



SOCAL QUARTERLY MARKET (MICRO) INSIGHTS REPORT

Q2 2022



It is our pleasure to bring you the Compass SoCal Q2 2022 Market Report. The Southern California market shifted in Q2 2022 with declines in home sales activity across the region. Rising interest rates impacted markets around the country. The in-demand Coastal Communities experienced a 23 percent decline in home sales activity in the second quarter. Yet the median sales price in many communities across Southern California continued to show double-digit increases compared to last year's second quarter. The median sales price in the Coastal Communities increased by 20 percent to \$2.5 million. Pacific Palisades single-family homes experienced a 42 percent decline in home sales activity in the second quarter. Most likely in part to the median sales price for those single-family homes increasing by 41 percent to \$5.6 million. In Orange County second

quarter home sales activity declined by 30 percent while the median sales price increased by 19 percent to \$1.6 million. In Palm Springs/Palm Desert the median sales price for condos in Rancho Mirage increased 46 percent to \$597,500. In the second quarter buyers who were only considering single-family homes previously are now purchasing condos due to price consideration. For example, the median sales price for a condo in Encino in the second quarter was \$515,000 compared to \$2.2 million for a single-family home. Buyers for those Encino condos moved quickly reducing average days on market from 25 days to 19 days compared to last year. As the market continues to recalibrate as we move into the third quarter do connect with a Compass Agent for the most up-to-date market news and industry insights.

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COASTAL COMMUNITIES

Housing market activity in the Coastal Communities decreased by 23 percent over last year's second quarter. The median sales price increased by 20 percent to \$2.5 million compared to the same time last year. The second quarter median sales price for Santa Monica condos rose 23 percent to \$1.3 million reflecting the region's trend of buyers favoring condos due to rising prices on single-family homes.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Malibu	SFR	63	49	-22.2%	\$3,950,000	\$4,000,000	1.3%	74	59	-20.3%
	CONDO	20	9	-55.0%	\$1,091,000	\$1,400,000	-28.3%	31	15	-51.6%
Malibu Beach	SFR	25	14	-44.0%	\$9,700,000	\$10,650,000	9.8%	74	89	20.3%
	CONDO	3	9	200.0%	\$1,160,000	\$2,575,000	122.0%	54	26	-51.9%
Marina del Rey	SFR	42	33	-21.4%	\$1,925,000	\$1,850,000	-3.9%	30	27	-10.0%
	CONDO	119	81	-31.9%	\$1,170,000	\$1,259,000	7.6%	35	29	-17.4%
Pacific Palisades	SFR	108	63	-41.7%	\$3,961,750	\$5,600,000	41.4%	38	30	-21.3%
	CONDO	35	26	-25.7%	\$1,265,000	\$1,962,500	55.1%	40	33	-17.5%
Palms - Mar Vista	SFR	90	78	-13.3%	\$1,992,500	\$1,980,000	-0.6%	22	14	-36.4%
	CONDO	21	24	14.4%	\$875,000	\$790,000	-9.7%	33	21	-36.4%
Santa Monica	SFR	96	54	-43.8%	\$3,322,500	\$3,879,000	16.7%	40	23	-42.5%
	CONDO	180	142	-21.1%	\$1,122,500	\$1,380,000	22.9%	29	24	-18.6%
Topanga	SFR	27	36	33.3%	\$1,725,000	\$2,012,500	16.7%	25	36	44.0%
	CONDO	3	1	-66.7	\$730,000	\$719,900	N/A	9	11	22.2%
Venice	SFR	75	71	-5.3%	\$2,100,000	\$2,500,000	19.0%	44	27	-38.6%
	CONDO	17	22	29.4%	\$1,390,000	\$1,618,000	16.4%	28	31	10.7%
Westchester	SFR	111	89	-19.8%	\$1,446,020	\$1,815,000	25.5%	13	22	69.2%
	CONDO	11	9	-18.2%	\$566,000	\$615,000	8.7%	20	26	30.0%

THE HILLS

Home sales activity in the Hills for the second quarter fell 34 percent. While the median sales price there increased 9 percent to \$3.3 million. Beverly Hills saw home sales activity decline by 44 percent compared to last year's second quarter. Beverly Hills single-family home prices dropped 8 percent to a median sales price of \$6 million compared to the same time last year.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Beverly Hills	SFR	66	37	-43.9%	\$6,559,250	\$6,000,000	-8.5%	64	34	-46.9%
	CONDO	45	41	-8.9%	\$1,290,000	\$1,475,000	14.3%	53	38	-28.3%
Beverly Hills P.O.	SFR	64	50	-21.9%	\$3,277,500	\$3,597,509	9.8%	46	50	8.7%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bel-Air - Holmby Hills	SFR	63	34	-46.0%	\$3,175,000	\$4,317,500	36.0%	47	70	49.3%
	CONDO	8	1	-87.5%	\$1,012,000	\$1,260,000	24.5%	13	20	53.8%

