



# Market Report

DECEMBER | 2024 | SOUTH BAY & EXTENDED REGIONS



Vista

Sotheby's  
INTERNATIONAL REALTY



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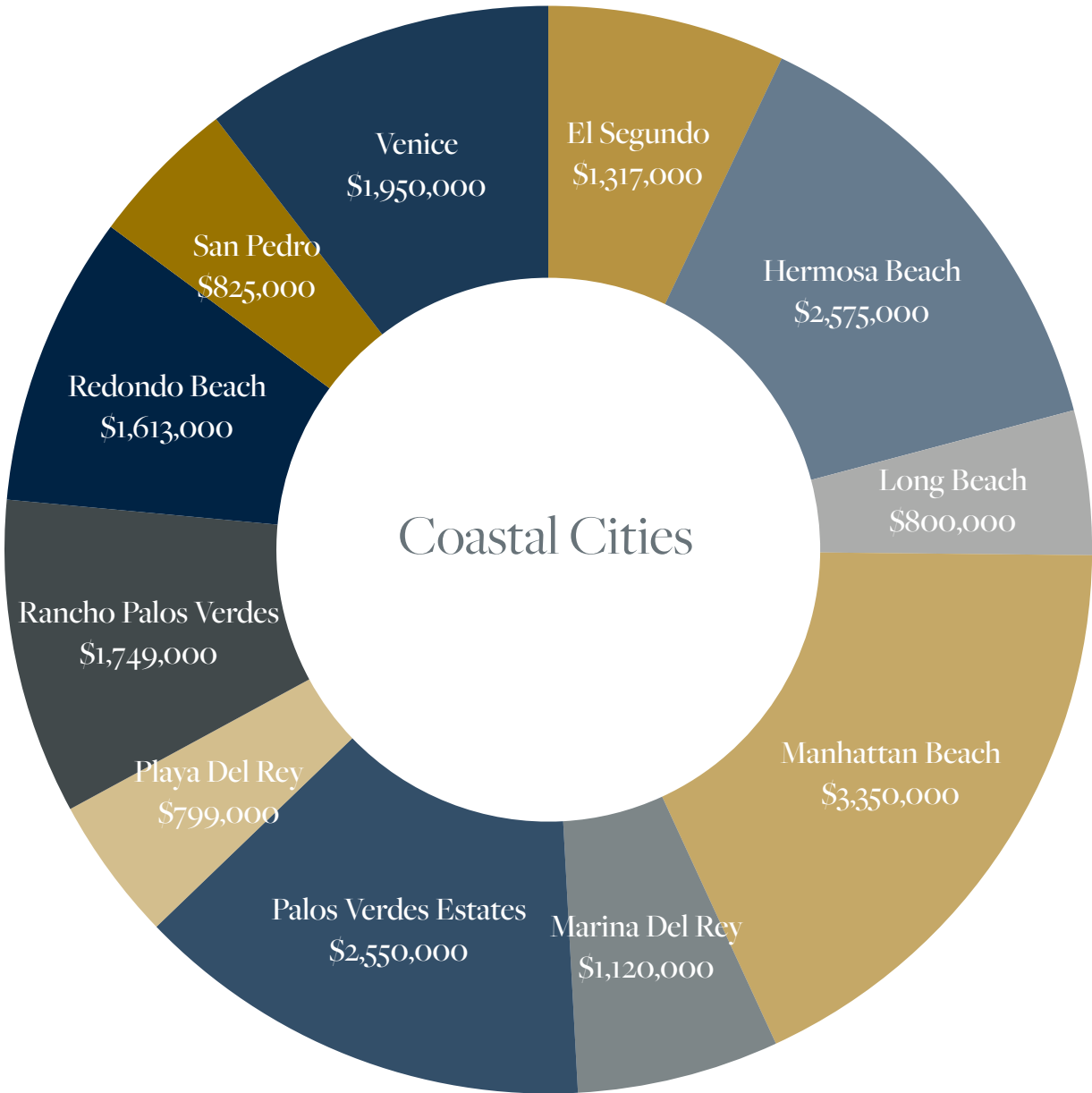
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# Hermosa Beach

# Overview





# Median Sale Price by Area



Inland Cities

\*No sales in the Rolling Hills region recorded this month.

# Culver City

## MEDIAN SALES OVER THE LAST 5 YEARS

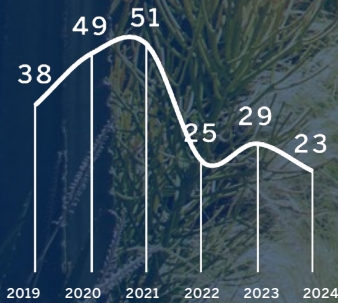
-17.8% SINCE THIS TIME LAST YEAR



CULVER CITY

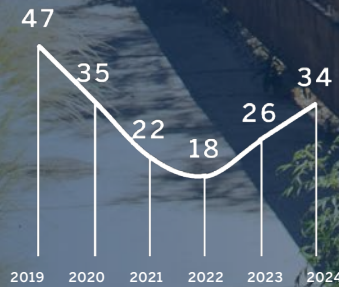
### UNITS SOLD

-20.7%



### AVERAGE DAYS ON MARKET

+30.8%



### AVERAGE PRICE PER SQ.FT.

-4.8%





# At A Glance



\$970,000

MEDIAN SALES PRICE

\$850

AVERAGE PRICE PER SQ. FT.

23

TOTAL UNITS SOLD

34

AVERAGE DAYS ON MARKET

# At A Glance

\$1,317,000

MEDIAN SALES PRICE

\$878

AVERAGE PRICE PER SQ. FT.

12

TOTAL UNITS SOLD

19

AVERAGE DAYS ON MARKET





# El Segundo

## MEDIAN SALES OVER THE LAST 5 YEARS

-23.3% SINCE THIS TIME LAST YEAR



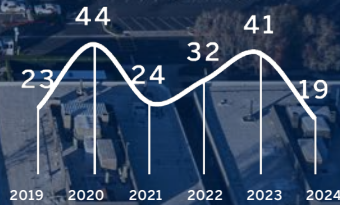
### UNITS SOLD

+100.0%



### AVERAGE DAYS ON MARKET

-53.7%



### AVERAGE PRICE PER SQ.FT.

-1.3%





# Gardena

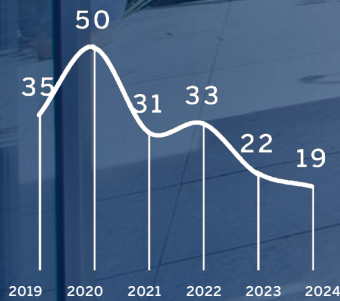
## MEDIAN SALES OVER THE LAST 5 YEARS

+18.6% SINCE THIS TIME LAST YEAR



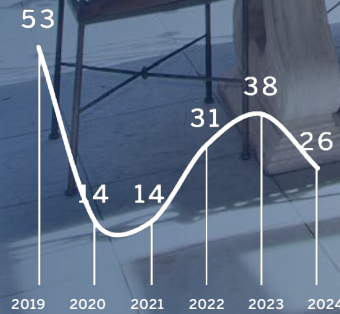
## UNITS SOLD

-13.6%



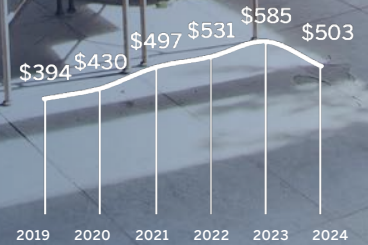
## AVERAGE DAYS ON MARKET

-31.6%



## AVERAGE PRICE PER SQ. FT.

-14.0%





# At A Glance



\$830,000

MEDIAN SALES PRICE

\$503

AVERAGE PRICE PER SQ. FT.

19

TOTAL UNITS SOLD

26

AVERAGE DAYS ON MARKET

# At A Glance

\$930,000

MEDIAN SALES PRICE

\$496

AVERAGE PRICE PER SQ. FT.

