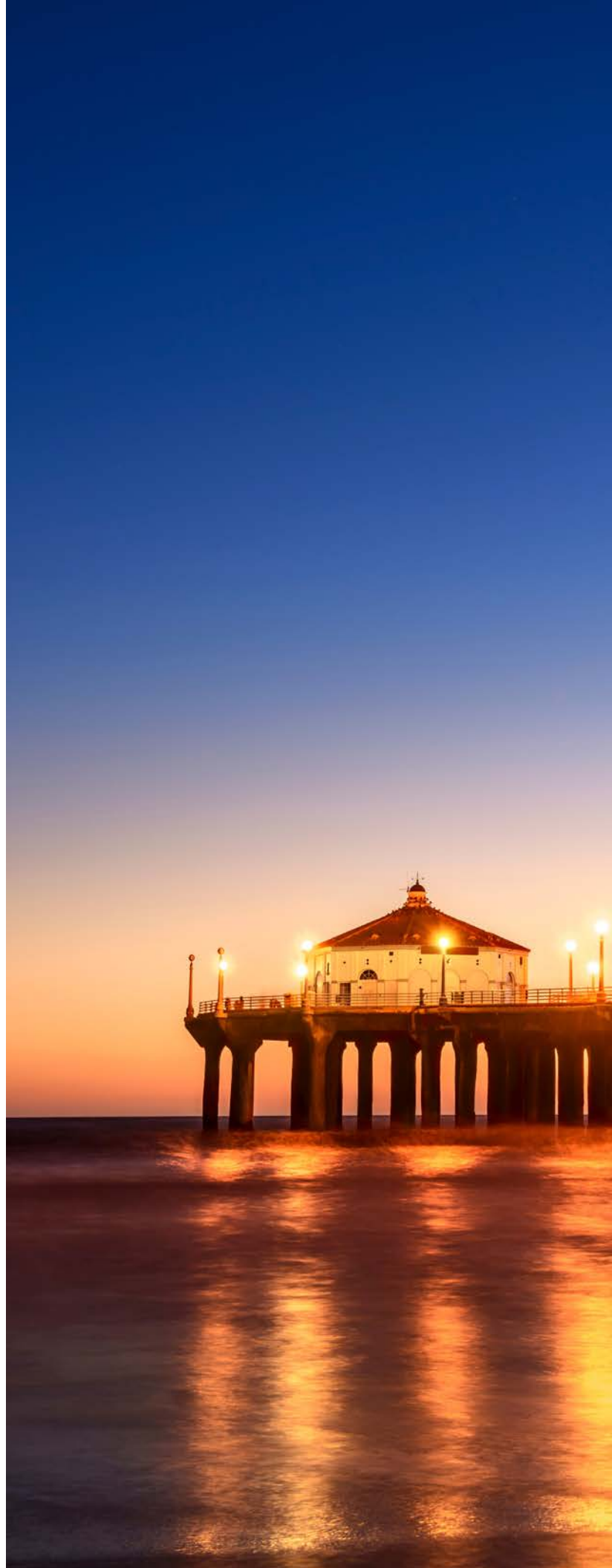




Market Report

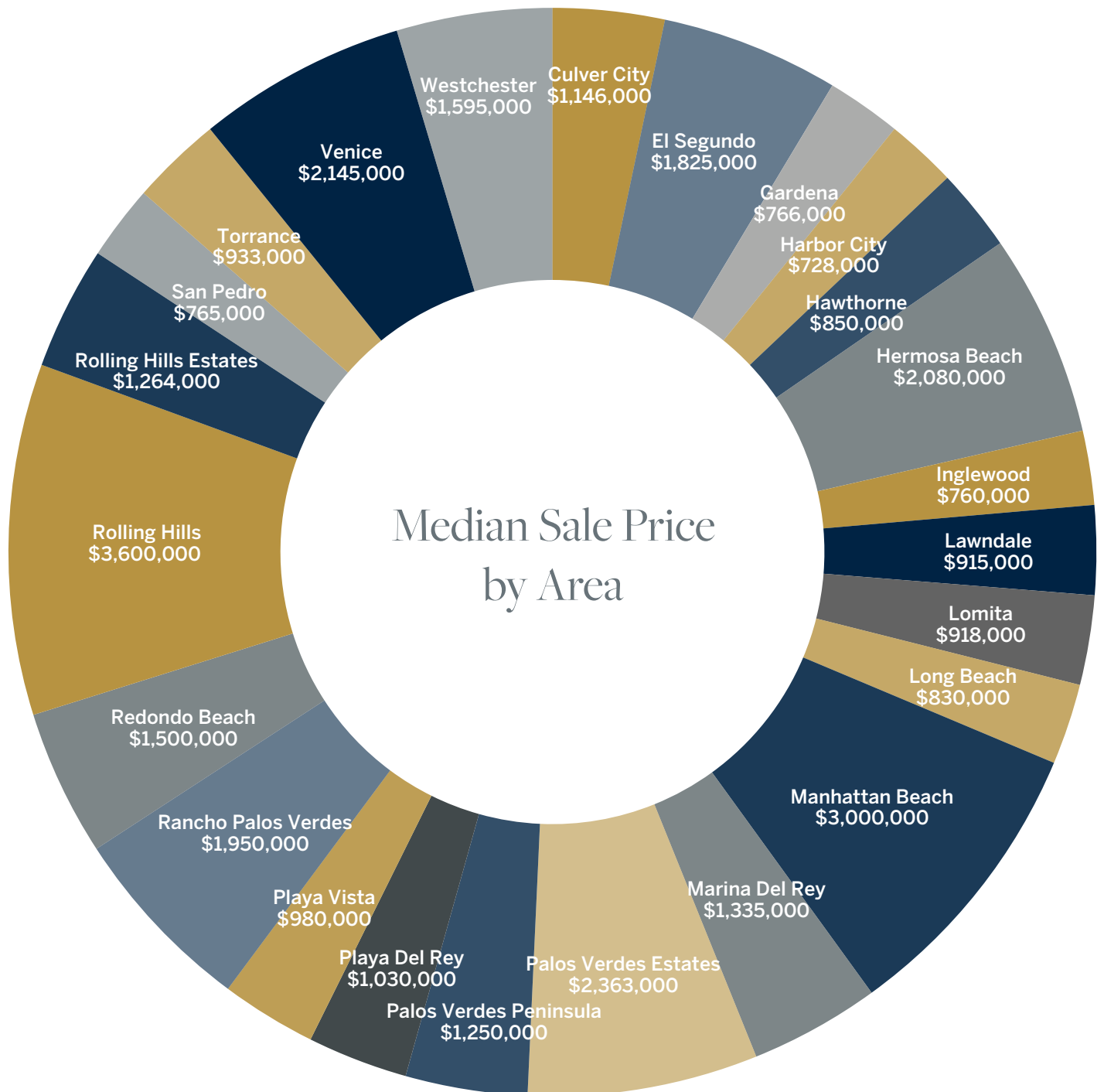
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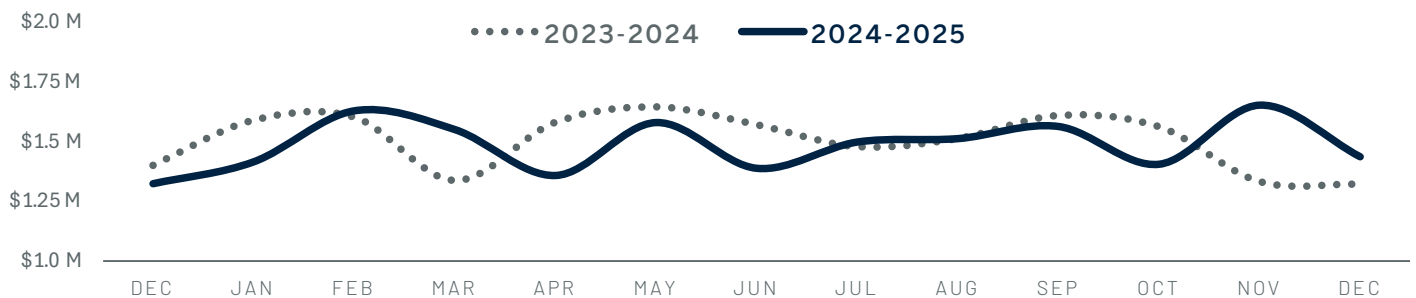