THE WESTSIDE

Home sales activity on the Westside did decline 19 percent compared to last year's second quarter. The median sales price rose 10 percent to \$1.9 million. Westside buyers continued to move quickly reducing average days on market from 31 days to 21 days. Brentwood single-family homes were not in demand in the second quarter with the median sales price declining 7 percent to \$3.9 million.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Beverlywood	SFR	56	40	-28.6%	\$1,870,000	\$1,771,500	-5.3%	39	13	-66.7%
	CONDO	27	21	-22.2%	\$930,000	\$1,025,000	10.2%	38	17	-55.3%
Brentwood	SFR	99	84	-15.2%	\$4,200,000	\$3,913,200	-6.8%	34	24	-29.4%
	CONDO	98	74	-24.5%	\$939,000	\$1,127,500	20.1%	30	18	-40.0%
Cheviot Hills - Rancho Park	SFR	18	17	-5.6%	\$2,256,500	\$3,430,000	52.0%	23	28	21.7%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West LA	SFR	42	33	-21.4%	\$1,535,000	\$1,718,000	11.9%	22	15	-32.5%
	CONDO	50	39	-22.0%	\$843,500	\$975,000	15.6%	32	16	-50.0%
Westwood - Century City	SFR	67	52	-22.4%	\$2,600,000	\$2,699,294	3.8%	18	23	26.2%
	CONDO	195	169	-13.3%	\$1,010,000	\$1,200,000	18.8%	43	32	-25.6%

HOLLYWOOD HILLS & MID-CITY

Home sales activity in Hollywood Hills & Mid-City fell by 17 percent as the second quarter's median sales price increased 18 percent to \$1.6 million. Beverly Center-Miracle Mile median sales price for condos increased by 31 percent to top \$1 million. The single-family median sales price reached \$2.3 million in Hancock Park – Wilshire. Sales activity for those single-family homes decreased 27 percent compared to last year.

	TYPE	Number of Sales			Median Sold Price			Days on Market		
		2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Beverly Center - Miracle Mile	SFR	75	51	-32.0%	\$2,265,000	\$2,475,000	9.3%	35	21	-40.0%
	CONDO	45	27	-40.0%	\$770,000	\$1,010,000	31.2%	37	24	-35.1%
Hancock Park - Wilshire	SFR	78	57	-26.9%	\$1,928,500	\$2,300,000	19.3%	34	23	-32.4%
	CONDO	67	49	-18.0%	\$730,000	\$782,500	7.2%	33	26	-20.7%
Hollywood Hills East	SFR	59	52	-11.9%	\$1,660,000	\$1,963,500	18.3%	23	16	-30.4%
	CONDO	13	15	15.4%	\$549,000	\$755,000	37.5%	30	18	-40.0%
Sunset Strip - Hollywood Hills West	SFR	140	119	-15.0%	\$2,233,500	\$2,650,000	18.6%	47	35	-25.5%
	CONDO	40	42	5.0%	\$735,000	\$738,500	0.5%	48	20	-58.3%
West Hollywood	SFR	49	38	-22.4%	\$2,210,000	\$2,744,250	24.2%	40	31	-22.5%
	CONDO	127	121	-4.7%	\$850,000	\$945,000	11.2%	30	27	-10.0%

WESTSIDE/ SOUTH

Westside South's home sales activity fell by 12 percent in 2022's second quarter. The median sales price rose 14 percent to top \$1 million. Well located Ladera Heights saw single-family sales activity decrease by 25 percent. The median sales price for Inglewood condos increased 9 percent to \$530,000. Buyers on those condos reduced the average days on market from 107 days to 23 days from last year.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Culver City	SFR	84	64	-23.8%	\$1,560,000	\$1,859,250	19.2%	24	16	-33.3%
	CONDO	77	61	-20.8%	\$605,555	\$740,000	22.2%	17	21	23.5%
Inglewood	SFR	55	54	-1.8%	\$780,000	\$825,000	5.8%	36	26	-27.8%
	CONDO	42	37	-11.9%	\$487,500	\$530,000	8.7%	107	23	-78.5%
Ladera Heights	SFR	20	15	-25.0%	\$1,646,500	\$1,800,000	9.3%	14	12	-14.3%
	CONDO	4	6	50.0%	\$550,500	\$658,000	19.5%	14	42	200.0%
Park Hills Heights	SFR	143	132	-7.7%	\$950,000	\$1,118,000	17.7%	18	19	5.6%
	CONDO	26	26	0.0%	\$615,500	\$672,500	9.3%	25	19	-24.0%