7

TOTAL UNITS SOLD

34

AVERAGE DAYS ON MARKET

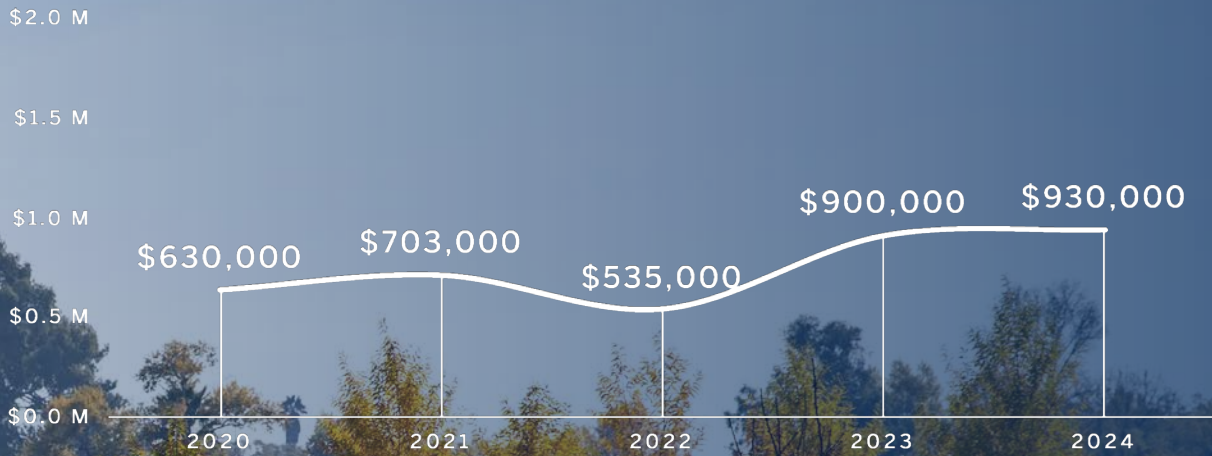




# Harbor City

## MEDIAN SALES OVER THE LAST 5 YEARS

+3.3% SINCE THIS TIME LAST YEAR



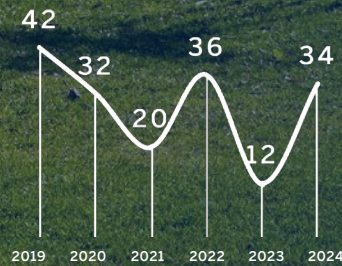
### UNITS SOLD

No Change



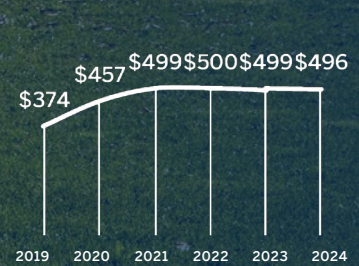
### AVERAGE DAYS ON MARKET

+183.3%



### AVERAGE PRICE PER SQ.FT.

-0.6%





# Hawthorne

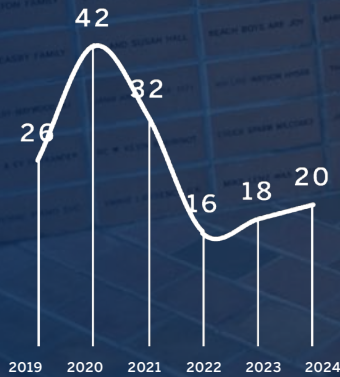
## MEDIAN SALES OVER THE LAST 5 YEARS

+8.1% SINCE THIS TIME LAST YEAR



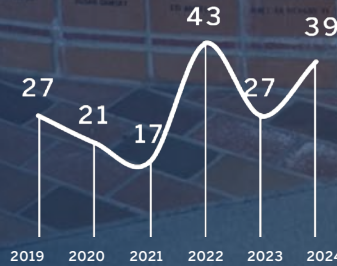
## UNITS SOLD

+11.1%



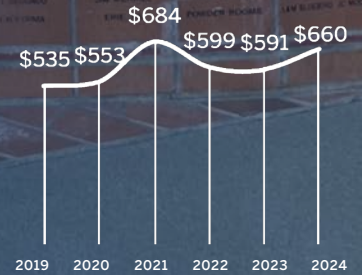
## AVERAGE DAYS ON MARKET

+44.4%



## AVERAGE PRICE PER SQ.FT.

+11.7%





# At A Glance



## \$878,000

MEDIAN SALES PRICE

## \$660

AVERAGE PRICE PER SQ. FT.

## 20

TOTAL UNITS SOLD

## 39

AVERAGE DAYS ON MARKET

# At A Glance

\$2,575,000

MEDIAN SALES PRICE

\$1,565

AVERAGE PRICE PER SQ. FT.

19

TOTAL UNITS SOLD

46

AVERAGE DAYS ON MARKET





# Hermosa Beach

## MEDIAN SALES OVER THE LAST 5 YEARS

-8.5% SINCE THIS TIME LAST YEAR



### UNITS SOLD

+137.5%

### AVERAGE DAYS ON MARKET

+109.1%

### AVERAGE PRICE PER SQ.FT.

+19.7%





# Inglewood

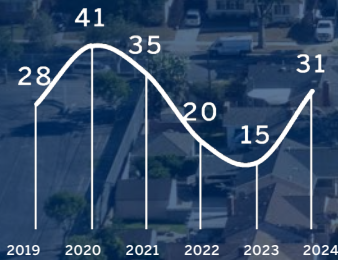
## MEDIAN SALES OVER THE LAST 5 YEARS

+6.8% SINCE THIS TIME LAST YEAR



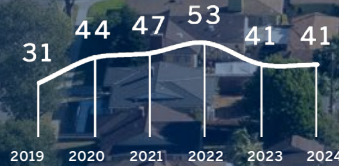
### UNITS SOLD

+106.7%



### AVERAGE DAYS ON MARKET

No Change



### AVERAGE PRICE PER SQ.FT.

+0.0%





# At A Glance



\$765,000

MEDIAN SALES PRICE

\$531

AVERAGE PRICE PER SQ. FT.

31

TOTAL UNITS SOLD

41

AVERAGE DAYS ON MARKET

# At A Glance

\$680,000

MEDIAN SALES PRICE

\$520

AVERAGE PRICE PER SQ. FT.

9

TOTAL UNITS SOLD

36

AVERAGE DAYS ON MARKET





# Lawndale

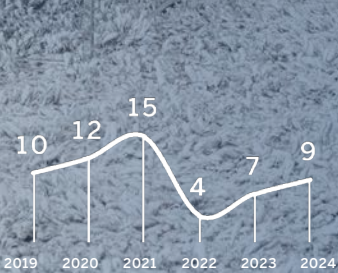
## MEDIAN SALES OVER THE LAST 5 YEARS

-13.4% SINCE THIS TIME LAST YEAR



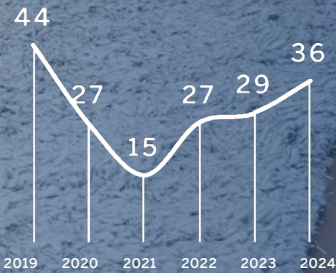
### UNITS SOLD

+28.6%



### AVERAGE DAYS ON MARKET

+24.1%



### AVERAGE PRICE PER SQ.FT.

-8.5%



# Lomita

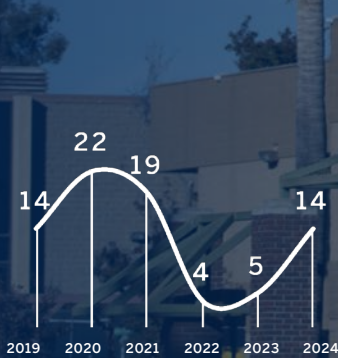
## MEDIAN SALES OVER THE LAST 5 YEARS

-10.7% SINCE THIS TIME LAST YEAR



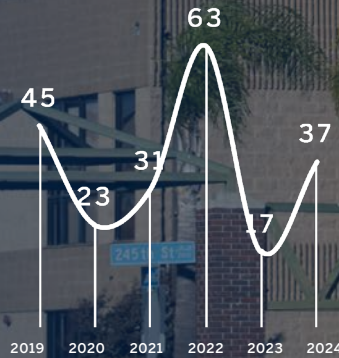
### UNITS SOLD

+180.0%



### AVERAGE DAYS ON MARKET

+117.6%



### AVERAGE PRICE PER SQ. FT.

+11.2%





# At A Glance



\$866,000

MEDIAN SALES PRICE

\$617

AVERAGE PRICE PER SQ. FT.

