



Q2
2019

Los Angeles Quarterly Market Insights Report

(MICRO)

COMPASS



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It is our pleasure to introduce the Compass 2019 Q2 Real Estate Market Report.

Buyers remained reluctant in the second quarter despite moderation in home price growth and lower mortgage interest rates, both of which contributed to overall lower mortgage payments compared to last year. As a result, the overall number of home sales declined about 4 percent compared to the second quarter of 2019.

Nevertheless, buyers on the east side of Los Angeles remained active, looking for homes in more affordably priced areas such as the Eastside, DTLA, East Valley, and Eastern Communities, where they believed to be finding deals. Greater Beverly Hills area also rebounded from sluggish first quarter. Other higher-priced communities continued to see lower sales compared to last year, especially in areas with a higher presence of homes priced above \$3 million, as those sales declined 23 percent compared to last year. Lower priced sales saw smaller declines compared to last year.

Buyers continued to take longer to make offers, extending the number of days on the market. A home was on the market for an average of 44 days, which is about 7 days longer than last year. And while more affordable communities continued to see solid sales, they saw relatively larger increases in days on the market.

After a challenging first quarter for sellers, fewer price reductions were seen in the second quarter. As a result, home prices maintained relatively steady and generally flat compared to the same period last year, though some competitively priced areas continued to see price growth during the second quarter, especially in northeast areas surrounding Downtown and in central Los Angeles communities.

Overall, the quarter ended with solid buyer demand suggesting the momentum will continue through the remainder of the year, and may even pick up if mortgage interest rates push lower as a result of the Federal Reserve's change in stance.

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Los Angeles + Westside



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Housing market activity in the Coastal Communities continues to be influenced post-wildfires, especially in Malibu, Topanga and Pacific Palisades. Sales of single-family homes generally trended below last year level’s in the Coastal Communities with declines averaging 27 percent. Marina Del Ray, however, saw a small uptick in sales of single family homes. Condominium sales fared better with an average increase in sales of about 8 percent. Average home prices followed a similar pattern, with declines seen in Malibu and the surrounding area, a slight increase in Coastal Communities elsewhere, and a general increase in condo prices.

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	50	21	-58.00%	\$4,369,746	\$2,988,439	-31.61%	86	84	-1.33%
	CONDO	9	14	55.56%	\$1,267,667	\$1,145,464	-9.64%	95	89	-5.65%
Malibu Beach	SFR	20	10	-50.00%	\$14,141,250	\$8,957,500	-36.66%	184	96	-47.70%
	CONDO	4	2	-50.00%	\$2,003,750	\$738,000	-63.17%	136	56	-59.19%
Marina Del Rey	SFR	22	25	13.64%	\$1,805,955	\$1,555,172	-13.89%	36	54	48.35%
	CONDO	80	78	-2.50%	\$1,110,992	\$1,011,421	-8.96%	30	48	58.81%
Pacific Palisades	SFR	73	47	-35.62%	\$4,825,780	\$3,607,621	-25.24%	78	33	-57.39%
	CONDO	23	17	-26.09%	\$1,132,427	\$1,140,664	0.73%	30	62	105.48%
Palms - Mar Vista	SFR	94	87	-7.45%	\$1,707,260	\$1,806,018	5.78%	31	45	45.80%
	CONDO	19	36	89.47%	\$717,632	\$718,850	0.17%	20	38	86.01%
Santa Monica	SFR	69	53	-23.19%	\$3,341,281	\$3,440,516	2.97%	41	48	18.17%
	CONDO	121	93	-23.14%	\$1,290,476	\$1,419,856	10.03%	41	42	4.47%
Topanga	SFR	41	29	-29.27%	\$1,356,755	\$1,575,416	16.12%	67	59	-11.33%
	CONDO	1	0	-100%	\$435,000	\$0	N/A	105	0	N/A
Venice	SFR	59	42	-28.81%	\$2,363,653	\$2,156,577	-8.76%	42	44	5.58%
	CONDO	7	10	42.86%	\$1,563,929	\$1,496,415	-4.32%	67	50	-25.36%
Westchester	SFR	119	86	-27.73%	\$1,389,773	\$1,347,587	-3.04%	27	45	64.10%
	CONDO	15	5	-66.67%	\$583,100	\$510,600	-12.43%	46	25	-46.32%



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	45	37	-17.78%	\$4,558,372	\$2,957,533	-35.12%	79	57	-28.63%
	CONDO	0	0	N/A	N/A	N/A	N/A	0	N/A	N/A
Bel Air - Holmby Hills	SFR	43	58	34.88%	\$7,619,272	\$5,137,745	-32.57%	85	91	7.11%
	CONDO	1	1	0.00%	\$1,201,500	\$1,010,000	-15.94%	20	49	145.00%

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The number of homes sold in the Hills in the second quarter has increased by about 12 percent compared to last year, with the strongest increases in Bel Air/Holmby Hills and Beverly Hills, up about 35 percent. Home price change varied with solid increase in Beverly Hills, and some declines in the other two areas. While the average days on market pushed to 64 days, buyers were mostly slower to buy condos while single-family homes sold slightly faster than last year.



