

2023

SOUTH BAY MARKET REPORT JAN - OCT 2023

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Table of Contents



South Bay Market Overview

All Beach Cities Including: El Segundo, Manhattan Beach, Hermosa Beach, Redondo Beach, Hollywood Riviera, Palos Verdes Estates, Rancho Palos Verdes, Rolling Hills and Rolling Hills Estates

El Segundo

All 90245 Addresses | Area: 141

Manhattan Beach

All 90266 Addresses | Areas: 142 - 147

Hermosa Beach

All 90254 Addresses | Areas: 148-150

North Redondo Beach

All 90278 Addresses | Areas: 151 - 154

South Redondo Beach

All 90277 Addresses | Areas: 155 - 157 + Some of 128

Hollywood Riviera

Area: 128 + Includes Sections of Torrance 90505

Palos Verdes Estates

All Palos Verdes Estates Addresses | Areas 160, 162 - 164

Rancho Palos Verdes

All Rancho Palos Verdes Addresses

Rolling Hills

All Rolling Hills Addresses

Rolling Hills Estates

All Rolling Hills Estates Addresses

Data derived from CRMLS for Single Family Residences as of the date of this report. For informational purposes only and is not intended as financial advice. Information deemed accurate but not guaranteed.

ACTIVE CURRENT LISTINGS

South Bay Single Family Residences

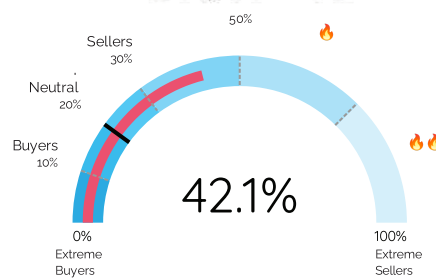
CURRENT ACTIVES

237

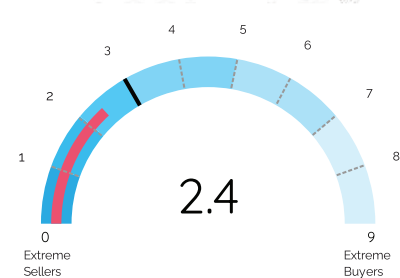
Homes for Sale

KEY INDICATORS

Absorption Rate



Months of Inventory



Total Active Volume

\$1.049B

Median List Price

\$2,890,000

Highest Price

\$37,000,000

Lowest \$/Sq. Ft.

\$530

Average \$/Sq. Ft.

\$1,248

Highest \$/Sq. Ft.

