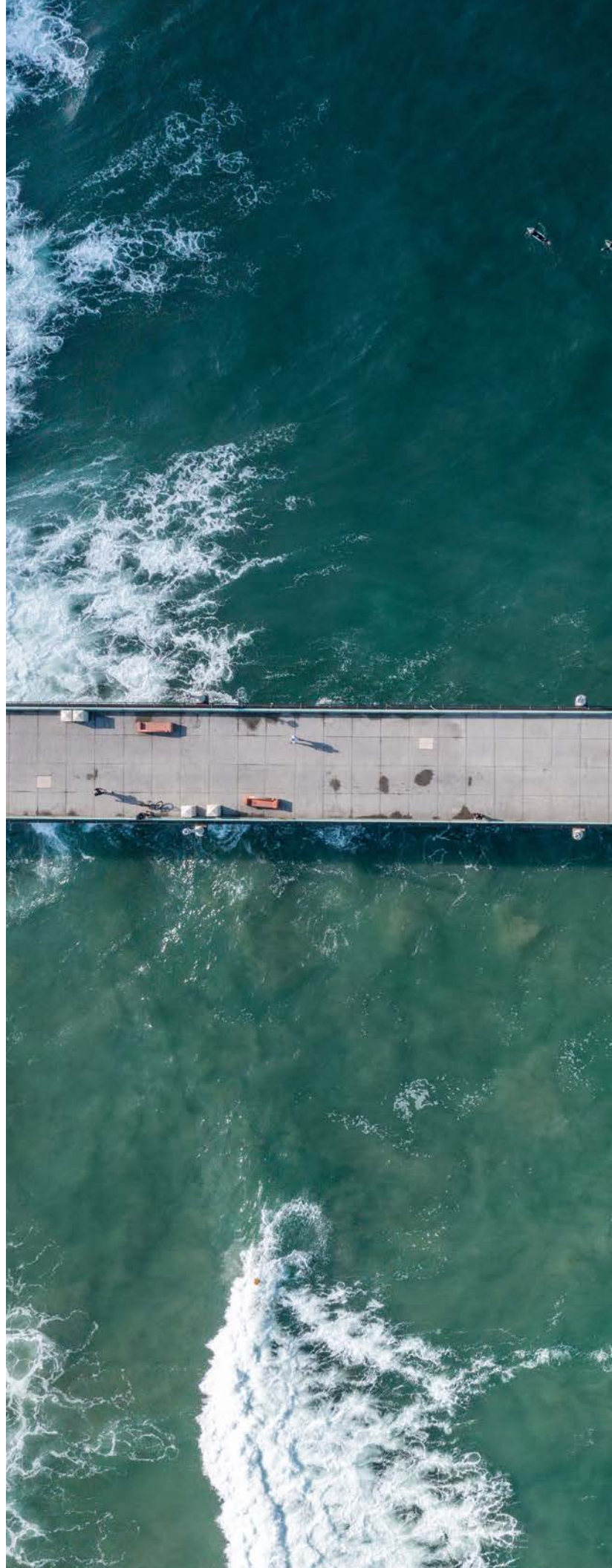




Market Report

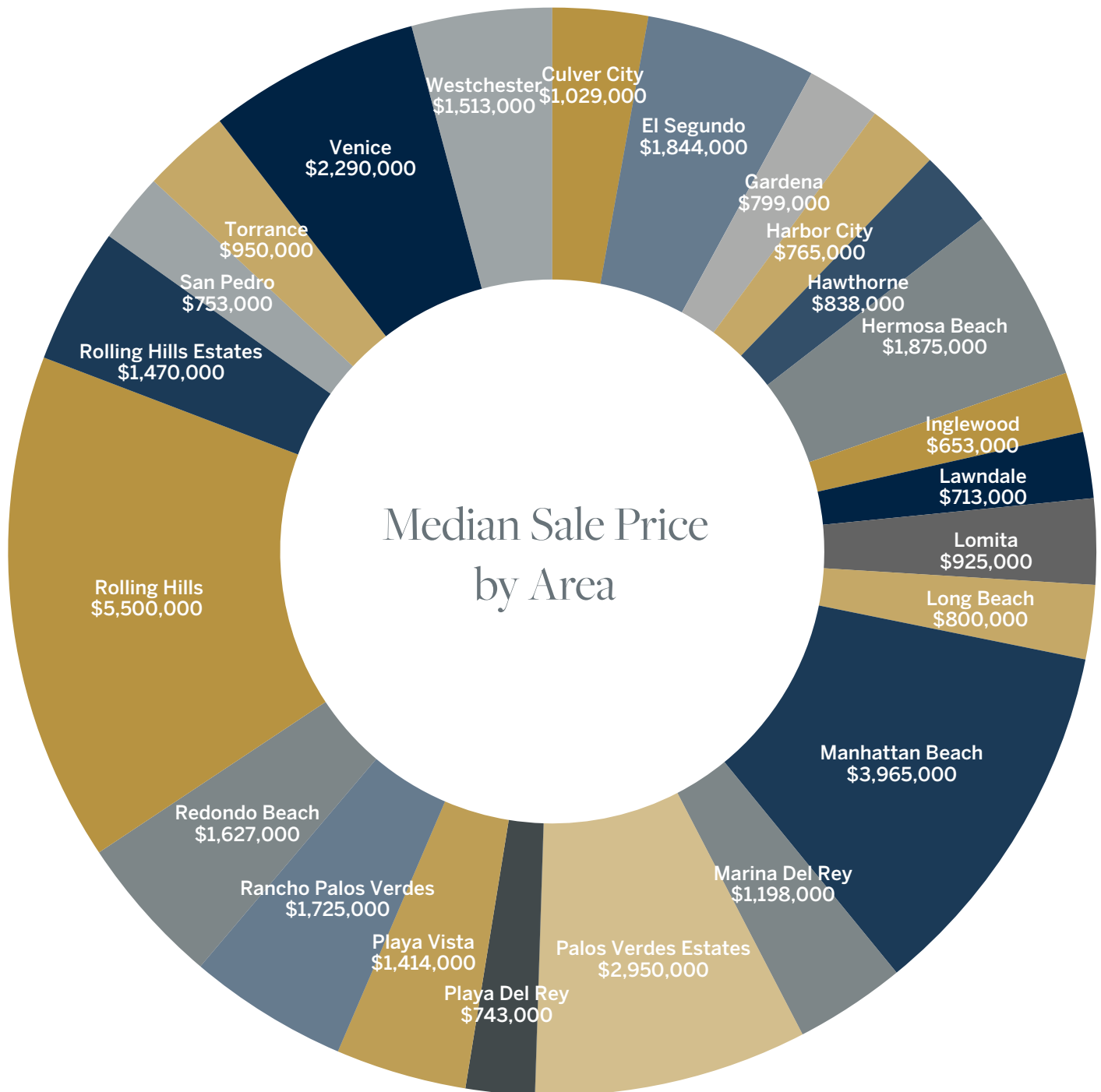
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42	ROLLING HILLS
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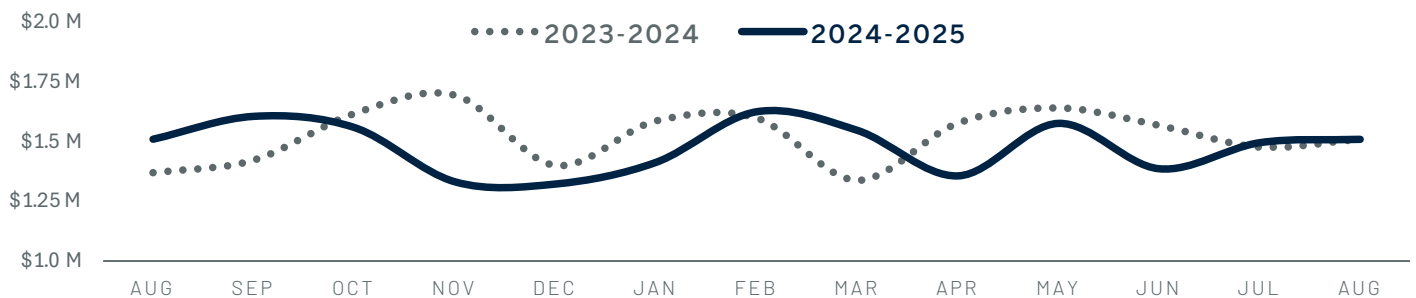


