



Q4
2020

Los Angeles Quarterly Market Insights Report (MICRO)

COMPASS



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It is our pleasure to bring you the Compass 2020 Q4 Real Estate Market Report. As 2020 ended Los Angeles experienced strong home sales with prices trending upwards. Despite another regional stay-at-home order in early December, buyers remained active making above-asking price offers for move-in ready properties. Inventory constraints continued as sellers reluctant to list their homes due to COVID remained on the sidelines.

Home sales in the desirable Coastal Communities increased 33 percent in the fourth quarter compared to last year. Overall year-over-year home prices rose 17 percent to \$2,447,879. Well-heeled buyers chose single-family homes in Malibu to both stay at home and work from home. As a result, Malibu home prices increased 53 percent year-over-year to \$4.6 million.

The Hills, with an average fourth-quarter home price of \$4 million, experienced a 17 percent home price decline compared to last year. Bel Air and Holmby Hills saw single-family home prices fall 44 percent offering rarely seen buying opportunities.

West San Fernando Valley benefitted from the urban to suburban flight of millennials with families. Home sales increased 32 percent over last year’s fourth quarter. A 13 percent price increase in West San Fernando Valley brought the average home price to \$1.3 million. In Woodland Hills, buyers moved fast reducing days on market by 56 percent. East San Fernando Valley followed suit with a 27 percent increase in fourth quarter home sales. Studio City’s eager buyers pushed home sales up 47 percent year-over-year. Northeast Los Angeles, noted for relative affordability, saw home prices rise 29 percent to \$824,429.

Moving into 2021, look to more sellers to come back to the market as the vaccine is distributed. That, combined with continuing low interest rates, bode for the strong market that defines Los Angeles real estate.

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Los Angeles + Westside



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	29	59	103.45%	\$2,978,407	\$4,543,693	52.55%	126	63	-50.00%
	CONDO	7	18	157.14%	\$1,214,964	\$1,218,949	0.33%	125	77	-38.40%
Malibu Beach	SFR	9	27	200.00%	\$7,396,556	\$8,765,448	18.51%	111	81	-27.03%
	CONDO	5	6	20.00%	\$1,571,000	\$3,432,800	118.51%	56	127	126.79%
Marina Del Rey	SFR	20	29	45.00%	\$1,786,650	\$2,133,310	19.40%	65	50	-23.08%
	CONDO	72	75	4.17%	\$1,015,531	\$1,135,964	11.86%	42	35	-16.67%
Pacific Palisades	SFR	64	88	37.50%	\$3,889,951	\$4,229,550	8.73%	59	53	-10.17%
	CONDO	22	20	-9.09%	\$1,070,257	\$1,324,833	23.79%	78	43	-44.87%
Palms - Mar Vista	SFR	72	98	36.11%	\$2,021,925	\$2,011,206	-0.53%	33	36	9.09%
	CONDO	25	30	20.00%	\$749,900	\$772,409	3.00%	34	32	-5.88%
Santa Monica	SFR	67	61	-8.96%	\$3,439,030	\$3,393,282	-1.33%	67	48	-28.36%
	CONDO	97	141	45.36%	\$1,419,393	\$1,122,297	-20.93%	58	44	-24.14%
Topanga	SFR	24	45	87.50%	\$1,542,792	\$1,718,817	11.41%	70	60	-14.29%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Venice	SFR	44	67	52.27%	\$2,310,839	\$2,356,398	1.97%	59	62	5.08%
	CONDO	10	9	-10.00%	\$1,185,350	\$1,351,889	14.05%	50	72	44.00%
Westchester	SFR	81	89	9.88%	\$1,422,950	\$1,461,232	2.69%	43	32	-25.58%
	CONDO	15	18	20.00%	\$589,553	\$641,861	8.87%	35	35	0.00%

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Strong housing market activity in the Coastal Communities continued with fourth quarter sales activity 33 percent above last year’s fourth quarter. A desire for open spaces motivated buyers to the beach. The number of single-family homes sold in Malibu Beach increased 200 percent year-over-year. Home prices there rose 18 percent over last year to \$8.7 million. Neighboring Pacific Palisades saw strong activity with single-family home sales increasing 38 percent year-over-year.



