



Q3
2020

Los Angeles Quarterly Market Insights Report (MICRO)

COMPASS



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It is our pleasure to bring you the Compass 2020 Q3 Real Estate Market Report. As Los Angeles felt the continuing impact of COVID-19 with restaurants and non-essential businesses facing closures and restrictions for a second time the real estate market’s strength continued to surprise. Many communities saw both sales activity and price increases. Inventory constraints contributed to the multiple offers and biddings wars seen in parts of Los Angeles. The popular community of Manhattan Beach saw home sales increase by 72 percent. Neighboring Hermosa Beach had 50 percent more home sales than last year’s third quarter.

We saw serious buyers make above asking price offers immediately after seeing a property. Days on market declined at rates not seen in the last decade. Days on market fell by 55 percent for single-family homes in Brentwood. Historic low-interest rates allowed more buyers to qualify for higher-priced homes.

The perfect storm of low rates, children learning at home, and the ability to work from home turned Millennial renters into buyers as they accelerated their home buying timelines. Highland Park in Northeast Los Angeles, a vibrant community for young families had a 14 percent increase in home prices. As Work from Home orders were extended the flight to the suburbs continued through the third quarter. Malibu was a stand-out with a 174 percent increase in home sales. As we move into the fourth quarter Los Angeles remains one of the country’s most desirable places to live.

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Los Angeles + Westside



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Housing market activity in the Coastal Communities showed a 28 percent third quarter increase. Single-family home sales outperformed condos. The flight to less populated areas made Malibu highly desirable. Single-family home sales experienced a 174 percent increase. Third quarter home prices rose 24 percent to \$4.2 million. Pacific Palisades with high-end retail and dining attracted buyers with a 23 percent increase in home sales.

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	27	74	174.10%	\$3,397,959	\$4,229,159	24.50%	101	46	-54.10%
	CONDO	12	24	100.00%	\$1,018,083	\$1,117,470	9.80%	102	50	-50.80%
Malibu Beach	SFR	9	26	188.90%	\$22,163,056	\$9,073,683	-59.10%	91	69	-23.70%
	CONDO	6	8	33.30%	\$1,448,333	\$806,094	-44.30%	57	80	41.60%
Marina Del Rey	SFR	22	23	4.50%	\$1,699,352	\$1,810,348	6.50%	64	48	-25.00%
	CONDO	77	85	10.40%	\$1,091,941	\$1,021,804	-6.40%	47	30	-36.50%
Pacific Palisades	SFR	68	84	23.50%	\$4,128,725	\$3,742,279	-9.40%	63	31	-50.80%
	CONDO	19	24	26.30%	\$1,159,913	\$1,141,888	-1.60%	50	24	-52.50%
Palms - Mar Vista	SFR	83	80	-3.60%	\$1,826,689	\$1,960,493	7.30%	31	23	-25.00%
	CONDO	28	31	10.70%	\$762,595	\$762,895	0.00%	30	24	-20.30%
Santa Monica	SFR	53	81	52.80%	\$3,369,774	\$3,226,285	-4.30%	53	27	-48.70%
	CONDO	103	129	25.20%	\$1,354,276	\$1,156,530	-14.60%	49	36	-25.50%
Topanga	SFR	30	36	20.00%	\$1,533,700	\$1,438,319	-6.20%	70	33	-53.40%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Venice	SFR	50	75	50.00%	\$2,196,984	\$2,261,350	2.90%	51	33	-35.90%
	CONDO	5	9	80.00%	\$1,310,400	\$1,366,722	4.30%	60	18	-69.20%
Westchester	SFR	96	105	9.40%	\$1,361,126	\$1,521,449	11.80%	35	23	-34.40%
	CONDO	15	5	-66.70%	\$519,900	\$589,800	13.40%	52	18	-64.40%



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	41	29	-29.30%	\$7,920,000	\$6,413,008	-19.00%	104	49	-53%
	CONDO	15	21	40.00%	\$1,339,700	\$1,385,571	3.4%	80	40	-49.5%
Beverly Hills P.O.	SFR	36	49	36.10%	\$4,361,719	\$5,697,064	30.6%	91	46	-49.3%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Bel Air - Holmby Hills	SFR	52	68	30.80%	\$6,954,081	\$4,241,540	-39.00%	83	38	-53.60%
	CONDO	1	1	0.00%	\$1,180,000	\$820,000	-30.5%	12	13	8%

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Home sales activity in the Hills increased 16 percent in the third quarter compared to last year. Home prices declined by almost 15 percent to \$3.7 million contributing to increased sales. Lower prices also prompted buyers to move quickly in the Hills where days on market decreased by 50 percent. Beverly Hills saw single-family home prices drop to \$6.7 million from \$7.9 million the year before.



