



Q1
2019

Los Angeles Quarterly Market Insights Report

(MICRO)

COMPASS



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It is our pleasure to introduce the Compass 2019 Q1 Real Estate Market Report. This quarter brought milestones for L.A. County’s real estate market.

Following many uncertainties in economic and housing outlooks across the regions, buyers in many Los Angeles neighborhoods took a step back and entered the market with great trepidation, ready to step away at any signs of concern. As a result, home sales activity generally posted declines compared to the first quarter of 2018.

Buyers continued to look for value, however, and demand remained consistent in some sought after communities in Northeast L.A., Greater Pasadena and Mid L.A/Baldwin Hills

communities. Buyers were not however in a rush and took longer to make offers, extending the number of days on the market.

Buyers also benefited from more options of homes available for sale, though that was more likely to be the case in communities East of 405 than in West Side communities. Nevertheless, buyer reluctance did lead to more price reductions and median prices rising generally slower than last year or showing some weakness compared to first quarter last year.

Overall, the quarter ended with more buyer enthusiasm than it started with, promising a solid spring home-buying season.

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Los Angeles + Westside



Coastal Communities

Santa Monica & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Malibu	SFR	36	16	-55.56%	\$2,808,831	\$3,317,438	18.11%	128	91	-28.75%
	CONDO	14	8	-42.86%	\$1,189,706	\$899,781	-24.37%	48	94	93.33%
Malibu Beach	SFR	15	8	-46.67%	\$7,702,635	\$7,414,063	-3.75%	212	119	-43.82%
	CONDO	0	4	N/A	N/A	\$1,622,063	N/A	N/A	106	N/A
Marina Del Rey	SFR	18	17	-5.56%	\$1,723,197	\$1,572,999	-8.72%	82	67	-18.07%
	CONDO	72	64	-11.11%	\$1,148,450	\$1,074,141	-6.47%	30	49	66.24%
Pacific Palisades	SFR	48	33	-31.25%	\$4,166,009	\$4,173,408	0.18%	53	63	20.06%
	CONDO	14	17	21.43%	\$1,308,446	\$1,208,515	-7.64%	73	47	-35.35%
Palms - Mar Vista	SFR	75	78	4.00%	\$1,682,052	\$1,661,513	-1.22%	44	42	-5.36%
	CONDO	112	91	-18.75%	\$640,591	\$719,209	12.27%	30	29	-2.44%
Santa Monica	SFR	43	39	-9.30%	\$3,134,108	\$2,610,720	-16.70%	45	61	37.26%
	CONDO	93	72	-22.58%	\$1,241,738	\$1,596,431	28.56%	41	52	28.07%
Topanga	SFR	21	20	-4.76%	\$1,382,296	\$1,364,512	-1.29%	66	40	-39.58%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Venice	SFR	53	43	-18.87%	\$2,336,835	\$2,687,432	15.00%	74	68	-8.81%
	CONDO	10	3	-70.00%	\$1,497,400	\$1,364,333	-8.89%	212	81	-61.90%
Westchester	SFR	81	50	-38.27%	\$1,232,298	\$1,414,319	14.77%	44	54	22.46%
	CONDO	7	7	0.00%	\$552,857	\$503,714	-8.89%	18	37	107.26%

While the number of homes, condos and single-family residences sold in the first quarter of 2019 generally declined, Palms - Mar Vista continued with a slight increase in single-family sales compared to last year. Wildfires, however, had a large impact on sales activity in Malibu and Malibu Beach. Changes in average home prices varied a lot compared to last year, though single-family homes fared relatively better compared to condominiums. Buyers took longer to shop around.



The Hills

Beverly Hills & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Beverly Hills	SFR	33	24	-27.27%	\$7,954,391	\$7,456,106	-6.26%	88	80	-9.14%
	CONDO	22	15	-31.82%	\$1,423,323	\$1,401,533	-1.53%	49	63	28.27%
Beverly Hills P.O.	SFR	33	20	-39.39%	\$3,147,269	\$4,611,616	46.53%	93	88	-4.84%
	CONDO	1	0	-100.00%	\$555,000	N/A	N/A	161	N/A	N/A
Bel Air - Holmby Hills	SFR	32	27	-15.63%	\$4,873,919	\$3,856,942	-20.87%	106	85	-19.48%
	CONDO	1	2	100.00%	\$949,000	\$1,180,000	24.34%	12	100	733.33%

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There were notably fewer homes sold in the first quarter compared to a year ago in the Hills, with the largest decline in Beverly Hills P.O. The P.O. area saw average single-family home prices pick up significantly, while they trended lower in the two other communities. Buyers were relatively quicker to purchase single-family homes, while those buying condominiums took longer to shop around.