METRO LOS ANGELES

Home sales activity in Metro Los Angeles fell by 25 percent in the second quarter. The median sales price rose 23 percent to \$1.2 million compared to the same time last year. Silver Lake - Echo Park buyers reduced average days on market from 61 days to 47 days. The popular communities of Silver Lake - Echo Park saw a 30 percent median sales price increase to \$1.7 million for single-family homes.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Atwater	SFR	25	17	-32.0%	\$1,208,000	\$1,605,000	32.9%	24	21	-12.5%
	CONDO	0	1	N/A	N/A	\$942,000	N/A	N/A	19	N/A
Downtown LA	SFR	48	23	-52.1%	\$515,000	\$557,500	8.3%	43	36	-16.3%
	CONDO	139	144	3.6%	\$560,000	\$600,000	7.1%	49	48	-2.0%
Hollywood	SFR	54	31	-42.6%	\$1,325,000	\$1,550,000	17.0%	42	34	-19.0%
	CONDO	46	32	-30.4%	\$726,500	\$805,000	10.8%	34	33	-4.2%
Los Feliz	SFR	76	47	-38.2	\$2,184,500	\$3,190,000	46.0%	28	21	-25.0%
	CONDO	21	19	-9.5%	\$800,001	\$933,000	16.6%	35	21	-41.1%
Silver Lake - Echo Park	SFR	146	102	-30.1	\$1,309,000	\$1,710,000	30.6%	26	18	-29.7%
	CONDO	34	27	-20.6%	\$732,500	\$906,000	23.7%	23	21	-9.0%

DESERT/ MOUNTAIN AREAS

Home sales activity in the first quarter in the Desert and Mountain Areas fell by 25 percent compared to last year's second quarter. Palm Springs / Palm Desert saw home sales activity drop by 22 percent. The median sales price for single-family homes in Palm Springs increased 28 percent to \$1.2 million. Condos in Rancho Mirage enjoyed a median sales price increase of 46 percent to \$597,500.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Cathedral City	SFR	197	141	-28.4%	\$455,000	\$550,000	20.9%	39	33	-15.4%
	CONDO	54	59	9.3%	\$225,500	\$329,000	45.9%	30	36	20.0%
Coachella	SFR	45	45	0.0%	\$325,000	\$437,000	34.5%	27	32	18.5%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Desert Hot Springs	SFR	171	198	15.8%	\$335,000	\$413,792	23.5%	32	28	-12.5%
	CONDO	12	7	-41.7%	\$83,250	\$130,000	56.2%	28	23	-17.9%
Indian Wells	SFR	109	80	-26.6%	\$1,305,000	\$1,837,500	40.8%	64	34	-46.9%
	CONDO	41	31	-24.4%	\$550,000	\$686,800	24.9%	41	28	-31.7%
Indio	SFR	418	350	-16.3%	\$441,932	\$580,000	31.2%	38	28	-26.8%
	CONDO	36	31	-13.9%	\$228,950	\$349,000	52.4%	31	23	-25.8%
Idyllwild	SFR	34	39	14.7%	\$552,500	\$610,000	17.4%	27	22	-18.5%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
La Quinta	SFR	517	310	-40.0%	\$725,000	\$876,000	20.8%	37	30	-18.9%
	CONDO	146	76	-47.9%	\$481,975	\$727,500	50.9%	33	27	-18.2%
Palm Desert	SFR	412	343	-16.7%	\$578,500	\$700,000	21.0%	39	32	-17.9%
	CONDO	431	301	-30.2%	\$389,000	\$535,000	37.5%	38	29	-24.7%
Palm Springs	SFR	310	243	-21.6%	\$947,000	\$1,215,000	28.3%	29	28	-3.4%
	CONDO	375	331	-11.7%	\$320,000	\$440,000	37.5%	31	20	-35.5%
Rancho Mirage	SFR	221	172	-22.2%	\$900,000	\$1,210,978	34.6%	48	32	-33.3%
	CONDO	129	97	-24.8%	\$410,000	\$597,500	45.7%	48	23	-52.1%
Big Bear	SFR	276	59	-78.6%	\$505,000	\$610,000	20.8%	20	21	5.0%
	CONDO	6	0	N/A	\$263,000	N/A	N/A	71	N/A	N/A
Lake Arrowhead	SFR	203	174	-14.3%	\$657,000	\$745,000	13.4%	24	26	8.3%
	CONDO	9	10	11.1%	\$605,000	\$595,000	-1.7%	21	46	119.0%

ORANGE COUNTY

Home sales activity in Orange County fell by 30 percent while the median sales price increased 19 percent to \$1.6 million in the second quarter. Condo buyers in Laguna Beach reduced the average days on market there from 60 days to 24 days compared to last year. This was despite the second quarter median sales price for those condos increasing by 40 percent to \$1.5 million.



