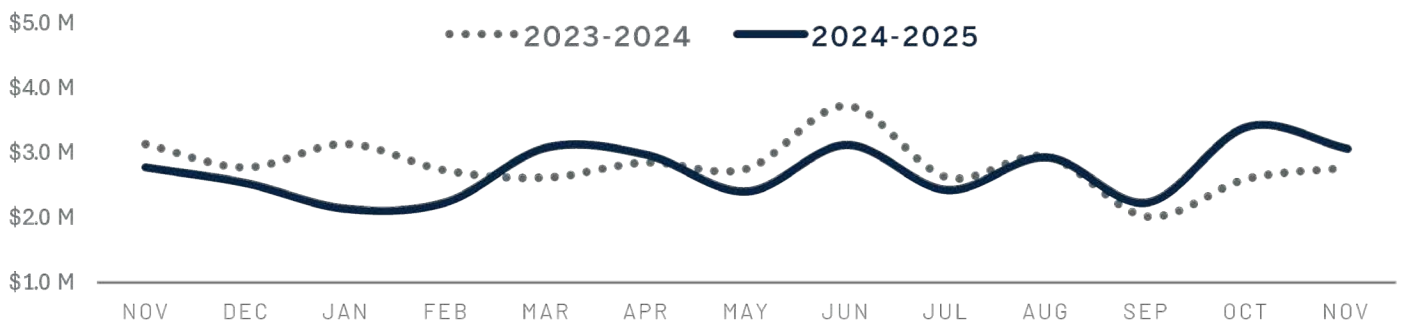
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+30.0%
VS LAST YEAR



Palos Verdes Estates

2024  \$2,795,000  2025 \$3,083,000



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+10.3%
VS LAST YEAR



November

At A Glance

\$3,083,000

MEDIAN SALES PRICE

8

TOTAL UNITS SOLD

41

AVERAGE DAYS ON MARKET

\$1,156

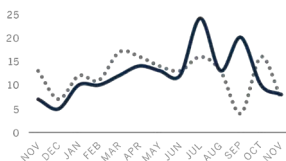
AVERAGE PRICE PER SQ. FT.

7

UNITS SOLD

8

+14.3%

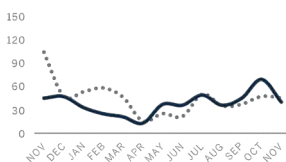


46

AVERAGE DAYS ON MARKET

41

-10.9%

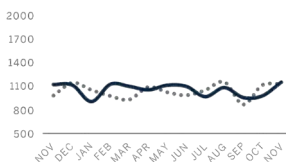


\$1,126

AVERAGE PRICE PER SQ. FT.

\$1,156

+2.7%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$2,125,000

MEDIAN SALES PRICE

2

TOTAL UNITS SOLD

6

AVERAGE DAYS ON MARKET

\$836

AVERAGE PRICE PER SQ. FT.



Vista | Sotheby's
INTERNATIONAL REALTY

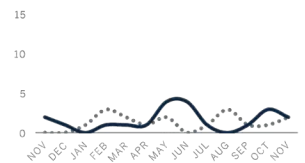


2

UNITS
SOLD

2

No
Change

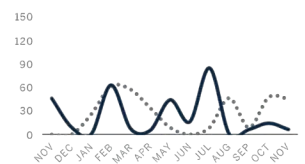


46

AVERAGE DAYS
ON MARKET

6

-87.0%

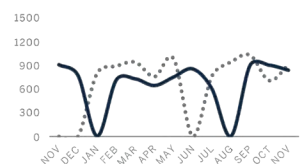


\$905

AVERAGE PRICE
PER SQ. FT.