Overview

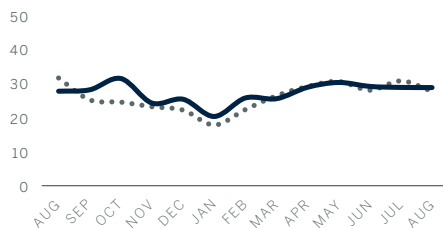


Average of all areas

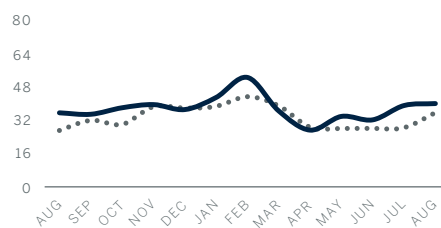
Average Sale Price of All Areas for the Past 2 Years



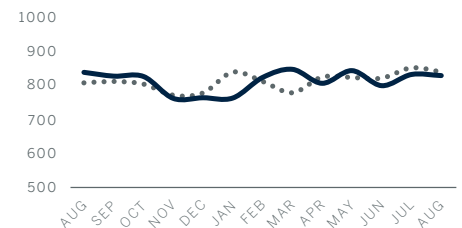
Average Units Sold



Average Days on Market



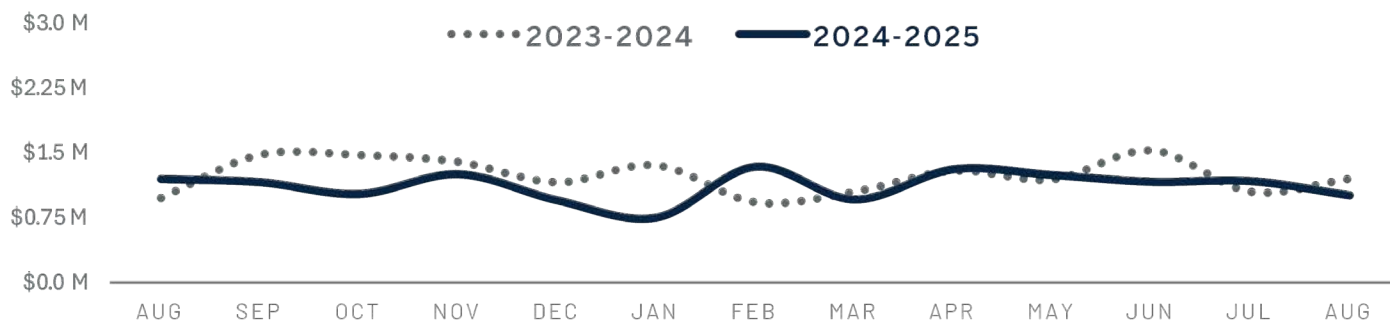
Average Price per Sq.Ft.





Culver City

2024  \$1,223,000 \$1,029,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-15.9%
VS LAST YEAR



August

At A Glance

\$1,029,000

MEDIAN SALES PRICE

30

TOTAL UNITS SOLD

52

AVERAGE DAYS ON MARKET

\$815

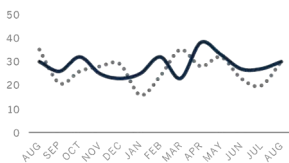
AVERAGE PRICE PER SQ. FT.

30

UNITS
SOLD

30

No
Change

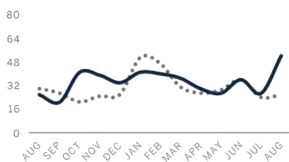


26

AVERAGE DAYS
ON MARKET

52

+100.0%

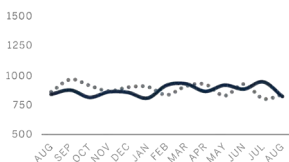


\$834

AVERAGE PRICE
PER SQ. FT.

\$815

-2.3%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$1,844,000

MEDIAN SALES PRICE

6

TOTAL UNITS SOLD

34

AVERAGE DAYS ON MARKET

\$969

AVERAGE PRICE PER SQ. FT.



Vista | Sotheby's
INTERNATIONAL REALTY

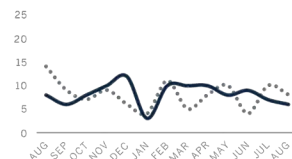


8

UNITS
SOLD

6

-25.0%

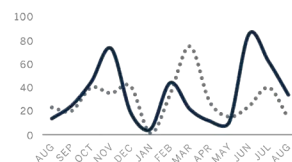


14

AVERAGE DAYS
ON MARKET

34

+142.9%

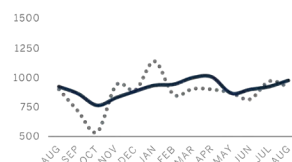


\$916

AVERAGE PRICE
PER SQ. FT.

\$969

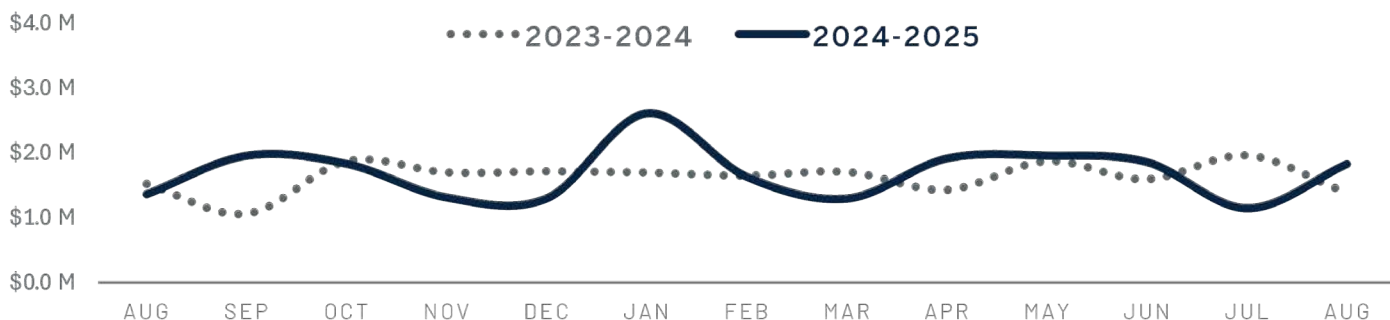
+5.8%





El Segundo

2024 ■ \$1,382,000 \$1,844,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

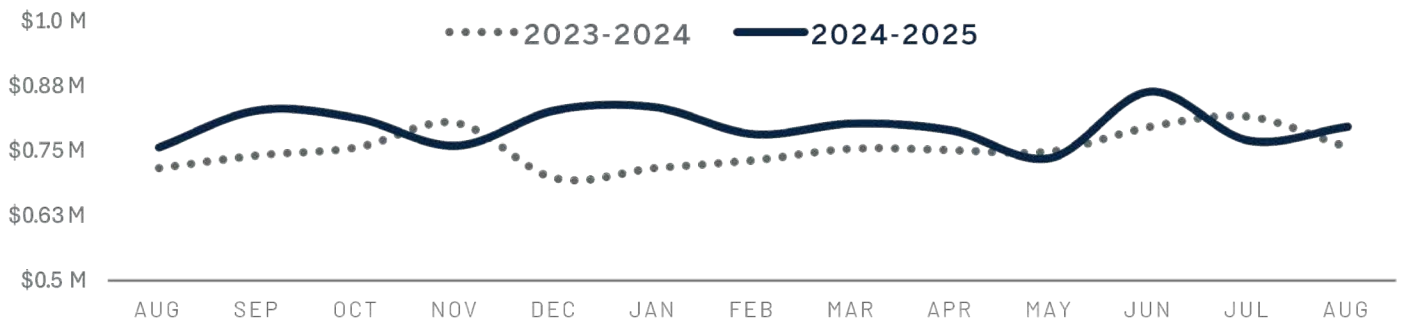
+33.4%
VS LAST YEAR



Gardena

2024 ■ \$760,000

\$799,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+5.1%
VS LAST YEAR



August

At A Glance

\$799,000

MEDIAN SALES PRICE

35

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$528

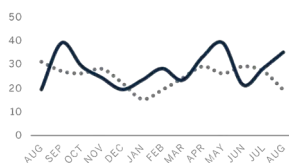
AVERAGE PRICE PER SQ. FT.

19

UNITS SOLD

35

+84.2%

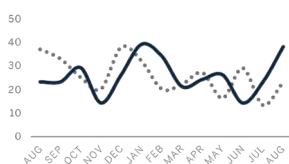


23

AVERAGE DAYS ON MARKET

38

+65.2%

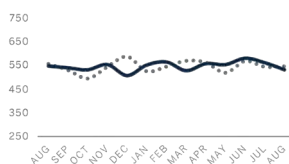


\$544

AVERAGE PRICE PER SQ. FT.