\$5,196

DOM Less Than 7 Days

31

DOM Less Than 30 Days

102

DOM More Than 30

134

Homes at \$1M or Less

2

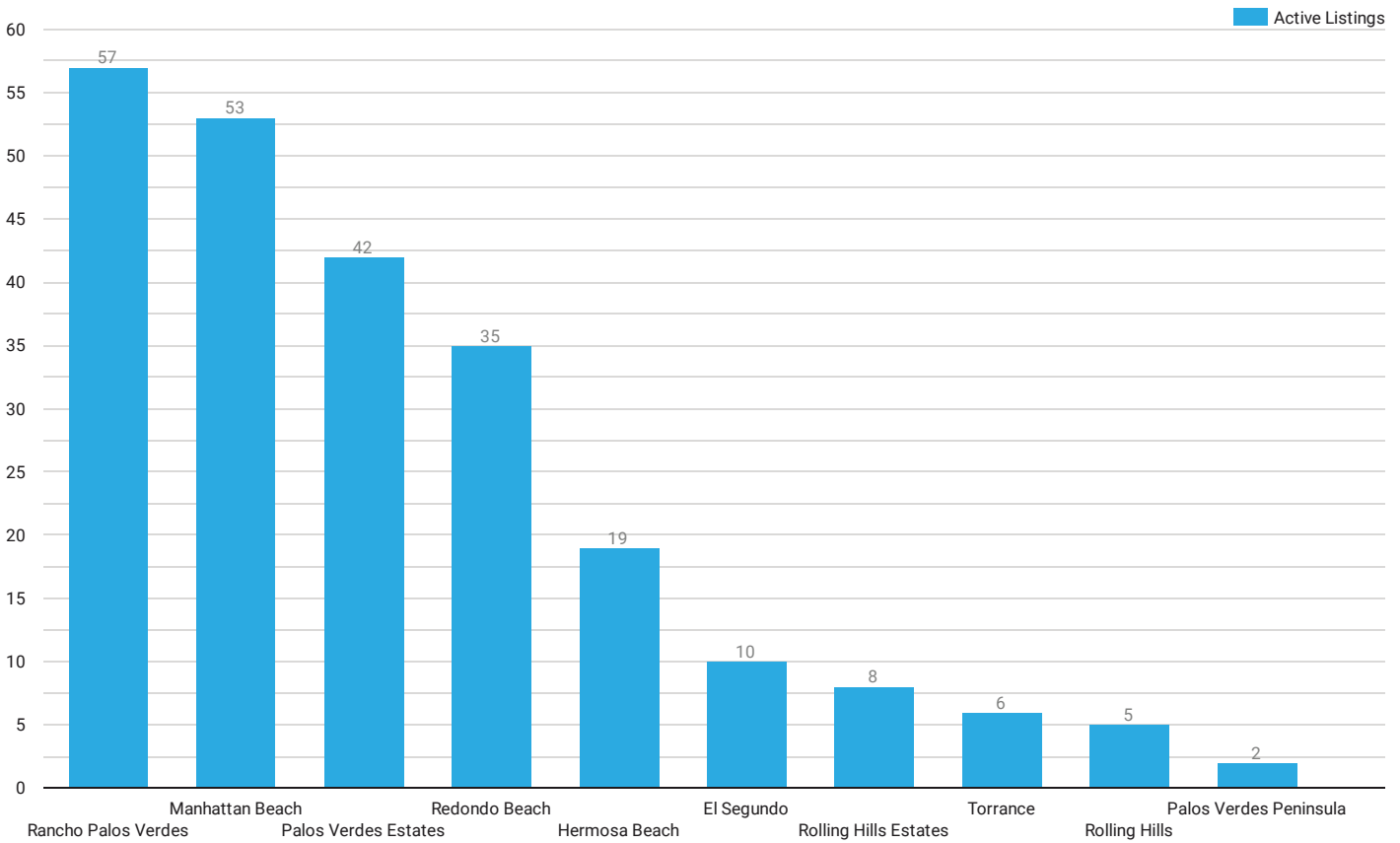
Homes at Over \$5M

59

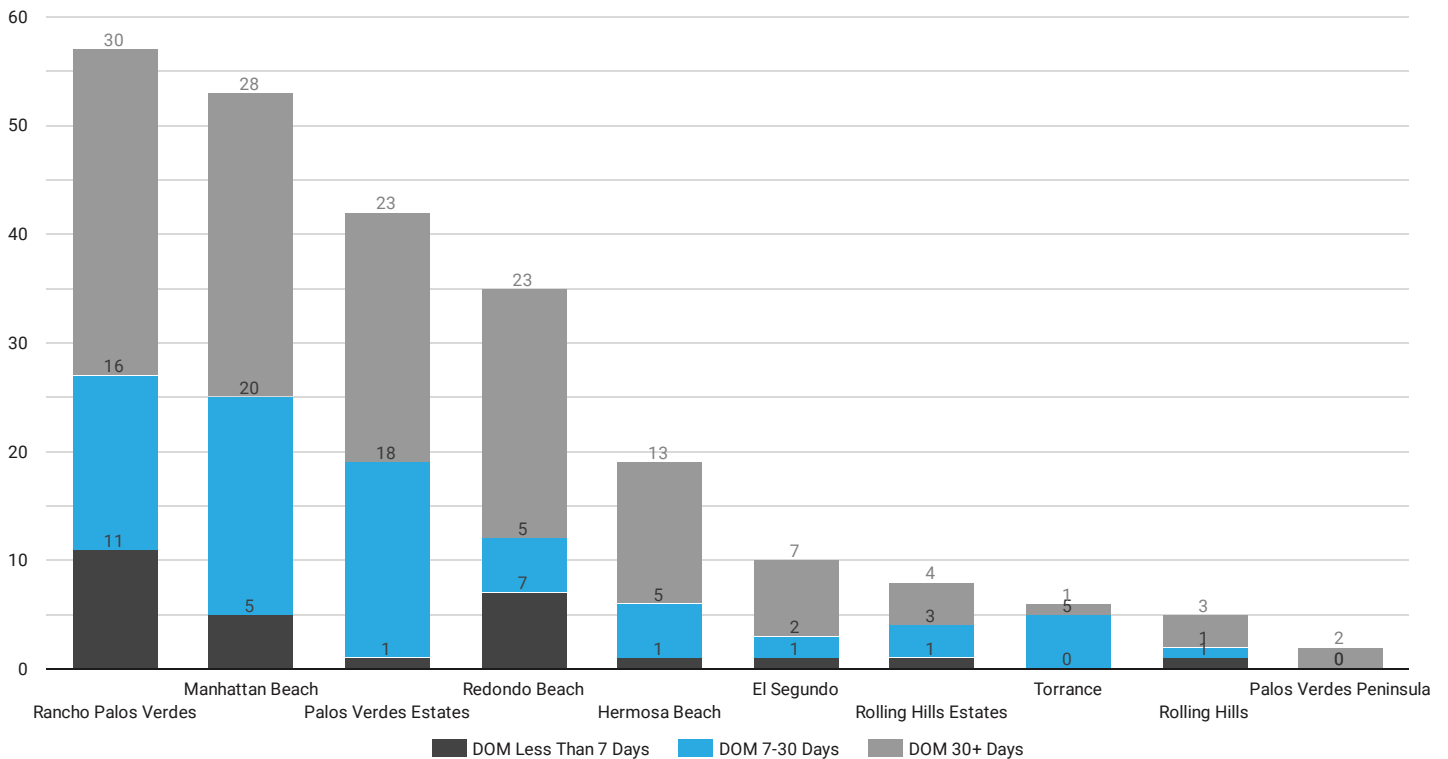
Homes at Over \$10M

19

TOTAL ACTIVES BY CITY



ACTIVES BY DAYS ON MARKET



EL SEGUNDO

All Areas

CURRENT ACTIVES

10

Homes for Sale

Median List Price

\$2,037,000

Total Active Volume

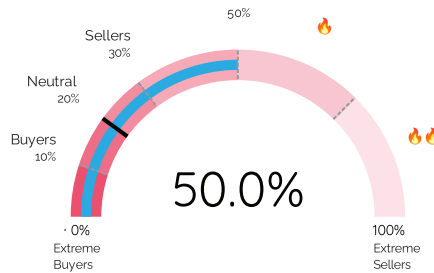
\$21,283,500

Lowest \$ / Sq. Ft.

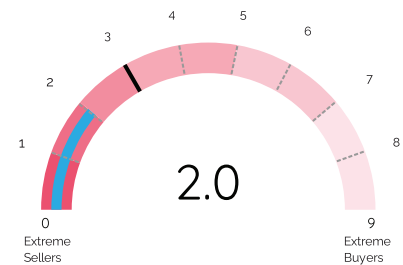
\$733

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,499,500

Maximum List Price

\$2,998,000

Average \$ / Sq. Ft.

\$1,198

Maximum \$ / Sq. Ft.

\$1,797

TOP LISTINGS IN EL SEGUNDO

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
714 W Mariposa Avenue , El Segundo 90245	5	4	2	2,708	11,654	\$1,107	\$2,998,000
624 Sierra Street , El Segundo 90245	5	4	51	3,711	7,200	\$808	\$2,998,000