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	30	28	-6.67%	\$8,685,628	\$8,712,375	0.31%	80	93	16.25%
	CONDO	22	21	-4.55%	\$1,305,502	\$1,425,024	9.16%	50	60	20.00%
Beverly Hills P.O.	SFR	39	43	10.26%	\$4,335,076	\$3,817,622	-11.94%	119	71	-40.34%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Bel Air - Holmby Hills	SFR	50	59	18.00%	\$9,235,240	\$5,215,545	-43.53%	89	66	-25.84%
	CONDO	2	2	0.00%	\$1,191,000	\$1,264,900	6.20%	229	12	-94.76%

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The number of homes sold in the Hills in the fourth quarter increased by 7 percent compared to last year. Home prices however declined by 17 percent year-over-year to \$4.1 million. Bel-Air and Holmby Hills were hit hard with single-family home prices falling in the fourth quarter to \$5.2 million from \$9.2 million. International buyers were not as strong in the Hills compared to last year.



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	43	58	34.88%	\$1,936,475	\$1,798,783	-7.11%	60	36	-40.00%
	CONDO	21	14	-33.33%	\$762,722	\$703,286	-7.79%	47	29	-38.30%
Brentwood	SFR	55	82	49.09%	\$3,898,839	\$4,502,869	15.49%	87	58	-33.33%
	CONDO	38	50	31.58%	\$1,030,922	\$861,040	-16.48%	64	43	-32.81%
Cheviot Hills-Rancho Park	SFR	15	29	93.33%	\$2,124,302	\$2,604,095	22.59%	40	39	-2.50%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
West LA	SFR	19	36	89.47%	\$1,509,829	\$1,537,677	1.84%	31	42	35.48%
	CONDO	44	42	-4.55%	\$889,272	\$941,718	5.90%	34	39	14.71%
Westwood-Century City	SFR	38	58	52.63%	\$2,795,829	\$2,592,179	-7.28%	53	35	-33.96%
	CONDO	117	120	2.56%	\$1,451,557	\$1,222,071	-15.81%	73	62	-15.07%

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Home sales activity on the Westside increased 25 percent compared to last year’s fourth quarter. Condominium prices declined in most of the Westside communities as COVID impacted multi-family desirability. Condo prices in Westwood/Century City declined by 16 percent to \$1.2 million from \$1.4 million the year before. Conversely, Brentwood's fourth quarter single-family home prices were a bright spot on the Westside increasing 16 percent to \$4.5 million compared to last year.



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	47	79	68.09%	\$1,873,210	\$2,084,714	11.29%	57	37	-35.09%
	CONDO	19	35	84.21%	\$972,964	\$833,486	-14.34%	58	42	-27.59%
Hancock Park - Wilshire	SFR	57	94	64.91%	\$2,431,920	\$2,403,298	-1.18%	58	50	-13.79%
	CONDO	41	37	-9.76%	\$760,499	\$742,878	-2.32%	50	38	-24.00%
Hollywood Hills East	SFR	19	46	142.11%	\$1,510,864	\$1,846,777	22.23%	59	48	-18.64%
	CONDO	9	17	88.89%	\$658,667	\$723,982	9.92%	44	45	2.27%
Sunset Strip - Hollywood Hills West	SFR	126	131	3.97%	\$2,405,502	\$2,660,496	10.60%	69	45	-34.78%
	CONDO	24	26	8.33%	\$1,033,614	\$988,281	-4.39%	65	47	-27.69%
West Hollywood	SFR	29	38	31.03%	\$2,030,419	\$2,397,441	18.08%	66	54	-18.18%
	CONDO	76	108	42.11%	\$880,980	\$903,185	2.52%	66	52	-21.21%

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Home sales activity in Hollywood Hills & Mid-City rose 37 percent in the fourth quarter. Hancock Park-Wilshire had strong single-family home sales with a 65 percent increase compared to last year. Single-family home prices there declined 1 percent to \$2.4 million. Low-interest rates contributed to West Hollywood’s strong condo sales with a 43 percent year-over-year increase. West Hollywood condo buyers moved quickly reducing days on market by 21 percent from 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	57	68	19.30%	\$1,496,688	\$1,532,169	2.37%	47	34	-27.66%
	CONDO	48	81	68.75%	\$744,006	\$685,018	-7.93%	35	33	-5.71%
Inglewood	SFR	55	72	30.91%	\$638,007	\$769,400	20.59%	34	30	-11.76%
	CONDO	33	32	-3.03%	\$429,742	\$450,531	4.84%	54	36	-33.33%
Ladera Heights	SFR	13	9	-30.77%	\$1,554,692	\$1,663,222	6.98%	71	39	-45.07%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Park Hills Heights	SFR	109	116	6.42%	\$817,142	\$902,301	10.42%	57	30	-47.37%
	CONDO	13	23	76.92%	\$474,423	\$616,384	29.92%	32	44	37.50%

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Westside South home sales activity trended up from last year’s fourth quarter with a 22 percent increase. Condo sales in Culver City were strong, increasing 69 percent compared to last year. This reflects the area’s younger demographics. Culver City condo prices declined by 8 percent, likely a factor in the sales activity gains. Single-family home prices in Inglewood continued their upward trend increasing 21 percent year-over-year to \$769,400.