\$836

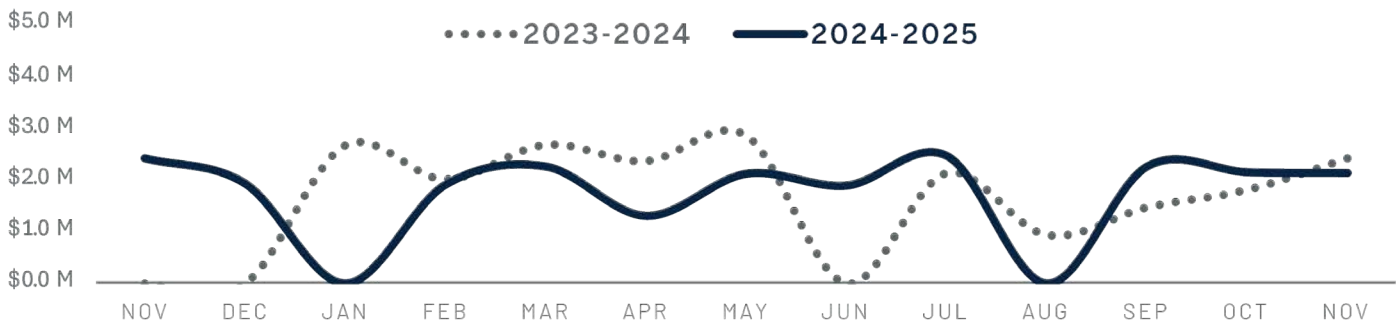
-7.6%





Palos Verdes Peninsula

2024  \$2,408,000  2025 \$2,125,000

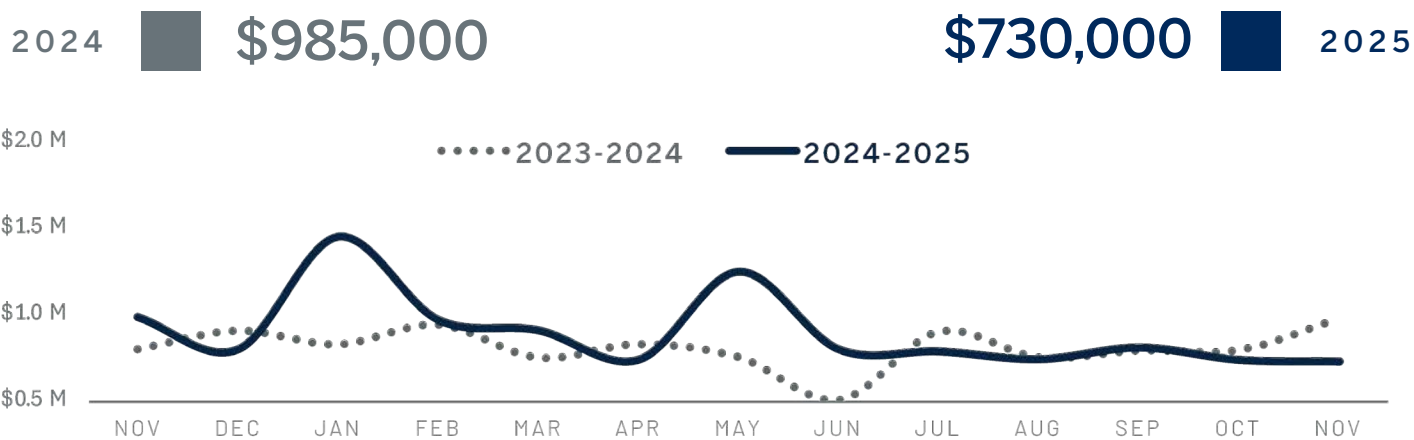


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-11.8%
VS LAST YEAR



Playa Del Rey



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-25.9%
VS LAST YEAR

November

At A Glance

\$730,000

MEDIAN SALES PRICE

10

TOTAL UNITS SOLD

29

AVERAGE DAYS ON MARKET

\$715

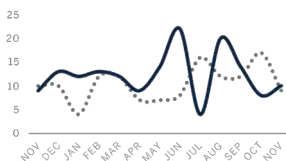
AVERAGE PRICE PER SQ. FT.

9

UNITS
SOLD

10

+11.1%

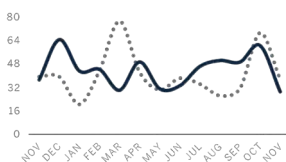


37

AVERAGE DAYS
ON MARKET

29

-21.6%

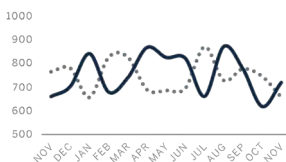


\$656

AVERAGE PRICE
PER SQ. FT.