14

TOTAL UNITS SOLD

37

AVERAGE DAYS ON MARKET

# At A Glance

\$800,000

MEDIAN SALES PRICE

\$657

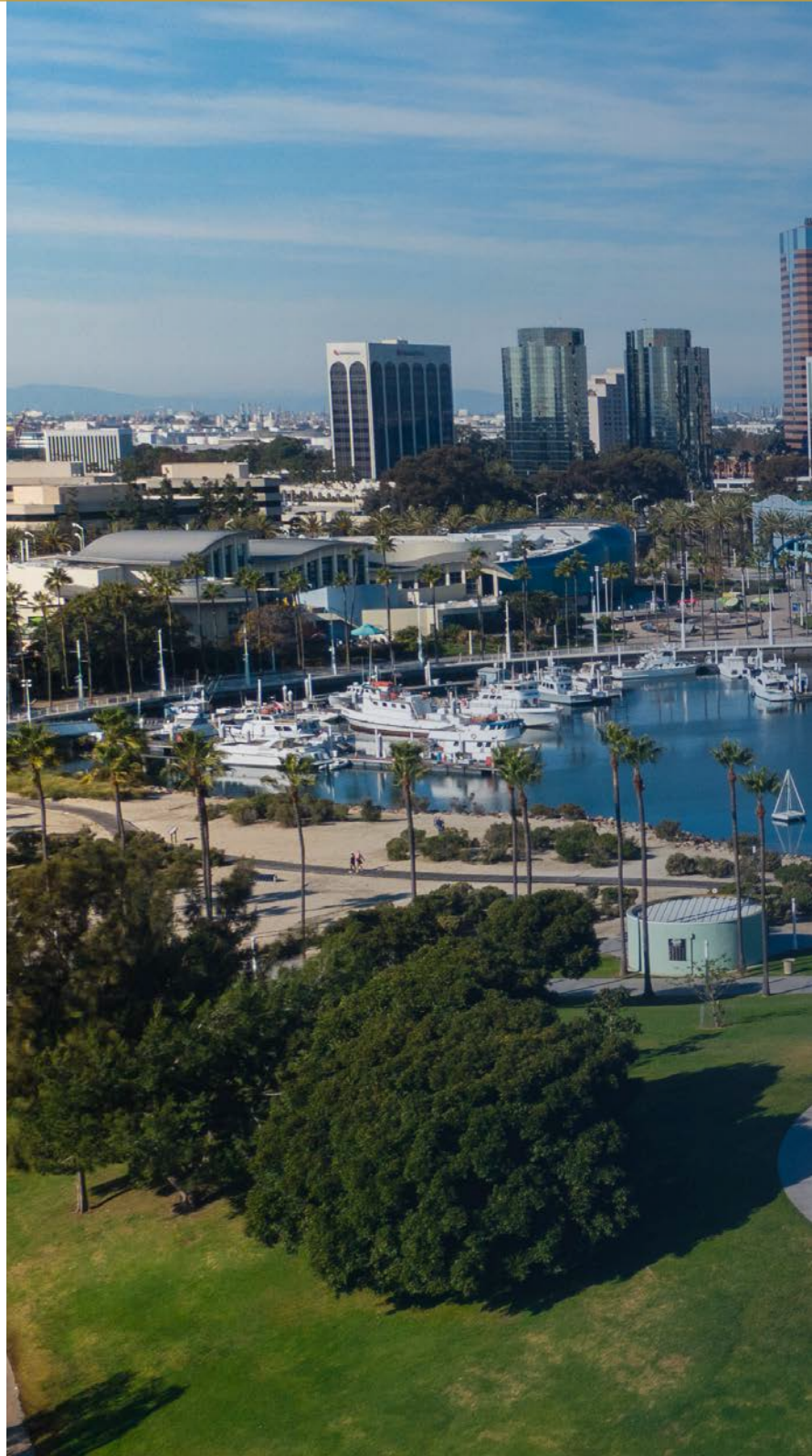
AVERAGE PRICE PER SQ. FT.

153

TOTAL UNITS SOLD

36

AVERAGE DAYS ON MARKET





# Long Beach

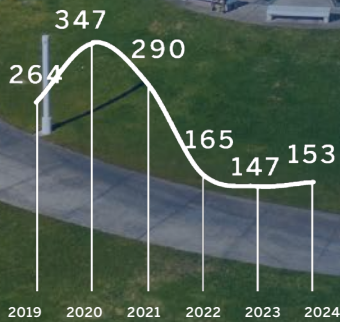
## MEDIAN SALES OVER THE LAST 5 YEARS

No Change SINCE THIS TIME LAST YEAR



### UNITS SOLD

+4.1%



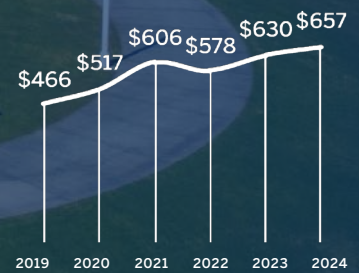
### AVERAGE DAYS ON MARKET

+24.1%



### AVERAGE PRICE PER SQ.FT.

+4.3%

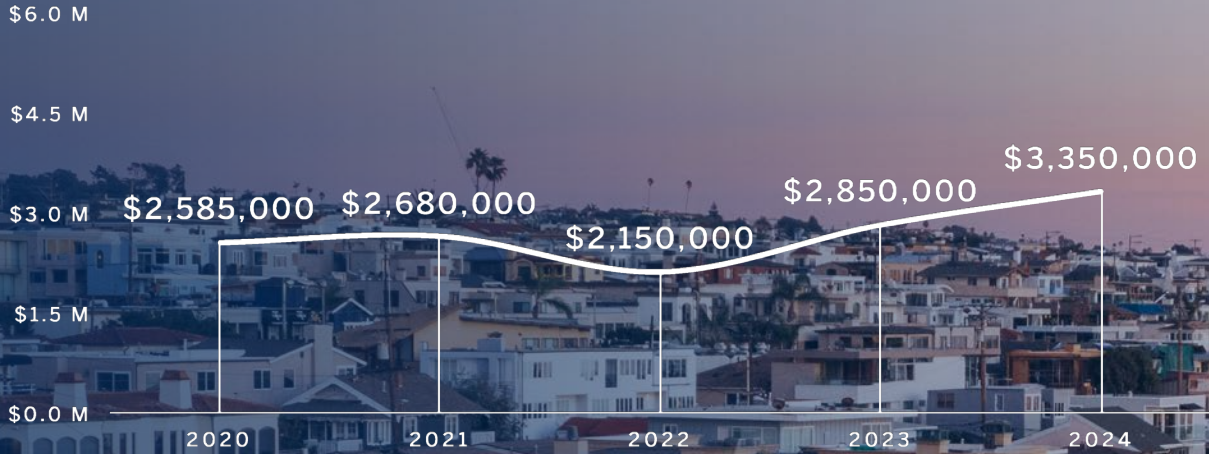




# Manhattan Beach

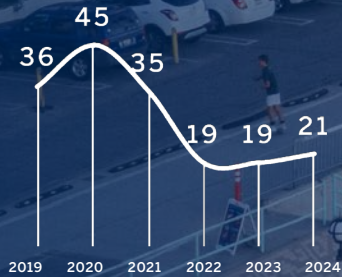
## MEDIAN SALES OVER THE LAST 5 YEARS

+17.5% SINCE THIS TIME LAST YEAR



### UNITS SOLD

+10.5%



### AVERAGE DAYS ON MARKET

+27.0%



### AVERAGE PRICE PER SQ.FT.

+7.1%





# At A Glance



\$3,350,000

MEDIAN SALES PRICE

\$1,284

AVERAGE PRICE PER SQ. FT.

21

TOTAL UNITS SOLD

47

AVERAGE DAYS ON MARKET



# At A Glance

\$1,120,000

MEDIAN SALES PRICE

\$767

AVERAGE PRICE PER SQ. FT.

21

TOTAL UNITS SOLD

72

AVERAGE DAYS ON MARKET





# Marina Del Rey

## MEDIAN SALES OVER THE LAST 5 YEARS

+10.3% SINCE THIS TIME LAST YEAR



### UNITS SOLD

+61.5%

### AVERAGE DAYS ON MARKET

+35.8%

### AVERAGE PRICE PER SQ.FT.

-4.5%

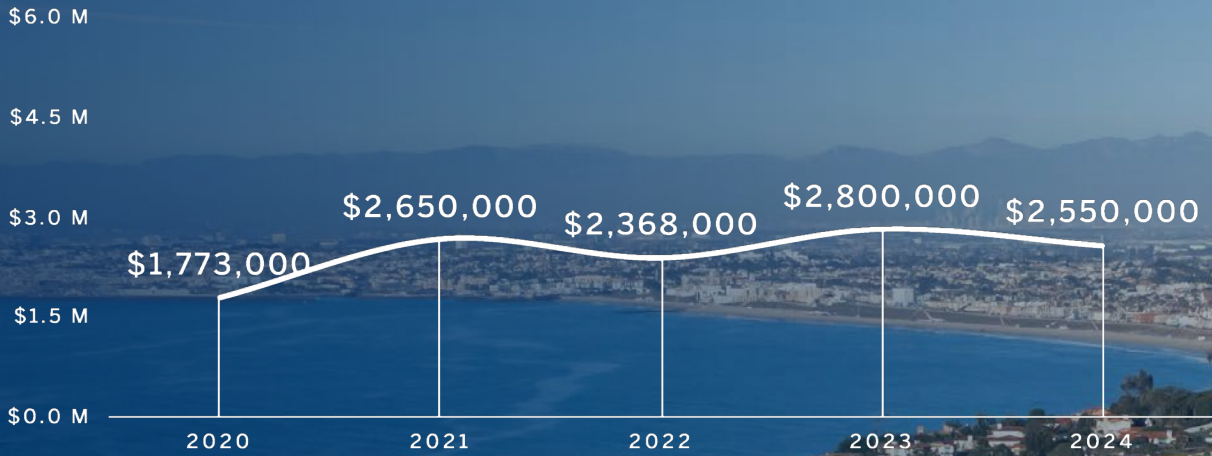




# Palos Verdes Estates

## MEDIAN SALES OVER THE LAST 5 YEARS

-8.9% SINCE THIS TIME LAST YEAR



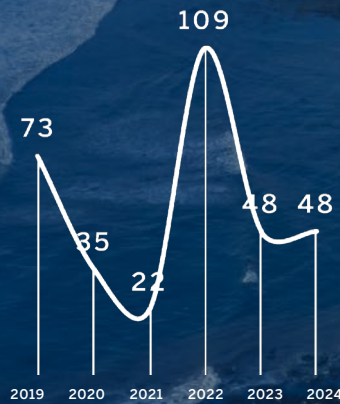
## UNITS SOLD

-28.6%



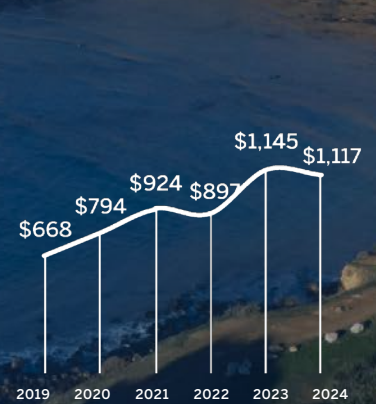
## AVERAGE DAYS ON MARKET

No Change



## AVERAGE PRICE PER SQ.FT.

-2.4%





# At A Glance



\$2,550,000

MEDIAN SALES PRICE

\$1,117

AVERAGE PRICE PER SQ. FT.