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	48	51	6.20%	\$1,676,419	\$1,887,432	12.60%	48	30	-38.40%
	CONDO	10	18	80.00%	\$946,700	\$930,985	-1.70%	65	36	-43.90%
Brentwood	SFR	58	81	39.70%	\$5,387,881	\$4,894,802	-9.20%	89	40	-54.90%
	CONDO	56	55	-1.80%	\$1,127,650	\$1,001,817	-11.20%	42	28	-32.90%
Cheviot Hills-Rancho Park	SFR	17	19	11.80%	\$1,962,024	\$3,001,132	53.00%	38	34	-11.00%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
West LA	SFR	21	29	38.10%	\$1,491,524	\$1,423,444	-4.60%	59	22	-62.90%
	CONDO	46	34	-26.10%	\$917,698	\$918,497	0.10%	42	36	-15.70%
Westwood-Century City	SFR	39	42	7.70%	\$2,637,831	\$2,807,254	6.40%	50	29	-39.10%
	CONDO	135	118	-12.60%	\$1,222,679	\$1,184,942	-3.10%	52	36	-31.80%

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The Westside’s home sales activity was not as brisk as other areas only posting a 4 percent third quarter gain. Year-over-year overall home prices did increase by 4 percent. The Westside’s single-family home market had mixed results. In Brentwood, average single-family property prices fell to \$4.8 million from \$5.3 million the year before. Conversely, Cheviot Hills-Rancho Park saw home prices rise to \$3 million compared to \$1.9 million.



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	56	54	-3.60%	\$1,884,008	\$2,134,995	13.30%	44	23	-47.40%
	CONDO	29	29	0.00%	\$888,976	\$894,585	0.60%	36	30	-15.40%
Hancock Park - Wilshire	SFR	70	65	-7.10%	\$2,225,586	\$2,345,526	5.40%	63	29	-54.50%
	CONDO	44	41	-6.80%	\$661,900	\$710,829	7.40%	54	35	-36.00%
Hollywood Hills East	SFR	29	43	48.30%	\$1,374,764	\$1,638,879	19.20%	58	46	-21.50%
	CONDO	12	9	-25.00%	\$500,083	\$656,889	31.40%	61	31	-48.70%
Sunset Strip - Hollywood Hills West	SFR	106	133	25.50%	\$2,506,118	\$2,643,316	5.50%	64	40	-36.70%
	CONDO	32	31	-3.10%	\$2,029,844	\$745,712	-63.30%	69	26	-62.80%
West Hollywood	SFR	27	38	40.70%	\$2,102,948	\$1,965,395	-6.50%	55	31	-43.20%
	CONDO	114	115	0.90%	\$883,612	\$889,409	0.70%	47	32	-31.20%

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Home sales activity in the Hollywood Hills & Mid-City increased 8 percent compared to last year’s third quarter, while home prices declined by 3 percent to \$1.4 million. Condominiums in densely populated Hollywood Hills-Sunset Strip saw year-over-year prices fall 63 percent to \$745,712 from \$2 million. Buyers taking advantage of falling prices moved quickly causing days on market to decline by 63 percent.