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	51	39	-23.53%	\$1,764,600	\$1,615,126	-8.47%	39	37	-3.74%
	CONDO	15	8	-46.67%	\$866,683	\$835,375	-3.61%	64	32	-49.54%
Brentwood	SFR	62	70	12.90%	\$4,550,486	\$4,816,036	5.84%	49	74	50.51%
	CONDO	45	46	2.22%	\$1,030,452	\$1,006,867	-2.29%	34	38	12.82%
Cheviot Hills-Rancho Park	SFR	22	27	22.73%	\$2,535,341	\$2,346,866	-7.43%	38	54	40.28%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
West LA	SFR	34	33	-2.94%	\$1,672,611	\$1,493,333	-10.72%	40	59	47.83%
	CONDO	41	37	-9.76%	\$898,054	\$906,825	0.98%	29	30	5.90%
Westwood-Century City	SFR	53	52	-1.89%	\$2,544,768	\$2,355,321	-7.44%	36	38	6.40%
	CONDO	150	119	-20.67%	\$1,272,365	\$1,297,604	1.98%	47	46	-3.37%

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The home sales activity on the Westside slowed slightly in the second quarter, averaging 8 percent with decline mostly driven by fewer condo sales. However, Brentwood and Cheviot Hills/Rancho Park saw an increase in homes sold compared to last year. Average home prices also saw fewer gains, though condos in Westwood/Century City and West LA maintained their prices and Brentwood single-family homes saw a slight uptick. Buyers were generally slower to make a purchase, bringing days on market up except in Beverlywood where days on market fell from last year.



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	53	56	5.66%	\$2,140,782	\$1,985,181	-7.27%	38	49	28.48%
	CONDO	27	39	44.44%	\$852,667	\$812,988	-4.65%	38	56	48.31%
Hancock Park - Wilshire	SFR	85	65	-23.53%	\$2,250,005	\$2,304,667	2.43%	51	50	-3.73%
	CONDO	54	48	-11.11%	\$691,596	\$708,583	2.46%	42	49	18.98%
Hollywood Hills East	SFR	49	38	-22.45%	\$1,714,131	\$1,519,152	-11.37%	52	46	-12.38%
	CONDO	7	20	185.71%	\$612,714	\$754,190	23.09%	34	52	54.45%
Sunset Strip - Hollywood Hills West	SFR	134	117	-12.69%	\$2,678,018	\$2,446,165	-8.66%	65	73	10.86%
	CONDO	34	22	-35.29%	\$735,962	\$1,221,498	65.97%	41	60	45.82%
West Hollywood	SFR	39	35	-10.26%	\$1,909,153	\$1,901,371	-0.41%	38	47	24.02%
	CONDO	98	89	-9.18%	\$902,127	\$892,034	-1.12%	39	45	16.93%

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Home sales activity in Hollywood Hills & Mid-City was generally slower compared to last year, except in Beverly Center-Miracle Mile where more home sold this year, along with stronger sales of condos in Hollywood Hills East. Average home prices, in the meantime, remained relatively flat in the region though condominiums fared overall better compared to single-family homes. Buyers were taking longer this spring, pushing average number of days on market up by about 9 days to 53 days.



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	67	78	16.42%	\$1,396,942	\$1,306,643	-6.46%	31	42	33.10%
	CONDO	48	54	12.50%	\$684,646	\$660,237	-3.57%	27	41	53.34%
Inglewood	SFR	59	63	6.78%	\$591,381	\$620,781	4.97%	31	48	58.55%
	CONDO	27	23	-14.81%	\$394,570	\$442,326	12.10%	25	38	53.36%
Ladera Heights	SFR	9	11	22.22%	\$1,262,222	\$1,377,441	9.13%	39	45	14.78%
	CONDO	0	2	N/A	N/A	\$487,950	N/A	N/A	59	N/A
Park Hills Heights	SFR	115	119	3.48%	\$759,885	\$763,897	0.53%	34	47	38.27%
	CONDO	12	16	33.33%	\$456,233	\$501,125	9.84%	21	70	225.39%

Westside South home sales increased in the second quarter compared to the year prior with a 9 percent average increase in sales of single-family homes and condos in the area. Only sales of condos in Inglewood saw a decrease in sales, despite seeing strongest growth in average price. Overall home prices maintained solid momentum except in Culver City where average prices slowed from last year. Days on market increased solidly from last year as buyers took longer to pull the trigger.



