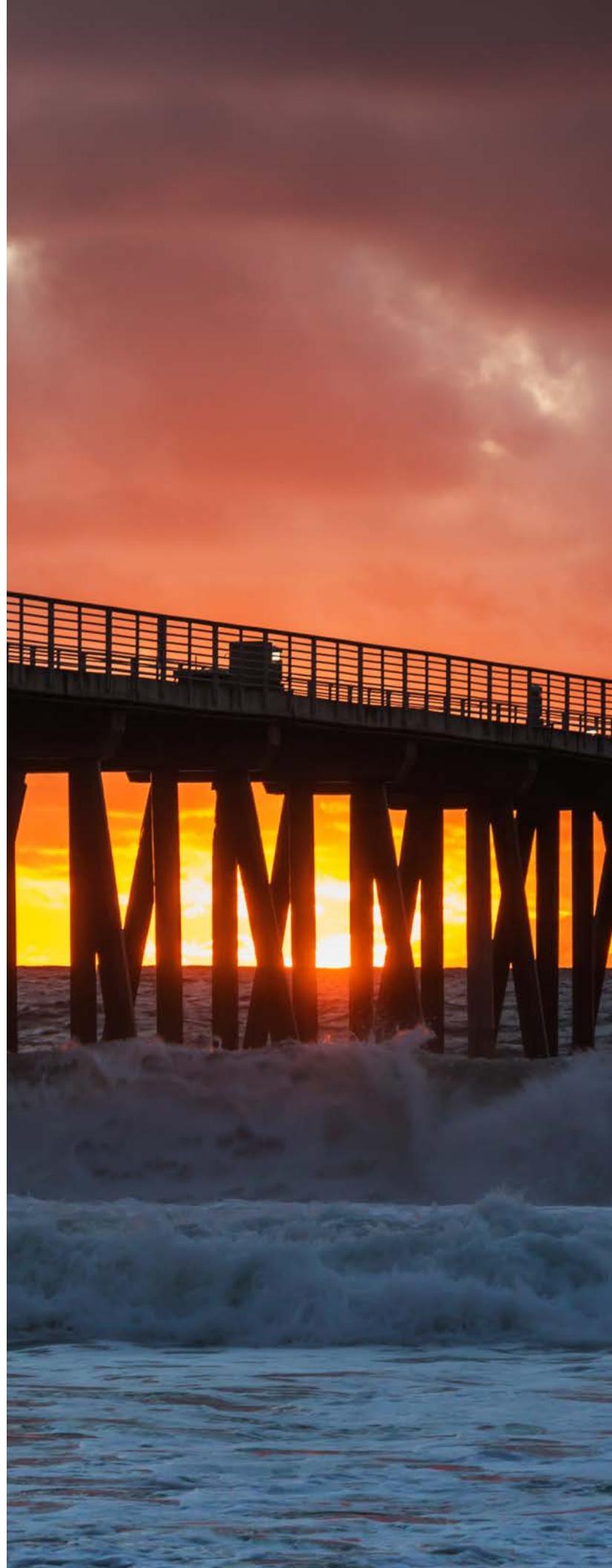




Market Report

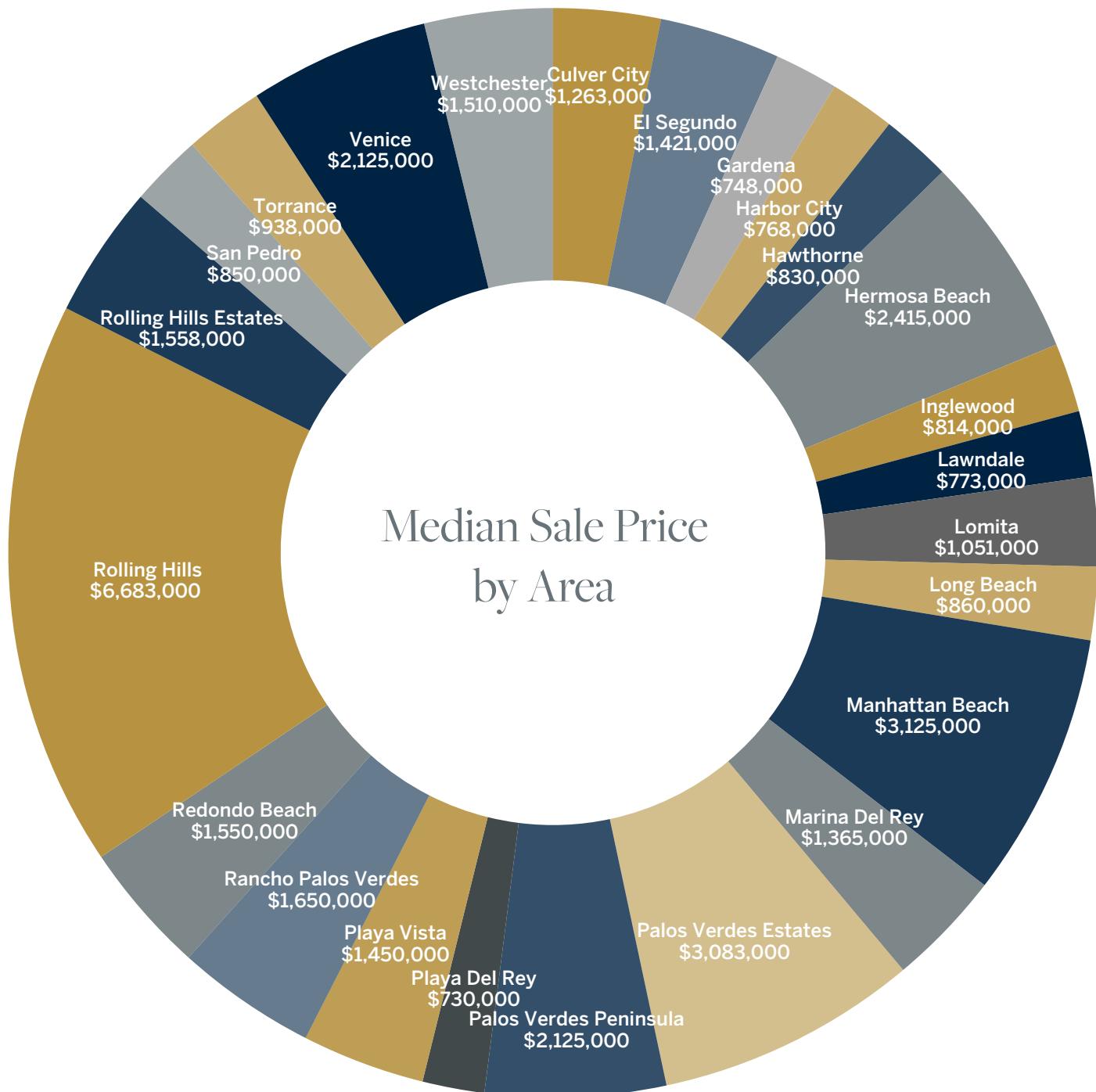
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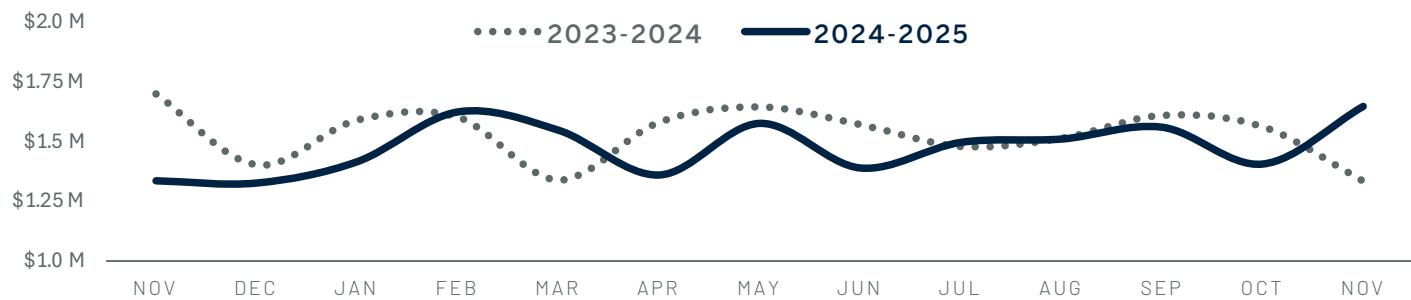


Overview

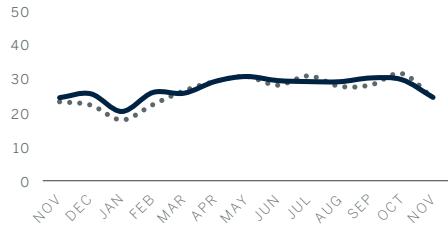


Average of all areas

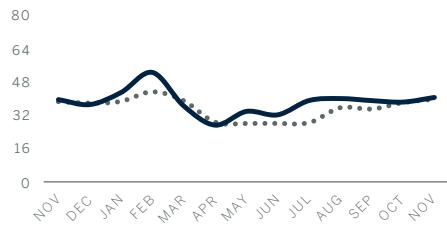
Average Sale Price of All Areas for the Past 2 Years



