



Q1
2020

Los Angeles Quarterly Market Insights Report

(MICRO)

COMPASS



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As we face unique challenges forging through uncharted territory, we bring you the second annual Compass Q1 2020 Market Insights Report. It provides key data and a current perspective on the L.A. County real estate market. Compass is here to help the community make informed decisions through these uncertain times.

Results for the first quarter of 2020 were location and market specific. Buyers moved quicker on the desirable Westside as Days on Market (DOM), a good indicator, decreased by 15 percent. The reason? A decline in home prices combined with historically low mortgage rates.

Always desirable Westside communities including The Beverly Center-Miracle Mile, Beverly Hills P.O., and Beverly Hills, had large increases in sales activity as average sale prices declined.

Conversely, communities on the East Side, including Pasadena, San Gabriel, and South Pasadena, saw average sale prices for single-family homes increase compared to the first quarter last year. When prices increase, buyers often make strong initial offers faster. Days on Market in South Pasadena, a sought-after community, decreased by 27 percent from last year's first quarter.

The San Fernando Valley, where buyers often find larger and more affordable homes than the Westside, saw strong sales activity in Sherman Oaks, Woodland Hills, and Northridge.

As we move into the second quarter with only virtual showings, Compass brokers report increased website traffic. Look for pent up demand when Los Angeles County returns to business as usual.

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& WESTSIDE

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Los Angeles + Westside



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Housing market activity was flat in the Coastal Communities with only a 2 percent increase compared to last year’s first quarter. Exceptions were single-family home sales in Malibu with a 44 percent increase. Buyers were likely motivated by a price decline of 31 percent. Despite a 9 percent increase in average sales price to \$2.4 million for a single-family home, activity in Santa Monica increased 41 percent.

Coastal Communities

Santa Monica & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Malibu	SFR	16	23	43.80%	\$3,252,500	\$2,250,000	-30.80%	99	106	7.20%
	CONDO	8	7	-12.50%	\$807,500	\$934,000	15.70%	88	85	-3.60%
Malibu Beach	SFR	8	11	37.50%	\$5,800,000	\$5,875,000	1.30%	116	118	1.00%
	CONDO	5	1	-80.00%	\$1,220,000	\$1,010,000	-17.20%	86	82	-4.00%
Marina Del Rey	SFR	17	18	5.90%	\$1,309,980	\$1,697,500	29.60%	65	43	-34.30%
	CONDO	64	54	-15.60%	\$920,000	\$1,062,275	15.50%	52	37	-28.00%
Pacific Palisades	SFR	33	40	21.20%	\$3,080,000	\$3,291,250	6.90%	0	60	21.50%
	CONDO	10	10	0.00%	\$1,242,500	\$1,055,000	-15.10%	38	39	0.80%
Palms - Mar Vista	SFR	76	46	-39.50%	\$1,522,500	\$1,595,000	4.80%	44	20	-55.60%
	CONDO	16	12	-25.00%	\$695,750	\$816,000	17.30%	52	33	-36.90%
Santa Monica	SFR	39	55	41.00%	\$2,213,000	\$2,410,000	8.90%	67	43	-34.90%
	CONDO	71	61	-14.10%	\$1,080,000	\$1,020,000	-5.60%	50	39	-21.00%
Topanga	SFR	20	23	15.00%	\$1,140,000	\$1,399,000	22.70%	59	58	-1.10%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Venice	SFR	37	42	13.50%	\$2,150,000	\$2,140,000	0.50%	65	46	-29.60%
	CONDO	3	4	33.30%	\$1,490,000	\$1,235,000	-17.10%	88	75	-14.40%
Westchester	SFR	52	75	44.20%	\$1,345,000	\$1,325,000	-1.50%	50	27	-45.20%
	CONDO	7	8	14.30%	\$490,000	\$525,375	7.20%	32	24	23.90%



The Hills

Beverly Hills & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Beverly Hills	SFR	25	41	64.00%	\$6,820,000	\$6,250,000	-8%	83	84	2%
	CONDO	14	11	-21.40%	\$1,215,000	\$1,405,000	16%	69	66	-4%
Beverly Hills P.O.	SFR	20	44	120.00%	\$3,018,410	\$2,831,133	-6%	87	76	-13%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Bel Air - Holmby Hills	SFR	26	26	0.00%	\$1,662,500	\$2,137,500	28.60%	64	68	6.50%
	CONDO	2	2	0.00%	\$1,180,000	\$684,500	42%	126	27	-79%

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Strong sales activity in the Hills showed a 43 percent increase from last year. Single-family home activity in Beverly Hills saw a 64 percent increase. There, average sales price decreased by 8 percent to \$6.2 million. Adjacent Beverly Hills P.O. single-family homes had a 120 percent activity increase. Buyers were able to take advantage of a 6 percent decrease in average single-family prices to \$2.8 million.