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	22	29	31.82%	\$1,098,495	\$1,154,051	5.06%	26	44	69.23%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Downtown L.A.	SFR	20	22	10.00%	\$533,650	\$591,727	10.88%	42	47	11.90%
	CONDO	87	68	-21.84%	\$794,719	\$636,761	-19.88%	67	81	20.90%
Hollywood	SFR	30	29	-3.33%	\$1,299,483	\$1,325,317	1.99%	58	56	-3.45%
	CONDO	26	37	42.31%	\$760,602	\$814,707	7.11%	76	52	-31.58%
Los Feliz	SFR	48	69	43.75%	\$2,308,521	\$2,455,876	6.38%	49	42	-14.29%
	CONDO	4	10	150.00%	\$662,500	\$727,640	9.83%	57	36	-36.84%
Silver Lake - Echo Park	SFR	96	125	30.21%	\$1,240,591	\$1,339,513	7.97%	46	37	-19.57%
	CONDO	10	28	180.00%	\$724,690	\$732,961	1.14%	46	59	28.26%

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Homes sold in Metro Los Angeles increased by 22 percent compared to last year’s fourth quarter. Los Feliz, with high-end dining and retail, remained an in-demand neighborhood. Single-family home activity there surged 44 percent year-over-year. Los Feliz’s fourth quarter home prices increased 6 percent to \$2.4 million. Condo sales were strong in Hollywood, with a 42 percent increase over last year, with the average price rising to \$814,707.



San Fernando Valley



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	76	112	47.37%	\$1,081,302	\$1,150,000	6.35%	66	42	-36.36%
	CONDO	24	52	116.67%	\$511,515	\$502,317	-1.80%	40	34	-15.00%
Calabasas	SFR	68	86	26.47%	\$1,772,504	\$1,961,553	10.67%	78	42	-46.15%
	CONDO	20	31	55.00%	\$606,256	\$756,106	24.72%	59	38	-35.59%
Chatsworth	SFR	85	84	-1.18%	\$810,440	\$885,539	9.27%	58	30	-48.28%
	CONDO	44	56	27.27%	\$461,999	\$504,320	9.16%	56	21	-62.50%
Encino	SFR	105	157	49.52%	\$1,902,772	\$2,103,580	10.55%	65	35	-46.15%
	CONDO	54	70	29.63%	\$498,213	\$475,786	-4.50%	69	39	-43.48%
Hidden Hills	SFR	7	12	71.43%	\$4,815,000	\$5,925,583	23.07%	124	75	-39.52%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Northridge	SFR	97	125	28.87%	\$779,881	\$922,593	18.30%	50	19	-62.00%
	CONDO	26	41	57.69%	\$461,113	\$543,234	17.81%	64	22	-65.63%
Tarzana	SFR	89	88	-1.12%	\$1,370,261	\$1,465,584	6.96%	60	25	-58.33%
	CONDO	44	55	25.00%	\$388,688	\$439,298	13.02%	69	29	-57.97%
Westlake Village	SFR	91	112	23.08%	\$1,924,545	\$2,110,055	9.64%	78	62	-20.51%
	CONDO	52	65	25.00%	\$721,326	\$749,293	3.88%	60	57	-5.00%
Woodland Hills	SFR	187	250	33.69%	\$1,056,026	\$1,145,411	8.46%	68	30	-55.88%
	CONDO	54	81	50.00%	\$462,883	\$463,979	0.24%	67	35	-47.76%

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Home sales in San Fernando Valley West rose by 32 percent in the fourth quarter compared to last year. Overall prices increased 13 percent. Suburban migration likely impacted Woodland Hills, Agoura, and Calabasas. Agoura saw a 47 percent year-over-year increase in single-family home sales, with buyers moving faster as days on market declined 36 percent. First-time buyers likely contributed to Agoura condo sales, which increased by 117 percent.