		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Corona Del Mar	SFR	72	53	-26.4%	\$4,200,000	\$5,230,000	24.5%	72	53	-26.4%
	CONDO	42	21	-50.0%	\$1,962,500	\$2,499,999	27.4%	47	19	-59.6%
Costa Mesa	SFR	199	152	-23.6%	\$1,100,000	\$1,365,000	24.1%	14	14	0.0%
	CONDO	68	61	-10.3%	\$712,000	\$835,000	17.3%	19	11	-42.1%
Dana Point	SFR	131	87	-33.6%	\$2,000,000	\$2,250,000	12.5%	34	21	-38.4%
	CONDO	85	47	-44.7%	\$801,250	\$985,000	22.9%	22	15	-31.8%
Huntington Beach	SFR	435	307	-29.4%	\$1,200,000	\$1,395,900	16.3%	18	18	0.0%
	CONDO	226	172	-23.9%	\$593,500	\$726,000	22.3%	17	16	-5.9%
Irvine	SFR	529	320	-39.5%	\$1,435,792	\$1,850,000	28.8%	20	19	-5.0%
	CONDO	599	436	-27.2%	\$815,000	\$1,035,000	27.0%	16	15	-6.3%
Ladera Ranch	SFR	123	61	-50.4%	\$1,370,000	\$1,771,000	29.3%	11	18	63.6%
	CONDO	66	41	-37.9%	\$675,500	\$850,000	25.8%	9	18	100.0%
Laguna Beach	SFR	153	72	-52.9%	\$2,831,050	\$3,050,000	7.7%	57	32	-43.9%
	CONDO	22	21	-4.5%	\$1,070,000	\$1,496,450	39.9%	60	24	-60.0%
Laguna Hills	SFR	81	40	-50.6%	\$1,310,000	\$1,350,000	3.1%	19	19	2.4%
	CONDO	53	48	-9.4%	\$485,000	\$600,000	23.7%	19	11	-42.1%
Laguna Niguel	SFR	207	143	-30.9%	\$1,305,900	\$1,600,000	22.5%	15	16	6.7%
	CONDO	123	88	-28.5%	\$565,000	\$737,500	30.5%	13	15	15.4%
Long Beach	SFR	615	512	-16.7%	\$850,000	\$961,250	13.1%	16	15	-6.3%
	CONDO	421	292	-30.6%	\$455,555	\$535,500	17.5%	22	16	-27.3%
Mission Viejo	SFR	350	287	-18.0%	\$944,000	\$1,188,500	25.9%	11	18	63.6%
	CONDO	107	91	-15.0%	\$540,000	\$700,000	29.6%	11	13	18.2%

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Newport Beach	SFR	235	148	-37.0%	\$3,100,000	\$3,497,500	12.8%	34	19	-44.1%
	CONDO	112	63	-43.8%	\$1,185,000	\$1,300,000	9.7%	32	12	-62.5%
Newport Coast	SFR	69	28	-59.4%	\$4,700,000	\$5,375,000	14.4%	50	30	-40.0%
	CONDO	19	17	-10.5%	\$1,390,000	\$1,950,000	40.3%	16	19	18.8%
San Clemente	SFR	247	168	-32.0%	\$1,375,000	\$1,807,500	31.5%	18	18	0.0%
	CONDO	84	55	-34.5%	\$799,500	\$950,000	18.8%	16	17	6.3%
San Juan Capistrano	SFR	126	103	-18.3%	\$1,647,500	\$1,700,000	3.2%	23	26	13.0%
	CONDO	33	35	6.1%	\$600,000	\$750,000	25.0%	15	18	20.0%
Seal Beach	SFR	56	29	-48.2%	\$1,380,500	\$1,460,000	5.8%	16	20	25.0%
	CONDO	7	17	142.9%	\$545,000	\$659,000	20.9%	10	13	30.0%