The Westside

Beverlywood & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Beverlywood	SFR	27	28	3.70%	\$1,550,000	\$1,492,910	-3.70%	48	29	-40.00%
	CONDO	11	13	18.20%	\$870,000	\$869,000	-0.10%	71	26	-63.90%
Brentwood	SFR	48	42	-12.50%	\$3,142,500	\$3,079,500	-2.00%	70	62	-11.90%
	CONDO	30	31	3.30%	\$758,000	\$1,125,660	48.50%	46	37	-19.70%
Cheviot Hills-Rancho Park	SFR	14	14	0.00%	\$2,289,000	\$2,385,000	4.20%	55	63	15.40%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
West LA	SFR	18	24	33.30%	\$1,250,000	\$1,378,500	10.30%	40	28	-28.40%
	CONDO	28	17	-39.30%	\$824,750	\$950,000	15.20%	35	46	29.10%
Westwood-Century City	SFR	22	24	9.10%	\$1,838,000	\$2,661,000	44.80%	42	49	17.00%
	CONDO	94	115	22.30%	\$935,500	\$1,075,000	14.90%	54	57	4.40%

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Home sales activity on the Westside enjoyed a 12 percent increase compared to the first quarter of 2019. The average Westside sale price, at \$1.5 million, showed a slight 2 percent increase compared to the first quarter of last year. Westwood and Century City eclipsed that with a 45 percent increase in the average sale price to \$2.6 million up from \$1.8 million year-over-year.



Hollywood Hills & Mid-City

Hollywood Hills & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Beverly Center - Miracle Mile	SFR	31	45	45%	\$2,200,000	\$1,999,999	-9.10%	50	51	0.80%
	CONDO	20	19	-5%	\$847,500	\$980,000	15.60%	73	38	-47.70%
Hancock Park - Wilshire	SFR	49	45	-8.20%	\$1,665,000	\$1,605,000	-3.60%	57	54	-6.20%
	CONDO	38	31	-18.40%	\$770,000	\$747,000	-3.00%	53	55	2.60%
Hollywood Hills East	SFR	32	27	-15.60%	\$1,357,500	\$1,520,000	12.00%	42	62	47.90%
	CONDO	7	8	14.30%	\$650,000	\$622,500	-4.20%	47	35	-25.00%
Sunset Strip - Hollywood Hills West	SFR	74	90	21.60%	\$2,058,500	\$2,187,500	6.30%	65	75	15.10%
	CONDO	18	17	-5.60%	\$602,750	\$699,000	16.00%	59	40	-32.60%
West Hollywood	SFR	21	25	19.00%	\$1,900,000	\$1,800,000	-5.30%	48	39	-18.50%
	CONDO	68	77	13.20%	\$805,000	\$875,000	8.70%	49	49	-0.10%

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Overall sales activity for the area increased by 7 percent year-over-year. The Beverly Center and Miracle Mile communities outperformed that, showing a 45 percent increase in single-family activity. While condominium sales sustained a 5 percent decline. The average condominium sales price there increased 16 percent to \$980,000. In comparison, West Hollywood's condominium sales activity rose 13 percent. That average West Hollywood condominium price reached \$875,000 up 9 percent.