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	123	182	47.97%	\$932,252	\$1,077,179	15.55%	36	22	-38.89%
	CONDO	42	59	40.48%	\$572,583	\$629,358	9.92%	47	25	-46.81%
Glendale	SFR	174	169	-2.87%	\$1,065,293	\$1,224,449	14.94%	53	33	-37.74%
	CONDO	94	109	15.96%	\$543,600	\$589,031	8.36%	51	39	-23.53%
Sherman Oaks	SFR	165	209	26.67%	\$1,453,042	\$1,623,018	11.70%	52	35	-32.69%
	CONDO	77	89	15.58%	\$563,822	\$620,267	10.01%	57	38	-33.33%
Studio City	SFR	80	118	47.50%	\$1,890,280	\$1,969,699	4.20%	56	38	-32.14%
	CONDO	47	61	29.79%	\$662,830	\$721,640	8.87%	48	38	-20.83%
Toluca Lake	SFR	11	22	100.00%	\$1,427,068	\$1,458,895	2.23%	78	49	-37.18%
	CONDO	15	31	106.67%	\$616,067	\$634,742	3.03%	50	28	-44.00%

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Homes sales activity in East San Fernando Valley remained strong rising 27 percent in the fourth quarter compared to the last year. Prices for the area were up 27 percent year-over-year. The standouts for single-family home sales were Burbank and Toluca Lake. Burbank had a 48 percent increase while Toluca Lake saw sales rise 100 percent. Condo sales activity was also strong in both cities.



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	55	56	1.82%	\$765,037	\$823,912	7.70%	40	26	-35.00%
	CONDO	41	52	26.83%	\$556,334	\$595,190	6.98%	35	45	28.57%
Altadena	SFR	112	90	-19.64%	\$1,047,746	\$1,186,039	13.20%	46	31	-32.61%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Pasadena	SFR	287	263	-8.36%	\$1,285,136	\$1,543,618	20.11%	57	37	-35.09%
	CONDO	187	176	-5.88%	\$788,498	\$716,410	-9.14%	52	38	-26.92%
San Gabriel	SFR	84	61	-27.38%	\$849,100	\$982,353	15.69%	41	21	-48.78%
	CONDO	20	19	-5.00%	\$567,912	\$611,515	7.68%	40	29	-27.50%
San Marino	SFR	22	30	36.36%	\$2,836,864	\$2,662,280	-6.15%	59	58	-1.69%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
South Pasadena	SFR	41	29	-29.27%	\$1,250,000	\$1,635,000	30.80%	46	24	-47.83%
	CONDO	11	14	27.27%	\$817,918	\$886,779	8.42%	27	20	-25.93%

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Pasadena’s fourth quarter home sales trended down with an 8 percent decline. Conversely, home prices rose 8 percent in the fourth quarter. South Pasadena single-family home sales declined by 29 percent year-over-year. The tree-lined streets of San Marino saw home sales activity rise 37 percent compared to last year's fourth quarter. Prices there were down 6 percent to an average home price of \$2.8 million.



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Home sales activity in La Cañada Flintridge in the fourth quarter increased 6 percent year-over-year. While home prices rose 14 percent year-over-year to \$1,019,261. Glendale also saw home prices increase 14 percent to \$1,224,449. Sunland/Tujunga, still relatively affordable, had a 67 percent increase in condo sales for the fourth quarter with an average sales price of \$450,000. Days on market declined there by 31 percent.

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	22	29	31.82%	\$1,098,495	\$1,154,051	5.06%	26	44	69.23%
	CONDO	0	0	NA	NA	NA	NA	NA	NA	NA
Glendale	SFR	174	169	-2.87%	\$1,065,293	\$1,224,449	14.94%	53	33	-37.74%
	CONDO	94	109	15.96%	\$543,600	\$589,031	8.36%	51	39	-23.53%
La Cañada Flintridge	SFR	73	79	8.22%	\$2,087,481	\$2,383,047	14.16%	61	38	-37.70%
	CONDO	2	3	50.00%	\$755,500	\$955,000	26.41%	88	28	-68.18%
La Crescenta/ Glendale/Montrose/ Sparr Heights	SFR	81	88	8.64%	\$966,735	\$1,144,274	18.36%	44	33	-25.00%
	CONDO	25	27	8.00%	\$665,040	\$634,115	-4.65%	47	29	-38.30%
Sunland/Tujunga	SFR	122	127	4.10%	\$643,357	\$774,088	20.32%	48	33	-31.25%
	CONDO	9	15	66.67%	\$442,000	\$450,000	1.81%	39	36	-7.69%



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Home sales in Northeast Los Angeles increased 11 percent compared to last year’s fourth quarter. The area’s popularity is reflected with home prices rising 29 percent year-over-year to \$824,429. Glassell Park off the Glendale Freeway, with historic bungalows and hillside views, saw a 26 percent year-over-year sales activity increase. Neighboring Mount Washington had a 34 percent fourth quarter increase in single-family home sales. Single-family home prices there hit \$1,078,038.