\$528

-2.9%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$765,000

MEDIAN SALES PRICE

12

TOTAL UNITS SOLD

27

AVERAGE DAYS ON MARKET

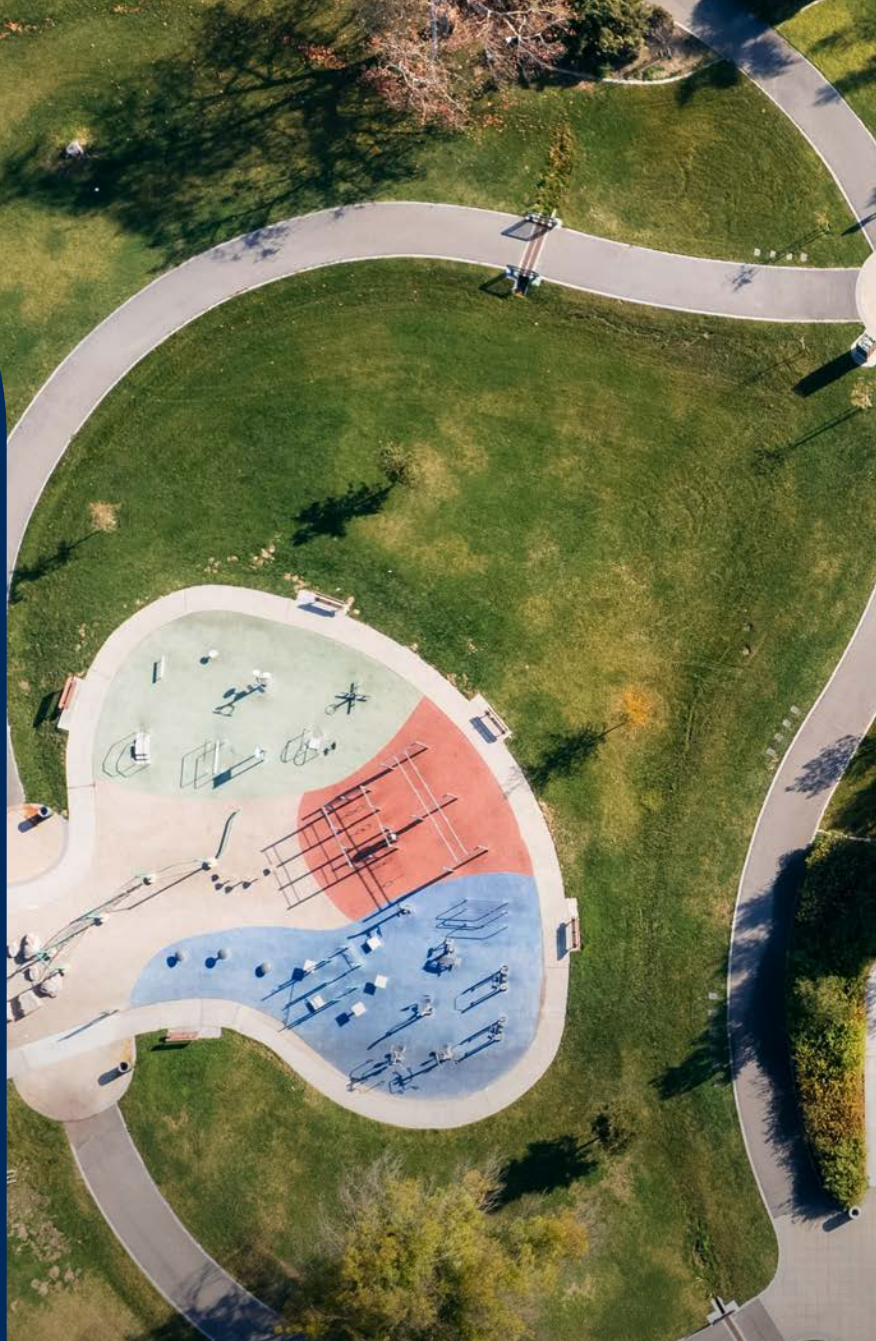
\$576

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

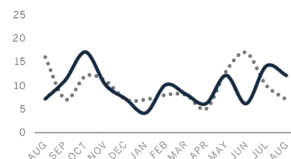


7

UNITS
SOLD

12

+71.4%

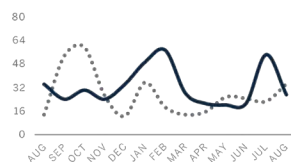


34

AVERAGE DAYS
ON MARKET

27

-20.6%

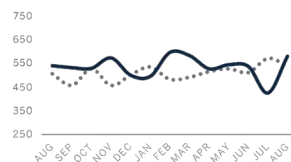


\$536

AVERAGE PRICE
PER SQ. FT.

\$576

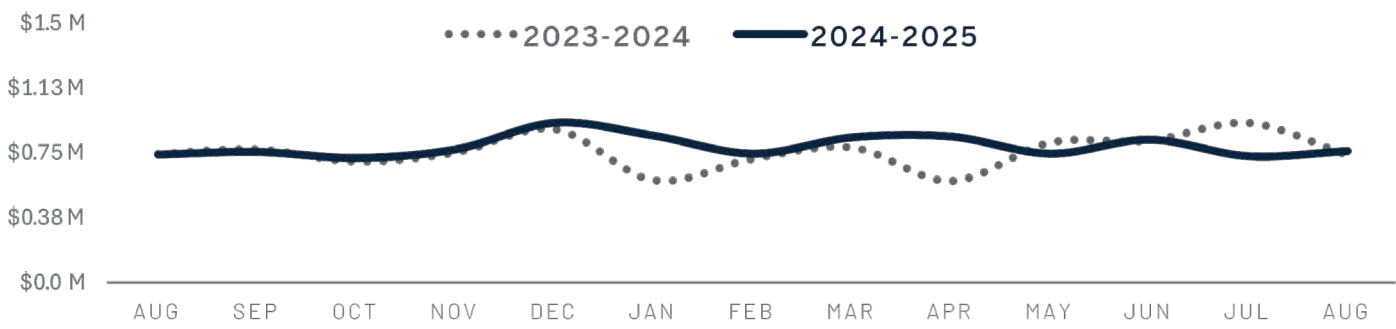
+7.5%





Harbor City

2024  \$745,000 \$765,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+2.7%
VS LAST YEAR



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-4.2%
VS LAST YEAR

August

At A Glance

\$838,000

MEDIAN SALES PRICE

22

TOTAL UNITS SOLD

45

AVERAGE DAYS ON MARKET

\$601

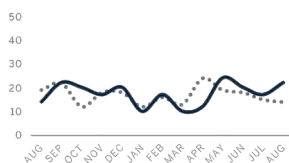
AVERAGE PRICE PER SQ. FT.

14

UNITS
SOLD

22

+57.1%

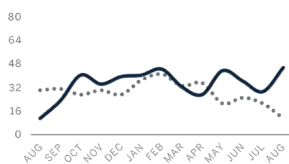


11

AVERAGE DAYS
ON MARKET

45

+309.1%

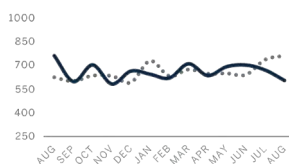


\$757

AVERAGE PRICE
PER SQ. FT.

\$601

-20.6%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$1,875,000

MEDIAN SALES PRICE

11

TOTAL UNITS SOLD

65

AVERAGE DAYS ON MARKET

\$1,505

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

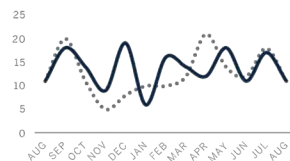


11

UNITS
SOLD

11

No
Change

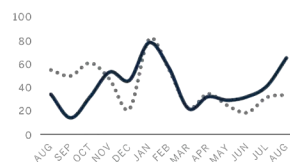


34

AVERAGE DAYS
ON MARKET

65

+91.2%

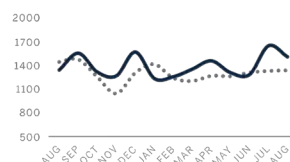


\$1,339

\$1,505

AVERAGE PRICE
PER SQ. FT.

