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Q2  
2020

# Los Angeles Quarterly Market Insights Report

(MICRO)

COMPASS



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As we continue to work through the challenges and impact of Covid-19, we are pleased to bring you the Compass 2020 Q2 Real Estate Market Report.

Sales activity and average sale price across LA Country reveal how Stay-at-Home orders disrupted the second-quarter market. Buyers pulled back while sellers continued to sit on the sidelines waiting for increased market activity. Condominium sales were sharply impacted in most areas as concerns about sharing public spaces, including elevators and swimming pools, escalated.

As uncertainty continued, overall sales activity fell 43 percent compared to last year in Los Angeles’ second quarter. That number is consistent around the area. The San Fernando Valley saw a 44 percent sales drop. Sales in the Eastside/San Gabriel Valley fell 42 percent. Similar overall sales numbers tracked on the Westside with a 44 percent decline. Down in the South Bay, the sales activity decline was only slightly better at 39 percent compared to the second quarter of 2019.

Despite sales activity declines, Hermosa Beach, Rolling Hills Estates, Toluca Lake, Beverly Hills, Pacific Palisades, and Malibu saw double-digit increases in average single-family sale prices. This reflects the national trend in the current Covid-19 environment of buyers wanting single-family homes.

Days on market decreased significantly in many communities. This solid indicator shows that well-priced move-in ready properties sell quickly. This holds true when inventory is held off the market by reluctant sellers. Anticipate that additional inventory constraints due to Covid-19 will continue.

As trusted advisors, Compass real estate professionals have deep market knowledge to guide both existing and potential clients moving forward into the second half of 2020.

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## Los Angeles + Westside





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Housing market activity in the Coastal Communities declined by 35 percent for single-family homes. Only 417 homes sold compared to 632 in last year’s second quarter. Exceptions were single-family homes and condominiums in Malibu Beach with a 33 percent average increase in sales. Days on market for single-family homes there decreased 20 percent. Condominiums had an outstanding 80 percent sales price increase to \$1.4 million up from \$817,000.

# 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	24	24	0.00%	\$2,773,634	\$3,696,417	33.30%	103	94	-8.70%
	CONDO	14	12	-14.30%	\$1,145,464	\$1,102,912	-3.70%	81	34	-58.20%
Malibu Beach	SFR	9	12	33.30%	\$8,619,444	\$7,992,819	1.30%	109	88	-19.80%
	CONDO	3	4	33.30%	\$817,000	\$1,472,475	80.20%	24	131	451.60%
Marina Del Rey	SFR	25	11	-56.00%	\$1,555,172	\$1,530,741	-1.60%	44	50	12.80%
	CONDO	78	37	-52.60%	\$1,014,638	\$1,131,648	11.50%	44	33	-24.50%
Pacific Palisades	SFR	47	41	-12.80%	\$3,607,621	\$4,260,302	18.10%	47	44	-7.30%
	CONDO	25	8	-68.00%	\$1,088,680	\$1,257,062	15.50%	28	31	10.90%
Palms - Mar Vista	SFR	84	47	-44.00%	\$1,820,649	\$2,079,692	14.20%	42	23	-45.10%
	CONDO	35	14	-60.00%	\$719,474	\$742,579	17.30%	37	32	-14.10%
Santa Monica	SFR	52	29	-44.20%	\$3,424,276	\$3,273,253	-4.40%	59	39	-33.40%
	CONDO	65	64	-1.50%	\$1,398,373	\$1,024,982	-26.70%	45	30	-33.60%
Topanga	SFR	29	21	-27.60%	\$1,575,416	\$1,238,980	-21.40%	54	38	-29.00%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Venice	SFR	41	32	-22.00%	\$2,187,981	\$2,298,681	5.10%	39	41	4.90%
	CONDO	10	5	-50.00%	\$1,496,415	\$1,636,000	9.30%	48	41	-16.00%
Westchester	SFR	86	54	-19.60%	\$1,362,122	\$1,356,308	-0.40%	36	23	-36.70%
	CONDO	5	2	-60.00%	\$510,600	\$620,000	21.40%	47	11	76.80%



# 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	38	21	-44.70%	\$8,440,262	\$10,808,195	28.10%	67	76	13%
	CONDO	32	12	-62.50%	\$1,583,839	\$1,289,960	-18.6%	51	46	-11.5%
Beverly Hills P.O.	SFR	36	16	-55.60%	\$2,954,965	\$7,313,625	147.5%	58	46	-20.9%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Bel Air - Holmby Hills	SFR	55	21	-61.80%	\$5,032,931	\$7,859,464	56.20%	87	45	-48.60%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA

A sale price increase of 51 percent defined the second quarter market in the Hills. The average year-over-year sale price rose to \$6.8 million up from \$4.5 million. No surprise then that overall sales activity declined 57 percent. Average single-family home prices in Beverly Hills increased from \$8.4 million to \$10.8 million. Bel Air also experienced an average sale price increase of 56 percent to \$7.8 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	36	10	-72.20%	\$1,637,678	\$2,037,500	24.40%	43	38	-10.70%
	CONDO	8	6	-25.00%	\$835,375	\$876,250	4.90%	22	47	116.60%
Brentwood	SFR	69	35	-49.30%	\$4,854,667	\$5,321,493	9.60%	68	40	-41.80%
	CONDO	47	33	-29.80%	\$1,000,657	\$1,123,070	12.20%	36	31	-13.00%
Cheviot Hills-Rancho Park	SFR	26	14	-46.20%	\$2,403,784	\$2,519,349	4.80%	57	27	-52.50%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
West LA	SFR	32	12	-62.50%	\$1,508,312	\$1,320,625	-12.40%	67	23	-65.20%
	CONDO	37	15	-59.50%	\$906,825	\$882,067	-27.00%	31	32	5.20%
Westwood-Century City	SFR	53	13	-75.50%	\$2,427,693	\$2,587,330	6.60%	37	22	-39.10%
	CONDO	119	61	-48.70%	\$1,468,444	\$1,084,333	-26.20%	44	36	-18.10%

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The historically in-demand Westside saw overall home sales activity fall 44 percent in the second quarter. Average single-family home prices there increased 12 percent to just above \$2 million. Westwood/Century City saw a dramatic drop of 75 percent in single-family year-over-year sales. Condominium sales were hard hit with a 26 percent decline to \$1.1 million from \$1.4 million. Average West LA condominium prices also fell 27 percent to \$882,000.



# 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	57	31	-45.60%	\$1,967,178	\$1,752,100	-10.90%	44	22	-28.10%
	CONDO	38	6	-84.20%	\$809,804	\$778,917	-3.80%	52	24	-54.90%
Hancock Park - Wilshire	SFR	64	38	-40.60%	\$2,250,052	\$2,210,867	-1.70%	41	28	-30.00%
	CONDO	50	22	-56.00%	\$702,960	\$858,715	22.20%	69	16	-77.40%
Hollywood Hills East	SFR	38	14	-63.20%	\$1,519,152	\$1,464,291	-3.60%	47	35	-25.40%
	CONDO	17	9	-47.10%	\$719,347	\$674,056	-6.30%	45	13	-71.10%
Sunset Strip - Hollywood Hills West	SFR	112	57	-49.10%	\$2,439,572	\$2,708,509	11.00%	75	45	-40.40%
	CONDO	21	10	-52.40%	\$1,247,760	\$692,100	-44.50%	45	46	2.00%
West Hollywood	SFR	34	15	-55.90%	\$1,930,529	\$2,759,583	42.90%	46	35	-25.00%
	CONDO	88	45	-48.90%	\$870,630	\$944,655	8.50%	51	36	-29.80%

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Overall home sales activity for the Hollywood Hills & Mid-City decreased 52 percent year-over-year with 247 properties sold compared to 519. Sales prices saw a near 3 percent increase. The bright spot was West Hollywood where single-family home prices rose 43 percent to \$2.7 million. Condominium sales prices in Sunset Strip-Hollywood Hills were hit hard decreasing to \$692,100 from \$1.2 million compared to last year.





# 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	75	35	-53.30%	\$1,308,563	\$1,467,131	12.10%	38	24	-35.80%
	CONDO	55	33	-40.00%	\$658,560	\$682,664	3.70%	33	36	9.80%
Inglewood	SFR	62	26	-58.10%	\$621,358	\$727,034	17.00%	38	30	-22.00%
	CONDO	22	20	-9.10%	\$436,750	\$499,179	14.30%	39	22	-42.70%
Ladera Heights	SFR	11	8	-27.30%	\$1,422,714	\$1,271,875	-10.60%	28	50	80.60%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Park Hills Heights	SFR	122	72	-41.00%	\$763,547	\$798,669	4.60%	122	72	-41.00%
	CONDO	17	8	-52.90%	\$491,941	\$591,671	20.30%	53	86	62.30%

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Westside South home sales declined 45 percent compared to last year’s second quarter. The average selling price increased 6 percent to \$862,603. Culver City posted a 12 percent year-over-year price gain to \$1.4 million for single-family homes. Following the area’s trend, condominium sales there dropped 40 percent. Inglewood’s single-family home market continued solid second-quarter price growth with a 17 percent increase to \$727,034.