228 W Maple Avenue , El Segundo 90245	5	3	119	2,672	6,709	\$860	\$2,299,000
311 W Oak Avenue , El Segundo 90245	4	3	83	1,551	6,334	\$1,480	\$2,295,000
754 California Street , El Segundo 90245	3	3	121	1,735	7,894	\$1,210	\$2,099,000
1008 E Walnut Avenue , El Segundo 90245	3	2	107	1,770	4,937	\$1,116	\$1,975,000
710 Redwood Avenue , El Segundo 90245	4	3	96	2,587	5,007	\$733	\$1,895,000
635 W Maple Avenue , El Segundo 90245	3	1	48	960	7,921	\$1,797	\$1,725,000
508 W Sycamore Avenue , El Segundo 90245	3	1	24	1,023	6,716	\$1,466	\$1,500,000
715 Hillcrest Street , El Segundo 90245	2	1	24	1,066	4,024	\$1,407	\$1,499,500

EL SEGUNDO

All Areas

CLOSED SALES YTD

39

↓ -23.5%

Average Sales Discount

-2.46%

Average Days to Sell

40

Median List Price

\$1,789,000

Median Sold Price

\$1,705,000

Minimum Sold Price

\$977,870

Average Sold Price

\$1,856,371

Maximum Sold Price

\$3,130,000

Lowest Price Per Sq. Ft.