Overview

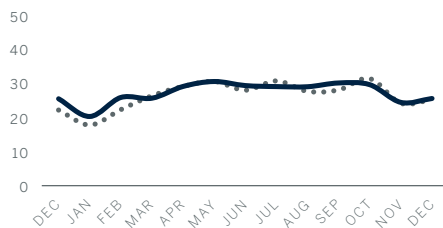


Average of all areas

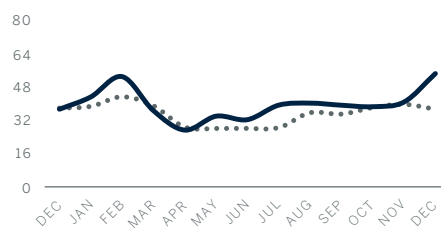
Average Sale Price of All Areas for the Past 2 Years



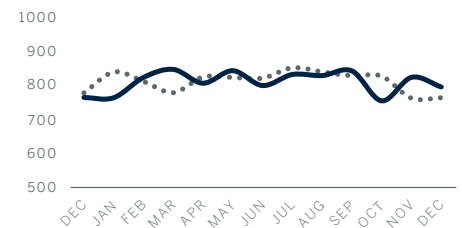
Average Units Sold



Average Days on Market



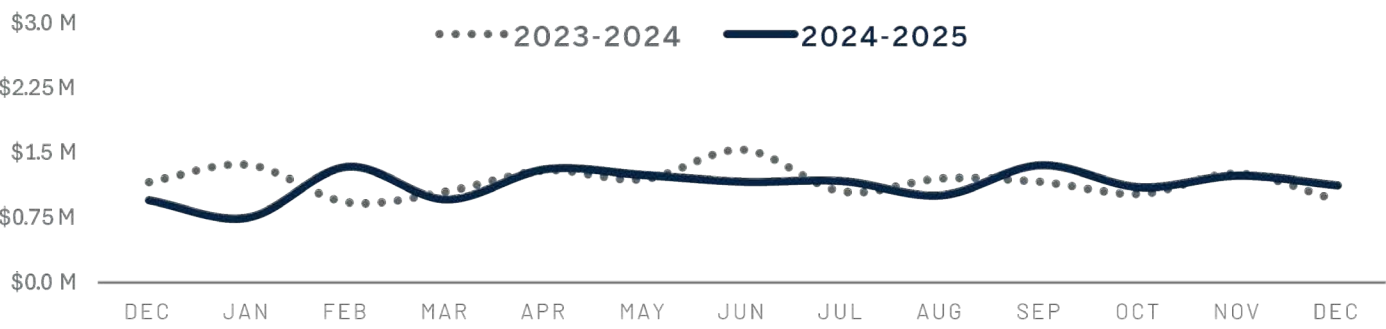
Average Price per Sq.Ft.





Culver City

2024  \$970,000 \$1,146,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+18.1%
VS LAST YEAR

December

At A Glance

\$1,146,000

MEDIAN SALES PRICE

18

TOTAL UNITS SOLD

57

AVERAGE DAYS ON MARKET

\$760

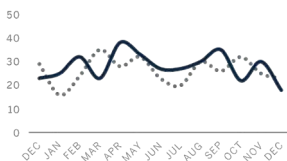
AVERAGE PRICE PER SQ. FT.

23

UNITS
SOLD

18

-21.7%

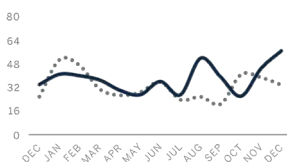


34

AVERAGE DAYS
ON MARKET

57

+67.6%

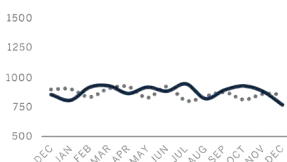


\$850

AVERAGE PRICE
PER SQ. FT.

\$760

-10.6%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$1,825,000

MEDIAN SALES PRICE

7

TOTAL UNITS SOLD

50

AVERAGE DAYS ON MARKET

\$914

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

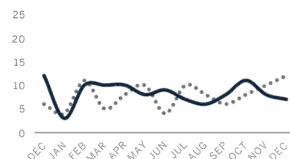


12

UNITS
SOLD

7

-41.7%

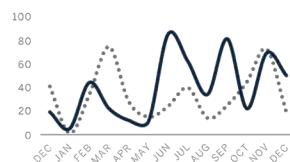


19

AVERAGE DAYS
ON MARKET

50

+163.2%

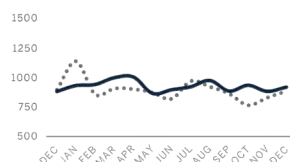


\$878

AVERAGE PRICE
PER SQ. FT.

\$914

+4.1%





EL SEGUNDO

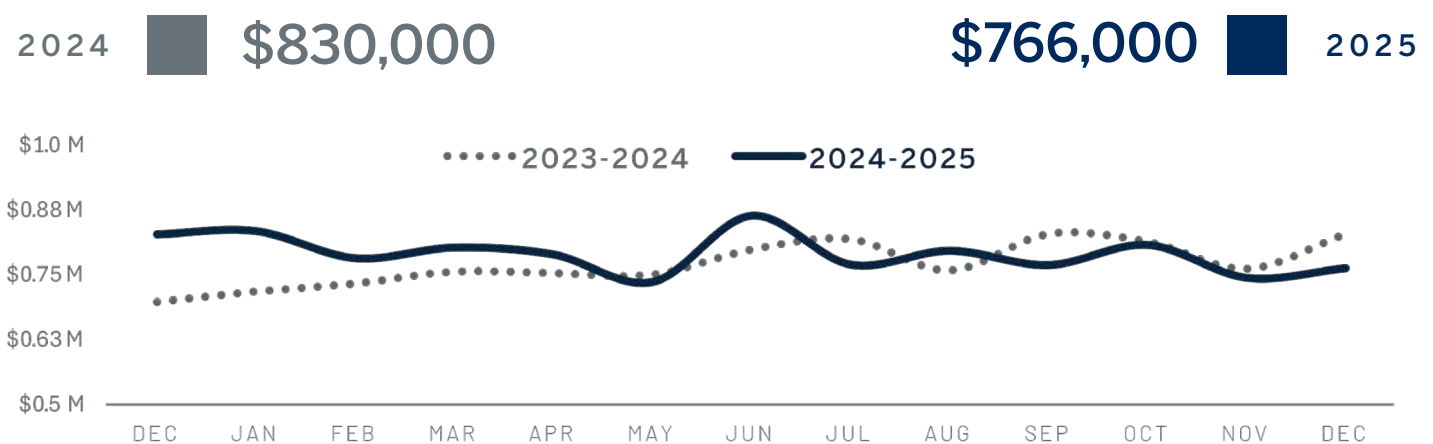
El Segundo

2024  \$1,317,000  2025 \$1,825,000



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+38.6%
VS LAST YEAR



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.7%
VS LAST YEAR

December

At A Glance

\$766,000

MEDIAN SALES PRICE

25

TOTAL UNITS SOLD

39

AVERAGE DAYS ON MARKET

\$510

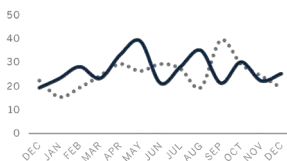
AVERAGE PRICE PER SQ. FT.

19

UNITS
SOLD

25

+31.6%

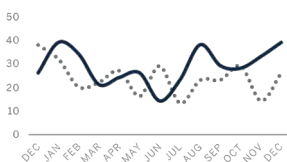


26

AVERAGE DAYS
ON MARKET

39

+50.0%

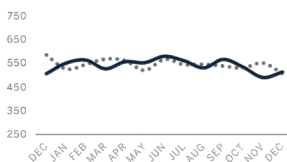


\$503

AVERAGE PRICE
PER SQ. FT.