\$715

+9.0%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$1,450,000

MEDIAN SALES PRICE

3

TOTAL UNITS SOLD

9

AVERAGE DAYS ON MARKET

\$909

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

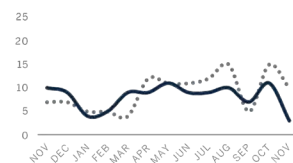


10

UNITS
SOLD

3

-70.0%

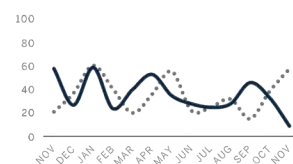


58

AVERAGE DAYS
ON MARKET

9

-84.5%

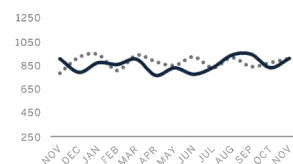


\$906

AVERAGE PRICE
PER SQ. FT.

\$909

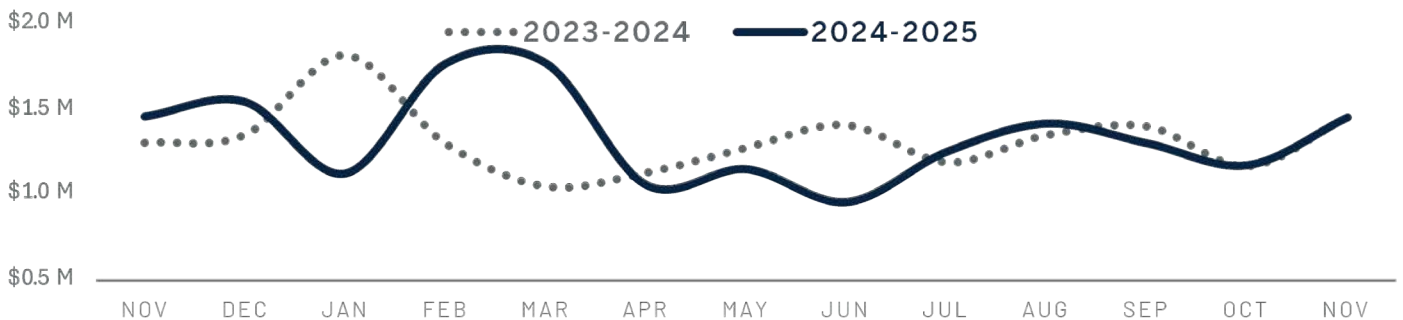
+0.3%





Playa Vista

2024  \$1,455,000 \$1,450,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.3%
VS LAST YEAR



Rancho Palos Verdes



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+6.6%
VS LAST YEAR

November

At A Glance

\$1,650,000

MEDIAN SALES PRICE

27

TOTAL UNITS SOLD

52

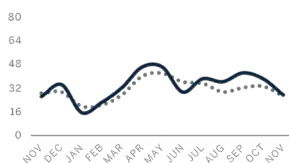
AVERAGE DAYS ON MARKET

\$698

AVERAGE PRICE PER SQ. FT.

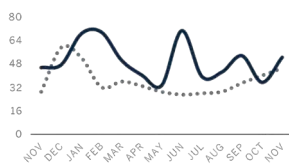
26
UNITS
SOLD

27
+3.8%



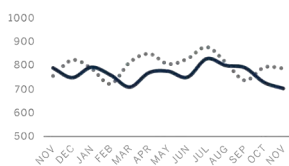
45
AVERAGE DAYS
ON MARKET

52
+15.6%



\$785
AVERAGE PRICE
PER SQ. FT.

\$698
-11.1%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$1,550,000

MEDIAN SALES PRICE

45

TOTAL UNITS SOLD

41

AVERAGE DAYS ON MARKET

\$857

AVERAGE PRICE PER SQ. FT.



