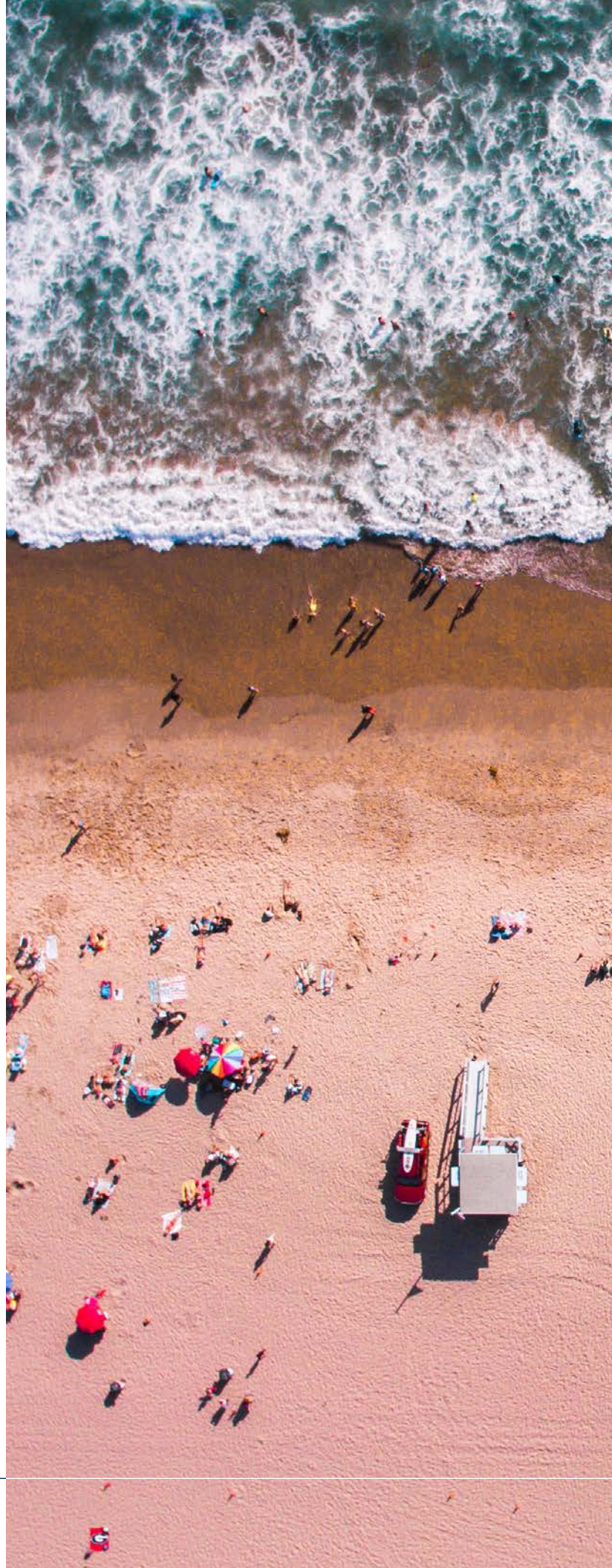




Market Report

Contents

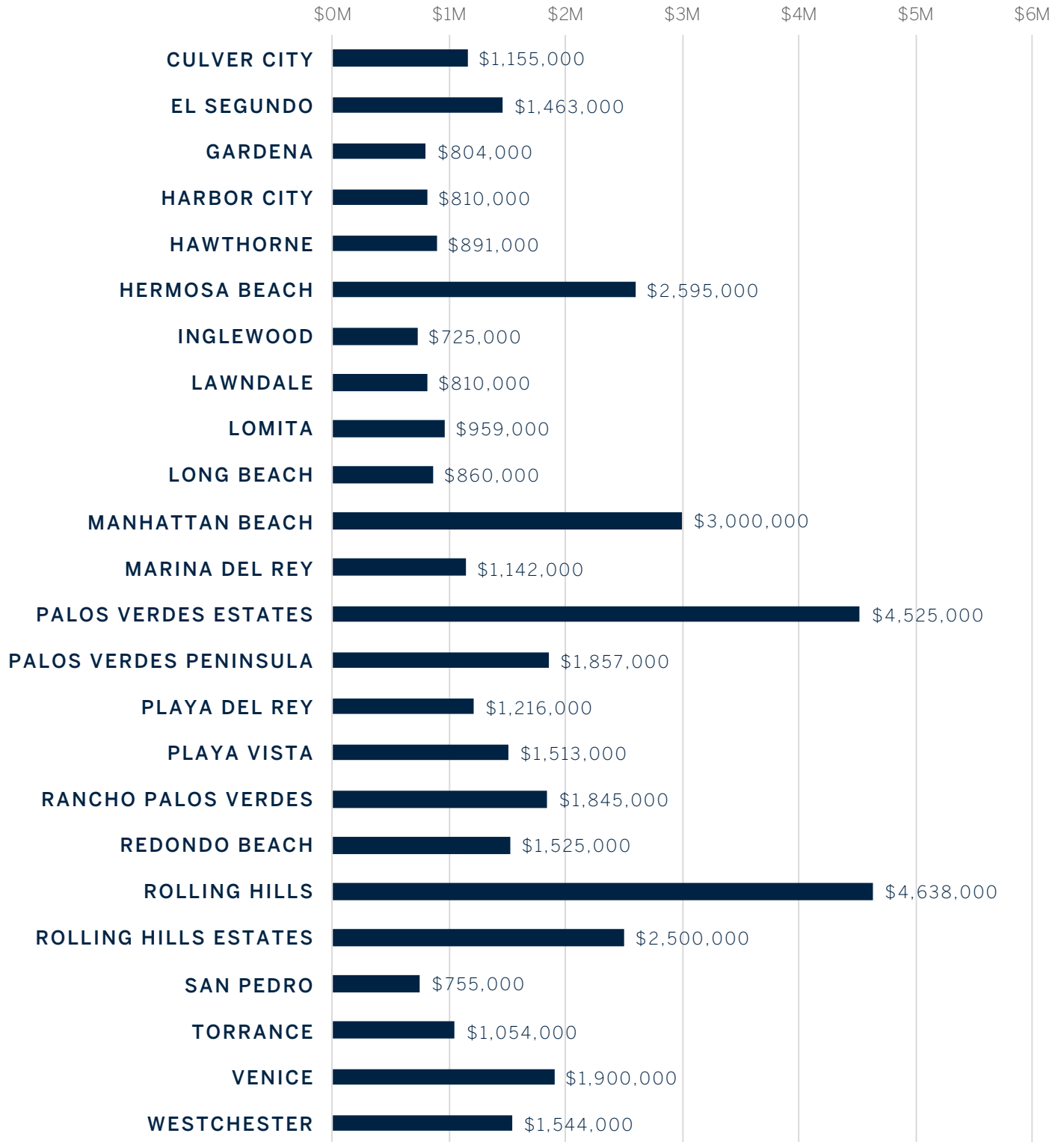
4	OVERVIEW
6	CULVER CITY
7	EL SEGUNDO
8	GARDENA
9	HARBOR CITY
10	HAWTHORNE
11	HERMOSA BEACH
12	INGLEWOOD
13	LAWNDALE
14	LOMITA
15	LONG BEACH
16	MANHATTAN BEACH
17	MARINA DEL REY
18	PALOS VERDES ESTATES
19	PALOS VERDES PENINSULA
20	PLAYA DEL REY
21	PLAYA VISTA
22	RANCHO PALOS VERDES
23	REDONDO BEACH
24	ROLLING HILLS
25	ROLLING HILLS ESTATES
26	SAN PEDRO
27	TORRANCE
28	VENICE
29	WESTCHESTER
30	OUR OFFICES





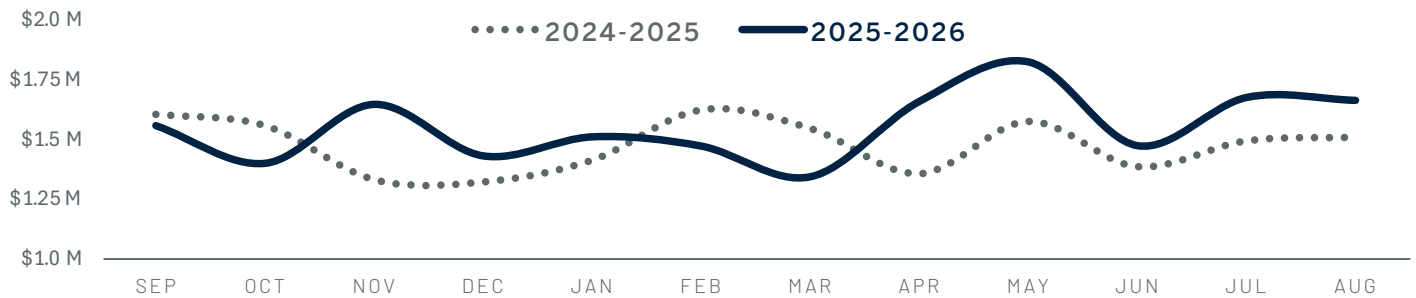
August Overview

Median Sale Price by Area

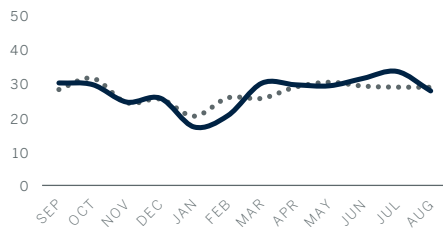


Average of all areas

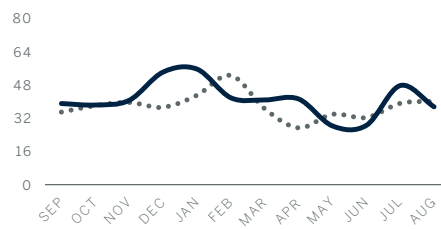
Average Sale Price of All Areas for the Past 2 Years



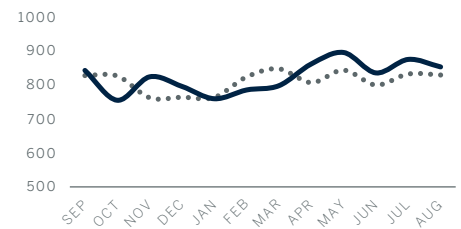
Average Units Sold



Average Days on Market



Average Price per Sq.Ft.