Westside | South

Culver City & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Culver City	SFR	45	39	-13.30%	\$1,295,000	\$1,375,000	6.20%	40	32	-20.50%
	CONDO	41	44	7.30%	\$582,000	\$647,500	11.30%	53	28	-46.50%
Inglewood	SFR	43	58	34.90%	\$610,000	\$625,750	2.60%	53	28	-47.40%
	CONDO	21	20	-4.80%	\$400,000	\$441,500	10.40%	44	25	-43.80%
Ladera Heights	SFR	4	9	125.00%	\$1,504,710	\$1,505,000	0.00%	48	44	-8.80%
	CONDO	1	1	0.00%	\$640,000	\$553,000	-13.60%	0	30	NA
Park Hills Heights	SFR	86	110	27.90%	\$742,500	\$791,000	6.50%	54	41	-24.70%
	CONDO	16	10	-37.50%	\$503,500	\$536,250	6.50%	52	47	-10.90%

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Homes in the Westside South market enjoyed a 13 percent activity increase. Yet single-family homes sales in once hot Culver City dropped 13 percent compared to last year’s first quarter. Condominium buyers there saw condominium prices reach \$647,500, an 11 percent year-over-year increase. Single-family homes in Inglewood continued to be in demand, with a 35 percent activity increase as construction nears completion on the much anticipated SoFi Stadium.



Metro Los Angeles

Downtown Los Angeles & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Atwater	SFR	20	10	-50.00%	\$980,500	\$1,027,500	4.80%	27	20	-28.70%
	CONDO	1	2	100.00%	\$1,100,000	\$690,000	-37.30%	0	0	0.00%
Downtown L.A.	SFR	23	21	-8.70%	\$428,000	\$440,000	2.80%	41	48	16.70%
	CONDO	80	115	43.80%	\$607,500	\$585,000	-3.70%	83	69	-16.50%
Hollywood	SFR	15	22	46.70%	\$1,245,000	\$1,049,500	-15.70%	79	48	-39.60%
	CONDO	20	35	75.00%	\$708,500	\$672,000	-5.20%	73	44	-40.30%
Los Feliz	SFR	34	40	17.60%	\$1,710,000	\$1,825,116	6.70%	61	42	-31.10%
	CONDO	9	8	-11.10%	\$615,000	\$720,000	17.10%	45	47	4.10%
Silver Lake - Echo Park	SFR	62	71	14.50%	\$957,500	\$1,272,667	32.90%	35	51	48.40%
	CONDO	18	28	55.60%	\$505,000	\$745,500	47.60%	67	45	-33.30%

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Overall Metro Los Angeles communities saw a strong 25 percent increase in year-over-year sales activity. Downtown LA and Hollywood experienced strong condominium sales in the first quarter. Hollywood saw a dramatic activity increase of 75 percent compared to last year’s first quarter. Downtown LA’s condominiums experienced a 44 percent sales increase with Days on Market down by 16 percent.



San Fernando Valley



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Sales activity in San Fernando Valley West was brisk compared to last year’s first quarter, with a 13 percent increase. While the average home sale price fell 13 percent year-over-year, inventory shrank as Days on Market declined by 22 percent. Woodland Hills’ single-family market showed a 24 percent year-over-year increase in sales activity. A 20 percent average sale price increase to \$925,000 did not deter buyers.

San Fernando Valley West of 405

Agoura & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Agoura	SFR	50	58	16.00%	\$992,500	\$937,000	-5.60%	74	54	-26.50%
	CONDO	31	32	3.20%	\$470,000	\$485,000	3.20%	56	49	-12.70%
Calabasas	SFR	37	40	8.10%	\$1,211,500	\$1,434,500	18.40%	79	52	-34.40%
	CONDO	18	13	-27.80%	\$554,500	\$54,500	-1.70%	54	53	-1.00%
Chatsworth	SFR	49	46	-6.10%	\$710,000	\$802,500	13.00%	81	57	-29.50%
	CONDO	22	29	31.80%	\$415,000	\$440,000	6.00%	51	46	-9.90%
Encino	SFR	80	86	7.50%	\$1,433,250	\$1,400,000	-2.30%	68	50	-26.80%
	CONDO	46	45	-2.20%	\$420,000	\$460,500	9.60%	67	53	-21.20%
Hidden Hills	SFR	3	6	100.00%	\$6,500,000	\$3,275,000	-49.60%	61	65	6.60%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Northridge	SFR	76	91	19.70%	\$694,125	\$715,000	3.00%	56	38	-31.70%
	CONDO	18	25	38.90%	\$437,250	\$492,500	12.60%	69	52	-24.50%
Tarzana	SFR	48	52	8.30%	\$1,279,500	\$1,115,000	-12.90%	72	59	-19.10%
	CONDO	30	36	20.00%	\$426,000	\$425,000	-0.20%	61	33	-46.80%
Westlake Village	SFR	15	13	13.30%	\$1,268,800	\$2,050,000	61.60%	42	48	12.70%
	CONDO	13	19	46.20%	\$595,000	\$610,000	2.50%	55	45	-19.30%
Woodland Hills	SFR	117	146	24.80%	\$817,000	\$925,000	20.00%	60	42	-30%
	CONDO	33	36	9.10%	\$415,000	\$405,500	-2.30%	68	33	-51.20%