Vista | Sotheby's
INTERNATIONAL REALTY

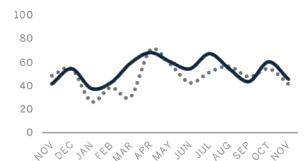


41

UNITS
SOLD

45

+9.8%

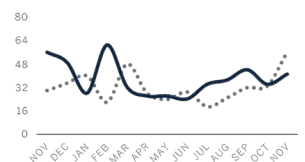


56

AVERAGE DAYS
ON MARKET

41

-26.8%

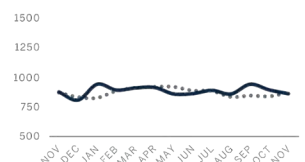


\$871

AVERAGE PRICE
PER SQ. FT.

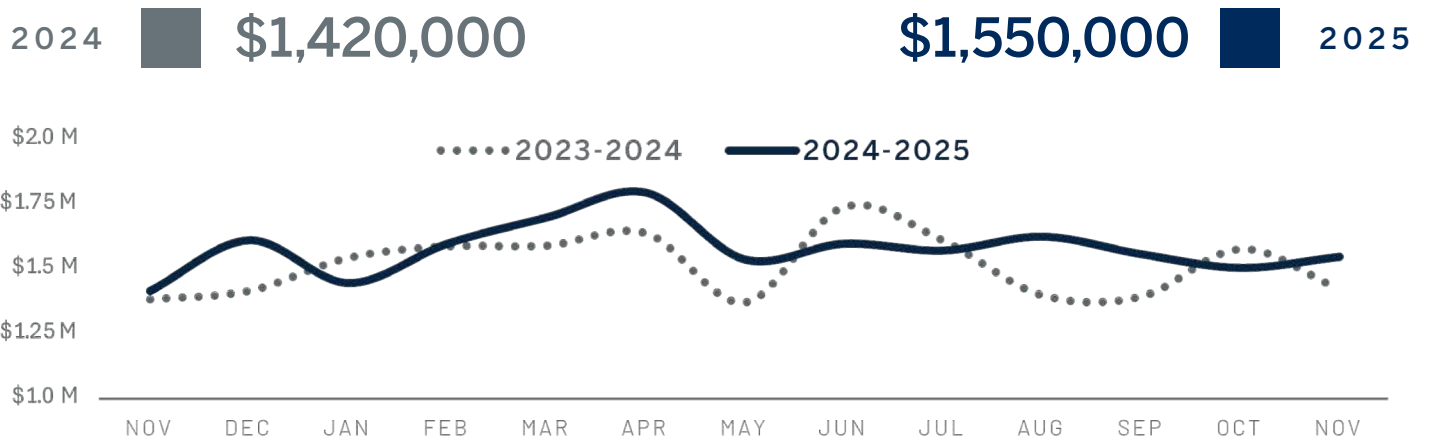
\$857

-1.6%





Redondo Beach

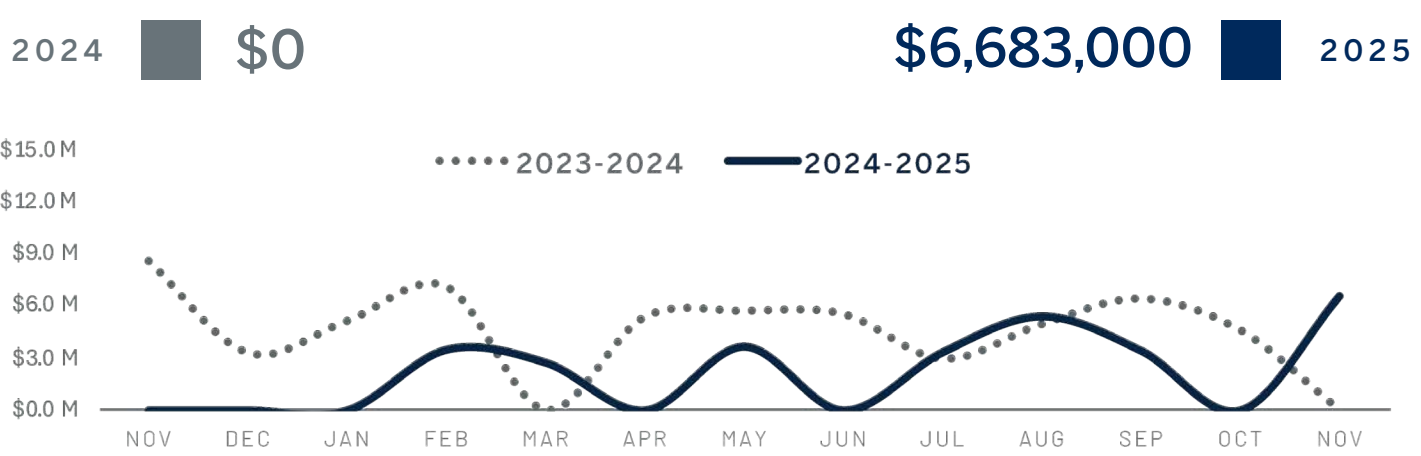


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+9.2%
VS LAST YEAR



Rolling Hills



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+100.0%
VS LAST YEAR

November

At A Glance

\$6,683,000

MEDIAN SALES PRICE

2

TOTAL UNITS SOLD

67

AVERAGE DAYS ON MARKET

\$1,423