Culver City

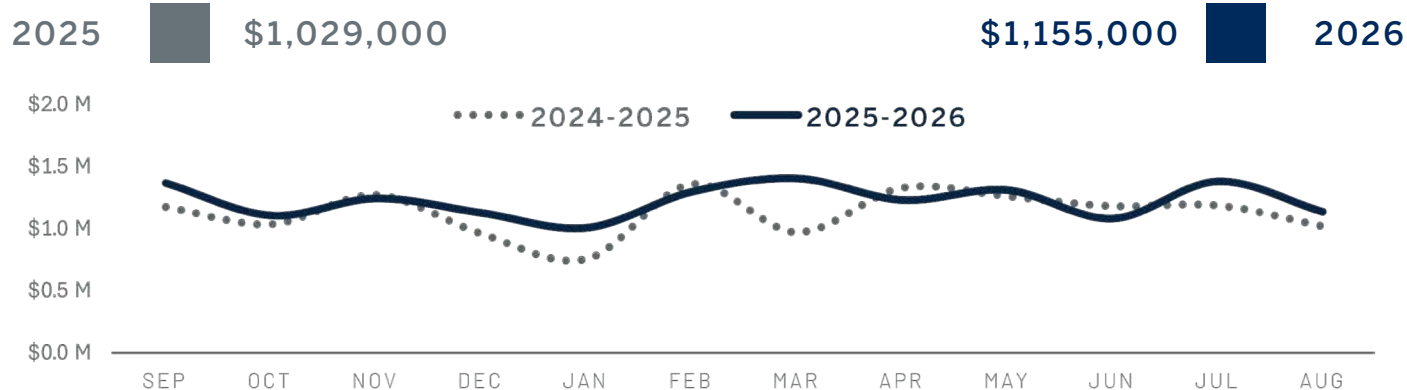
August At A Glance

\$1,155,000
MEDIAN SALES PRICE

30
AVERAGE DAYS ON MARKET

26
TOTAL UNITS SOLD

\$849
AVERAGE PRICE PER SQ. FT.

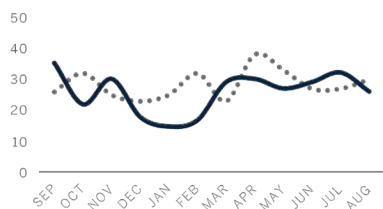


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

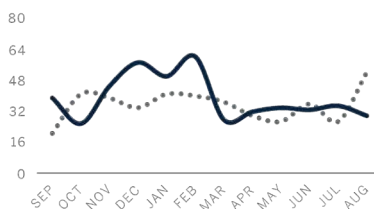
+12.2%

VS THIS TIME LAST YEAR



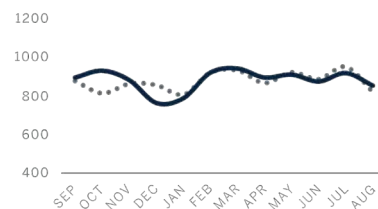
30
UNITS
SOLD

26
-13.3%



52
AVERAGE DAYS
ON MARKET

30
-42.3%



\$815
AVERAGE PRICE
PER SQ. FT.

\$849
+4.2%



El Segundo

\$1,463,000

MEDIAN SALES PRICE

33

AVERAGE DAYS ON MARKET

12

TOTAL UNITS SOLD

\$1,044

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

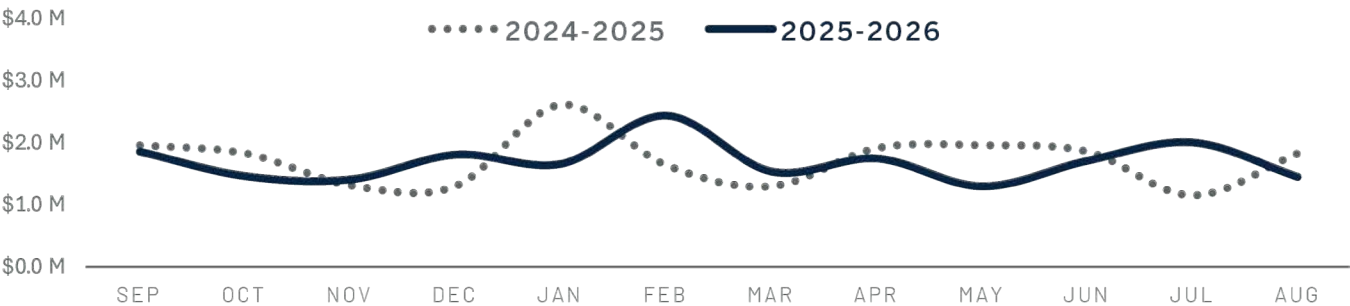


\$1,844,000

\$1,463,000



2026

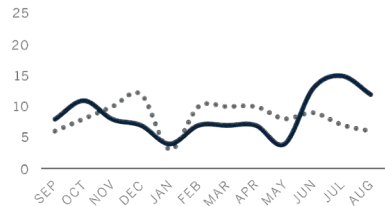


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

-20.7%

VS THIS TIME LAST YEAR

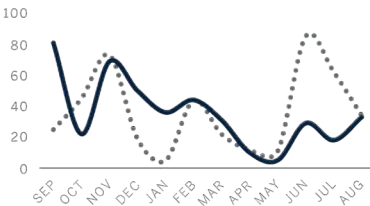


6

UNITS SOLD

12

+100.0%

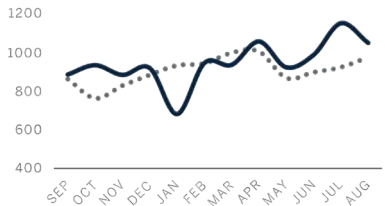


34

AVERAGE DAYS ON MARKET

33

-2.9%



\$969

AVERAGE PRICE PER SQ. FT.

\$1,044

+7.7%



Gardena

August At A Glance

\$804,000
MEDIAN SALES PRICE

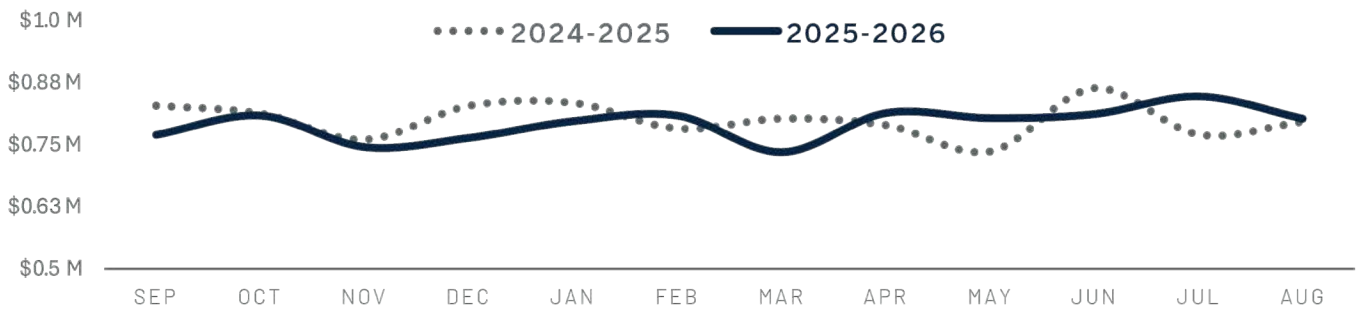
42
AVERAGE DAYS ON MARKET

27
TOTAL UNITS SOLD

\$576
AVERAGE PRICE PER SQ. FT.

2025 **\$799,000**

\$804,000 2026

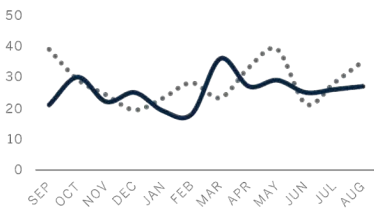


MEDIAN SALE PRICE

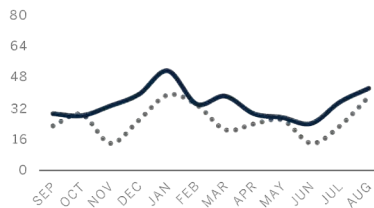
OVER THE PAST 2 YEARS

+0.6%

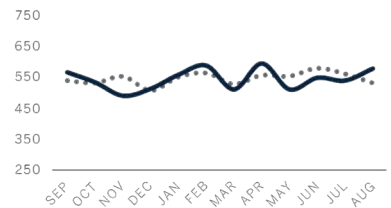
VS THIS TIME LAST YEAR



35 **27**
UNITS SOLD -22.9%



38 **42**
AVERAGE DAYS ON MARKET +10.5%



\$528 **\$576**
AVERAGE PRICE PER SQ. FT. +9.1%



Harbor City

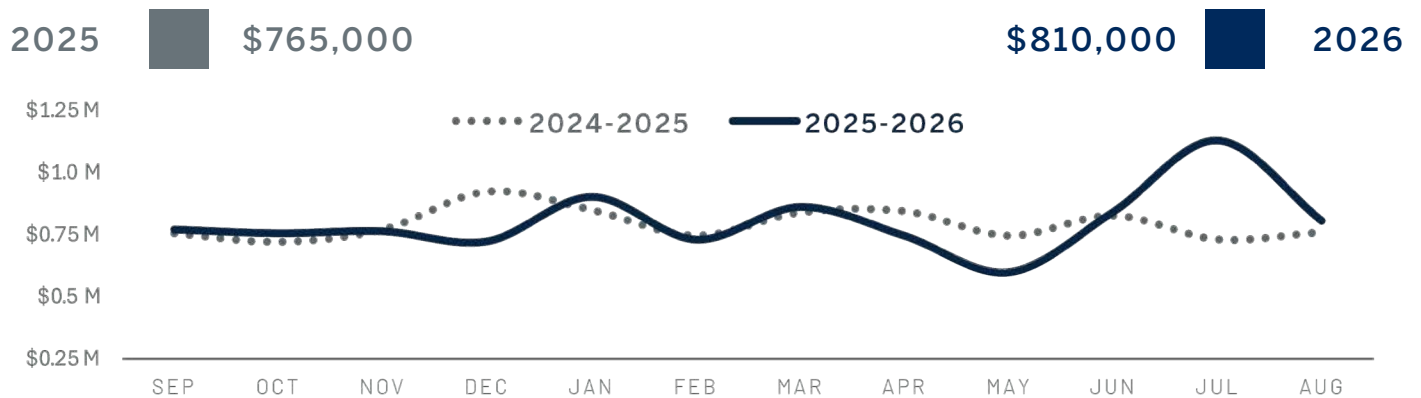
\$810,000
MEDIAN SALES PRICE

46
AVERAGE DAYS ON MARKET

4
TOTAL UNITS SOLD

\$489
AVERAGE PRICE PER SQ. FT.