# 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	13	14	7.70%	\$1,125,000	\$1,196,886	6.40%	37	34	-8.40%
	CONDO	1	2	100.00%	\$1,100,000	\$690,000	-37.30%	0	0	0.00%
Downtown L.A.	SFR	26	13	-50.00%	\$557,423	\$608,462	2.80%	48	33	-31.50%
	CONDO	85	62	-27.10%	\$808,159	\$606,153	-25.00%	65	38	-40.80%
Hollywood	SFR	15	22	46.70%	\$1,316,072	\$1,217,300	-7.50%	53	31	-41.40%
	CONDO	35	15	-57.10%	\$773,607	\$713,400	-7.80%	76	23	-69.60%
Los Feliz	SFR	50	34	-32.00%	\$2,253,661	\$2,167,724	-3.80%	39	35	-10.90%
	CONDO	11	6	-45.50%	\$705,000	\$613,667	-13.00%	55	20	-62.90%
Silver Lake - Echo Park	SFR	94	63	-33.00%	\$1,182,368	\$1,408,611	19.10%	41	28	-32.30%
	CONDO	24	14	-41.70%	\$694,646	\$670,893	-3.40%	38	31	-17.50%

Home sales in Metro Los Angeles communities experienced a 31 percent decline in second-quarter activity. Overall average sales price slipped 6 percent to \$989,310. As expected, average sales prices softened for Downtown LA condominiums with a 25 percent decrease to \$606,153. The communities of Silver Lake and Echo Park saw year-over-year sales activity drop for single-family homes by 33 percent, while prices for single-family homes continued to trend upward with a 19 percent increase to \$1,408,611.





## San Fernando Valley





# San Fernando Valley West of 405

Agoura & Adjacent Communities

	TYPE	Number of Sales			Average Sold Price			Days on Market		
		2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Agoura	SFR	103	48	-53.40%	\$1,042,582	\$1,003,225	-3.80%	51	39	-22.50%
	CONDO	47	22	-53.20%	\$456,202	\$471,273	3.30%	56	32	-43.00%
Calabasas	SFR	78	30	-61.50%	\$1,813,999	\$1,949,084	7.40%	70	50	-28.50%
	CONDO	15	8	-46.70%	\$694,305	\$674,125	-2.90%	15	8	-46.70%
Chatsworth	SFR	88	43	-51.10%	\$797,278	\$875,306	9.80%	63	41	-35.00%
	CONDO	39	28	-28.20%	\$435,522	\$472,732	8.50%	45	21	-53.40%
Encino	SFR	126	68	-46.00%	\$1,865,396	\$1,825,289	-2.20%	58	36	-37.60%
	CONDO	68	31	-54.40%	\$471,409	\$500,589	6.20%	54	37	-32.20%
Hidden Hills	SFR	9	4	-55.60%	\$6,596,667	\$5,662,500	-14.20%	114	23	-79.90%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Northridge	SFR	118	76	-35.60%	\$773,041	\$794,278	2.70%	51	23	-54.80%
	CONDO	23	14	-39.10%	\$468,751	\$499,893	6.60%	47	18	-62.70%
Tarzana	SFR	72	42	-41.70%	\$1,285,662	\$1,336,007	3.90%	62	32	-48.90%
	CONDO	51	29	-43.10%	\$397,125	\$422,983	6.50%	58	41	-28.90%
Westlake Village	SFR	93	79	-15.10%	\$1,571,600	\$1,743,467	10.90%	61	67	10.70%
	CONDO	65	30	-53.80%	\$605,206	\$619,817	2.40%	39	54	40.40%
Woodland Hills	SFR	197	123	-37.60%	\$1,039,132	\$1,005,968	-3.20%	56	35	-37.40%
	CONDO	50	42	-16.00%	\$453,216	\$442,308	-2.40%	73	31	-57.00%

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Buyers moved faster in the San Fernando Valley – West, with days on market showing a 40 percent year-over-year decline to 31 days. Despite that, overall second-quarter sales activity fell 42 percent. Westlake Village did well, enjoying an average year-over-year sales price increase for single-family homes of 11 percent to \$1.7 million. Westlake Village condominium sales activity fell 54 percent from last year’s second quarter.





