



Q3
2019

Los Angeles Quarterly Market Insights Report

(MICRO)

COMPASS



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It is our pleasure to introduce the Compass 2019 Q3 Real Estate Market Report.

Buyers bounced back in the third quarter from being especially cautious in the first half of the year. The overall number of home sales was only 2 percent below last year, compared to about a 14 percent decline seen in the first quarter. The improvement in home sales activity was most driven by solid increases in West San Fernando Valley, though other areas saw more sales as well. Still, Eastside communities, which entered the year outperforming their Westside counterparts, saw relatively more slowing in the third quarter. Interestingly, changes to home sales activity varied a lot in this quarter and across regions. Sales of homes in higher priced communities also showed strength in this quarter, particularly areas around Bel Air and Brentwood, as well as Beach Communities to the south.

Home prices generally continued to remain flat compared to last year, however there was a wide variation in changes to homes prices across the region. Improvement in sales of higher-priced homes could have helped drive up average prices in some areas. Keep in mind, however, that home prices peaked during last year's third quarter. Thus, even if prices in some areas are slightly below last year's third quarter, they are still at cyclical peaks.

Buyers do seem to be motivated by the lower mortgage rates that characterized the latter quarter of this year, especially given the swift increases seen at the end of 2018 which stopped buyers in their tracks. With mortgage rates expected to remain low and possibly go lower, and more balanced dynamics between buyers and sellers, we are expecting the last quarter of 2019 to post stronger numbers compared to last year. More inventory to choose from has also been a welcome reversal from the severely undersupplied housing market that we saw last year.

Lastly, while economic expansion started to slow and fewer jobs will be added to the labor market, consumers should remember that current housing conditions remain particularly favorable. Buyers of homes in the recent decade have paid much larger down payments than during the last housing boom. Consumers are notably less leveraged as well, while financial institutions have put significant checks in place to keep them well-capitalized. At the same time, the levels of new construction seen in the last decade is still 50 percent and more below the levels seen during the last boom. Together, the current housing scenario is much better prepared to weather slowing economic growth than was the case the last time around.

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Los Angeles + Westside



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Housing market activity in the Coastal Communities fared well in the third quarter with the number of homes sold about 2 percent above last year’s third quarter. Sales of single-family homes in Malibu and Malibu Beach continue to be constrained by lot resolution of wildfires, though strong condo sales suggest homeowners are looking to stay in the area. In the rest of the coastal communities, the third quarter was relatively strong, especially in Pacific Palisades where home sales surged this year. Home prices also generally posted gains, though single-family price increases saw a stronger growth than 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	52	27	-48.08%	\$3,249,482	\$3,397,959	4.57%	89	106	19.10%
	CONDO	8	12	50.00%	\$1,274,416	\$1,018,083	-20.11%	66	106	60.61%
Malibu Beach	SFR	12	9	-25.00%	\$5,838,333	\$22,163,056	279.61%	197	107	-45.69%
	CONDO	7	6	-14.29%	\$1,627,143	\$1,448,333	-10.99%	91	57	-37.36%
Marina Del Rey	SFR	18	22	22.22%	\$1,578,694	\$1,690,943	7.11%	37	68	83.78%
	CONDO	80	77	-3.75%	\$1,134,418	\$1,091,941	-3.74%	46	39	-15.22%
Pacific Palisades	SFR	54	68	25.93%	\$3,900,556	\$4,128,725	5.85%	62	56	-9.68%
	CONDO	14	20	42.86%	\$1,200,929	\$1,375,168	14.51%	51	45	-11.76%
Palms - Mar Vista	SFR	82	83	1.22%	\$1,784,752	\$1,826,689	2.35%	31	29	-6.45%
	CONDO	26	26	0.00%	\$737,904	\$767,410	4.00%	31	28	-9.68%
Santa Monica	SFR	51	51	0.00%	\$3,581,337	\$3,440,859	-3.92%	45	41	-8.89%
	CONDO	96	99	3.13%	\$1,314,106	\$1,309,903	-0.32%	42	44	4.76%
Topanga	SFR	23	30	30.43%	\$1,383,655	\$1,533,700	10.84%	61	66	8.20%
	CONDO	NA	NA	NA	NA	NA	NA	NA	NA	NA
Venice	SFR	55	50	-9.09%	\$2,392,530	\$2,196,984	-8.17%	50	46	-8.00%
	CONDO	8	5	-37.50%	\$1,731,875	\$1,310,400	-24.34%	77	40	-48.05%
Westchester	SFR	81	96	18.52%	\$1,325,206	\$1,361,167	2.71%	36	32	-11.11%
	CONDO	14	15	7.14%	\$607,143	\$516,900	-14.86%	32	51	59.38%