August
At A Glance

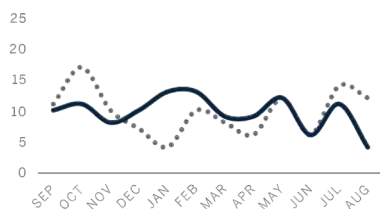


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

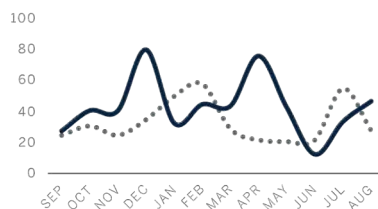
+5.9%

VS THIS TIME LAST YEAR



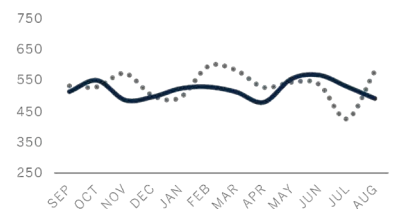
12
UNITS SOLD

4
-66.7%



27
AVERAGE DAYS ON MARKET

46
+70.4%



\$576
AVERAGE PRICE PER SQ. FT.

\$489
-15.1%



Hawthorne

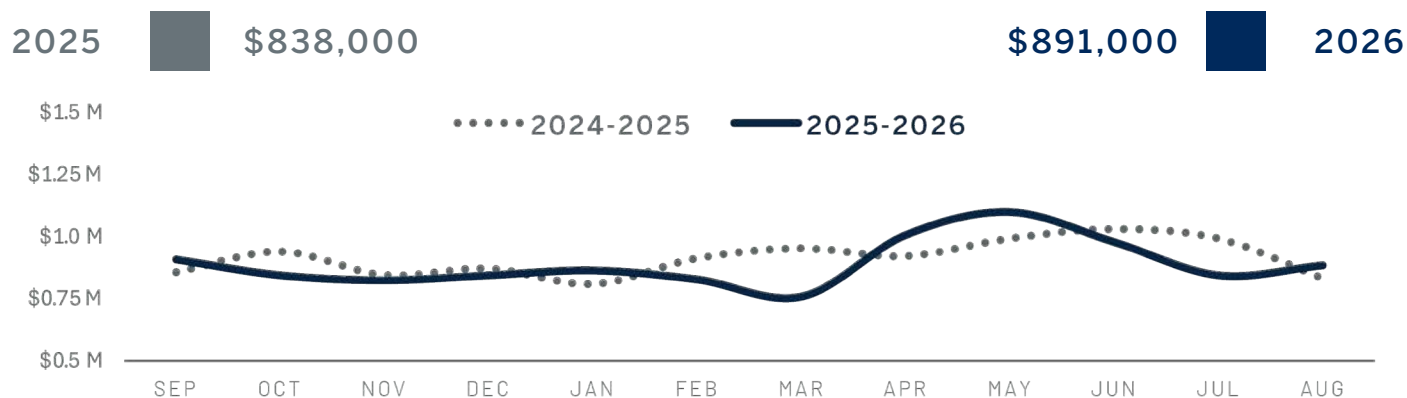
August At A Glance

\$891,000
MEDIAN SALES PRICE

31
AVERAGE DAYS ON MARKET

20
TOTAL UNITS SOLD

\$692
AVERAGE PRICE PER SQ. FT.

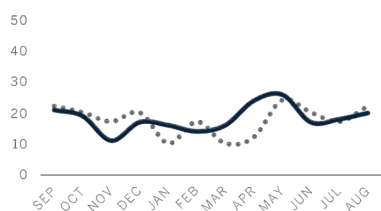


MEDIAN SALE PRICE

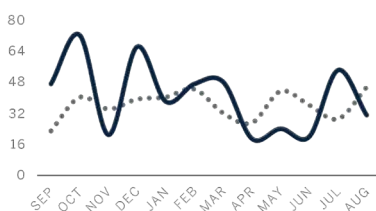
OVER THE PAST 2 YEARS

+6.3%

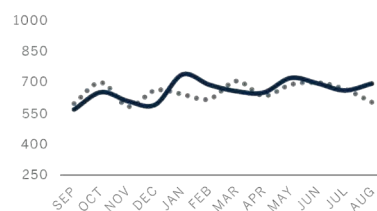
VS THIS TIME LAST YEAR



22 **20**
UNITS SOLD -9.1%



45 **31**
AVERAGE DAYS ON MARKET -31.1%



\$601 **\$692**
AVERAGE PRICE PER SQ. FT. +15.1%



Hermosa Beach

\$2,595,000

MEDIAN SALES PRICE

24

AVERAGE DAYS ON MARKET

17

TOTAL UNITS SOLD

\$1,288

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

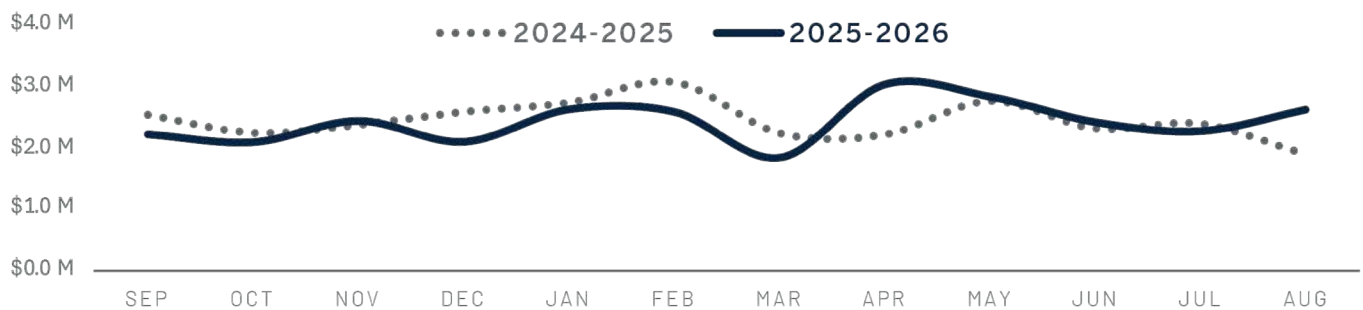


\$1,875,000

\$2,595,000



2026

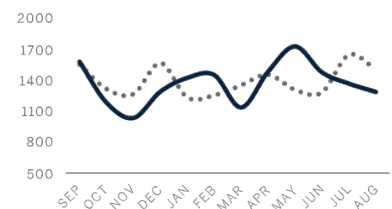
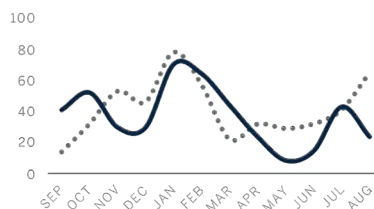
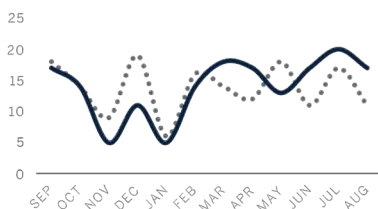


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+38.4%

VS THIS TIME LAST YEAR



11

UNITS
SOLD

17

+54.5%

65

AVERAGE DAYS
ON MARKET

24

-63.1%

\$1,505

AVERAGE PRICE
PER SQ. FT.

\$1,288

-14.4%

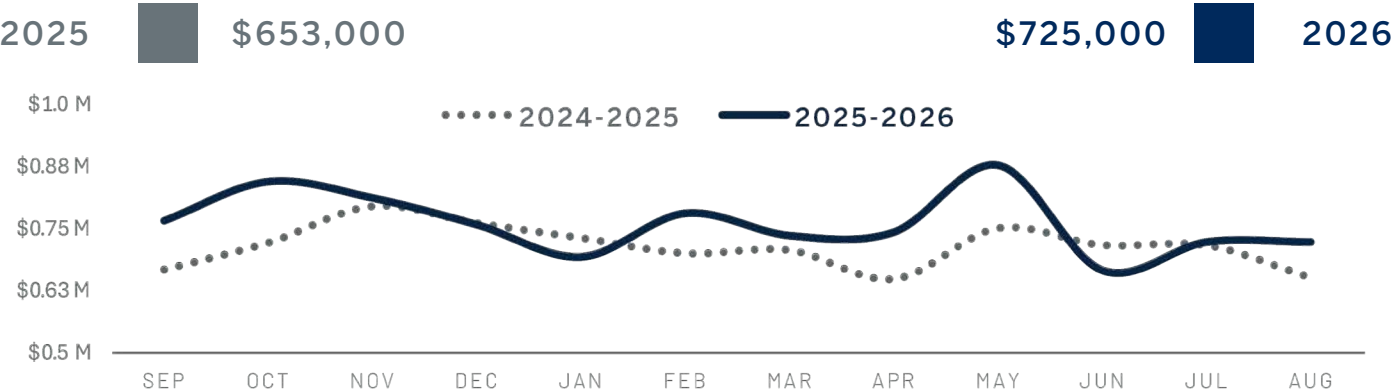


Inglewood

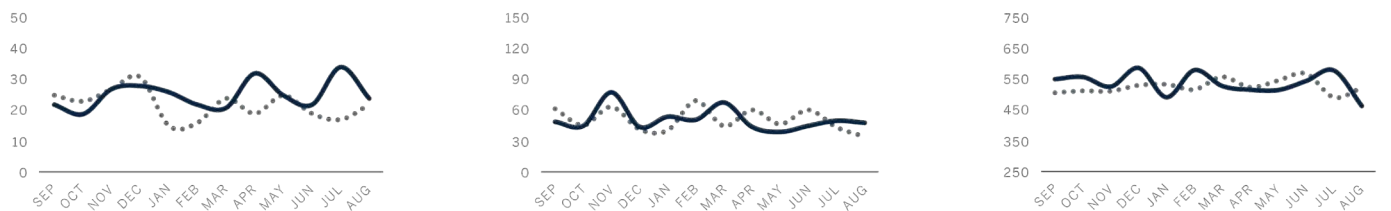
August At A Glance

\$725,000
MEDIAN SALES PRICE
48
AVERAGE DAYS ON MARKET

24
TOTAL UNITS SOLD
\$464
AVERAGE PRICE PER SQ. FT.



MEDIAN SALE PRICE **+11.0%**
OVER THE PAST 2 YEARS VS THIS TIME LAST YEAR



22	24	34	48	\$523	\$464
UNITS SOLD	+9.1%	AVERAGE DAYS ON MARKET	+41.2%	AVERAGE PRICE PER SQ. FT.	-11.3%



Lawndale

\$810,000

MEDIAN SALES PRICE

23

AVERAGE DAYS ON MARKET

6

TOTAL UNITS SOLD

\$505

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025



\$713,000

\$810,000



2026

\$1.25 M

\$1.0 M

\$0.75 M

\$0.5 M

\$0.25 M

..... 2024-2025 — 2025-2026

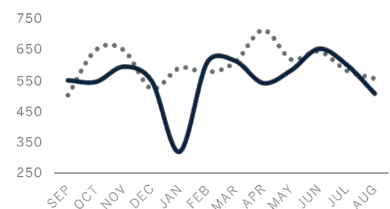
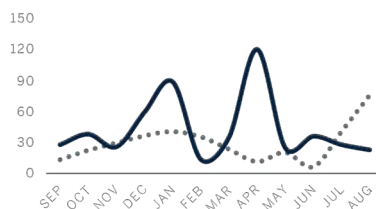
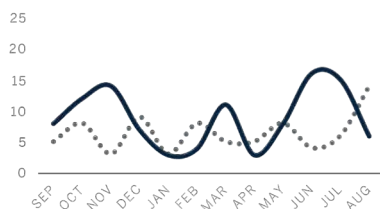
SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG

MEDIAN SALE PRICE

+13.6%

OVER THE PAST 2 YEARS

VS THIS TIME LAST YEAR



14

UNITS
SOLD

6

-57.1%

75

AVERAGE DAYS
ON MARKET

23

-69.3%

\$554

AVERAGE PRICE
PER SQ. FT.