SAN FERNANDO VALLEY



SAN FERNANDO VALLEY

Home sales activity in San Fernando Valley fell by 22 percent compared to last year's second quarter. The median sales price there rose 12 percent to just over \$1 million. Encino single-family home sales activity declined by 22 percent. Condo sales activity in Encino fell 34 percent as the median sales price for those condos increased 14 percent to \$515,000 in the second quarter.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Burbank	SFR	181	143	-21.0%	\$1,128,000	\$1,275,000	13.0%	15	14	-6.7%
	CONDO	68	40	-41.2%	\$689,000	\$745,000	8.1%	19	16	-23.8%
Chatsworth	SFR	95	71	-25.3%	\$989,000	\$990,000	0.1%	18	27	50.0%
	CONDO	47	40	-14.9%	\$525,000	\$618,000	17.7%	19	20	5.3%
Encino	SFR	156	121	-22.4%	\$1,884,000	\$2,280,000	21.0%	22	21	-4.5%
	CONDO	88	58	-34.1%	\$450,500	\$515,000	14.3%	25	19	-24.0%
Glendale (All Areas)	SFR	194	171	-11.9%	\$1,350,000	\$1,450,000	7.4%	21	16	-24.8%
	CONDO	138	89	-35.5%	\$608,500	\$695,000	14.2%	36	18	-49.6%
Northridge	SFR	111	114	2.7%	\$950,000	\$1,082,625	14.0%	12	20	66.7%
	CONDO	32	35	9.4%	\$562,500	\$625,000	11.1%	13	13	0.0%
Santa Clarita	SFR	21	17	-19.0%	\$785,000	\$930,000	18.5%	16	26	62.5%
	CONDO	4	6	50.0%	\$597,500	\$574,500	-3.8%	18	29	61.1%
Sherman Oaks	SFR	201	187	-7.0%	\$1,700,000	\$1,862,000	9.5%	19	17	-10.5%
	CONDO	88	83	-5.7%	\$631,000	\$705,000	11.7%	19	15	-21.1%
Studio City	SFR	135	92	-31.9%	\$2,120,000	\$2,275,000	7.3%	28	17	-39.5%
	CONDO	71	37	-47.9%	\$760,000	\$820,000	7.9%	20	20	0.0%
Tarzana	SFR	114	67	-41.2%	\$1,576,388	\$1,575,000	-0.1%	17	23	35.3%
	CONDO	56	43	-23.2%	\$514,000	\$515,000	0.2%	23	20	-13.0%
Toluca Lake	SFR	39	18	-53.8%	\$1,630,000	\$1,956,250	20.0%	17	24	38.2%
	CONDO	32	27	-15.6%	\$672,500	\$918,000	36.5%	22	10	-54.5%
Van Nuys	SFR	93	73	-21.5%	\$845,000	\$900,000	6.5%	13	18	38.5%
	CONDO	52	40	-23.1%	\$456,250	\$485,000	6.3%	23	22	-4.3%
Woodland Hills	SFR	251	201	-19.9%	\$1,200,000	\$1,401,000	16.8%	16	17	6.3%
	CONDO	61	53	-13.1%	\$525,000	\$640,000	21.9%	16	13	-18.8%

CONEJO VALLEY

Home sales activity in the Conejo Valley in the second quarter dropped by 14 percent. The median sales price there rose 19 percent to \$1.5 million. Newbury Park saw the single-family median sales price increase by 29 percent to \$1.1 million. That increase did not deter single-family home buyers there who reduced the average days on market from 28 days to 21 days from the year before.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Agoura Hills	SFR	132	192	-30.3%	\$1,279,000	\$1,516,000	18.5%	29	23	-20.7%
	CONDO	48	39	-18.8%	\$527,535	\$620,000	17.5%	21	20	-4.8%
Calabasas	SFR	100	76	-24.0%	\$1,962,500	\$1,950,000	-0.6%	20	21	5.0%
	CONDO	22	29	31.8%	\$621,500	\$750,000	20.7%	20	18	-10.0%
Hidden Hills	SFR	16	12	-25.0%	\$5,025,000	\$6,475,000	28.9%	16	12	-25.0%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Newbury Park	SFR	144	119	-17.4%	\$885,000	\$1,140,000	28.8%	28	21	-25.0%
	CONDO	32	31	-3.1%	\$636,500	\$650,000	2.1%	24	23	-4.2%
Oak Park	SFR	48	24	-50.0%	\$1,212,500	\$1,362,500	12.4%	22	21	-4.5%
	CONDO	21	16	-23.8%	\$550,000	\$657,250	19.5%	17	18	9.9%
Thousand Oaks	SFR	244	209	-14.3%	\$1,005,875	\$1,200,000	19.3%	27	22	-18.5%
	CONDO	52	46	-11.5%	\$544,000	\$617,450	13.5%	25	19	-24.0%
Westlake Village	SFR	165	105	-36.4%	\$1,750,000	\$2,050,000	17.1%	41	24	-41.5%
	CONDO	64	48	-25.0%	\$688,000	\$835,000	21.4%	31	22	-29.0%