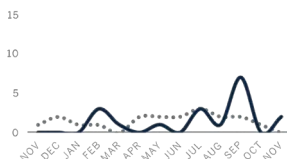
AVERAGE PRICE PER SQ. FT.

0

UNITS
SOLD

2

+100.0%

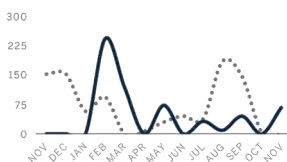


0

AVERAGE DAYS
ON MARKET

67

+100.0%

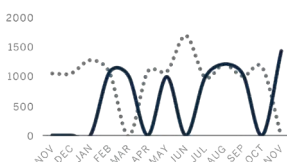


\$0

AVERAGE PRICE
PER SQ. FT.

\$1,423

+100.0%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$1,558,000

MEDIAN SALES PRICE

8

TOTAL UNITS SOLD

47

AVERAGE DAYS ON MARKET

\$790

AVERAGE PRICE PER SQ. FT.



Vista

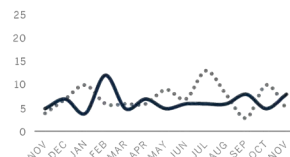
Sotheby's
INTERNATIONAL REALTY

5

UNITS
SOLD

8

+60.0%

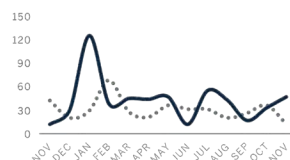


12

AVERAGE DAYS
ON MARKET

47

+291.7%

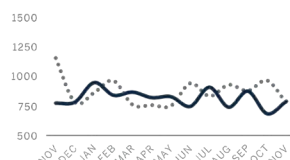


\$775

AVERAGE PRICE
PER SQ. FT.