\$505

-8.8%



Lomita

August At A Glance

\$959,000
MEDIAN SALES PRICE

38
AVERAGE DAYS ON MARKET

11
TOTAL UNITS SOLD

\$603
AVERAGE PRICE PER SQ. FT.

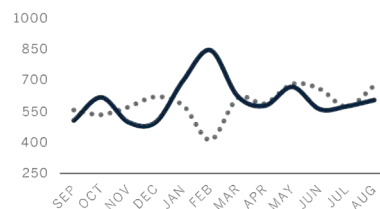
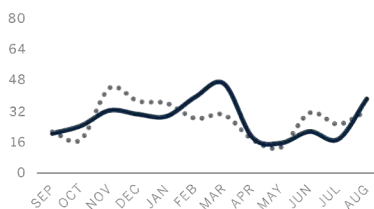
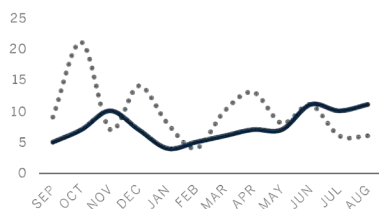


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+3.7%

VS THIS TIME LAST YEAR



6 **11**
UNITS SOLD **+83.3%**

32 **38**
AVERAGE DAYS ON MARKET **+18.8%**

\$670 **\$603**
AVERAGE PRICE PER SQ. FT. **-10.0%**



Long Beach

\$860,000

MEDIAN SALES PRICE

38

AVERAGE DAYS ON MARKET

173

TOTAL UNITS SOLD

\$651

AVERAGE PRICE PER SQ. FT.

August

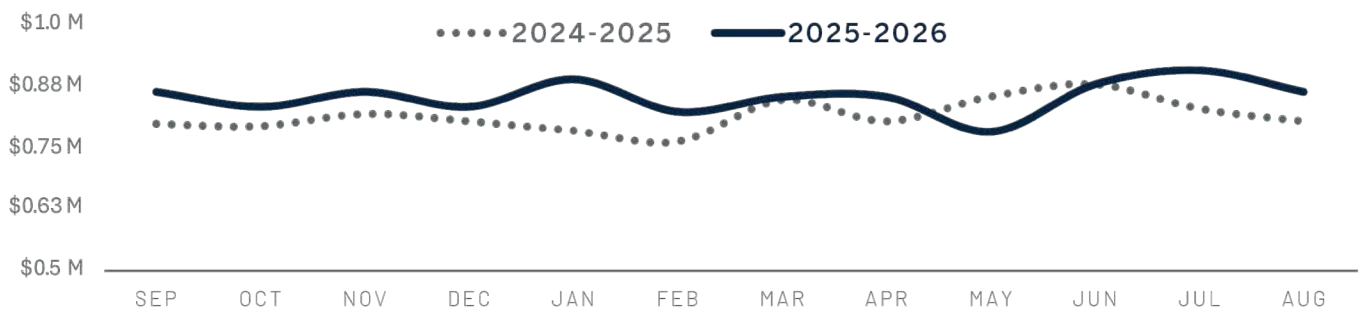
At A Glance

2025

\$800,000

\$860,000

2026

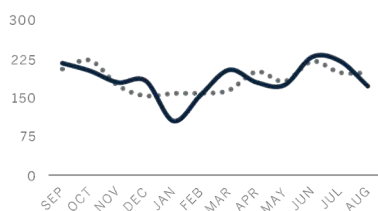


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+7.5%

VS THIS TIME LAST YEAR

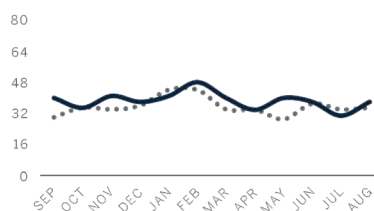


198

UNITS
SOLD

173

-12.6%

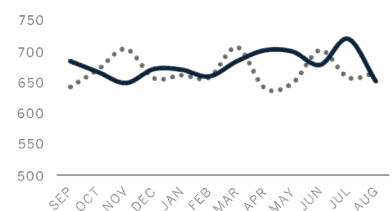


35

AVERAGE DAYS
ON MARKET

38

+8.6%



\$666

AVERAGE PRICE
PER SQ. FT.

\$651

-2.3%



Manhattan Beach

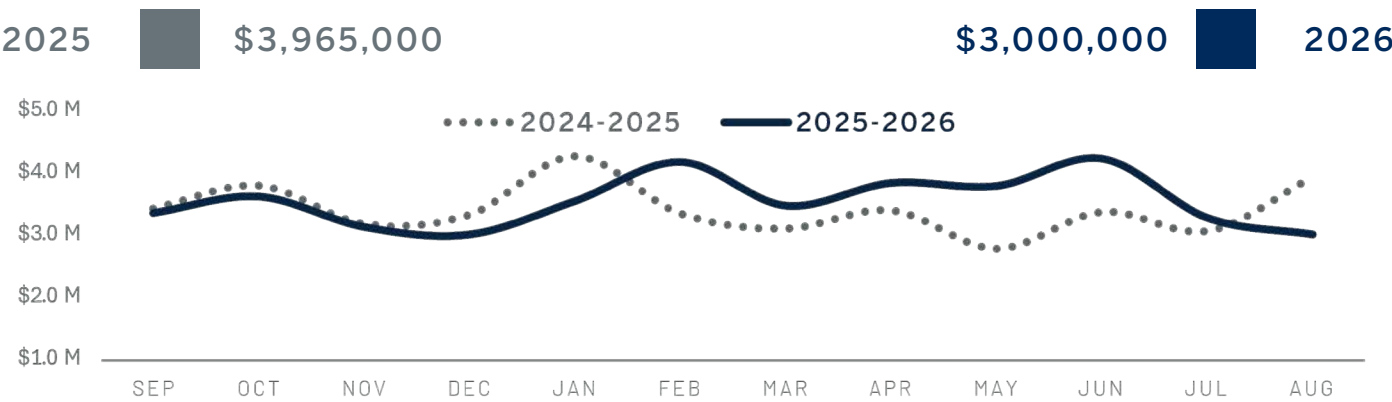
August At A Glance

\$3,000,000
MEDIAN SALES PRICE

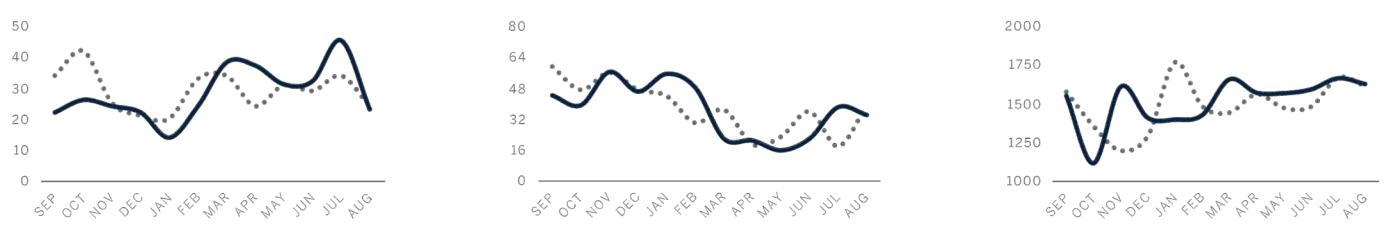
34
AVERAGE DAYS ON MARKET

23
TOTAL UNITS SOLD

\$1,621
AVERAGE PRICE PER SQ. FT.



MEDIAN SALE PRICE **-24.3%**
OVER THE PAST 2 YEARS VS THIS TIME LAST YEAR



24	23	39	34	\$1,608	\$1,621
UNITS SOLD	-4.2%	AVERAGE DAYS ON MARKET	-12.8%	AVERAGE PRICE PER SQ. FT.	+0.8%



Marina Del Rey

\$1,142,000

MEDIAN SALES PRICE

55

AVERAGE DAYS ON MARKET

11

TOTAL UNITS SOLD

\$698

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025



\$1,198,000

\$1,142,000



2026

\$2.0 M

\$1.5 M

\$1.0 M

\$0.5 M

.....2024-2025 — 2025-2026

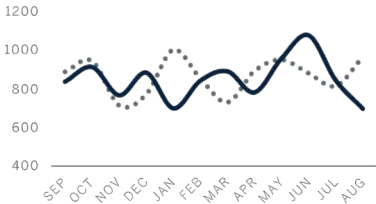
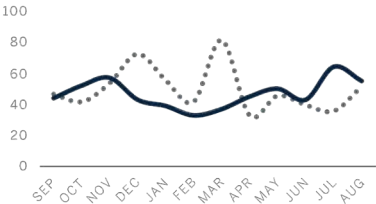
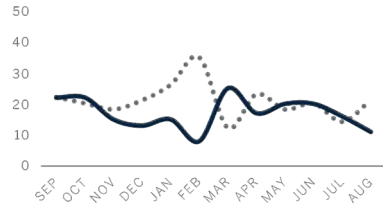
SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG

MEDIAN SALE PRICE

-4.7%

OVER THE PAST 2 YEARS

VS THIS TIME LAST YEAR



21

UNITS
SOLD

11

-47.6%

51

AVERAGE DAYS
ON MARKET

55

+7.8%

\$964

AVERAGE PRICE
PER SQ. FT.