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	77	69	-10.40%	\$1,480,015	\$1,409,630	-4.80%	40	22	-46.60%
	CONDO	46	57	23.90%	\$775,446	\$697,494	-10.10%	37	22	-40.50%
Inglewood	SFR	61	58	-4.90%	\$652,697	\$697,605	6.90%	36	27	-24.30%
	CONDO	25	20	-20.00%	\$435,172	\$429,530	-1.30%	62	32	-48.40%
Ladera Heights	SFR	16	13	-18.80%	\$1,193,269	\$1,461,154	22.40%	80	33	-58.70%
	CONDO	3	5	66.70%	\$610,000	\$559,600	-8.30%	35	26	-24.30%
Park Hills Heights	SFR	111	128	15.30%	\$836,167	\$927,637	10.90%	42	27	-36.30%
	CONDO	24	24	0.00%	\$502,083	\$616,209	22.70%	58	40	-31.00%

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In Westside South, the much anticipated \$5 billion SoFi Stadium, home to the LA Rams opened on September 8. Though third-quarter home sales activity only posted a modest 3 percent increase. Days on market did decline there by 41 percent. Ladera Heights was a bright spot with single-family home prices increasing by 22 percent to \$1.4 million. That’s up from \$1.2 million from last year’s levels.



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	19	35	84.20%	\$1,062,384	\$1,027,949	-3.20%	42	23	-44.70%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Downtown L.A.	SFR	30	20	-33.30%	\$570,400	\$561,322	-1.60%	43	26	-40.00%
	CONDO	87	83	-4.60%	\$794,719	\$640,206	-19.40%	67	54	-19.80%
Hollywood	SFR	21	34	61.90%	\$1,431,767	\$1,424,592	-0.50%	52	28	-46.60%
	CONDO	32	33	3.10%	\$1,011,197	\$846,915	-16.20%	61	42	-31.10%
Los Feliz	SFR	44	55	25.00%	\$1,727,222	\$2,450,166	41.90%	50	39	-42.30%
	CONDO	10	12	20.00%	\$670,925	\$746,000	11.20%	25	24	-4.80%
Silver Lake - Echo Park	SFR	83	98	18.10%	\$1,359,684	\$1,458,560	7.30%	51	32	-37.30%
	CONDO	21	34	61.90%	\$846,381	\$743,574	-12.10%	29	28	-1.80%

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Homes sales activity in the Metro area rose 16 percent above last year’s third quarter numbers. Single-family home prices in the popular community of Los Feliz enjoyed a 42 percent increase to \$2.4 million, up from \$1.7 million. Los Feliz buyers moved 42 percent faster than last year. It’s not surprising that Downtown L.A. condominiums are no longer in demand. Sale prices there slid by 19 percent to \$640,206.



San Fernando Valley



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Sales of homes in San Fernando Valley West showed an 18 percent improvement compared to last year. Home prices also increased by 7 percent. Buyers were eager to move forward as days on market decreased by 42 percent. The West Valley community of Woodland Hills saw a 30 percent sales activity increase for single-family homes. Average home prices there rose 11 percent to \$1,099,127.

San Fernando Valley West of 405

Agoura & Adjacent Communities

		Number of Sales			Average Sold Price			Days on Market		
	TYPE	2019	2020	% CHANGE	2019	2020	% CHANGE	2019	2020	% CHANGE
Agoura	SFR	98	114	16.30%	\$1,140,001	\$1,184,772	3.90%	55	37	-31.90%
	CONDO	38	54	42.10%	\$495,286	\$469,757	-5.20%	60	36	-40.60%
Calabasas	SFR	77	96	24.70%	\$1,767,707	\$1,850,545	4.70%	77	46	-39.90%
	CONDO	29	31	6.90%	\$587,931	\$671,016	14.10%	63	23	-64.00%
Chatsworth	SFR	93	78	-16.10%	\$861,600	\$892,032	3.50%	60	33	-44.40%
	CONDO	43	30	-30.20%	\$455,485	\$472,767	3.80%	67	23	-65.90%
Encino	SFR	132	170	28.80%	\$1,801,445	\$2,108,044	17.00%	54	27	-50.10%
	CONDO	57	68	19.30%	\$479,067	\$474,865	-0.90%	49	30	-39.30%
Hidden Hills	SFR	6	11	83.30%	\$6,045,000	\$6,934,444	14.70%	102	75	-26.50%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Northridge	SFR	125	132	5.60%	\$758,479	\$821,886	8.40%	48	22	-53.70%
	CONDO	29	26	-10.30%	\$457,185	\$501,288	9.60%	41	38	-7.10%
Tarzana	SFR	76	94	23.70%	\$1,295,734	\$1,431,608	10.50%	69	27	-60.20%
	CONDO	53	58	9.40%	\$389,736	\$456,634	17.20%	51	38	-25.10%
Westlake Village	SFR	101	150	48.50%	\$2,194,341	\$1,845,641	-15.90%	73	54	-26.90%
	CONDO	59	69	16.90%	\$761,803	\$681,386	-10.60%	65	51	-20.80%
Woodland Hills	SFR	209	271	29.70%	\$987,416	\$1,099,127	11.30%	60	26	-56.20%
	CONDO	69	72	4.30%	\$481,259	\$478,127	-0.70%	59	22	-62.00%