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	36	41	13.89%	\$7,615,740	\$7,920,000	4%	84	104	24%
	CONDO	22	15	-31.82%	\$1,689,915	\$1,339,700	-21%	48	74	54%
Beverly Hills P.O.	SFR	43	33	-23.26%	\$3,201,701	\$4,510,057	41%	71	78	10%
	CONDO	0	0	N/A	N/A	N/A	N/A	0	N/A	N/A
Bel Air - Holmby Hills	SFR	32	51	59.38%	\$4,053,308	\$7,011,840	72.99%	76	79	3.95%
	CONDO	1	1	0.00%	\$615,000	\$1,180,000	92%	35	12	-66%

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The number of homes sold in the Hills in the third quarter has increased by about 5 percent compared to last year, with the strongest increases in Bel-Air/Holmby Hills, up about 60 percent. Home prices also generally posted gains with the area’s average price up about 28 percent. Condominiums in Beverly Hills showed some weakness both in sales and price growth. Buyers continue to take longer to make a purchase with the average days on market increasing to 69 days in the Hills.



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	50	48	-4.00%	\$1,683,745	\$1,676,994	-0.40%	48	42	-12.50%
	CONDO	12	10	-16.67%	\$756,000	\$946,700	25.22%	40	49	22.50%
Brentwood	SFR	77	57	-25.97%	\$4,346,411	\$5,139,248	18.24%	64	79	23.44%
	CONDO	56	55	-1.79%	\$1,142,634	\$1,130,498	-1.06%	41	42	2.44%
Cheviot Hills-Rancho Park	SFR	29	17	-41.38%	\$2,574,288	\$1,962,024	-23.78%	45	31	-31.11%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
West LA	SFR	32	24	-25.00%	\$1,430,225	\$1,364,125	-4.62%	40	43	7.50%
	CONDO	43	47	9.30%	\$905,687	\$912,960	0.80%	43	34	-20.93%
Westwood-Century City	SFR	32	39	21.88%	\$2,620,296	\$2,637,831	0.67%	46	43	-6.52%
	CONDO	135	135	0.00%	\$1,337,205	\$1,222,679	-8.56%	51	47	-7.84%

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The home sales activity on the Westside continued to slow in the third quarter with about 7 percent decline in number of homes sold compared to last year’s third quarter. Fewer sales were recorded across the Westside, except for single-family homes in Westwood/Century City and condos in West LA. At the same time, home prices remained steady and on average posted a slight increase, though there were wide variations in home price changes across the area — most likely influenced by quality/upgrades and remodeling of properties sold.



