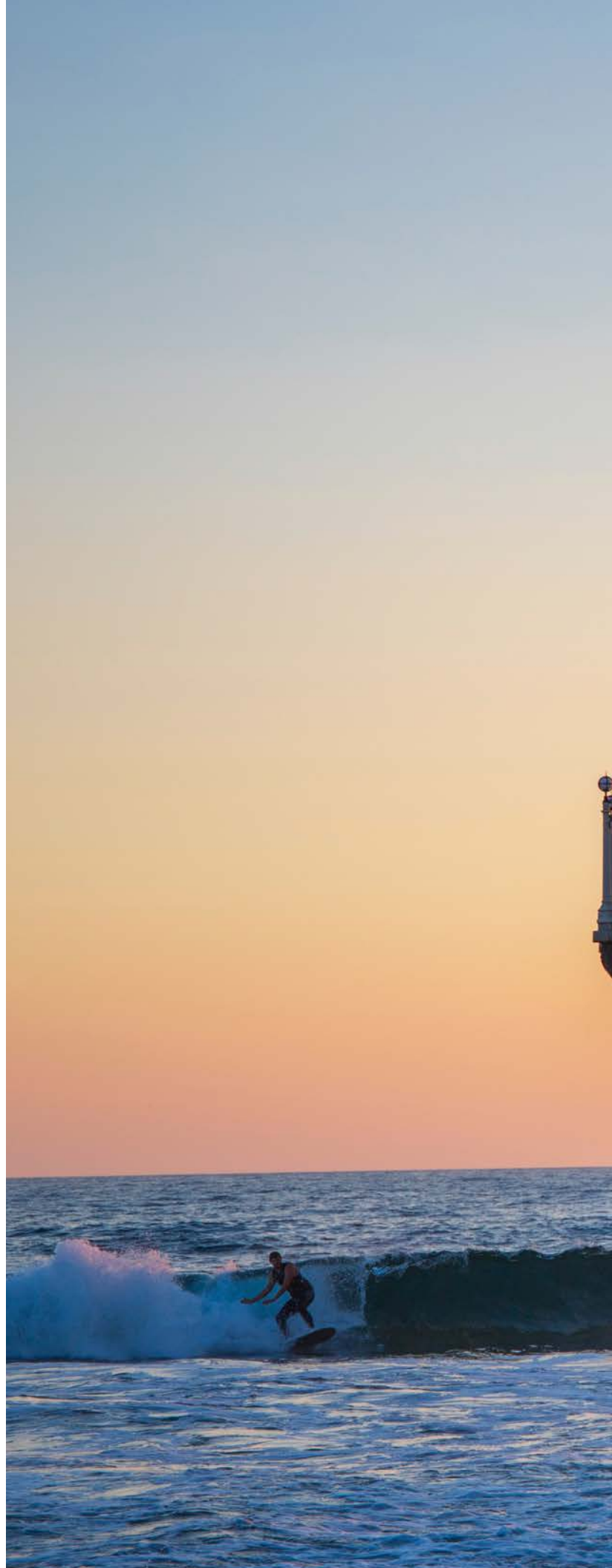




Market Report

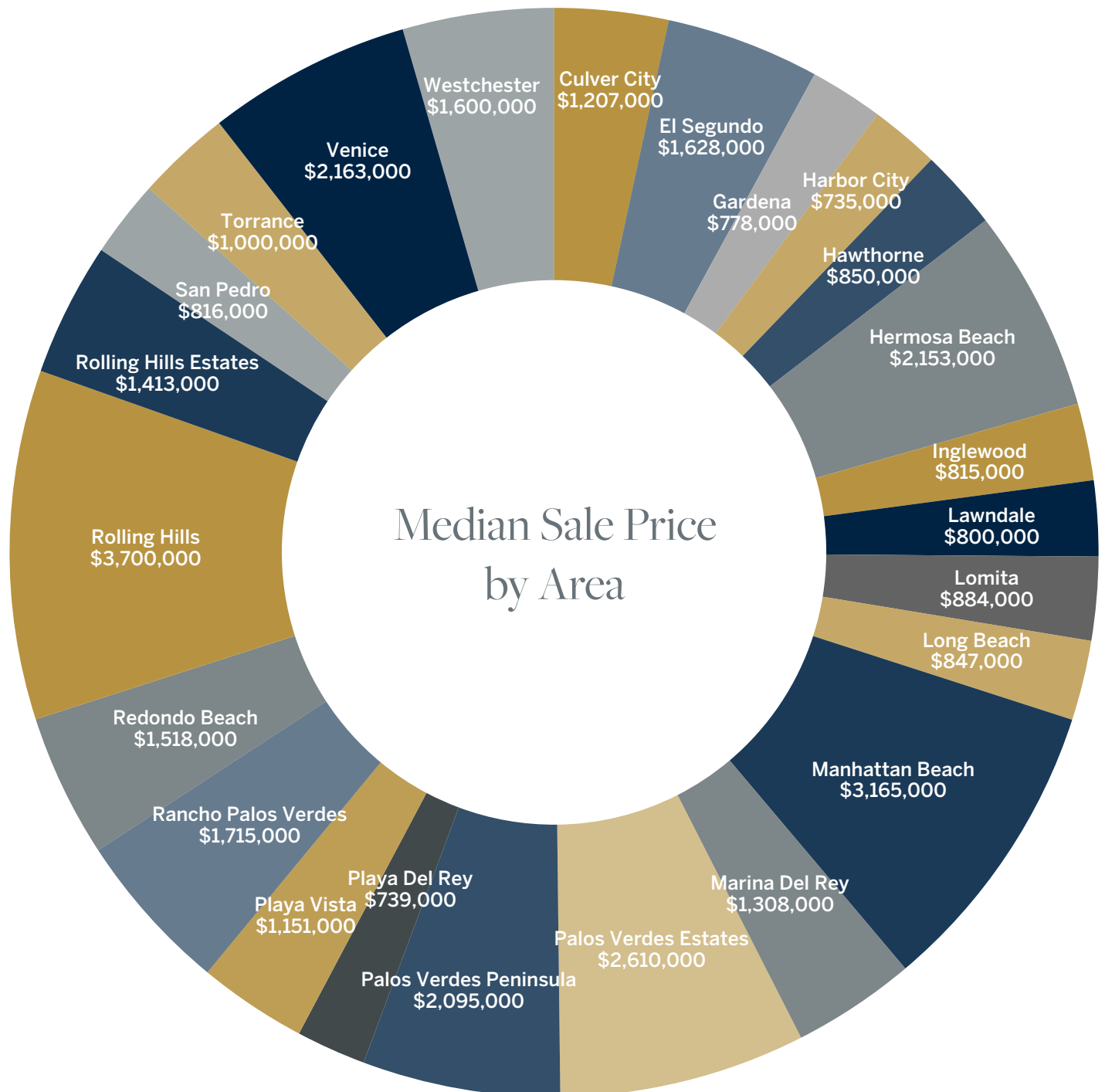
Contents

4	OVERVIEW
6	CULVER CITY
8	EL SEGUNDO
10	GARDENA
12	HARBOR CITY
14	HAWTHORNE
16	HERMOSA BEACH
18	INGLEWOOD
20	LAWNDALE
22	LOMITA
24	LONG BEACH
26	MANHATTAN BEACH
28	MARINA DEL REY
30	PALOS VERDES ESTATES
32	PALOS VERDES PENINSULA
34	PLAYA DEL REY
36	PLAYA VISTA
38	RANCHO PALOS VERDES
40	REDONDO BEACH
42	ROLLING HILLS
44	ROLLING HILLS ESTATES
46	SAN PEDRO
48	TORRANCE
50	VENICE
52	WESTCHESTER
54	OFFICES



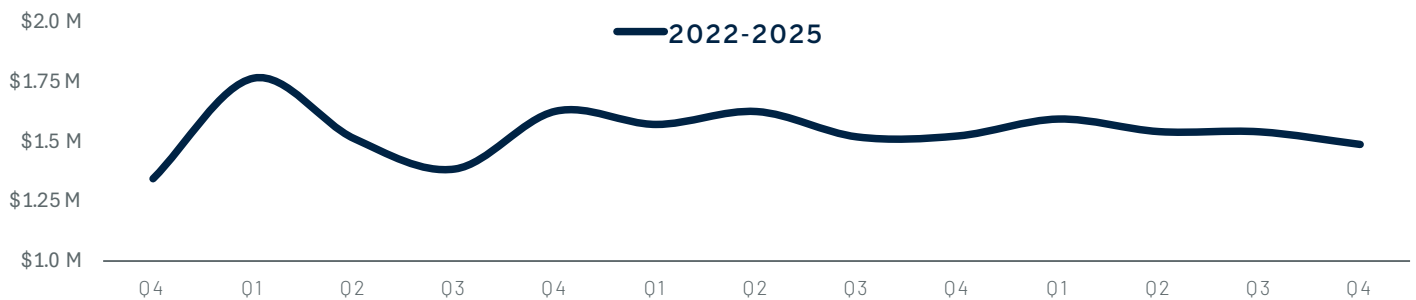


Overview

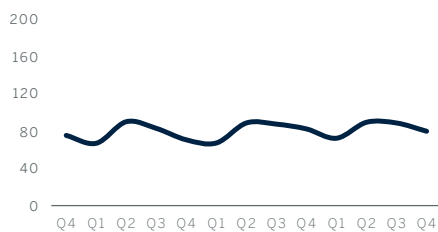


Average of all areas

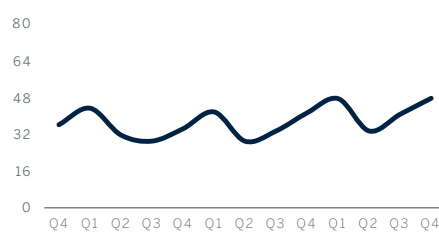
Average Sale Price of All Areas for the Past 3 Years