\$698

-27.6%



Palos Verdes Estates

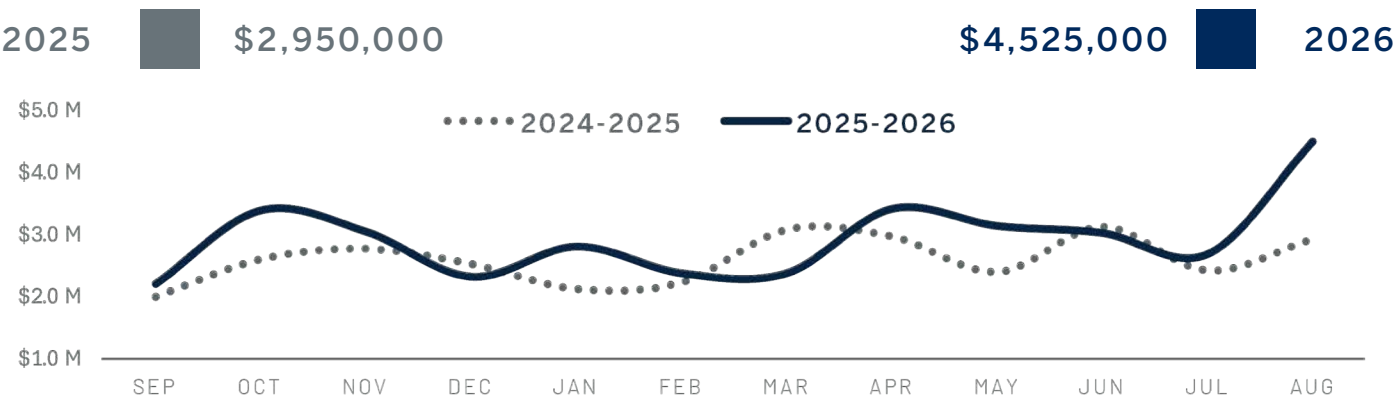
August At A Glance

\$4,525,000
MEDIAN SALES PRICE

47
AVERAGE DAYS ON MARKET

23
TOTAL UNITS SOLD

\$1,216
AVERAGE PRICE PER SQ. FT.

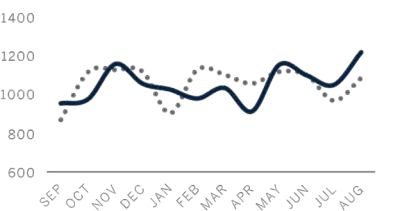
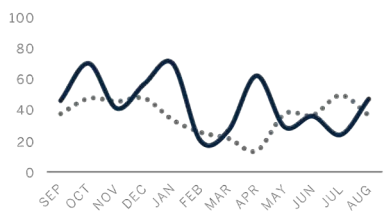
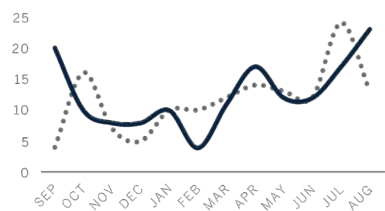


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+53.4%

VS THIS TIME LAST YEAR



13 **23**
UNITS SOLD +76.9%

37 **47**
AVERAGE DAYS ON MARKET +27.0%

\$1,085 **\$1,216**
AVERAGE PRICE PER SQ. FT. +12.1%



Palos Verdes Peninsula

\$1,857,000

MEDIAN SALES PRICE

30

AVERAGE DAYS ON MARKET

4

TOTAL UNITS SOLD

\$729

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

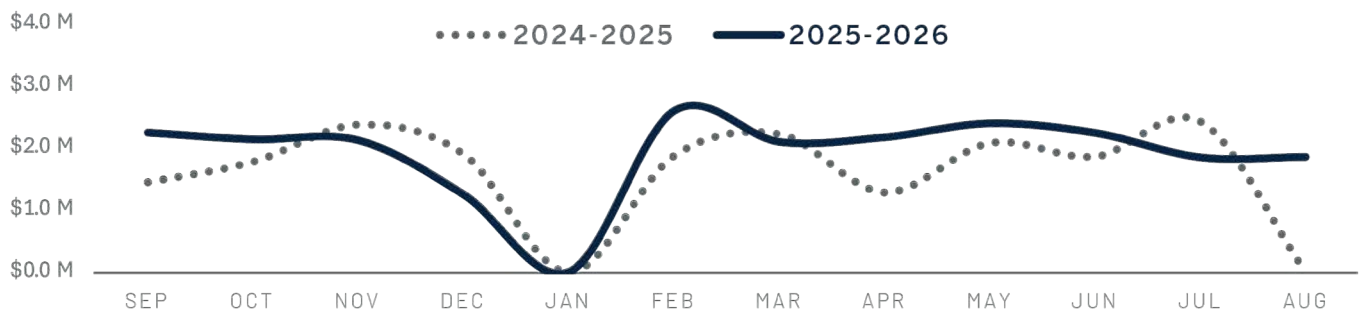


N/A

\$1,857,000



2026

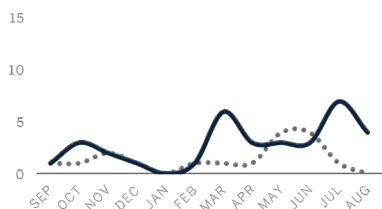


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+100.0%

VS THIS TIME LAST YEAR

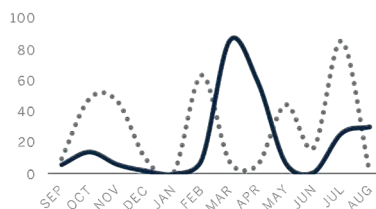


N/A

UNITS SOLD

4

+100.0%

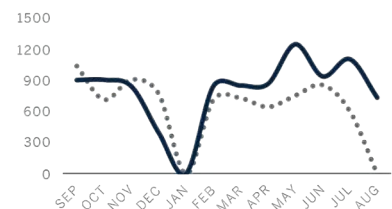


N/A

AVERAGE DAYS ON MARKET

30

+100.0%



N/A

AVERAGE PRICE PER SQ. FT.

\$729

+100.0%



Playa Del Rey

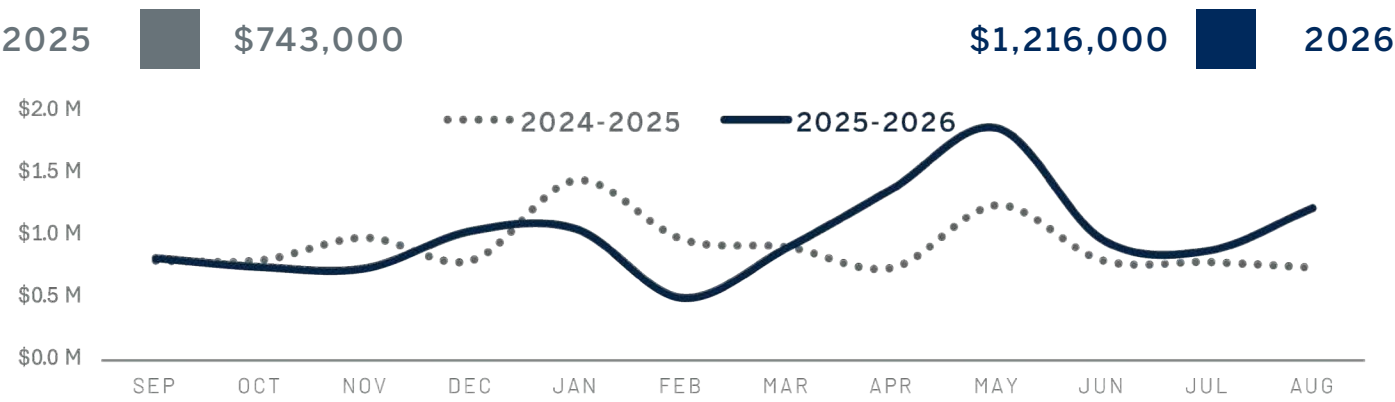
August At A Glance

\$1,216,000
MEDIAN SALES PRICE

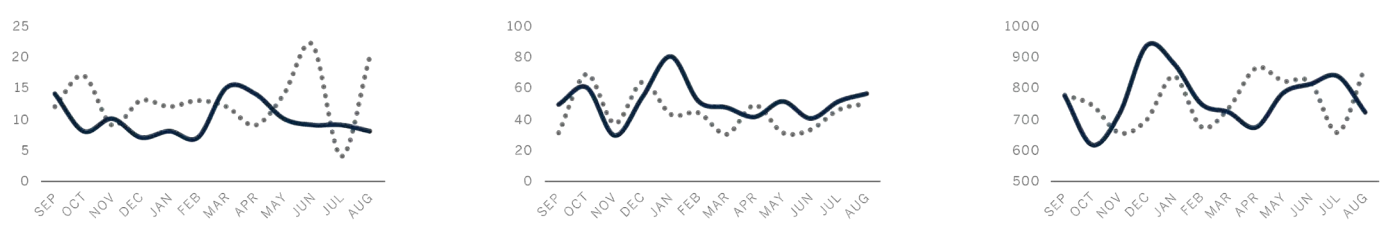
56
AVERAGE DAYS ON MARKET

8
TOTAL UNITS SOLD

\$720
AVERAGE PRICE PER SQ. FT.