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	18	13	-27.78%	\$981,179	\$1,125,000	14.66%	20	21	6.42%
	CONDO	2	1	-50.00%	\$575,000	\$549,100	-4.50%	16	19	18.75%
Downtown L.A.	SFR	24	28	16.67%	\$463,604	\$613,679	32.37%	33	62	86.99%
	CONDO	121	87	-28.10%	\$721,761	\$771,557	6.90%	47	77	62.49%
Hollywood	SFR	35	27	-22.86%	\$1,184,443	\$1,316,072	11.11%	40	69	71.37%
	CONDO	40	37	-7.50%	\$796,475	\$766,493	-3.76%	59	54	-7.90%
Los Feliz	SFR	61	52	-14.75%	\$2,298,858	\$2,330,039	1.36%	48	47	-2.81%
	CONDO	3	11	266.67%	\$648,391	\$705,000	8.73%	17	43	147.03%
Silver Lake - Echo Park	SFR	86	96	11.63%	\$1,200,454	\$1,181,131	-1.61%	30	34	14.59%
	CONDO	38	24	-36.84%	\$840,271	\$694,646	-17.33%	31	51	62.87%

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The number of homes sold in the Metro area continued to trend below last year’s second quarter, with the decline averaging 12 percent, though some increases were seen among condos in Los Feliz and single-family homes in Silver Lake/Echo Park. Condos generally saw larger declines in number of sales compared to single-family homes. Median prices for single-family homes also saw stronger gains compared to last year, up an average of 7 percent. Buyers were somewhat reluctant, taking about 2 weeks longer to purchase a home.



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	79	72	-8.86%	\$1,205,499	\$1,045,043	-13.31%	85	60	-29.98%
	CONDO	25	29	16.00%	\$478,600	\$417,707	-12.72%	39	68	73.74%
Calabasas	SFR	83	83	0.00%	\$1,755,040	\$1,826,456	4.07%	64	68	5.89%
	CONDO	23	15	-34.78%	\$620,909	\$694,385	11.83%	47	80	71.88%
Chatsworth	SFR	74	88	18.92%	\$807,734	\$797,392	-1.28%	59	64	9.33%
	CONDO	43	39	-9.30%	\$444,340	\$435,522	-1.98%	46	47	1.84%
Encino	SFR	124	126	1.61%	\$1,707,934	\$1,885,367	10.39%	49	57	15.76%
	CONDO	56	70	25.00%	\$481,158	\$467,611	-2.82%	46	51	11.02%
Hidden Hills	SFR	11	9	-18.18%	\$3,928,818	\$6,596,667	67.90%	59	77	29.96%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Northridge	SFR	159	121	-23.90%	\$771,262	\$771,932	0.09%	48	54	13.11%
	CONDO	21	24	14.29%	\$426,524	\$468,386	9.81%	30	57	87.93%
Tarzana	SFR	69	72	4.35%	\$1,389,855	\$1,290,662	-7.14%	55	65	18.28%
	CONDO	57	52	-8.77%	\$396,991	\$392,873	-1.04%	40	50	24.18%
Westlake Village	SFR	39	32	-17.95%	\$1,264,272	\$1,249,210	-1.19%	49	49	0.63%
	CONDO	24	12	-50.00%	\$626,848	\$679,483	8.40%	40	55	37.83%
Woodland Hills	SFR	N/A	197	N/A	\$924,552	\$1,038,066	12.28%	N/A	56	N/A
	CONDO	61	50	-18.03%	#N/A	\$453,216	#N/A	37	76	107.14%

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Although the overall number of homes sold declined in the second quarter compared to a year prior, it was a mixed picture. Single-family sales activity in Chatsworth, Tarzana, and Encino, along with condo sales in Northridge, Encino, and Agoura, picked up this spring compared to last year. Overall average home prices picked up, mostly driven by some high-end sales in Hidden Hills. And lthough prices increased some areas West of 405, prices retracted from last year in Agoura and Tarzana and remained flat in Chatsworth.