\$510

+1.4%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$728,000

MEDIAN SALES PRICE

10

TOTAL UNITS SOLD

79

AVERAGE DAYS ON MARKET

\$494

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

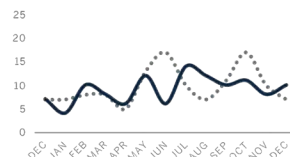


7

UNITS
SOLD

10

+42.9%

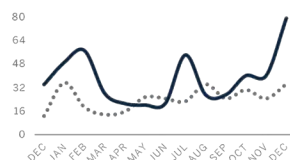


34

AVERAGE DAYS
ON MARKET

79

+132.4%

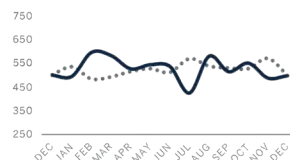


\$496

AVERAGE PRICE
PER SQ. FT.

\$494

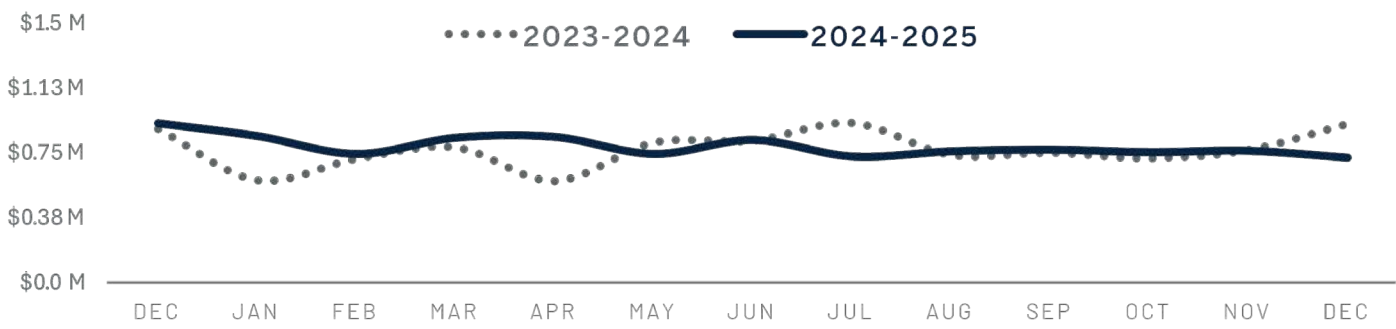
-0.4%





Harbor City

2024  \$930,000  2025 \$728,000

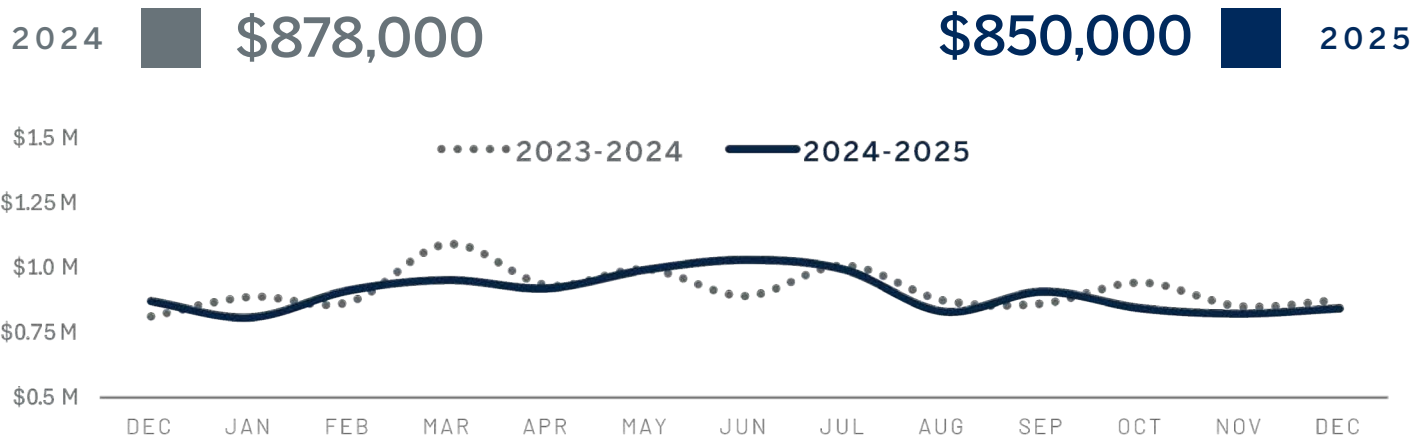


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-21.7%
VS LAST YEAR



Hawthorne



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-3.2%
VS LAST YEAR

December

At A Glance

\$850,000

MEDIAN SALES PRICE

17

TOTAL UNITS SOLD

66

AVERAGE DAYS ON MARKET

\$587

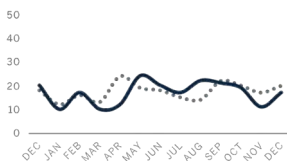
AVERAGE PRICE PER SQ. FT.

20

UNITS
SOLD

17

-15.0%

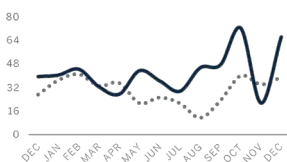


39

AVERAGE DAYS
ON MARKET

66

+69.2%

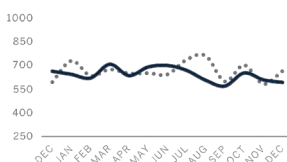


\$660

AVERAGE PRICE
PER SQ. FT.

\$587

-11.1%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$2,080,000

MEDIAN SALES PRICE

11

TOTAL UNITS SOLD

30

AVERAGE DAYS ON MARKET

\$1,291

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

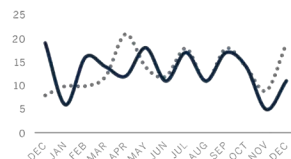


19

UNITS
SOLD

11

-42.1%

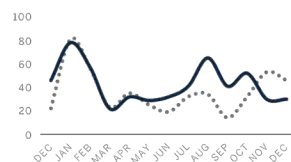


46

AVERAGE DAYS
ON MARKET

30

-34.8%

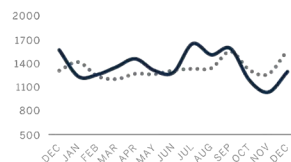


\$1,565

\$1,291

AVERAGE PRICE
PER SQ. FT.