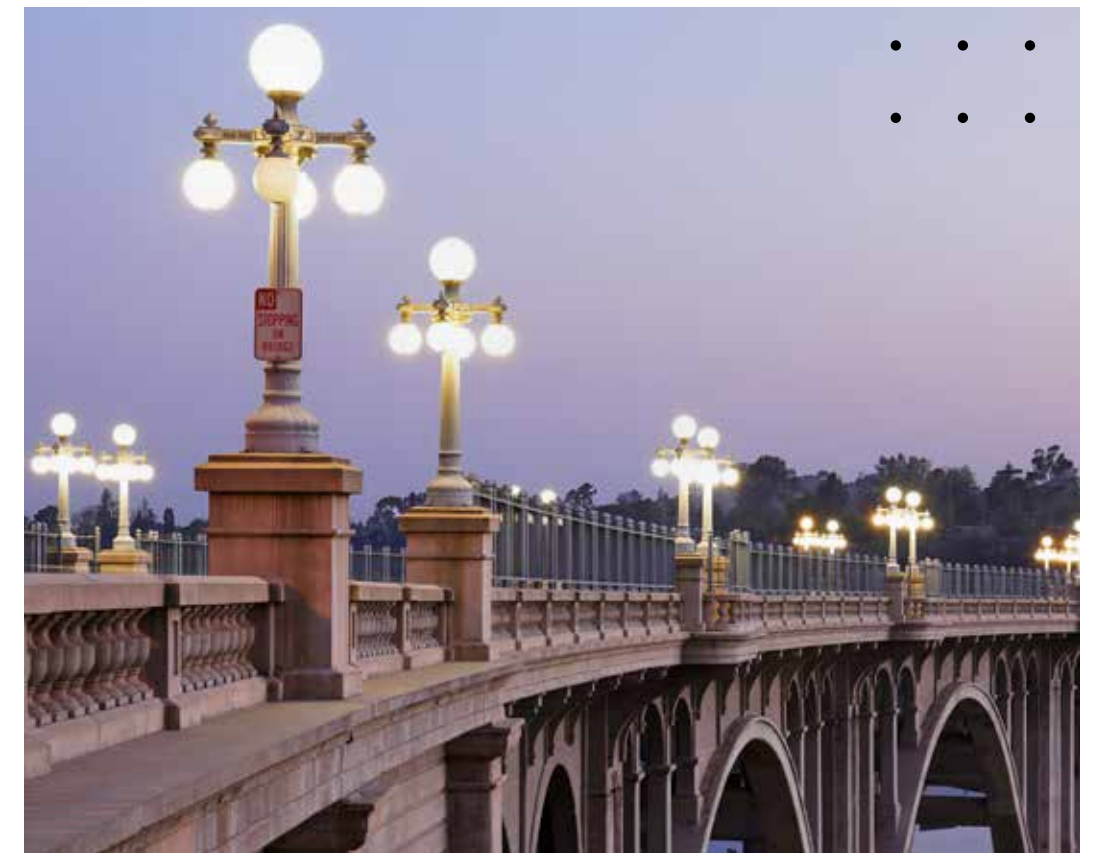
San Fernando Valley East of 405

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	158	166	5.10%	\$962,306	\$1,039,043	8.00%	36	22	-39.00%
	CONDO	50	50	0.00%	\$573,642	\$625,452	9.00%	55	29	-46.50%
Glendale	SFR	179	198	10.60%	\$991,435	\$1,152,761	16.30%	49	28	-42.60%
	CONDO	99	76	-23.20%	\$542,589	\$571,217	5.30%	44	32	-27.90%
Sherman Oaks	SFR	201	218	8.50%	\$1,345,078	\$1,667,326	24.00%	53	31	-47.70%
	CONDO	84	89	6.00%	\$556,414	\$579,840	4.20%	59	31	-51.80%
Studio City	SFR	90	112	24.40%	\$1,797,804	\$2,145,928	19.40%	58	25	-56.20%
	CONDO	53	61	15.10%	\$706,228	\$706,630	0.10%	55	24	-56.00%
Toluca Lake	SFR	22	26	18.20%	\$2,254,289	\$1,954,058	-13.30%	59	23	-61.80%
	CONDO	16	30	87.50%	\$612,688	\$660,130	7.70%	51	21	-58.40%

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The home sales activity in San Fernando Valley East for the third quarter was not as favorable as San Fernando Valley West with only an 8 percent increase. Home prices in San Fernando Valley East tracked at a 7 percent year-over-year increase. Sherman Oaks and Studio City outperformed that number with single-family home price increases of 24 percent and 19 percent. In Sherman Oaks, the average sales price rose to \$1.6 million.



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	75	41	-45.30%	\$733,462	\$803,674	9.60%	39	20	-48.80%
	CONDO	32	37	15.60%	\$513,046	\$579,916	13.00%	32	37	17.50%
Altadena	SFR	122	91	-25.40%	\$1,066,181	\$1,112,570	4.40%	37	27	-28.00%
	CONDO	1	1	0.00%	\$550,000	\$475,000	-13.60%	43	7	-83.70%
Pasadena	SFR	296	222	-25.00%	\$1,212,061	\$1,379,511	13.80%	53	35	-34.30%
	CONDO	154	130	-15.60%	\$755,526	\$716,385	-5.20%	50	36	-28.40%
San Gabriel	SFR	72	72	0.00%	\$881,590	\$952,141	8.00%	43	26	-39.20%
	CONDO	17	12	-29.40%	\$548,179	\$702,917	28.20%	25	22	-12.20%