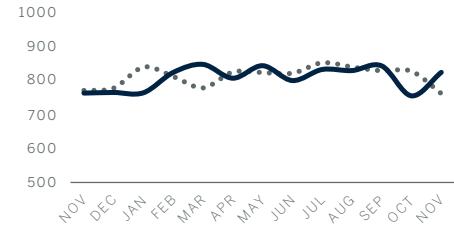
Average
Units Sold



Average
Days on Market



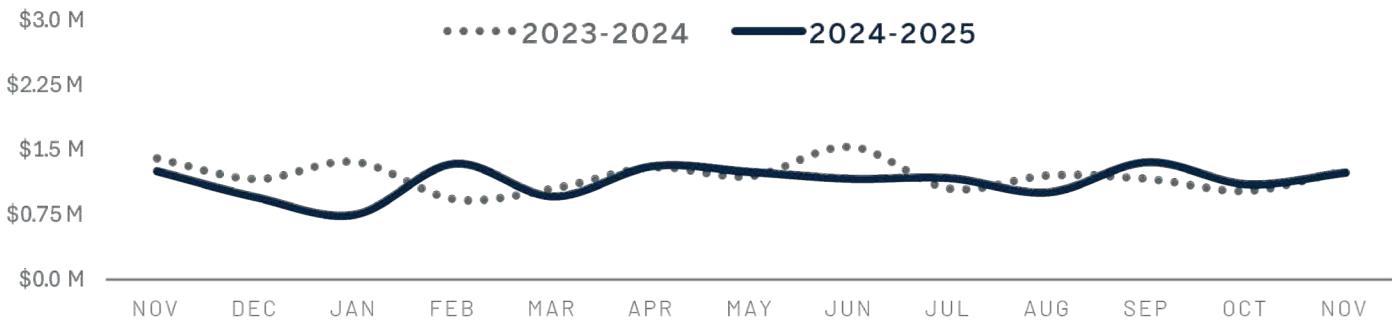
Average
Price per Sq.Ft.





Culver City

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



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

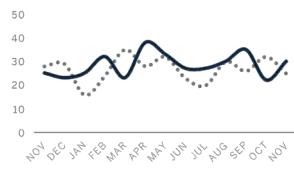
-1.3%

VS LAST YEAR



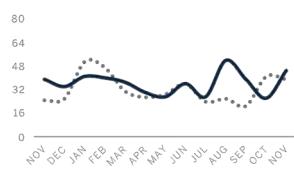
25
UNITS SOLD

30
+20.0%



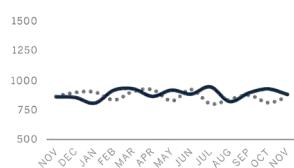
39
AVERAGE DAYS ON MARKET

45
+15.4%



\$856
AVERAGE PRICE PER SQ. FT.

\$877
+2.5%



November

At A Glance

\$1,263,000

MEDIAN SALES PRICE

30

TOTAL UNITS SOLD

45

AVERAGE DAYS ON MARKET

\$877

AVERAGE PRICE PER SQ. FT.

Vista | Sotheby's
INTERNATIONAL REALTY

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

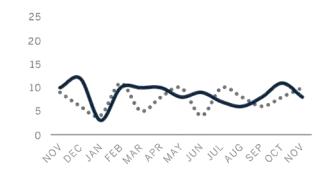


10

UNITS SOLD

8

-20.0%

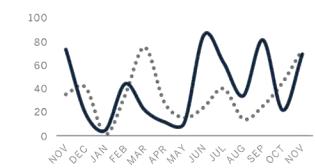


73

AVERAGE DAYS ON MARKET

69

-5.5%

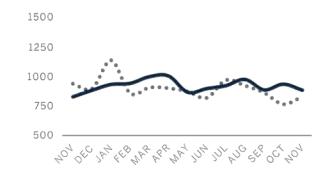


\$823

AVERAGE PRICE
PER SQ. FT.

\$879

+6.8%

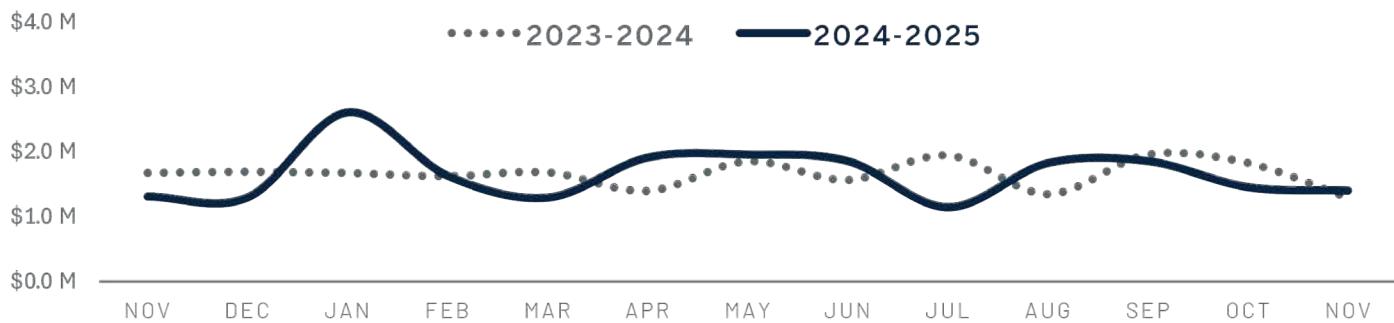




EL SEGUNDO

El Segundo

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



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+6.8%

VS LAST YEAR

MARKET REPORT

NOVEMBER

9



Gardena

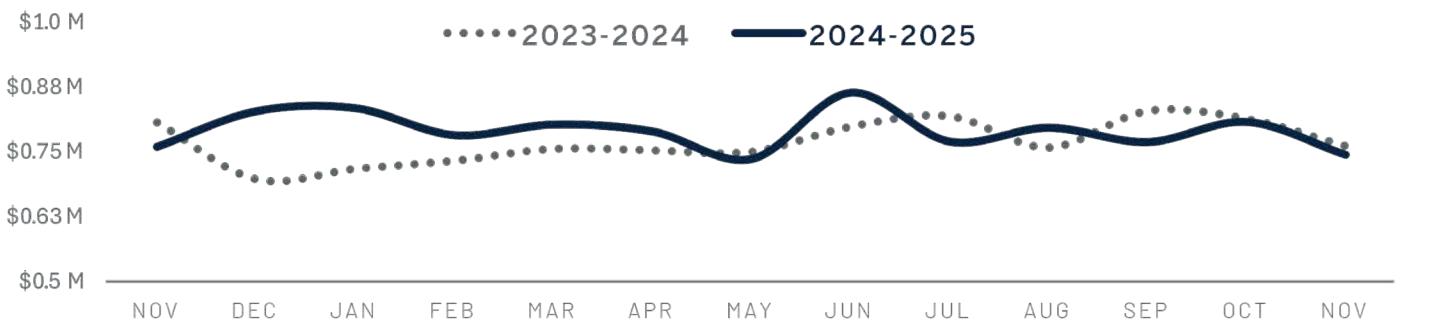
2024



\$763,000

\$748,000

2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.0%

VS LAST YEAR

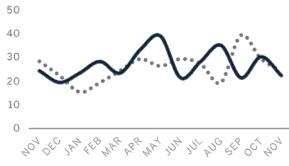


24

UNITS SOLD

22

-8.3%

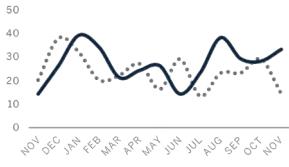


14

AVERAGE DAYS ON MARKET

33

+135.7%

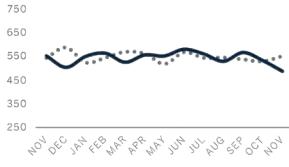


\$550

AVERAGE PRICE PER SQ. FT.

\$487

-11.5%



November

At A Glance

\$748,000

MEDIAN SALES PRICE

22

TOTAL UNITS SOLD

33

AVERAGE DAYS ON MARKET

\$487

AVERAGE PRICE PER SQ. FT.

Vista | **Sotheby's**
INTERNATIONAL REALTY

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

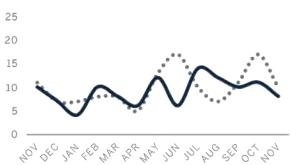


10

UNITS SOLD

8

-20.0%

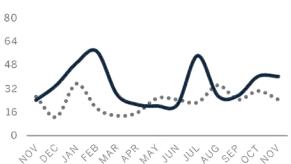


24

AVERAGE DAYS
ON MARKET

40

+66.7%

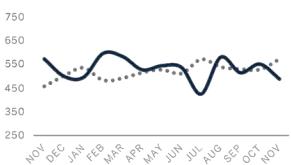


\$569

AVERAGE PRICE
PER SQ. FT.