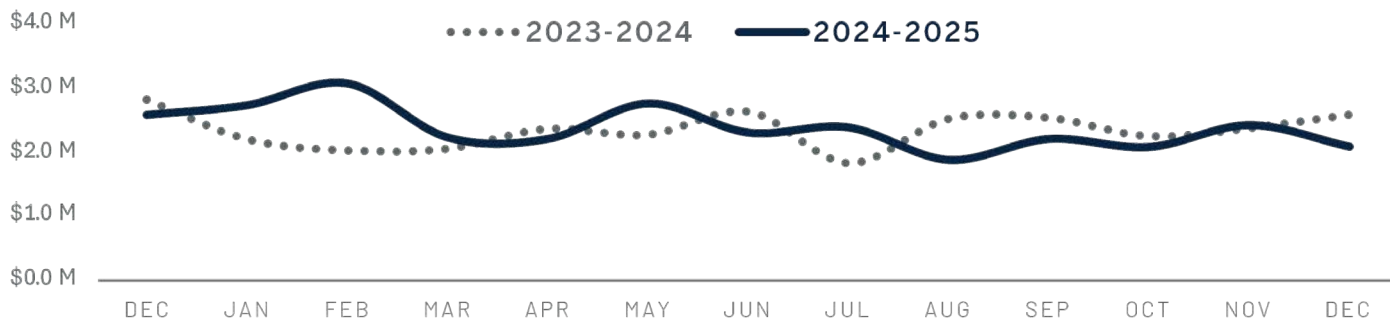
-17.5%





Hermosa Beach

2024  \$2,575,000  2025 \$2,080,000



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

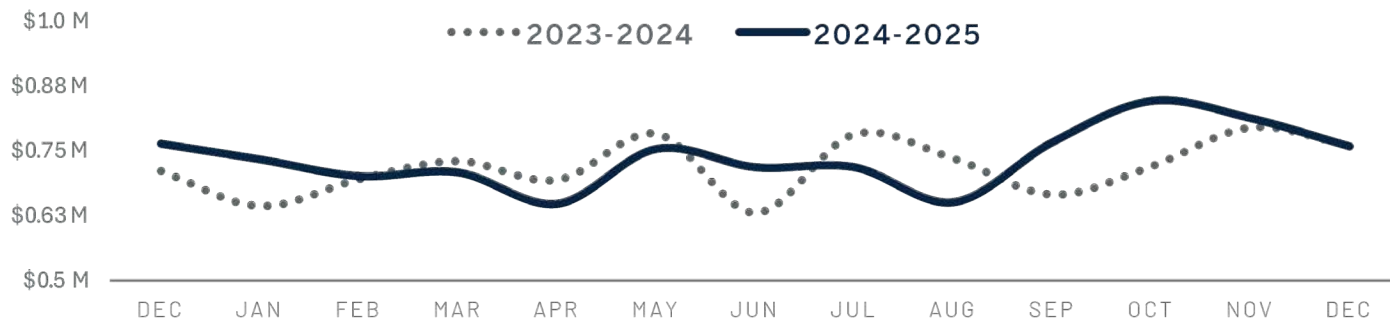
-19.2%
VS LAST YEAR



Inglewood

2024  \$765,000

\$760,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.7%
VS LAST YEAR

December

At A Glance

\$760,000

MEDIAN SALES PRICE

28

TOTAL UNITS SOLD

44

AVERAGE DAYS ON MARKET

\$586

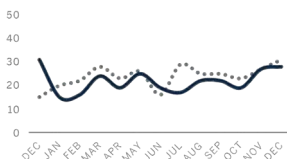
AVERAGE PRICE PER SQ. FT.

31

UNITS
SOLD

28

-9.7%

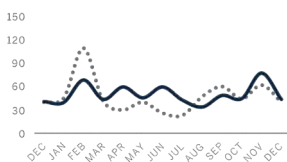


41

AVERAGE DAYS
ON MARKET

44

+7.3%

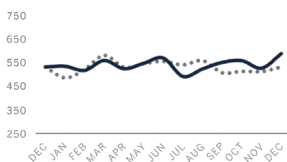


\$531

AVERAGE PRICE
PER SQ. FT.

\$586

+10.4%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$915,000

MEDIAN SALES PRICE

7

TOTAL UNITS SOLD

59

AVERAGE DAYS ON MARKET

\$546

AVERAGE PRICE PER SQ. FT.



Vista | Sotheby's
INTERNATIONAL REALTY

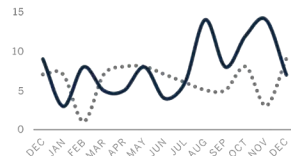


9

UNITS
SOLD

7

-22.2%

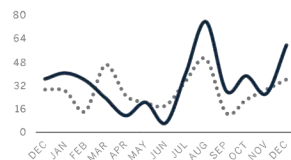


36

AVERAGE DAYS
ON MARKET

59

+63.9%

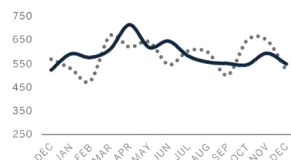


\$520

AVERAGE PRICE
PER SQ. FT.

\$546

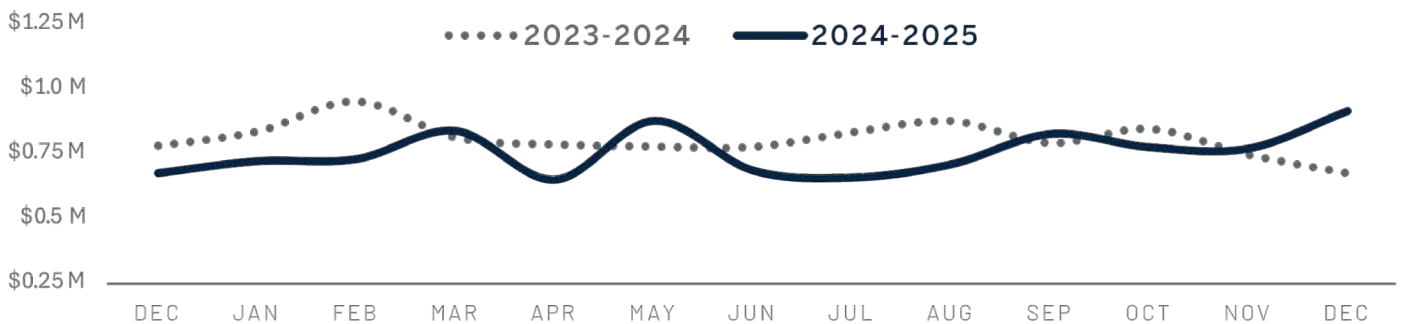
+5.0%





Lawndale

2024  \$680,000  2025 \$915,000

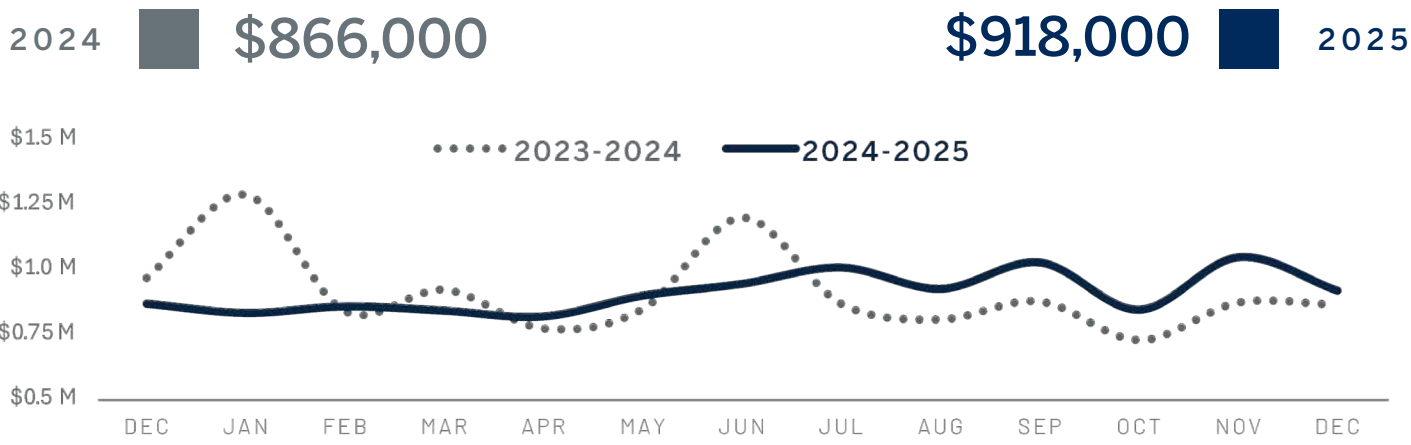


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+34.6%
VS LAST YEAR



Lomita



MEDIAN SALE PRICE +6.0%
OVER THE PAST 3 YEARS VS LAST YEAR

December

At A Glance

\$918,000

MEDIAN SALES PRICE

7

TOTAL UNITS SOLD

30

AVERAGE DAYS ON MARKET

\$496

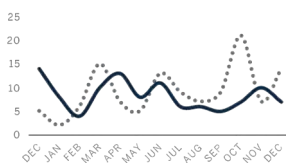
AVERAGE PRICE PER SQ. FT.