5

TOTAL UNITS SOLD

48

AVERAGE DAYS ON MARKET



# At A Glance

\$1,925,000

MEDIAN SALES PRICE

\$768

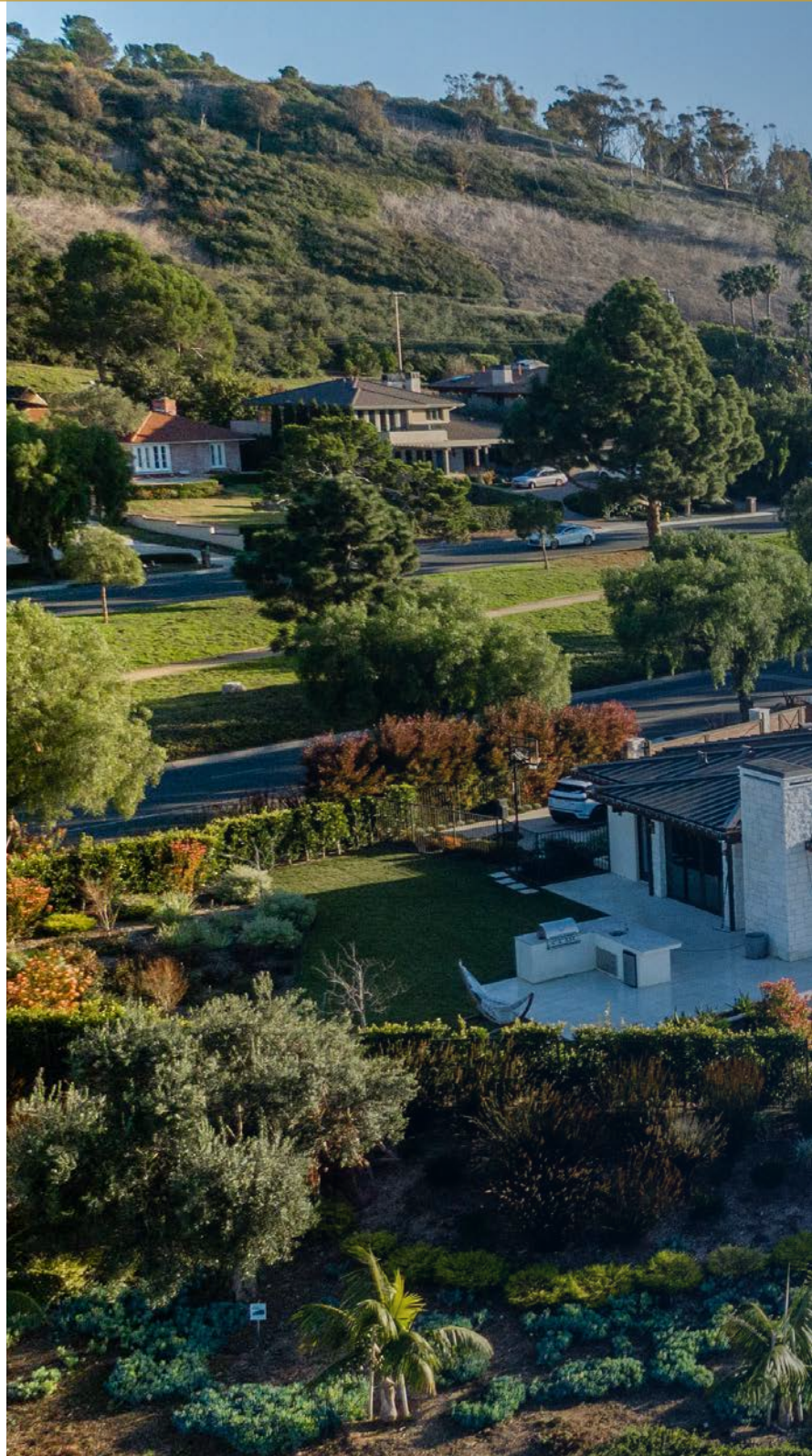
AVERAGE PRICE PER SQ. FT.

1

TOTAL UNITS SOLD

9

AVERAGE DAYS ON MARKET





# Palos Verdes Peninsula

## MEDIAN SALES OVER THE LAST 5 YEARS

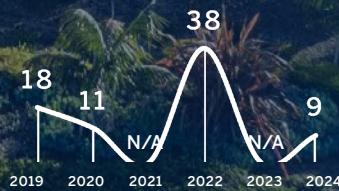
+100.0% SINCE THIS TIME LAST YEAR



**UNITS SOLD**  
+100.0%

**AVERAGE DAYS ON MARKET**  
+100.0%

**AVERAGE PRICE PER SQ.FT.**  
+100.0%

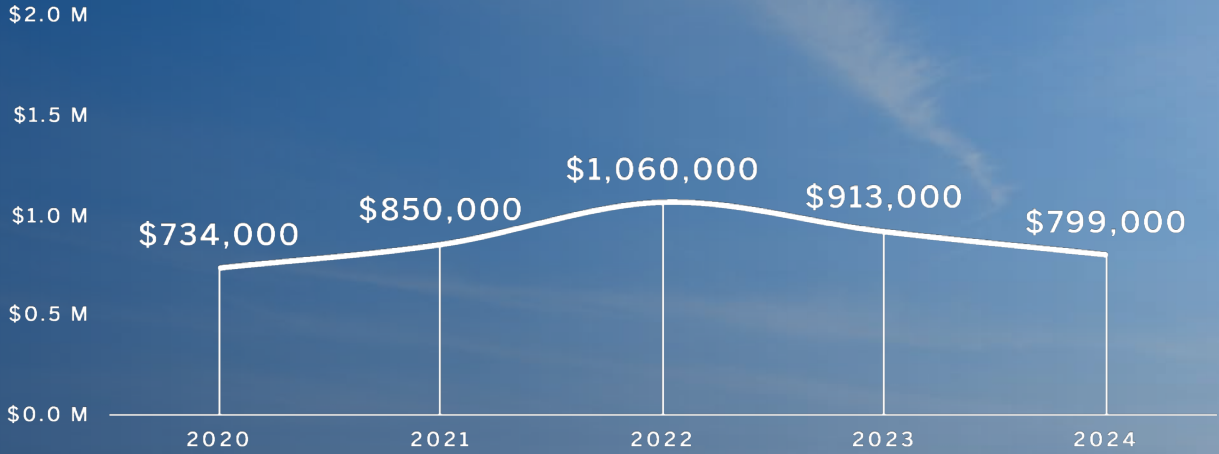




# Playa Del Rey

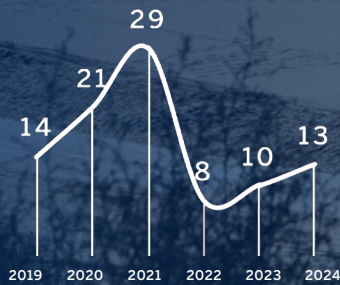
## MEDIAN SALES OVER THE LAST 5 YEARS

-12.5% SINCE THIS TIME LAST YEAR



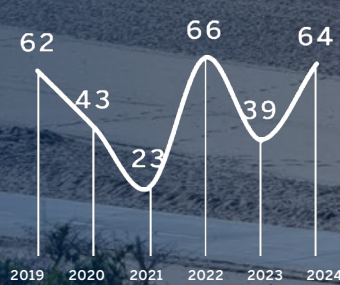
### UNITS SOLD

+30.0%



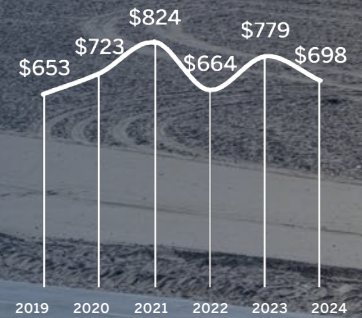
### AVERAGE DAYS ON MARKET

+64.1%



### AVERAGE PRICE PER SQ.FT.

-10.4%





# At A Glance



\$799,000

MEDIAN SALES PRICE

\$698

AVERAGE PRICE PER SQ. FT.

13

TOTAL UNITS SOLD

64

AVERAGE DAYS ON MARKET



# At A Glance

\$1,540,000

MEDIAN SALES PRICE

\$792

AVERAGE PRICE PER SQ. FT.