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	142	134	-5.63%	\$983,807	\$975,602	-0.83%	28	43	56.96%
	CONDO	51	45	-11.76%	\$602,801	\$589,405	-2.22%	41	38	-6.94%
Glendale	SFR	192	174	-9.38%	\$1,121,813	\$1,062,703	-5.27%	38	41	8.53%
	CONDO	91	98	7.69%	\$522,940	\$542,322	3.71%	42	42	-0.56%
Sherman Oaks	SFR	170	184	8.24%	\$1,501,121	\$1,406,613	-6.30%	53	44	-16.65%
	CONDO	80	94	17.50%	\$575,729	\$562,135	-2.36%	32	44	36.74%
Studio City	SFR	89	95	6.74%	\$1,811,163	\$1,968,898	8.71%	44	56	27.76%
	CONDO	47	45	-4.26%	\$662,757	\$670,578	1.18%	34	47	36.19%
Toluca Lake	SFR	24	25	4.17%	\$2,043,125	\$1,664,097	-18.55%	70	46	-34.79%
	CONDO	17	20	17.65%	\$610,935	\$658,730	7.82%	28	47	68.20%

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Overall home sales East of 405 remained flat compared to last year, though Glendale and Burbank saw fewer single-family sales than last year. Condo sales activity picked up, driven by more sales in Glendale, Sherman Oaks and Toluca Lake. Average home prices were a mixed picture, declining slightly though average price growth remained steady for condos in Toluca Lake and single-family homes in Studio City. Although buyers were taking slightly longer to make offers, the average only increased by 4 days to a 45 days average.



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	51	61	19.61%	\$741,590	\$753,027	1.54%	24	41	74.76%
	CONDO	38	28	-26.32%	\$571,353	\$569,735	-0.28%	37	21	-43.01%
Altadena	SFR	119	99	-16.81%	\$984,583	\$1,032,322	4.85%	37	44	20.20%
	CONDO	3	1	-66.67%	\$614,733	\$580,000	-5.65%	12	48	289.19%
Pasadena	SFR	254	240	-5.51%	\$1,287,310	\$1,371,899	6.57%	45	44	-1.80%
	CONDO	178	137	-23.03%	\$728,830	\$719,964	-1.22%	41	44	6.98%
San Gabriel	SFR	65	63	-3.08%	\$872,672	\$944,103	8.19%	33	45	36.32%
	CONDO	18	14	-22.22%	\$570,599	\$575,321	0.83%	27	37	37.43%
San Marino	SFR	25	34	36.00%	\$2,884,951	\$3,131,447	8.54%	44	51	16.27%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	34	31	-8.82%	\$1,639,794	\$1,675,744	2.19%	35	36	3.99%
	CONDO	12	11	-8.33%	\$770,075	\$767,000	-0.40%	33	40	22.24%

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Home sales activity in the greater Pasadena area trended lower than last year’s second quarter with the decline averaging 10 percent. Still, Alhambra and San Marino continued to see stronger sales of single-family homes, up about 20 percent. Overall home prices picked up about 4 percent in the area, driven by increase in average prices of single-family homes sold in San Marino, though single-family homes increased in most Pasadena communities. Homes spent more time on the market, up about 8 days to average of 41 days on market.



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While fewer overall homes were sold in La Cañada Flintridge, condo sales fared slightly better than last year, up 3 percent, and the number of single-family homes sold declined by about 6 percent. Also, condo prices continued to push higher, especially in La Crescenta/ Glendale/Montrose/Sparr Heights, up 9 percent compared to last year. Overall weaker prices were recorded in La Cañada Flintridge. Buyers took an average of 49 days to enter into a contract, up 9 days from last year.

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	18	13	-27.78%	\$981,179	\$1,125,000	14.66%	20	21	6.42%
	CONDO	2	1	-50.00%	\$575,000	\$549,100	-4.50%	16	19	18.75%
Glendale	SFR	192	174	-9.38%	\$1,121,813	\$1,062,703	-5.27%	38	41	8.53%
	CONDO	91	98	7.69%	\$522,940	\$542,322	3.71%	42	42	-0.56%
La Cañada Flintridge	SFR	78	72	-7.69%	\$2,297,924	\$2,112,037	-8.09%	48	54	12.60%
	CONDO	2	3	50.00%	\$937,500	\$818,667	-12.68%	31	63	104.30%
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	108	101	-6.48%	\$977,146	\$981,715	0.47%	34	42	21.95%
	CONDO	23	29	26.09%	\$605,256	\$660,690	9.16%	45	65	42.44%
Sunland/Tujunga	SFR	109	109	0.00%	\$654,544	\$641,434	-2.00%	41	37	-9.96%
	CONDO	20	10	-50.00%	\$497,384	\$478,600	-3.78%	37	45	21.89%