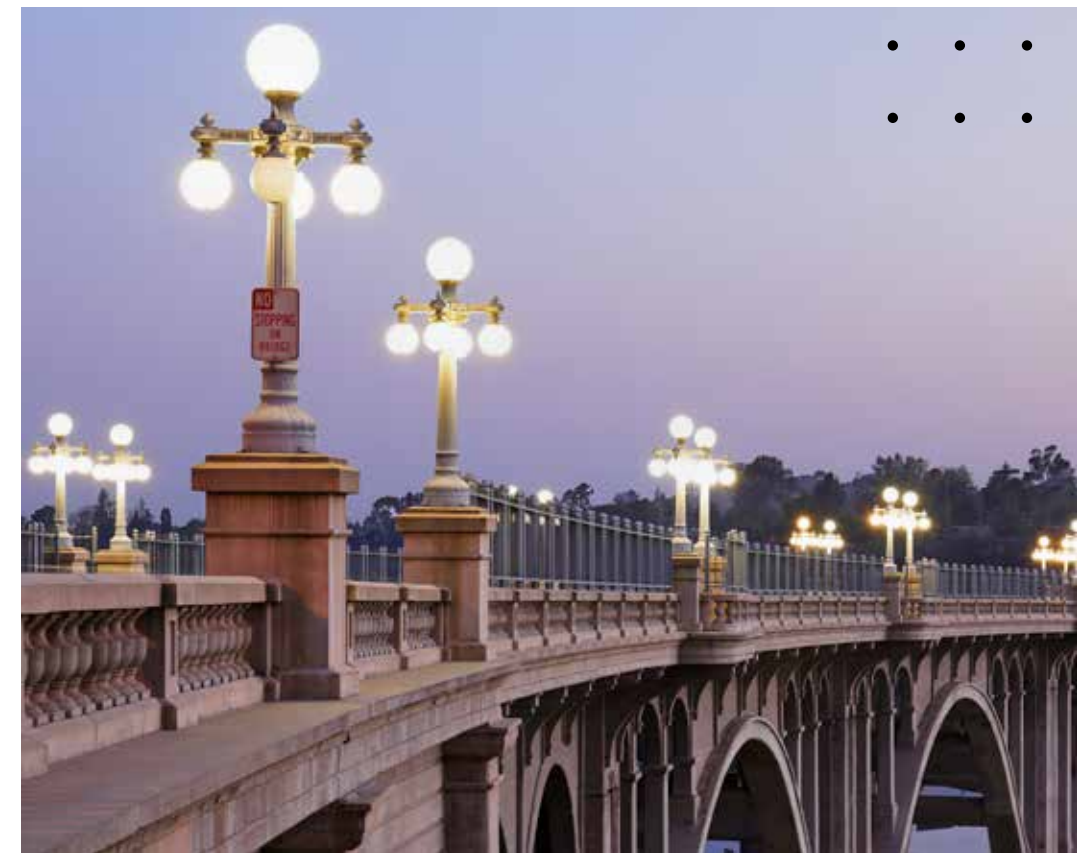


San Fernando Valley East of 405

Sherman Oaks & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Burbank	SFR	102	100	-2.00%	\$912,500	\$901,500	-1.20%	50	31	-37.90%
	CONDO	33	30	-9.10%	\$550,000	\$554,000	0.70%	45	27	-39.10%
Glendale	SFR	99	105	6.10%	\$1,045,000	\$935,000	-10.50%	49	50	1.90%
	CONDO	59	80	35.60%	\$499,000	\$572,500	14.70%	62	52	-15.50%
Sherman Oaks	SFR	99	111	12.10%	\$1,220,000	\$1,325,000	8.60%	65	41	-36.60%
	CONDO	47	82	74.50%	\$530,000	\$562,500	6.10%	52	39	-25.20%
Studio City	SFR	66	57	-13.60%	\$1,585,000	\$1,900,000	19.90%	62	53	-14.90%
	CONDO	30	34	13.30%	\$668,750	\$639,750	-4.30%	64	29	-54.70%
Toluca Lake	SFR	15	13	-13.30%	\$1,268,800	\$2,050,000	61.60%	42	48	12.70%
	CONDO	11	15	36.40%	\$553,900	\$642,000	15.90%	64	48	-25.10%

San Fernando Valley East had strong condominium sales with a 12 percent increase across much of the area. Sherman Oaks enjoyed a 74 percent year-over-year increase in condominium sales activity. The region’s average price increase was 14 percent compared to last year’s first quarter. Buyer demand caused the average sale price in Glendale to increase by 15 percent, and 16 percent in Toluca Lake.



San Gabriel Valley



Pasadena

Pasadena & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Alhambra	SFR	21	32	52.40%	\$832,088	\$739,652	-11.10%	45	36	-18.10%
	CONDO	27	27	0.00%	\$576,573	\$578,118	0.30%	26	21	-20.30%
Altadena	SFR	68	72	5.90%	\$850,000	\$853,500	0.40%	49	45	-6.80%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Pasadena	SFR	153	143	-6.50%	\$950,000	\$1,061,500	11.70%	51	48	-5.70%
	CONDO	94	118	25.50%	\$656,500	\$645,500	-1.70%	51	46	-9.20%
San Gabriel	SFR	37	48	29.70%	\$735,888	\$855,000	16.20%	56	41	-8.00%
	CONDO	14	4	-71.40%	\$582,500	\$653,500	12.20%	50	26	-47.70%