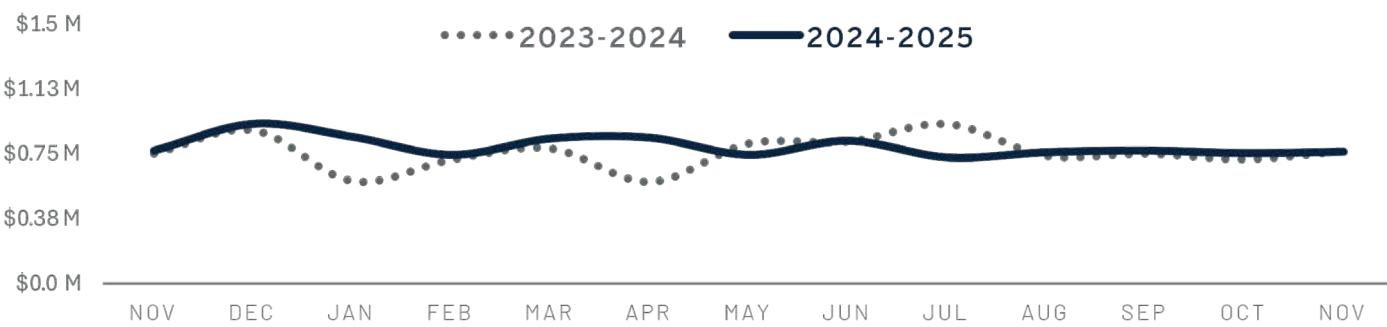
\$484

-14.9%



Harbor City

2024  \$775,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

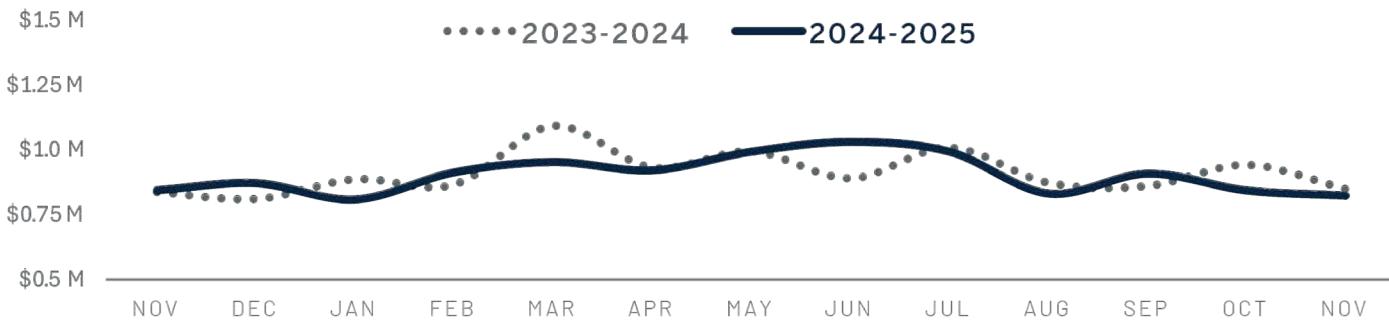
-0.9%

VS LAST YEAR



Hawthorne

2024 **\$851,000** 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.5%

VS LAST YEAR

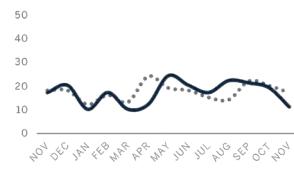


17

UNITS SOLD

11

-35.3%

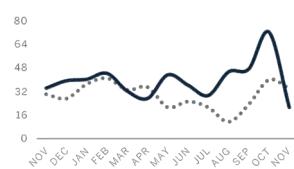


34

AVERAGE DAYS ON MARKET

21

-38.2%

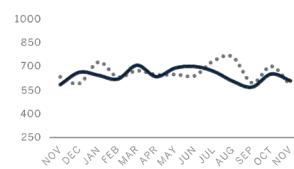


\$579

AVERAGE PRICE PER SQ. FT.

\$604

+4.3%



November

At A Glance

\$830,000

MEDIAN SALES PRICE

11

TOTAL UNITS SOLD

21

AVERAGE DAYS ON MARKET

\$604

AVERAGE PRICE PER SQ. FT.

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

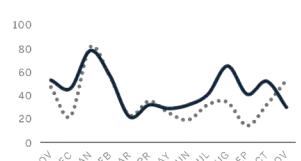
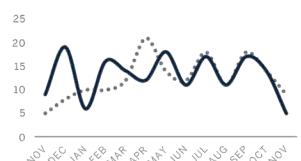
-44.4%

53

AVERAGE DAYS ON MARKET

30

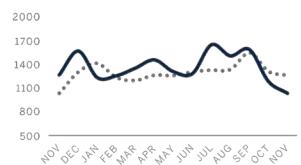
-43.4%



\$1,265 \$1,034

AVERAGE PRICE
PER SQ. FT.

-18.3%





Hermosa Beach

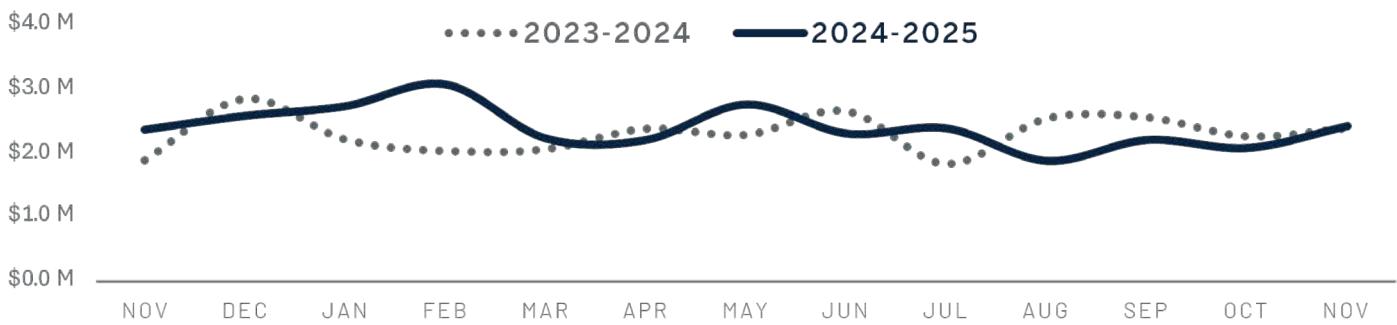
2024



\$2,360,000

\$2,415,000

2025



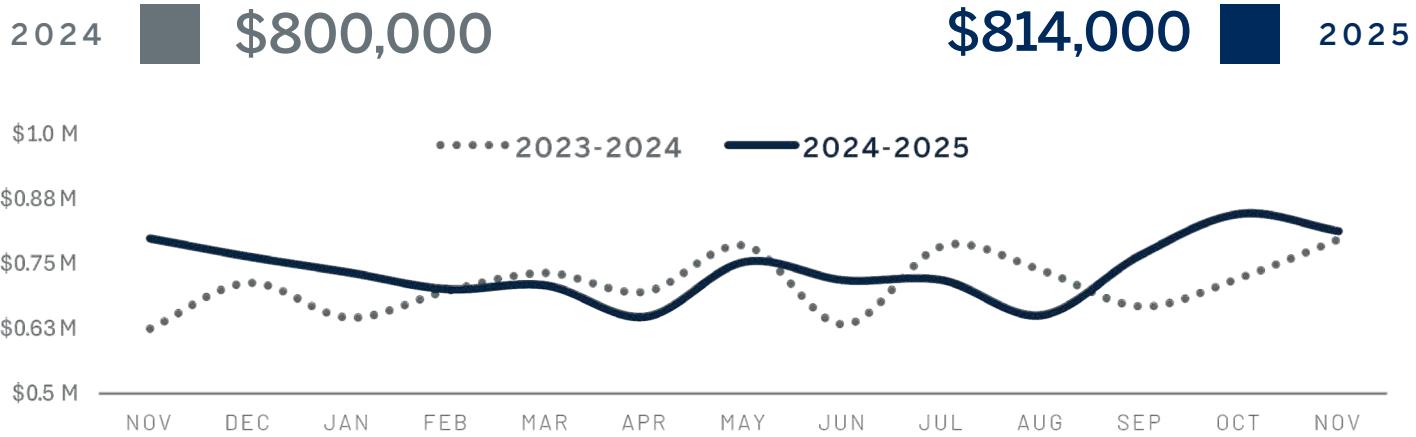
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+2.3%

VS LAST YEAR



Inglewood



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+1.8%

VS LAST YEAR

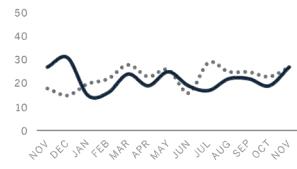


27

UNITS SOLD

27

+0.0%

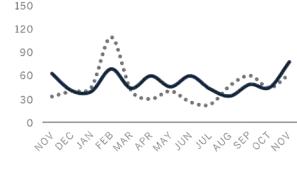


63

AVERAGE DAYS ON MARKET

78

+23.8%

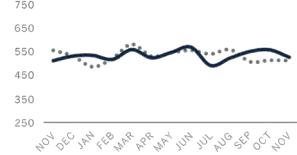


\$512

AVERAGE PRICE PER SQ. FT.