9

TOTAL UNITS SOLD

27

AVERAGE DAYS ON MARKET





# Playa Vista

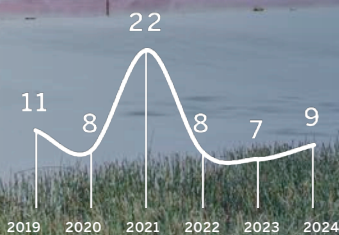
## MEDIAN SALES OVER THE LAST 5 YEARS

+14.1% SINCE THIS TIME LAST YEAR



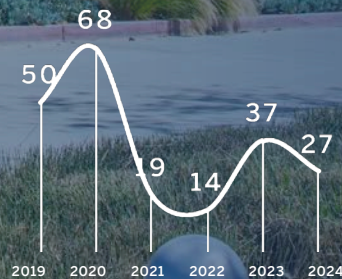
### UNITS SOLD

+28.6%



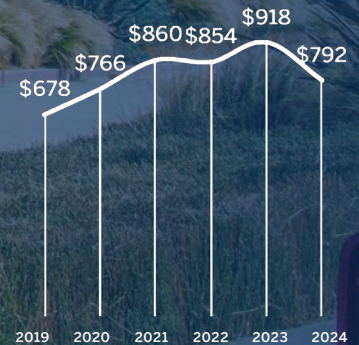
### AVERAGE DAYS ON MARKET

-27.0%



### AVERAGE PRICE PER SQ.FT.

-13.7%





# Rancho Palos Verdes

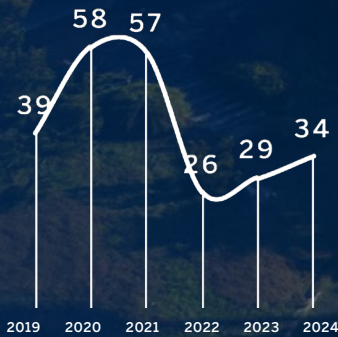
## MEDIAN SALES OVER THE LAST 5 YEARS

+3.5% SINCE THIS TIME LAST YEAR



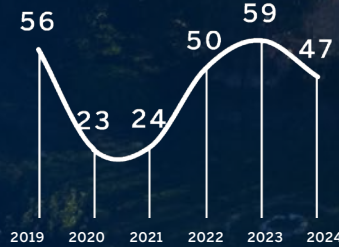
### UNITS SOLD

+17.2%



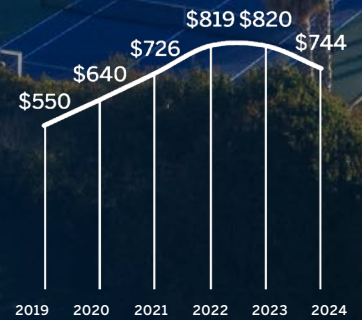
### AVERAGE DAYS ON MARKET

-20.3%



### AVERAGE PRICE PER SQ.FT.

-9.3%





# At A Glance



\$1,749,000

MEDIAN SALES PRICE

\$744

AVERAGE PRICE PER SQ. FT.

34

TOTAL UNITS SOLD

47

AVERAGE DAYS ON MARKET



# At A Glance

\$1,613,000

MEDIAN SALES PRICE

\$805

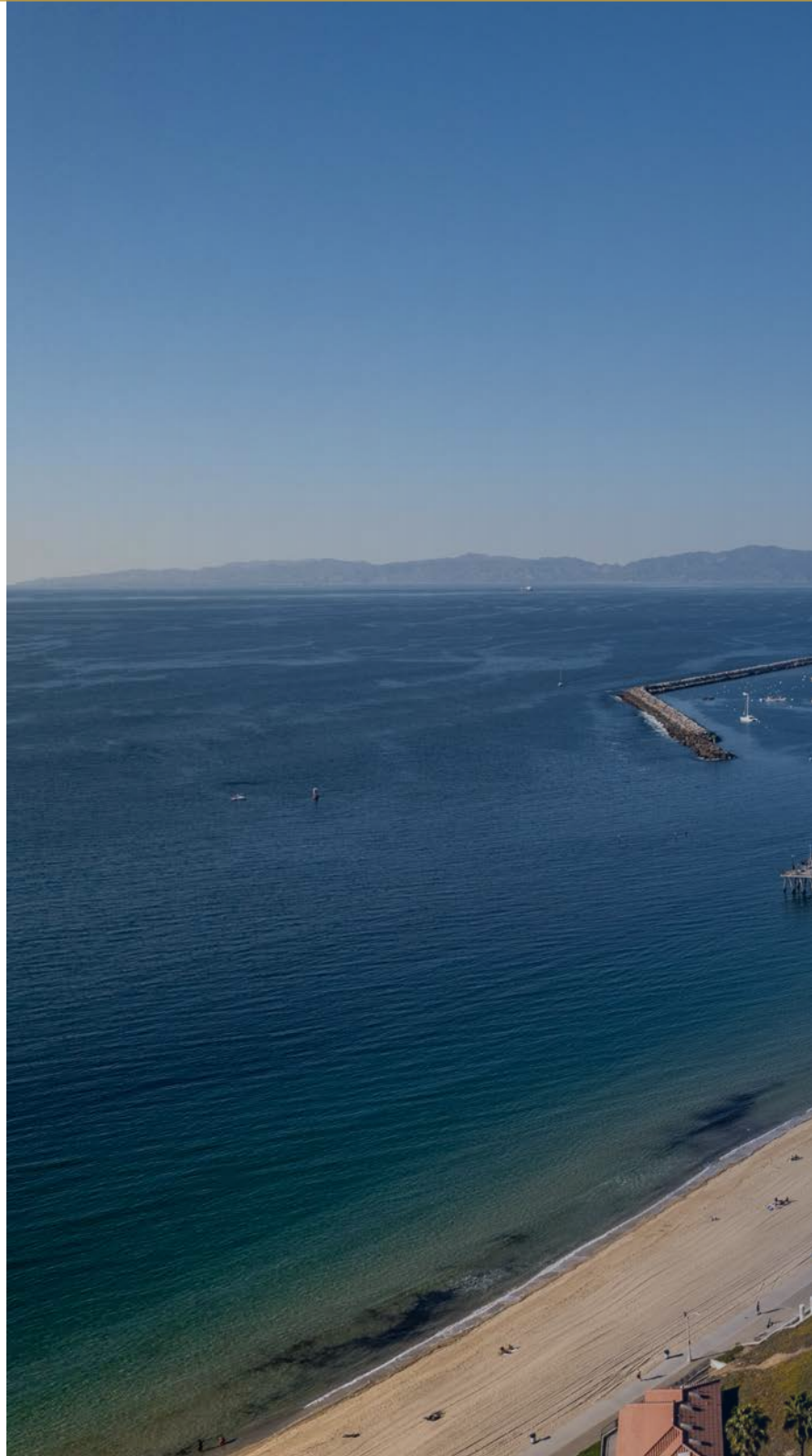
AVERAGE PRICE PER SQ. FT.

54

TOTAL UNITS SOLD

49

AVERAGE DAYS ON MARKET

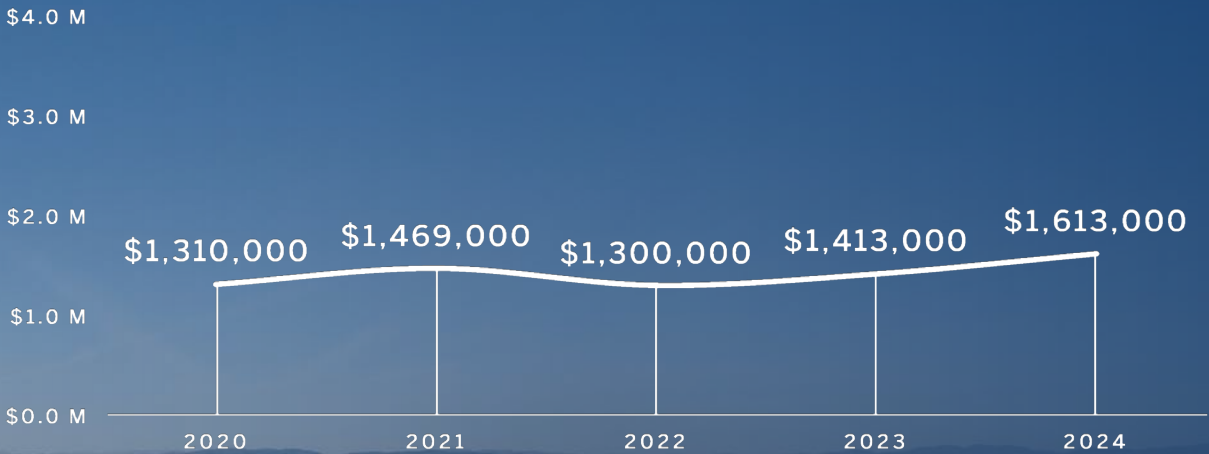




# Redondo Beach

## MEDIAN SALES OVER THE LAST 5 YEARS

+14.2% SINCE THIS TIME LAST YEAR



### UNITS SOLD

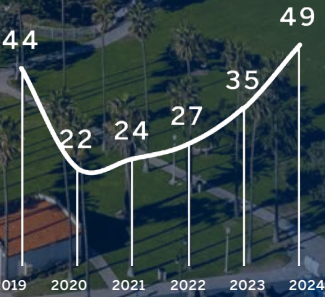
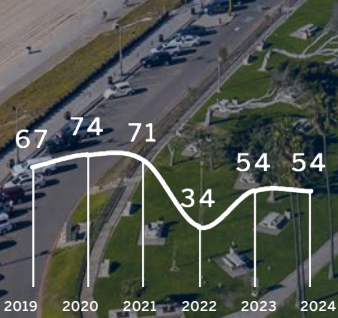
No Change

