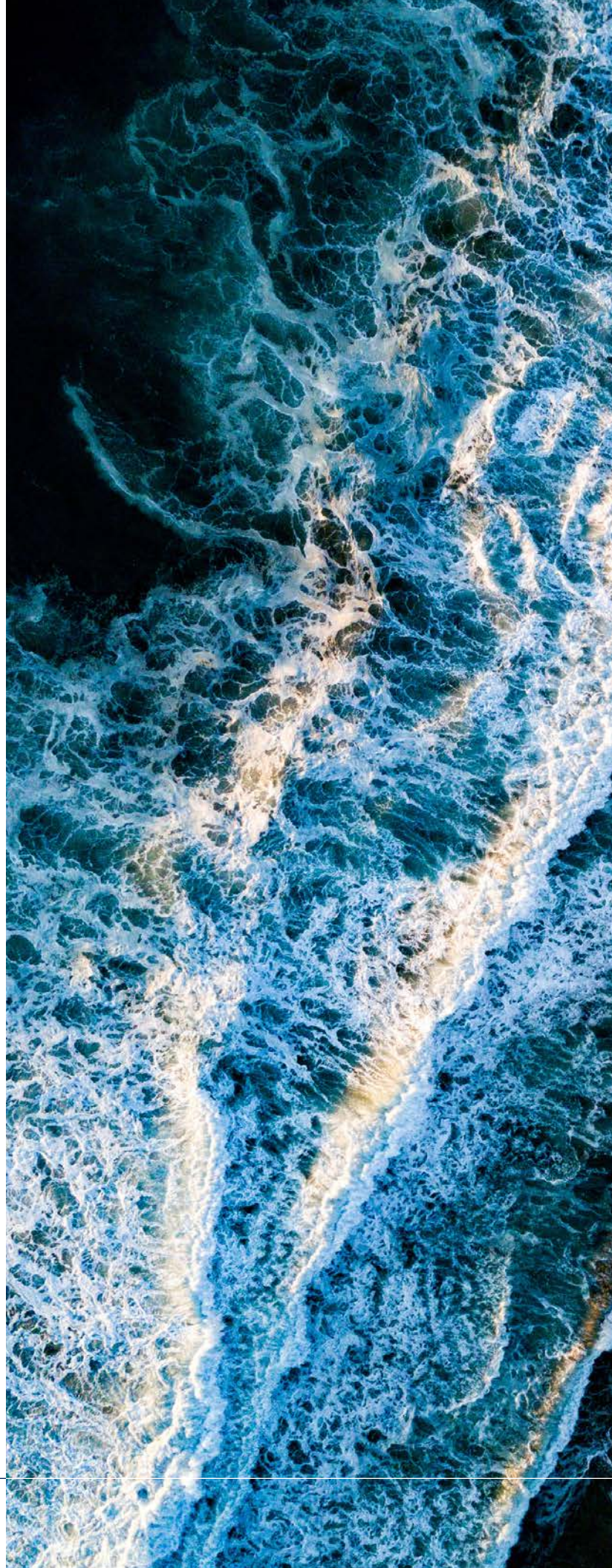




Market Report

Contents

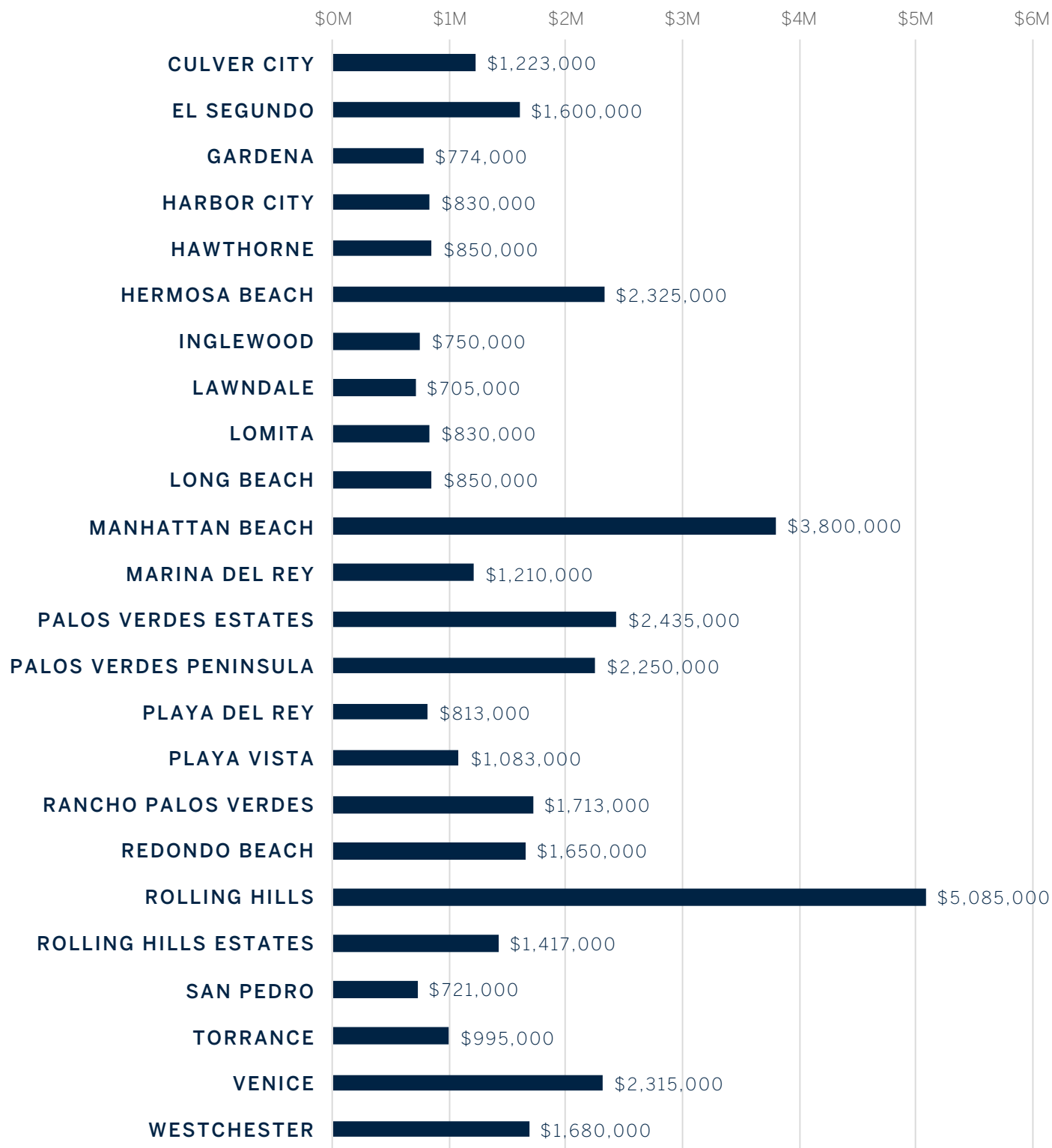
4	OVERVIEW
6	CULVER CITY
7	EL SEGUNDO
8	GARDENA
9	HARBOR CITY
10	HAWTHORNE
11	HERMOSA BEACH
12	INGLEWOOD
13	LAWNDALE
14	LOMITA
15	LONG BEACH
16	MANHATTAN BEACH
17	MARINA DEL REY
18	PALOS VERDES ESTATES
19	PALOS VERDES PENINSULA
20	PLAYA DEL REY
21	PLAYA VISTA
22	RANCHO PALOS VERDES
23	REDONDO BEACH
24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





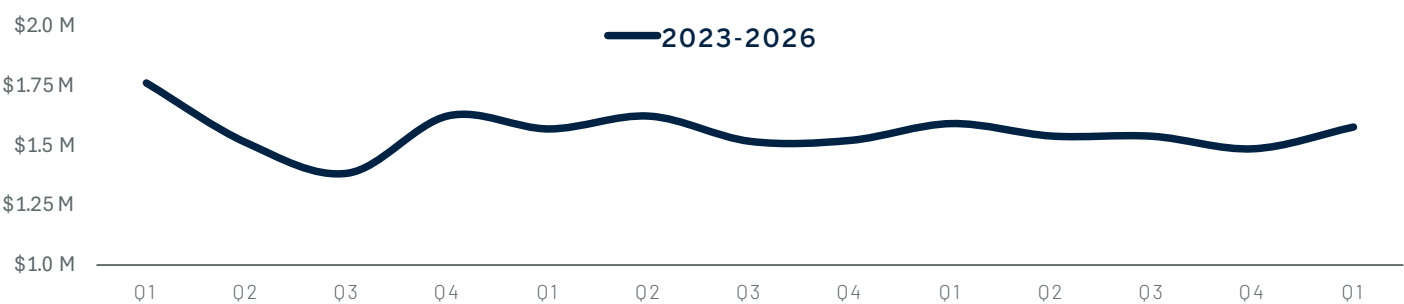
Q1 Overview

Median Sale Price by Area

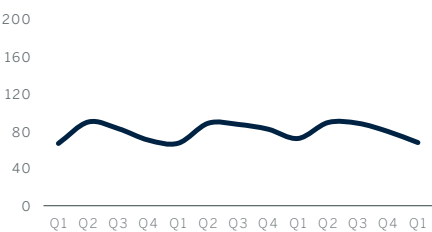


Average of all areas

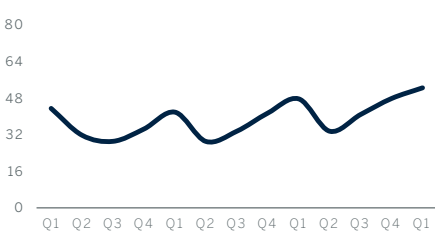
Average Sale Price of All Areas for the Past 3 Years