\$526

+2.7%



November

At A Glance

\$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

November

At A Glance

\$773,000

MEDIAN SALES PRICE

14

TOTAL UNITS SOLD

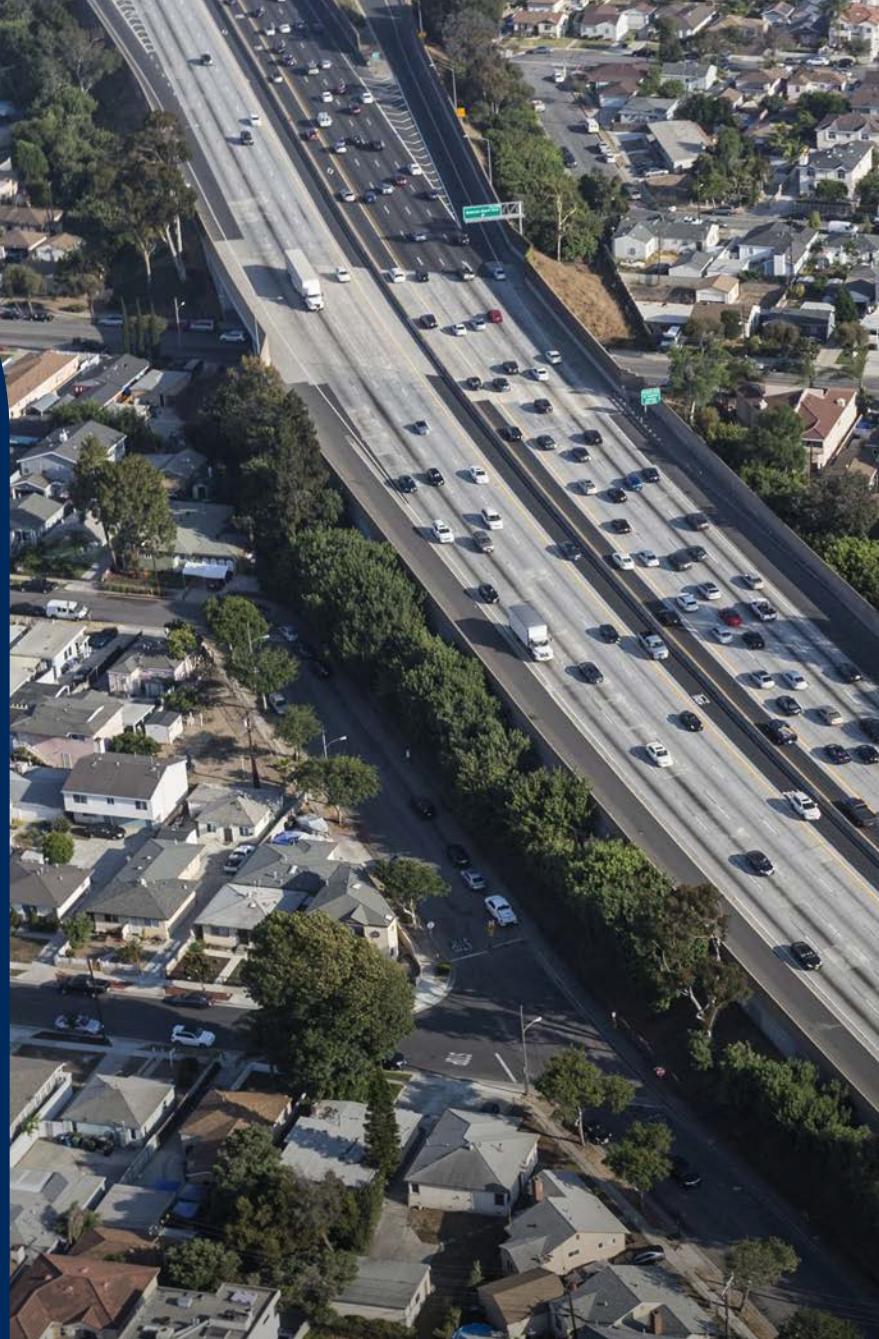
26

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

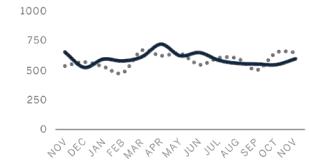
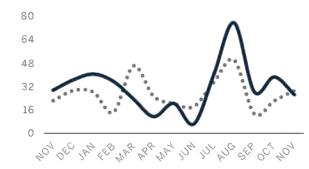
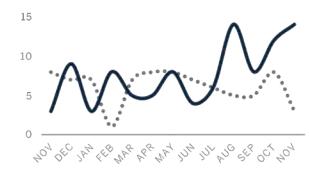
-10.3%

\$648

AVERAGE PRICE PER SQ. FT.

\$592

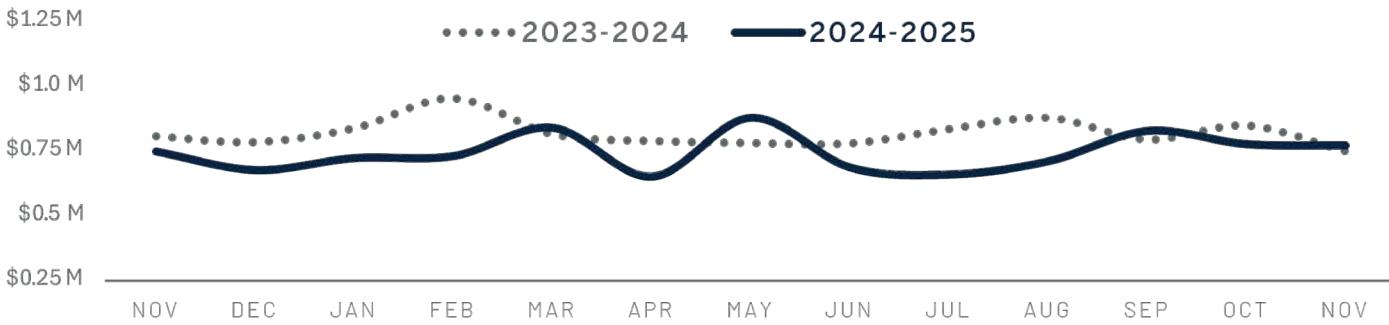
-8.6%





Lawndale

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



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.1%

VS LAST YEAR



Lomita

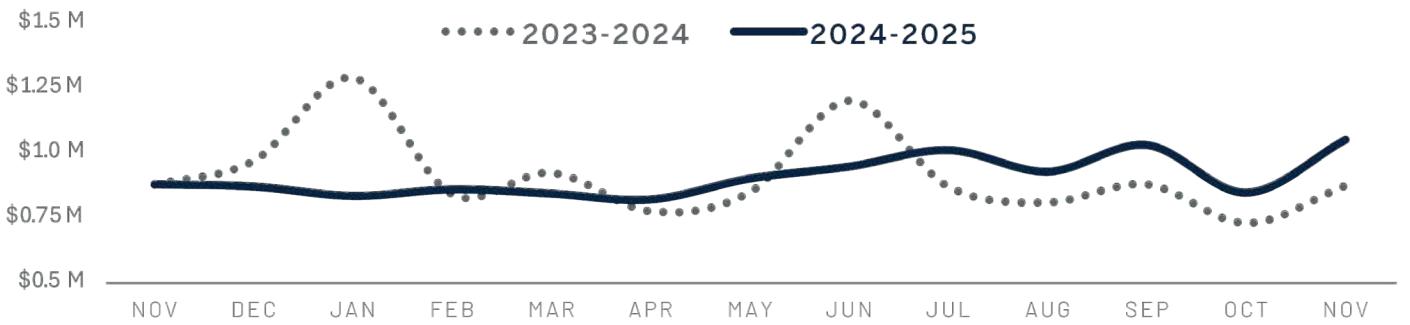
2024



\$875,000

\$1,051,000

2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+20.1%
VS LAST YEAR



LOMITA

1234567890

NOVEMBER

November

At A Glance

\$1,051,000

MEDIAN SALES PRICE

10

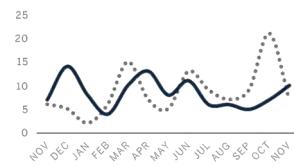
TOTAL UNITS SOLD

7

UNITS SOLD

10

+42.9%

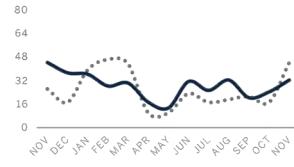


44

AVERAGE DAYS ON MARKET

32

-27.3%

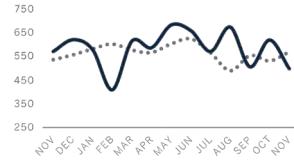


\$568

AVERAGE PRICE PER SQ. FT.

\$496

-12.7%



AVERAGE PRICE PER SQ. FT.

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

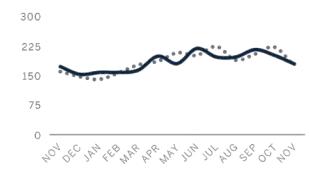


173

UNITS SOLD

180

+4.0%

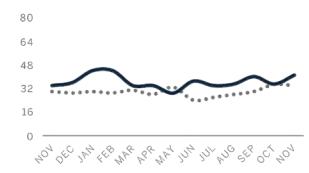


34

AVERAGE DAYS
ON MARKET

41

+20.6%

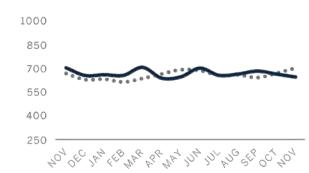


\$704

AVERAGE PRICE
PER SQ. FT.