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	49	56	14%	\$1,977,886	\$1,884,008	-4.75%	50	45	-10.00%
	CONDO	25	27	8%	\$964,780	\$872,456	-9.57%	43	38	-11.63%
Hancock Park - Wilshire	SFR	68	70	2.94%	\$2,662,056	\$2,226,121	-16.38%	49	58	18.37%
	CONDO	40	44	10.00%	\$705,928	\$661,900	-6.24%	37	49	32.43%
Hollywood Hills East	SFR	38	29	-23.68%	\$1,654,653	\$1,374,764	-16.92%	54	52	-3.70%
	CONDO	13	10	-23.08%	\$551,665	\$518,850	-5.95%	47	60	27.66%
Sunset Strip - Hollywood Hills West	SFR	109	106	-2.75%	\$2,767,466	\$2,506,115	-9.44%	82	60	-26.83%
	CONDO	24	31	29.17%	\$1,008,458	\$2,075,516	105.81%	44	66	50.00%
West Hollywood	SFR	31	27	-12.90%	\$2,139,124	\$2,102,948	-1.69%	41	55	34.15%
	CONDO	101	112	10.89%	\$878,723	\$890,704	1.36%	38	41	7.89%

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Home sales activity in Hollywood Hills & Mid-City fared in line with last year’s third quarter, with the number of homes sold about 3 percent above last year. Hancock Park and Miracle Mile mostly drove the sales higher, while Hollywood Hills East and West trended slower. Sales of condos, however, continued to outperform the single-family markets. Average home prices trended below last year’s levels, except for condos on the Sunset Strip which could have been affected by sales of some higher-end product. Buyers continued to take longer, though sales in Beverly Center – Miracle Mile picked up speed in the third quarter.



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	70	76	8.57%	\$1,318,366	\$1,466,594	11.24%	36	36	0.00%
	CONDO	50	46	-8.00%	\$640,050	\$775,446	21.15%	29	30	3.45%
Inglewood	SFR	65	60	-7.69%	\$591,062	\$654,758	10.78%	37	37	0.00%
	CONDO	30	25	-16.67%	\$401,687	\$435,172	8.34%	44	64	45.45%
Ladera Heights	SFR	6	16	166.67%	\$1,334,969	\$1,193,269	-10.61%	44	68	54.55%
	CONDO	7	3	-57.14%	\$573,357	\$610,000	6.39%	48	35	-27.08%
Park Hills Heights	SFR	126	111	-11.90%	\$772,218	\$833,347	7.92%	39	39	0.00%
	CONDO	23	24	4.35%	\$488,609	\$502,083	2.76%	34	45	32.35%

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While home sales activity in Westside South trended on average below last year’s third quarter, significant strength in sales was seen among single-family homes in Ladera Heights, though despite more sales, it was the only area where home prices trended below last year. On average, home prices continued to show solid growth, particularly in Culver City but also in the rest of Westside South. And while buyers took a little longer to shop around, the number of days on market returned to close to last year’s levels.



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	20	19	-5.00%	\$1,036,650	\$1,062,384	2.48%	24	34	41.67%
	CONDO	1	0	-100.00%	\$560,000	NA	N/A	11	0	N/A
Downtown L.A.	SFR	22	29	31.82%	\$405,636	\$571,724	40.95%	37	27	-27.03%
	CONDO	108	91	-15.74%	\$792,992	\$715,204	-9.81%	58	70	20.69%
Hollywood	SFR	21	21	0.00%	\$1,231,332	\$1,431,767	16.28%	58	50	-13.79%
	CONDO	32	32	0.00%	\$678,989	\$1,011,197	48.93%	45	40	-11.11%
Los Feliz	SFR	40	44	10.00%	\$2,319,182	\$1,727,222	-25.52%	40	47	17.50%
	CONDO	10	10	0.00%	\$617,950	\$670,925	8.57%	55	25	-54.55%
Silver Lake - Echo Park	SFR	98	79	-19.39%	\$1,147,171	\$1,349,035	17.60%	40	48	20.00%
	CONDO	22	21	-4.55%	\$776,467	\$846,381	9.00%	42	24	-42.86%

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The number of homes sold in the Metro area continued to trend below last year’s third quarter, with the decline averaging 7 percent. Los Feliz, however, continues to see strong sales of homes, together with Downtown LA, which also encompasses some of the areas south of Downtown proper. Lack of condos in Downtown, however, has dragged sales down in the third quarter. Home prices, on the other hand, generally showed improvement except for single-family homes in Los Feliz and Downtown condos, both of which could be due to the types of homes that were sold in the latest quarter. Buyers, however, were generally swifter to make their decision to purchase, bringing days on the market down on average.