14

UNITS
SOLD

7

-50.0%

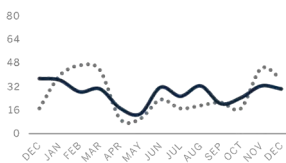


37

AVERAGE DAYS
ON MARKET

30

-18.9%

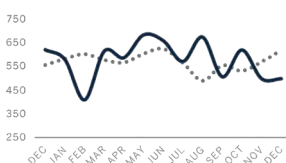


\$617

AVERAGE PRICE
PER SQ. FT.

\$496

-19.6%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$830,000

MEDIAN SALES PRICE

183

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$671

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

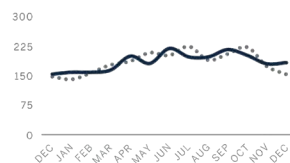


153

UNITS
SOLD

183

+19.6%

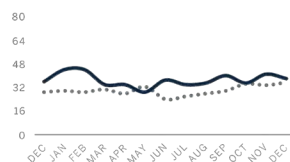


36

AVERAGE DAYS
ON MARKET

38

+5.6%

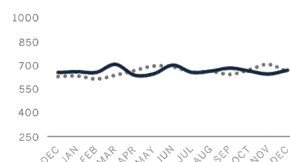


\$657

AVERAGE PRICE
PER SQ. FT.

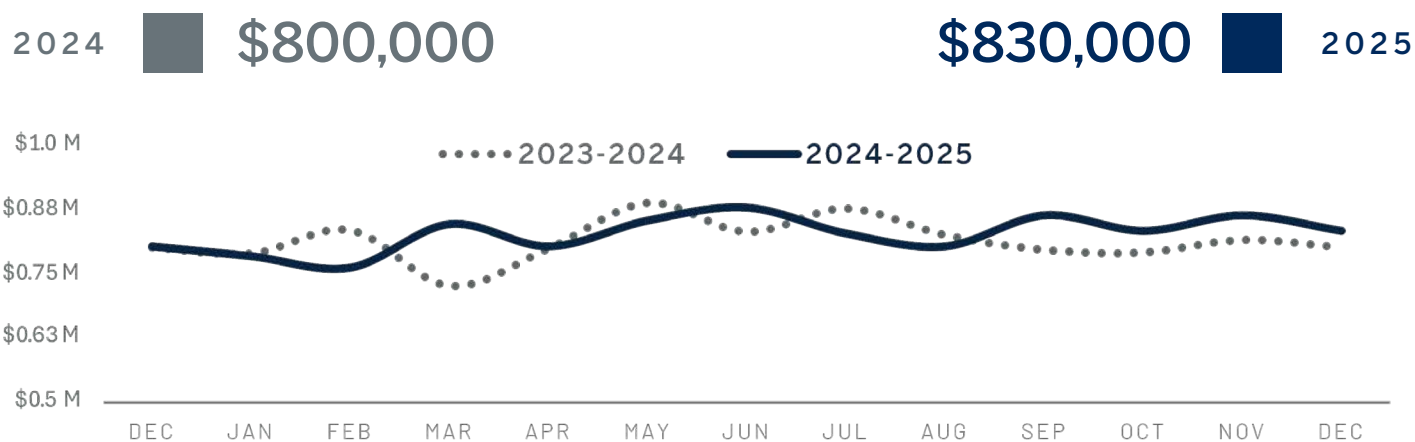
\$671

+2.1%





Long Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.8%
VS LAST YEAR



Manhattan Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-10.4%
VS LAST YEAR

December

At A Glance

\$3,000,000

MEDIAN SALES PRICE

22

TOTAL UNITS SOLD

46

AVERAGE DAYS ON MARKET

\$1,403

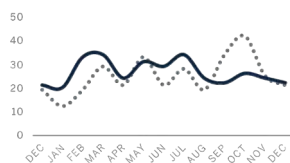
AVERAGE PRICE PER SQ. FT.

21

UNITS
SOLD

22

+4.8%

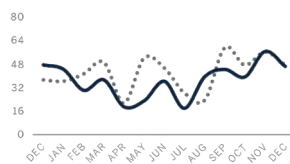


47

AVERAGE DAYS
ON MARKET

46

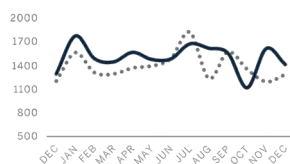
-2.1%



\$1,284 \$1,403

AVERAGE PRICE
PER SQ. FT.

+9.3%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$1,335,000

MEDIAN SALES PRICE

13

TOTAL UNITS SOLD

43

AVERAGE DAYS ON MARKET

\$883

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

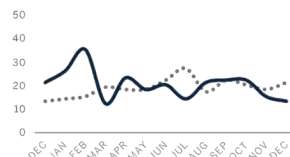


21

UNITS
SOLD

13

-38.1%

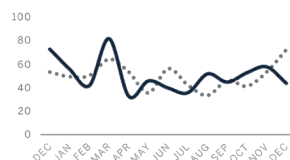


72

AVERAGE DAYS
ON MARKET

43

-40.3%

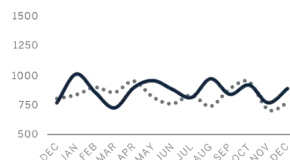


\$767

AVERAGE PRICE
PER SQ. FT.

\$883

+15.1%





Marina Del Rey



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+19.2%
VS LAST YEAR



Palos Verdes Estates



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.3%
VS LAST YEAR

December

At A Glance

\$2,363,000

MEDIAN SALES PRICE

8

TOTAL UNITS SOLD

57

AVERAGE DAYS ON MARKET

\$1,055

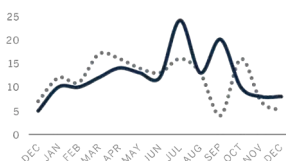
AVERAGE PRICE PER SQ. FT.

5

UNITS
SOLD

8

+60.0%

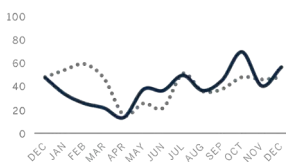


48

AVERAGE DAYS
ON MARKET

57

+18.8%

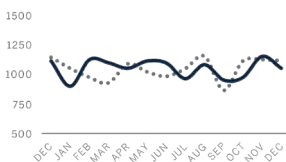


\$1,117

AVERAGE PRICE
PER SQ. FT.

\$1,055

-5.6%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$1,250,000

MEDIAN SALES PRICE

1

TOTAL UNITS SOLD

2

AVERAGE DAYS ON MARKET

\$391

AVERAGE PRICE PER SQ. FT.



Vista

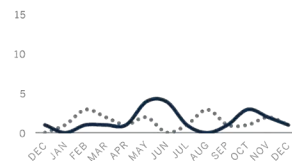
Sotheby's
INTERNATIONAL REALTY

1

UNITS
SOLD

1

No
Change

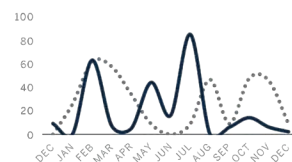


9

AVERAGE DAYS
ON MARKET

2

-77.8%

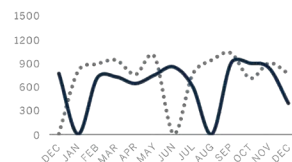


\$768

AVERAGE PRICE
PER SQ. FT.