\$648

-8.0%

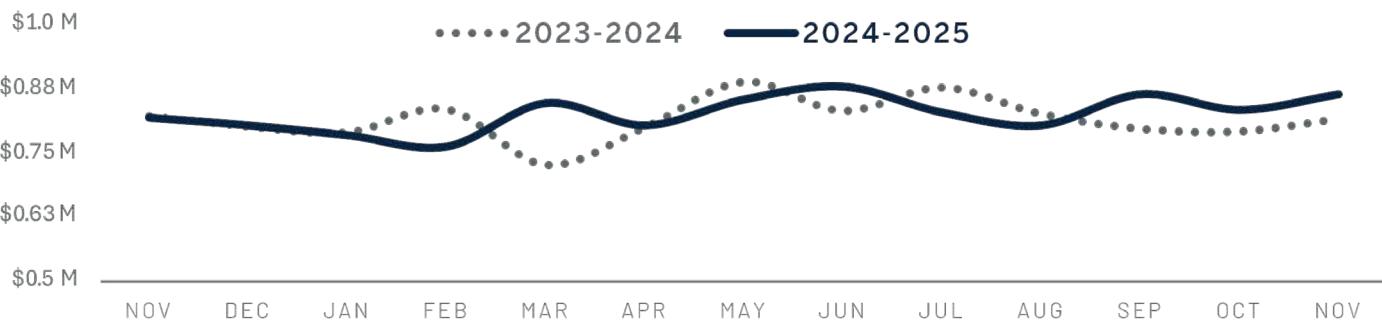




LONG BEACH

Long Beach

2024 **\$815,000** 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+5.5%

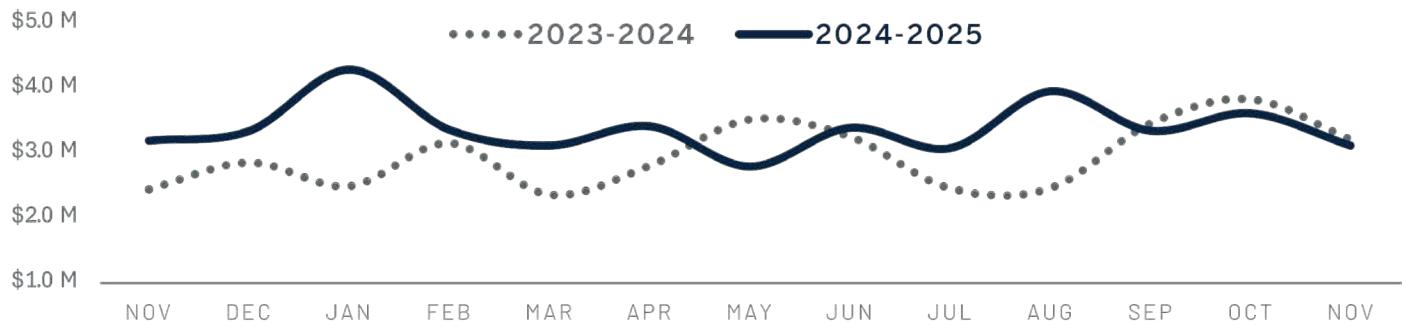
VS LAST YEAR

NOVEMBER



Manhattan Beach

2024  \$3,200,000 \$3,125,000  2025



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

56

AVERAGE DAYS ON MARKET

\$1,603

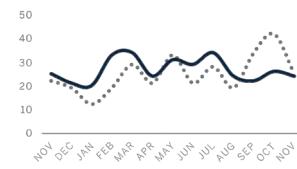
AVERAGE PRICE PER SQ. FT.

25

UNITS SOLD

24

-4.0%

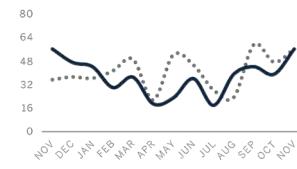


56

AVERAGE DAYS ON MARKET

56

No Change

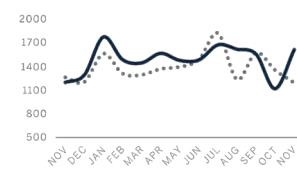


\$1,190

\$1,603

AVERAGE PRICE PER SQ. FT.

+34.7%



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

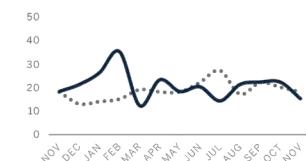


18

UNITS SOLD

15

-16.7%

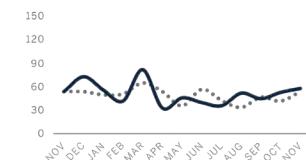


53

AVERAGE DAYS ON MARKET

57

+7.5%

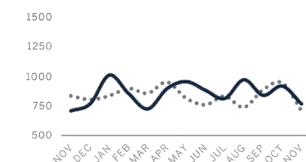


\$709

AVERAGE PRICE PER SQ. FT.

\$767

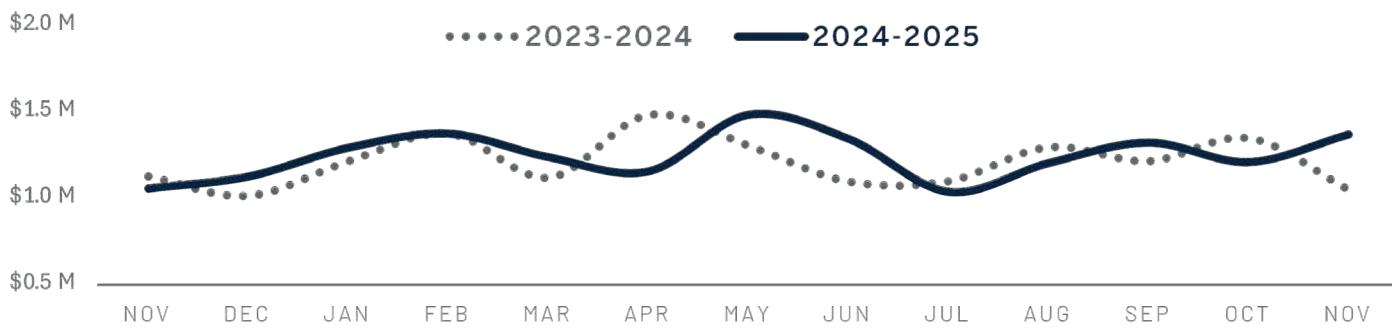
+8.2%





Marina Del Rey

2024 \$1,050,000 \$1,365,000 2025



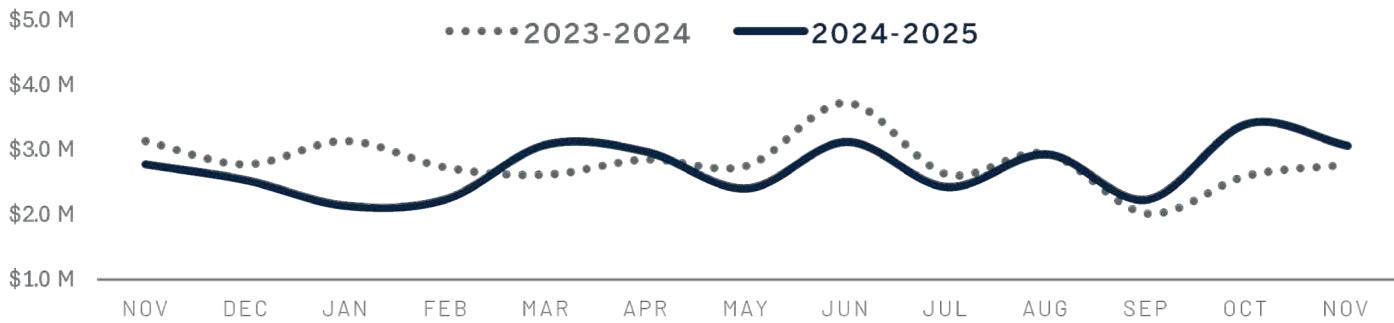
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+30.0%
VS LAST YEAR



Palos Verdes Estates

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



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+10.3%
VS LAST YEAR



November

At A Glance

\$3,083,000

MEDIAN SALES PRICE

8

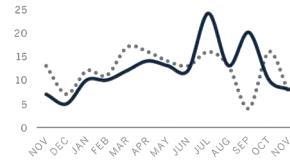
TOTAL UNITS SOLD

7

UNITS SOLD

8

+14.3%

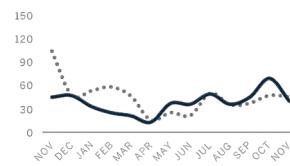


46

AVERAGE DAYS ON MARKET

41

-10.9%

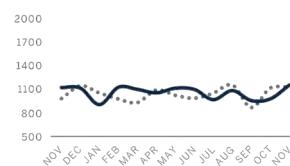


\$1,126

AVERAGE PRICE PER SQ. FT.

\$1,156

+2.7%



AVERAGE PRICE PER SQ. FT.

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

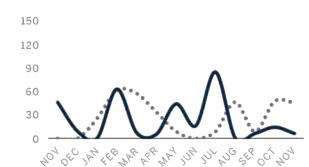
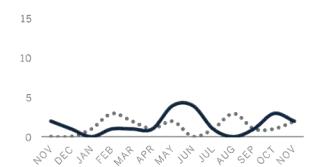
No
Change

46

AVERAGE DAYS
ON MARKET

6

-87.0%

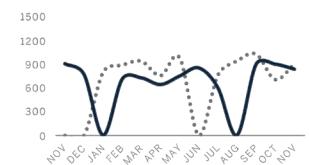


\$905

AVERAGE PRICE
PER SQ. FT.