San Marino	SFR	23	27	17.40%	\$2,350,000	\$1,900,000	-19.10%	100	62	-38.10%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	28	22	-21.40%	\$1,332,500	\$1,463,000	9.80%	56	41	-26.60%
	CONDO	3	7	133.33%	\$855,000	\$720,000	15.80%	25	31	26.90%

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Overall sales activity in the Pasadena area was up 7 percent for the first quarter. The more affordable surrounding areas of Pasadena trended higher in activity. San Gabriel had a 30 percent increase. Neighboring Alhambra was even higher with a 52 percent year-over-year increase. Average sale prices in those communities were mixed. San Gabriel enjoyed a 16 percent increase while Alhambra saw an 11 percent decline.



La Cañada Flintridge

La Cañada Flintridge & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Atwater	SFR	20	10	-50.00%	\$980,500	\$1,027,500	4.80%	27	20	-28.70%
	CONDO	1	2	100.00%	\$1,100,000	\$690,000	-37.30%	0	0	0.00%
Glendale	SFR	99	105	6.10%	\$1,045,000	\$935,000	-10.50%	49	50	1.90%
	CONDO	59	80	35.60%	\$499,000	\$572,500	14.70%	62	52	-15.50%
La Cañada Flintridge	SFR	32	36	12.50%	\$1,525,000	\$1,600,000	4.90%	1	45	-27.20%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	52	58	11.50%	\$865,000	\$862,500	-0.30%	47	38	-18.30%
	CONDO	11	33	200.00%	\$600,500	\$735,000	22.40%	40	74	86.00%
Sunland/Tujunga	SFR	73	75	2.70%	\$620,000	\$670,000	8.10%	43	36	15.50%
	CONDO	12	8	-33.30%	\$439,000	\$439,000	0.00%	58	38	-35.50%

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Single-family home sales activity in the La Cañada Flintridge region was up 17 percent. Extremely strong condominium sales drove the market in La Crescenta/ Glendale/Montrose/Sparr Heights, Sunland/Tujunga with a 200 percent increase. Despite an average sale price increase of 22 percent to \$735,000 in those communities, buyers around Los Angeles continue to look for affordability where they can find it.