+12.4%



Hermosa Beach

2024  \$2,510,000  2025 **\$1,875,000**



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-25.3%
VS LAST YEAR

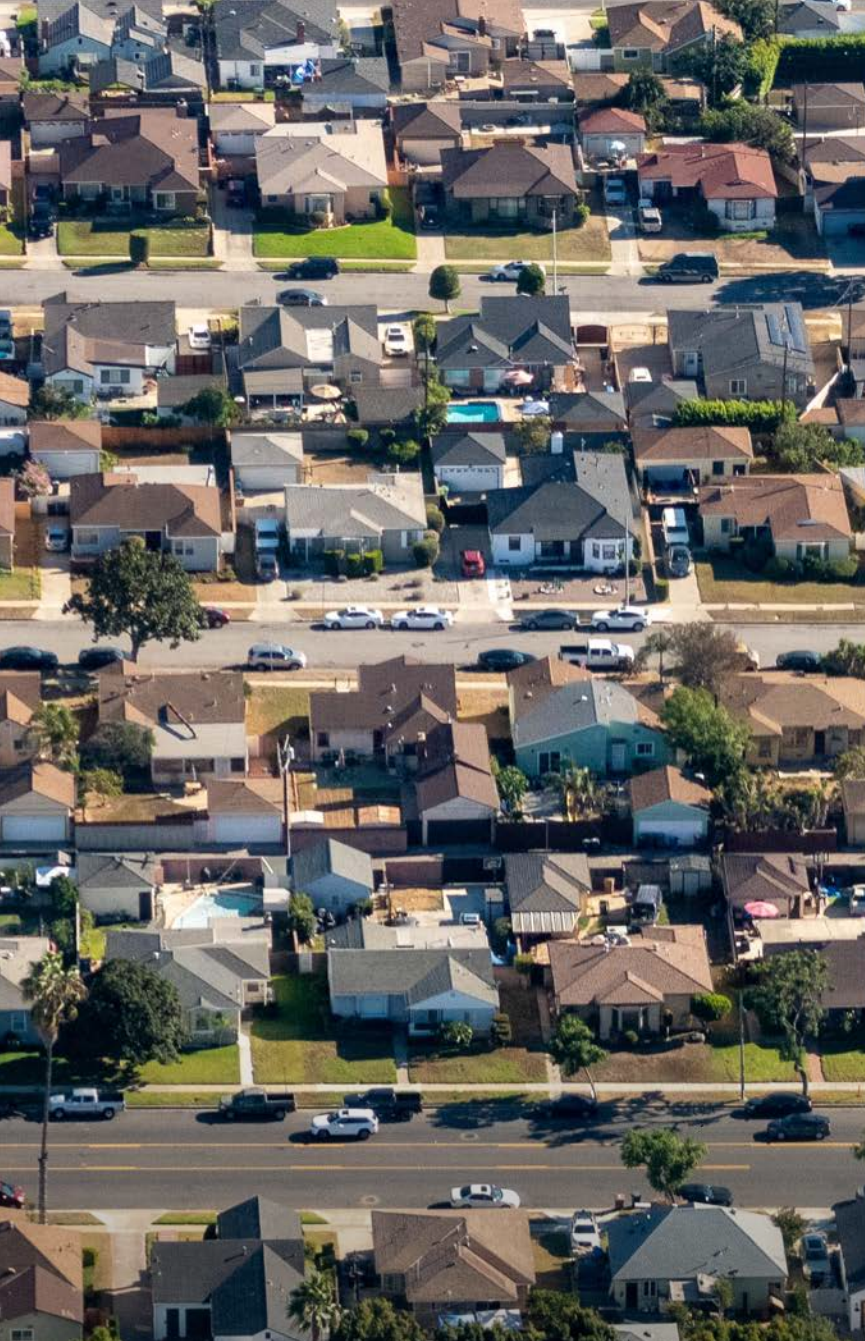


Inglewood



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-11.8%
VS LAST YEAR



August

At A Glance

\$653,000

MEDIAN SALES PRICE

22

TOTAL UNITS SOLD

34

AVERAGE DAYS ON MARKET

\$523

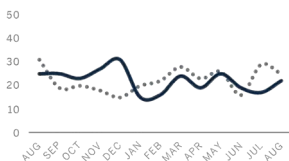
AVERAGE PRICE PER SQ. FT.

25

UNITS
SOLD

22

-12.0%

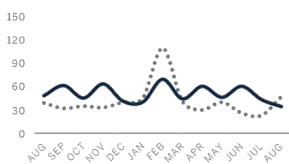


48

AVERAGE DAYS
ON MARKET

34

-29.2%

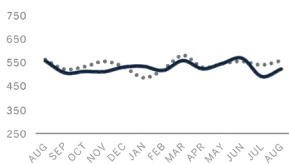


\$557

AVERAGE PRICE
PER SQ. FT.

\$523

-6.1%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$713,000

MEDIAN SALES PRICE

14

TOTAL UNITS SOLD

75

AVERAGE DAYS ON MARKET

\$554

AVERAGE PRICE PER SQ. FT.



Vista

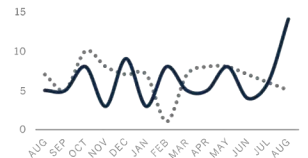
Sotheby's
INTERNATIONAL REALTY

5

UNITS
SOLD

14

+180.0%

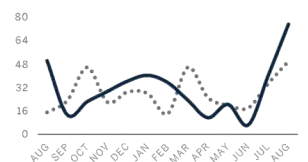


50

AVERAGE DAYS
ON MARKET

75

+50.0%

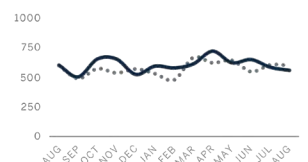


\$597

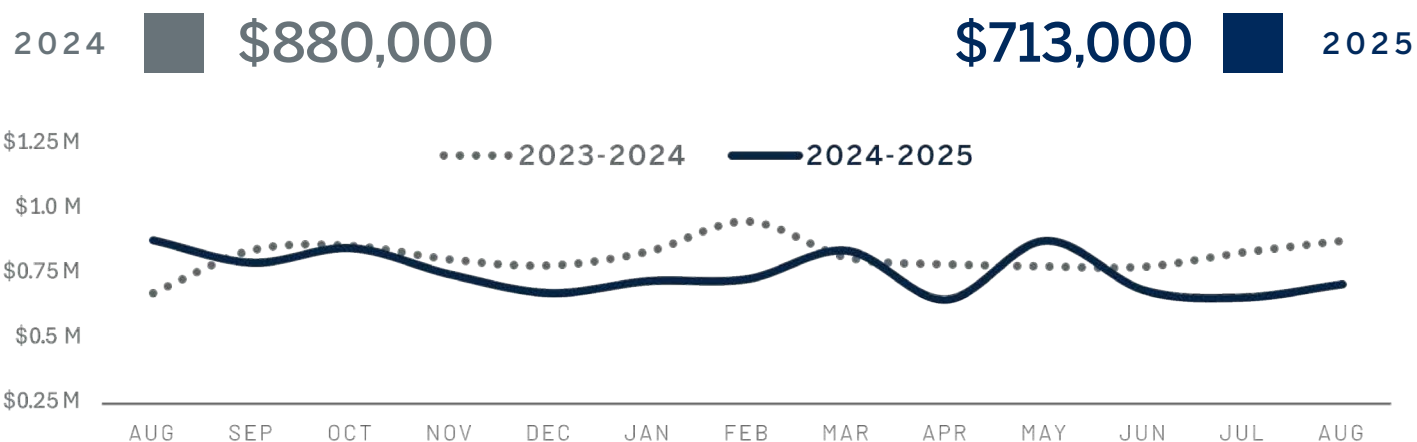
AVERAGE PRICE
PER SQ. FT.