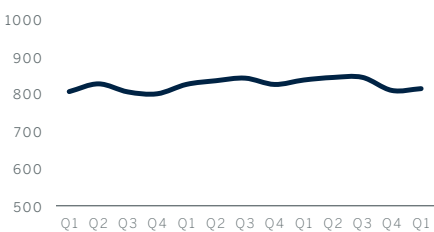
Average Units Sold



Average Days on Market



Average Price per Sq.Ft.





Culver City

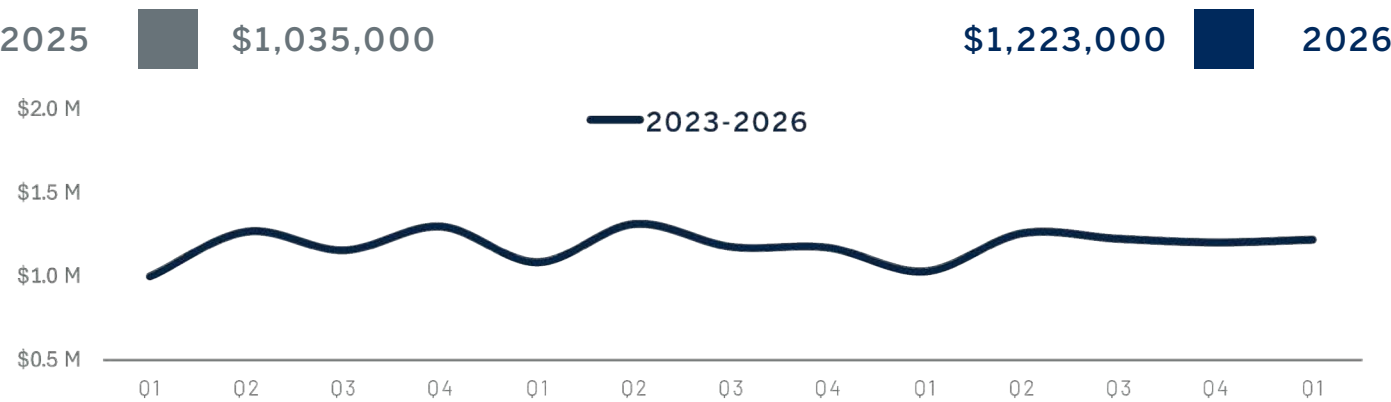
Q1 At A Glance

\$1,223,000
MEDIAN SALES PRICE

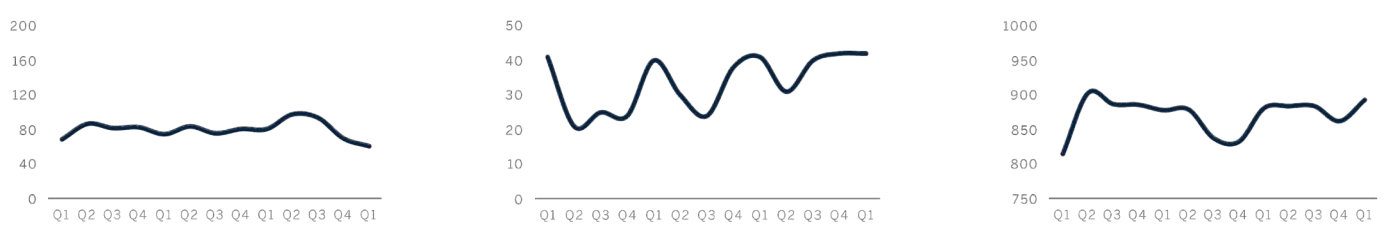
42
AVERAGE DAYS ON MARKET

61
TOTAL UNITS SOLD

\$893
AVERAGE PRICE PER SQ. FT.



MEDIAN SALE PRICE **+18.2%**
OVER THE PAST 3 YEARS VS THIS TIME LAST YEAR



81	61	41	42	\$881	\$893
UNITS SOLD	-24.7%	AVERAGE DAYS ON MARKET	+2.4%	AVERAGE PRICE PER SQ. FT.	+1.4%



El Segundo

\$1,600,000

MEDIAN SALES PRICE

37

AVERAGE DAYS ON MARKET

18

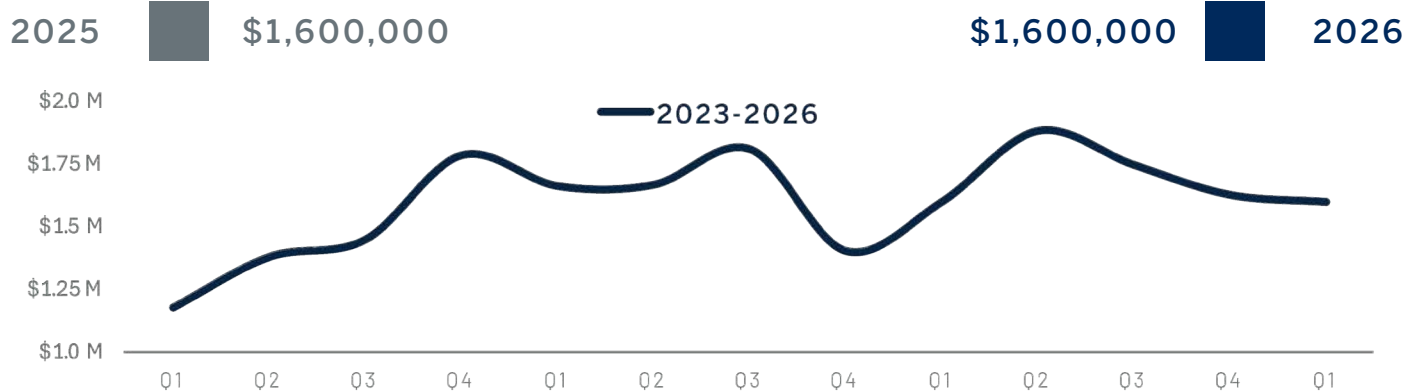
TOTAL UNITS SOLD

\$878

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

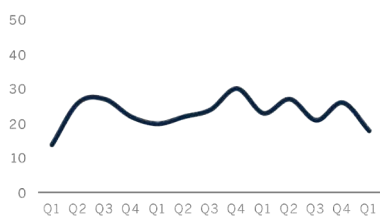


MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

No Change

VS THIS TIME LAST YEAR

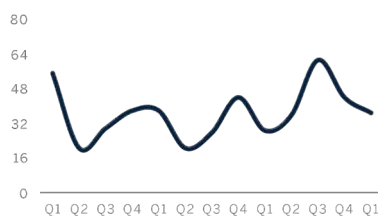


23

UNITS
SOLD

18

-21.7%

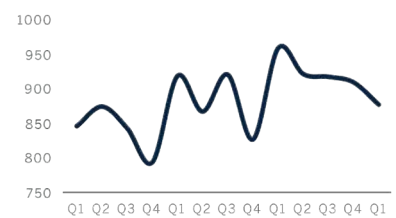


29

AVERAGE DAYS
ON MARKET

37

+27.6%



\$959

AVERAGE PRICE
PER SQ. FT.