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	53	56	5.66%	\$971,982	\$1,118,043	15.03%	32	31	-3.13%
	CONDO	0	1	N/A	\$0	\$644,000	N/A	0	82	N/A
Glassell Park	SFR	35	44	25.71%	\$861,656	\$946,120	9.80%	48	41	-14.58%
	CONDO	0	3	N/A	\$0	\$527,667	N/A	0	75	N/A
Highland Park	SFR	99	92	-7.07%	\$853,094	\$967,766	13.44%	38	43	13.16%
	CONDO	2	10	400.00%	\$457,500	\$568,700	24.31%	23	21	-8.70%
Montecito Heights	SFR	7	8	14.29%	\$794,714	\$956,377	20.34%	48	35	-27.08%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monterey Hills	SFR	7	7	0.00%	\$926,080	\$905,143	-2.26%	56	40	-28.57%
	CONDO	26	25	-3.85%	\$491,904	\$532,440	8.24%	34	36	5.88%
Mount Washington	SFR	38	51	34.21%	\$1,016,674	\$1,078,038	6.04%	40	33	-17.50%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A



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East San Gabriel Valley home sales had only a 4 percent fourth quarter increase over last year. Arcadia, the region’s largest community, saw fourth quarter declines in all categories. Single-family home sales were down 9 percent as home prices fell 8 percent. Condo sales fared worse, declining 14 percent. The small foothill city of Bradbury saw fourth quarter single-family home prices increase 23 percent compared to last year’s fourth quarter.

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	105	96	-8.57%	\$1,643,045	\$1,508,319	-8.20%	75	43	-42.67%
	CONDO	50	43	-14.00%	\$806,792	\$756,286	-6.26%	48	46	-4.17%
Azusa	SFR	60	66	10.00%	\$574,145	\$685,280	19.36%	42	20	-52.38%
	CONDO	40	58	45.00%	\$437,291	\$453,982	3.82%	44	24	-45.45%
Bradbury	SFR	3	5	66.67%	\$1,943,333	\$2,382,200	22.58%	145	169	16.55%
	CONDO	0	0	N/A	\$0	\$0	N/A	0	0	N/A
Monrovia	SFR	61	72	18.03%	\$808,252	\$898,077	11.11%	46	38	-17.39%
	CONDO	15	24	60.00%	\$560,367	\$554,981	-0.96%	35	20	-42.86%
Monterey Park	SFR	60	54	-10.00%	\$793,833	\$821,192	3.45%	41	31	-24.39%
	CONDO	31	22	-29.03%	\$528,961	\$559,771	5.82%	50	43	-14.00%
Sierra Madre	SFR	33	35	6.06%	\$1,098,048	\$1,203,271	9.58%	52	26	-50.00%
	CONDO	7	1	-85.71%	\$730,143	\$550,000	-24.67%	27	55	103.70%