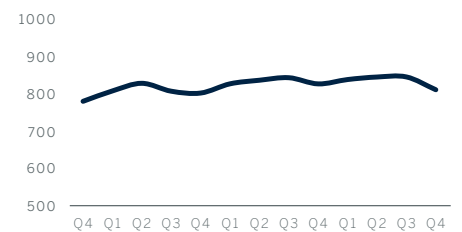
Average Units Sold

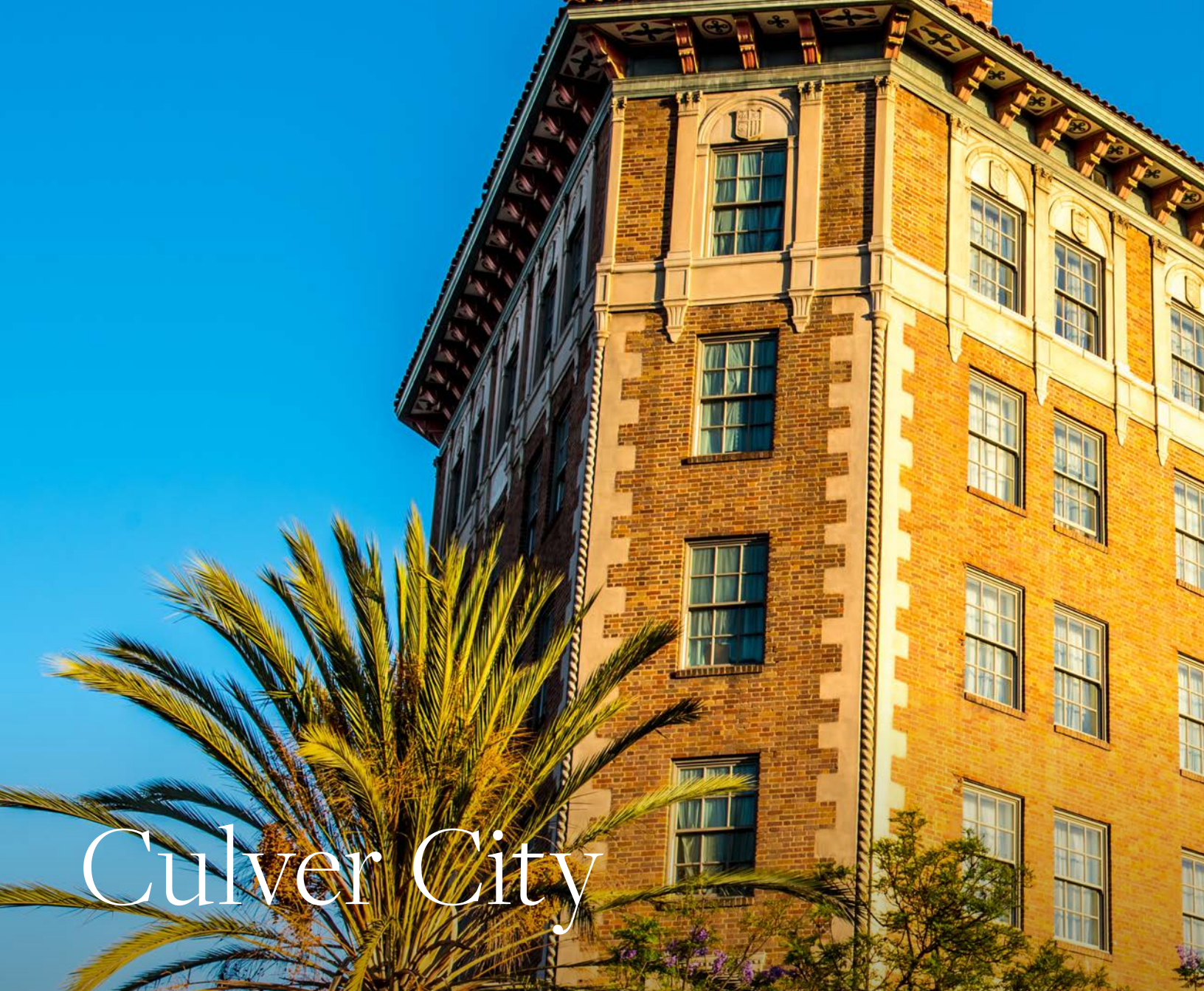


Average Days on Market



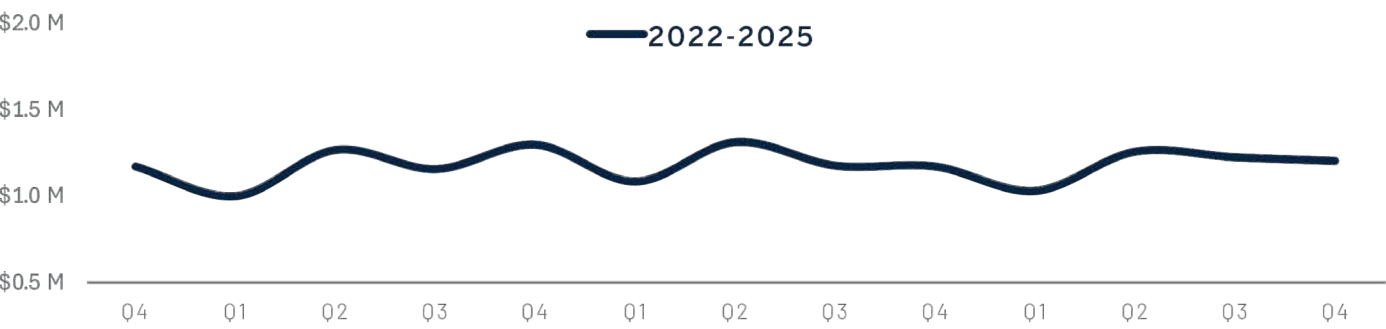
Average Price per Sq.Ft.





Culver City

2024  \$1,175,000 \$1,207,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+2.7%
VS LAST YEAR

Q4

At A Glance

\$1,207,000

MEDIAN SALES PRICE

70

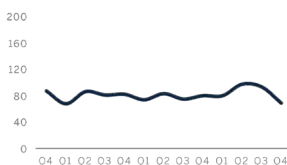
TOTAL UNITS SOLD

81

UNITS
SOLD

70

-13.6%

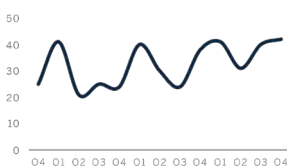


38

AVERAGE DAYS
ON MARKET

42

+10.5%

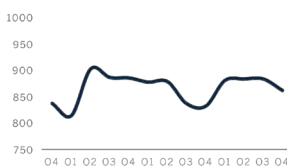


\$832

AVERAGE PRICE
PER SQ. FT.

\$862

+3.6%



42

AVERAGE DAYS ON MARKET

\$862

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,628,000

MEDIAN SALES PRICE

26

TOTAL UNITS SOLD

44

AVERAGE DAYS ON MARKET

\$910

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

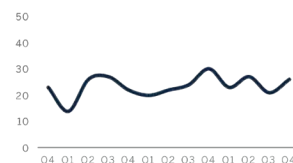


30

UNITS
SOLD

26

-13.3%

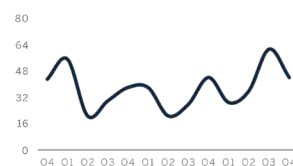


44

AVERAGE DAYS
ON MARKET

44

No
Change

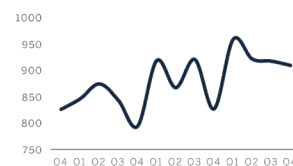


\$828

AVERAGE PRICE
PER SQ. FT.