\$790

+1.9%





Rolling Hills Estates

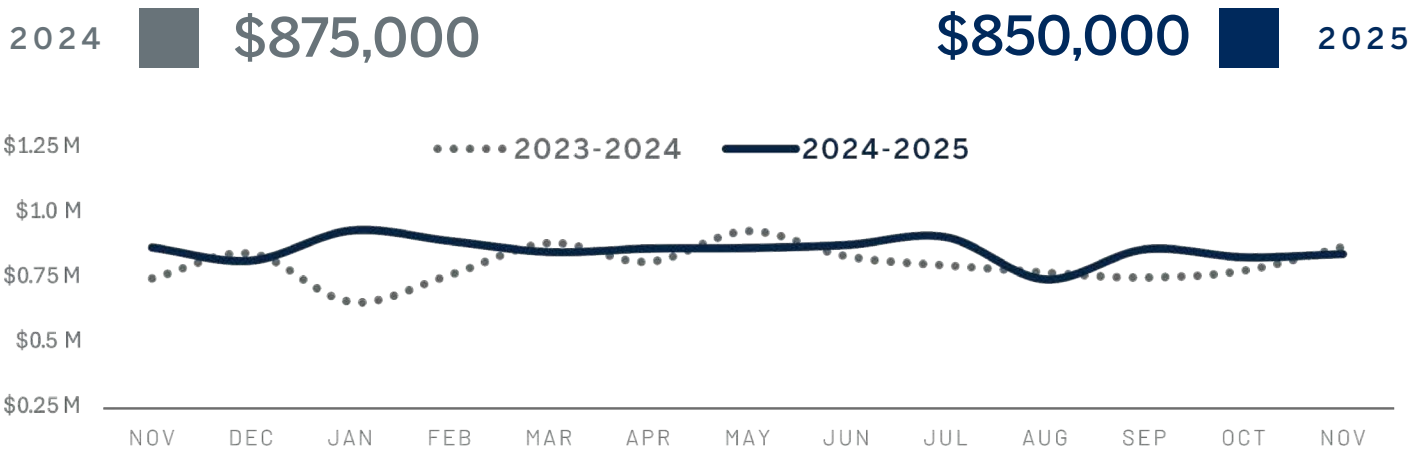


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+35.5%
VS LAST YEAR



San Pedro



MEDIAN SALE PRICE -2.9%
OVER THE PAST 3 YEARS VS LAST YEAR

November

At A Glance

\$850,000

MEDIAN SALES PRICE

33

TOTAL UNITS SOLD

37

AVERAGE DAYS ON MARKET

\$604

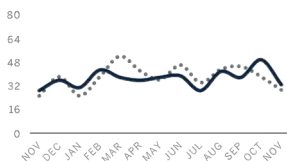
AVERAGE PRICE PER SQ. FT.

29

UNITS
SOLD

33

+13.8%

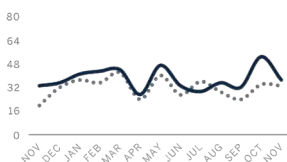


33

AVERAGE DAYS
ON MARKET

37

+12.1%

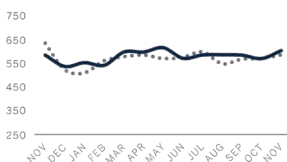


\$585

AVERAGE PRICE
PER SQ. FT.

\$604

+3.2%



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$938,000

MEDIAN SALES PRICE

66

TOTAL UNITS SOLD

31

AVERAGE DAYS ON MARKET

\$698

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

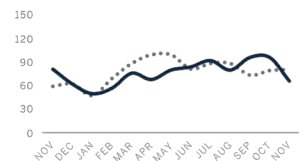


81

UNITS
SOLD

66

-18.5%

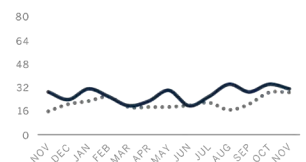


29

AVERAGE DAYS
ON MARKET

31

+6.9%

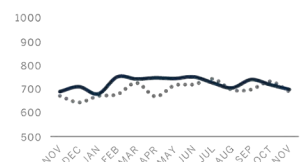


\$689

AVERAGE PRICE
PER SQ. FT.