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Strong home sales activity continued to characterize Northeast Los Angeles in the second quarter. Single-family sales maintained their momentum with a 29 percent increase over last year, driven largely by more sales in Eagle Rock, Highland Park, Montecito Heights, Monterey Hills. Condo sales fared below last year though the region doesn't have many condo sales anyway. Average home prices also pushed above last year with a 2 percent increase, while strong buyer demand lowered days on market to an average of 34 days.

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	49	81	65.31%	\$1,012,980	\$992,998	-1.97%	38	30	-21.62%
	CONDO	0	1	N/A	N/A	\$705,000	N/A	N/A	5	N/A
Glassell Park	SFR	44	42	-4.55%	\$905,878	\$873,771	-3.54%	48	53	9.04%
	CONDO	4	4	0.00%	\$601,875	\$638,750	6.13%	50	53	6.57%
Highland Park	SFR	69	100	44.93%	\$849,436	\$877,085	3.25%	39	37	-6.82%
	CONDO	12	3	-75.00%	\$547,663	\$513,333	-6.27%	33	17	-48.98%
Montecito Heights	SFR	5	10	100.00%	\$703,400	\$785,980	11.74%	29	27	-4.86%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	4	5	25.00%	\$930,000	\$974,830	4.82%	66	33	-50.23%
	CONDO	34	24	-29.41%	\$488,110	\$506,075	3.68%	49	46	-6.68%
Mount Washington	SFR	42	37	-11.90%	\$998,876	\$999,042	0.02%	29	43	50.54%
	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 fell below last year’s second quarter levels by about 4 percent, though Monrovia recorded more sales than last year, up 65 percent for single-family homes and up 38 percent for condominiums. Average home prices were overall about 3 percent above last year, though Arcadia saw larger declines in average prices. Buyers were also more reserved, taking longer to shop than last year.

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	120	101	-15.83%	\$1,724,931	\$1,599,615	-7.27%	52	64	23.92%
	CONDO	45	47	4.44%	\$741,950	\$672,914	-9.30%	31	51	61.45%
Azusa	SFR	75	75	0.00%	\$560,864	\$544,739	-2.88%	36	38	6.34%
	CONDO	54	44	-18.52%	\$407,004	\$410,486	0.86%	24	40	69.17%
Bradbury	SFR	3	4	33.33%	\$1,201,667	\$1,603,250	33.42%	170	91	-46.76%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	49	81	65.31%	\$797,280	\$817,191	2.50%	33	37	10.51%
	CONDO	13	18	38.46%	\$504,285	\$532,056	5.51%	32	23	-28.65%
Monterey Park	SFR	63	54	-14.29%	\$702,817	\$720,128	2.46%	22	30	35.52%
	CONDO	35	25	-28.57%	\$529,546	\$549,160	3.70%	23	58	151.90%
Sierra Madre	SFR	36	22	-38.89%	\$1,180,611	\$1,195,718	1.28%	31	63	101.54%
	CONDO	3	6	100.00%	\$703,333	\$682,500	-2.96%	48	55	14.58%