\$910

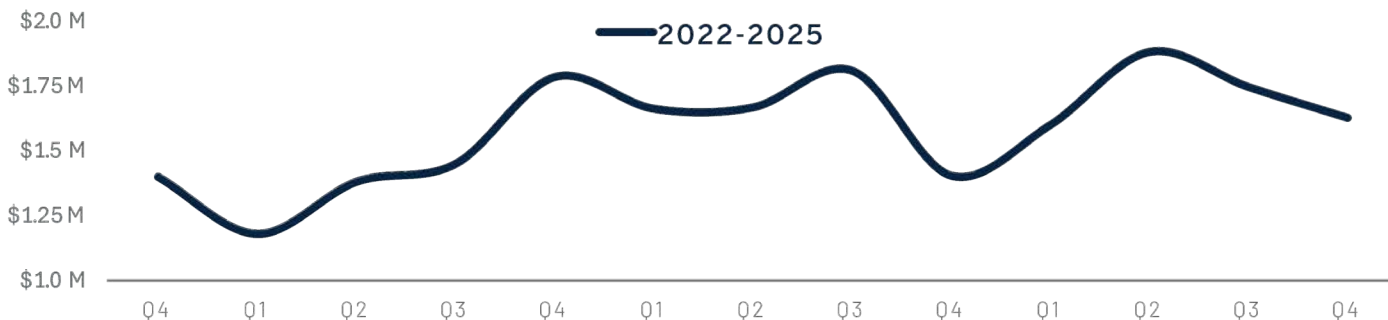
+9.9%





El Segundo

2024  \$1,405,000 \$1,628,000  2025

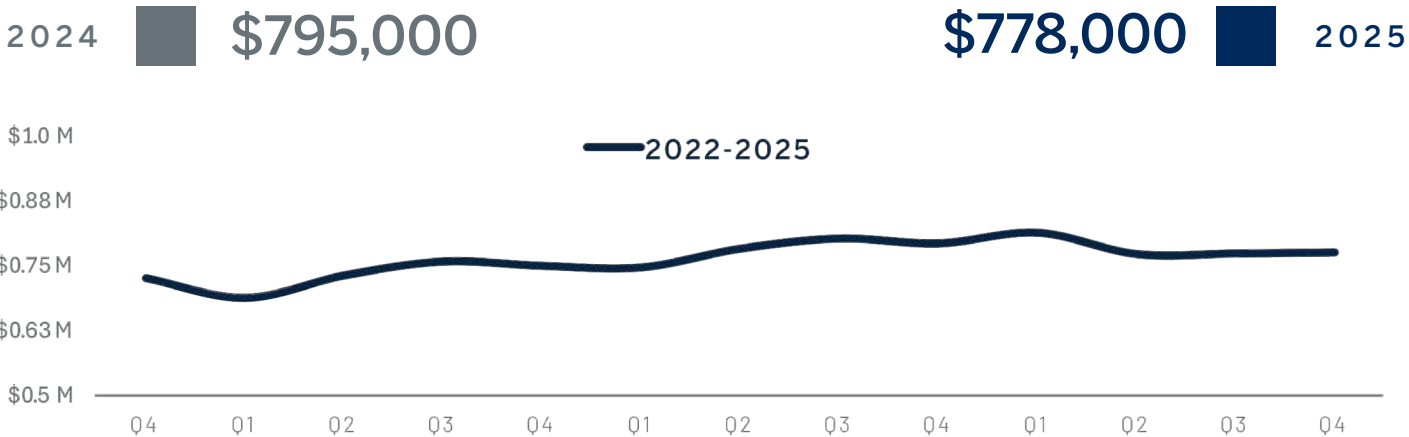


MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+15.9%
VS LAST YEAR



Gardena



MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

-2.1%

VS LAST YEAR



Q4

At A Glance

\$778,000

MEDIAN SALES PRICE

76

TOTAL UNITS SOLD

32

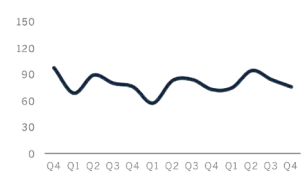
AVERAGE DAYS ON MARKET

\$512

AVERAGE PRICE PER SQ. FT.

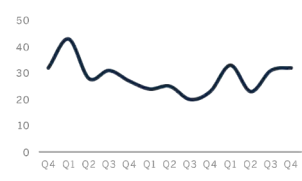
73
UNITS
SOLD

76
+4.1%



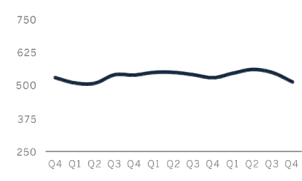
23
AVERAGE DAYS
ON MARKET

32
+39.1%



\$528
AVERAGE PRICE
PER SQ. FT.

\$512
-3.0%



Q4

At A Glance

\$735,000

MEDIAN SALES PRICE

29

TOTAL UNITS SOLD

53

AVERAGE DAYS ON MARKET

\$511

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

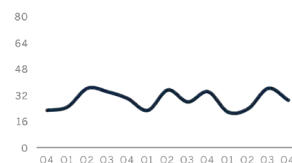


34

UNITS
SOLD

29

-14.7%

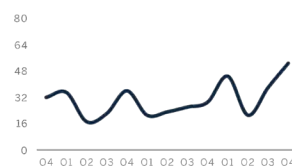


29

AVERAGE DAYS
ON MARKET

53

+82.8%

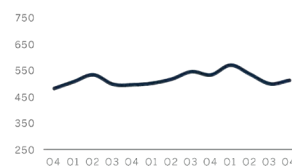


\$532

AVERAGE PRICE
PER SQ. FT.

\$511

-3.9%

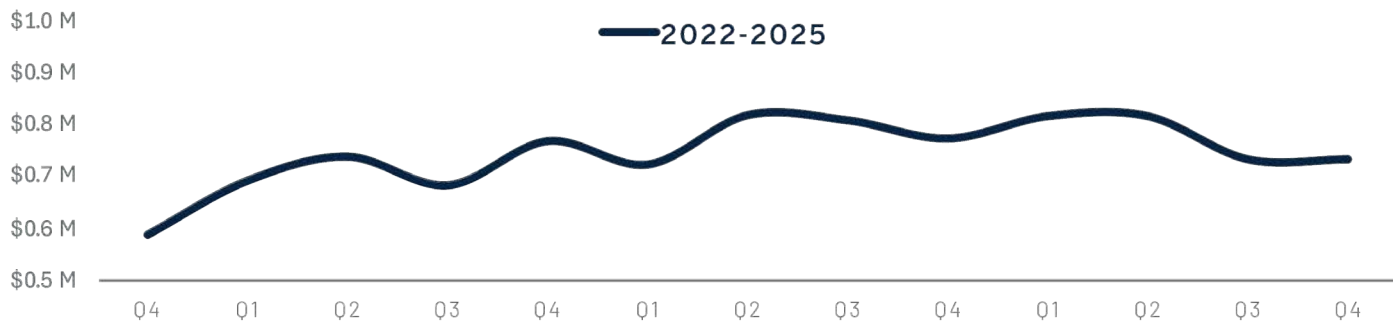




Harbor City

2024 ■ \$775,000

\$735,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

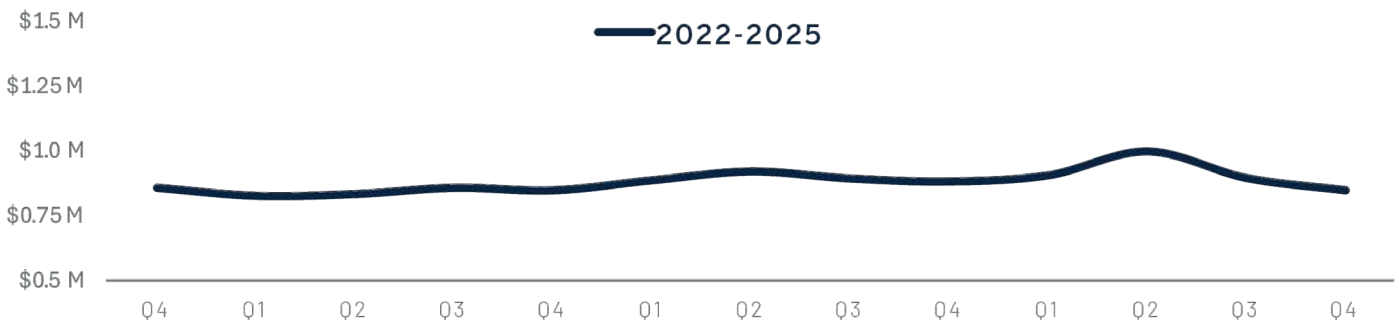
-5.2%
VS LAST YEAR



Hawthorne

2024 ■ \$885,000

\$850,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-4.0%
VS LAST YEAR



Q4

At A Glance

\$850,000

MEDIAN SALES PRICE

47

TOTAL UNITS SOLD

58

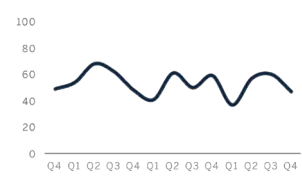
AVERAGE DAYS ON MARKET

\$616

AVERAGE PRICE PER SQ. FT.

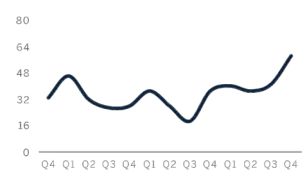
59
UNITS
SOLD

47
-20.3%



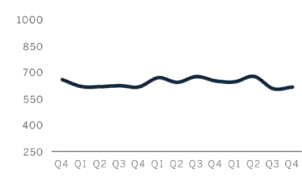
37
AVERAGE DAYS
ON MARKET

58
+56.8%



\$652
AVERAGE PRICE
PER SQ. FT.