### AVERAGE DAYS ON MARKET

+40.0%

### AVERAGE PRICE PER SQ.FT.

-3.2%

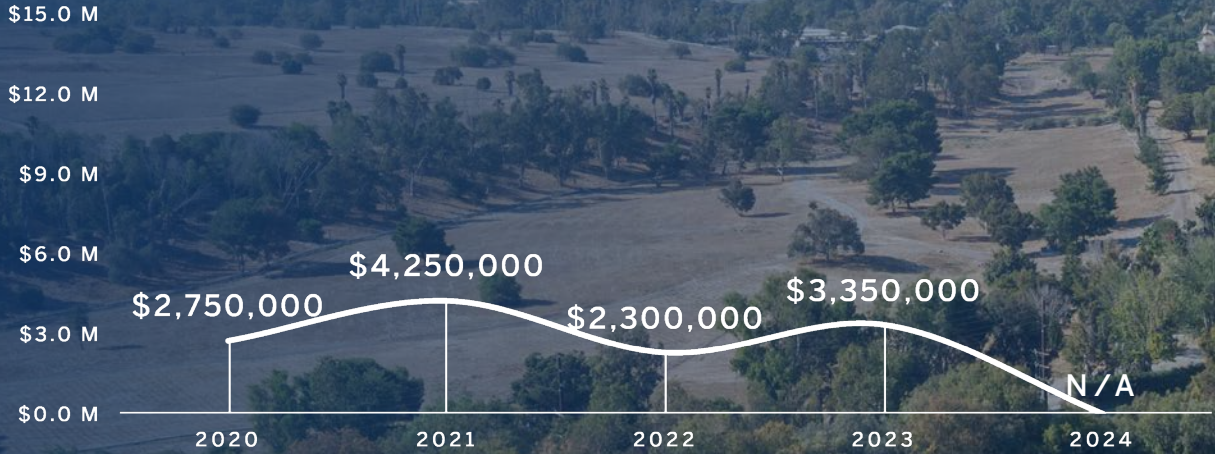




# Rolling Hills

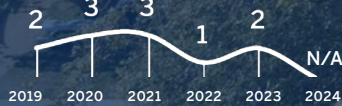
## MEDIAN SALES OVER THE LAST 5 YEARS

-100.0% SINCE THIS TIME LAST YEAR



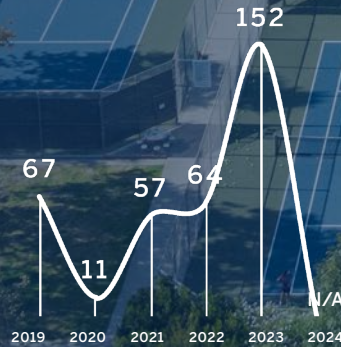
## UNITS SOLD

-100.0%



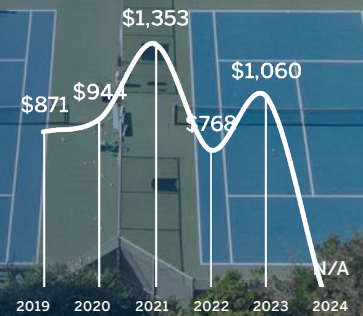
## AVERAGE DAYS ON MARKET

-100.0%



## AVERAGE PRICE PER SQ.FT.

-100.0%





# At A Glance



N/A

MEDIAN SALES PRICE

N/A

AVERAGE PRICE PER SQ. FT.

N/A

TOTAL UNITS SOLD

N/A

AVERAGE DAYS ON MARKET



# At A Glance

\$1,080,000

MEDIAN SALES PRICE

\$784

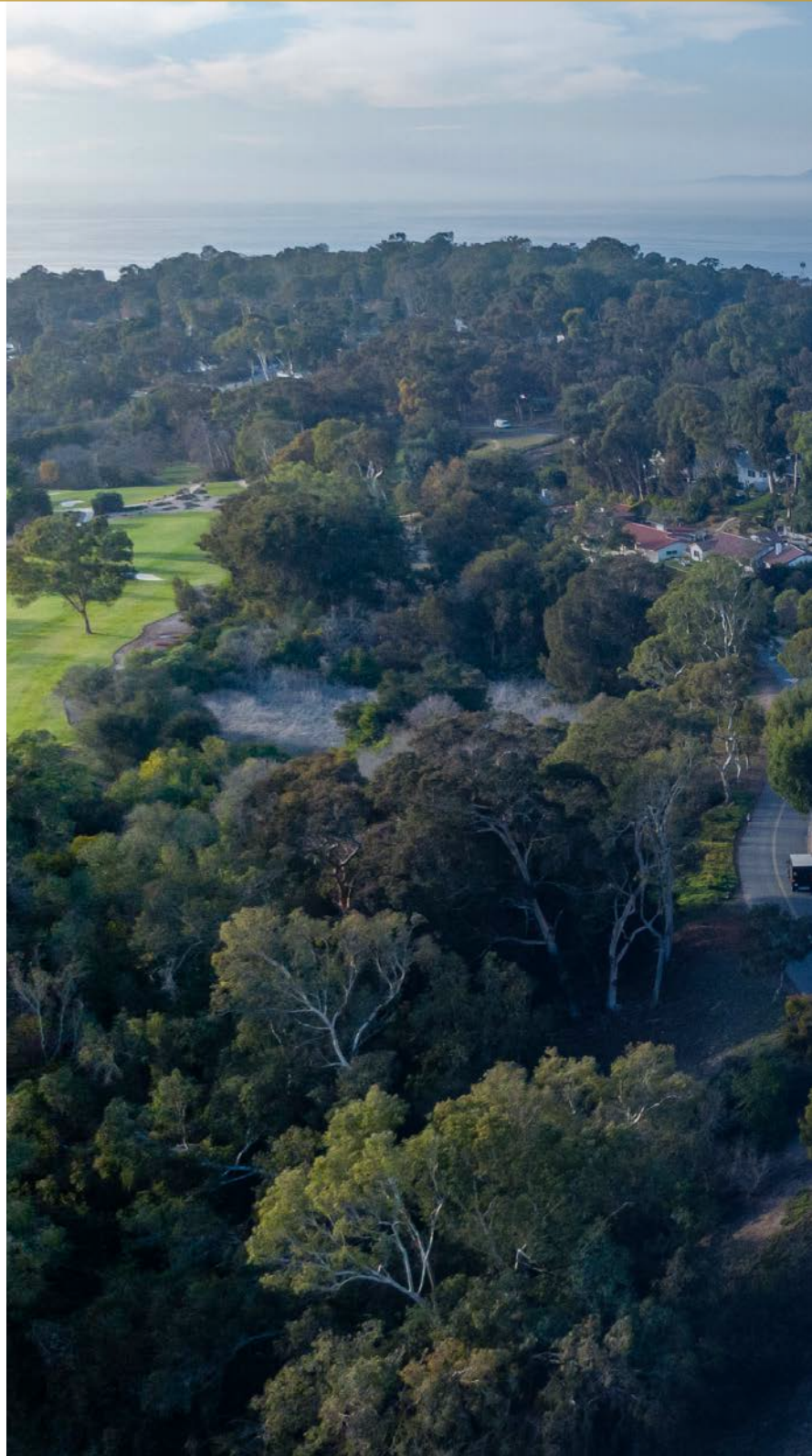
AVERAGE PRICE PER SQ. FT.

7

TOTAL UNITS SOLD

30

AVERAGE DAYS ON MARKET





# Rolling Hills Estates

## MEDIAN SALES OVER THE LAST 5 YEARS

-16.9% SINCE THIS TIME LAST YEAR



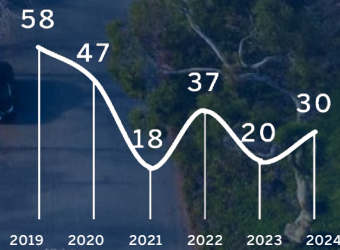
### UNITS SOLD

No Change



### AVERAGE DAYS ON MARKET

+50.0%



### AVERAGE PRICE PER SQ.FT.

+0.5%





# San Pedro

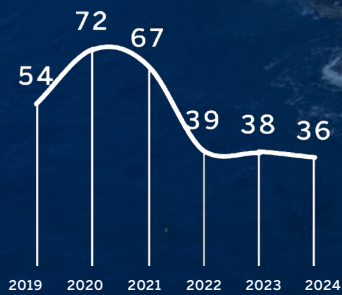
## MEDIAN SALES OVER THE LAST 5 YEARS

-2.9% SINCE THIS TIME LAST YEAR



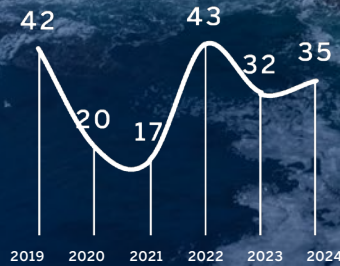
### UNITS SOLD

-5.3%



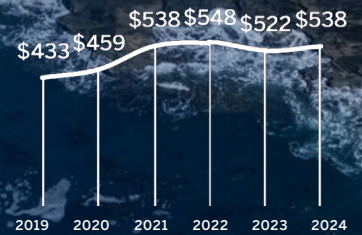
### AVERAGE DAYS ON MARKET

+9.4%



### AVERAGE PRICE PER SQ. FT.

+3.1%





# At A Glance



\$825,000

MEDIAN SALES PRICE

\$538

AVERAGE PRICE PER SQ. FT.