San Marino	SFR	42	35	-16.70%	\$2,253,590	\$2,204,240	-2.20%	54	45	-30.20%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	31	35	12.90%	\$1,451,581	\$1,629,697	12.30%	34	34	0.00%
	CONDO	16	9	-43.80%	\$824,998	\$817,667	-0.90%	35	26	-26.80%

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Home sales activity in Pasadena posted a 20 percent decline compared to last year’s third quarter. A 14 percent increase in single-family home prices to \$1.3 million may have deterred buyers. Neighboring San Marino saw a 2 percent decrease in home prices. South Pasadena’s traditionally strong condominium market was hit hard in the third quarter with a 44 percent sales decline compared to last year.



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	SFR	19	35	84.20%	\$1,062,384	\$1,027,949	-3.20%	42	23	-44.70%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Glendale	SFR	179	198	10.60%	\$991,435	\$1,152,761	16.30%	49	28	-42.60%
	CONDO	99	76	-23.20%	\$542,589	\$571,217	5.30%	44	32	-27.90%
La Cañada Flintridge	SFR	82	89	8.50%	\$1,898,494	\$2,171,472	14.40%	59	50	-15.90%
	CONDO	2	4	100.00%	\$914,500	\$1,120,250	22.50%	64	24	-62.90%
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	104	82	-21.20%	\$955,091	\$1,035,777	8.40%	47	36	-23.80%
	CONDO	28	14	-50.00%	\$609,375	\$614,714	0.90%	40	48	20.70%
Sunland/Tujunga	SFR	103	96	-6.80%	\$676,104	\$742,809	9.90%	44	26	-41.70%
	CONDO	10	19	90.00%	\$466,300	\$485,368	4.10%	69	33	-51.60%

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Single-family home prices around La Cañada Flintridge showed a 12 percent increase positioning the average home price at just under a million. Glendale once considered an affordable alternative to Pasadena saw single-family home prices increase by 16 percent to \$1.1 million. Despite the price increase buyers in Glendale made quick decisions reducing days on market by 43 percent compared to last year’s third quarter.