\$616
-5.5%



Q4

At A Glance

\$2,153,000

MEDIAN SALES PRICE

30

TOTAL UNITS SOLD

40

AVERAGE DAYS ON MARKET

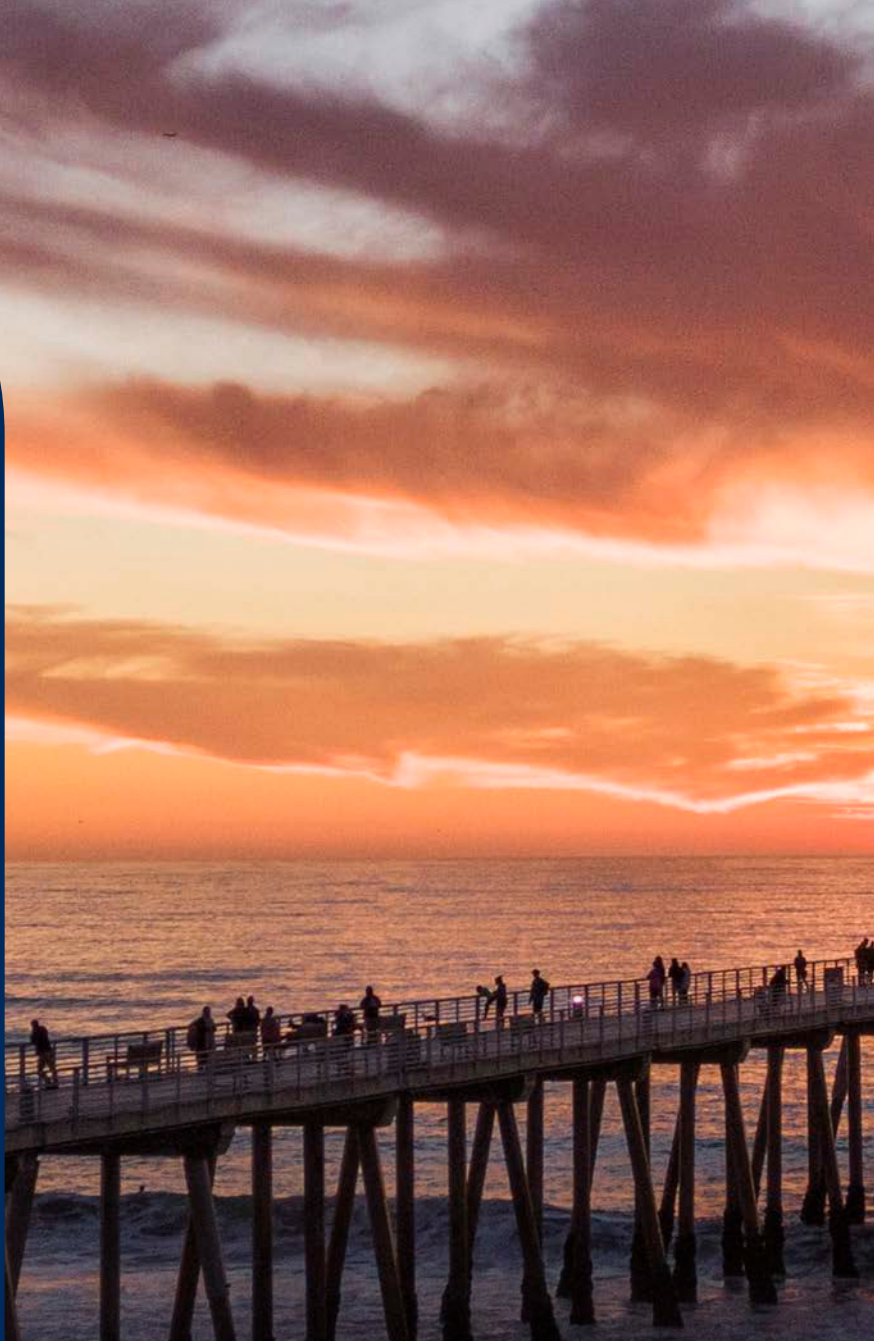
\$1,198

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

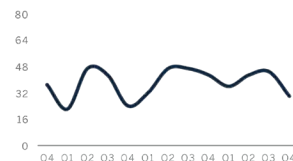


43

UNITS
SOLD

30

-30.2%

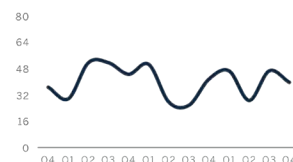


42

AVERAGE DAYS
ON MARKET

40

-4.8%

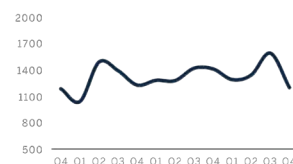


\$1,408

\$1,198

AVERAGE PRICE
PER SQ. FT.

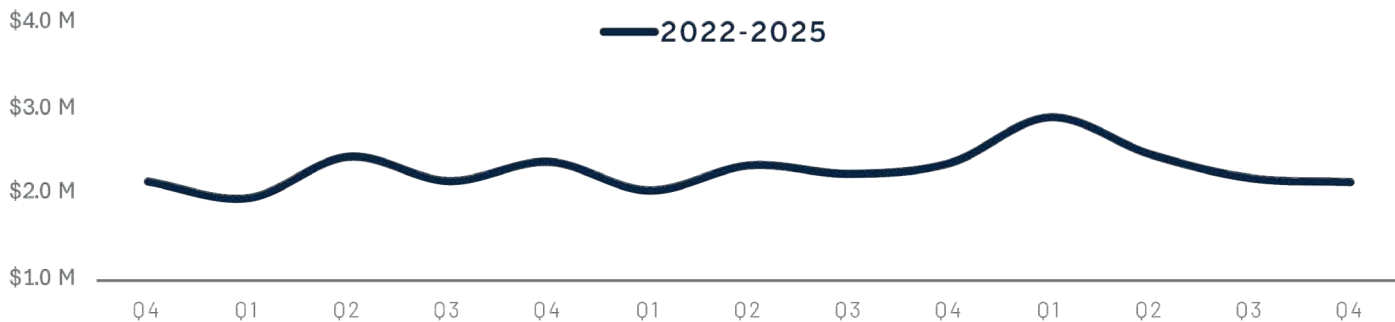
-14.9%





Hermosa Beach

2024  \$2,375,000 \$2,153,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

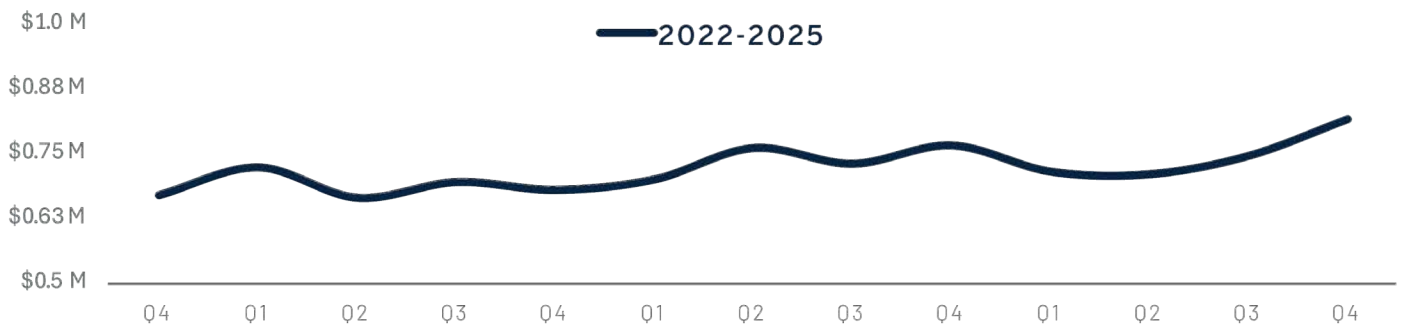
-9.3%
VS LAST YEAR



Inglewood

2024  \$765,000

\$815,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+6.5%
VS LAST YEAR



Q4

At A Glance

\$815,000

MEDIAN SALES PRICE

73

TOTAL UNITS SOLD

56

AVERAGE DAYS ON MARKET

\$557

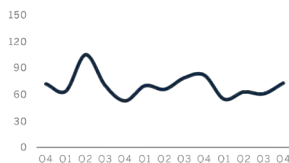
AVERAGE PRICE PER SQ. FT.

82

UNITS
SOLD

73

-11.0%

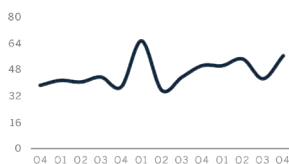


50

AVERAGE DAYS
ON MARKET

56

+12.0%

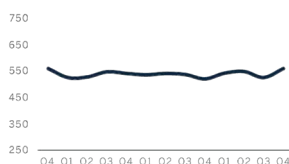


\$519

AVERAGE PRICE
PER SQ. FT.

\$557

+7.3%



Vista | Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$800,000

MEDIAN SALES PRICE

32

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$568

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

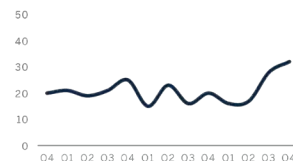


20

UNITS
SOLD

32

+60.0%

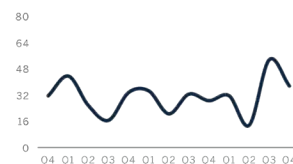


29

AVERAGE DAYS
ON MARKET

38

+31.0%

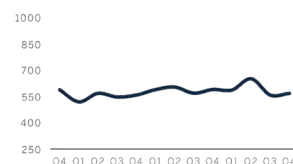


\$590

AVERAGE PRICE
PER SQ. FT.