\$878

-8.4%



Gardena

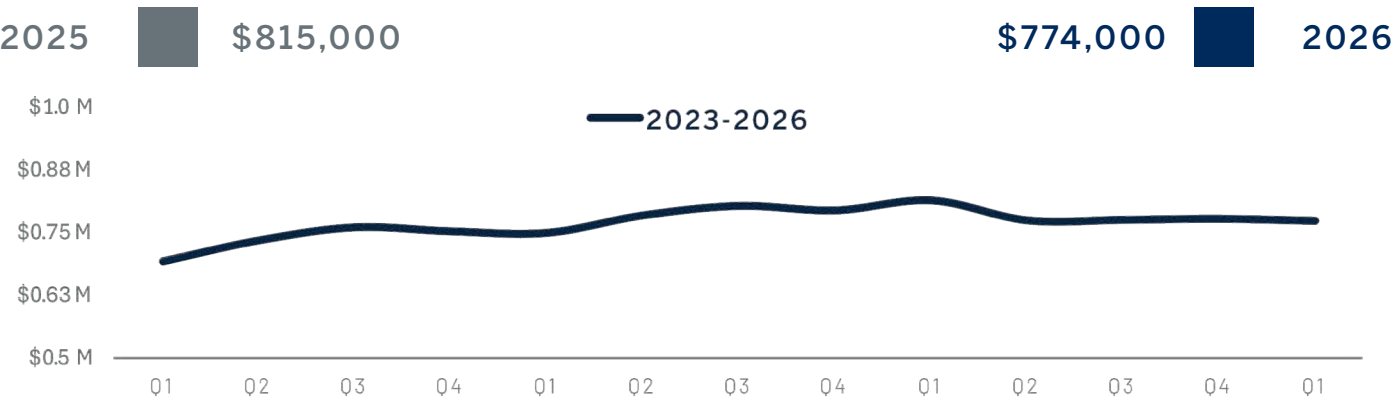
Q1 At A Glance

\$774,000
MEDIAN SALES PRICE

40
AVERAGE DAYS ON MARKET

73
TOTAL UNITS SOLD

\$540
AVERAGE PRICE PER SQ. FT.

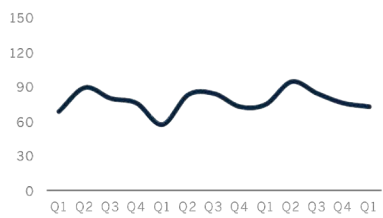


MEDIAN SALE PRICE

-5.0%

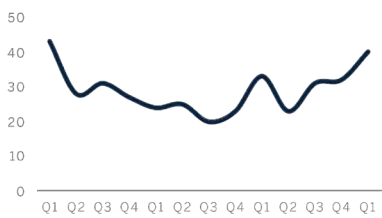
OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR



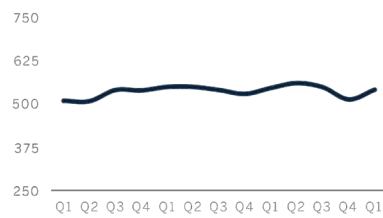
75
UNITS SOLD

73
-2.7%



33
AVERAGE DAYS ON MARKET

40
+21.2%



\$545
AVERAGE PRICE PER SQ. FT.

\$540
-0.9%



Harbor City

\$830,000

MEDIAN SALES PRICE

39

AVERAGE DAYS ON MARKET

35

TOTAL UNITS SOLD

\$520

AVERAGE PRICE PER SQ. FT.

Q1

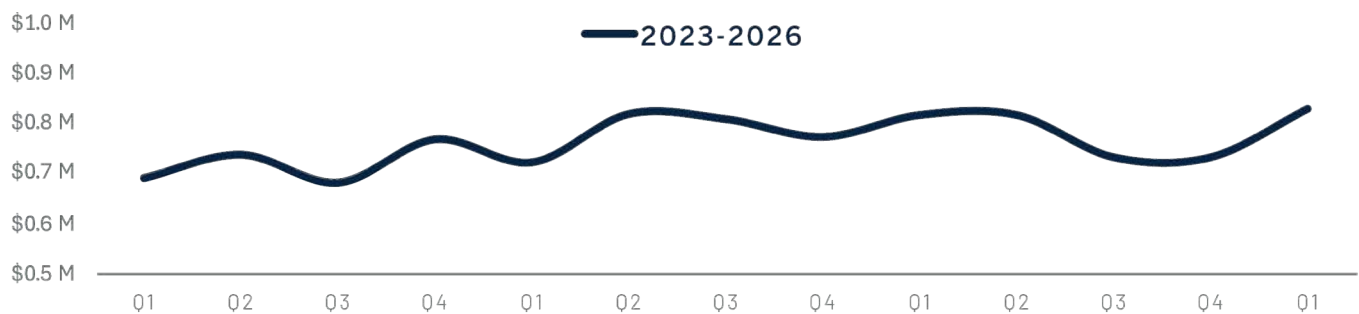
At A Glance

2025

\$818,000

\$830,000

2026

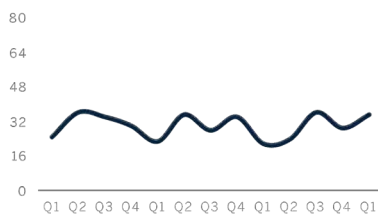


MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

+1.5%

VS THIS TIME LAST YEAR

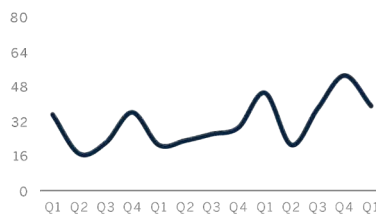


22

UNITS
SOLD

35

+59.1%

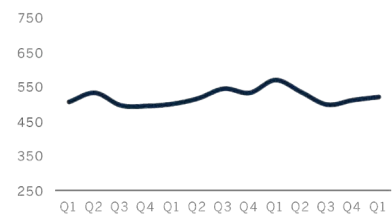


45

AVERAGE DAYS
ON MARKET

39

-13.3%



\$569

AVERAGE PRICE
PER SQ. FT.

\$520

-8.6%



Hawthorne

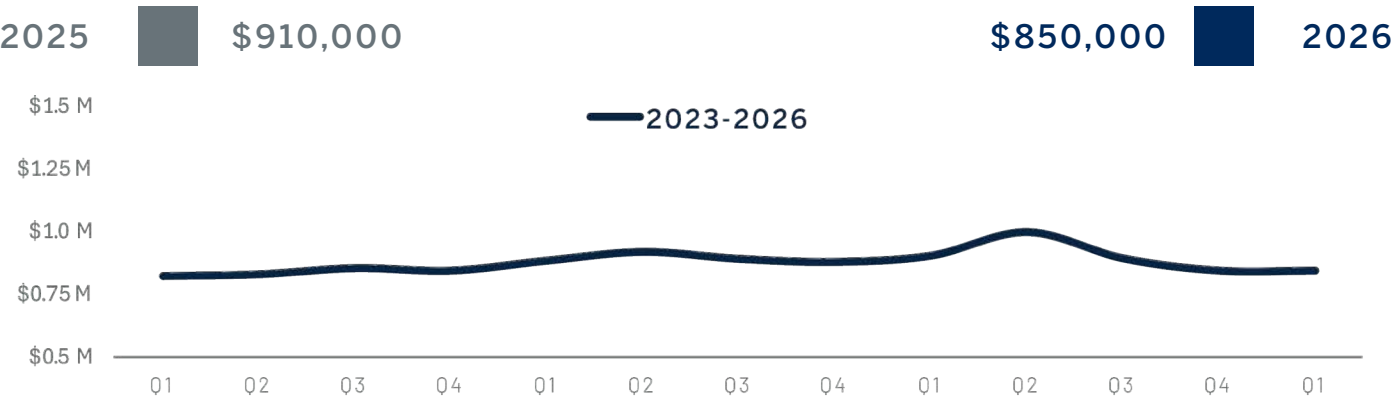
Q1 At A Glance

\$850,000
MEDIAN SALES PRICE

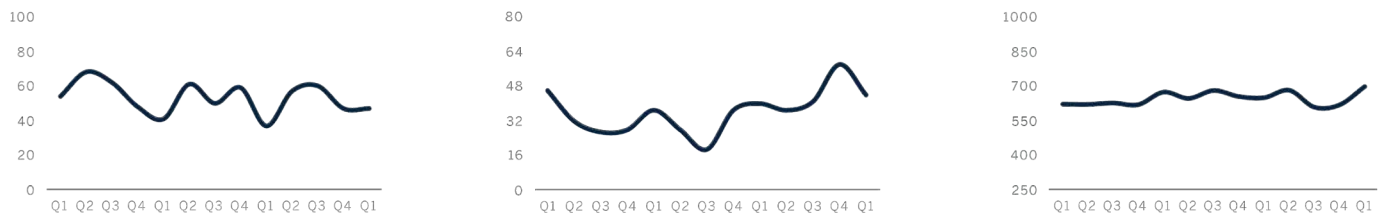
44
AVERAGE DAYS ON MARKET

47
TOTAL UNITS SOLD

\$695
AVERAGE PRICE PER SQ. FT.