\$391

-49.1%





Palos Verdes Peninsula



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

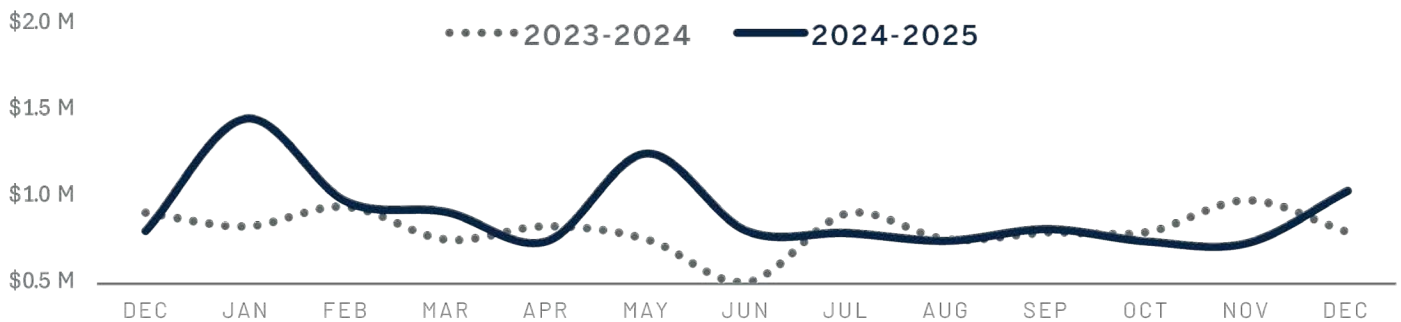
-35.1%
VS LAST YEAR



Playa Del Rey

2024  \$799,000

\$1,030,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+28.9%
VS LAST YEAR

December

At A Glance

\$1,030,000

MEDIAN SALES PRICE

7

TOTAL UNITS SOLD

54

AVERAGE DAYS ON MARKET

\$937

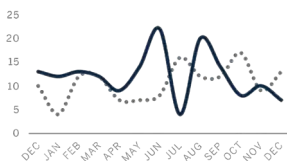
AVERAGE PRICE PER SQ. FT.

13

UNITS
SOLD

7

-46.2%

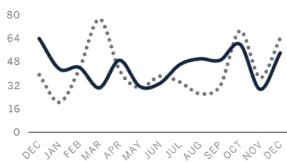


64

AVERAGE DAYS
ON MARKET

54

-15.6%

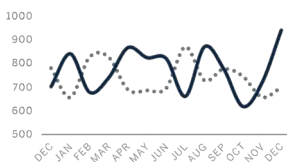


\$698

AVERAGE PRICE
PER SQ. FT.

\$937

+34.2%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$980,000

MEDIAN SALES PRICE

12

TOTAL UNITS SOLD

26

AVERAGE DAYS ON MARKET

\$830

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

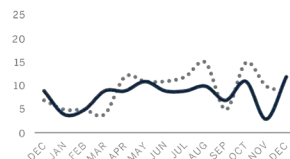


9

UNITS
SOLD

12

+33.3%

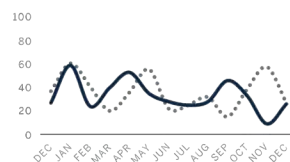


27

AVERAGE DAYS
ON MARKET

26

-3.7%

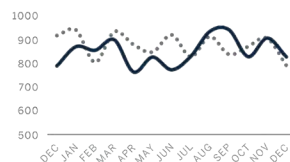


\$792

AVERAGE PRICE
PER SQ. FT.

\$830

+4.8%





Playa Vista

2024

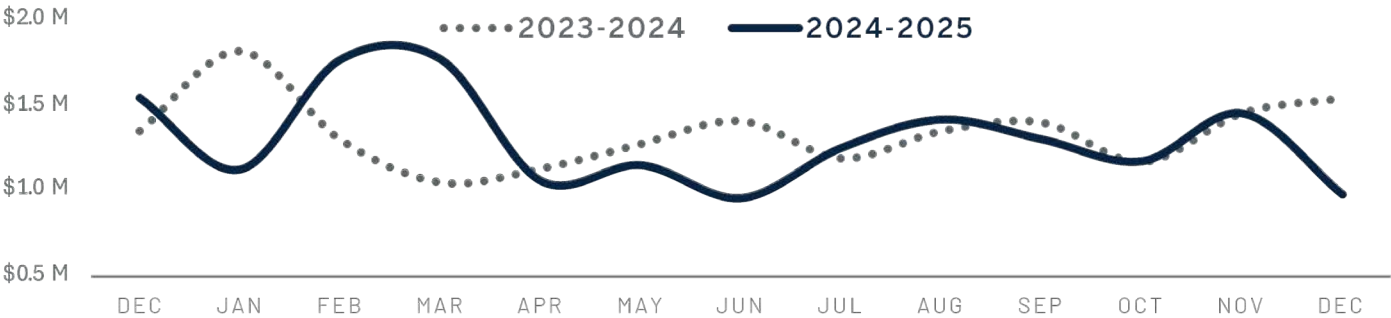


\$1,540,000

\$980,000



2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-36.4%
VS LAST YEAR



Rancho Palos Verdes



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+11.5%
VS LAST YEAR

December

At A Glance

\$1,950,000

MEDIAN SALES PRICE

26

TOTAL UNITS SOLD

50

AVERAGE DAYS ON MARKET

\$772

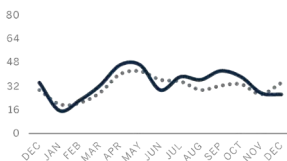
AVERAGE PRICE PER SQ. FT.

34

UNITS
SOLD

26

-23.5%

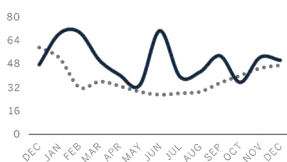


47

AVERAGE DAYS
ON MARKET

50

+6.4%

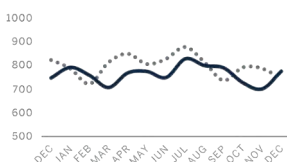


\$744

AVERAGE PRICE
PER SQ. FT.

\$772

+3.8%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$1,500,000

MEDIAN SALES PRICE

49

TOTAL UNITS SOLD

59

AVERAGE DAYS ON MARKET

\$853

AVERAGE PRICE PER SQ. FT.



Vista | Sotheby's
INTERNATIONAL REALTY

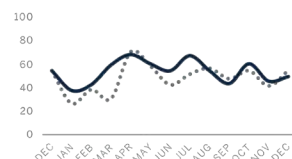


54

UNITS
SOLD

49

-9.3%

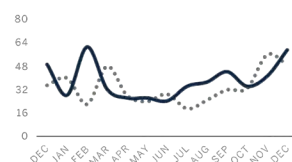


49

AVERAGE DAYS
ON MARKET

59

+20.4%

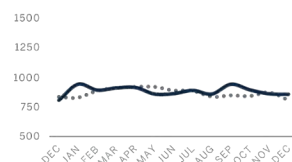


\$805

AVERAGE PRICE
PER SQ. FT.

\$853

+6.0%





Redondo Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.0%
VS LAST YEAR



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+100.0%
VS LAST YEAR



December

At A Glance

\$3,600,000

MEDIAN SALES PRICE

3

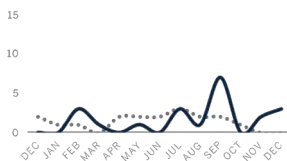
TOTAL UNITS SOLD

0

UNITS
SOLD

3

+100.0%

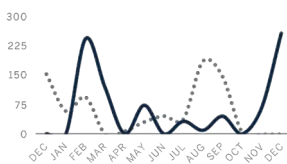


0

AVERAGE DAYS
ON MARKET

257

+100.0%

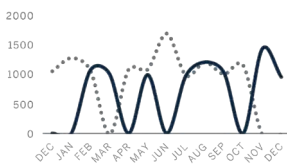


\$0

AVERAGE PRICE
PER SQ. FT.

\$951

+100.0%



257

AVERAGE DAYS ON MARKET

\$951

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$1,264,000

MEDIAN SALES PRICE

6

TOTAL UNITS SOLD

42

AVERAGE DAYS ON MARKET

\$742

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

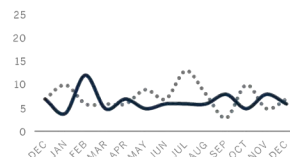


7

UNITS
SOLD

6

-14.3%

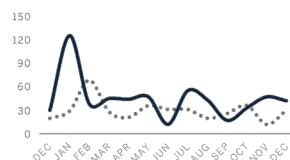


30

AVERAGE DAYS
ON MARKET

42

+40.0%

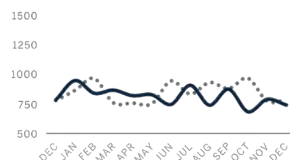


\$784

AVERAGE PRICE
PER SQ. FT.

