



LOS ANGELES (MICRO) MARKET INSIGHTS REPORT

Q1 2021



As we mark one year since the pandemic began there is much hope for 2021. We are pleased to bring you the Compass Q1 2021 Los Angeles Market Insights Report. First quarter sales activity was record-breaking for much of Los Angeles. Economics 101 was evident as demand far outpaced supply. Sellers of remodeled and updated homes in desirable locations were inundated with multiple offers often far above asking prices. All cash offers with inspections and various contingencies waived became common. Compass professionals remained ready to advise their clients resulting in smooth and seamless transactions.

Buyers moved fast around Los Angeles in this first quarter. In Rancho Palos Verdes, days on market for single-family homes decreased by 45 percent while sales activity increased by 25 percent. In the West Valley, single-family homes in Woodland Hills saw a 57 percent increase in home sales. Home prices followed suit rising 21 percent to \$1.3 million.

Coastal communities continued to be in demand. Overall activity rose 56 percent while home prices saw an 18 percent increase to \$2.4 million.

Despite the inherent challenges of Malibu living, year-over-year sales activity for single-family homes rose 95 percent pushing home prices up 27 percent to \$3.5 million. Moving to the East San Gabriel Valley was once considered “affordable,” meanwhile the average home price reached \$963,852. As we move into spring and vaccine rates increase economists forecast more sellers entering the market to meet buyer demand in the Los Angeles area.

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Los Angeles + Westside



Housing market activity in the coastal communities was brisk with a 56 percent increase compared to last year’s first quarter. Average year-over-year home prices rose 18 percent. Single-family home prices in Santa Monica increased almost 27 percent to \$3.6 million. That price increase may have impacted home sales activity there which saw a 4 percent decline compared to last year’s first quarter.

Coastal Communities

Santa Monica & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Malibu	SFR	22	43	95.50%	\$2,805,000	\$3,574,203	27.40%	108	88	-18.50%
	CONDO	7	15	114.30%	\$981,286	\$1,347,033	37.30%	86	90	4.70%
Malibu Beach	SFR	11	23	109.10%	\$6,976,281	\$9,169,790	31.40%	118	77	-34.90%
	CONDO	2	6	200.00%	\$1,085,000	\$2,871,500	164.70%	120	66	-45.00%
Marina Del Rey	SFR	18	29	61.10%	\$2,268,611	\$1,941,116	-14.40%	26	58	128.00%
	CONDO	54	83	53.70%	\$1,169,935	\$1,107,297	-5.40%	41	37	-10.60%
Pacific Palisades	SFR	41	93	126.80%	\$4,077,148	\$4,746,346	16.40%	65	59	-9.20%
	CONDO	19	21	10.50%	\$1,076,610	\$1,350,000	25.40%	50	35	-28.90%
Palms - Mar Vista	SFR	46	81	76.10%	\$1,854,041	\$2,023,604	9.10%	30	38	28.20%
	CONDO	12	41	241.70%	\$830,250	\$756,378	-8.90%	21	35	65.60%
Santa Monica	SFR	56	54	-3.60%	\$2,883,925	\$3,656,065	26.80%	43	35	-18.50%
	CONDO	61	105	72.10%	\$1,180,221	\$1,176,335	-0.30%	41	50	21.70%
Topanga	SFR	23	30	30.40%	\$1,660,326	\$1,740,057	4.80%	61	91	48.60%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Venice	SFR	42	63	50.00%	\$2,302,944	\$2,104,761	-8.60%	47	54	13.80%
	CONDO	4	13	225.00%	\$1,449,750	\$1,260,731	-13.00%	77	93	20.70%
Westchester	SFR	75	69	-8.00%	\$1,408,168	\$1,419,016	2.70%	27	28	3.50%
	CONDO	8	14	75.00%	\$521,031	\$648,754	24.50%	24	31	29.50%