The Westside

Beverlywood & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Beverlywood	SFR	28	27	-3.57%	\$1,843,759	\$1,815,667	-1.52%	47	61	29.75%
	CONDO	9	11	22.22%	\$875,167	\$794,500	-9.22%	53	66	24.45%
Brentwood	SFR	61	51	-16.39%	\$4,376,133	\$4,428,826	1.20%	79	72	-8.63%
	CONDO	28	29	3.57%	\$925,732	\$842,025	-9.04%	47	49	4.03%
Cheviot Hills-Rancho Park	SFR	16	15	-6.25%	\$2,146,781	\$2,447,467	14.01%	46	59	26.87%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
West LA	SFR	20	18	-10.00%	\$1,410,833	\$1,312,835	-6.95%	41	26	-35.84%
	CONDO	24	29	20.83%	\$953,058	\$810,260	-14.98%	30	42	42.79%
Westwood-Century City	SFR	34	22	-35.29%	\$2,515,720	\$2,125,938	-15.49%	36	50	38.22%
	CONDO	134	95	-29.10%	\$1,295,629	\$1,300,506	0.38%	58	66	14.02%

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While the overall number of sales on the Westside declined compared to a year ago, the largest decline was among homes in Westwood – Century City, which also saw the largest decline in average single-family home prices. Home prices generally remained flat or declined compared to last year’s first quarter. Buyers also took longer to buy homes, extending the number of days on the market— except in West LA, where single-family homes also sold at the fastest rate.



Hollywood Hills & Mid-City

Hollywood Hills & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Beverly Center - Miracle Mile	SFR	44	32	-27.27%	\$2,178,587	\$2,334,204	7.14%	69	49	-29.88%
	CONDO	11	22	100.00%	\$733,695	\$926,909	26.33%	26	77	189.18%
Hancock Park - Wilshire	SFR	47	49	4.26%	\$2,170,750	\$2,092,276	-3.62%	63	52	-17.85%
	CONDO	40	36	-10.00%	\$632,210	\$716,833	13.39%	41	63	52.62%
Hollywood Hills East	SFR	33	32	-3.03%	\$1,544,603	\$1,393,786	-9.76%	55	52	-5.45%
	CONDO	3	9	200.00%	\$515,667	\$637,833	23.69%	50	59	18.67%
Sunset Strip - Hollywood Hills West	SFR	98	74	-24.49%	\$2,459,696	\$2,918,699	18.66%	69	63	-9.19%
	CONDO	22	19	-13.64%	\$646,932	\$758,868	17.30%	68	51	-24.29%
West Hollywood	SFR	30	21	-30.00%	\$2,343,843	\$2,070,476	-11.66%	51	48	-5.41%
	CONDO	83	67	-19.28%	\$849,309	\$898,331	5.77%	45	53	16.42%

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While the number of homes sold generally declined compared to last year, some new developments helped boost condominium sales in Hollywood Hills East. Average home prices generally continued their upward trajectory, though some areas saw weakening of average price compared to last year, particularly single-family homes in West Hollywood, Hollywood Hills East, and Hancock Park – Wilshire. Those were offset by solid gains in prices of condominiums.



Westside | South

Culver City & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Culver City	SFR	39	46	17.95%	\$1,475,157	\$1,387,290	-5.96%	40	42	6.73%
	CONDO	48	41	-14.58%	\$639,619	\$587,512	-8.15%	26	52	98.37%
Inglewood	SFR	59	43	-27.12%	\$588,581	\$598,297	1.65%	31	39	24.23%
	CONDO	42	23	-45.24%	\$376,095	\$403,627	7.32%	41	38	-7.36%
Ladera Heights	SFR	12	4	-66.67%	\$1,251,700	\$1,589,605	27.00%	37	41	10.31%
	CONDO	1	1	0.00%	\$600,000	\$640,000	6.67%	14	111	692.86%
Park Hills Heights	SFR	115	86	-25.22%	\$695,270	\$805,362	15.83%	46	53	14.30%
	CONDO	16	17	6.25%	\$481,375	\$502,153	4.32%	24	45	85.82%

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While Culver City maintained a solid increase in sales of single-family homes, the remaining West Side South communities saw fewer sales compared to last year. Prices in all communities except Culver City maintained a steady momentum, and some showed robust double-digit increases compared to a year ago. Buyers, however, took longer to shop around and decide, except for condominium purchases in Inglewood.