\$554

-7.2%



Lawndale



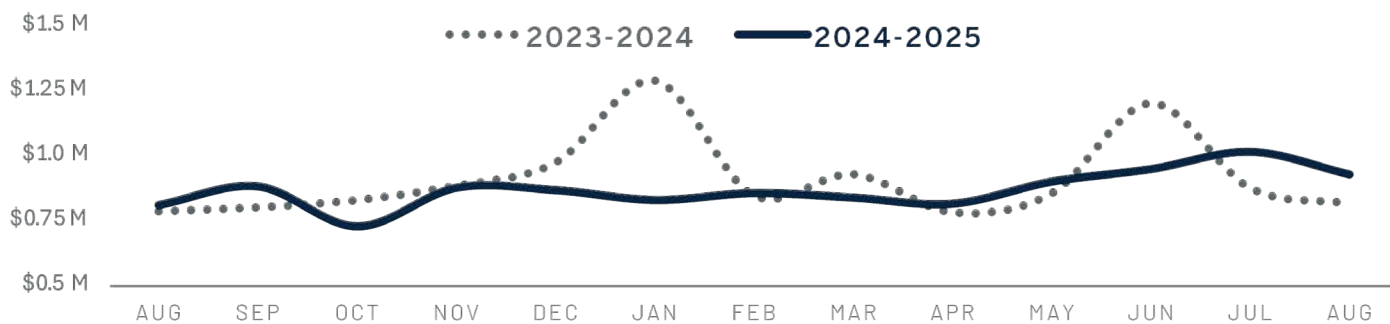
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-19.0%
VS LAST YEAR



Lomita

2024  \$810,000 \$925,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+14.2%
VS LAST YEAR



August

At A Glance

\$925,000

MEDIAN SALES PRICE

6

TOTAL UNITS SOLD

32

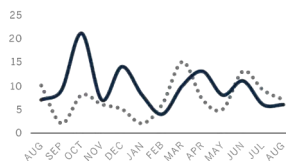
AVERAGE DAYS ON MARKET

\$670

AVERAGE PRICE PER SQ. FT.

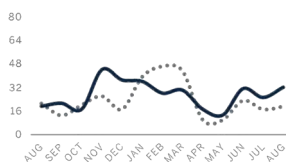
7
UNITS
SOLD

6
-14.3%



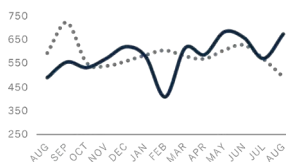
19
AVERAGE DAYS
ON MARKET

32
+68.4%



\$488
AVERAGE PRICE
PER SQ. FT.

\$670
+37.3%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$800,000

MEDIAN SALES PRICE

198

TOTAL UNITS SOLD

35

AVERAGE DAYS ON MARKET

\$666

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

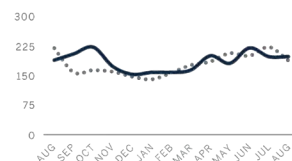


189

UNITS
SOLD

198

+4.8%

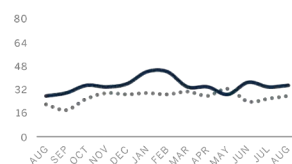


28

AVERAGE DAYS
ON MARKET

35

+25.0%

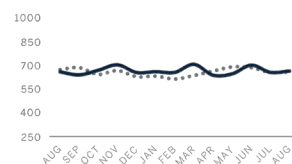


\$661

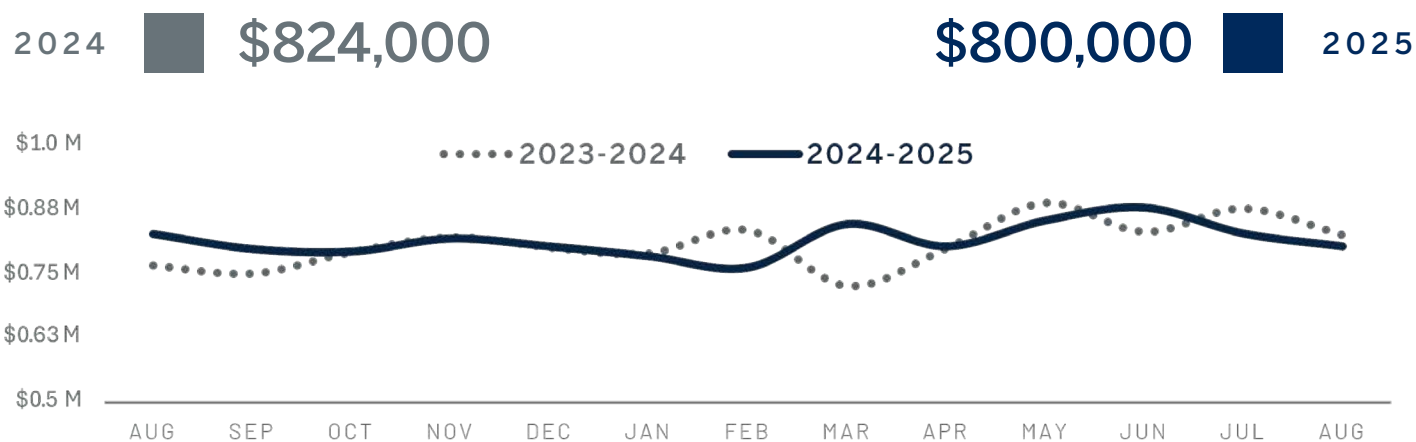
AVERAGE PRICE
PER SQ. FT.

\$666

+0.8%



Long Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.9%
VS LAST YEAR



Manhattan Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+61.8%
VS LAST YEAR

August

At A Glance

\$3,965,000

MEDIAN SALES PRICE

24

TOTAL UNITS SOLD

39

AVERAGE DAYS ON MARKET

\$1,608

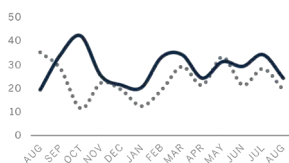
AVERAGE PRICE PER SQ. FT.

19

UNITS
SOLD

24

+26.3%

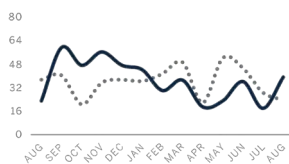


23

AVERAGE DAYS
ON MARKET

39

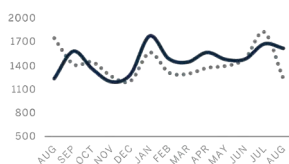
+69.6%



\$1,230 \$1,608

AVERAGE PRICE
PER SQ. FT.

+30.7%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$1,198,000

MEDIAN SALES PRICE

21

TOTAL UNITS SOLD

51

AVERAGE DAYS ON MARKET

\$964

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

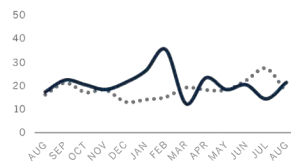


17

UNITS
SOLD

21

+23.5%

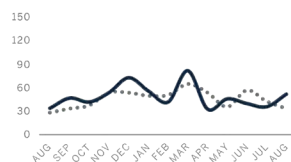


33

AVERAGE DAYS
ON MARKET

51

+54.5%

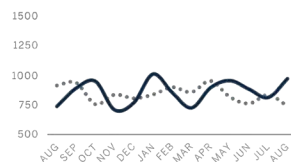


\$738

AVERAGE PRICE
PER SQ. FT.

\$964

+30.6%



Marina Del Rey



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.6%
VS LAST YEAR



Palos Verdes Estates



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.9%
VS LAST YEAR

August

At A Glance

\$2,950,000

MEDIAN SALES PRICE

13

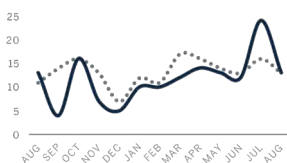
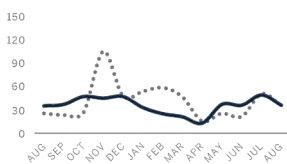
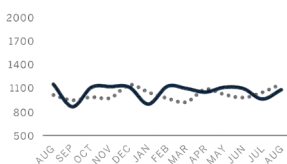
TOTAL UNITS SOLD

37

AVERAGE DAYS ON MARKET

\$1,085

AVERAGE PRICE PER SQ. FT.

13
UNITS
SOLD13
No
Change36
AVERAGE DAYS
ON MARKET37
+2.8%\$1,155
AVERAGE PRICE
PER SQ. FT.\$1,085
-6.1%

Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

N/A

MEDIAN SALES PRICE

N/A

TOTAL UNITS SOLD

N/A

AVERAGE DAYS ON MARKET

N/A

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

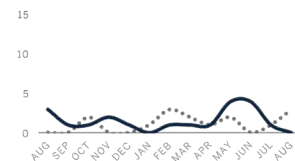


3

UNITS
SOLD

N/A

-100.0%

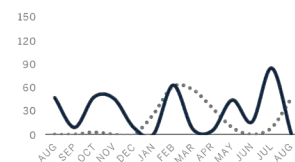


47

AVERAGE DAYS
ON MARKET

N/A

-100.0%

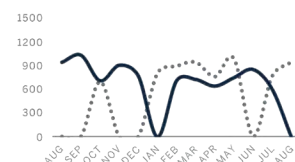


\$942

AVERAGE PRICE
PER SQ. FT.