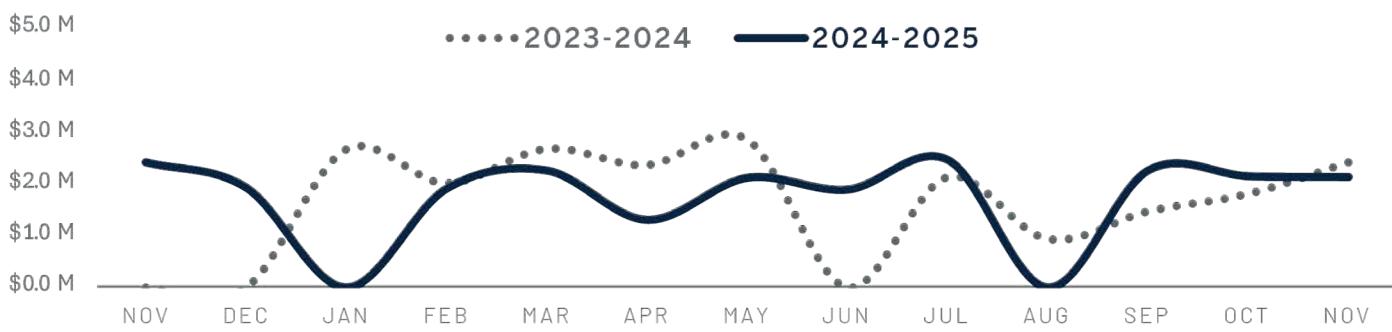
\$836

-7.6%



Palos Verdes Peninsula

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



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-11.8%

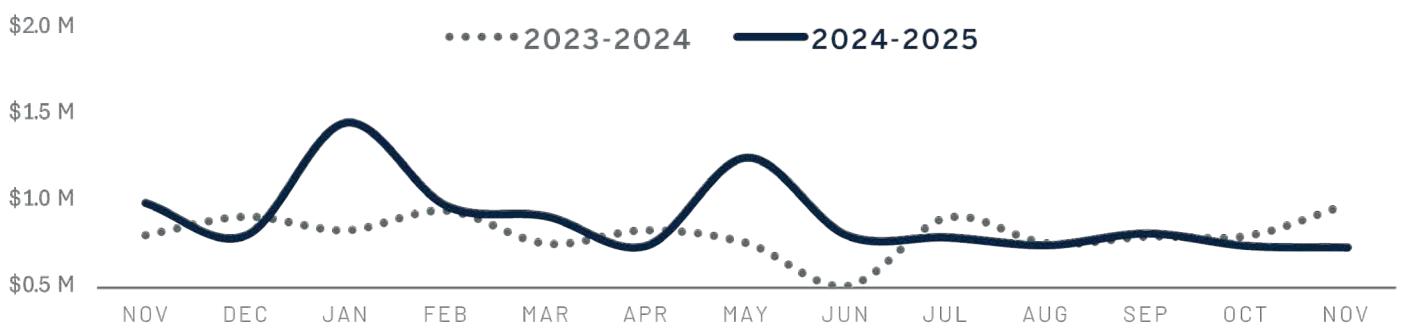
VS LAST YEAR



Playa Del Rey

2024 ■ \$985,000

\$730,000 ■ 2025



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%

Month	Units Sold
NOV	10
DEC	12
JAN	8
FEB	12
MAR	10
APR	10
MAY	12
JUN	25
JUL	10
AUG	12
SEP	15
OCT	18
NOV	18

37
AVERAGE DAYS ON MARKET

29
-21.6%

Month	Avg Days on Market
NOV	64
DEC	32
JAN	16
FEB	48
MAR	64
APR	32
MAY	48
JUN	32
JUL	16
AUG	32
SEP	48
OCT	50
NOV	50

\$656
AVERAGE PRICE PER SQ. FT.

\$715
+9.0%

Month	Avg Price per Sq. Ft.
NOV	750
DEC	720
JAN	750
FEB	780
MAR	800
APR	780
MAY	800
JUN	850
JUL	780
AUG	750
SEP	780
OCT	750
NOV	750

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

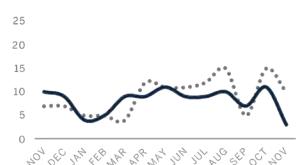
3

-70.0%

9

AVERAGE DAYS ON MARKET

-84.5%

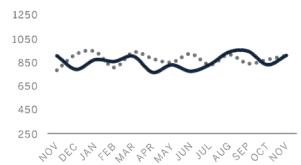
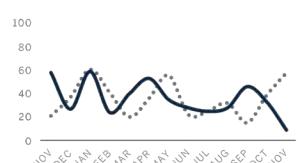


\$906

AVERAGE PRICE PER SQ. FT.

\$909

+0.3%





Playa Vista



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.3%

VS LAST YEAR

NOVEMBER



Rancho Palos Verdes



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

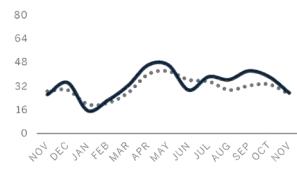
+6.6%

VS LAST YEAR



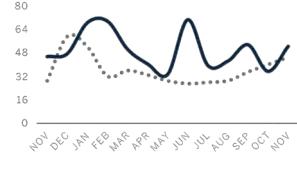
26
UNITS SOLD

27
+3.8%



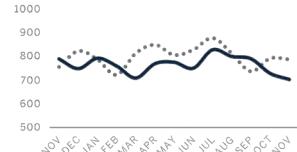
45
AVERAGE DAYS
ON MARKET

52
+15.6%



\$785
AVERAGE PRICE
PER SQ. FT.

-11.1%



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.

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

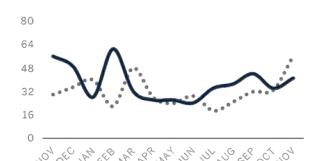
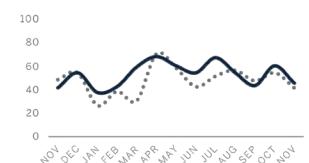
45

+9.8%

41

AVERAGE DAYS
ON MARKET

-26.8%

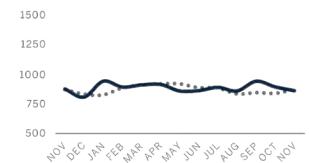


\$871

AVERAGE PRICE
PER SQ. FT.

\$857

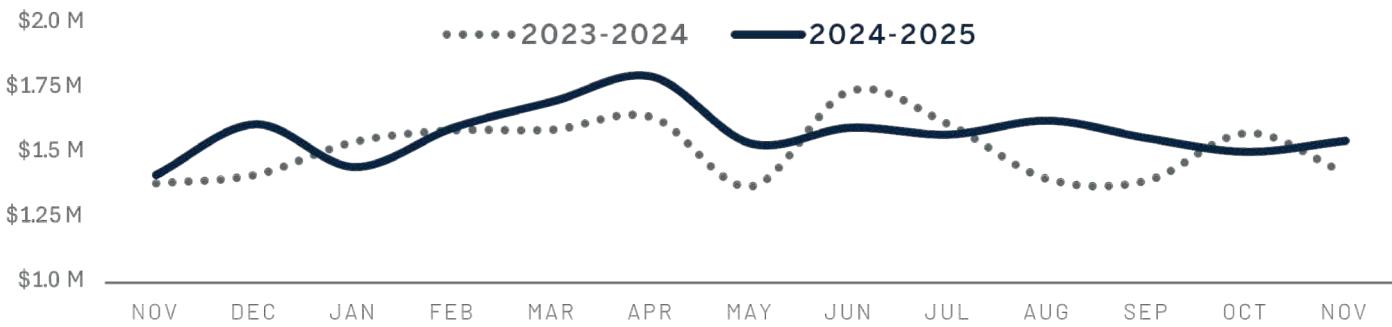
-1.6%





Redondo Beach

2024  \$1,420,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

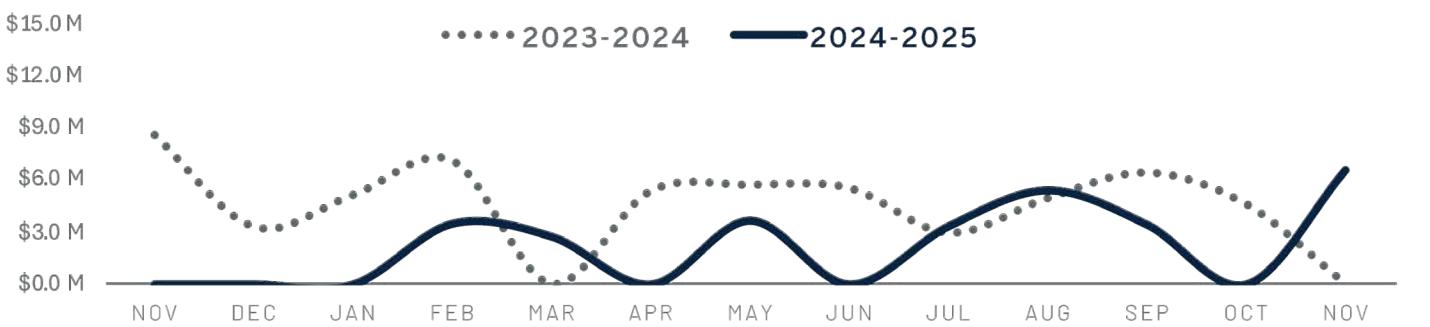
+9.2%

VS LAST YEAR

Rolling Hills

2024 \$0

\$6,683,000 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

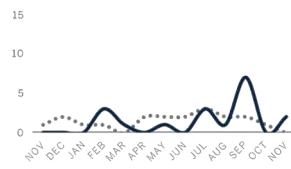
+100.0%
VS LAST YEAR



0
UNITS SOLD

2

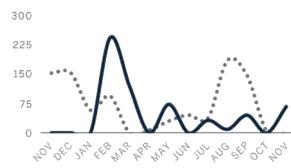
+100.0%



0
AVERAGE DAYS
ON MARKET

67

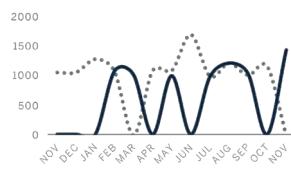
+100.0%



\$0
AVERAGE PRICE
PER SQ. FT.