The Hills

Beverly Hills & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Beverly Hills	SFR	42	42	0.00%	\$7,258,423	\$8,681,600	19.60%	80	58	-26.8%
	CONDO	11	26	136.40%	\$1,462,064	\$1,409,948	-3.6%	68	54	-20.7%
Beverly Hills P.O.	SFR	44	45	2.30%	\$4,382,126	\$3,902,567	-10.9%	78	89	15.0%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Bel Air - Holmby Hills	SFR	26	50	92.30%	\$4,251,341	\$3,411,670	-19.80%	83	66	-20.00%
	CONDO	2	2	0.00%	\$684,500	\$1,049,000	53.3%	27	7	-74.1%

The Hills saw sales activity increase by 32 percent compared to last year’s first quarter. While single-family home prices declined by 20 percent to \$3.4 million in Bel Air–Holmby Hills, it’s not surprising sales activity rose 92 percent. Conversely, Beverly Hills’ single-family home prices increased 19 percent to \$8.6 million. Buyers there moved quickly with days on market decreasing by 27 percent.



The Westside

Beverlywood & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Beverlywood	SFR	28	35	25.00%	\$1,782,868	\$2,118,236	18.80%	26	34	30.10%
	CONDO	13	8	-38.50%	\$977,892	\$955,312	-2.30%	38	40	5.10%
Brentwood	SFR	42	60	42.90%	\$4,291,760	\$4,564,420	6.40%	63	62	2.40%
	CONDO	32	53	65.60%	\$1,080,755	\$1,008,153	-6.70%	37	40	9.80%
Cheviot Hills-Rancho Park	SFR	14	23	64.30%	\$2,427,700	\$2,594,717	6.90%	62	49	-20.70%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
West LA	SFR	22	26	18.20%	\$1,572,699	\$1,354,525	-13.90%	27	30	8.70%
	CONDO	17	53	211.80%	\$1,092,529	\$866,904	-20.70%	46	48	3.60%
Westwood-Century City	SFR	25	41	64.00%	\$2,857,007	\$2,800,662	-2.00%	52	40	-23.30%
	CONDO	118	144	22.00%	\$1,385,774	\$1,366,734	-1.40%	54	51	-5.20%

Westside sales activity increased 42 percent in the first quarter of 2021 compared to last year’s first quarter. Overall home prices were flat at \$1.9 million. First quarter 2021 condominium prices in West LA fell by 14 percent to \$866,904. In keeping with the national trend, there was strong demand for single-family homes in Westwood-Century City with year-over-year activity up 64 percent.



Hollywood Hills & Mid-City

Hollywood Hills & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Beverly Center - Miracle Mile	SFR	45	65	44.40%	\$2,246,793	\$2,140,082	-4.70%	52	40	-23.30%
	CONDO	21	42	100.00%	\$1,094,590	\$908,018	-17.00%	41	61	48.00%
Hancock Park - Wilshire	SFR	46	80	73.90%	\$1,887,291	\$2,283,367	21.00%	56	42	-25.70%
	CONDO	34	43	26.50%	\$792,779	\$752,844	-5.00%	64	40	-37.60%
Hollywood Hills East	SFR	29	52	79.30%	\$1,659,093	\$1,846,554	11.30%	58	53	-9.70%
	CONDO	10	12	20.00%	\$637,600	\$646,242	1.40%	38	26	-31.10%
Sunset Strip - Hollywood Hills West	SFR	91	139	52.70%	\$3,548,940	\$3,036,744	-14.40%	72	66	-8.30%
	CONDO	17	24	41.20%	\$812,294	\$818,250	0.70%	32	38	18.80%
West Hollywood	SFR	25	39	56.00%	\$2,237,040	\$2,541,737	13.60%	37	68	84.10%
	CONDO	80	113	41.20%	\$1,038,684	\$993,717	-4.30%	50	50	0.00%

First quarter sales activity in Hollywood Hills-Mid City was strong with a 53 percent increase from a year ago. Overall home prices there also remained flat at \$1.5 million. West Hollywood where there are a significant number of condominiums saw year-over-year home prices decline 4 percent. Moving East to the Hancock Park–Wilshire area year-over-year single-family home prices rose 21 percent to \$2.2 million.