N/A

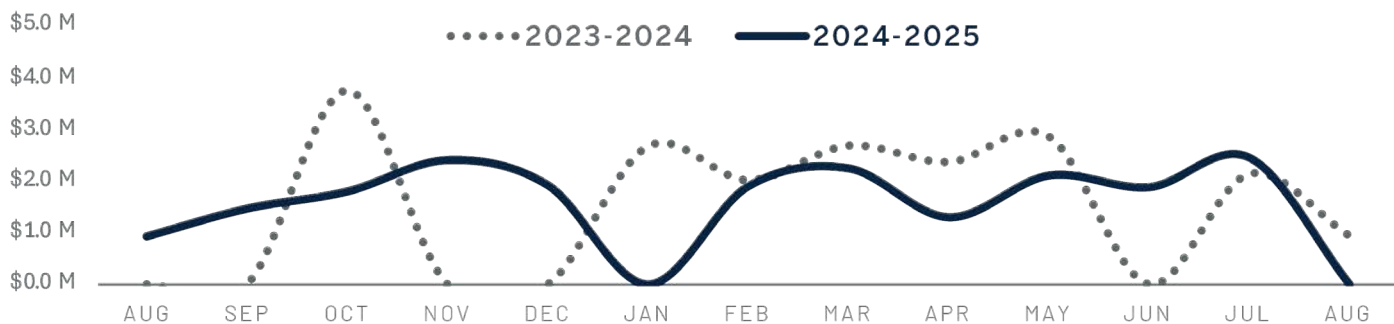
-100.0%



Palos Verdes Peninsula

2024 ■ \$930,000

N/A ■ 2025



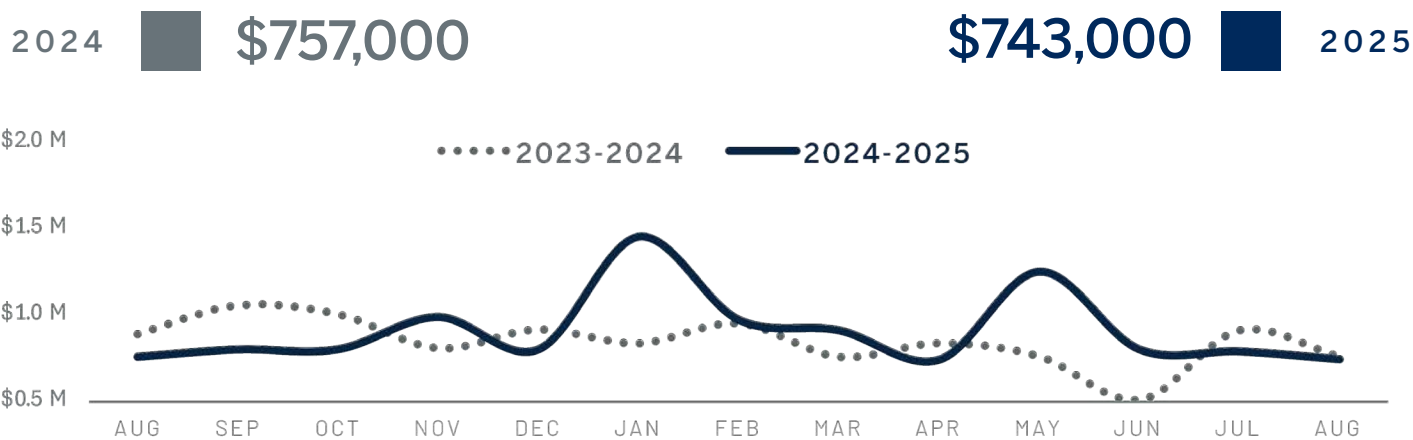
AUGUST

MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-100.0%
VS LAST YEAR



Playa Del Rey



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-1.8%
VS LAST YEAR

August

At A Glance

\$743,000

MEDIAN SALES PRICE

20

TOTAL UNITS SOLD

50

AVERAGE DAYS ON MARKET

\$867

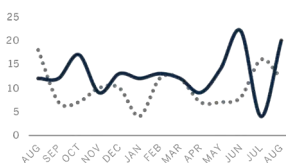
AVERAGE PRICE PER SQ. FT.

12

UNITS
SOLD

20

+66.7%

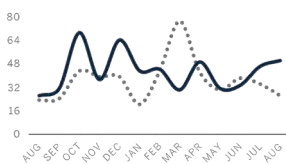


26

AVERAGE DAYS
ON MARKET

50

+92.3%

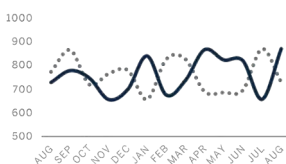


\$727

AVERAGE PRICE
PER SQ. FT.

\$867

+19.3%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$1,414,000

MEDIAN SALES PRICE

10

TOTAL UNITS SOLD

28

AVERAGE DAYS ON MARKET

\$937

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

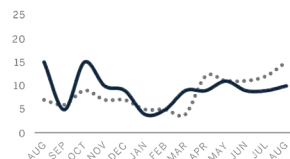


15

UNITS
SOLD

10

-33.3%

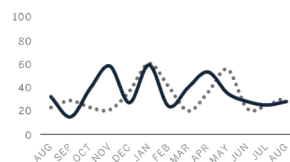


32

AVERAGE DAYS
ON MARKET

28

-12.5%

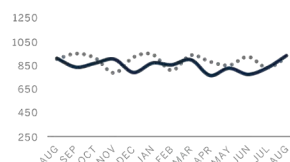


\$914

AVERAGE PRICE
PER SQ. FT.

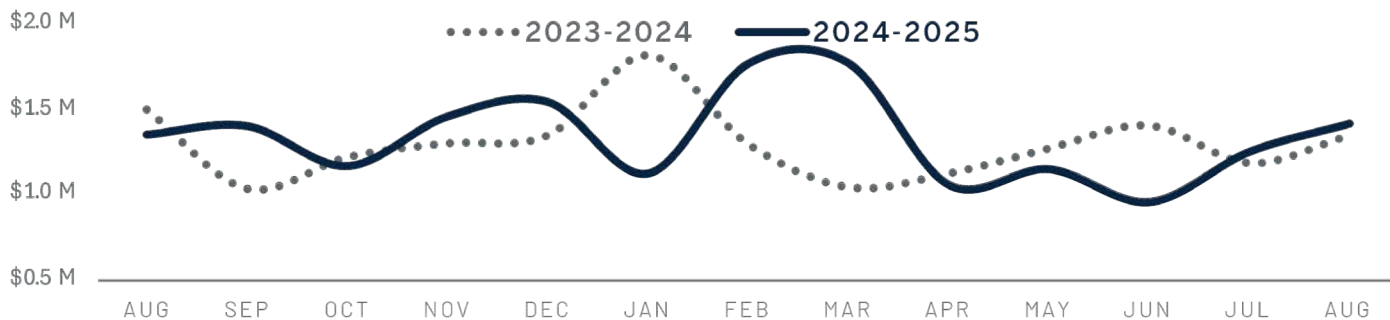
\$937

+2.5%





2024  \$1,350,000 \$1,414,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+4.7%
VS LAST YEAR



Rancho Palos Verdes



MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

-11.5%

VS LAST YEAR

August

At A Glance

\$1,725,000

MEDIAN SALES PRICE

36

TOTAL UNITS SOLD

42

AVERAGE DAYS ON MARKET

\$796

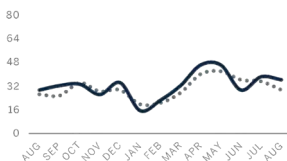
AVERAGE PRICE PER SQ. FT.

29

UNITS
SOLD

36

+24.1%

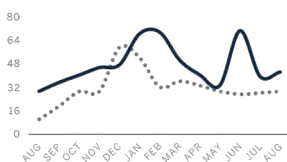


29

AVERAGE DAYS
ON MARKET

42

+44.8%

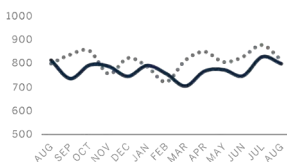


\$810

AVERAGE PRICE
PER SQ. FT.

\$796

-1.7%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$1,627,000

MEDIAN SALES PRICE

54

TOTAL UNITS SOLD

37

AVERAGE DAYS ON MARKET

\$855

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

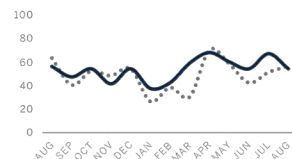


56

UNITS
SOLD

54

-3.6%

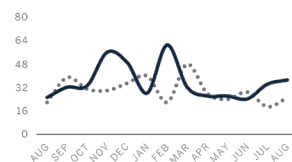


25

AVERAGE DAYS
ON MARKET

37

+48.0%

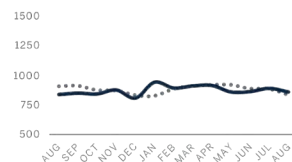


\$834

AVERAGE PRICE
PER SQ. FT.