MEDIAN SALE PRICE **+63.7%**
OVER THE PAST 2 YEARS VS THIS TIME LAST YEAR



20	8	50	56	\$867	\$720
UNITS SOLD		AVERAGE DAYS ON MARKET		AVERAGE PRICE PER SQ. FT.	
	-60.0%		+12.0%		-17.0%



Playa Vista

\$1,513,000

MEDIAN SALES PRICE

49

AVERAGE DAYS ON MARKET

8

TOTAL UNITS SOLD

\$833

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

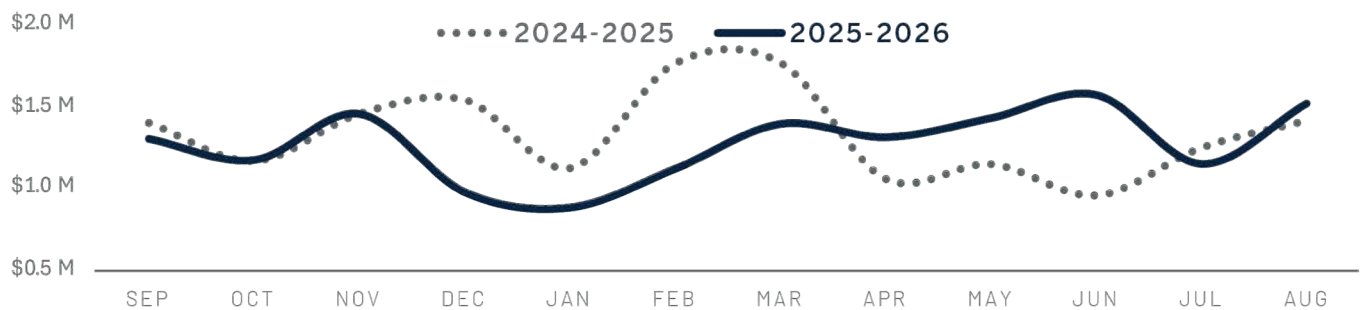


\$1,414,000

\$1,513,000



2026

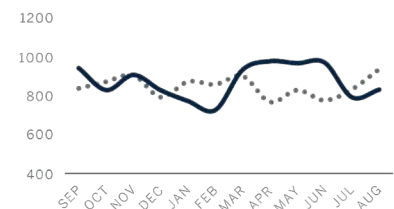
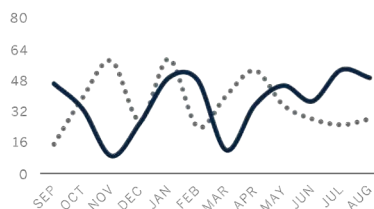
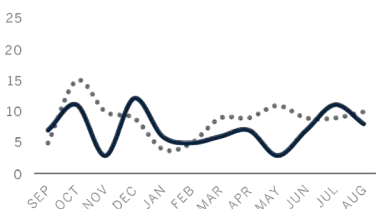


MEDIAN SALE PRICE

+7.0%

OVER THE PAST 2 YEARS

VS THIS TIME LAST YEAR



10

UNITS
SOLD

8

-20.0%

28

AVERAGE DAYS
ON MARKET

49

+75.0%

\$937

AVERAGE PRICE
PER SQ. FT.

\$833

-11.1%



Rancho Palos Verdes

August
At A Glance

\$1,845,000

MEDIAN SALES PRICE

49

AVERAGE DAYS ON MARKET

26

TOTAL UNITS SOLD

\$876

AVERAGE PRICE PER SQ. FT.

2025

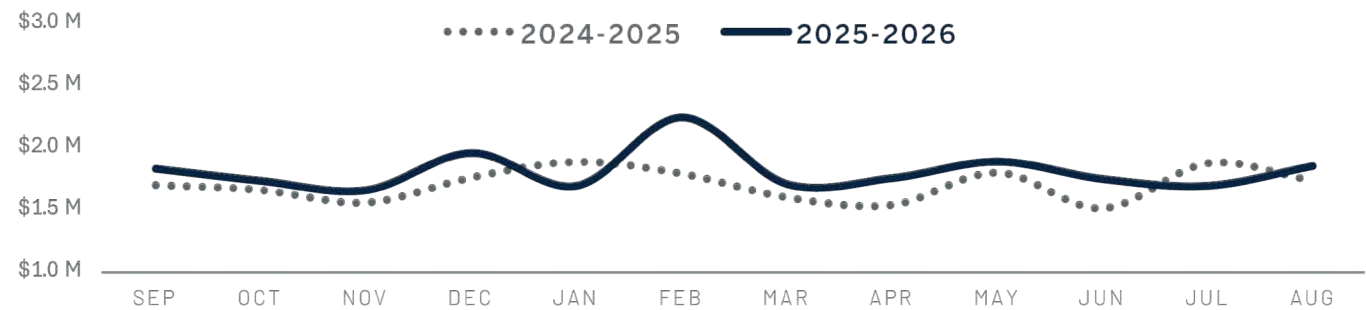


\$1,725,000

\$1,845,000



2026

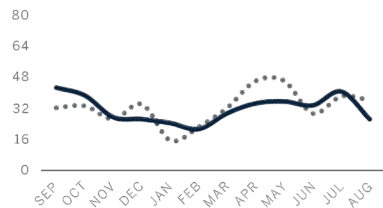


MEDIAN SALE PRICE

+7.0%

OVER THE PAST 2 YEARS

VS THIS TIME LAST YEAR

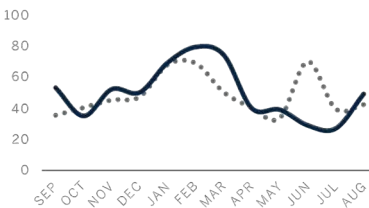


36

UNITS
SOLD

26

-27.8%

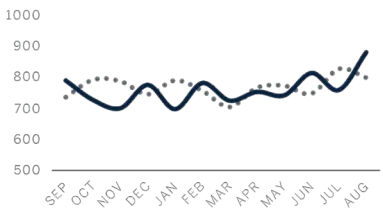


42

AVERAGE DAYS
ON MARKET

49

+16.7%



\$796

AVERAGE PRICE
PER SQ. FT.

\$876

+10.1%



Redondo Beach

\$1,525,000

MEDIAN SALES PRICE

28

AVERAGE DAYS ON MARKET

65

TOTAL UNITS SOLD

\$935

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

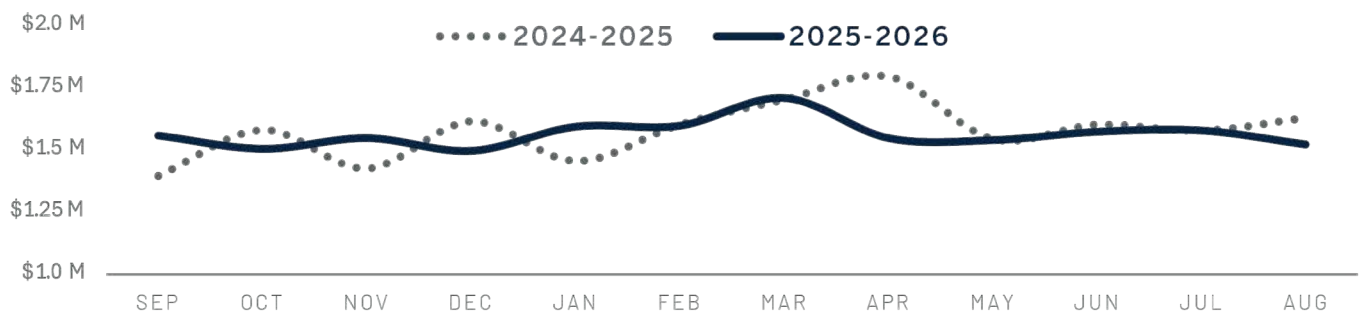


\$1,627,000

\$1,525,000



2026

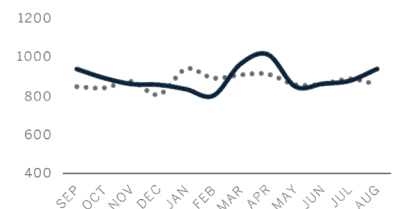
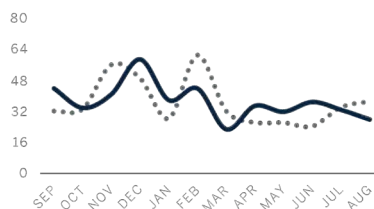
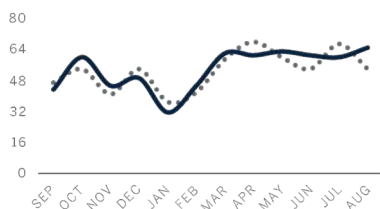


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

-6.3%

VS THIS TIME LAST YEAR



54

UNITS SOLD

65

+20.4%

37

AVERAGE DAYS ON MARKET

28

-24.3%

\$855

AVERAGE PRICE PER SQ. FT.

\$935

+9.4%



Rolling Hills

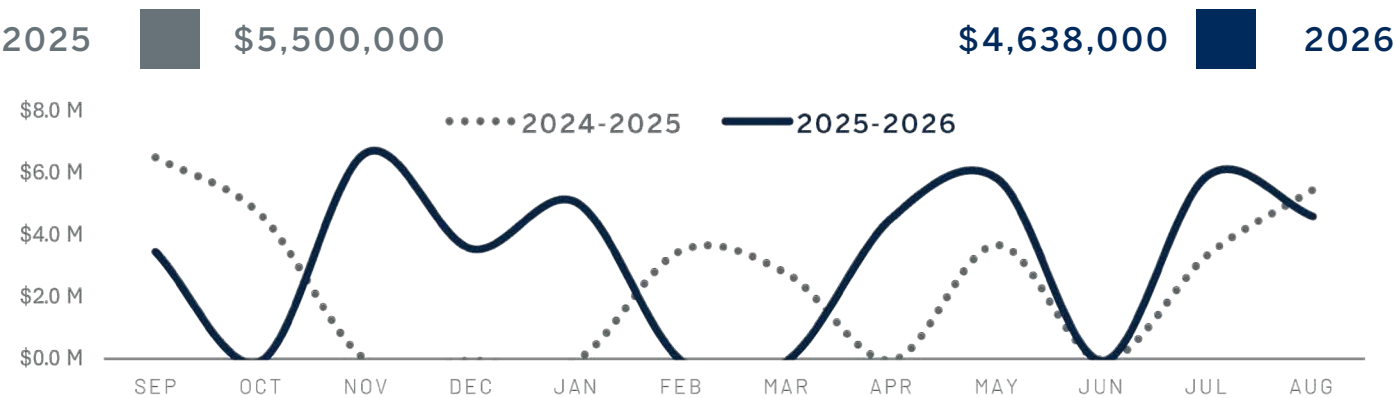
August At A Glance

\$4,638,000
MEDIAN SALES PRICE

46
AVERAGE DAYS ON MARKET

4
TOTAL UNITS SOLD

\$1,398
AVERAGE PRICE PER SQ. FT.