MEDIAN SALE PRICE **-6.6%**
OVER THE PAST 3 YEARS VS THIS TIME LAST YEAR



37	47	40	44	\$647	\$695
UNITS SOLD	+27.0%	AVERAGE DAYS ON MARKET	+10.0%	AVERAGE PRICE PER SQ. FT.	+7.4%



Hermosa Beach

\$2,325,000

MEDIAN SALES PRICE

55

AVERAGE DAYS ON MARKET

37

TOTAL UNITS SOLD

\$1,296

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025



\$2,910,000

\$2,325,000



2026

\$4.0 M

\$3.0 M

\$2.0 M

\$1.0 M

— 2023-2026

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

-20.1%

VS THIS TIME LAST YEAR

80

64

48

32

16

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

80

64

48

32

16

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

2000

1700

1400

1100

800

500

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

36

UNITS
SOLD

37

+2.8%

47

AVERAGE DAYS
ON MARKET

55

+17.0%

\$1,288

AVERAGE PRICE
PER SQ. FT.

\$1,296

+0.6%



Inglewood

Q1 At A Glance

\$750,000
MEDIAN SALES PRICE

57
AVERAGE DAYS ON MARKET

69
TOTAL UNITS SOLD

\$531
AVERAGE PRICE PER SQ. FT.

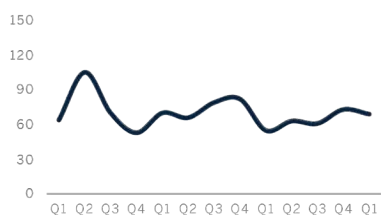


MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

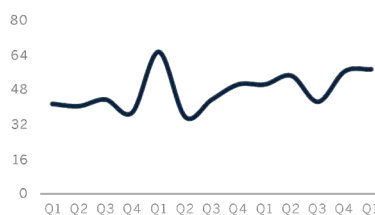
+4.9%

VS THIS TIME LAST YEAR



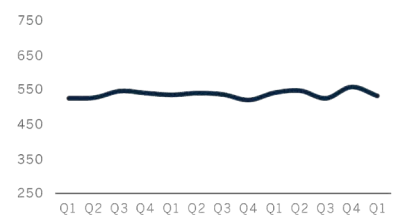
55
UNITS SOLD

69
+25.5%



50
AVERAGE DAYS ON MARKET

57
+14.0%



\$540
AVERAGE PRICE PER SQ. FT.

\$531
-1.7%



LAWNDALE
CITY HALL
14717 BURIN AVENUE

Lawndale

\$705,000

MEDIAN SALES PRICE

39

AVERAGE DAYS ON MARKET

18

TOTAL UNITS SOLD

\$561

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025

\$785,000

\$705,000

2026

\$1.0 M

\$0.88 M

\$0.75 M

\$0.63 M

\$0.5 M

— 2023-2026

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

MEDIAN SALE PRICE

-10.2%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR

50

40

30

20

10

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

80

64

48

32

16

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

1000

850

700

550

400

250

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

16

UNITS
SOLD

18

+12.5%

32

AVERAGE DAYS
ON MARKET

39

+21.9%

\$587

AVERAGE PRICE
PER SQ. FT.

\$561

-4.4%



Lomita

Q1 At A Glance

\$830,000
MEDIAN SALES PRICE

39
AVERAGE DAYS ON MARKET

15
TOTAL UNITS SOLD

\$716
AVERAGE PRICE PER SQ. FT.

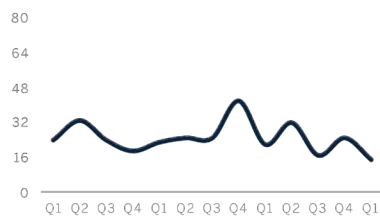


MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

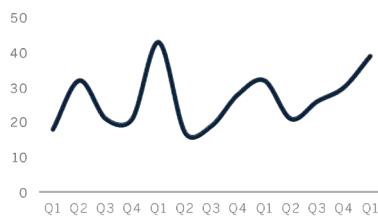
+0.1%

VS THIS TIME LAST YEAR



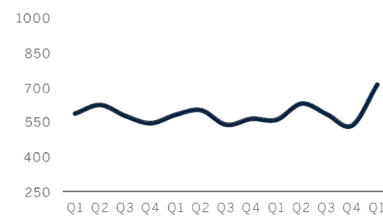
22
UNITS SOLD

15
-31.8%



32
AVERAGE DAYS ON MARKET

39
+21.9%



\$561
AVERAGE PRICE PER SQ. FT.

\$716
+27.6%



\$850,000

MEDIAN SALES PRICE

43

AVERAGE DAYS ON MARKET

469

TOTAL UNITS SOLD

\$671

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025

\$789,000

\$850,000

2026

\$1.0 M

\$0.88 M

\$0.75 M

\$0.63 M

\$0.5 M

— 2023-2026

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

MEDIAN SALE PRICE

+7.7%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR

1000

850

700

550

400

250

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

50

40

30

20

10

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

1000

850

700

550

400

250

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

480

UNITS
SOLD

469

-2.3%

41

AVERAGE DAYS
ON MARKET

43

+4.9%

\$676

AVERAGE PRICE
PER SQ. FT.

\$671

-0.7%



Manhattan Beach

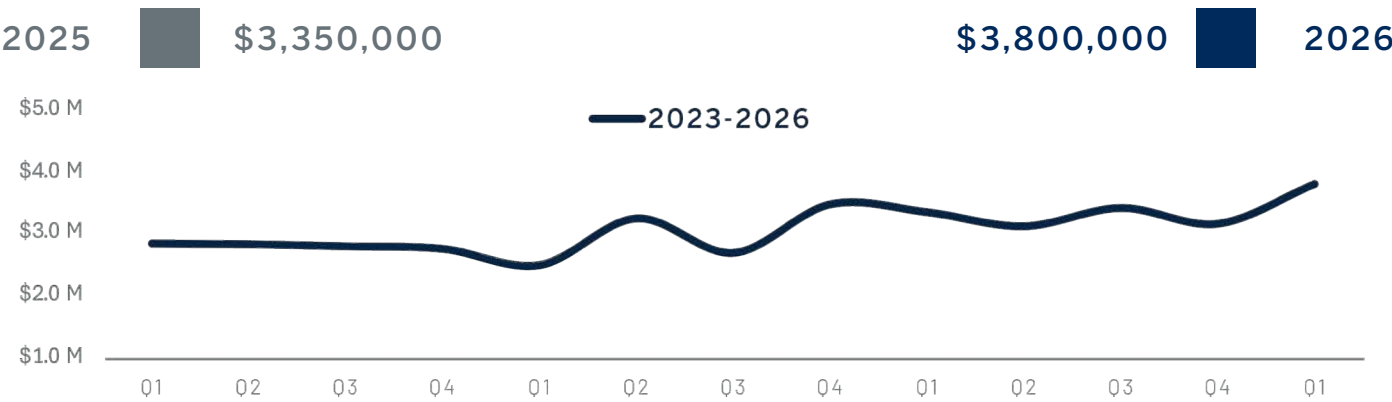
Q1 At A Glance

\$3,800,000
MEDIAN SALES PRICE

36
AVERAGE DAYS ON MARKET

76
TOTAL UNITS SOLD

\$1,531
AVERAGE PRICE PER SQ. FT.

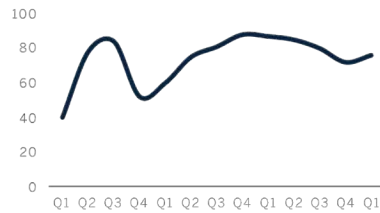


MEDIAN SALE PRICE

+13.4%

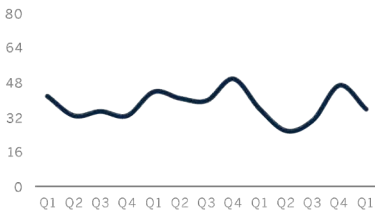
OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR



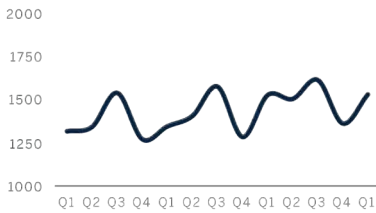
87
UNITS SOLD

76
-12.6%



36
AVERAGE DAYS ON MARKET

36
No Change



\$1,527
AVERAGE PRICE PER SQ. FT.