Metro Los Angeles

Downtown Los Angeles & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Atwater	SFR	17	20	17.65%	\$937,059	\$1,009,533	7.73%	47	33	-30.88%
	CONDO	1	1	0.00%	\$560,000	\$1,100,000	96.43%	7	134	1814.29%
Downtown L.A.	SFR	24	23	-4.17%	\$458,078	\$465,800	1.69%	34	46	36.91%
	CONDO	116	80	-31.03%	\$755,038	\$798,699	5.78%	70	74	6.55%
Hollywood	SFR	22	14	-36.36%	\$1,351,409	\$1,287,295	-4.74%	53	55	3.02%
	CONDO	23	25	8.70%	\$703,761	\$755,480	7.35%	65	81	25.54%
Los Feliz	SFR	50	34	-32.00%	\$2,021,867	\$1,951,985	-3.46%	55	58	5.94%
	CONDO	7	9	28.57%	\$675,071	\$640,950	-5.05%	66	54	-19.04%
Silver Lake - Echo Park	SFR	79	61	-22.78%	\$1,130,969	\$1,086,847	-3.90%	56	56	-1.36%
	CONDO	10	17	70.00%	\$757,950	\$570,012	-24.80%	25	67	162.96%

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While the number of single-family homes on the market declined compared to last year, condominium sales were strong in all Metro Los Angeles communities except in Downtown L.A. – which was constrained by low inventory. Average home prices weakened compared to last year, except in Downtown L.A. and condominiums in Hollywood. Buyers generally took longer to purchase, except for condominiums in Los Feliz.



San Fernando Valley



San Fernando Valley West of 405

Agoura & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Agoura	SFR	46	42	-8.70%	\$1,155,228	\$1,250,726	8.27%	71	85	18.98%
	CONDO	19	13	-31.58%	\$425,447	\$450,535	5.90%	55	58	5.49%
Calabasas	SFR	46	40	-13.04%	\$1,762,476	\$1,321,248	-25.03%	74	81	9.45%
	CONDO	19	18	-5.26%	\$602,974	\$618,167	2.52%	33	56	72.42%
Chatsworth	SFR	47	48	2.13%	\$724,176	\$819,795	13.20%	69	86	25.08%
	CONDO	32	23	-28.13%	\$425,766	\$421,365	-1.03%	46	44	-4.20%
Encino	SFR	86	79	-8.14%	\$1,869,593	\$1,973,873	5.58%	67	68	1.91%
	CONDO	54	45	-16.67%	\$502,310	\$463,500	-7.73%	43	78	80.03%
Hidden Hills	SFR	14	3	-78.57%	\$5,016,071	\$7,333,333	46.20%	54	111	104.55%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Northridge	SFR	98	75	-23.47%	\$750,229	\$738,629	-1.55%	57	62	9.10%
	CONDO	19	17	-10.53%	\$467,025	\$440,951	-5.58%	64	56	-12.04%
Tarzana	SFR	68	48	-29.41%	\$1,251,685	\$1,426,565	13.97%	55	72	30.10%
	CONDO	35	31	-11.43%	\$400,900	\$427,090	6.53%	39	65	69.61%
Westlake Village	SFR	17	16	-5.88%	\$1,231,959	\$1,367,000	10.96%	61	53	-13.71%
	CONDO	15	6	-60.00%	\$671,167	\$620,000	-7.62%	48	49	1.39%
Woodland Hills	SFR	147	118	-19.73%	\$958,157	\$930,637	-2.87%	57	56	-1.26%
	CONDO	45	44	-2.22%	\$450,132	\$454,784	1.03%	46	65	40.80%

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There were fewer homes sold in the region compared to the first quarter last year, with the largest declines in Woodland Hills followed by Northridge and Tarzana, all of which saw 20 or more fewer single-family homes sold. Average home prices varied in some areas. For example, single-family homes in Calabasas posted the largest decline, while Hidden Hills posted a notable increase. More consistently across the region, homes took longer to sell than during the same period last year.