\$855

+2.5%





Redondo Beach



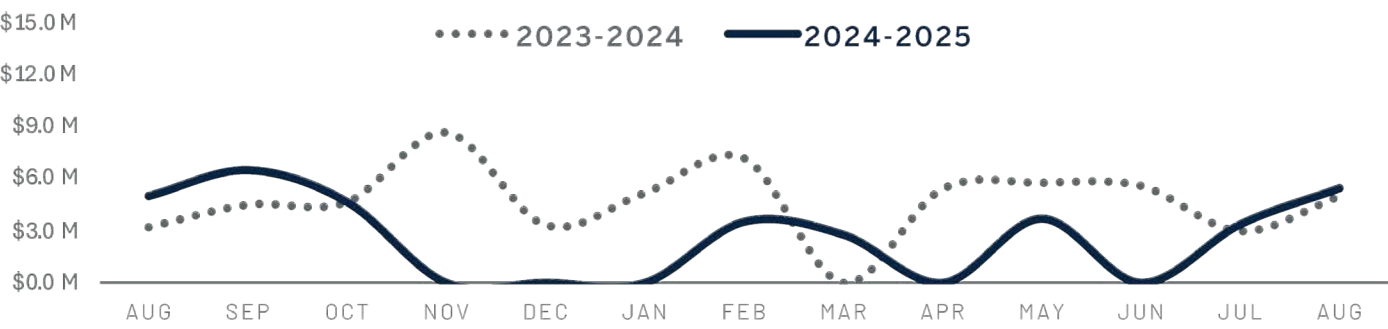
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+16.6%
VS LAST YEAR



Rolling Hills

2024  \$5,048,000  \$5,500,000 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+9.0%
VS LAST YEAR



August

At A Glance

\$5,500,000

MEDIAN SALES PRICE

1

TOTAL UNITS SOLD

9

AVERAGE DAYS ON MARKET

\$1,200

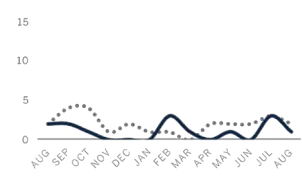
AVERAGE PRICE PER SQ. FT.

2

UNITS SOLD

1

-50.0%

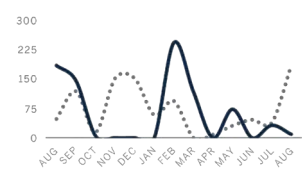


185

AVERAGE DAYS ON MARKET

9

-95.1%

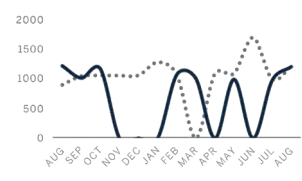


\$1,214

\$1,200

AVERAGE PRICE PER SQ. FT.

-1.2%



August

At A Glance

\$1,470,000

MEDIAN SALES PRICE

6

TOTAL UNITS SOLD

43

AVERAGE DAYS ON MARKET

\$741

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

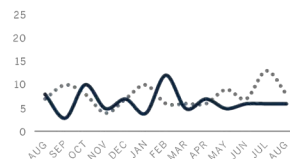


8

UNITS
SOLD

6

-25.0%

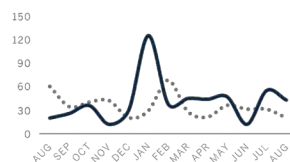


20

AVERAGE DAYS
ON MARKET

43

+115.0%

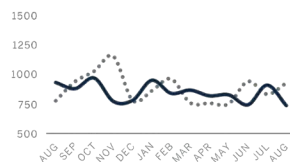


\$931

AVERAGE PRICE
PER SQ. FT.

\$741

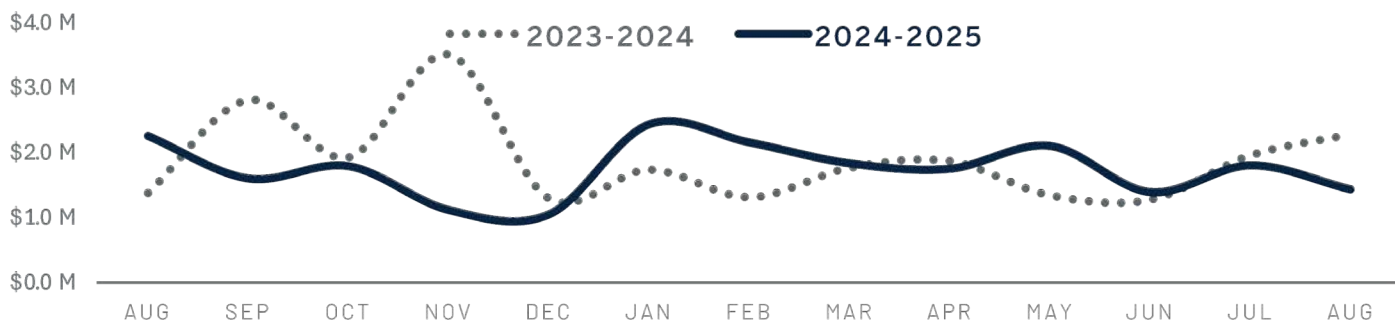
-20.4%





Rolling Hills Estates

2024 ■ \$2,300,000 \$1,470,000 ■ 2025



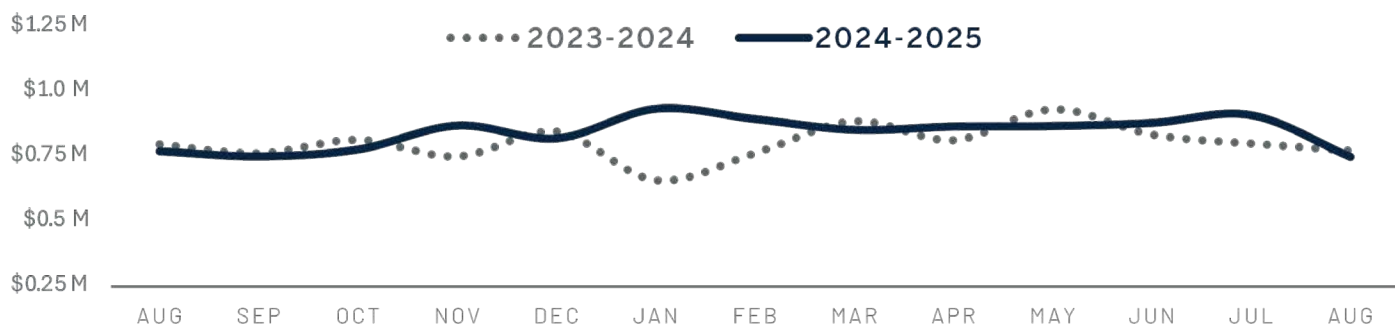
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-36.1%
VS LAST YEAR



San Pedro

2024  \$775,000  2025 **\$753,000**



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.8%
VS LAST YEAR

August

At A Glance

\$753,000

MEDIAN SALES PRICE

42

TOTAL UNITS SOLD

35

AVERAGE DAYS ON MARKET

\$587

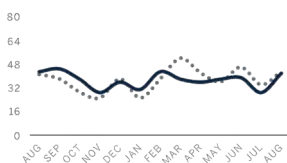
AVERAGE PRICE PER SQ. FT.

43

UNITS
SOLD

42

-2.3%

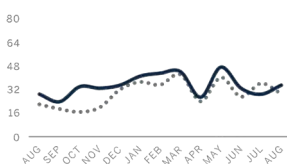


29

AVERAGE DAYS
ON MARKET

35

+20.7%

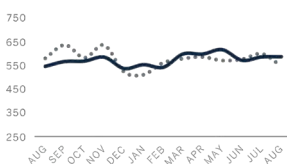


\$547

AVERAGE PRICE
PER SQ. FT.