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Home sales activity in Northeast Los Angeles slowed to a three percent gain from last year. The average home prices rose 13 percent to \$859,344. Eagle Rock's single-family home prices hit a million. Highland Park pre-COVID was a dynamic scene of restaurants, coffee shops, and wine bars. Young families who bought Craftsman homes and bungalows there saw third quarter average home prices rise 14 percent to \$962,621.

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	64	54	-15.60%	\$922,234	\$1,053,500	14.20%	33	26	-23.10%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Glassell Park	SFR	23	26	13.00%	\$849,723	\$969,253	14.10%	43	23	-46.80%
	CONDO	2	4	100.00%	\$677,500	\$749,975	10.70%	70	51	-26.60%
Highland Park	SFR	94	91	-3.20%	\$841,890	\$962,621	14.30%	40	25	-37.10%
	CONDO	8	10	25.00%	\$467,062	\$454,000	-2.80%	38	18	-52.10%
Montecito Heights	SFR	6	14	133.30%	\$795,000	\$1,003,786	26.30%	59	40	-32.80%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	10	2	-80.00%	\$869,050	\$942,000	8.40%	46	35	-23.90%
	CONDO	21	24	14.30%	\$500,657	\$516,242	3.10%	32	32	0.00%
Mount Washington	SFR	46	58	26.10%	\$934,988	\$1,082,723	15.80%	46	30	-34.70%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A



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Home sales activity in East San Gabriel Valley trended 6 percent below last year’s third quarter. Buyers moved slowly with days on market increasing 12 percent. The foothill town of Sierra Madre saw buyers making above asking price offers. Year-over-year home prices there rose 32 percent to almost \$1.3 million. Further east on the 210 Freeway, Arcadia’s condominium sales fell 42 percent while average prices dropped 3 percent to \$694,471.

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	106	102	-3.80%	\$1,538,679	\$1,592,746	3.50%	65	53	-17.90%
	CONDO	48	28	-41.70%	\$714,706	\$694,471	-2.80%	47	27	-42.30%
Azusa	SFR	77	59	-23.40%	\$581,078	\$625,642	7.70%	34	25	-27.70%
	CONDO	40	46	15.00%	\$386,540	\$428,826	10.90%	29	30	5.80%
Bradbury	SFR	3	4	33.00%	\$2,750,000	\$1,432,500	-47.90%	190	336	76.80%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	70	76	8.60%	\$855,116	\$839,754	-1.80%	42	24	-43.30%
	CONDO	22	13	-40.90%	\$494,768	\$581,131	17.50%	33	26	-19.70%
Monterey Park	SFR	51	50	-2.00%	\$763,805	\$799,089	4.60%	36	23	-35.40%
	CONDO	36	25	-30.60%	\$594,711	\$521,311	-12.30%	37	27	-27.90%
Sierra Madre	SFR	30	32	6.70%	\$962,496	\$1,275,272	32.50%	34	45	34.20%
	CONDO	6	6	0.00%	\$710,167	\$724,833	2.10%	32	58	80.90%