# 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	134	76	-43.30%	\$976,155	\$1,045,135	7.10%	40	25	-38.60%
	CONDO	44	36	-18.20%	\$589,733	\$593,966	0.70%	36	26	-26.30%
Glendale	SFR	174	91	-47.70%	\$1,062,387	\$1,085,139	2.10%	37	32	-13.10%
	CONDO	101	36	-64.40%	\$539,000	\$544,500	1.00%	39	31	-22.60%
Sherman Oaks	SFR	178	106	-40.40%	\$1,405,361	\$1,521,952	8.30%	45	34	-24.90%
	CONDO	94	44	-53.20%	\$562,135	\$625,482	11.30%	46	22	-51.80%
Studio City	SFR	94	48	-48.90%	\$1,969,471	\$1,766,115	-10.30%	54	28	-48.80%
	CONDO	44	31	-29.50%	\$670,591	\$682,464	1.80%	41	18	-56.50%
Toluca Lake	SFR	25	11	-56.00%	\$1,664,097	\$2,143,091	28.80%	38	16	-57.90%
	CONDO	20	9	-55.00%	\$658,730	\$630,111	4.70%	44	21	-51.30%

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San Fernando Valley - East also saw declining overall home sales, down 46 percent compared to last year’s second quarter. The area’s average sales price increased by 5 percent. Sherman Oaks condominiums showed solid double-digit price growth of 11 percent to an average sale price of \$625,482. Neighboring Studio City’s condominiums saw only a 2 percent year-over-year price growth. Single-family home prices in Studio City did not fare as well, experiencing a 10 percent decline.





## 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	62	35	-43.50%	\$750,091	\$821,048	9.50%	43	26	-40.20%
	CONDO	77	65	-15.60%	\$568,676	\$540,835	-4.90%	29	39	36.90%
Altadena	SFR	100	51	-49.00%	\$1,031,613	\$1,056,715	2.40%	44	28	-35.80%
	CONDO	1	1	0.00%	\$580,000	\$365,000	-37.10%	48	3	-93.80%
Pasadena	SFR	241	169	-29.90%	\$1,367,995	\$1,237,119	-9.60%	46	42	-9.10%
	CONDO	141	77	-45.40%	\$716,242	\$738,349	3.10%	44	33	-25.90%
San Gabriel	SFR	62	30	-51.60%	\$944,282	\$860,160	-8.90%	36	35	-4.00%
	CONDO	14	10	-28.60%	\$575,321	\$574,450	-0.20%	38	43	12.80%
San Marino	SFR	34	13	-61.80%	\$3,131,447	\$2,848,369	-9.00%	46	59	29.00%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	32	20	-37.50%	\$1,673,377	\$1,421,021	-15.10%	29	50	70.80%
	CONDO	10	7	-30.00%	\$772,200	\$909,000	17.70%	39	28	-26.20%

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Overall sales activity around Pasadena fell 38 percent for the second quarter. South Pasadena Condominium prices fared well with an 18 percent increase to \$909,000. That contrasts with a single-family home price decline of 15 percent. Softening prices did not help single-family sales activity in South Pasadena, which dropped 37 percent. San Gabriel’s single-family market experienced an even steeper 52 percent sales activity 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	13	14	7.70%	\$1,125,000	\$1,196,886	6.40%	37	34	-8.40%	-28.70%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Glendale	SFR	174	91	-47.70%	\$1,062,387	\$1,085,139	2.10%	37	32	-13.10%
	CONDO	101	36	-64.40%	\$539,000	\$544,500	1.00%	39	31	-22.60%
La Cañada Flintridge	SFR	73	58	-20.50%	\$1,900,000	\$1,890,000	-0.50%	57	46	-18.40%
	CONDO	3	1	-66.70%	\$685,000	\$1,134,000	65.50%	24	88	265.30%
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	102	54	-47.10%	\$979,541	\$973,544	-0.60%	35	35	0.00%
	CONDO	42	16	-61.90%	\$492,932	\$735,719	49.30%	40	43	6.60%
Sunland/Tujunga	SFR	108	61	-43.50%	\$643,383	\$741,225	15.20%	46	39	-14.80%
	CONDO	10	8	-20.00%	\$478,600	\$436,675	-8.80%	41	19	-54.00%

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Overall single-family home sales activity in the La Cañada Flintridge area was down 47 percent year-over-year while the average sale price increased 11 percent to \$942,600. Reflecting inventory constraints and the area’s desirability, the average condominium sales price in La Crescenta/Glendale increased by 49 percent to \$735,719. Sunland/Tujunga continued to show increases with “affordable” single-family sales prices, up 15 percent from last year’s second quarter to \$741,225.