San Fernando Valley East of 405

Sherman Oaks & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Burbank	SFR	119	102	-14.29%	\$945,918	\$995,618	5.25%	39	46	16.59%
	CONDO	55	33	-40.00%	\$612,465	\$572,938	-6.45%	45	44	-2.48%
Glendale	SFR	103	99	-3.88%	\$1,115,214	\$1,069,520	-4.10%	54	49	-7.95%
	CONDO	70	60	-14.29%	\$502,754	\$541,070	7.62%	45	70	56.60%
Sherman Oaks	SFR	134	101	-24.63%	\$1,481,073	\$1,448,064	-2.23%	52	76	46.10%
	CONDO	69	48	-30.43%	\$567,186	\$539,675	-4.85%	35	65	86.51%
Studio City	SFR	81	65	-19.75%	\$1,806,753	\$2,042,874	13.07%	49	65	32.86%
	CONDO	35	30	-14.29%	\$678,448	\$680,958	0.37%	44	61	37.48%
Toluca Lake	SFR	10	15	50.00%	\$1,806,620	\$2,054,350	13.71%	46	56	21.33%
	CONDO	12	13	8.33%	\$593,292	\$573,915	-3.27%	33	68	105.90%

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The number of homes sold in the first quarter mostly declined across this region, except in Toluca Lake where both single-family and condominium sales trended above last year. The change in average home prices was, on the other hand, a mixed picture, though single-family homes in Studio City and Toluca Lake enjoyed solid increases over last year. Homes generally took two weeks longer to sell.



San Gabriel Valley



Pasadena

Pasadena & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Alhambra	SFR	38	20	-47.37%	\$746,059	\$840,443	12.65%	32	46	44.95%
	CONDO	31	27	-12.90%	\$601,081	\$576,573	-4.08%	34	33	-3.32%
Altadena	SFR	81	69	-14.81%	\$944,015	\$974,619	3.24%	36	39	9.93%
	CONDO	1	0	-100.00%	\$430,000	N/A	N/A	41	N/A	N/A
Pasadena	SFR	154	154	0.00%	\$1,231,309	\$1,290,193	4.78%	51	54	5.84%
	CONDO	116	94	-18.97%	\$663,179	\$717,044	8.12%	37	55	50.15%
San Gabriel	SFR	54	35	-35.19%	\$846,488	\$766,650	-9.43%	39	55	42.43%
	CONDO	18	14	-22.22%	\$590,982	\$617,393	4.47%	49	62	25.51%
San Marino	SFR	24	23	-4.17%	\$2,525,242	\$2,606,874	3.23%	84	91	7.54%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	22	28	27.27%	\$1,714,273	\$1,337,321	-21.99%	38	52	37.55%
	CONDO	9	3	-66.67%	\$641,111	\$840,000	31.02%	30	11	-63.33%

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The number of homes sold in the Pasadena area mostly trended below last year, except in South Pasadena where single-family sales increased. The average prices, however, didn’t hold up in South Pasadena while condominium prices jumped. Average home prices varied notably across the region, and buyers took about a week longer to purchase a home, except for condos in South Pasadena and Alhambra.



La Cañada Flintridge

La Cañada Flintridge & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Atwater	SFR	17	20	17.65%	\$937,059	\$1,009,533	7.73%	47	33	-30.88%
	CONDO	1	1	0.00%	\$560,000	\$1,100,000	96.43%	7	134	1814.29%
Glendale	SFR	103	99	-3.88%	\$1,115,214	\$1,069,520	-4.10%	54	49	-7.95%
	CONDO	70	60	-14.29%	\$502,754	\$541,070	7.62%	45	70	56.60%
La Cañada Flintridge	SFR	33	32	-3.03%	\$2,166,962	\$1,836,095	-15.27%	30	57	88.92%
	CONDO	2	2	0.00%	\$887,500	\$1,032,000	16.28%	91	85	-6.08%
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	66	53	-19.70%	\$910,395	\$881,364	-3.19%	42	46	8.75%
	CONDO	18	11	-38.89%	\$478,925	\$620,664	29.60%	59	47	-20.40%
Sunland/Tujunga	SFR	78	74	-5.13%	\$611,559	\$652,436	6.68%	50	55	9.58%
	CONDO	6	12	100.00%	\$448,667	\$438,542	-2.26%	64	59	-7.05%

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While home sales activity generally slowed in the La Canada Flintridge region, homes in Atwater remained in strong demand. Changes in average prices varied with relatively more expensive single-family homes in La Canada Flintridge lowering in average sales price compared to last year. Sellers of single-family homes in Atwater were quickest to receive an offer on their homes generally selling them in about 33 days, while sellers in the other areas waited relatively longer.