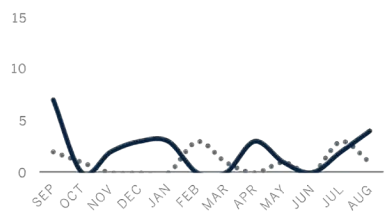


MEDIAN SALE PRICE

-15.7%

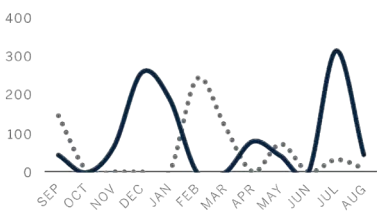
OVER THE PAST 2 YEARS

VS THIS TIME LAST YEAR



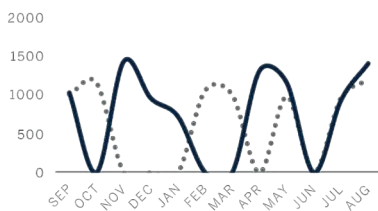
1 **4**

UNITS SOLD **+300.0%**



9 **46**

AVERAGE DAYS ON MARKET **+411.1%**



\$1,200 **\$1,398**

AVERAGE PRICE PER SQ. FT. **+16.5%**



\$2,500,000

MEDIAN SALES PRICE

22

AVERAGE DAYS ON MARKET

7

TOTAL UNITS SOLD

\$947

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

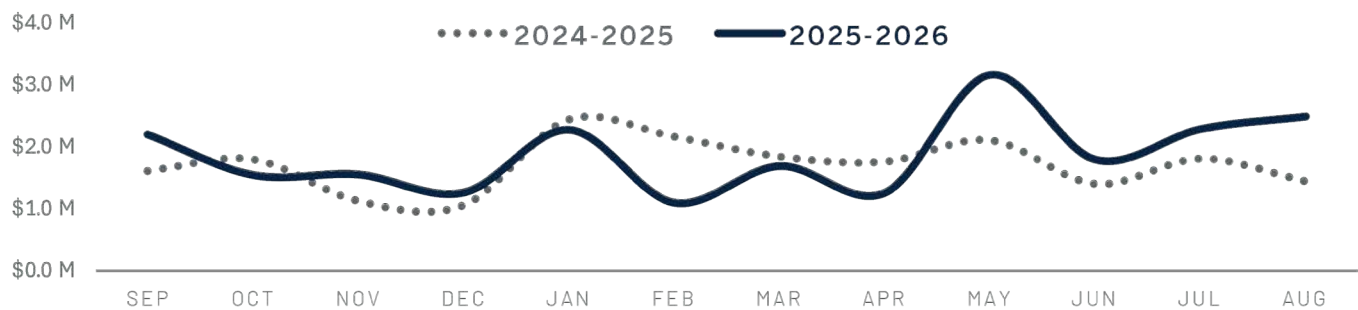


\$1,470,000

\$2,500,000



2026

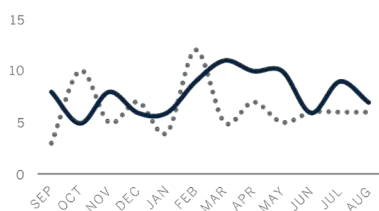


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+70.1%

VS THIS TIME LAST YEAR

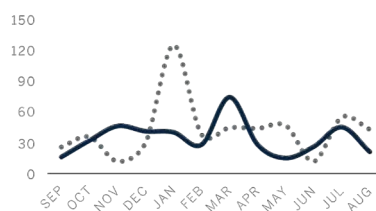


6

UNITS
SOLD

7

+16.7%

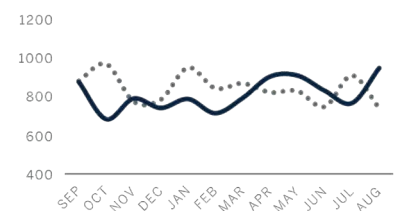


43

AVERAGE DAYS
ON MARKET

22

-48.8%



\$741

AVERAGE PRICE
PER SQ. FT.

\$947

+27.8%



San Pedro

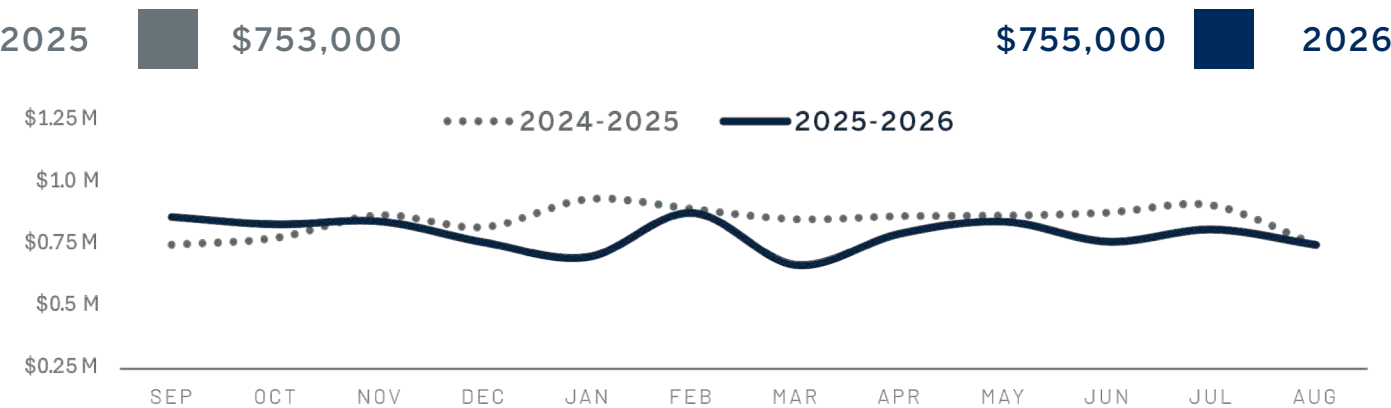
August At A Glance

\$755,000
MEDIAN SALES PRICE

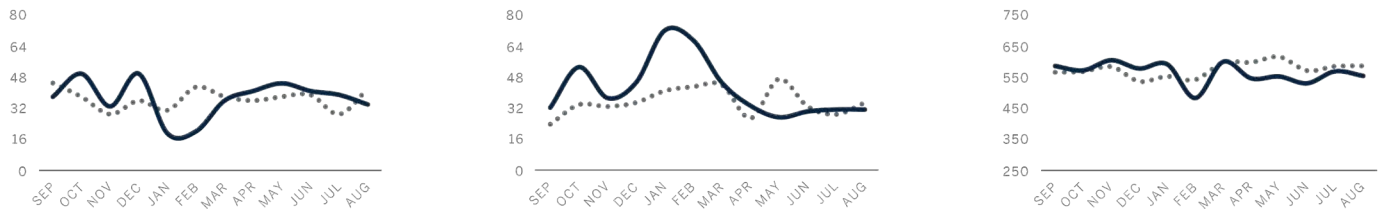
31
AVERAGE DAYS ON MARKET

34
TOTAL UNITS SOLD

\$553
AVERAGE PRICE PER SQ. FT.



MEDIAN SALE PRICE **+0.3%**
OVER THE PAST 2 YEARS VS THIS TIME LAST YEAR



42	34	35	31	\$587	\$553
UNITS SOLD	-19.0%	AVERAGE DAYS ON MARKET	-11.4%	AVERAGE PRICE PER SQ. FT.	-5.8%



Torrance

\$1,054,000

MEDIAN SALES PRICE

27

AVERAGE DAYS ON MARKET

102

TOTAL UNITS SOLD

\$667

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

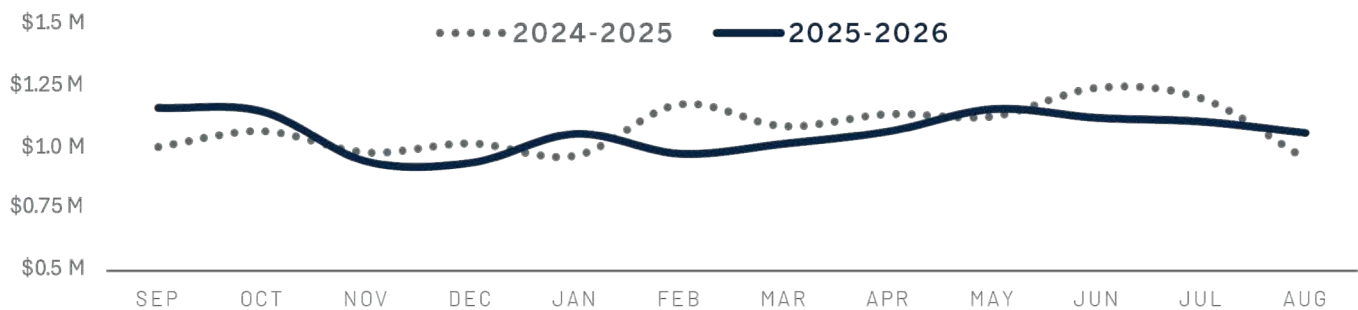


\$950,000

\$1,054,000



2026

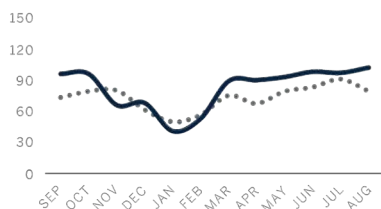


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+10.9%

VS THIS TIME LAST YEAR

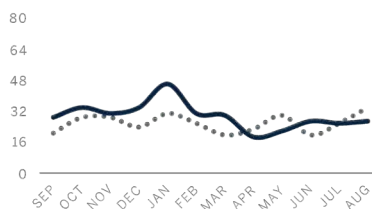


80

UNITS
SOLD

102

+27.5%

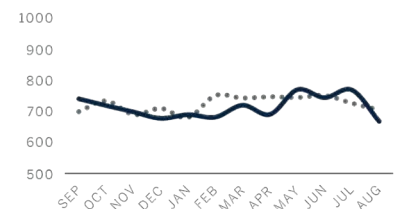


34

AVERAGE DAYS
ON MARKET

27

-20.6%

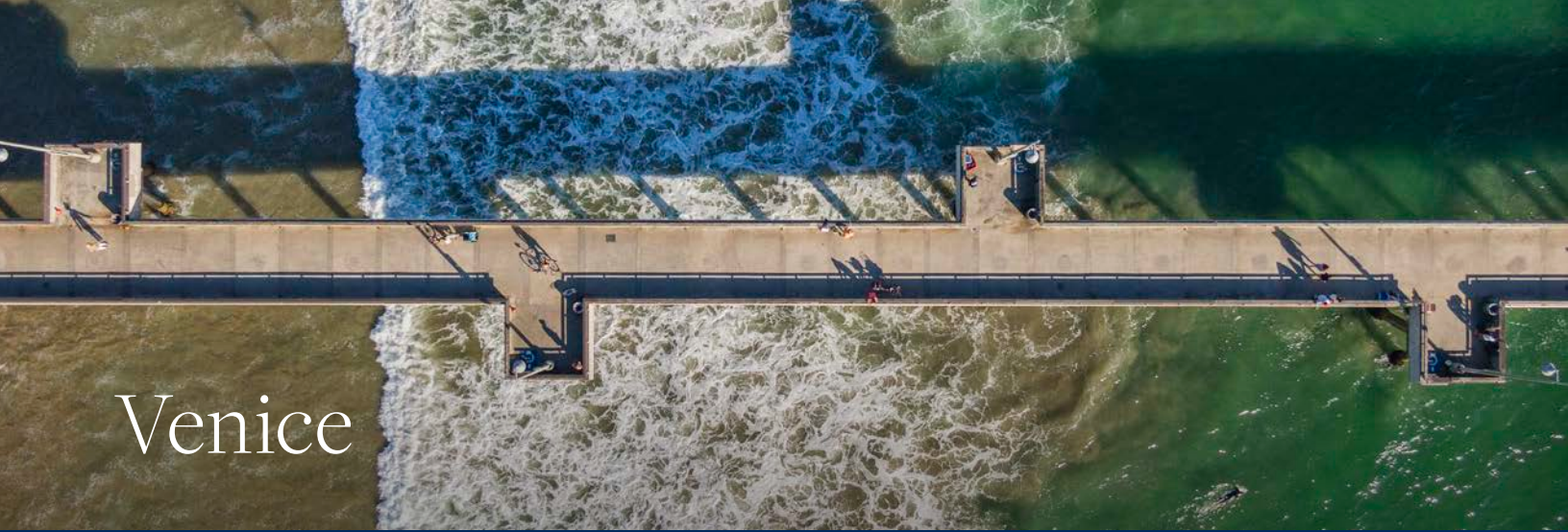


\$705

AVERAGE PRICE
PER SQ. FT.