Westside | South

Culver City & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Culver City	SFR	38	65	71.10%	\$1,463,811	\$1,665,753	13.80%	35	32	-7.50%
	CONDO	45	58	28.90%	\$731,943	\$682,267	-6.80%	33	30	-8.40%
Inglewood	SFR	56	50	-10.70%	\$631,772	\$755,170	19.50%	26	34	28.80%
	CONDO	25	37	48.00%	\$506,518	\$459,650	-9.30%	54	36	-34.30%
Ladera Heights	SFR	10	17	70.00%	\$1,513,100	\$1,507,206	-0.40%	49	29	-41.70%
	CONDO	1	1	0.00%	\$553,000	\$615,000	11.20%	30	133	344.20%
Park Hills Heights	SFR	112	104	-7.10%	\$839,970	\$962,380	14.60%	43	26	-38.90%
	CONDO	10	19	90.00%	\$539,304	\$580,125	7.60%	42	35	-16.90%

Sales activity in Westside South increased 18 percent in the first quarter of 2021 compared to last year’s first quarter. Culver City saw a 71 percent increase in single-family sales activity. Prices for those homes increased 14 percent to \$1.6 million. Condominiums in Culver City fell out of favor demonstrated by a 7 percent price decline to \$682,267. Inglewood single-family home prices performed well with a 19 percent year-over-year gain.



Metro Los Angeles

Downtown Los Angeles & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Atwater	SFR	10	28	180.00%	\$1,114,900	\$1,146,912	2.90%	18	30	66.90%
	CONDO	2	1	-50.00%	\$690,000	\$593,500	-14.00%	0	42	NA
Downtown L.A.	SFR	24	26	8.30%	\$491,786	\$607,469	23.50%	39	54	37.60%
	CONDO	120	106	-11.70%	\$710,681	\$626,843	-11.80%	72	76	6.50%
Hollywood	SFR	23	41	78.30%	\$1,208,244	\$1,424,424	17.90%	43	48	9.50%
	CONDO	39	43	10.30%	\$860,478	\$747,283	-13.20%	51	61	19.20%
Los Feliz	SFR	41	60	46.30%	\$1,825,233	\$1,997,500	9.40%	46	38	-17.20%
	CONDO	10	7	-30.00%	\$720,000	\$675,000	-6.20%	39	29	-24.10%
Silver Lake - Echo Park	SFR	71	97	36.60%	\$1,275,964	\$1,322,627	3.70%	52	30	-42.00%
	CONDO	31	40	29.00%	\$717,806	\$644,050	-10.30%	54	63	16.50%

Metro Los Angeles saw sales activity increase 21 percent compared to last year’s first quarter. Hollywood experienced strong single-family sales activity resulting in a 78 percent year-over-year increase. Home prices tracked with demand increasing by 18 percent to \$1.4 million. It is not surprising given buyers’ COVID concerns about common areas including elevators that Downtown LA condominium sales fell 12 percent.



**San Fernando
Valley**



San Fernando Valley West of 405

Agoura & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Agoura	SFR	60	87	45.00%	\$945,000	\$1,050,000	11.10%	60	41	-30.90%
	CONDO	32	34	6.20%	\$527,830	\$507,859	-3.80%	47	22	-52.70%
Calabasas	SFR	40	70	75.00%	\$1,705,808	\$2,172,250	27.30%	47	32	-33.00%
	CONDO	13	19	46.20%	\$695,846	\$573,566	-17.60%	53	35	-34.20%
Chatsworth	SFR	46	87	89.10%	\$925,792	\$966,635	4.40%	55	30	-45.40%
	CONDO	30	50	66.70%	\$446,567	\$501,986	12.40%	51	11	-78.30%
Encino	SFR	86	101	17.40%	\$1,830,251	\$2,182,783	19.30%	46	28	-40.30%
	CONDO	45	70	55.60%	\$485,453	\$500,319	3.10%	56	38	-31.50%
Hidden Hills	SFR	6	12	100.00%	\$3,342,538	\$6,716,671	100.90%	65	53	-17.80%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Northridge	SFR	92	104	13.00%	\$794,573	\$902,831	13.60%	37	22	-41.50%
	CONDO	25	23	-8.00%	\$502,540	\$513,304	2.10%	56	13	-76.80%
Tarzana	SFR	52	75	44.20%	\$1,485,128	\$1,676,020	12.90%	55	31	-44.10%
	CONDO	37	55	48.60%	\$416,619	\$442,043	6.10%	33	36	8.40%
Westlake Village	SFR	71	96	35.20%	\$2,205,274	\$2,047,887	-7.10%	77	46	-39.60%
	CONDO	42	71	69.00%	\$720,342	\$739,309	2.60%	62	45	-26.70%
Woodland Hills	SFR	144	226	56.90%	\$1,006,243	\$1,217,694	21.00%	43	26	-39.20%
	CONDO	49	82	67.30%	\$443,774	\$475,692	7.20%	33	29	-10.50%