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Home sales activity in Northeast Los Angeles showed buyers moving faster, with days on market declining by 35 percent compared to last year. That occurred while overall sales activity dropped 46 percent. Glassell Park saw a solid year-over-year sales price gain of 11 percent for single-family homes. The condominium sales price in Eagle Rock declined 26 percent.

# 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	81	39	-51.90%	\$992,998	\$937,877	-5.60%	34	50	48.40%
	CONDO	1	1	0.00%	\$705,000	\$520,000	-26.20%	0	16	NA
Glassell Park	SFR	43	26	-39.50%	\$875,079	\$972,515	11.10%	53	29	-45.70%
	CONDO	4	1	-75.00%	\$638,750	\$660,000	3.30%	151	9	-94.10%
Highland Park	SFR	97	48	-50.50%	\$846,000	\$855,000	1.10%	39	31	-20.10%
	CONDO	3	4	33.30%	\$540,000	\$600,000	11.10%	44	26	-39.20%
Montecito Heights	SFR	10	7	-30.00%	\$785,980	\$921,143	17.20%	30	31	3.50%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	5	4	-20.00%	\$974,830	\$826,250	-15.20%	49	57	15.90%
	CONDO	24	14	-41.70%	\$506,075	\$526,464	4.00%	39	30	-22.20%
Mount Washington	SFR	37	21	-43.20%	\$972,000	\$955,000	-1.70%	48	36	-23.90%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A





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Home sales activity in the foothills of East San Gabriel Valley tracked other LA County communities with a 38 percent decrease. The average year-over-year sales price climbed 6 percent to \$921,300. Arcadia condominium prices saw an 11 percent jump to \$747,788 compared to last year’s second quarter, while buyers moved quickly with days on market declining by 45 percent.

# 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	98	58	-40.80%	\$1,558,072	\$1,647,537	5.70%	63	58	-7.00%
	CONDO	47	24	-48.90%	\$672,914	\$747,788	11.10%	52	28	-45.60%
Azusa	SFR	75	56	-25.30%	\$545,259	\$565,216	3.70%	36	25	-31.60%
	CONDO	42	24	-42.90%	\$409,724	\$425,792	3.90%	29	27	-4.90%
Bradbury	SFR	4	2	-50.00%	\$1,603,250	\$1,950,000	21.60%	90	44	-50.90%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	79	43	-45.60%	\$819,384	\$849,806	3.70%	35	38	10.40%
	CONDO	19	11	-42.10%	\$499,000	\$558,000	11.80%	30	35	15.70%
Monterey Park	SFR	52	33	-36.50%	\$725,142	\$736,221	1.50%	32	23	-26.60%
	CONDO	25	12	-52.00%	\$549,160	\$546,417	-0.50%	49	39	-19.60%
Sierra Madre	SFR	22	21	-4.50%	\$1,195,718	\$1,044,798	-12.60%	54	44	-18.50%
	CONDO	6	3	-50.00%	\$682,500	\$787,133	15.30%	52	10	-79.90%