\$1,423

+100.0%



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.

 **Vista | Sotheby's**
INTERNATIONAL REALTY

November

At A Glance

\$1,558,000

MEDIAN SALES PRICE

8

TOTAL UNITS SOLD

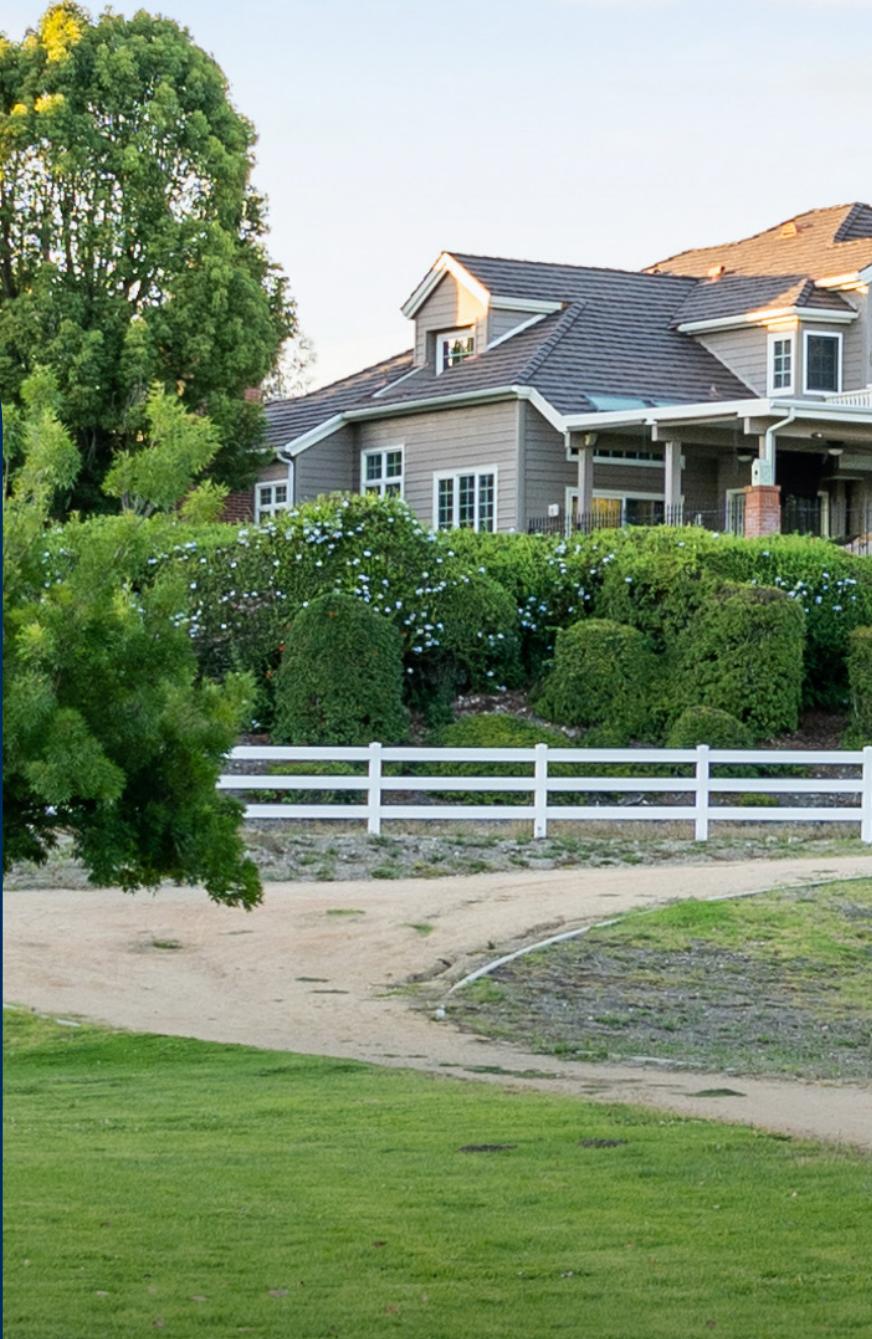
47

AVERAGE DAYS ON MARKET

\$790

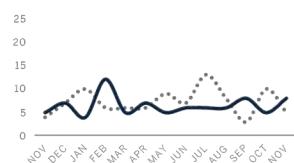
AVERAGE PRICE PER SQ. FT.

 **Vista | Sotheby's**
INTERNATIONAL REALTY

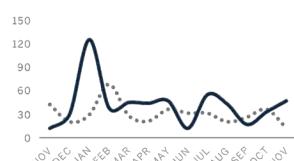


5
UNITS SOLD

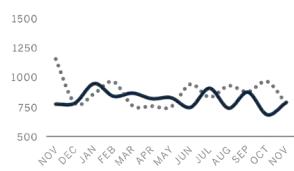
8
+60.0%



12
AVERAGE DAYS
ON MARKET
+291.7%



\$775
AVERAGE PRICE
PER SQ. FT.
+1.9%





Rolling Hills Estates

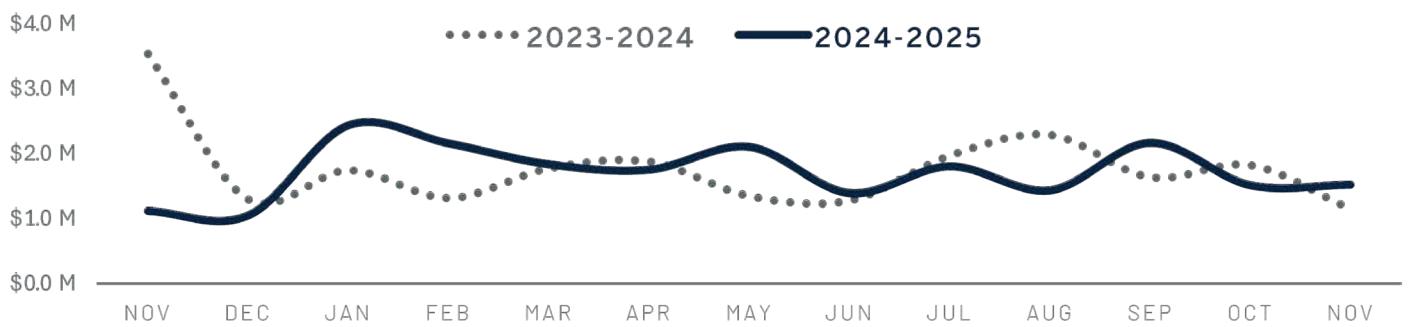
2024



\$1,150,000

\$1,558,000

2025



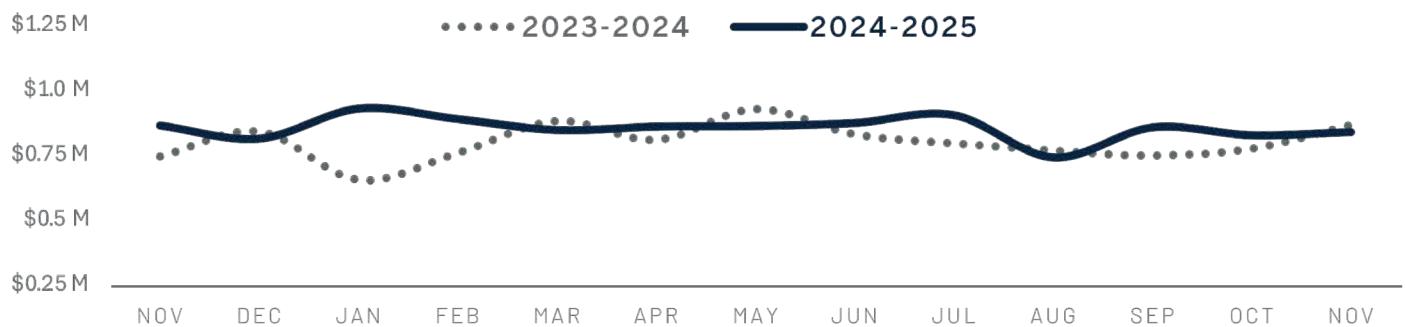
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+35.5%
VS LAST YEAR



San Pedro

2024  \$875,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

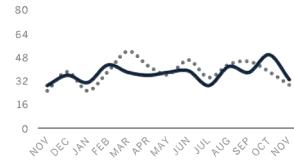
-2.9%

VS LAST YEAR



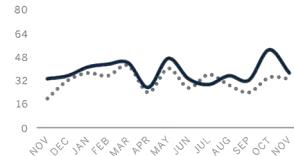
29
UNITS SOLD

33
+13.8%



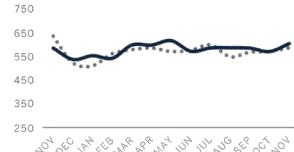
33
AVERAGE DAYS
ON MARKET

37
+12.1%



\$585
AVERAGE PRICE
PER SQ. FT.