\$698

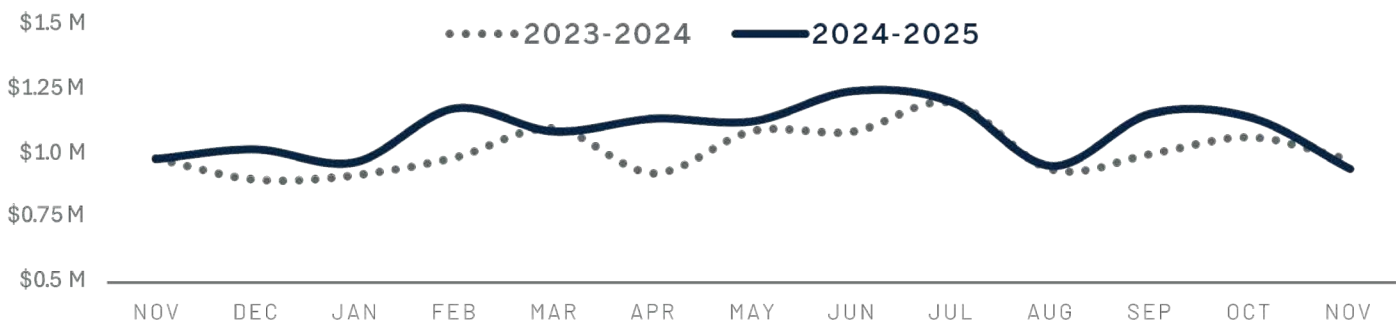
+1.3%





Torrance

2024  \$977,000  2025 \$938,000



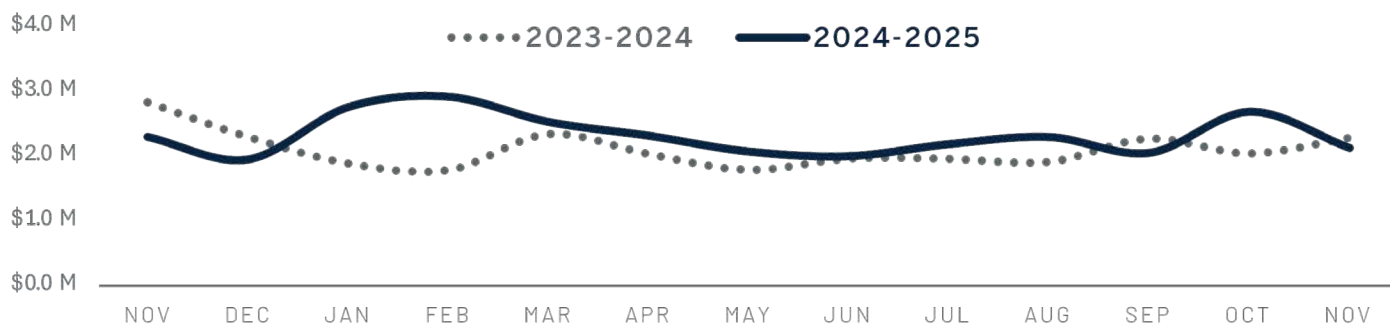
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-4.0%
VS LAST YEAR



Venice

2024 ■ \$2,292,000 \$2,125,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.3%
VS LAST YEAR



November

At A Glance

\$2,125,000

MEDIAN SALES PRICE

15

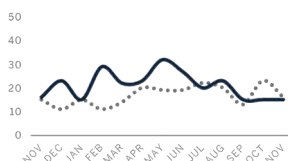
TOTAL UNITS SOLD

16

UNITS
SOLD

15

-6.3%

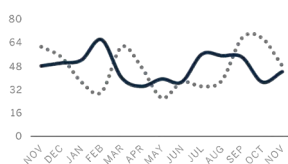


48

AVERAGE DAYS
ON MARKET

44

-8.3%

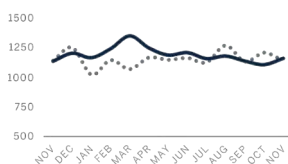


\$1,135

\$1,158

AVERAGE PRICE
PER SQ. FT.

+2.0%



44

AVERAGE DAYS ON MARKET

\$1,158

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

November

At A Glance

\$1,510,000

MEDIAN SALES PRICE

19

TOTAL UNITS SOLD

44

AVERAGE DAYS ON MARKET

\$899

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

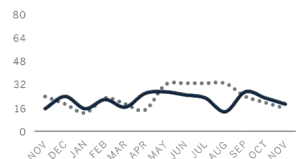


16

UNITS
SOLD

19

+18.8%

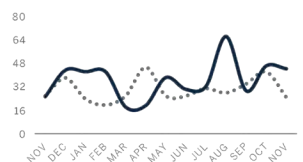


25

AVERAGE DAYS
ON MARKET

44

+76.0%

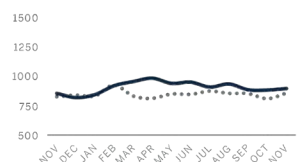


\$860

AVERAGE PRICE
PER SQ. FT.