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Home sales activity in Northeast Los Angeles generally slowed in the first quarter, except in Glassell Park where more homes were sold compared to last year. Average home price changes varied a lot across the region, though Mount Washington saw the most notable increase in average prices, up 16 percent. Changes in average days on market varied as well, though sellers in Eagle Rock, Glassell Park and Monterey Hills saw their homes snatched up quicker than last year.

Northeast Los Angeles

Eagle Rock & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Eagle Rock	SFR	40	37	-7.50%	\$1,056,150	\$976,095	-7.58%	41	39	-5.94%
	CONDO	2	1	-50.00%	\$612,500	\$495,000	-19.18%	73	56	-23.29%
Glassell Park	SFR	15	25	66.67%	\$810,000	\$793,214	-2.07%	37	36	-2.51%
	CONDO	1	3	200.00%	\$672,000	\$624,667	-7.04%	103	73	-29.45%
Highland Park	SFR	75	56	-25.33%	\$808,166	\$877,821	8.62%	40	46	13.57%
	CONDO	10	8	-20.00%	\$525,262	\$505,188	-3.82%	34	41	19.88%
Montecito Heights	SFR	8	5	-37.50%	\$757,050	\$764,817	1.03%	19	53	178.95%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	7	2	-71.43%	\$888,843	\$621,250	-30.11%	47	33	-31.06%
	CONDO	18	17	-5.56%	\$479,750	\$472,585	-1.49%	72	37	-49.21%
Mount Washington	SFR	41	29	-29.27%	\$913,470	\$1,060,897	16.14%	32	49	55.26%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A



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Homes sales activity in East San Gabriel Valley were driven by affordability, with more affordable areas such as Azusa and condominiums in Monrovia gaining in sales activity while other areas experienced less activity compared to the first quarter last year. Average prices were a mixed picture with Arcadia and Sierra Madre posting declines among both single-family and condominiums while single-family homes in Azusa, Monrovia and Monterey Park posted solid gains.

East San Gabriel Valley

Arcadia & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
Arcadia	SFR	78	69	-11.54%	\$1,767,653	\$1,570,878	-11.13%	59	74	24.74%
	CONDO	36	25	-30.56%	\$714,860	\$697,932	-2.37%	30	49	65.65%
Azusa	SFR	49	56	14.29%	\$524,670	\$563,412	7.38%	35	45	26.79%
	CONDO	31	31	0.00%	\$390,863	\$392,492	0.42%	42	40	-5.96%
Bradbury	SFR	0	3	N/A	N/A	\$1,721,667	N/A	N/A	146	N/A
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	53	44	-16.98%	\$720,992	\$792,611	9.93%	42	44	3.42%
	CONDO	14	20	42.86%	\$585,882	\$492,419	-15.95%	59	55	-5.38%
Monterey Park	SFR	41	39	-4.88%	\$721,641	\$790,848	9.59%	46	44	-4.41%
	CONDO	28	16	-42.86%	\$595,482	\$567,694	-4.67%	32	55	74.80%
Sierra Madre	SFR	23	16	-30.43%	\$1,034,402	\$967,961	-6.42%	62	37	-41.04%
	CONDO	6	5	-16.67%	\$674,333	\$666,665	-1.14%	18	48	164.00%