San Fernando Valley



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Sales of homes in San Fernando Valley West generally showed much improvement in this third quarter compared to last year, with sales up almost 9 percent for the entire region. Strength in sales was driven primarily by strong condo sales, which increased in all areas except Chatsworth and were particularly strong in Calabasas and Woodland Hills. Average home prices also showed some of the highest growth rates in Los Angeles, with average prices up 15 percent.

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	100	98	-2.00%	\$1,083,891	\$1,140,001	5.18%	59	50	-15.25%
	CONDO	33	38	15.15%	\$478,188	\$495,286	3.58%	48	55	14.58%
Calabasas	SFR	58	77	32.76%	\$1,904,914	\$1,767,707	-7.20%	68	62	-8.82%
	CONDO	18	29	61.11%	\$585,417	\$587,931	0.43%	46	55	19.57%
Chatsworth	SFR	80	94	17.50%	\$848,256	\$860,253	1.41%	62	53	-14.52%
	CONDO	51	44	-13.73%	\$465,047	\$457,951	-1.53%	41	55	34.15%
Encino	SFR	111	131	18.02%	\$1,785,394	\$1,799,930	0.81%	57	47	-17.54%
	CONDO	52	56	7.69%	\$500,834	\$478,515	-4.46%	48	39	-18.75%
Hidden Hills	SFR	9	6	-33.33%	\$4,012,111	\$6,045,000	50.67%	75	66	-12.00%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Northridge	SFR	150	123	-18.00%	\$759,549	\$761,955	0.32%	48	41	-13.87%
	CONDO	26	28	7.69%	\$452,342	\$460,834	1.88%	41	39	-4.88%
Tarzana	SFR	87	73	-16.09%	\$1,195,744	\$1,295,734	8.36%	50	62	24.00%
	CONDO	42	54	28.57%	\$416,737	\$390,324	-6.34%	48	45	-6.25%
Westlake Village	SFR	89	100	12.36%	\$1,746,875	\$2,204,984	26.22%	81	75	-7.41%
	CONDO	57	60	5.26%	\$665,918	\$755,107	13.39%	66	61	-7.58%
Woodland Hills	SFR	178	210	17.98%	\$935,744	\$985,381	5.30%	53	50	-6%
	CONDO	44	69	56.82%	\$469,634	\$481,259	2.48%	43	55	27.91%



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	169	155	-8.28%	\$970,397	\$964,086	-0.65%	36	34	-5.56%
	CONDO	59	50	-15.25%	\$581,405	\$571,782	-1.66%	34	53	55.88%
Glendale	SFR	168	164	-2.38%	\$1,070,340	\$998,334	-6.73%	40	45	12.50%
	CONDO	95	93	-2.11%	\$557,874	\$548,939	-1.60%	36	41	13.89%
Sherman Oaks	SFR	159	200	25.79%	\$1,353,906	\$1,347,128	-0.50%	49	48	-2.04%
	CONDO	80	94	17.50%	\$566,037	\$557,106	-1.58%	38	51	34.21%
Studio City	SFR	93	88	-5.38%	\$1,789,342	\$1,799,855	0.59%	55	55	0.00%
	CONDO	42	53	26.19%	\$682,281	\$706,288	3.52%	38	43	13.16%
Toluca Lake	SFR	30	22	-26.67%	\$1,529,957	\$2,254,289	47.34%	58	59	1.72%
	CONDO	20	16	-20.00%	\$579,805	\$612,688	5.67%	47	48	2.13%

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The home sales activity in East San Fernando Valley proved bifurcated in the third quarter compared to the third quarter last year, with slowing of sales in Toluca Lake and Burbank and strengthening of sales in Sherman Oaks and Studio City. Decline in sales could have been a function of depleted inventories, which also characterized the area. Home prices, however, generally remained flat, though lack of inventory in Toluca Lake drove up average prices solidly compared to last year. Buyers were slower to decide, although still more determined than earlier this year.