SAN GABRIEL VALLEY



PASADENA

Home sales in greater Pasadena fell by 12 percent in the second quarter as the median sales price increased 18 percent to \$1.3 million. Single-family homes in San Gabriel saw the median sales price increase 26 percent to \$1.3 million. Condo prices in South Pasadena reflected strong demand increasing 31 percent to a median sales price of nearly \$1.2 million compared to last year's second quarter.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Alhambra	SFR	47	52	10.6%	\$887,313	\$1,086,500	22.4%	16	20	25.0%
	CONDO	59	38	-35.6%	\$640,000	\$734,000	14.7%	22	13	-40.9%
Altadena	SFR	112	111	-0.9%	\$1,259,000	\$1,333,448	5.9%	20	19	-5.0%
	CONDO	2	1	-50.0%	\$567,500	\$531,000	-6.4%	33	8	-75.8%
Pasadena	SFR	271	251	-7.4%	\$1,320,000	\$1,450,000	9.8%	28	19	-32.1%
	CONDO	226	192	-15.0%	\$726,000	\$850,500	17.1%	31	25	-19.4%
San Gabriel	SFR	67	60	-10.4%	\$1,030,000	\$1,300,000	26.2%	22	21	-4.5%
	CONDO	29	20	-31.0%	\$695,000	\$790,500	13.7%	29	20	-31.0%
San Marino	SFR	54	52	-3.7%	\$2,511,500	\$2,830,000	12.7%	47	27	-41.5%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
South Pasadena	SFR	40	22	-45.0%	\$1,725,000	\$2,350,010	36.2%	26	18	-30.8%
	CONDO	20	19	-5.0%	\$900,000	\$1,180,000	31.1%	19	13	-31.6%

LA CAÑADA FLINTRIDGE

Home sales activity in La Cañada Flintridge fell 20 percent in the second quarter while the median sales price rose 10 percent to \$1.2 million. Condo buyers in Glendale made quick decisions reducing average days on market from 36 days to 18 days. The median sales price for single-family homes in Sunland/Tujunga leveled off a bit rising just 7 percent to \$887,500 in the second quarter.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Glendale	SFR	194	171	-11.9%	\$1,350,000	\$1,450,000	7.4%	21	16	-23.8%
	CONDO	138	89	-35.5%	\$608,500	\$695,000	14.2%	36	18	-50.1%
La Cañada Flintridge	SFR	92	80	-13.0%	\$2,227,500	\$2,450,000	10.0%	22	24	9.1%
	CONDO	3	5	66.7%	\$1,305,000	\$1,450,000	11.1%	18	32	77.8%
La Crescenta/Glendale/ Montrose/Sparr Heights	SFR	129	96	-25.6%	\$1,220,000	\$1,327,500	8.8%	20	17	-15.0%
	CONDO	24	19	-20.8%	\$730,000	\$840,000	15.1%	26	20	-22.1%
Sunland/Tujunga	SFR	110	92	-16.4%	\$832,500	\$887,500	6.6%	24	19	-20.9%
	CONDO	16	14	-12.5%	\$550,500	\$625,000	13.5%	29	17	-41.4%

NORTHEAST LOS ANGELES

Home sales across Northeast Los Angeles decreased by 24 percent compared to last year. The 34 percent median sales price increased to just over \$1 million across the area most likely impacted sales activity in the second quarter. The community of Eagle Rock saw strong price appreciation in single-family homes in the second quarter as the median sales price increased 42 percent to \$1.5 million.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Eagle Rock	SFR	94	56	-40.4%	\$1,044,500	\$1,487,500	42.4%	15	17	13.3%
	CONDO	2	2	0.0%	\$490,500	\$828,750	69.0%	32	13	-59.4%
Glassell Park	SFR	37	35	-5.4%	\$1,105,160	\$1,254,000	13.5%	19	22	15.8%
	CONDO	3	2	-33.3%	\$325,000	\$512,500	57.7%	16	0	-100.0%
Highland Park	SFR	86	77	-10.5%	\$1,090,000	\$1,125,000	3.2%	17	19	16.6%
	CONDO	9	3	-66.7%	\$550,000	\$780,000	41.8%	12	11	-8.3%
Montecito Heights	SFR	10	5	-50.0%	\$1,080,500	\$1,100,000	1.8%	36	13	-62.5%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Monterey Hills	SFR	3	7	133.3%	\$920,000	\$1,584,555	72.2%	15	11	-26.7%
	CONDO	28	30	7.1%	\$547,500	\$682,500	24.7%	19	14	-28.9%
Mount Washington	SFR	59	39	-33.9%	\$1,205,000	\$1,350,000	12.0%	21	14	-32.6%
	CONDO	7	0	-100.0%	\$425,000	N/A	N/A	30	N/A	N/A