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Home sales activity in most of Northeast Los Angeles showed buyers moving faster, with Days on Market declining by 35 percent compared to last year. Northeast communities showing sales activity gains included Eagle Rock, Highland Park, Montecito Heights, and Monterey Hills. Glassell Park saw sales fall between 28 percent, most likely related to an average price increase of 19 percent to \$925,000.

Northeast Los Angeles

Eagle Rock & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Eagle Rock	SFR	37	46	24.30%	\$910,000	\$953,750	4.80%	43	34	-22.30%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Glassell Park	SFR	24	17	-29.20%	\$777,500	\$925,000	19.00%	44	42	-3.30%
	CONDO	3	0	-100.00%	\$720,000	\$0	-100.00%	93	0	-100.00%
Highland Park	SFR	52	62	19.20%	\$830,000	\$899,000	8.30%	50	29	-41.90%
	CONDO	8	7	-12.50%	\$415,000	\$435,000	20.00%	29	21	-29.20%
Montecito Heights	SFR	5	12	140.00%	\$750,000	\$741,500	-1.10%	38	37	-1.70%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	2	4	100.00%	\$621,250	\$680,000	9.50%	24	47	96.70%
	CONDO	17	11	-35.30%	\$465,000	\$505,000	8.60%	40	33	-16.70%
Mount Washington	SFR	29	21	-27.60%	\$903,000	\$810,000	-10.30%	53	26	-50.40%
	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 was flat with a 2 percent increase. Exceptions included the communities of Arcadia, Bradbury, Monterey Park, and Sierra Madre, which posted strong gains compared to last year’s first quarter. The small foothill community of Sierra Madre had an impressive 44 percent gain in single-family home sales activity. Posting smaller activity gains were Azusa, Monrovia, and Monterey Park.

East San Gabriel Valley

Arcadia & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Arcadia	SFR	68	82	20.60%	\$1,345,000	\$1,310,000	-2.60%	79	61	-22.80%
	CONDO	26	31	19.20%	\$667,500	\$620,000	-7.10%	48	48	0.00%
Azusa	SFR	54	48	-11.10%	\$480,000	\$552,500	15.10%	39	47	21.50%
	CONDO	31	36	16.10%	\$385,000	\$425,500	10.50%	45	30	-33.10%
Bradbury	SFR	3	4	33.30%	\$1,425,000	\$1,410,000	-1.10%	113	152	34.30%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	79	55	-30.40%	\$750,000	\$798,000	6.40%	35	62	79.10%
	CONDO	19	16	-15.80%	\$489,000	\$512,500	4.80%	37	16	-56.70%
Monterey Park	SFR	39	52	33.30%	\$753,000	\$765,000	1.60%	39	25	-36.10%
	CONDO	16	19	18.80%	\$575,400	\$550,000	-4.40%	57	29	-49.30%
Sierra Madre	SFR	16	23	43.80%	\$950,000	\$980,000	3.20%	41	59	44.00%
	CONDO	5	5	0.00%	\$665,000	\$725,000	-20.20%	61	27	-56.00%