\$568

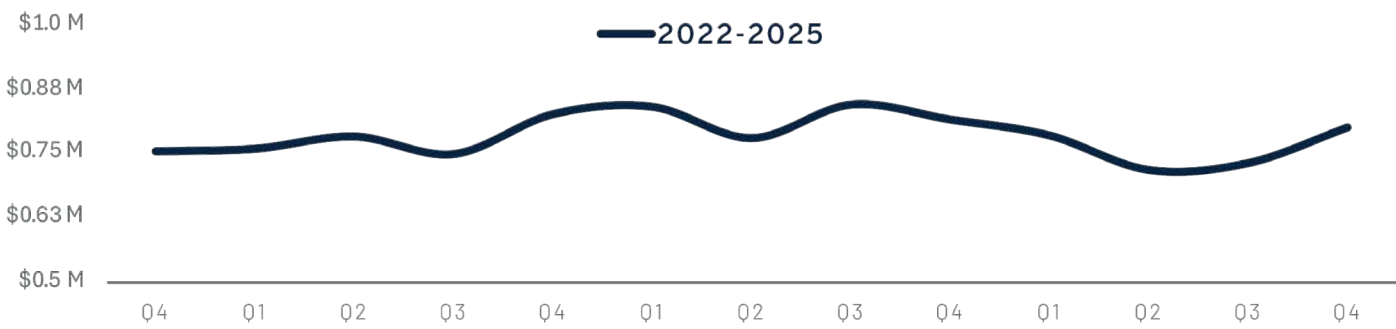
-3.7%





Lawndale

2024  \$815,000 \$800,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

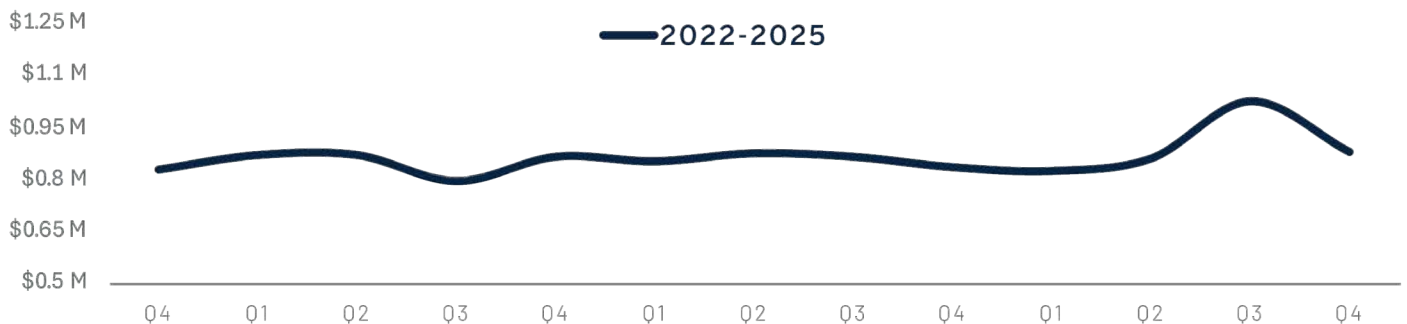
-1.8%
VS LAST YEAR



Lomita

2024 ■ \$840,000

\$884,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+5.2%
VS LAST YEAR



Q4

At A Glance

\$884,000

MEDIAN SALES PRICE

25

TOTAL UNITS SOLD

30

AVERAGE DAYS ON MARKET

\$536

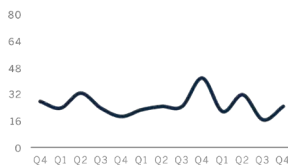
AVERAGE PRICE PER SQ. FT.

42

UNITS
SOLD

25

-40.5%

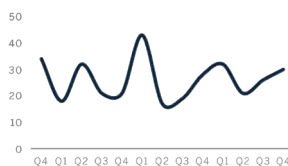


28

AVERAGE DAYS
ON MARKET

30

+7.1%

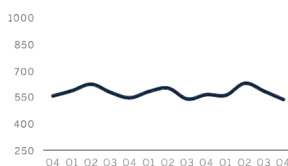


\$565

AVERAGE PRICE
PER SQ. FT.

\$536

-5.1%



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$847,000

MEDIAN SALES PRICE

566

TOTAL UNITS SOLD

38

AVERAGE DAYS ON MARKET

\$662

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

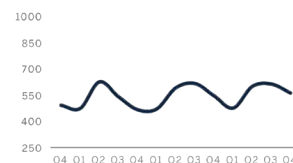


550

UNITS
SOLD

566

+2.9%

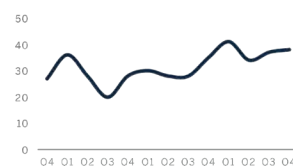


35

AVERAGE DAYS
ON MARKET

38

+8.6%

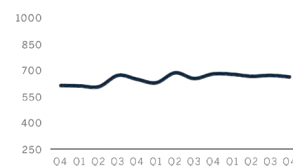


\$678

AVERAGE PRICE
PER SQ. FT.

\$662

-2.4%

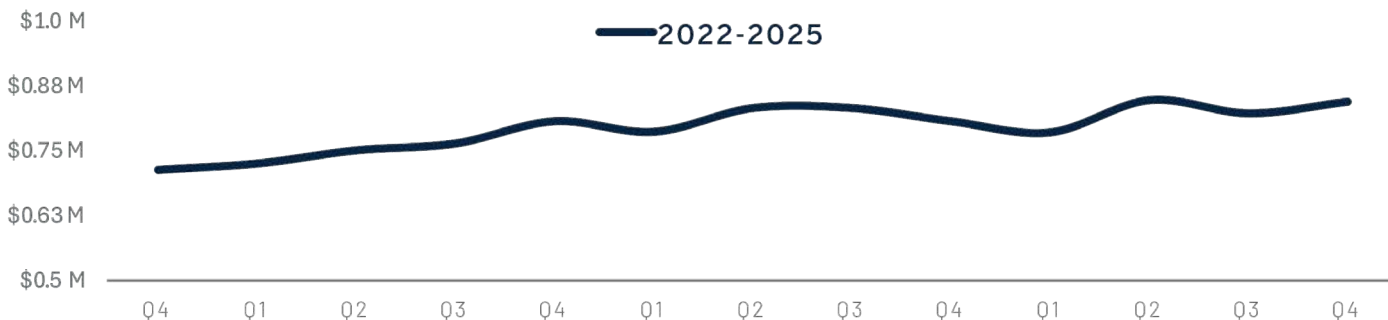




Long Beach

2024 ■ \$810,000

\$847,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+4.6%
VS LAST YEAR



Manhattan Beach



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-8.9%
VS LAST YEAR

Q4

At A Glance

\$3,165,000

MEDIAN SALES PRICE

72

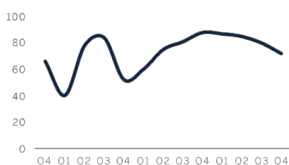
TOTAL UNITS SOLD

88

UNITS
SOLD

72

-18.2%

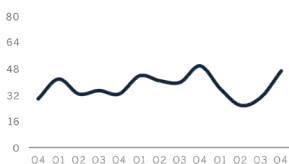


50

AVERAGE DAYS
ON MARKET

47

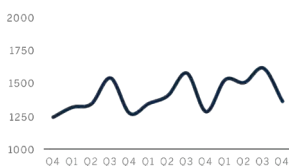
-6.0%



\$1,288 \$1,365

AVERAGE PRICE
PER SQ. FT.

+6.0%



47

AVERAGE DAYS ON MARKET

\$1,365

AVERAGE PRICE PER SQ. FT.

Vista | Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,308,000

MEDIAN SALES PRICE

50

TOTAL UNITS SOLD

51

AVERAGE DAYS ON MARKET

\$861

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

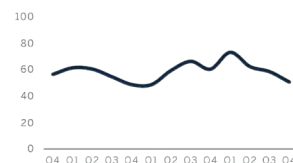


60

UNITS
SOLD

50

-16.7%

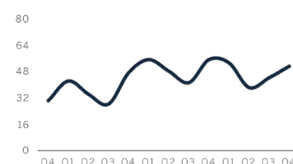


55

AVERAGE DAYS
ON MARKET

51

-7.3%

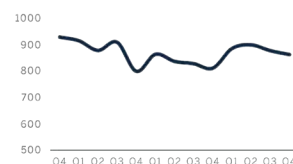


\$809

AVERAGE PRICE
PER SQ. FT.

\$861

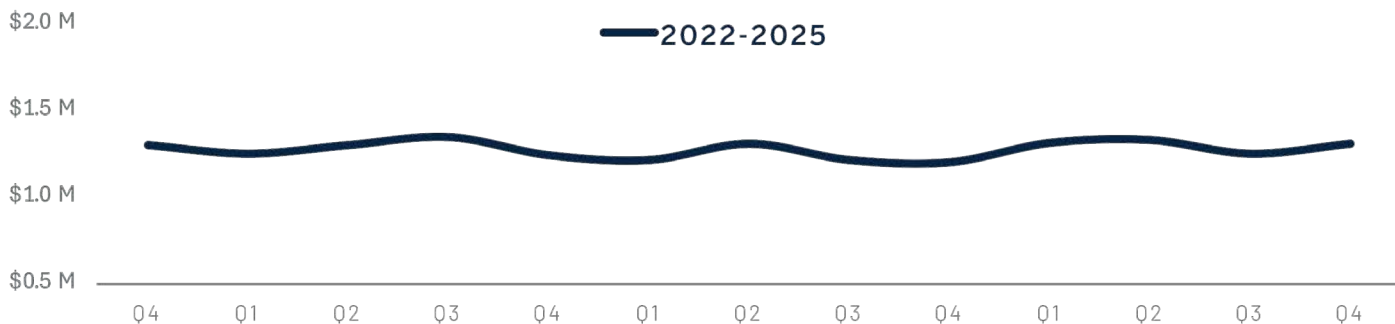
+6.4%





Marina Del Rey

2024  \$1,200,000 \$1,308,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+9.0%
VS LAST YEAR



Palos Verdes Estates



MEDIAN SALE PRICE -0.6%
OVER THE PAST 3 YEARS VS LAST YEAR

Q4

At A Glance

\$2,610,000

MEDIAN SALES PRICE

26

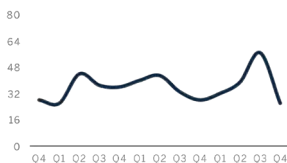
TOTAL UNITS SOLD

28

UNITS
SOLD

26

-7.1%

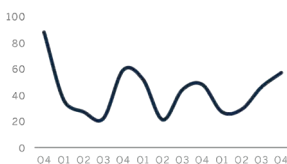


48

AVERAGE DAYS
ON MARKET

57

+18.8%

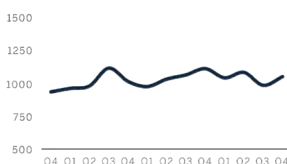


\$1,118

\$1,056

AVERAGE PRICE
PER SQ. FT.