\$587

+7.3%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$950,000

MEDIAN SALES PRICE

80

TOTAL UNITS SOLD

34

AVERAGE DAYS ON MARKET

\$705

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

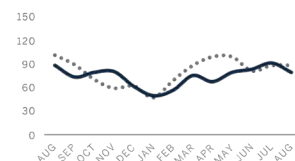


89

UNITS
SOLD

80

-10.1%

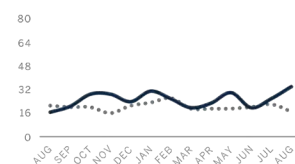


17

AVERAGE DAYS
ON MARKET

34

+100.0%

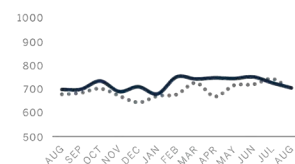


\$698

AVERAGE PRICE
PER SQ. FT.

\$705

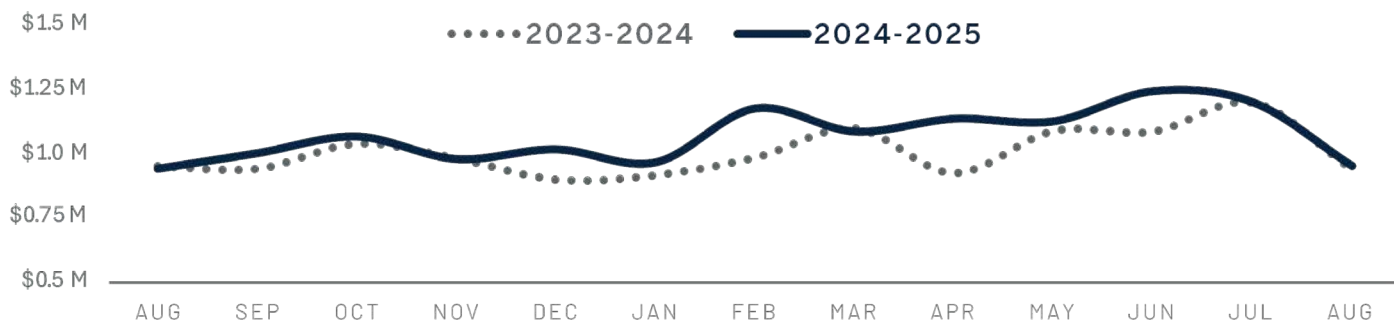
+1.0%





Torrance

2024  \$939,000 \$950,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+1.2%
VS LAST YEAR



Venice



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+19.1%
VS LAST YEAR



August

At A Glance

\$2,290,000

MEDIAN SALES PRICE

23

TOTAL UNITS SOLD

55

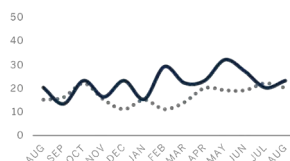
AVERAGE DAYS ON MARKET

\$1,177

AVERAGE PRICE PER SQ. FT.

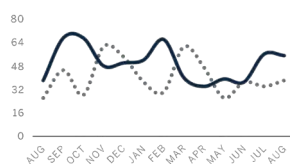
20
UNITS
SOLD

23
+15.0%



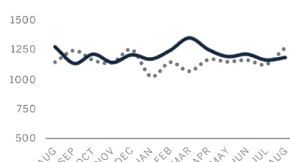
38
AVERAGE DAYS
ON MARKET

55
+44.7%



\$1,267
AVERAGE PRICE
PER SQ. FT.

\$1,177
-7.1%



Vista

Sotheby's
INTERNATIONAL REALTY

August

At A Glance

\$1,513,000

MEDIAN SALES PRICE

14

TOTAL UNITS SOLD

66

AVERAGE DAYS ON MARKET

\$936

AVERAGE PRICE PER SQ. FT.



Vista

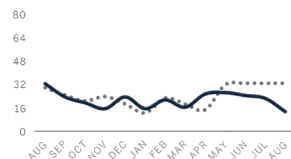
Sotheby's
INTERNATIONAL REALTY

33

UNITS
SOLD

14

-57.6%

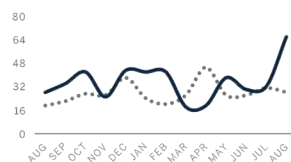


28

AVERAGE DAYS
ON MARKET

66

+135.7%

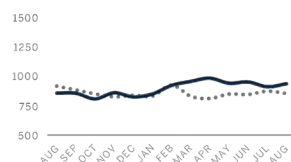


\$857

AVERAGE PRICE
PER SQ. FT.

\$936

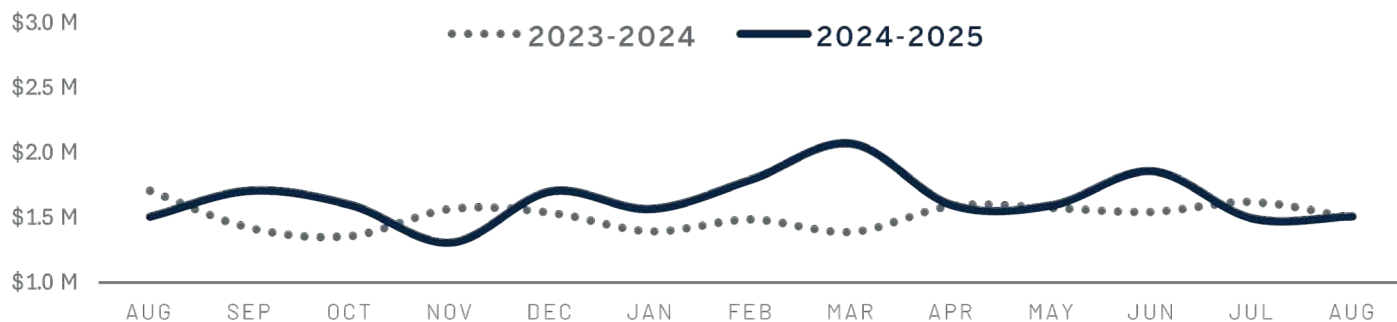
+9.2%





Westchester

2024  **\$1,511,000** **\$1,513,000**  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+0.1%
VS LAST YEAR

Offices



**1144 HIGHLAND AVE
MANHATTAN BEACH**

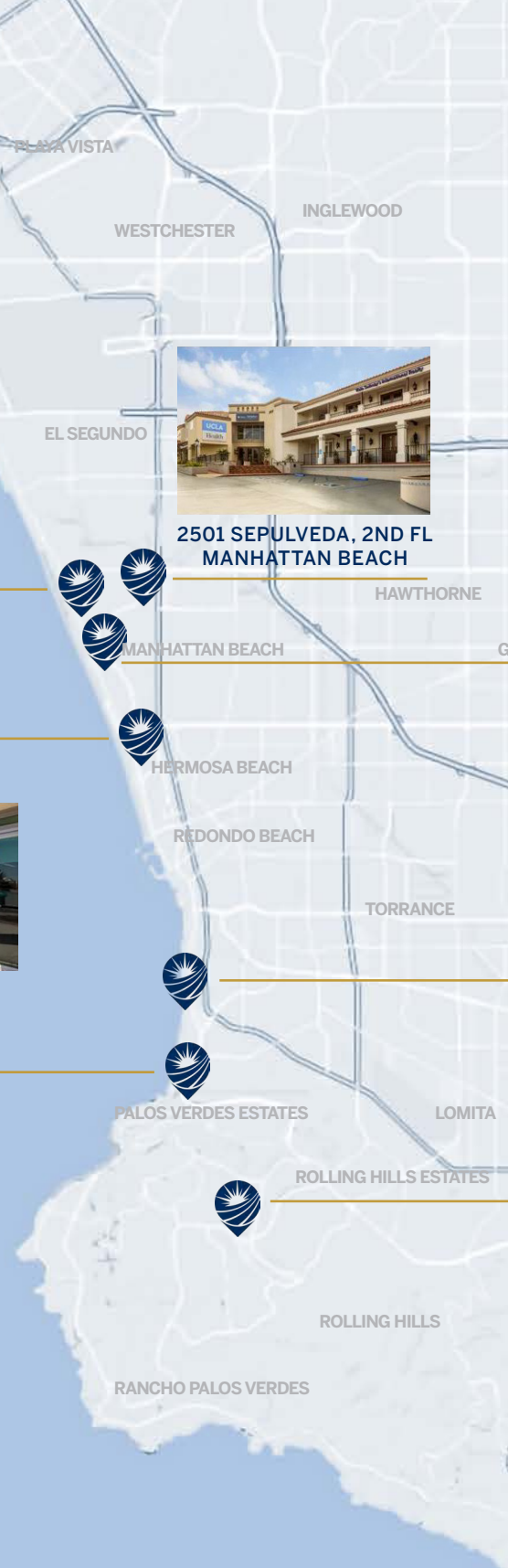


**2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH**

**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



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