36

TOTAL UNITS SOLD

35

AVERAGE DAYS ON MARKET



# At A Glance

\$1,015,000

MEDIAN SALES PRICE

\$710

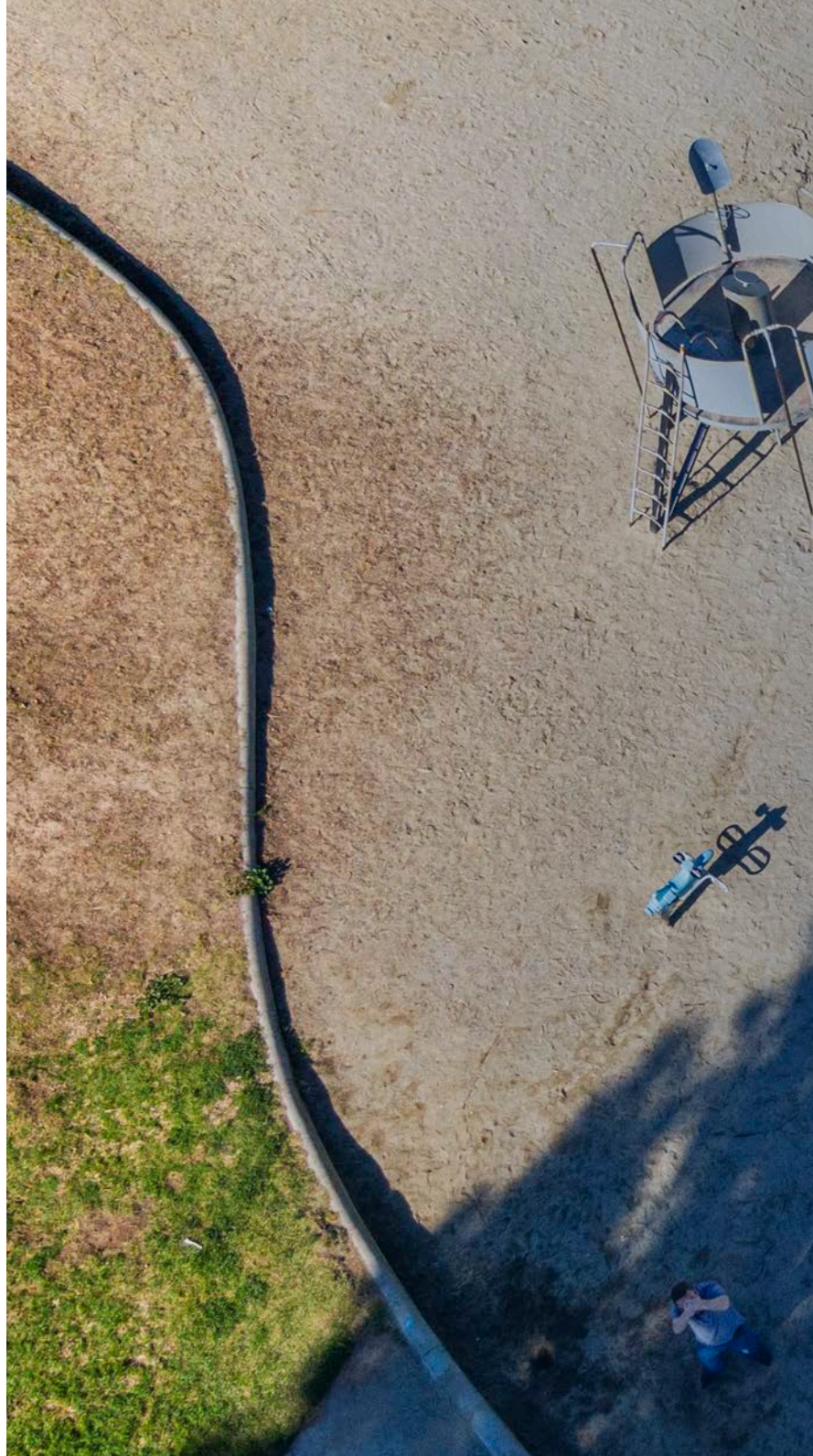
AVERAGE PRICE PER SQ. FT.

62

TOTAL UNITS SOLD

24

AVERAGE DAYS ON MARKET





# Torrance

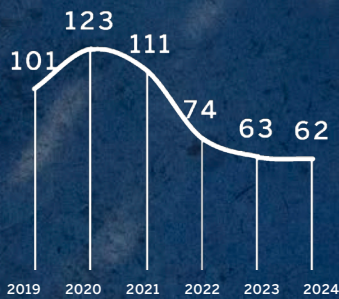
## MEDIAN SALES OVER THE LAST 5 YEARS

+12.8% SINCE THIS TIME LAST YEAR



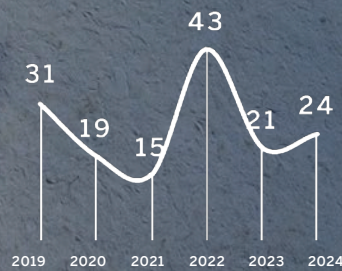
## UNITS SOLD

-1.6%



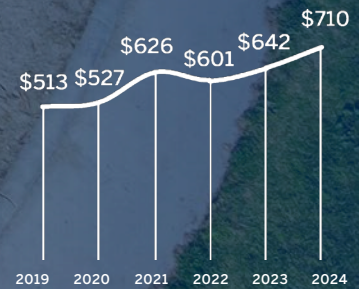
## AVERAGE DAYS ON MARKET

+14.3%



## AVERAGE PRICE PER SQ.FT.

+10.6%





# Venice

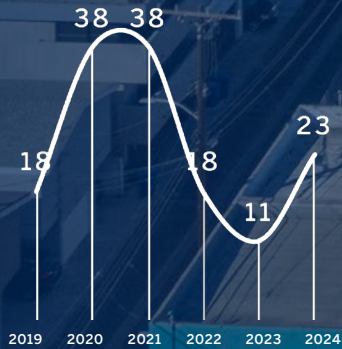
## MEDIAN SALES OVER THE LAST 5 YEARS

-15.4% SINCE THIS TIME LAST YEAR



## UNITS SOLD

+109.1%



## AVERAGE DAYS ON MARKET

-7.4%



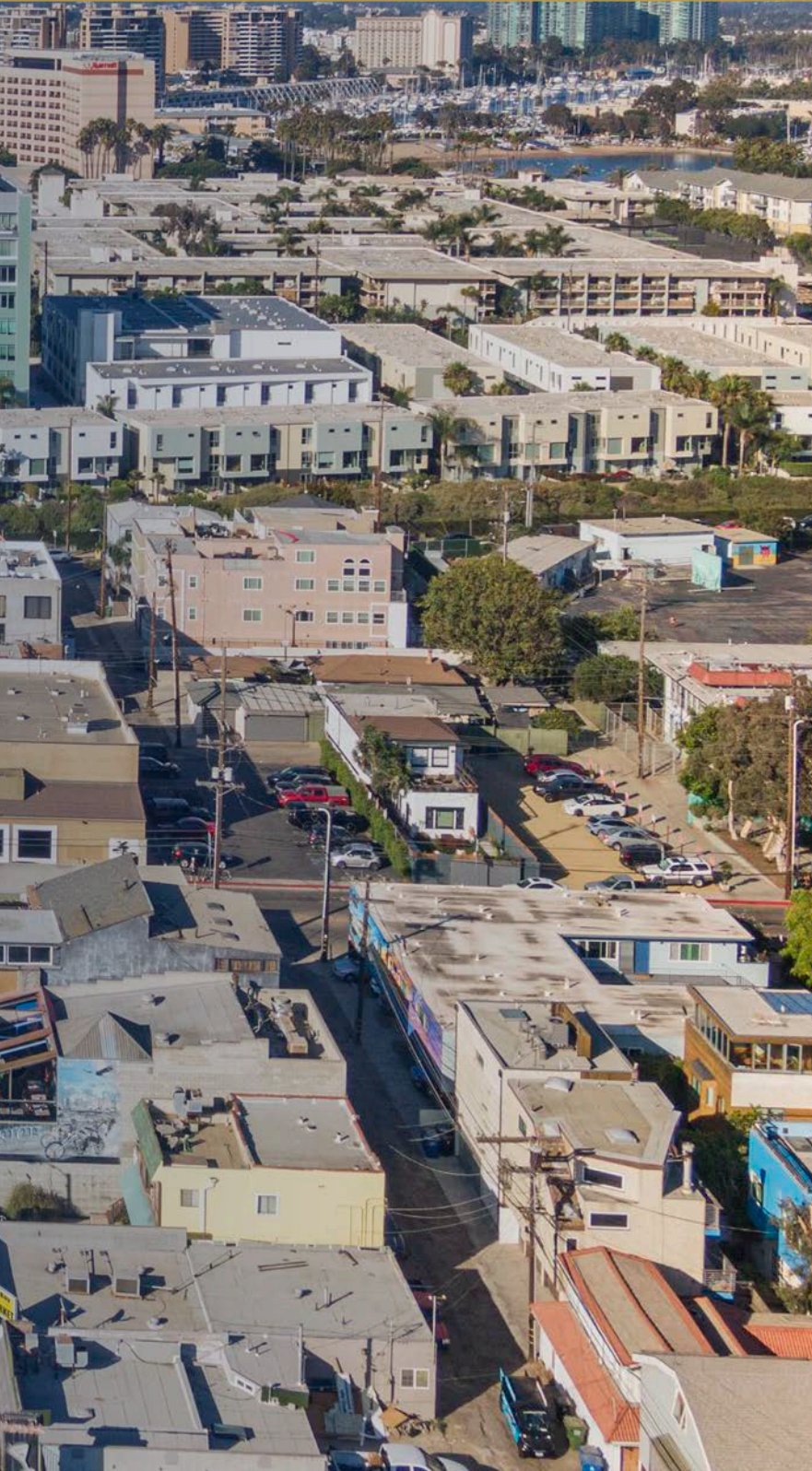
## AVERAGE PRICE PER SQ.FT.