-5.5%



57

AVERAGE DAYS ON MARKET

\$1,056

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$2,095,000

MEDIAN SALES PRICE

6

TOTAL UNITS SOLD

9

AVERAGE DAYS ON MARKET

\$793

AVERAGE PRICE PER SQ. FT.



Vista

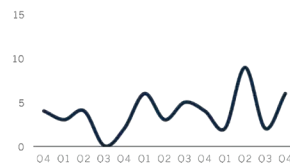
Sotheby's
INTERNATIONAL REALTY

4

UNITS
SOLD

6

+50.0%

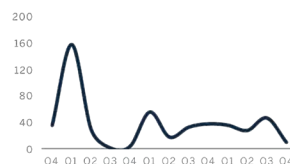


37

AVERAGE DAYS
ON MARKET

9

-75.7%

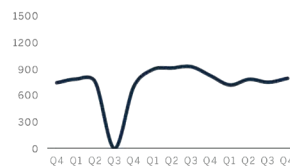


\$822

AVERAGE PRICE
PER SQ. FT.

\$793

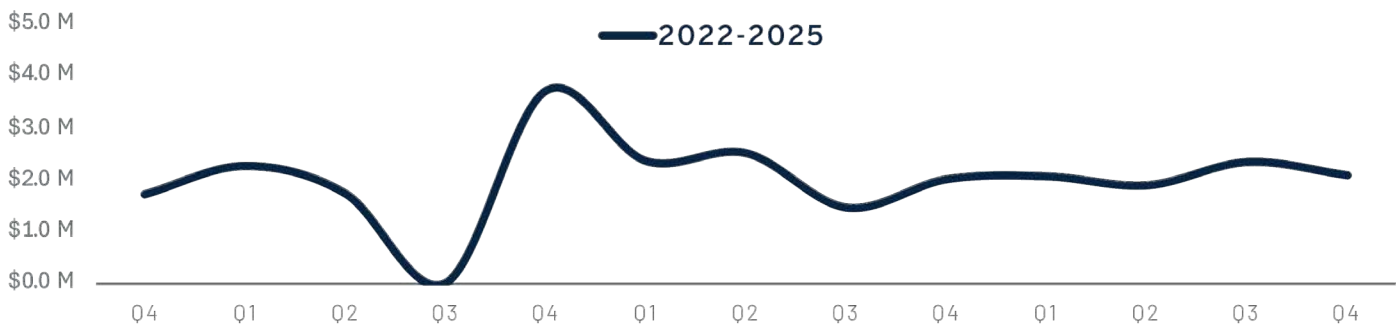
-3.5%





Palos Verdes Peninsula

2024  \$2,018,000  2025 \$2,095,000



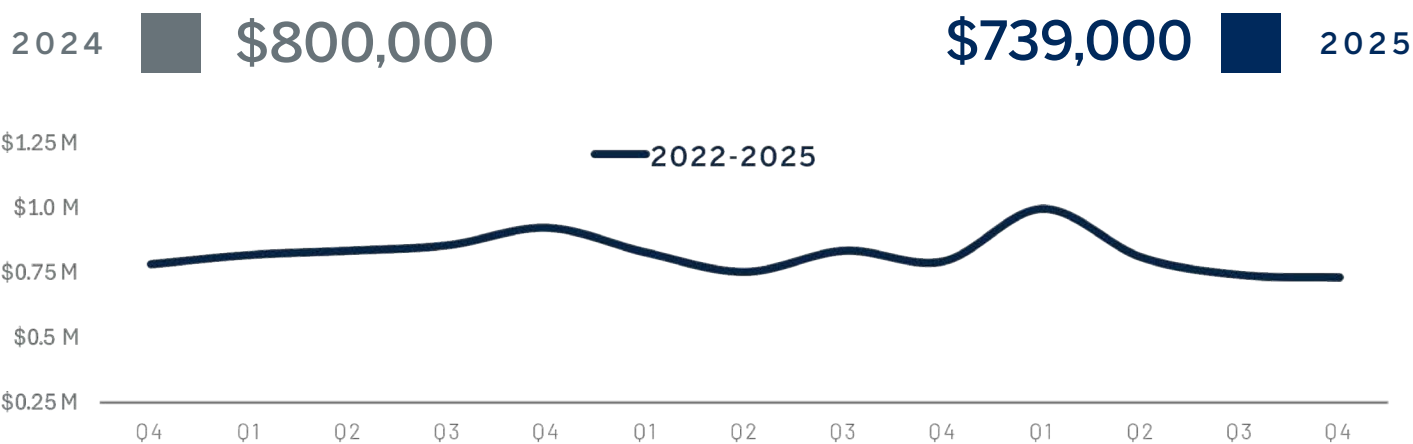
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.8%
VS LAST YEAR

Q4



Playa Del Rey



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-7.6%
VS LAST YEAR

Q4

At A Glance

\$739,000

MEDIAN SALES PRICE

25

TOTAL UNITS SOLD

46

AVERAGE DAYS ON MARKET

\$745

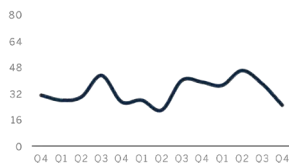
AVERAGE PRICE PER SQ. FT.

39

UNITS
SOLD

25

-35.9%

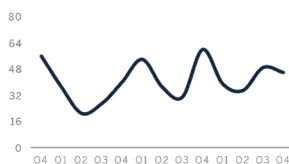


60

AVERAGE DAYS
ON MARKET

46

-23.3%

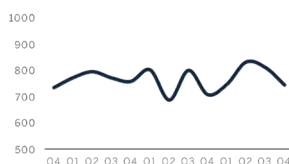


\$709

AVERAGE PRICE
PER SQ. FT.

\$745

+5.1%

Vista | Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,151,000

MEDIAN SALES PRICE

26

TOTAL UNITS SOLD

27

AVERAGE DAYS ON MARKET

\$840

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

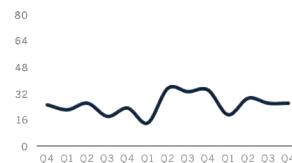


34

UNITS
SOLD

26

-23.5%

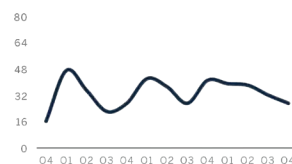


41

AVERAGE DAYS
ON MARKET

27

-34.1%

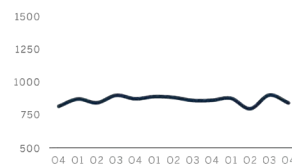


\$861

AVERAGE PRICE
PER SQ. FT.

\$840

-2.4%

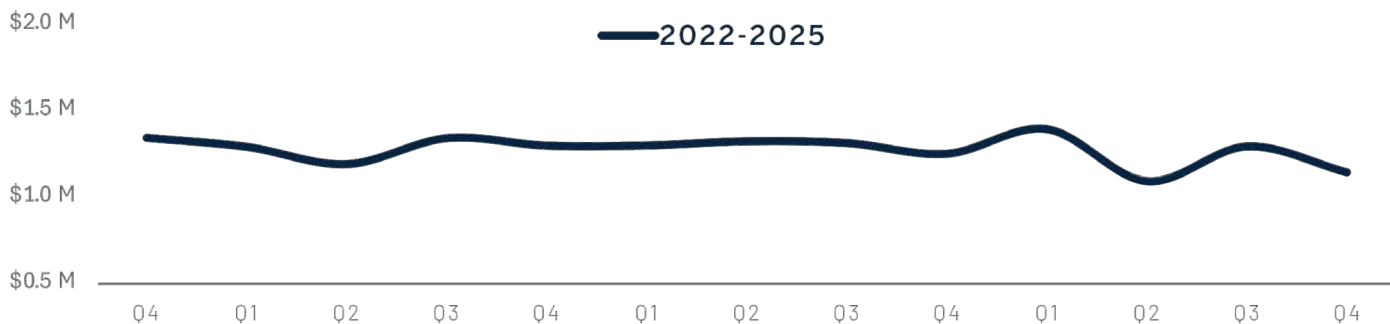




PLAYA VISTA

Playa Vista

2024  \$1,258,000  2025 \$1,151,000



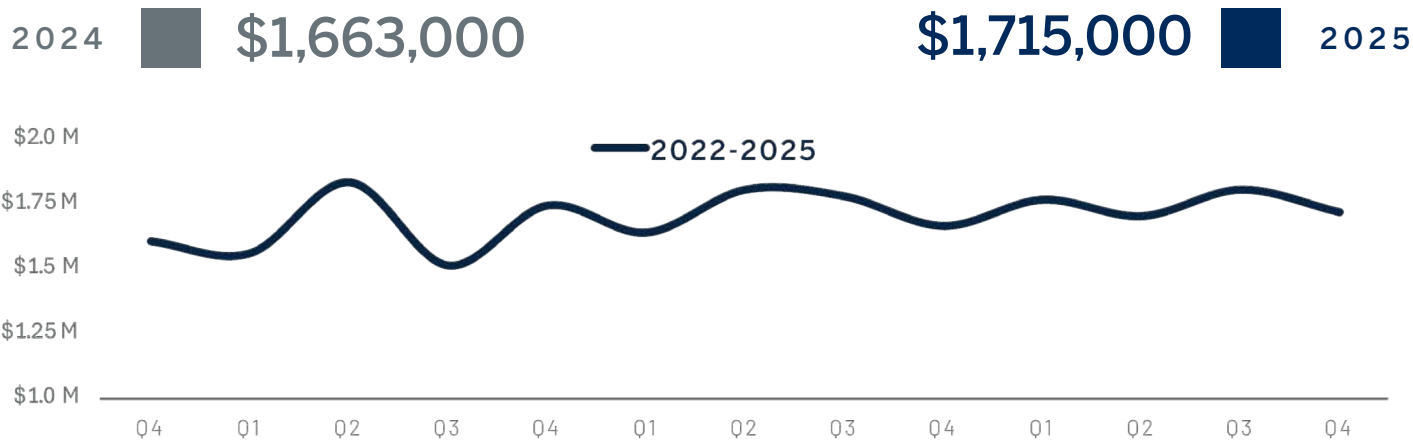
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-8.5%
VS LAST YEAR