\$1,531
+0.3%



Marina Del Rey

\$1,210,000

MEDIAN SALES PRICE

38

AVERAGE DAYS ON MARKET

49

TOTAL UNITS SOLD

\$821

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025

\$1,313,000

\$1,210,000

2026

\$2.0 M

\$1.5 M

\$1.0 M

\$0.5 M

— 2023-2026

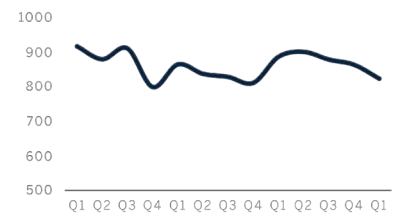
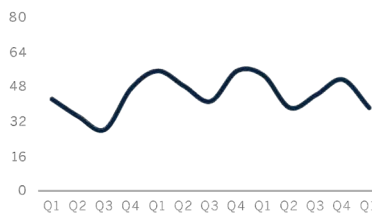
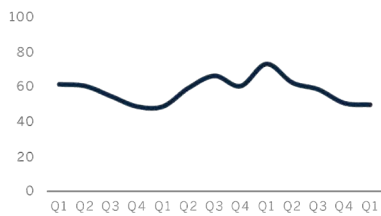
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

MEDIAN SALE PRICE

-7.8%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR



73

UNITS
SOLD

49

-32.9%

53

AVERAGE DAYS
ON MARKET

38

-28.3%

\$884

AVERAGE PRICE
PER SQ. FT.

\$821

-7.1%



Palos Verdes Estates

Q1 At A Glance

\$2,435,000

MEDIAN SALES PRICE

43

AVERAGE DAYS ON MARKET

25

TOTAL UNITS SOLD

\$1,021

AVERAGE PRICE PER SQ. FT.

2025



\$2,484,000

\$2,435,000



2026

\$5.0 M
\$4.0 M
\$3.0 M
\$2.0 M
\$1.0 M

— 2023-2026

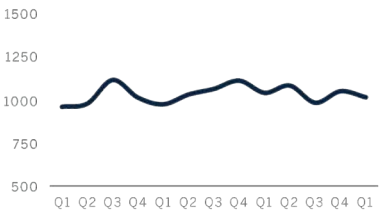
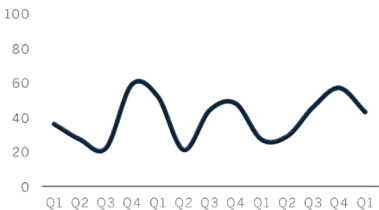
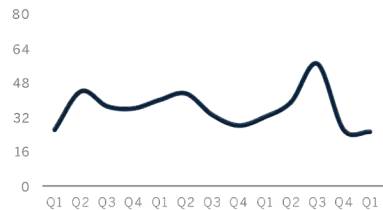
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

MEDIAN SALE PRICE

-2.0%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR



32

UNITS
SOLD

25

-21.9%

27

AVERAGE DAYS
ON MARKET

43

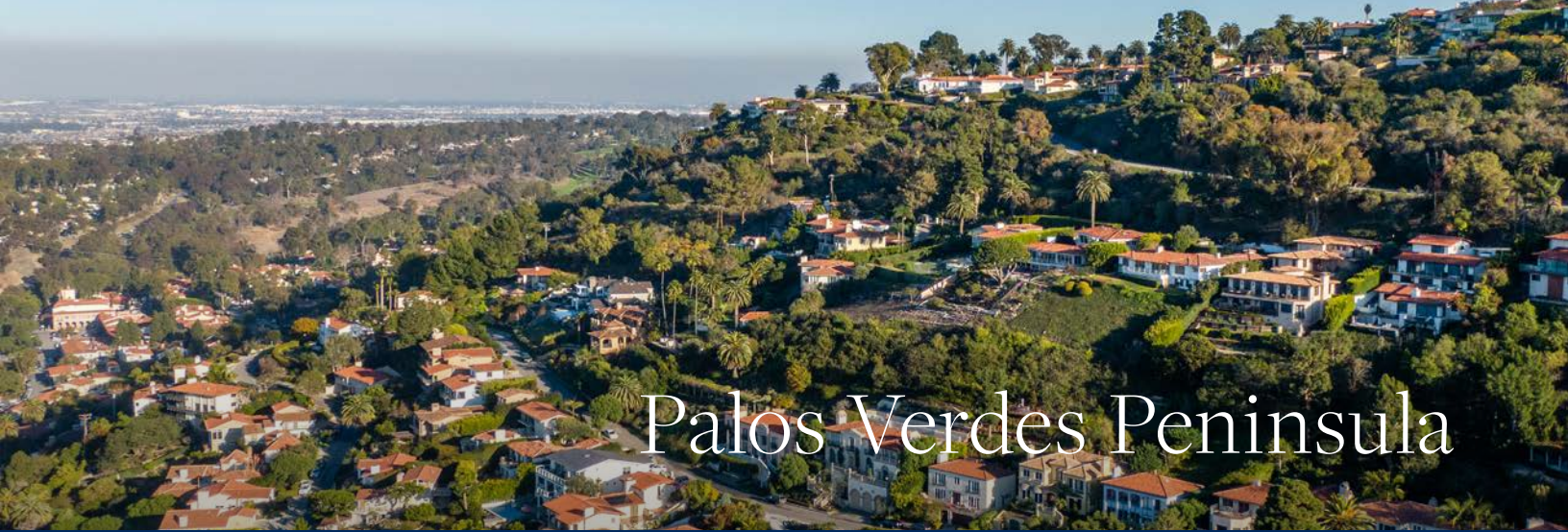
+59.3%

\$1,047

AVERAGE PRICE
PER SQ. FT.

\$1,021

-2.5%



Palos Verdes Peninsula

\$2,250,000

MEDIAN SALES PRICE

74

AVERAGE DAYS ON MARKET

7

TOTAL UNITS SOLD

\$843

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025



\$2,075,000

\$2,250,000



2026

\$5.0 M
\$4.0 M
\$3.0 M
\$2.0 M
\$1.0 M
\$0.0 M

— 2023-2026

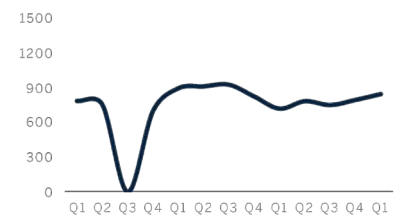
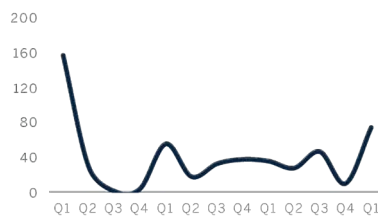
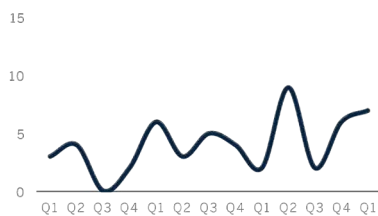
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

MEDIAN SALE PRICE

+8.4%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR



2

UNITS
SOLD

7

+250.0%

35

AVERAGE DAYS
ON MARKET

74

+111.4%

\$718

AVERAGE PRICE
PER SQ. FT.

\$843

+17.4%



Playa Del Rey

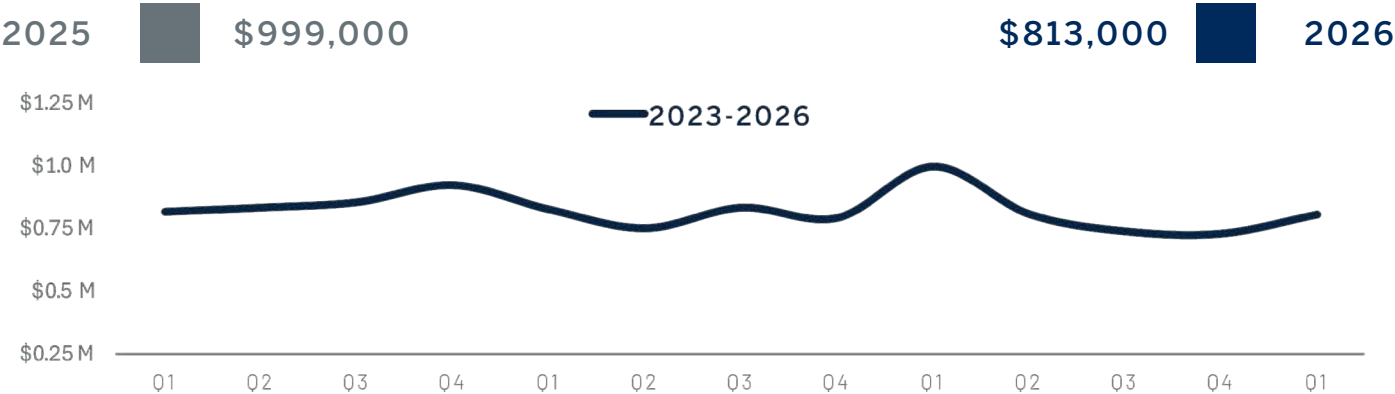
Q1 At A Glance

\$813,000
MEDIAN SALES PRICE

57
AVERAGE DAYS ON MARKET

30
TOTAL UNITS SOLD

\$768
AVERAGE PRICE PER SQ. FT.