EAST SAN GABRIEL VALLEY

East San Gabriel Valley home sales activity declined by 18 percent compared to last year's second quarter. Monrovia's median sales prices for single-family homes increased by 17 percent just topping \$1 million in the second quarter. Condo buyers in La Verne did not move as quickly in the second quarter as average days on market there increased from 8 days to 17 days compared to last year.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Arcadia	SFR	139	120	-13.7%	\$1,532,000	\$1,669,000	8.9%	31	24	-22.6%
	CONDO	60	52	-13.3%	\$798,500	\$872,500	9.3%	28	17	-39.3%
Atwater	SFR	25	17	-32.0%	\$1,208,000	\$1,605,000	32.9%	24	21	-12.5%
	CONDO	0	1	N/A	N/A	\$942,000	N/A	N/A	19	N/A
Azusa	SFR	63	62	-1.6%	\$650,000	\$715,000	10.0%	11	16	45.5%
	CONDO	53	46	-13.2%	\$510,000	\$568,000	11.4%	14	16	14.3%
Bradbury	SFR	4	1	-75.0%	\$2,197,000	\$2,500,000	13.8%	31	89	187.1%
	CONDO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Glendora	SFR	143	123	-14.0%	\$854,888	\$925,000	8.2%	21	16	-23.8%
	CONDO	21	18	-14.3%	\$582,000	\$706,500	21.4%	9	10	11.1%
La Verne	SFR	79	62	-21.5%	\$860,000	\$1,000,000	16.3%	13	15	15.4%
	CONDO	4	7	75.0%	\$413,000	\$530,000	28.3%	8	17	112.5%
Monrovia	SFR	80	64	-20.0%	\$897,500	\$1,047,500	16.7%	16	16	0.0%
	CONDO	18	12	-33.3%	\$640,000	\$647,500	1.2%	12	16	33.3%
Monterey Park	SFR	69	48	-30.4%	\$856,800	\$975,844	13.9%	19	16	-15.8%
	CONDO	25	30	20.0%	\$589,000	\$666,900	13.2%	15	25	66.7%
San Dimas	SFR	92	50	-45.7%	\$830,000	\$925,000	11.4%	12	32	166.7%
	CONDO	17	15	-11.8%	\$535,000	\$657,000	22.8%	7	6	-14.3%
Sierra Madre	SFR	37	35	-5.4%	\$1,185,000	\$1,750,000	47.7%	26	20	-23.1%
	CONDO	4	6	50.0%	\$734,000	\$908,500	23.8%	45	17	-62.2%

SOUTH BAY

Home sales activity in South Bay declined by 22 percent in the second quarter. Hermosa Beach saw both sales activity and the median sales price decline for single-family homes in the second quarter. Home sales activity for single-family homes in Hermosa Beach decreased by 22 percent. The median sales price for those homes declined by 16 percent to \$2.4 million.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
El Segundo	SFR	31	27	-12.9%	\$1,780,000	\$2,000,000	12.4%	31	17	-45.2%
	CONDO	16	16	0.0%	\$825,000	\$1,002,500	21.5%	11	11	0.0%
Hermosa Beach	SFR	41	32	-22.0%	\$2,925,000	\$2,467,500	-15.6%	30	13	-56.7%
	CONDO	36	24	-33.3%	\$1,725,000	\$1,976,500	14.6%	34	11	-67.6%
Hawthorne	SFR	69	55	-20.3%	\$880,000	\$950,000	8.0%	11	12	9.1%
	CONDO	38	20	-47.4%	\$818,750	\$946,750	15.6%	20	15	-25.0%
Manhattan Beach	SFR	122	77	-36.9%	\$3,080,000	\$3,350,000	8.8%	27	24	-11.1%
	CONDO	31	23	-25.8%	\$1,775,000	\$1,785,000	0.6%	37	21	-43.2%
Palos Verdes Estates	SFR	60	48	-20.0%	\$2,442,186	\$3,150,000	29.0%	30	12	-60.0%
	CONDO	1	3	200.0%	\$905,000	\$1,090,000	20.4%	24	7	-70.8%
Playa del Rey	SFR	18	12	-33.3%	\$2,118,500	\$2,615,000	23.4%	24	25	4.2%
	CONDO	69	41	-40.6%	\$707,777	\$692,000	-2.2%	23	12	-47.8%
Playa Vista	SFR	17	8	-52.9%	\$2,490,000	\$3,122,500	25.4%	22	25	13.6%
	CONDO	60	35	-41.7%	\$1,064,500	\$1,425,000	33.9%	36	18	-50.0%
Rancho Palos Verdes	SFR	136	119	-12.5%	\$1,839,150	\$1,960,000	6.6%	20	16	-20.0%
	CONDO	36	25	-30.6%	\$802,500	\$1,000,000	24.6%	26	15	-42.3%
Redondo Beach	SFR	122	78	-36.1%	\$1,484,500	\$1,815,000	22.3%	14	17	21.4%
	CONDO	163	130	-20.2%	\$1,150,000	\$1,327,500	15.4%	16	11	-31.3%
Rolling Hills Estates	SFR	25	18	-28.0%	\$2,500,000	\$2,727,712	9.1%	32	11	-65.6%
	CONDO	19	20	5.3	\$840,000	\$1,300,000	54.8%	14	16	14.3%
Torrance	SFR	266	221	-16.9%	\$1,010,444	\$1,250,000	23.7%	12	13	8.3%
	CONDO	118	127	7.6%	\$615,000	\$695,000	13.0%	13	12	-7.7%