-3.9%





# At A Glance



\$1,950,000

MEDIAN SALES PRICE

\$1,200

AVERAGE PRICE PER SQ. FT.

23

TOTAL UNITS SOLD

50

AVERAGE DAYS ON MARKET



# At A Glance

\$1,708,000

MEDIAN SALES PRICE

\$826

AVERAGE PRICE PER SQ. FT.

24

TOTAL UNITS SOLD

43

AVERAGE DAYS ON MARKET





# Westchester

## MEDIAN SALES OVER THE LAST 5 YEARS

+10.2% SINCE THIS TIME LAST YEAR



## UNITS SOLD

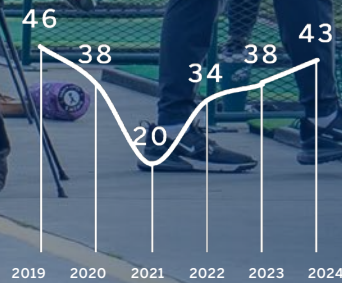
+26.3%

## AVERAGE DAYS ON MARKET

+13.2%

## AVERAGE PRICE PER SQ.FT.

-1.8%





# Offices



**1144 HIGHLAND AVE  
MANHATTAN BEACH**

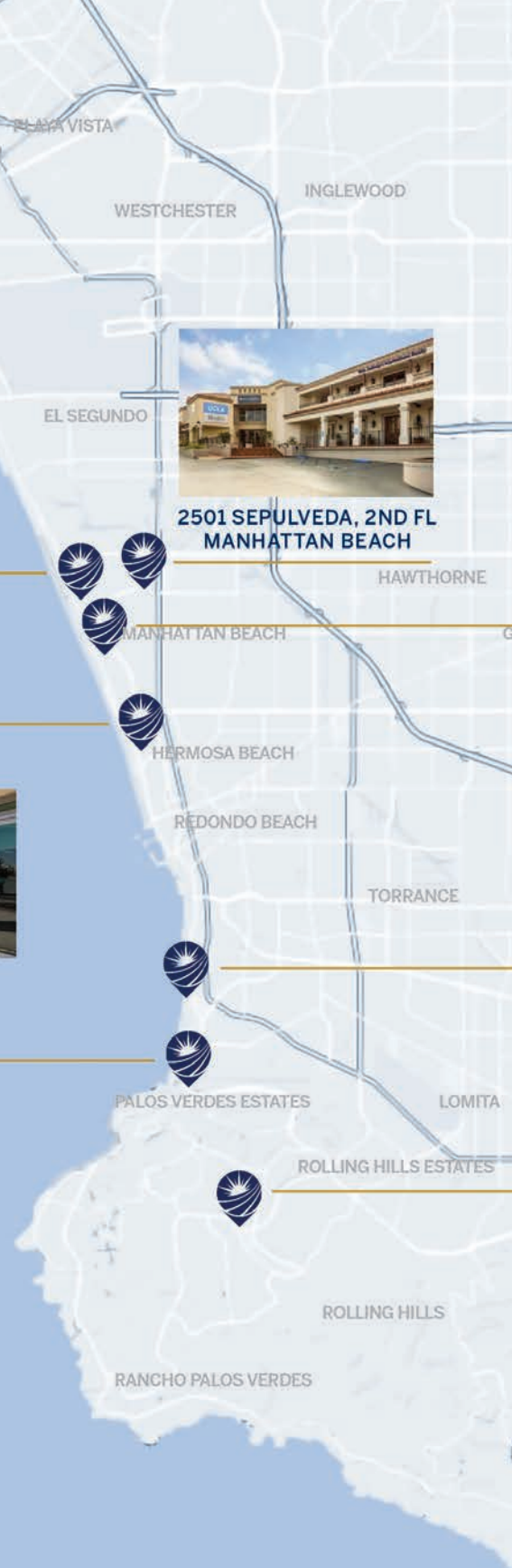


**2501 SEPULVEDA, 2ND FL  
MANHATTAN BEACH**



**200 PIER AVE  
HERMOSA BEACH**

**16 MALAGA COVE PLAZA  
PALOS VERDES ESTATES**







**916 MANHATTAN AVE  
MANHATTAN BEACH**



**6780 MAGNOLIA AVE  
RIVERSIDE**

*Inland Empire*



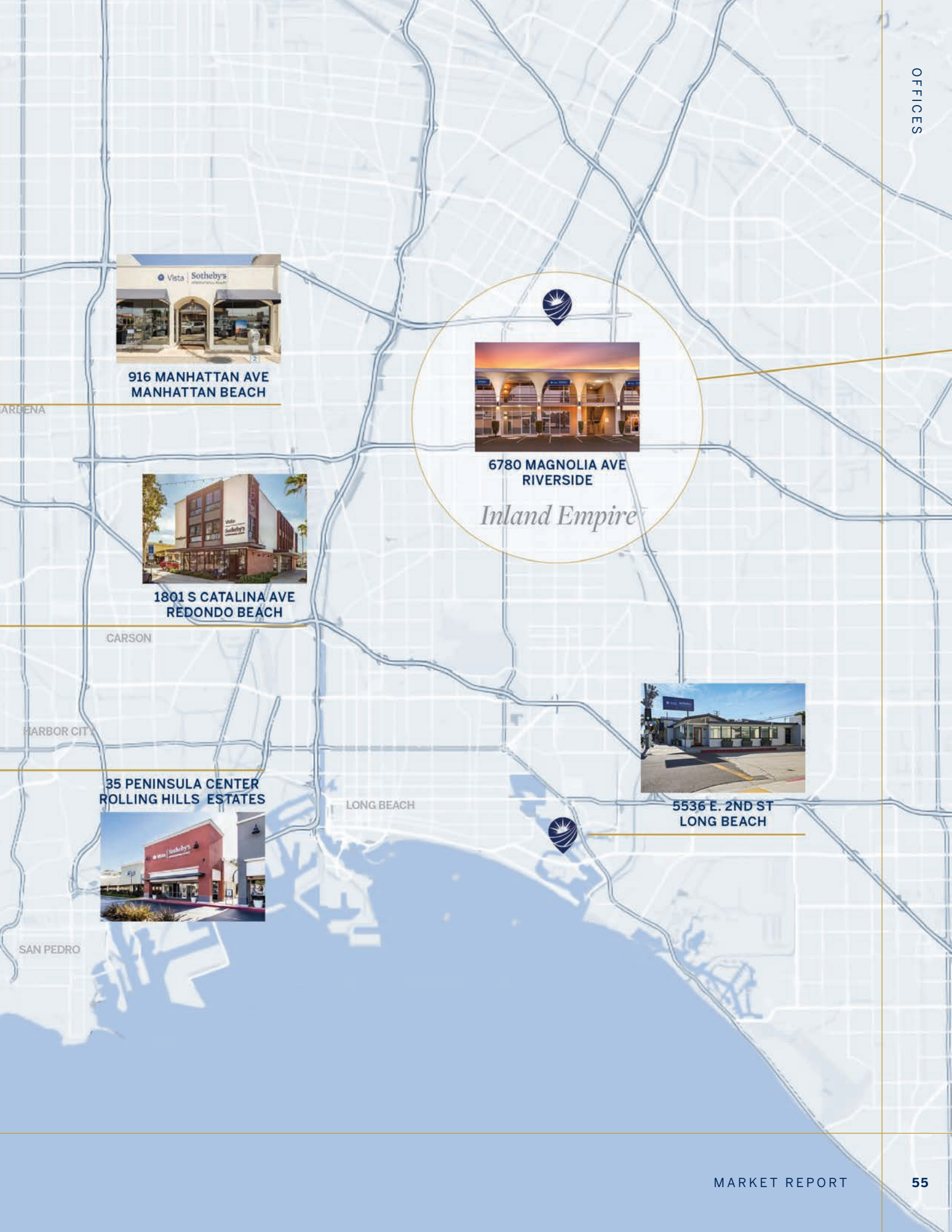
**1801 S CATALINA AVE  
REDONDO BEACH**



**5536 E. 2ND ST  
LONG BEACH**



**35 PENINSULA CENTER  
ROLLING HILLS ESTATES**







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