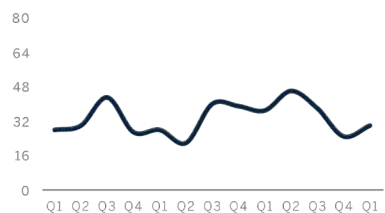


MEDIAN SALE PRICE

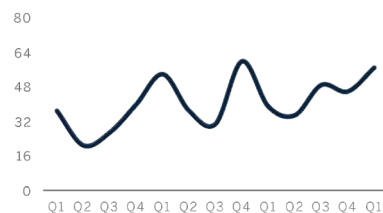
OVER THE PAST 3 YEARS

-18.6%

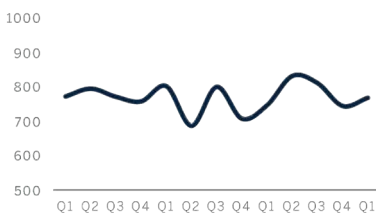
VS THIS TIME LAST YEAR



37 **30**
UNITS SOLD **-18.9%**



39 **57**
AVERAGE DAYS ON MARKET **+46.2%**



\$747 **\$768**
AVERAGE PRICE PER SQ. FT. **+2.8%**



Playa Vista

\$1,083,000

MEDIAN SALES PRICE

36

AVERAGE DAYS ON MARKET

17

TOTAL UNITS SOLD

\$818

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025



\$1,400,000

\$1,083,000



2026

\$2.0 M

\$1.5 M

\$1.0 M

\$0.5 M

— 2023-2026

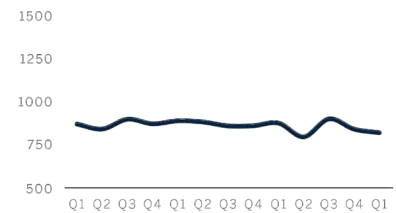
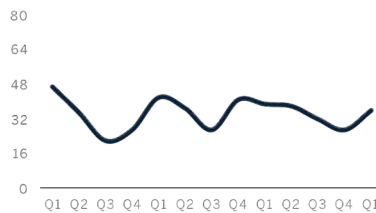
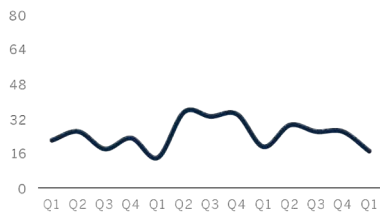
Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

MEDIAN SALE PRICE

-22.6%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR



19

UNITS
SOLD

17

-10.5%

39

AVERAGE DAYS
ON MARKET

36

-7.7%

\$877

AVERAGE PRICE
PER SQ. FT.

\$818

-6.7%

Rancho Palos Verdes

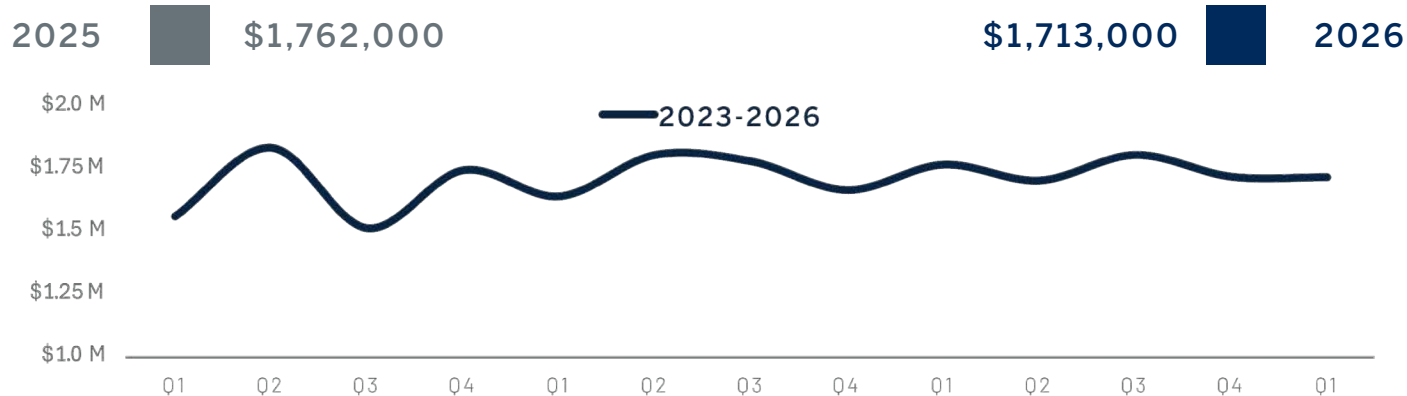
Q1 At A Glance

\$1,713,000
MEDIAN SALES PRICE

74
AVERAGE DAYS ON MARKET

74
TOTAL UNITS SOLD

\$729
AVERAGE PRICE PER SQ. FT.

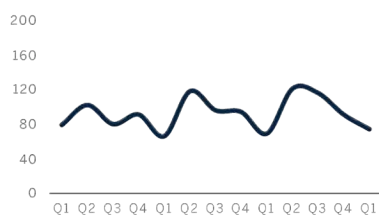


MEDIAN SALE PRICE

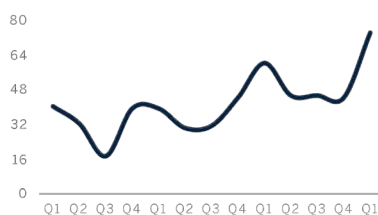
OVER THE PAST 3 YEARS

-2.8%

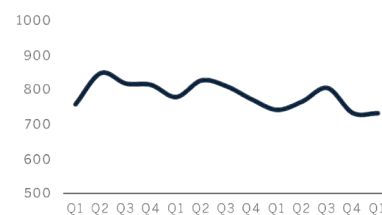
VS THIS TIME LAST YEAR



69 **74**
UNITS SOLD **+7.2%**



60 **74**
AVERAGE DAYS ON MARKET **+23.3%**



\$739 **\$729**
AVERAGE PRICE PER SQ. FT. **-1.4%**



Redondo Beach

\$1,650,000

MEDIAN SALES PRICE

33

AVERAGE DAYS ON MARKET

138

TOTAL UNITS SOLD

\$878

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025



\$1,600,000

\$1,650,000



2026

\$2.0 M

\$1.75 M

\$1.5 M

\$1.25 M

\$1.0 M

— 2023-2026

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

MEDIAN SALE PRICE

+3.1%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR

300

225

150

75

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

80

64

48

32

16

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

1000

900

800

700

600

500

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

138

UNITS
SOLD

138

No
Change

40

AVERAGE DAYS
ON MARKET

33

-17.5%

\$907

AVERAGE PRICE
PER SQ. FT.

\$878

-3.2%



Rolling Hills

Q1 At A Glance

\$5,085,000

MEDIAN SALES PRICE

190

AVERAGE DAYS ON MARKET

3

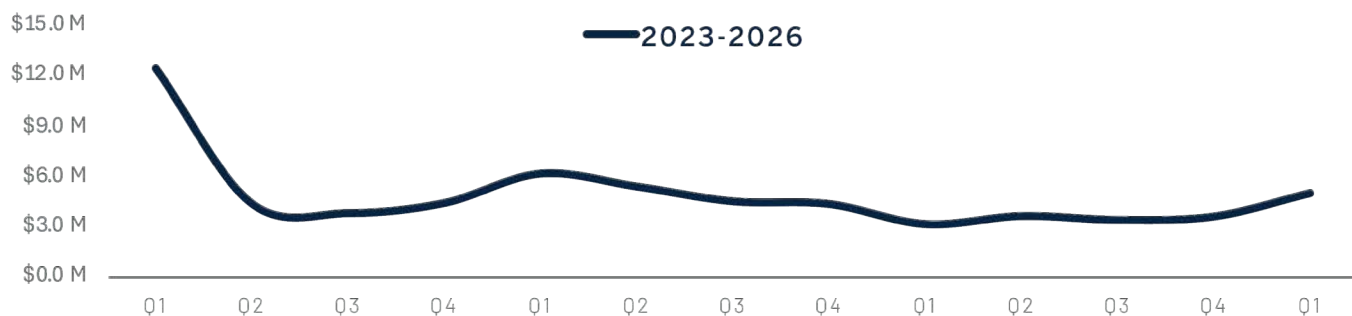
TOTAL UNITS SOLD

\$716

AVERAGE PRICE PER SQ. FT.