CENTRAL COAST + SANTA BARBARA



CENTRAL COAST

Home sales activity on the Central Coast declined by 19 percent in the second quarter. The median sales price decreased by 9 percent to \$769,097. In San Luis Obispo single-family home sales activity dropped 37 percent as the median sales price increased 42 percent to \$1.2 million. Single-family home buyers in San Luis Obispo moved quickly reducing average days on market from 24 days to 13 days compared to last year.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Arroyo Grande	SFR	105	81	-22.9%	\$900,000	\$985,000	9.4%	19	16	-15.8%
	CONDO	13	6	-53.8%	\$465,000	\$519,750	11.8%	20	11	-45.0%
Atascadero	SFR	116	95	-18.1%	\$707,000	\$842,500	19.2%	11	14	27.3%
	CONDO	19	11	-42.1%	\$390,000	\$528,000	35.4%	16	10	-37.5%
Lompoc	SFR	29	39	34.5%	\$475,000	\$541,000	13.9%	7	16	128.6%
	CONDO	3	N/A	N/A	\$265,000	N/A	N/A	9	N/A	N/A
Morro Bay	SFR	39	36	-7.7%	\$863,000	\$988,000	14.5%	54	20	-63.2%
	CONDO	7	4	-42.9%	\$789,000	\$559,500	-29.1%	11	17	54.5%
Paso Robles	SFR	204	148	-27.5%	\$631,000	\$730,000	15.7%	17	20	17.6%
	CONDO	10	6	-40.0%	\$360,000	\$349,700	-2.9%	22	13	-40.8%
Pismo Beach	SFR	44	34	-22.7%	\$1,251,340	\$1,355,000	8.3%	13	21	61.5%
	CONDO	7	5	-28.6%	\$970,000	\$1,150,000	18.6%	21	33	57.1%
San Luis Obispo	SFR	147	93	-36.7%	\$875,000	\$1,250,000	42.9%	24	13	-45.8%
	CONDO	45	27	-40.0%	\$550,000	\$668,000	21.5%	24	11	-54.2%
Santa Maria	SFR	149	156	4.7%	\$540,000	\$650,000	20.4%	12	16	33.3%
	CONDO	17	23	35.3%	\$339,000	\$420,000	23.9%	12	11	-8.3%

SANTA BARBARA

Home sales activity in Santa Barbara declined by 36 percent in the second quarter. The median sales price for single-family homes in Santa Barbara increased 22 percent to \$2.3 million. In nearby Ventura, the median price for single-family homes declined by 39 percent to just over \$1 million in the second quarter. Conversely, Ventura condos saw the median sales price increase 22 percent to \$550,000.

		Number of Sales			Median Sold Price			Days on Market		
	TYPE	2021	2022	% CHANGE	2021	2022	% CHANGE	2021	2022	% CHANGE
Carpinteria	SFR	16	21	31.2%	\$1,416,000	\$1,800,000	27.1%	31	47	51.6%
	CONDO	29	13	-55.2%	\$679,000	\$815,000	20.0%	11	6	-45.5%
Montecito	SFR	49	27	-44.9%	\$5,585,000	\$5,425,000	-2.9%	70	20	-71.4%
	CONDO	9	3	-66.7%	\$2,555,000	\$3,050,000	19.4%	29	15	-50.1%
Santa Barbara	SFR	323	197	-39.0%	\$1,934,000	\$2,350,000	21.5%	25	21	-16.0%
	CONDO	74	58	-21.6%	\$967,000	\$1,175,000	21.5%	14	10	-28.6%
Ventura	SFR	15	16	6.7%	\$1,750,000	\$1,075,000	-38.6%	34	16	-52.9%
	CONDO	11	4	-63.6%	\$450,000	\$550,000	22.2%	10	11	10.0%

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