\$592

Average Price Per Sq. Ft.

\$1,037

Maximum Price Per Sq. Ft.

\$2,005

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	51	39	↓ -23.5%
Average Days on Market	13	40	↑ 213.9%
Total Sold Volume	\$104.11M	\$72.40M	↓ -30.5%
Minimum Sales Price	\$1.21M	\$977.87K	↓ -19.2%
Maximum Sales Price	\$3.43M	\$3.13M	↓ -8.6%
Average Sales Price	\$2.04M	\$1.86M	↓ -9.1%
Average Price Per Sq. Ft.	\$1,043	\$1,037	↓ -0.6%
Median List Price	\$2.00M	\$1.79M	↓ -10.5%
Median Sales Price	\$2.00M	\$1.71M	↓ -14.8%
Average Sales Discount*	0.62%	-2.46%	↓ -3.08%

*Selling Price vs. Original List Price

MANHATTAN BEACH

All Areas

CURRENT ACTIVES

53

Homes for Sale

Median List Price

\$4,190,000

Total Active Volume

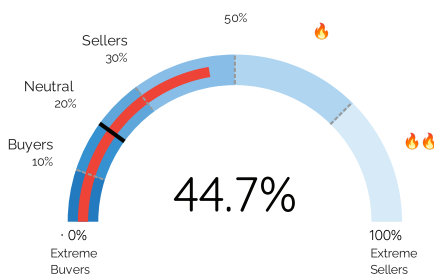
\$340,747,398

Lowest \$ / Sq. Ft.

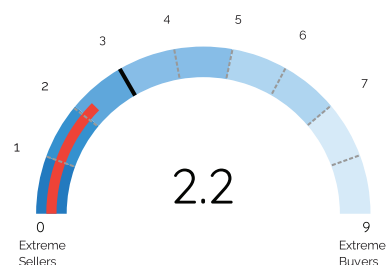
\$873

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,865,000

Maximum List Price

\$37,000,000

Average \$ / Sq. Ft.

\$1,619

Maximum \$ / Sq. Ft.

\$4,865

TOP LISTINGS IN MANHATTAN BEACH

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
117 34th Street , Manhattan Beach 90266	7	10	21	7,605	5,398	\$4,865	\$37,000,000
3216 The Strand , Manhattan Beach 90266	5	8	160	7,454	3,494	\$3,823	\$28,500,000
808 John St , Manhattan Beach 90266	5	6	4	6,604	20,168	\$3,013	\$19,900,000
500 N Poinsettia Avenue , Manhattan Beach 90266	5	8	416	8,389	10,128	\$2,265	\$19,000,000
4308 The Strand , Manhattan Beach 90266	5	5	2	4,354	3,494	\$2,871	\$12,500,000
700 John Street , Manhattan Beach 90266	6	5	61	4,770	9,982	\$2,096	\$9,999,000
114 N Poinsettia Avenue , Manhattan Beach 90266	5	6	165	6,400	6,753	\$1,500	\$9,600,000
229 24th Street , Manhattan Beach 90266	5	5	18	4,230	2,689	\$2,009	\$8,500,000
626 18th Street , Manhattan Beach 90266	5	6	25	5,220	6,275	\$1,533	\$8,000,000
341 6th Street , Manhattan Beach 90266	5	7	63	4,282	2,691	\$1,866	\$7,990,000
113 21st Place , Manhattan Beach 90266	3	4	53	2,701	1,344	\$2,776	\$7,499,000
1412 Laurel Avenue , Manhattan Beach 90266	6	5	25	5,700	5,432	\$1,281	\$7,299,999
3201 Maple Avenue , Manhattan Beach 90266	5	6	39	6,137	9,261	\$1,140	\$6,995,000
228 29th Street , Manhattan Beach 90266	4	6	35	3,597	2,251	\$1,904	\$6,850,000
590 30th St , Manhattan Beach 90266	5	7	59	5,839	4,805	\$1,164	\$6,799,000
540 3rd Street , Manhattan Beach 90266	5	6	80	3,521	2,700	\$1,811	\$6,375,000
501 23rd Street , Manhattan Beach 90266	6	5	3	5,100	4,511	\$1,162	\$5,925,000
856 9th Street , Manhattan Beach 90266	4	4	18	4,300	5,816	\$1,343	\$5,775,000

MANHATTAN BEACH

All Areas

CLOSED SALES

169

↓ -13.3%

Average Sales Discount

-3.70%

Average Days to Sell

46

Median List Price

\$3,150,000

Median Sold Price

\$3,000,000

Minimum Sold Price

\$1,350,000

Average Sold Price

\$3,895,687

Maximum Sold Price

\$14,500,000

Lowest Price Per Sq. Ft.