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	53	68	28.30%	\$766,650	\$701,500	-8.50%	36	32	-11.11%
	CONDO	47	31	-34.04%	\$555,114	\$513,790	-7.44%	28	31	10.71%
Altadena	SFR	103	106	2.91%	\$962,563	\$1,044,887	8.55%	41	36	-12.20%
	CONDO	2	1	-50.00%	\$385,000	\$550,000	42.86%	30	43	43.33%
Pasadena	SFR	235	253	7.66%	\$1,314,752	\$1,212,882	-7.75%	46	49	6.52%
	CONDO	142	132	-7.04%	\$740,795	\$773,427	4.40%	38	45	18.42%
San Gabriel	SFR	67	69	2.99%	\$865,855	\$870,615	0.55%	41	35	-14.63%
	CONDO	13	17	30.77%	\$672,522	\$548,179	-18.49%	34	26	-23.53%
San Marino	SFR	37	34	-8.11%	\$2,808,308	\$2,335,214	-16.85%	63	64	1.59%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	24	28	-8.82%	\$1,558,706	\$1,402,607	-10.01%	35	36	3.99%
	CONDO	12	11	-8.33%	\$770,075	\$767,000	-0.40%	39	34	-12.82%

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While home sales activity in Pasadena areas averaged 2 percent above last year’s third quarter, the increase mostly came from stronger sales of single-family homes in Alhambra, while South Pasadena and San Marino continued to trend with fewer sales. Condo sales generally showed more weakness than single-family home sales. Home prices also trended below last year’s levels, though single-family homes in Altadena showed some improvement. Again, weaker prices were largely due to slowing of prices in San Marino and South Pasadena.



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Despite fewer homes sold in Glendale, where most of this area’s homes are selling, La Cañada Flintridge continued to see strength in sales of single-family homes, followed by stronger sales of condos in the neighborhood of La Crescenta/Glendale/Montrose/Sparr Heights which also showed some stronger price growth. Nevertheless, home prices showed an average decline overall compared to third quarter last year — with an exception of an increase in Sunland/Tujunga for single-family homes. Buyers took a little longer to decide, increasing the average days on market by about 5 days.

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	20	19	-5.00%	\$1,036,650	\$1,062,384	2.48%	24	34	41.67%
	CONDO	1	0	-100.00%	\$560,000	NA	N/A	11	0	N/A
Glendale	SFR	168	164	-2.38%	\$1,070,340	\$998,334	-6.73%	40	45	12.50%
	CONDO	95	93	-2.11%	\$557,874	\$548,939	-1.60%	36	41	13.89%
La Cañada Flintridge	SFR	55	64	16.36%	\$2,147,464	\$1,926,836	-10.27%	56	57	1.79%
	CONDO	0	2	NA	NA	\$914,500	NA	NA	50	NA
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	103	102	-0.97%	\$964,134	\$954,553	-0.99%	38	39	2.63%
	CONDO	14	24	71.43%	\$558,786	\$583,979	4.51%	41	41	0.00%
Sunland/Tujunga	SFR	119	99	0.00%	\$633,797	\$676,260	6.70%	46	41	-10.87%
	CONDO	23	9	-50.00%	\$479,763	\$471,556	-1.71%	36	63	75.00%



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While home sales activity in Northeast Los Angeles was generally on trend with last year’s third quarter, fewer sales in Glassell Park and Montecito Heights were offset by stronger sales in Eagle Rock and Mount Washington. Although condos generally comprise a smaller share of sales in these areas, they also posted fewer sales compared to last year. Average home prices also moderated in this quarter following the large home price increases previously seen. Buyers were generally more cautious and took longer to shop around.