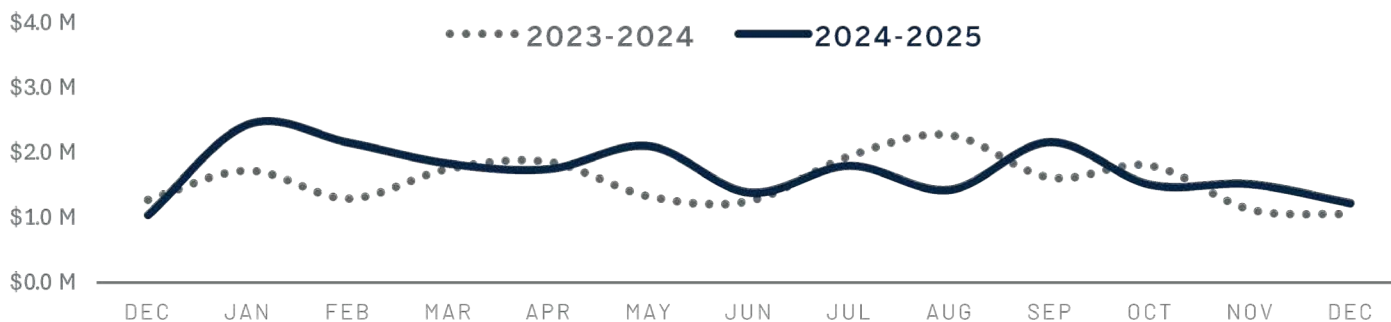
\$742

-5.4%



Rolling Hills Estates

2024  \$1,080,000 \$1,264,000  2025

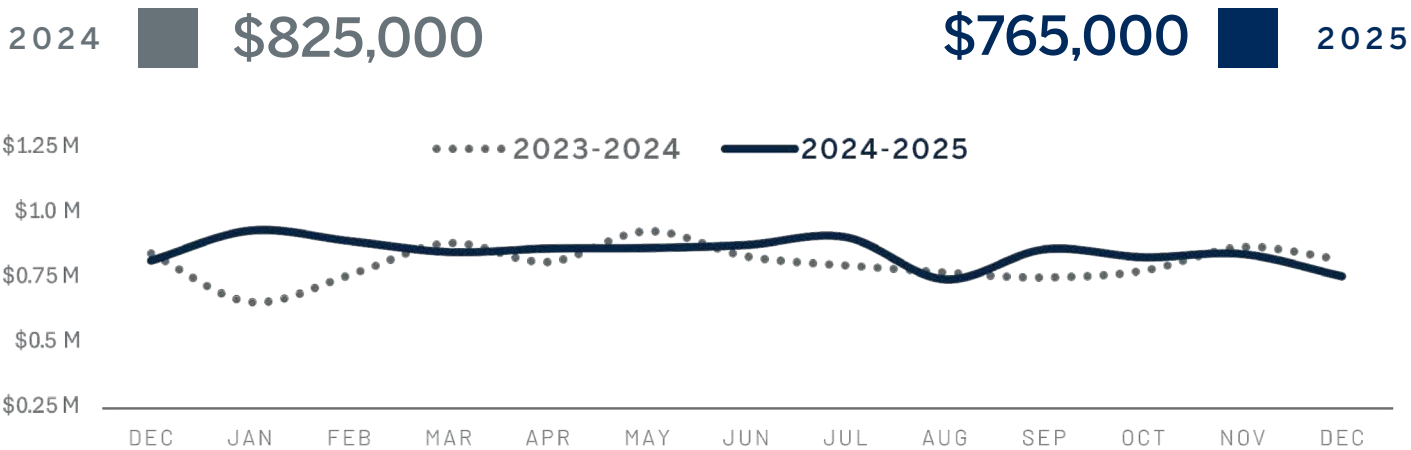


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+17.0%
VS LAST YEAR



San Pedro



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.3%
VS LAST YEAR

December

At A Glance

\$765,000

MEDIAN SALES PRICE

50

TOTAL UNITS SOLD

45

AVERAGE DAYS ON MARKET

\$577

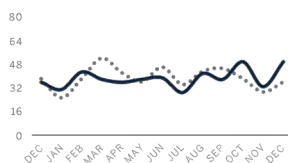
AVERAGE PRICE PER SQ. FT.

36

UNITS
SOLD

50

+38.9%

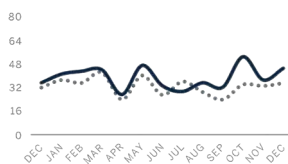


35

AVERAGE DAYS
ON MARKET

45

+28.6%

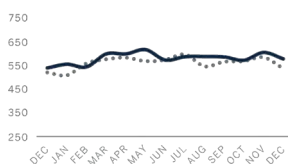


\$538

AVERAGE PRICE
PER SQ. FT.

\$577

+7.2%



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$933,000

MEDIAN SALES PRICE

68

TOTAL UNITS SOLD

34

AVERAGE DAYS ON MARKET

\$677

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

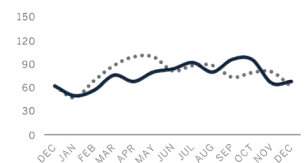


62

UNITS
SOLD

68

+9.7%

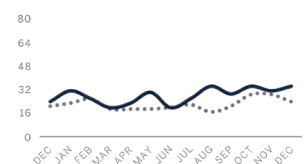


24

AVERAGE DAYS
ON MARKET

34

+41.7%

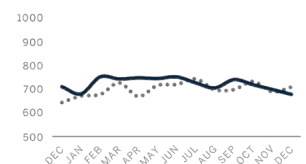


\$710

AVERAGE PRICE
PER SQ. FT.

\$677

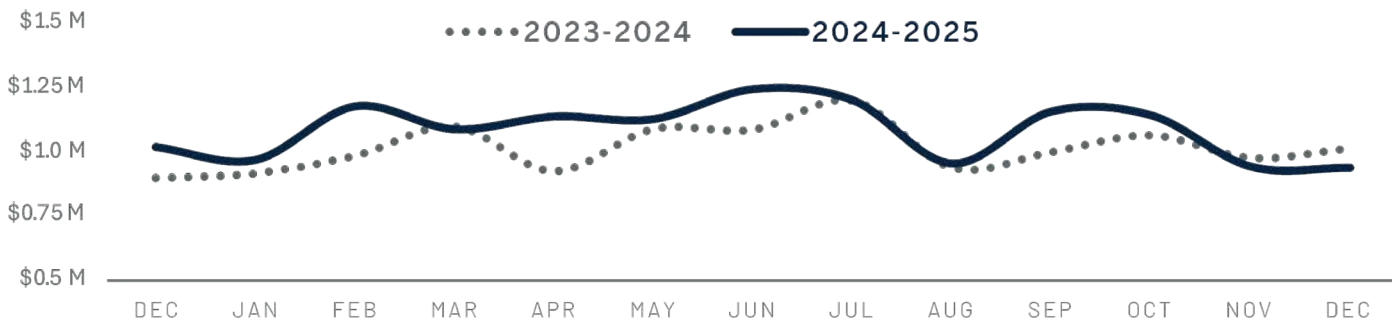
-4.6%





Torrance

2024  \$1,015,000  2025 \$933,000



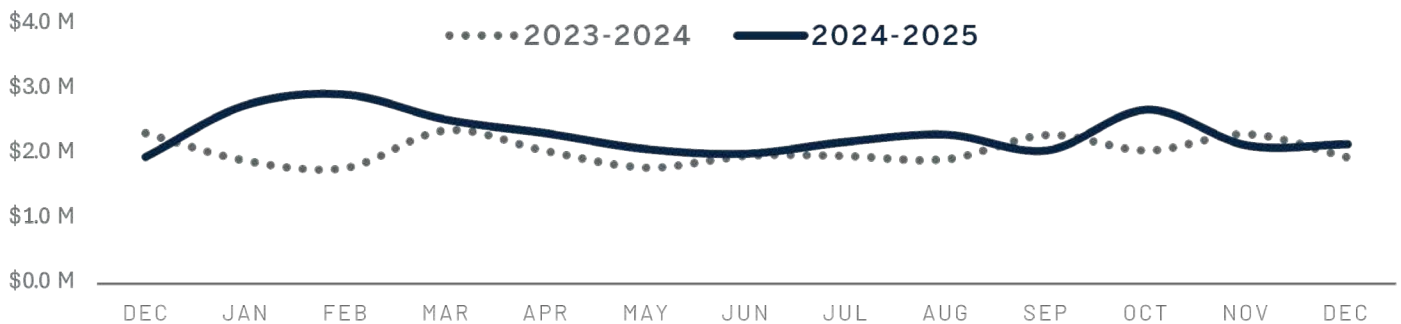
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-8.1%
VS LAST YEAR