\$786

Average Price Per Sq. Ft.

\$1,512

Maximum Price Per Sq. Ft.

\$6,997

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	195	169	↓ -13.3%
Average Days on Market	26	46	↑ 77.8%
Total Sold Volume	\$780.50M	\$658.37M	↓ -15.6%
Minimum Sales Price	\$1.30M	\$1.35M	↑ 3.8%
Maximum Sales Price	\$16.20M	\$14.50M	↓ -10.5%
Average Sales Price	\$4.00M	\$3.90M	↓ -2.7%
Average Price Per Sq. Ft.	\$1,584	\$1,512	↓ -4.6%
Median List Price	\$3.30M	\$3.15M	↓ -4.5%
Median Sales Price	\$3.35M	\$3.00M	↓ -10.4%
Average Sales Discount*	1.88%	-3.70%	↓ -5.58%

*Selling Price vs. Original List Price

HERMOSA BEACH

All Areas

CURRENT ACTIVES

17

Homes for Sale

Median List Price

\$3,799,888

Total Active Volume

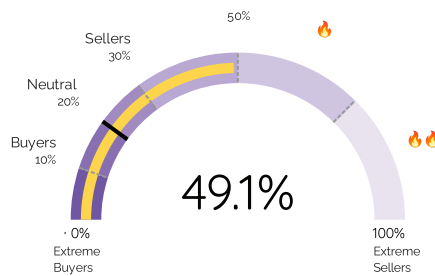
\$89,751,788

Lowest \$ / Sq. Ft.

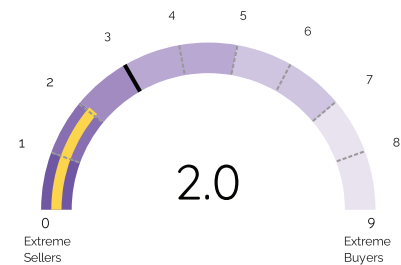
\$973

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,645,000

Maximum List Price

\$11,899,000

Average \$ / Sq. Ft.

\$1,659

Maximum \$ / Sq. Ft.

\$3,292

TOP LISTINGS IN HERMOSA BEACH

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
2340 The Strand , Hermosa Beach 90254	5	5	549	3,615	4,224	\$3,292	\$11,899,000
212 The Strand , Hermosa Beach 90254	4	6	215	4,399	2,178	\$2,387	\$10,500,000
2160 Monterey Boulevard , Hermosa Beach 90254	4	5	32	3,532	3,299	\$2,336	\$8,250,000
2618 Manhattan Avenue , Hermosa Beach 90254	5	7	68	4,754	3,012	\$1,399	\$6,650,000
3400 Hermosa Ave (aka 111 34th St) , Hermosa Beach 90254	0	0	25	100	2,538	No data	\$6,500,000
107 Manhattan Avenue , Hermosa Beach 90254	5	6	206	4,767	2,906	\$1,362	\$6,495,000
730 24th Place , Hermosa Beach 90254	6	6	41	4,725	4,060	\$1,227	\$5,799,000
553 21st Street , Hermosa Beach 90254	3	2	310	2,930	10,925	\$1,809	\$5,299,000
92 16th Street , Hermosa Beach 90254	5	6	33	4,284	2,845	\$1,236	\$5,295,000
1506 Prospect , Hermosa Beach 90254	5	5	18	3,350	3,162	\$1,134	\$3,799,888
504 Palm Drive , Hermosa Beach 90254	3	3	61	1,847	1,689	\$1,622	\$2,995,000
2491 Valley Drive , Hermosa Beach 90254	3	3	16	1,518	7,250	\$1,644	\$2,495,000
444 Ocean View Avenue , Hermosa Beach 90254	1	2	31	1,319	4,359	\$1,804	\$2,380,000
1010 Ocean Drive , Hermosa Beach 90254	3	2	4	2,260	3,323	\$973	\$2,200,000
624 1st Place , Hermosa Beach 90254	3	2	34	1,373	4,618	\$1,457	\$2,000,000
601 21st Street , Hermosa Beach 90254	3	2	10	1,600	4,821	\$1,219	\$1,950,000
835 8th Street , Hermosa Beach 90254	3	2	165	1,101	2,997	\$1,680	\$1,849,900
1145 1st Street , Hermosa Beach 90254	3	2	14	1,343	1,991	\$1,303	\$1,750,000