South Bay



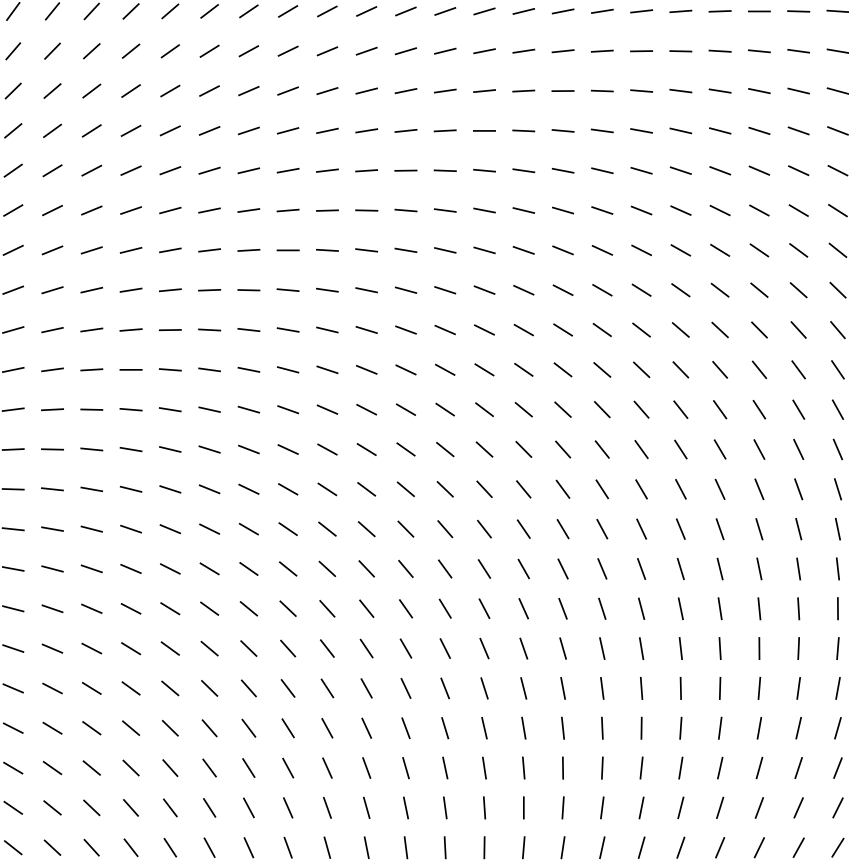
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South Bay’s overall home sales activity declined 2 percent year-over-year. There were several bright spots though, including Hermosa Beach with a 41 percent activity increase and Rancho Palos Verdes at 32 percent. Even stronger was Playa Vista with a 75 percent increase. Home prices were relatively flat around the region. The exception was Playa Vista where the average sale price hit \$2.7 million, a 45 percent gain.

South Bay

Manhattan Beach & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
El Segundo	SFR	19	18	-5.30%	\$1,500,000	\$1,318,750	-12.10%	55	36	-35.00%
	CONDO	11	8	-27.30%	\$697,125	\$820,500	17.70%	40	10	-75.70%
Hermosa Beach	SFR	17	24	41.20%	\$1,840,000	\$1,562,500	-15.10%	26	43	61.10%
	CONDO	17	19	11.80%	\$1,680,000	\$1,645,000	-2.10%	78	62	-21.20%
Hawthorne	SFR	47	43	-8.50%	\$687,000	\$710,500	3.40%	44	22	-49.00%
	CONDO	18	11	-38.90%	\$732,000	\$827,000	13.00%	37	20	-44.80%
Manhattan Beach	SFR	76	77	1.30%	\$1,800,000	\$1,460,000	-18.90%	59	62	6.90%
	CONDO	19	13	-31.60%	\$1,575,000	\$2,300,000	46.00%	58	48	-17.50%
Palos Verdes Estates	SFR	27	23	-14.80%	\$2,100,000	\$1,700,000	-19.00%	62	54	-14.00%
	CONDO	2	1	-50.00%	\$701,250	\$730,000	4.10%	43	67	54.60%
Playa Del Rey	SFR	18	12	-33.30%	\$1,645,000	\$1,750,000	6.40%	77	59	-22.90%
	CONDO	23	38	65.20%	\$625,000	\$678,500	8.60%	25	32	30.20%
Playa Vista	SFR	4	7	75.00%	\$1,864,250	\$2,700,000	44.80%	57	32	-42.80%
	CONDO	21	33	57.10%	\$1,094,500	\$1,070,000	-2.20%	48	39	-20.60%
Rancho Palos Verdes	SFR	59	78	32.20%	\$1,339,000	\$1,351,250	0.90%	68	48	-29.40%
	CONDO	23	15	-34.80%	\$685,000	\$670,000	-2.20%	28	49	77.00%
Redondo Beach	SFR	59	47	-20.30%	\$1,215,000	\$1,310,000	7.80%	41	39	-4.30%
	CONDO	119	88	-26.10%	\$925,000	\$938,750	1.50%	47	43	-10.10%
Rolling Hills Estate	SFR	16	17	6.20%	\$2,200,500	\$1,690,000	-23.20%	55	42	-24.10%
	CONDO	11	23	109.10%	\$672,000	\$759,000	12.90%	41	55	32.90%
Torrance	SFR	144	145	0.70%	\$807,500	\$875,000	8.40%	32	27	-16.90%
	CONDO	77	71	-7.80%	\$587,500	\$490,000	-16.60%	47	35	-24.70%



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