\$899

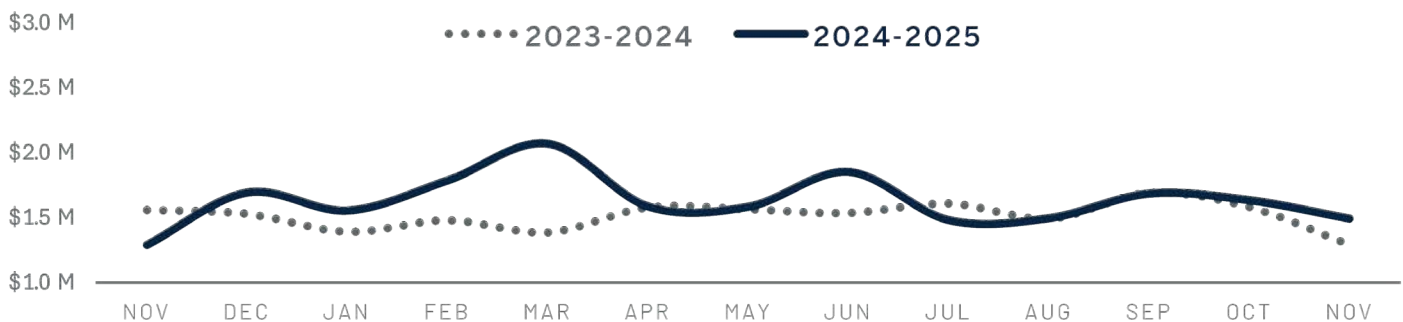
+4.5%





Westchester

2024  \$1,310,000  2025 \$1,510,000



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+15.3%
VS LAST YEAR

Offices



**1144 HIGHLAND AVE
MANHATTAN BEACH**

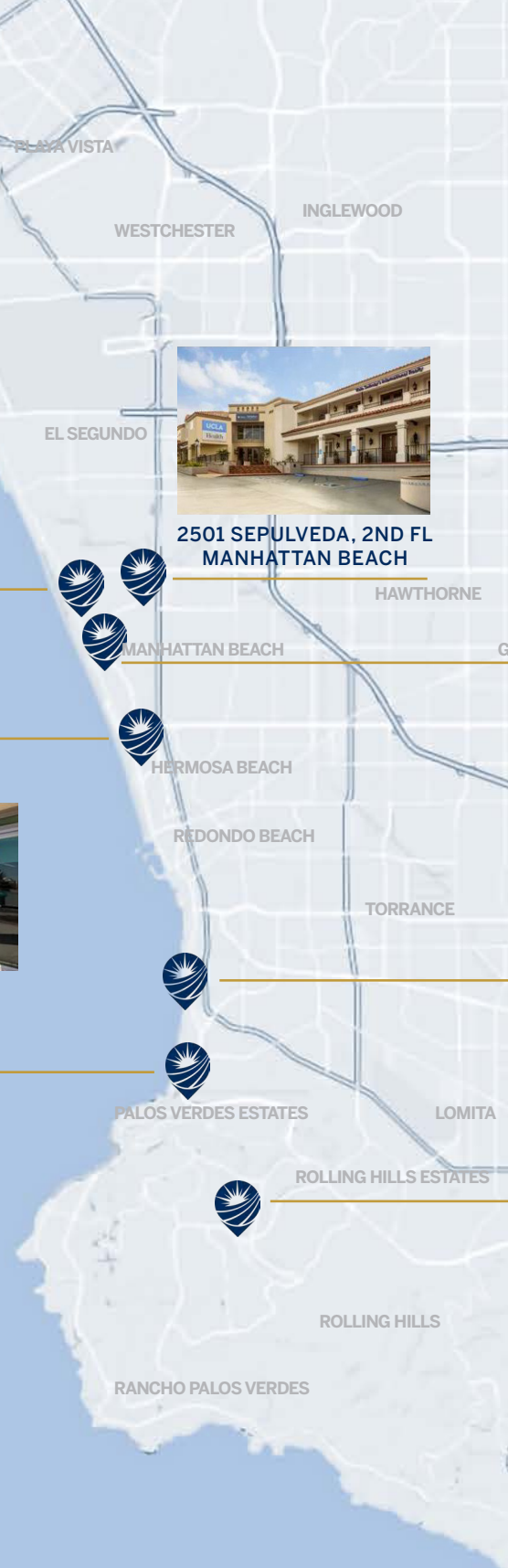


**2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH**

**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