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	47	60	27.66%	\$1,007,374	\$1,007,100	-0.03%	37	34	-8.11%
	CONDO	0	0	N/A	N/A	0	N/A	N/A	0	N/A
Glassell Park	SFR	36	23	-36.11%	\$886,444	\$854,071	-3.65%	43	39	-9.30%
	CONDO	3	2	-33.33%	\$658,000	\$677,500	2.96%	35	70	100.00%
Highland Park	SFR	94	91	-3.19%	\$915,709	\$841,655	-8.09%	37	34	-8.11%
	CONDO	137	3	-97.81%	\$568,227	\$454,929	-19.94%	21	38	80.95%
Montecito Heights	SFR	7	6	-14.29%	\$708,571	\$795,000	12.20%	31	54	74.19%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	3	9	200.00%	\$963,333	\$847,278	-12.05%	49	42	-14.29%
	CONDO	23	18	-21.74%	\$467,339	\$495,766	6.08%	41	32	-21.95%
Mount Washington	SFR	39	42	7.69%	\$1,018,657	\$942,032	-7.52%	37	43	16.22%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A



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Home sales activity in South Bay saw some divergence between condos and single-family homes, with sales of single-family homes generally remaining strong while condo sales generally declined, though this could be due to a lack of inventory. Homes prices followed a similar pattern with most areas, except Playa Vista seeing a slowing of condo prices while single-family prices continued to growth. Playa Vista and Hermosa Beach saw a particularly strong increase in average price of homes.

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	110	101	-8.18%	\$1,754,138	\$1,566,524	-10.70%	54	65	20.37%
	CONDO	63	48	-23.81%	\$671,346	\$714,706	6.46%	64	42	-34.38%
Azusa	SFR	74	74	0.00%	\$554,006	\$584,486	5.50%	26	31	19.23%
	CONDO	64	38	-40.63%	\$402,160	\$390,606	-2.87%	31	32	3.23%
Bradbury	SFR	8	3	-62.50%	\$2,538,125	\$4,840,000	90.69%	92	180	95.65%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	78	66	-15.38%	\$892,972	\$845,548	-5.31%	31	39	25.81%
	CONDO	27	21	-22.22%	\$595,442	\$494,995	-16.87%	18	32	77.78%
Monterey Park	SFR	58	50	-13.79%	\$735,238	\$767,881	4.44%	28	35	25.00%
	CONDO	32	37	15.63%	\$587,000	\$587,719	0.12%	27	36	33.33%
Sierra Madre	SFR	32	25	-38.89%	\$1,072,922	\$997,276	-7.05%	44	33	-25.00%
	CONDO	1	5	100.00%	\$1,020,000	\$707,200	-30.67%	62	35	-43.55%