South Bay



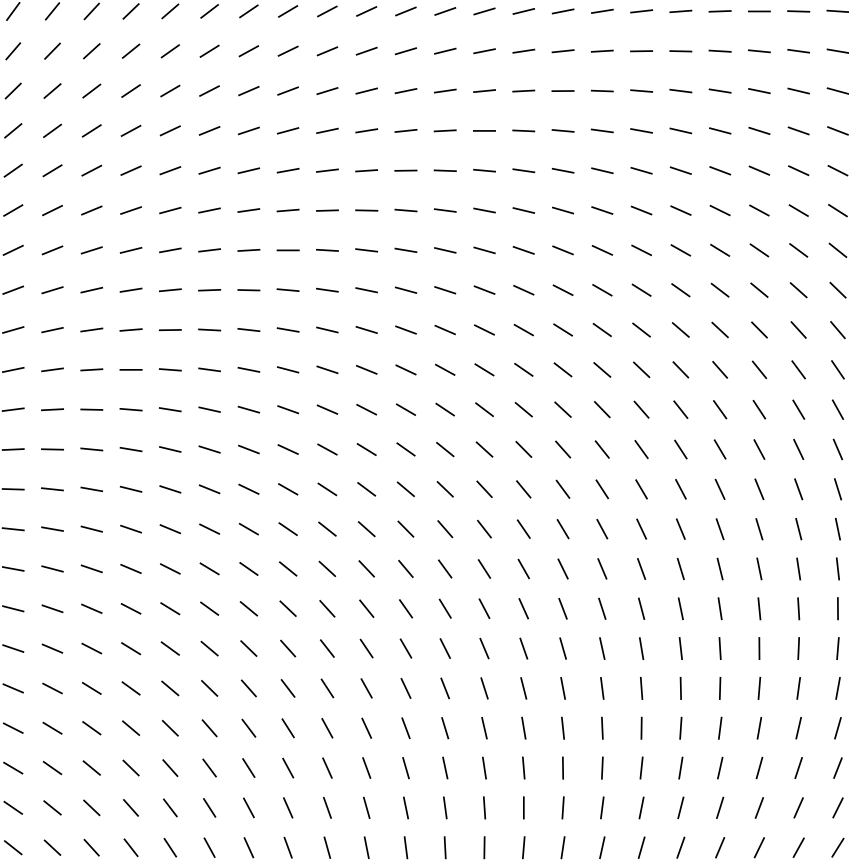
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Home sales activity in South Bay increased 21 percent over last year's fourth quarter. The average sales price rose 11 percent to \$1,534,790. South Bay buyers moved faster than the year before with days on market decreasing 22 percent. Despite those positive benchmarks single-family home sales in Hermosa Beach declined by 23 percent in the fourth quarter as the average sales price climbed 32 percent over last year's \$2,929,000.

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	18	26	44.44%	\$1,692,167	\$1,795,731	6.12%	45	52	15.56%
	CONDO	17	16	-5.88%	\$801,754	\$968,249	20.77%	46	32	-30.43%
Hermosa Beach	SFR	35	27	-22.86%	\$2,225,436	\$2,929,807	31.65%	77	58	-24.68%
	CONDO	24	26	8.33%	\$1,634,824	\$1,765,699	8.01%	59	38	-35.59%
Hawthorne	SFR	68	81	19.12%	\$760,027	\$787,230	3.58%	51	25	-50.98%
	CONDO	15	35	133.33%	\$861,659	\$729,143	-15.38%	32	20	-37.50%
Manhattan Beach	SFR	84	107	27.38%	\$2,872,050	\$3,295,074	14.73%	59	52	-11.86%
	CONDO	13	29	123.08%	\$2,178,846	\$2,246,984	3.13%	44	25	-43.18%
Palos Verdes Estates	SFR	40	50	25.00%	\$1,836,265	\$2,570,883	40.01%	76	51	-32.89%
	CONDO	1	3	200.00%	\$689,000	\$763,333	10.79%	96	14	-85.42%
Playa Del Rey	SFR	20	10	-50.00%	\$1,856,208	\$2,374,734	27.93%	56	64	14.29%
	CONDO	24	37	54.17%	\$698,172	\$785,028	12.44%	43	30	-30.23%
Playa Vista	SFR	8	14	75.00%	\$2,620,263	\$2,083,929	-20.47%	39	68	74.36%
	CONDO	30	31	3.33%	\$1,136,156	\$1,091,908	-3.89%	48	50	4.17%
Rancho Palos Verdes	SFR	93	120	29.03%	\$1,437,000	\$1,634,850	13.77%	57	25	-56.14%
	CONDO	32	41	28.13%	\$708,227	\$716,016	1.10%	41	30	-26.83%
Redondo Beach	SFR	86	101	17.44%	\$1,318,249	\$1,491,486	13.14%	41	35	-14.63%
	CONDO	124	146	17.74%	\$1,005,019	\$1,094,513	8.90%	49	28	-42.86%
Rolling Hills Estate	SFR	26	39	50.00%	\$2,044,673	\$2,245,024	9.80%	43	62	44.19%
	CONDO	15	19	26.67%	\$616,705	\$846,047	37.19%	27	45	66.67%
Torrance	SFR	219	237	8.22%	\$877,333	\$966,170	10.13%	30	18	-40.00%
	CONDO	87	106	21.84%	\$521,000	\$587,500	12.76%	36	28	-22.22%



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