\$604
+3.2%



November

At A Glance

\$850,000

MEDIAN SALES PRICE

33

TOTAL UNITS SOLD

37

AVERAGE DAYS ON MARKET

\$604

AVERAGE PRICE PER SQ. FT.

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

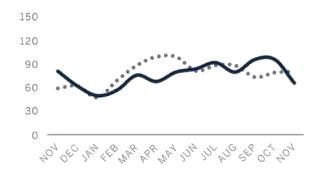


81

UNITS SOLD

66

-18.5%

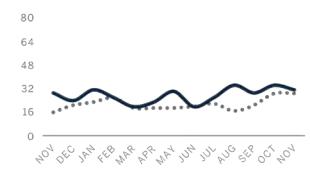


29

AVERAGE DAYS
ON MARKET

31

+6.9%

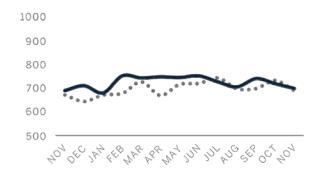


\$689

AVERAGE PRICE
PER SQ. FT.

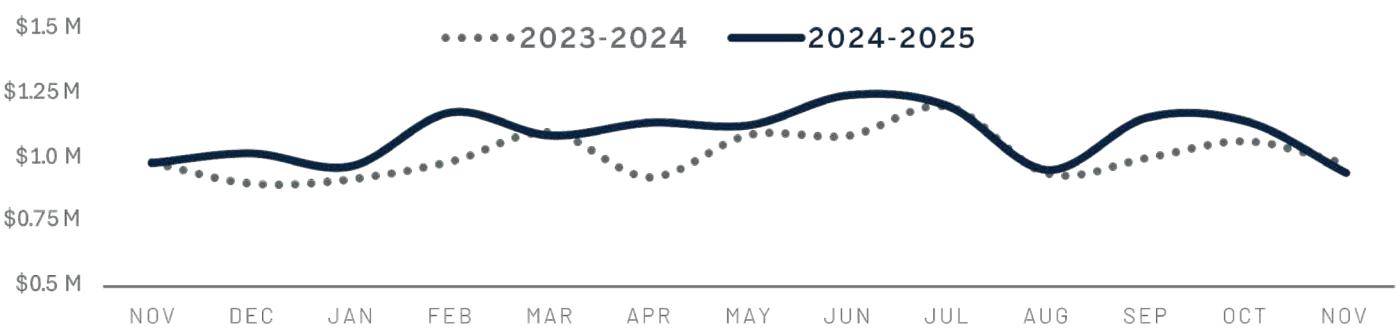
\$698

+1.3%



Torrance

2024  \$977,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

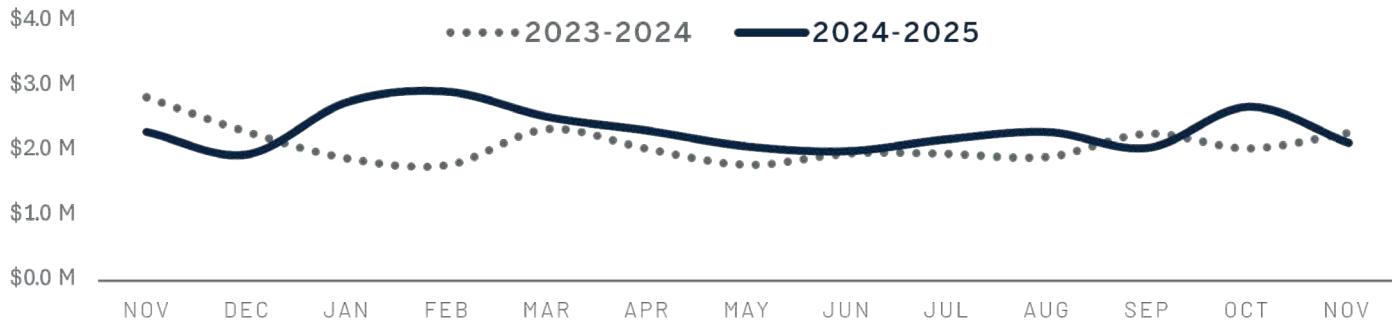
-4.0%

VS LAST YEAR



Venice

2024  **\$2,292,000**  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

44

AVERAGE DAYS ON MARKET

\$1,158

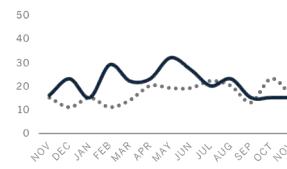
AVERAGE PRICE PER SQ. FT.

16

UNITS SOLD

15

-6.3%

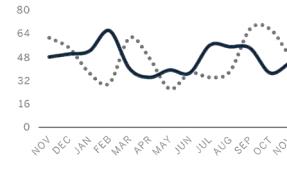


48

AVERAGE DAYS ON MARKET

44

-8.3%

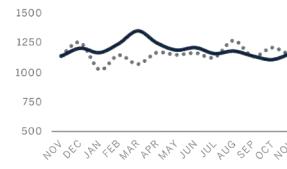


\$1,135

AVERAGE PRICE PER SQ. FT.

\$1,158

+2.0%



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

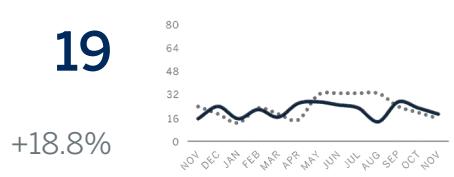


16

UNITS SOLD

19

+18.8%

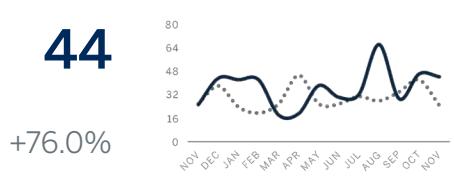


25

AVERAGE DAYS ON MARKET

44

+76.0%



\$860

AVERAGE PRICE
PER SQ. FT.

\$899

+4.5%





Westchester

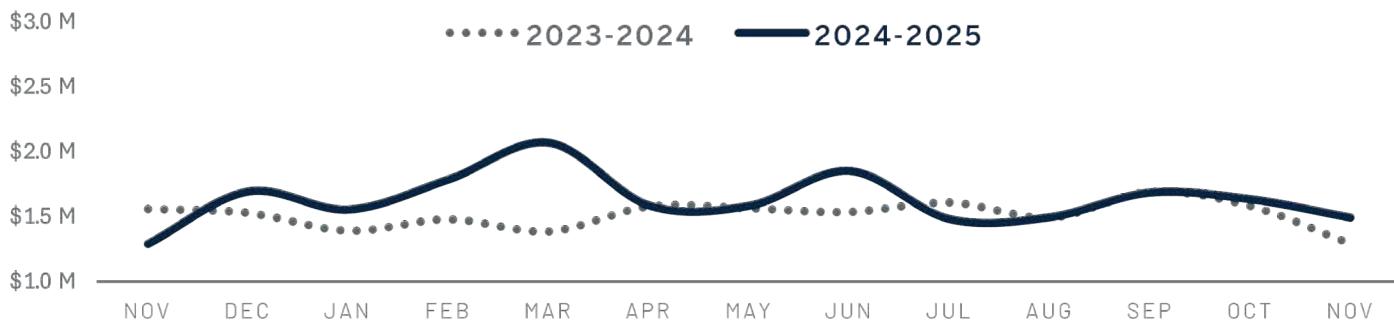
2024



\$1,310,000

\$1,510,000

2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+15.3%
VS LAST YEAR

Offices



1144 HIGHLAND AVE
MANHATTAN BEACH



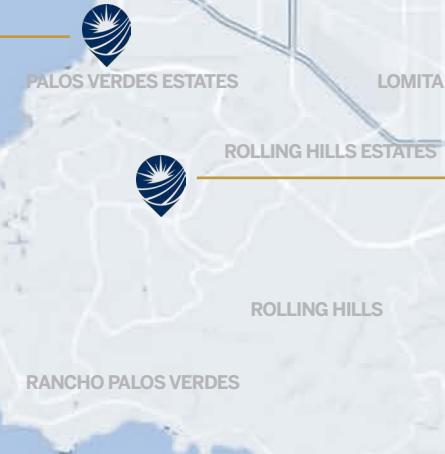
2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH



200 PIER AVE
HERMOSA BEACH



16 MALAGA COVE PLAZA
PALOS VERDES ESTATES





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