Both year-over-year sales activity and home prices rose in western San Fernando Valley. Overall activity increased 45 percent. Home prices moved up 25 percent to \$1.3 million. Buyers moved quickly reducing days on market by 40 percent. Heading west on the 101 freeway, Woodland Hills single-family homes had a 57 percent sales activity increase compared to last year’s first quarter.



San Fernando Valley East of 405

Sherman Oaks & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Burbank	SFR	100	111	11.00%	\$1,011,698	\$1,120,616	10.80%	31	16	-48.10%
	CONDO	30	48	60.00%	\$558,211	\$656,490	17.60%	28	24	-14.70%
Glendale	SFR	118	176	49.20%	\$1,028,626	\$1,200,721	16.70%	49	29	-41.80%
	CONDO	87	89	2.30%	\$595,426	\$606,655	1.90%	53	38	-29.00%
Sherman Oaks	SFR	114	162	42.10%	\$1,553,086	\$1,667,302	7.40%	46	31	-32.90%
	CONDO	83	92	10.80%	\$577,072	\$627,017	8.70%	38	34	-12.20%
Studio City	SFR	57	97	70.20%	\$2,180,551	\$2,198,896	0.80%	59	38	-35.00%
	CONDO	36	67	86.10%	\$684,475	\$707,274	3.30%	33	37	13.80%
Toluca Lake	SFR	13	24	84.60%	\$2,023,385	\$1,945,350	-3.90%	50	42	-16.00%
	CONDO	19	27	42.10%	\$630,447	\$653,815	3.70%	47	30	-37.10%

San Fernando Valley East’s year-over-year sales activity increased 36 percent. Home prices rose only 5 percent. Desirable Studio City had strong single-family home and condominium sales activity in the first quarter. Year-over-year single-family home sales there increased by 70 percent while condominium sales rose 86 percent. Home prices for single-family homes in Studio City reached \$2.1 million.



San Gabriel Valley



Pasadena

Pasadena & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Alhambra	SFR	37	48	29.70%	\$751,402	\$872,573	16.10%	40	35	-12.40%
	CONDO	29	36	24.10%	\$579,808	\$590,869	1.90%	16	29	79.70%
Altadena	SFR	93	84	-9.70%	\$944,638	\$1,163,676	23.20%	46	23	-49.60%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Pasadena	SFR	190	190	0.00%	\$1,476,411	\$1,517,864	2.80%	48	36	-26.00%
	CONDO	198	146	-26.30%	\$783,950	\$760,645	-3.00%	53	40	-24.60%
San Gabriel	SFR	53	49	-7.50%	\$937,131	\$987,867	5.40%	39	28	-28.10%
	CONDO	4	18	350.00%	\$644,500	\$760,571	18.00%	26	21	-19.90%
San Marino	SFR	38	25	-34.20%	\$2,481,633	\$2,748,960	10.80%	66	58	-12.40%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	31	37	19.40%	\$1,742,278	\$1,682,604	-3.40%	38	28	-27.80%
	CONDO	10	17	70.00%	\$780,800	\$850,941	9.00%	49	29	-40.50%

Pasadena did not fare as well as other areas in the first quarter. Overall year-over-year sales activity showed no increase. Average home prices did bump up 7 percent over last year’s first quarter to \$1.2 million. The best performing market was single-family homes in the small foothill town of Altadena. Year-over-year prices there rose 23 percent to \$1.1 million.