Q4



Rancho Palos Verdes



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.1%
VS LAST YEAR

Q4

At A Glance

\$1,715,000

MEDIAN SALES PRICE

91

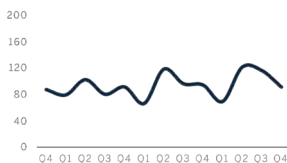
TOTAL UNITS SOLD

94

UNITS
SOLD

91

-3.2%

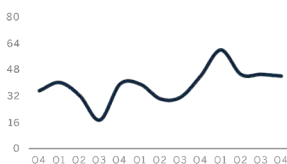


44

AVERAGE DAYS
ON MARKET

44

No
Change

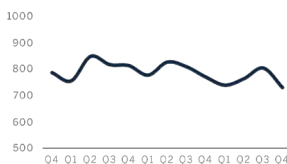


\$769

AVERAGE PRICE
PER SQ. FT.

\$730

-5.1%



44

AVERAGE DAYS ON MARKET

\$730

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,518,000

MEDIAN SALES PRICE

154

TOTAL UNITS SOLD

44

AVERAGE DAYS ON MARKET

\$868

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

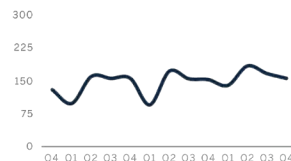


151

UNITS
SOLD

154

+2.0%

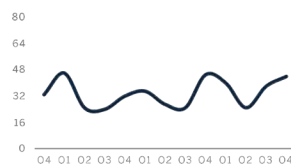


45

AVERAGE DAYS
ON MARKET

44

-2.2%

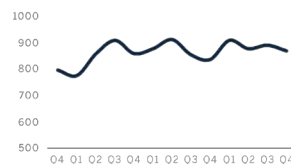


\$836

AVERAGE PRICE
PER SQ. FT.

\$868

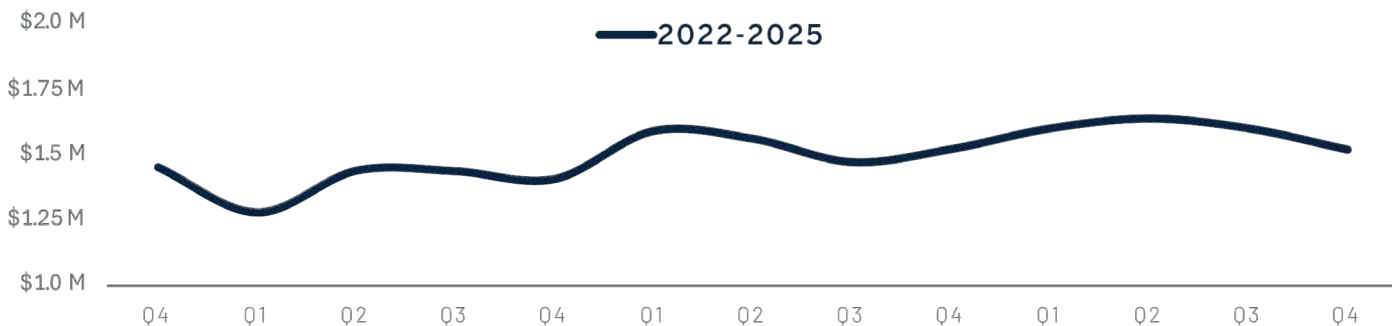
+3.8%





Redondo Beach

2024  \$1,520,000 \$1,518,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.1%
VS LAST YEAR



Rolling Hills



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-16.7%
VS LAST YEAR

Q4

At A Glance

\$3,700,000

MEDIAN SALES PRICE

5

TOTAL UNITS SOLD

181

AVERAGE DAYS ON MARKET

\$1,140

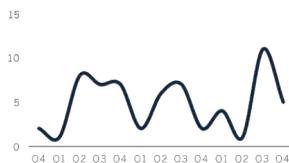
AVERAGE PRICE PER SQ. FT.

2

UNITS
SOLD

5

+150.0%

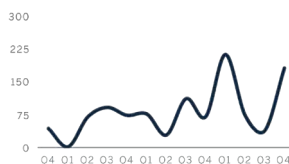


70

AVERAGE DAYS
ON MARKET

181

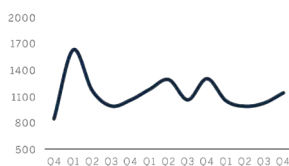
+158.6%



\$1,302 \$1,140

AVERAGE PRICE
PER SQ. FT.

-12.4%



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,413,000

MEDIAN SALES PRICE

19

TOTAL UNITS SOLD

42

AVERAGE DAYS ON MARKET

\$747

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

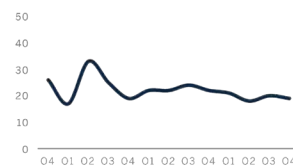


22

UNITS
SOLD

19

-13.6%

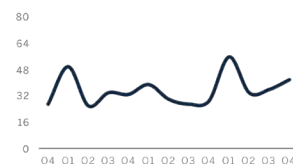


29

AVERAGE DAYS
ON MARKET

42

+44.8%

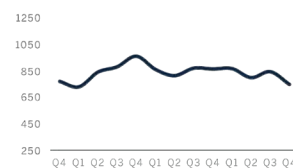


\$866

AVERAGE PRICE
PER SQ. FT.

\$747

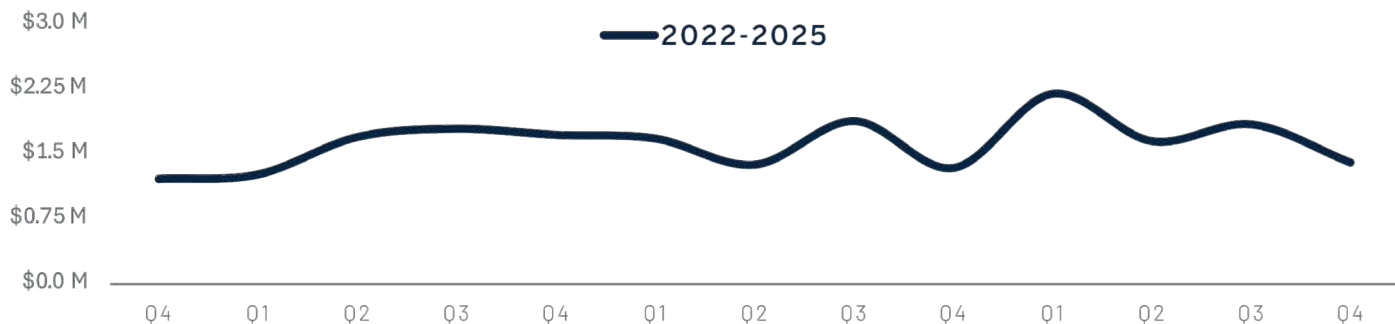
-13.7%





Rolling Hills Estates

2024  \$1,350,000 \$1,413,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

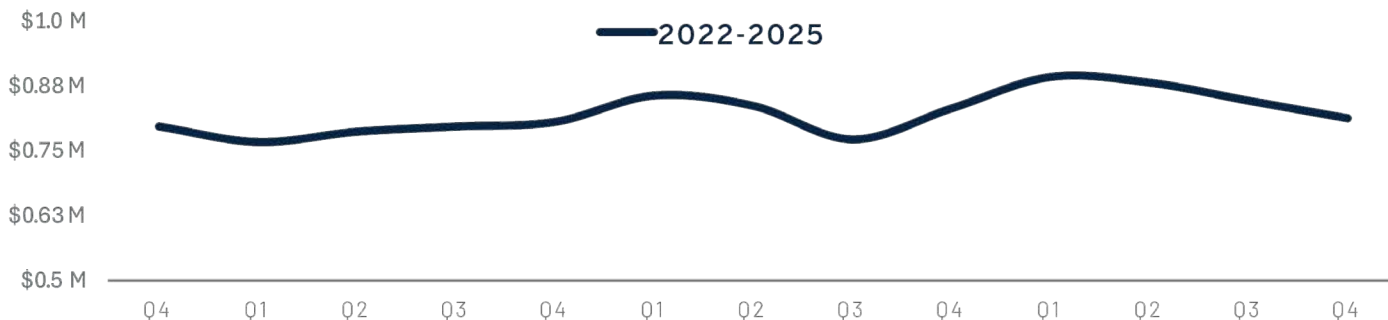
+4.7%
VS LAST YEAR



San Pedro

2024 ■ \$835,000

\$816,000 ■ 2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.3%
VS LAST YEAR

Q4

At A Glance

\$816,000

MEDIAN SALES PRICE

133

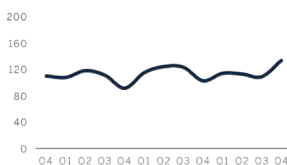
TOTAL UNITS SOLD

103

UNITS
SOLD

133

+29.1%

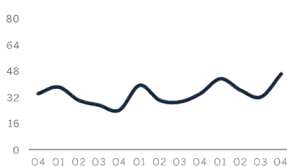


34

AVERAGE DAYS
ON MARKET

46

+35.3%

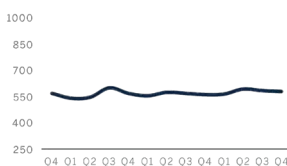


\$563

AVERAGE PRICE
PER SQ. FT.