South
Bay



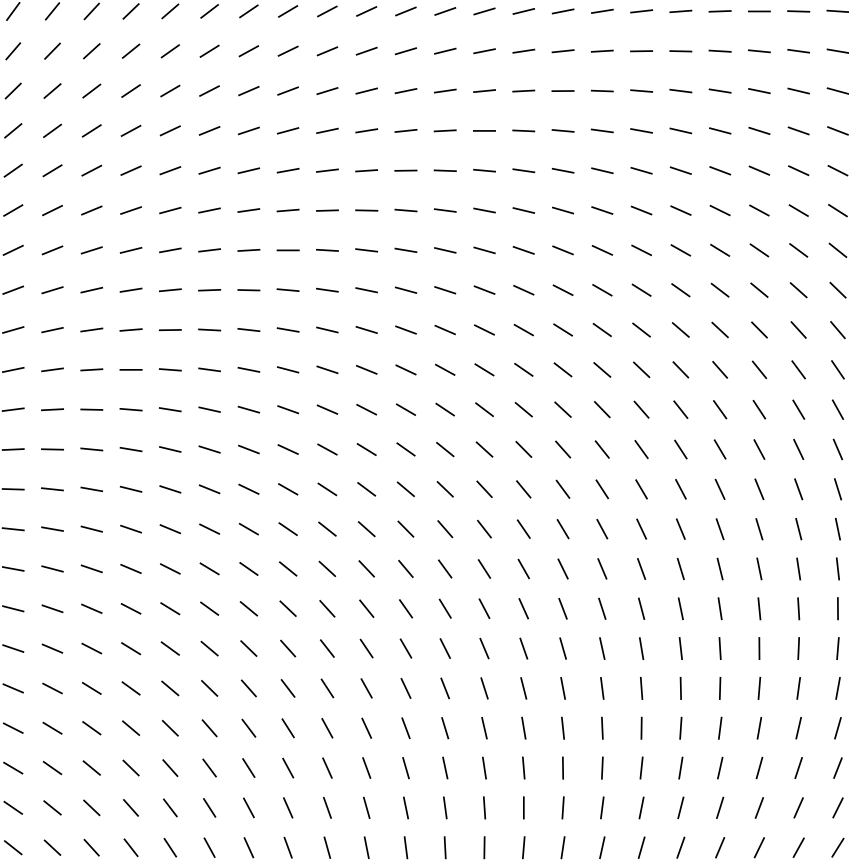
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Overall number of homes sold in South Bay fell compared to last year, while some areas saw an increase in homes sold. Palos Verdes Estate and Hawthorne saw a consistent decline among both single-family and condominiums, yet average home prices trended up compared to the year before. Overall, average home prices increased the most in Hermosa Beach, Rolling Hills Estates and Palos Verdes Estates. Homes in Hawthorne sold at the quickest pace.

South Bay

Manhattan Beach & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2018	2019	% CHANGE	2018	2019	% CHANGE	2018	2019	% CHANGE
El Segundo	SFR	18	19	5.56%	\$1,541,000	\$1,483,407	-3.74%	32	53	67.87%
	CONDO	9	11	22.22%	\$739,864	\$762,557	3.07%	69	36	-48.29%
Hermosa Beach	SFR	13	17	30.77%	\$2,184,115	\$2,771,765	26.91%	79	39	-51.28%
	CONDO	28	17	-39.29%	\$1,599,054	\$1,807,221	13.02%	34	120	255.61%
Hawthorne	SFR	62	48	-22.58%	\$638,391	\$724,276	13.45%	26	27	3.79%
	CONDO	21	18	-14.29%	\$593,571	\$657,167	10.71%	24	26	9.00%
Manhattan Beach	SFR	64	58	-9.38%	\$2,736,802	\$2,952,039	7.86%	50	48	-3.92%
	CONDO	18	19	5.56%	\$2,279,153	\$1,760,342	-22.76%	42	61	45.70%
Palos Verdes Estates	SFR	44	28	-36.36%	\$2,027,737	\$2,518,489	24.20%	62	63	2.09%
	CONDO	5	2	-60.00%	\$724,200	\$701,250	-3.17%	24	28	15.55%
Playa Del Rey	SFR	14	18	28.57%	\$1,743,325	\$1,659,893	-4.79%	35	55	55.40%
	CONDO	30	23	-23.33%	\$653,450	\$628,208	-3.86%	20	28	43.54%
Playa Vista	SFR	4	4	0.00%	\$2,597,625	\$1,864,625	-28.22%	56	84	51.80%
	CONDO	15	22	46.67%	\$1,096,800	\$1,138,954	3.84%	20	60	203.80%
Rancho Palos Verdes	SFR	77	60	-22.08%	\$1,517,146	\$1,419,033	-6.47%	47	75	59.80%
	CONDO	20	23	15.00%	\$872,725	\$705,391	-19.17%	61	37	-38.42%
Redondo Beach	SFR	78	60	-23.08%	\$1,587,708	\$1,331,250	-16.15%	39	44	13.97%
	CONDO	96	120	25.00%	\$1,044,223	\$972,399	-6.88%	35	44	27.11%
Rolling Hills Estate	SFR	16	16	0.00%	\$1,803,813	\$2,435,957	35.04%	74	53	-27.99%
	CONDO	6	11	83.33%	\$639,917	\$655,073	2.37%	14	39	182.71%
Torrance	SFR	132	146	10.61%	\$830,175	\$847,102	2.04%	26	28	10.33%
	CONDO	77	76	-1.30%	\$525,426	\$581,411	10.66%	30	49	65.18%



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