## South Bay





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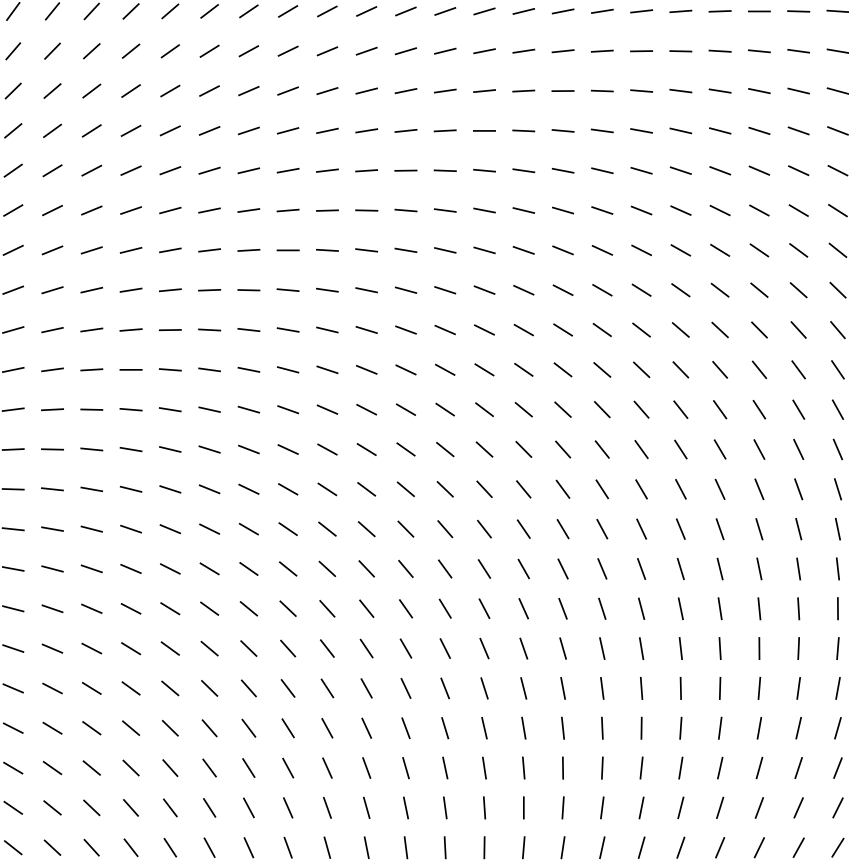
South Bay’s overall home sales activity fell 39 percent. Hermosa Beach’s single-family homes fared better with only an 8 percent year-over-year sales activity decline. Hermosa Beach remains desirable despite a 23 percent year-over sales price increase to 2.9 million. Playa Vista enjoyed an increase in single-family sales activity with a 33 percent gain. Popular El Segundo lost buyers with second-quarter single-family home sales falling 62 percent.

# 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	32	12	-62.50%	\$1,447,335	\$1,462,183	1.00%	50	18	-63.80%
	CONDO	17	8	-52.90%	\$795,050	\$886,761	11.50%	32	29	-9.50%
Hermosa Beach	SFR	25	23	-8.00%	\$2,372,650	\$2,924,725	23.30%	37	53	42.30%
	CONDO	22	16	-27.30%	\$1,545,136	\$1,744,062	12.90%	45	32	-28.10%
Hawthorne	SFR	80	37	-53.80%	\$692,814	\$761,119	9.90%	32	27	-14.70%
	CONDO	25	14	-44.00%	\$664,540	\$677,476	1.90%	29	31	7.00%
Manhattan Beach	SFR	95	56	-41.10%	\$2,859,573	\$3,099,993	8.40%	49	49	0.00%
	CONDO	25	15	-40.00%	\$2,128,200	\$1,867,567	-12.20%	36	31	-14.20%
Palos Verdes Estates	SFR	44	21	-52.30%	\$2,428,959	\$2,289,138	-5.80%	59	77	29.20%
	CONDO	2	2	0.00%	\$815,000	\$702,500	-13.80%	42	71	68.30%
Playa Del Rey	SFR	9	11	22.20%	\$1,975,000	\$1,971,636	-0.20%	56	45	-19.70%
	CONDO	29	22	-24.10%	\$656,845	\$697,455	6.20%	30	29	-4.20%
Playa Vista	SFR	6	8	33.30%	\$2,680,750	\$1,900,500	-29.10%	116	20	-83.20%
	CONDO	39	10	-74.40%	\$980,000	\$1,112,500	13.50%	37	36	-3.70%
Rancho Palos Verdes	SFR	103	87	-15.50%	\$1,628,609	\$1,592,530	-2.20%	36	40	11.30%
	CONDO	27	12	-55.60%	\$772,956	\$766,525	-0.80%	44	44	0.00%
Redondo Beach	SFR	106	61	-42.50%	\$1,435,895	\$1,458,877	1.60%	33	28	-16.20%
	CONDO	162	78	-51.90%	\$1,089,862	\$1,034,368	-5.10%	28	28	0.00%
Rolling Hills Estate	SFR	21	16	-23.80%	\$1,792,993	\$2,139,664	19.30%	53	38	-29.40%
	CONDO	14	6	-57.10%	\$662,957	\$757,500	14.30%	25	44	76.90%
Torrance	SFR	210	152	-27.60%	\$874,338	\$927,522	6.10%	26	24	-6.20%
	CONDO	115	70	-39.10%	\$548,477	\$606,643	10.60%	33	29	-12.20%





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