\$581

+3.2%



46

AVERAGE DAYS ON MARKET

\$581

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,000,000

MEDIAN SALES PRICE

232

TOTAL UNITS SOLD

33

AVERAGE DAYS ON MARKET

\$699

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

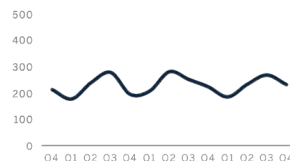


223

UNITS
SOLD

232

+4.0%

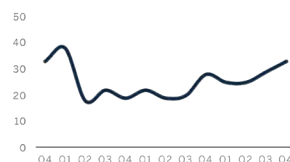


28

AVERAGE DAYS
ON MARKET

33

+17.9%

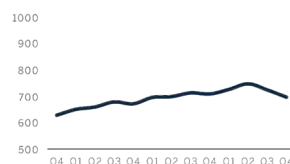


\$711

AVERAGE PRICE
PER SQ. FT.

\$699

-1.7%





Torrance



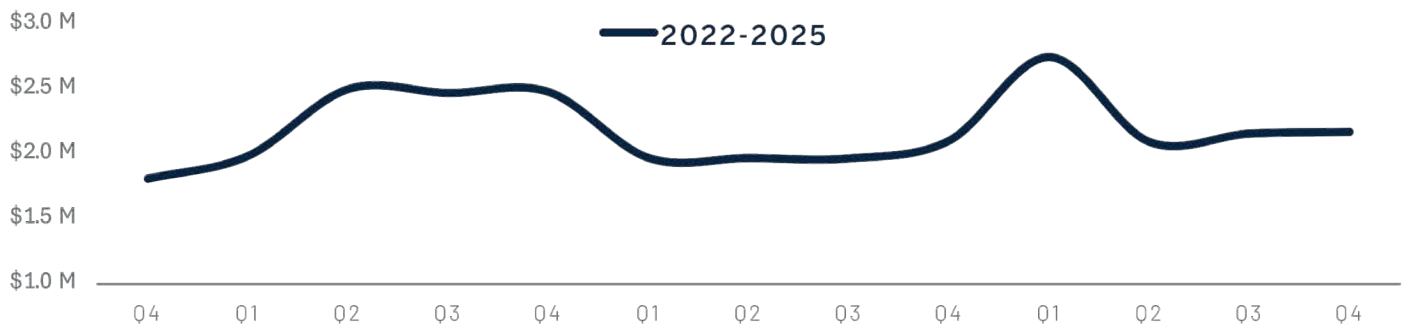
MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-2.3%
VS LAST YEAR



Venice

2024  \$2,095,000 \$2,163,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

+3.2%
VS LAST YEAR



Q4

At A Glance

\$2,163,000

MEDIAN SALES PRICE

51

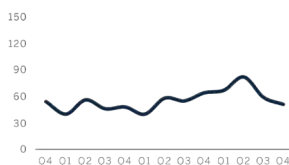
TOTAL UNITS SOLD

64

UNITS
SOLD

51

-20.3%

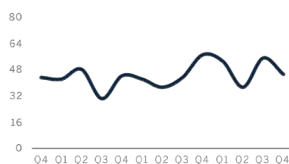


57

AVERAGE DAYS
ON MARKET

45

-21.1%

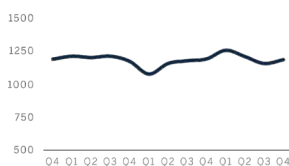


\$1,190

\$1,184

AVERAGE PRICE
PER SQ. FT.

-0.5%



45

AVERAGE DAYS ON MARKET

\$1,184

AVERAGE PRICE PER SQ. FT.



Vista

Sotheby's
INTERNATIONAL REALTY

Q4

At A Glance

\$1,600,000

MEDIAN SALES PRICE

63

TOTAL UNITS SOLD

44

AVERAGE DAYS ON MARKET

\$886

AVERAGE PRICE PER SQ. FT.



Vista

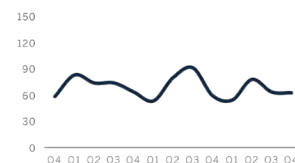
Sotheby's
INTERNATIONAL REALTY

60

UNITS
SOLD

63

+5.0%

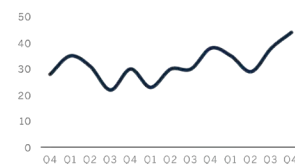


38

AVERAGE DAYS
ON MARKET

44

+15.8%

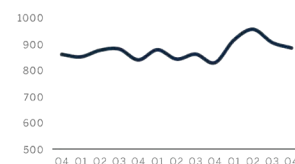


\$829

AVERAGE PRICE
PER SQ. FT.

\$886

+6.9%

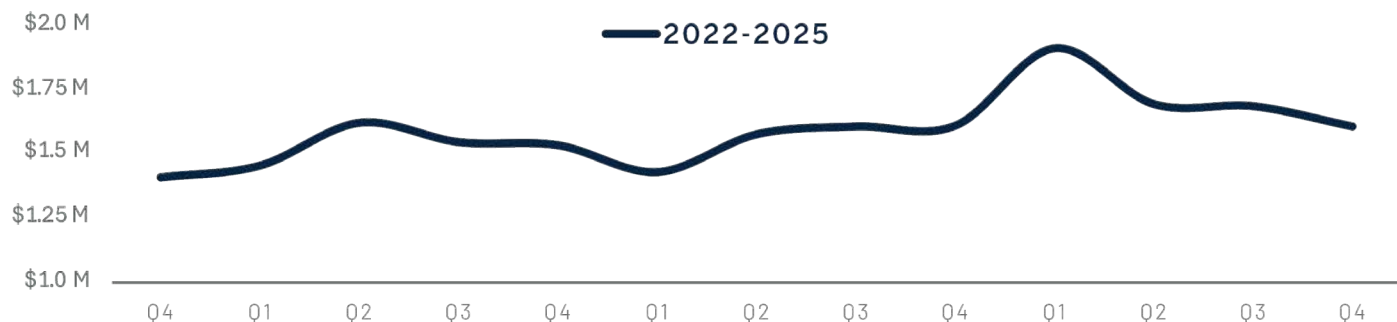




WESTCHESTER

Westchester

2024  \$1,603,000 \$1,600,000  2025



MEDIAN SALE PRICE
OVER THE PAST 3 YEARS

-0.2%
VS LAST YEAR

Q4

Offices



**1144 HIGHLAND AVE
MANHATTAN BEACH**

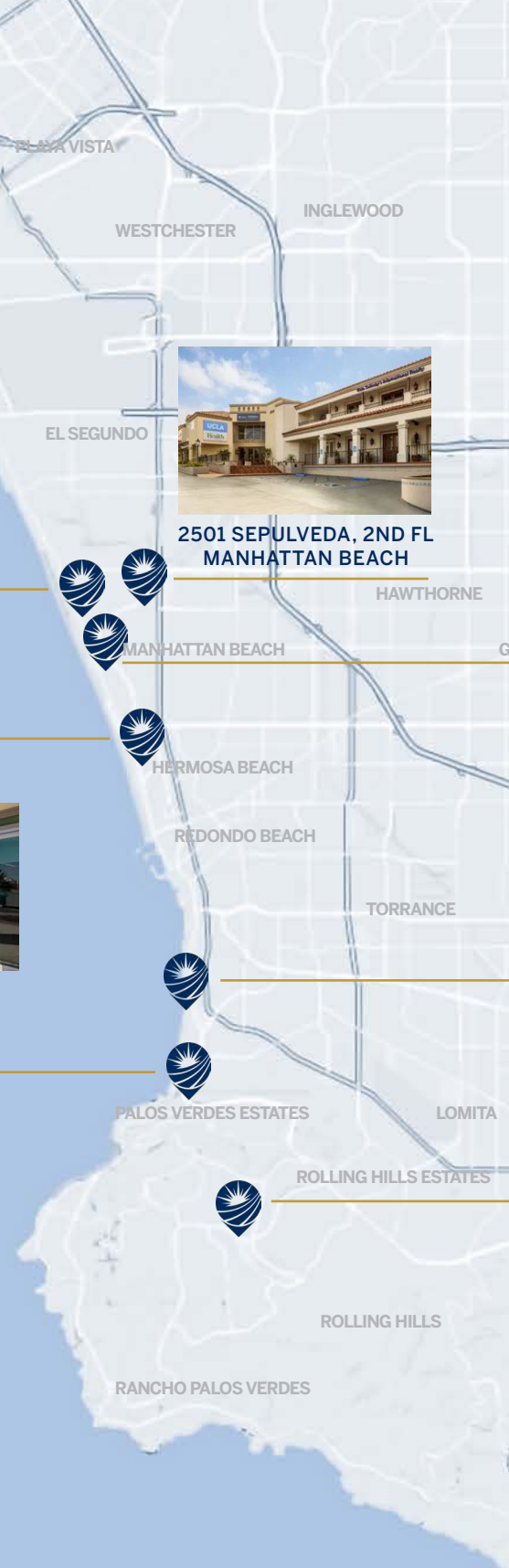


**2501 SEPULVEDA, 2ND FL
MANHATTAN BEACH**

**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

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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