La Cañada Flintridge

La Cañada Flintridge & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Atwater	SFR	10	28	180.00%	\$1,114,900	\$1,146,912	2.90%	18	30	66.90%
	CONDO	2	1	-50.00%	\$690,000	\$593,500	-14.00%	0	42	NA
Glendale	SFR	118	176	49.20%	\$1,028,626	\$1,200,721	16.70%	49	29	-41.80%
	CONDO	87	89	2.30%	\$595,426	\$606,655	1.90%	51	39	-23.30%
La Cañada Flintridge	SFR	53	61	15.10%	\$1,719,342	\$2,274,544	32.30%	45	37	-18.60%
	CONDO	0	4	NA	\$0	\$907,500	NA	0	28	NA
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	73	73	0.00%	\$1,006,346	\$1,146,415	13.90%	37	23	-37.20%
	CONDO	41	17	-58.50%	\$687,098	\$713,171	3.80%	66	50	-24.20%
Sunland/Tujunga	SFR	91	89	-2.20%	\$682,818	\$743,080	8.80%	40	26	-33.20%
	CONDO	9	8	-11.10%	\$461,778	\$552,500	19.60%	38	23	-39.50%

Home sales activity in the La Cañada Flintridge region rose 10 percent compared to last year’s first quarter when home prices increased 32 percent to \$1 million, which may have deterred buyers. Glendale, once considered “affordable,” saw a 49 percent sales activity increase for single-family homes where the average home price reached \$1.2 million. Buyers in Glendale made fast decisions reducing days on market by 42 percent.



Northeast Los Angeles

Eagle Rock & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Eagle Rock	SFR	48	42	-12.50%	\$1,034,408	\$1,207,273	16.70%	38	31	-17.00%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Glassell Park	SFR	17	18	5.90%	\$950,708	\$1,005,755	5.80%	55	25	-55.00%
	CONDO	1	8	700.00%	\$632,000	\$600,188	-5.00%	54	97	80.00%
Highland Park	SFR	70	87	24.30%	\$887,726	\$1,008,102	13.60%	39	30	-23.40%
	CONDO	7	11	57.10%	\$428,571	\$511,727	19.40%	23	16	-33.70%
Montecito Heights	SFR	13	4	-69.20%	\$754,599	\$943,750	25.10%	35	23	-34.20%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	4	1	-75.00%	\$670,500	\$875,000	30.50%	47	5	-89.40%
	CONDO	13	26	100.00%	\$503,808	\$566,297	12.40%	34	15	-54.40%
Mount Washington	SFR	22	25	13.60%	\$863,478	\$1,163,676	34.80%	37	39	4.20%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A

Home sales activity in Northeast Los Angeles rose 14 percent compared to the first quarter of 2020. Highland Park, a historic neighborhood favored by young families saw home prices rise 14 percent, hitting just above \$1 million for the first time. Condominium prices in Highland Park also increased by 19 percent to \$511,727. Conversely, single-family home sales activity in neighboring Eagle Rock decreased by 12 percent.



East San Gabriel Valley

Arcadia & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
Arcadia	SFR	90	106	17.80%	\$1,853,238	\$1,720,219	-7.20%	59	45	-23.00%
	CONDO	30	40	33.30%	\$675,170	\$782,032	15.80%	48	44	-6.90%
Azusa	SFR	48	58	20.80%	\$604,517	\$663,076	9.70%	48	22	-53.30%
	CONDO	37	39	5.40%	\$419,278	\$445,387	6.20%	34	16	-52.00%
Bradbury	SFR	5	5	0.00%	\$1,700,000	\$1,300,000	-23.50%	152	76	-50.00%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	62	60	-3.20%	\$856,663	\$910,836	6.30%	55	22	-60.30%
	CONDO	17	23	35.30%	\$531,051	\$632,099	19.00%	18	20	11.30%
Monterey Park	SFR	53	39	-26.40%	\$779,319	\$810,492	4.00%	26	21	-20.30%
	CONDO	20	34	70.00%	\$533,757	\$628,056	17.70%	26	33	28.40%
Sierra Madre	SFR	26	28	7.70%	\$1,519,327	\$1,235,133	-18.70%	59	62	4.90%
	CONDO	7	7	0.00%	\$732,000	\$687,286	-6.10%	25	34	34.50%