2025 **\$3,251,000**

\$5,085,000 2026

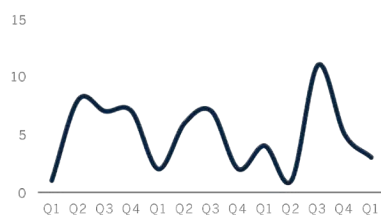


MEDIAN SALE PRICE

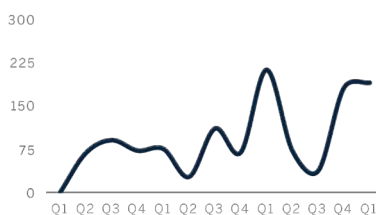
OVER THE PAST 3 YEARS

+56.4%

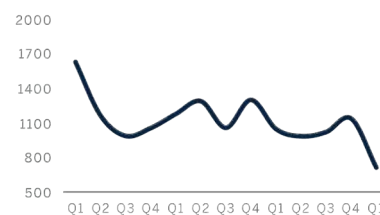
VS THIS TIME LAST YEAR



4 **3**
UNITS SOLD -25.0%



212 **190**
AVERAGE DAYS ON MARKET -10.4%



\$1,050 **\$716**
AVERAGE PRICE PER SQ. FT. -31.8%



Rolling Hills Estates

\$1,417,000

MEDIAN SALES PRICE

56

AVERAGE DAYS ON MARKET

27

TOTAL UNITS SOLD

\$754

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025



\$2,200,000

\$1,417,000



2026

\$3.0 M

\$2.25 M

\$1.5 M

\$0.75 M

\$0.0 M

— 2023-2026

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

MEDIAN SALE PRICE

-35.6%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR

50

40

30

20

10

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

80

64

48

32

16

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

1250

1050

850

650

450

250

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

21

UNITS
SOLD

27

+28.6%

56

AVERAGE DAYS
ON MARKET

56

No
Change

\$869

AVERAGE PRICE
PER SQ. FT.

\$754

-13.2%



San Pedro

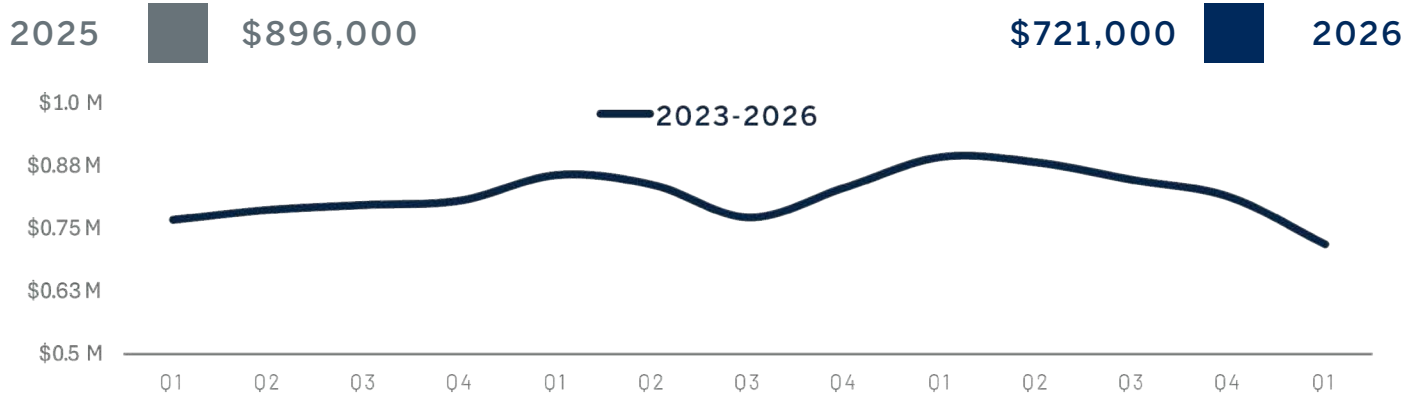
Q1 At A Glance

\$721,000
MEDIAN SALES PRICE

58
AVERAGE DAYS ON MARKET

75
TOTAL UNITS SOLD

\$566
AVERAGE PRICE PER SQ. FT.

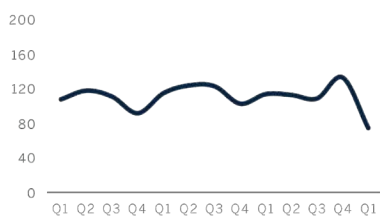


MEDIAN SALE PRICE

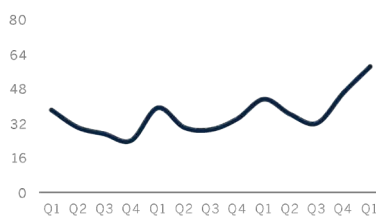
OVER THE PAST 3 YEARS

-19.5%

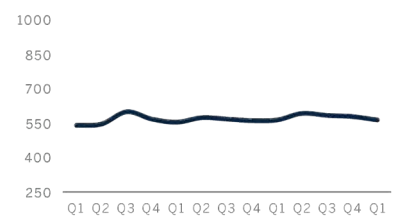
VS THIS TIME LAST YEAR



114 **75**
UNITS SOLD **-34.2%**



43 **58**
AVERAGE DAYS ON MARKET **+34.9%**



\$566 **\$566**
AVERAGE PRICE PER SQ. FT. **No Change**



Torrance

\$995,000

MEDIAN SALES PRICE

34

AVERAGE DAYS ON MARKET

183

TOTAL UNITS SOLD

\$702

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

2025



\$1,080,000

\$995,000



2026

\$1.5 M

\$1.25 M

\$1.0 M

\$0.75 M

\$0.5 M

— 2023-2026

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

Q2

Q3

Q4

Q1

MEDIAN SALE PRICE

-7.9%

OVER THE PAST 3 YEARS

VS THIS TIME LAST YEAR

500

400

300

200

100

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

50

40

30

20

10

0

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

1000

900

800

700

600

500

Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1

184

UNITS
SOLD

183

-0.5%

25

AVERAGE DAYS
ON MARKET

34

+36.0%

\$728

AVERAGE PRICE
PER SQ. FT.

\$702

-3.6%



Venice

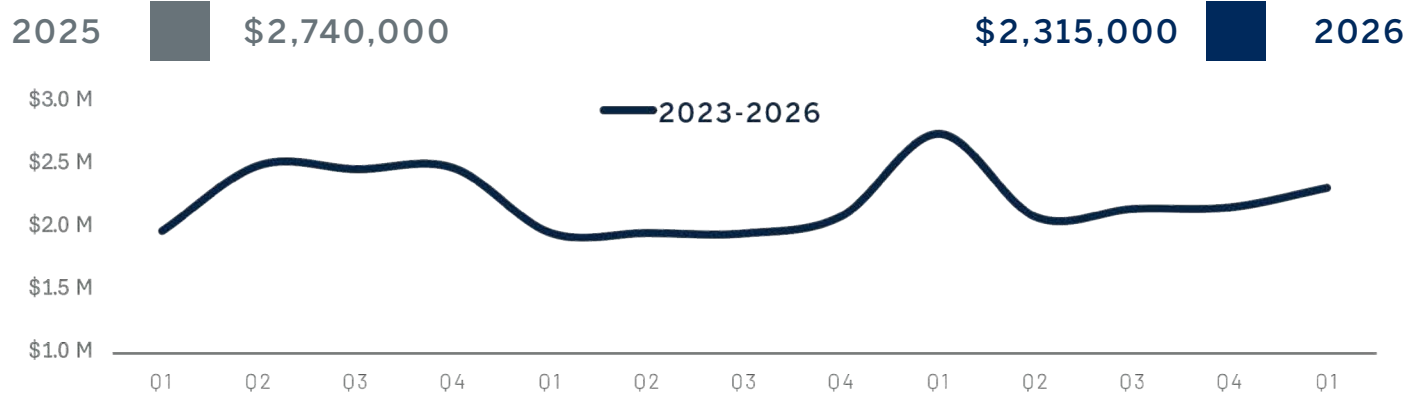
Q1 At A Glance

\$2,315,000
MEDIAN SALES PRICE

61
AVERAGE DAYS ON MARKET

53
TOTAL UNITS SOLD

\$1,252
AVERAGE PRICE PER SQ. FT.