South
Bay



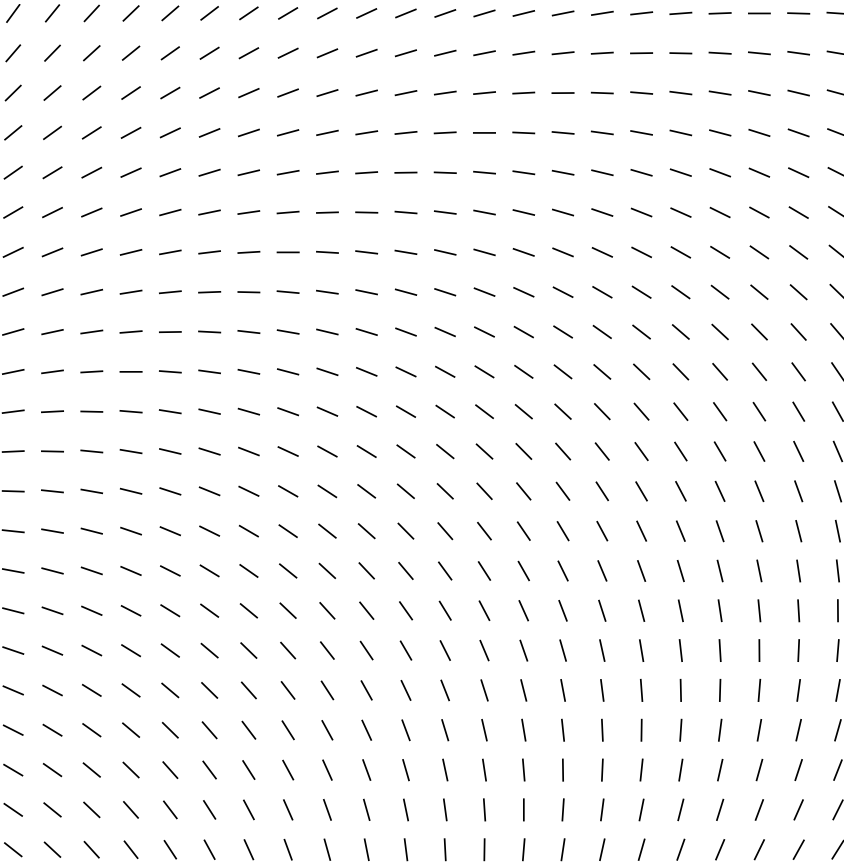
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Home sales activity in South Bay generally remained at levels seen last year, though some areas notably outperformed last year, particularly sales in El Segundo, up over 30 percent from last year, along with Redondo Beach and Rolling Hills Estates. Rancho Palos Verdes, Playa Del Rey and Hermosa Beach were relatively slower this year. Home prices on average declined about 4 percent, though some communities continued to maintain growth again this year. Days on market also increased from last year, averaging about 37 days compared to 27 days last year.

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	25	33	32.00%	\$1,319,800	\$1,447,415	9.67%	25	52	106.08%
	CONDO	12	16	33.33%	\$848,125	\$791,928	-6.63%	30	39	31.30%
Hermosa Beach	SFR	27	25	-7.41%	\$2,965,710	\$2,372,650	-20.00%	50	27	-46.48%
	CONDO	29	23	-20.69%	\$1,719,720	\$1,536,000	-10.68%	41	39	-4.17%
Hawthorne	SFR	90	83	-7.78%	\$718,449	\$693,375	-3.49%	28	42	48.56%
	CONDO	27	25	-7.41%	\$727,374	\$664,540	-8.64%	24	34	40.37%
Manhattan Beach	SFR	93	97	4.30%	\$3,025,882	\$2,894,221	-4.35%	31	48	54.05%
	CONDO	26	26	0.00%	\$1,960,981	\$2,052,154	4.65%	41	54	31.93%
Palos Verdes Estates	SFR	52	47	-9.62%	\$2,524,425	\$2,465,940	-2.32%	54	50	-6.06%
	CONDO	5	2	-60.00%	\$739,800	\$815,000	10.16%	12	47	300.86%
Playa Del Rey	SFR	21	9	-57.14%	\$1,931,143	\$1,975,000	2.27%	47	92	94.60%
	CONDO	41	29	-29.27%	\$787,465	\$656,879	-16.58%	27	27	-2.14%
Playa Vista	SFR	7	6	-14.29%	\$2,823,857	\$2,680,750	-5.07%	39	134	246.11%
	CONDO	34	39	14.71%	\$1,219,374	\$1,122,448	-7.95%	24	35	44.07%
Rancho Palos Verdes	SFR	124	106	-14.52%	\$1,635,573	\$1,651,337	0.96%	42	37	-12.93%
	CONDO	35	30	-14.29%	\$748,245	\$765,160	2.26%	44	41	-5.40%
Redondo Beach	SFR	96	104	8.33%	\$1,499,156	\$1,437,498	-4.11%	22	34	55.38%
	CONDO	149	165	10.74%	\$1,079,596	\$1,084,215	0.43%	20	36	82.90%
Rolling Hills Estate	SFR	19	22	15.79%	\$1,797,684	\$1,830,584	1.83%	26	64	146.45%
	CONDO	12	14	16.67%	\$716,292	\$662,957	-7.45%	19	22	12.32%
Torrance	SFR	215	214	-0.47%	\$866,001	\$877,481	1.33%	20	25	25.78%
	CONDO	108	116	7.41%	\$565,546	\$544,180	-3.78%	20	37	86.43%



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