Venice

2024  \$1,950,000 **\$2,145,000**  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+10.0%
VS LAST YEAR



December

At A Glance

\$2,145,000

MEDIAN SALES PRICE

20

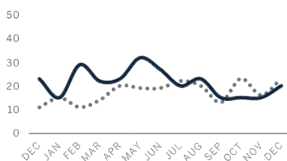
TOTAL UNITS SOLD

23

UNITS
SOLD

20

-13.0%



50

AVERAGE DAYS
ON MARKET

54

+8.0%

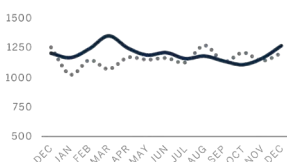


\$1,200

\$1,261

AVERAGE PRICE
PER SQ. FT.

+5.1%



54

AVERAGE DAYS ON MARKET

\$1,261

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

December

At A Glance

\$1,595,000

MEDIAN SALES PRICE

21

TOTAL UNITS SOLD

42

AVERAGE DAYS ON MARKET

\$872

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

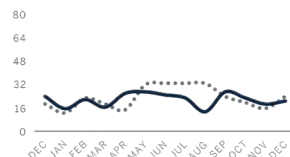


24

UNITS
SOLD

21

-12.5%

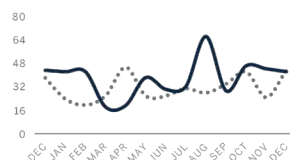


43

AVERAGE DAYS
ON MARKET

42

-2.3%

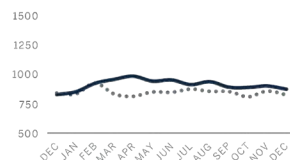


\$826

AVERAGE PRICE
PER SQ. FT.

\$872

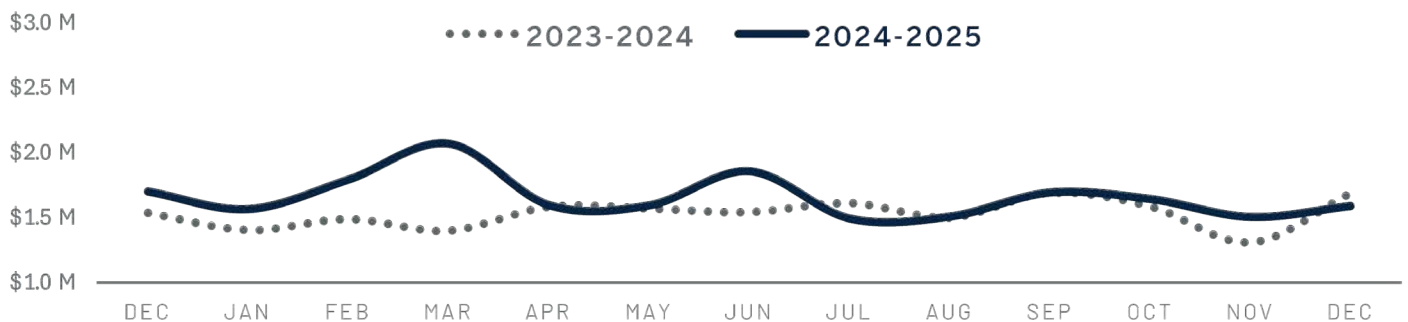
+5.6%





Westchester

2024  **\$1,708,000** **\$1,595,000**  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-6.6%
VS LAST YEAR

Offices



**1144 HIGHLAND AVE
MANHATTAN BEACH**

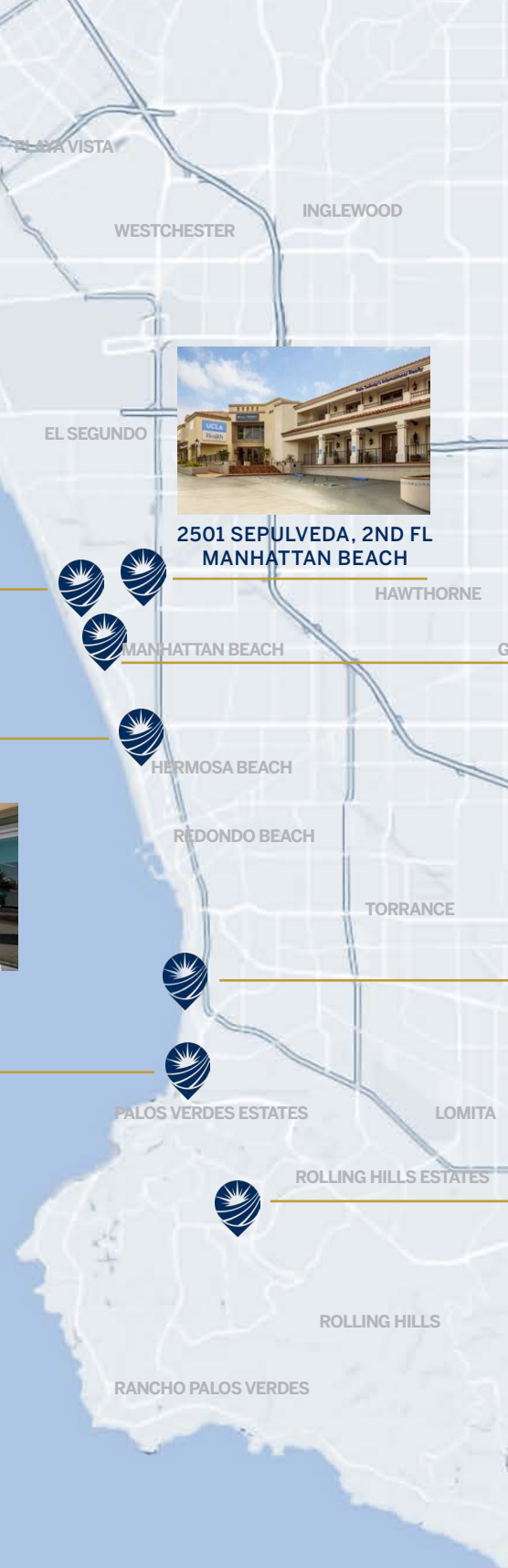


**2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH**

**200 PIER AVE
HERMOSA BEACH**



**16 MALAGA COVE PLAZA
PALOS VERDES ESTATES**





4357 TOWN CENTER BLVD, ST 220
EL DORADO HILLS

CA Foothills



1004 WHITE ROCK RD #400
EL DORADO HILLS

CA Foothills



54 MAIN STREET
SUTTER CREEK

CA Foothills



916 MANHATTAN AVE
MANHATTAN BEACH



516 MAIN STREET
PLACERVILLE

CA Foothills



6780 MAGNOLIA AVE
RIVERSIDE

Inland Empire



1801 S CATALINA AVE
REDONDO BEACH

CARSON

HARBOR CITY

35 PENINSULA CENTER
ROLLING HILLS ESTATES



LONG BEACH



5536 E. 2ND ST
LONG BEACH

SAN PEDRO

16

OFFICES:

VISTASIR.COM | 310.546.7611



MANHATTAN BEACH | HERMOSA BEACH | REDONDO BEACH | PALOS VERDES PENINSULA | LONG BEACH | RIVERSIDE
BLUE JAY | CLAREMONT | BIG BEAR | EL DORADO HILLS | SUTTER CREEK | PLACERVILLE