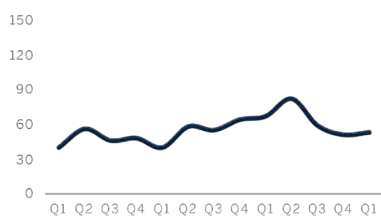


MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

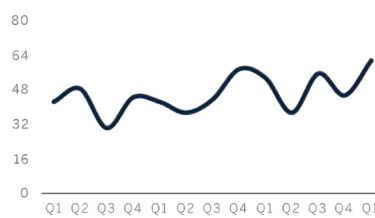
-15.5%

VS THIS TIME LAST YEAR



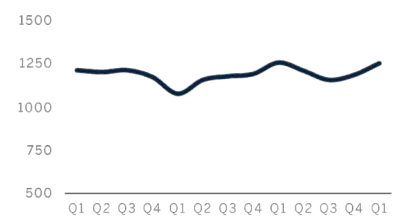
67
UNITS SOLD

53
-20.9%



53
AVERAGE DAYS ON MARKET

61
+15.1%



\$1,256
AVERAGE PRICE PER SQ. FT.

\$1,252
-0.3%

Westchester

\$1,680,000

MEDIAN SALES PRICE

36

AVERAGE DAYS ON MARKET

45

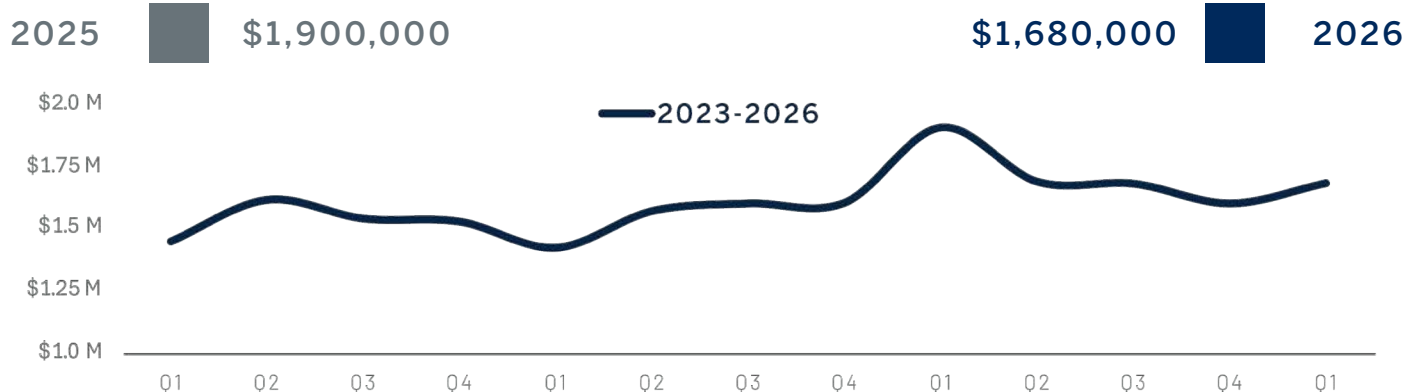
TOTAL UNITS SOLD

\$840

AVERAGE PRICE PER SQ. FT.

Q1

At A Glance

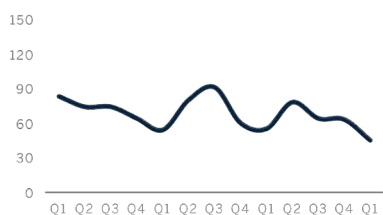


MEDIAN SALE PRICE

OVER THE PAST 3 YEARS

-11.6%

VS THIS TIME LAST YEAR

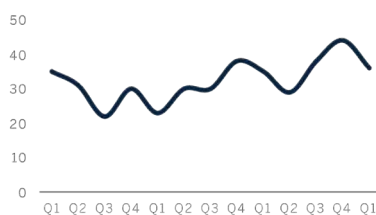


55

UNITS SOLD

45

-18.2%

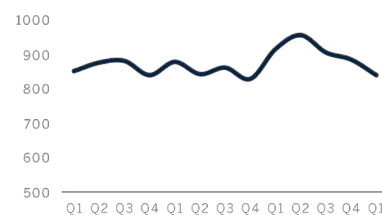


35

AVERAGE DAYS ON MARKET

36

+2.9%



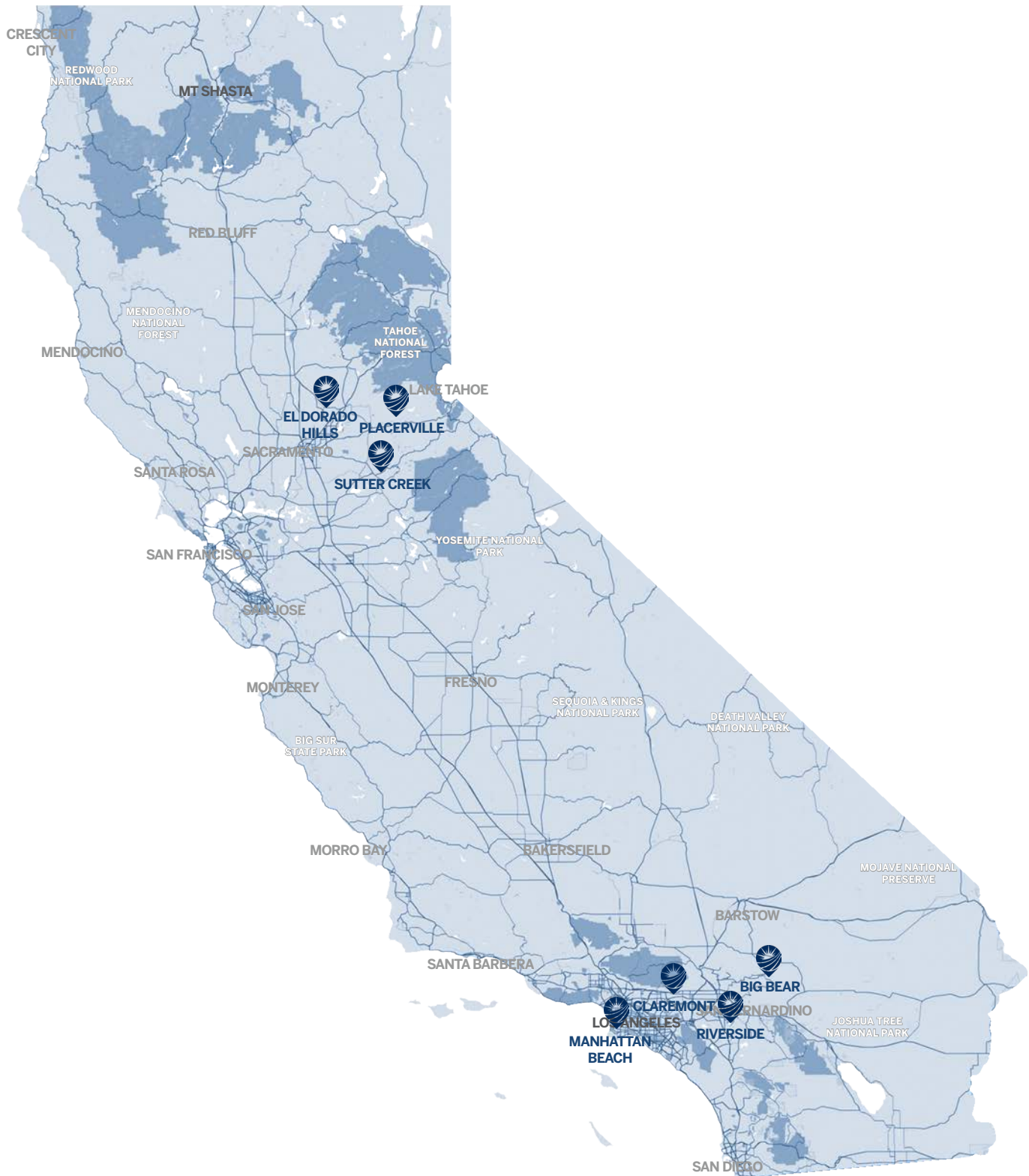
\$917

AVERAGE PRICE PER SQ. FT.

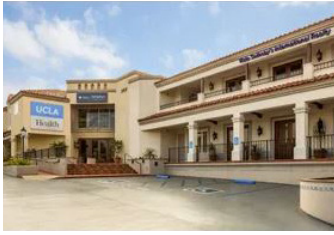
\$840

-8.4%

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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



5536 E. 2ND ST
LONG BEACH

Inland Empire, Southern California Foothills, & Mountain Resorts



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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
EL DORADO HILLS



54 MAIN STREET
SUTTER CREEK



516 MAIN STREET
PLACERVILLE

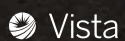
16

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