Home sales activity in East San Gabriel Valley rose 6 percent compared to last year’s first quarter. Home prices increased by 10 percent to just under a million at \$963,852. That under \$1 million price point attracted East San Gabriel buyers, reducing days on market by 21 percent. The city of Arcadia bucked the downward trend in condominium sales prices in the first quarter, rising 16 percent to \$782,032.



South Bay



South Bay first quarter home sales activity was brisk, rising 34 percent. Home prices for the area had a modest year-over-year gain of 6 percent. Single-family homes in the beach cities of Hermosa Beach and Manhattan Beach had both strong sales activity and price increases. Hermosa Beach sales activity rose 35 percent. Home prices there trended upwards compared to last year’s first quarter, increasing 20 percent to \$3.1 million.

South Bay

Manhattan Beach & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2020	2021	% CHANGE	2020	2021	% CHANGE	2020	2021	% CHANGE
El Segundo	SFR	18	21	16.70%	\$1,384,019	\$1,639,810	18.50%	36	22	-38.80%
	CONDO	9	12	33.30%	\$882,778	\$836,125	-5.30%	10	9	-9.50%
Hermosa Beach	SFR	23	31	34.80%	\$2,573,919	\$3,086,515	19.90%	42	42	0.00%
	CONDO	19	28	47.40%	\$1,564,368	\$1,898,286	21.30%	62	43	-30.10%
Hawthorne	SFR	43	49	14.00%	\$732,698	\$814,291	11.10%	22	20	-10.00%
	CONDO	11	18	63.60%	\$748,545	\$758,639	1.30%	18	19	6.10%
Manhattan Beach	SFR	44	62	40.90%	\$2,931,682	\$3,965,428	35.30%	45	47	3.20%
	CONDO	14	19	35.70%	\$2,711,402	\$1,982,592	-26.90%	46	35	-23.60%
Palos Verdes Estates	SFR	23	45	95.70%	\$2,221,174	\$2,581,992	16.20%	53	36	-31.70%
	CONDO	1	7	600.00%	\$730,000	\$684,143	-6.30%	67	30	-55.60%
Playa Del Rey	SFR	14	16	14.30%	\$1,787,536	\$1,877,500	5.00%	43	41	-2.60%
	CONDO	38	34	-10.50%	\$727,880	\$771,779	6.00%	33	26	-22.10%
Playa Vista	SFR	7	11	57.10%	\$2,550,571	\$2,190,298	-14.10%	31	37	22.20%
	CONDO	33	38	15.20%	\$1,176,936	\$1,065,842	-9.40%	40	45	12.10%
Rancho Palos Verdes	SFR	78	98	25.60%	\$1,531,243	\$1,650,938	7.80%	48	26	-45.10%
	CONDO	15	23	53.30%	\$699,067	\$822,043	17.60%	49	39	-20.41%
Redondo Beach	SFR	47	93	97.90%	\$1,619,239	\$1,502,322	-7.20%	40	23	-42.00%
	CONDO	93	129	38.70%	\$1,045,918	\$1,152,662	10.20%	24	22	-6.80%
Rolling Hills Estate	SFR	17	19	11.80%	\$2,133,206	\$2,339,026	9.60%	39	19	-52.40%
	CONDO	23	12	-47.80%	\$738,596	\$698,275	-5.50%	59	69	17.60%
Torrance	SFR	146	191	30.80%	\$893,170	\$1,011,426	13.20%	33	17	-47.60%
	CONDO	71	95	33.80%	\$525,788	\$597,967	13.70%	35	28	-20.00%

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