South Bay



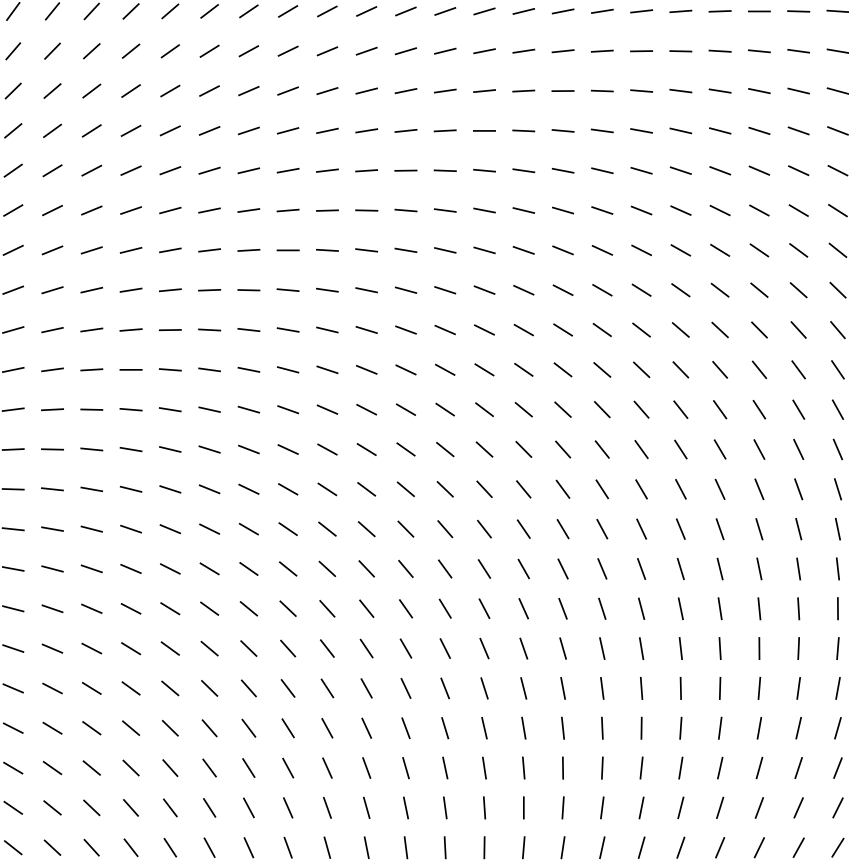
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South Bay

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	23	20	-13.04%	\$1,500,674	\$1,498,528	-0.14%	38	63	65.79%
	CONDO	18	6	-66.67%	\$849,706	\$817,083	-3.84%	35	47	34.29%
Hermosa Beach	SFR	19	22	15.79%	\$2,018,105	\$2,580,272	27.86%	37	43	16.22%
	CONDO	31	31	0.00%	\$2,096,001	\$1,811,258	-13.59%	38	62	63.16%
Hawthorne	SFR	77	69	-10.39%	\$716,018	\$747,142	4.35%	23	26	13.04%
	CONDO	34	27	-20.59%	\$763,322	\$695,585	-8.87%	19	19	0.00%
Manhattan Beach	SFR	83	74	-10.84%	\$3,255,275	\$3,052,040	-6.24%	42	50	19.05%
	CONDO	28	15	-46.43%	\$2,535,375	\$2,184,628	-13.83%	55	89	61.82%
Palos Verdes Estates	SFR	49	61	24.49%	\$2,111,763	\$2,269,794	7.48%	52	58	11.54%
	CONDO	1	1	0.00%	\$660,000	\$685,000	3.79%	44	22	-50.00%
Playa Del Rey	SFR	12	15	25.00%	\$1,659,500	\$1,689,600	1.81%	50	51	2.00%
	CONDO	35	43	22.86%	\$689,886	\$662,058	-4.03%	29	31	6.90%
Playa Vista	SFR	4	7	75.00%	\$2,188,500	\$2,805,809	28.21%	8	49	512.50%
	CONDO	32	31	-3.13%	\$1,158,906	\$1,222,576	5.49%	30	42	40.00%
Rancho Palos Verdes	SFR	99	111	12.12%	\$1,466,115	\$1,473,506	0.50%	33	45	36.36%
	CONDO	25	26	4.00%	\$704,260	\$714,950	1.52%	37	39	5.41%
Redondo Beach	SFR	68	76	11.76%	\$1,397,929	\$1,421,783	1.71%	28	37	32.14%
	CONDO	143	127	-11.19%	\$1,055,513	\$1,034,524	-1.99%	33	31	-6.06%
Rolling Hills Estate	SFR	14	24	71.43%	\$1,980,738	\$1,792,677	-9.49%	37	44	18.92%
	CONDO	19	20	5.26%	\$723,005	\$695,945	-3.74%	20	19	-5.00%
Torrance	SFR	241	237	-1.66%	\$834,741	\$888,850	6.48%	24	26	8.33%
	CONDO	133	102	-23.31%	\$555,485	\$535,314	-3.63%	30	40	33.33%



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