South Bay



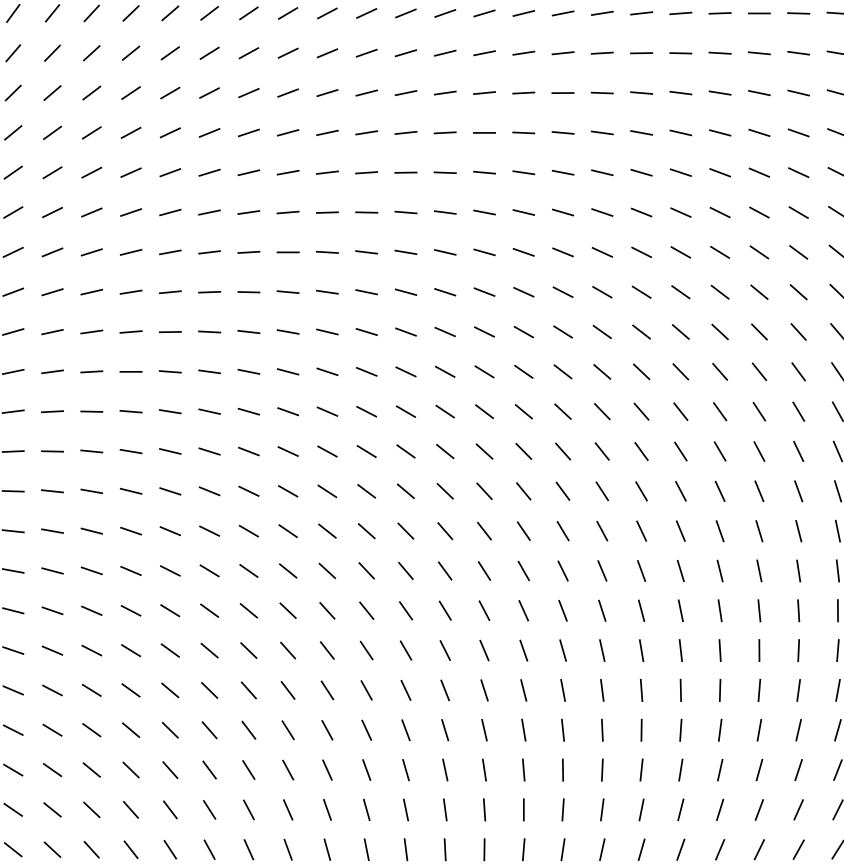
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Home sales activity in South Bay was strong around most of the region with an increase of 21 percent. Beach communities including Hermosa Beach, Manhattan Beach, Playa del Rey, and Redondo Beach were popular with single-family buyers increasing sales activity by 72 percent compared to last year’s third quarter. Average home prices there already high held steady at around \$3 million.

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	21	24	14.30%	\$1,514,324	\$1,789,474	18.20%	61	14	-76.80%
	CONDO	8	15	87.50%	\$838,903	\$948,195	13.00%	46	32	-29.90%
Hermosa Beach	SFR	22	33	50.00%	\$2,580,272	\$2,787,955	8.00%	43	47	9.50%
	CONDO	31	31	0.00%	\$1,811,258	\$1,717,516	-5.20%	64	39	-39.00%
Hawthorne	SFR	69	73	5.80%	\$747,142	\$751,361	0.60%	32	29	-8.80%
	CONDO	27	42	55.60%	\$695,289	\$775,460	11.50%	20	24	20.10%
Manhattan Beach	SFR	76	131	72.40%	\$3,018,844	\$3,001,456	-0.60%	45	46	0.30%
	CONDO	15	22	46.70%	\$2,184,628	\$2,056,141	-5.90%	103	50	-51.10%
Palos Verdes Estates	SFR	61	62	1.60%	\$2,269,794	\$2,572,423	13.30%	58	52	-9.60%
	CONDO	6	5	-16.70%	\$809,833	\$751,600	-7.20%	53	24	-54.50%
Playa Del Rey	SFR	15	19	26.70%	\$1,689,600	\$1,940,868	14.90%	51	37	-27.50%
	CONDO	43	47	9.30%	\$662,058	\$784,684	18.50%	32	23	-26.30%
Playa Vista	SFR	8	9	12.50%	\$2,955,083	\$2,372,239	-19.70%	61	56	-8.60%
	CONDO	31	31	0.00%	\$1,223,896	\$1,086,540	-11.20%	45	27	-39.40%
Rancho Palos Verdes	SFR	112	114	1.80%	\$1,473,452	\$1,841,746	25.00%	44	35	-21.10%
	CONDO	26	33	26.90%	\$714,950	\$731,591	2.30%	39	51	32.00%
Redondo Beach	SFR	76	126	65.80%	\$1,421,783	\$1,568,979	10.40%	40	27	-31.60%
	CONDO	127	179	40.90%	\$1,034,524	\$1,026,612	-0.80%	36	28	-21.40%
Rolling Hills Estate	SFR	24	39	62.50%	\$1,792,677	\$2,244,831	25.20%	44	43	-1.40%
	CONDO	20	15	-25.00%	\$695,945	\$713,913	2.60%	18	44	135.50%
Torrance	SFR	239	240	0.40%	\$887,786	\$963,743	8.60%	26	19	-27.90%
	CONDO	102	112	9.80%	\$538,255	\$585,442	8.80%	40	28	-29.90%



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