\$667

-5.4%



Venice

August At A Glance

\$1,900,000
MEDIAN SALES PRICE
54
AVERAGE DAYS ON MARKET

17
TOTAL UNITS SOLD
\$1,219
AVERAGE PRICE PER SQ. FT.

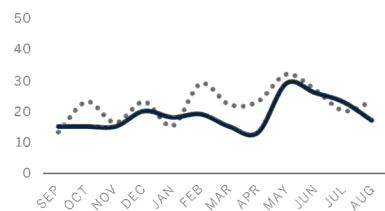


MEDIAN SALE PRICE

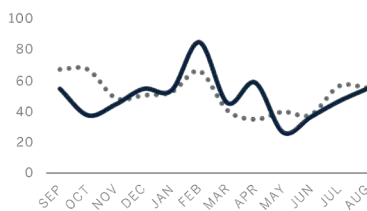
OVER THE PAST 2 YEARS

-17.0%

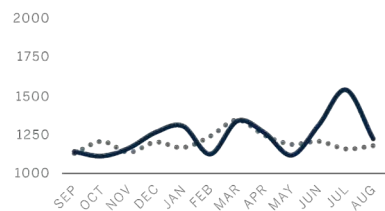
VS THIS TIME LAST YEAR



23
UNITS SOLD
17
-26.1%



55
AVERAGE DAYS ON MARKET
54
-1.8%



\$1,177
AVERAGE PRICE PER SQ. FT.
\$1,219
+3.6%



Westchester

\$1,544,000

MEDIAN SALES PRICE

20

AVERAGE DAYS ON MARKET

18

TOTAL UNITS SOLD

\$875

AVERAGE PRICE PER SQ. FT.

August

At A Glance

2025

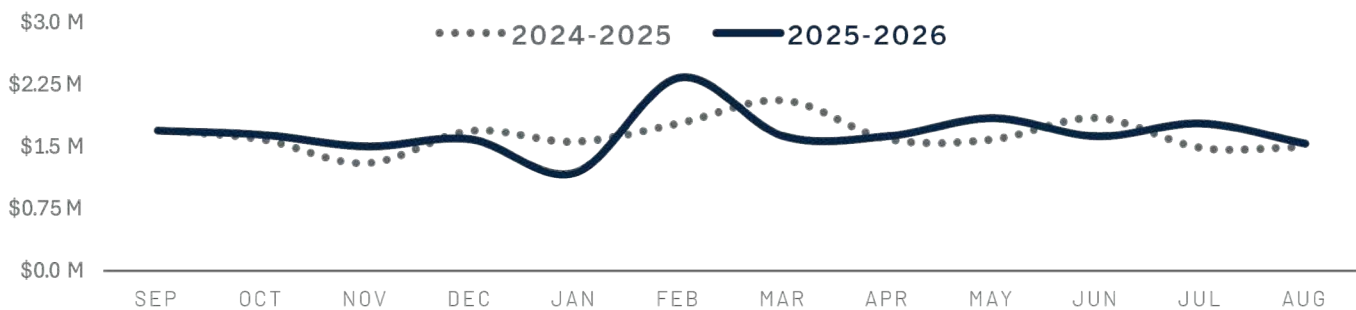


\$1,513,000

\$1,544,000



2026

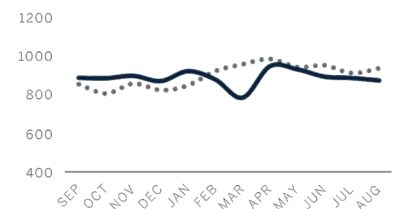
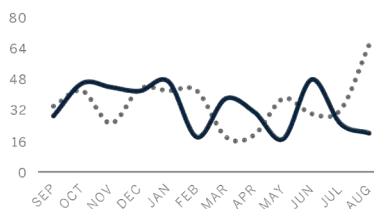
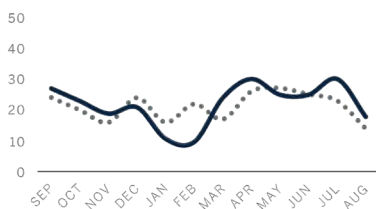


MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+2.0%

VS THIS TIME LAST YEAR



14

UNITS SOLD

18

+28.6%

66

AVERAGE DAYS ON MARKET

20

-69.7%

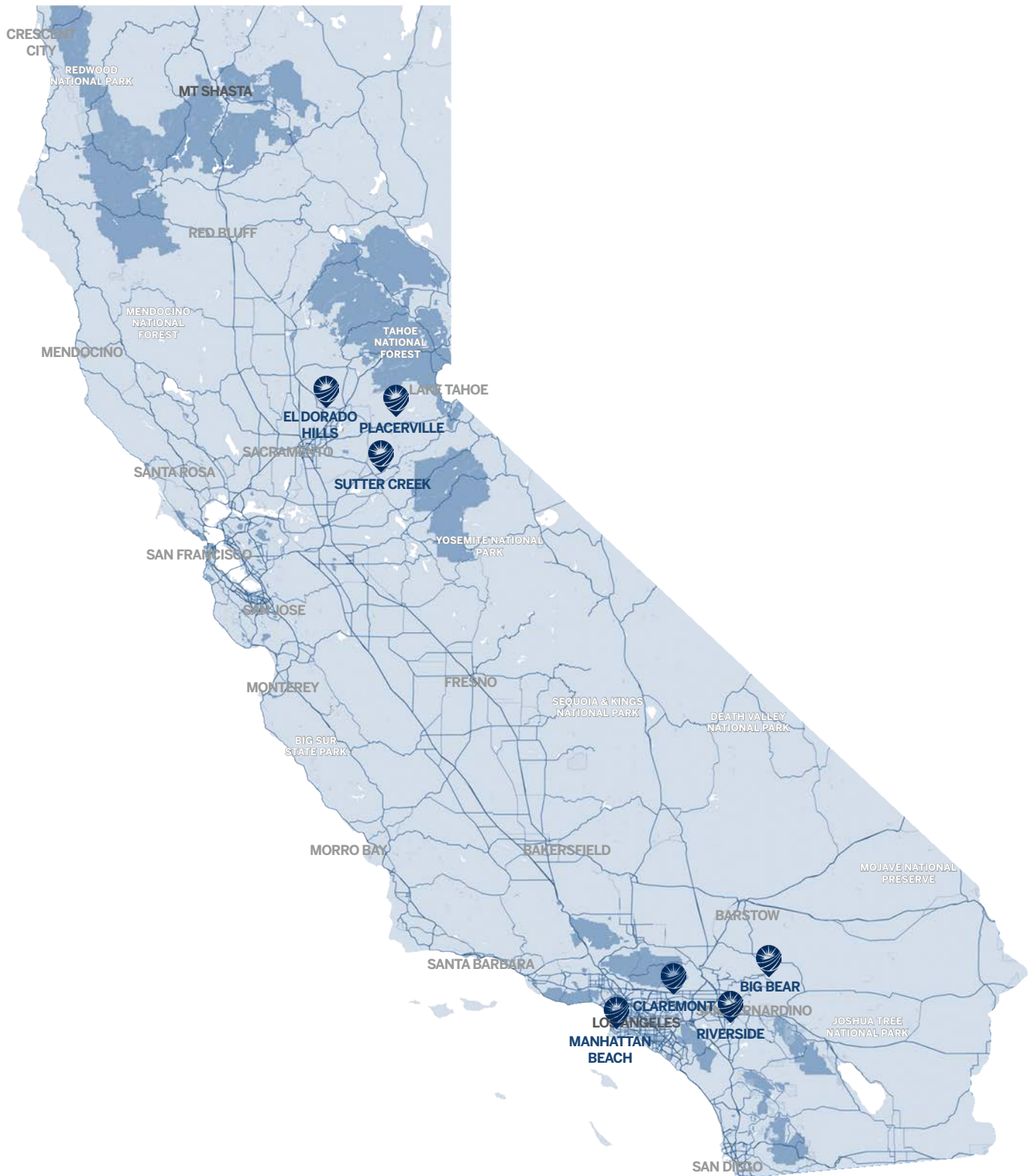
\$936

AVERAGE PRICE PER SQ. FT.

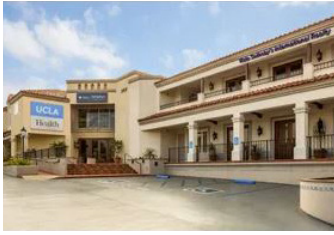
\$875

-6.5%

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2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH



1144 HIGHLAND AVE
MANHATTAN BEACH



916 MANHATTAN AVE
MANHATTAN BEACH



200 PIER AVE
HERMOSA BEACH



1801 S CATALINA AVE
REDONDO BEACH



16 MALAGA COVE PLAZA
PALOS VERDES ESTATES



35 PENINSULA CENTER
ROLLING HILLS ESTATES



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LONG BEACH

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RIVERSIDE



500 W. FOOTHILL BLVD.
CLAREMONT



27201 HIGHWAY 189
BLUE JAY



596 PINE KNOT AVE
BIG BEAR LAKE

Northern California Foothills



1004 WHITE ROCK RD #400
EL DORADO HILLS



4357 TOWN CENTER BLVD, ST 220
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516 MAIN STREET
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16

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