HERMOSA BEACH

All Areas

CLOSED SALES

59

↓ -23.4%

Average Sales Discount

-3.46%

Average Days to Sell

63

Median List Price

\$2,700,000

Median Sold Price

\$2,725,000

Minimum Sold Price

\$1,130,000

Average Sold Price

\$4,168,273

Maximum Sold Price

\$18,590,000

Lowest Price Per Sq. Ft.

\$701

Average Price Per Sq. Ft.

\$1,596

Maximum Price Per Sq. Ft.

\$3,964

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	77	59	↓ -23.4%
Average Days on Market	39	63	↑ 59.8%
Total Sold Volume	\$243.21M	\$245.93M	↑ 1.1%
Minimum Sales Price	\$1.30M	\$1.13M	↓ -13.1%
Maximum Sales Price	\$8.57M	\$18.59M	↑ 117.0%
Average Sales Price	\$3.16M	\$4.17M	↑ 32.0%
Average Price Per Sq. Ft.	\$1,480	\$1,596	↑ 7.9%
Median List Price	\$2.40M	\$2.70M	↑ 12.5%
Median Sales Price	\$2.56M	\$2.73M	↑ 6.4%
Average Sales Discount*	0.68%	-3.46%	↓ -4.14%

*Selling Price vs. Original List Price

NORTH REDONDO BEACH

All Areas

CURRENT ACTIVES

18

Homes for Sale

Median List Price

\$1,437,000

Total Active Volume

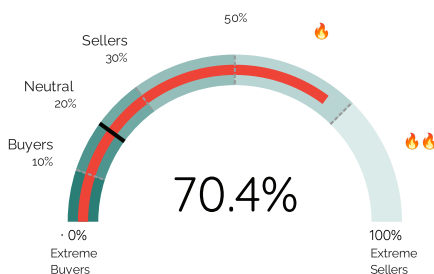
\$27,485,898

Lowest \$ / Sq. Ft.

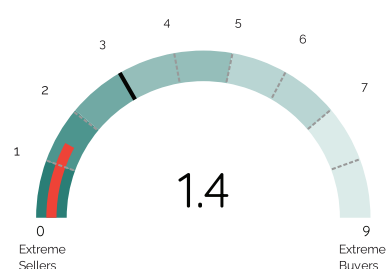
\$580

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$999,999

Maximum List Price

\$2,300,000

Average \$ / Sq. Ft.

\$947

Maximum \$ / Sq. Ft.

\$1,940

TOP LISTINGS IN NORTH REDONDO BEACH

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
1703 Carlson Lane , Redondo Beach 90278	3	5	70	2,185	2,500	\$1,053	\$2,300,000
2216 ROBINSON Street , Redondo Beach 90278	4	3	81	3,448	5,195	\$580	\$1,999,999
1718 Belmont Lane , Redondo Beach 90278	5	3	81	2,309	3,327	\$845	\$1,950,000
1917 Grant Avenue , Redondo Beach 90278	5	4	124	3,110	7,496	\$627	\$1,950,000
1620 Goodman Avenue , Redondo Beach 90278	3	3	49	2,570	2,506	\$692	\$1,779,000
2923 Gibson Place , Redondo Beach 90278	4	3	5	1,738	5,663	\$915	\$1,590,000
1722 Rockefeller Lane , Redondo Beach 90278	4	3	100	2,400	2,969	\$637	\$1,529,000
2515 190th Street , Redondo Beach 90278	5	2	137	2,025	5,005	\$728	\$1,475,000
2607 160th Street , Redondo Beach 90278	2	1	10	747	8,398	\$1,940	\$1,449,000
1730 Van Horne Lane , Redondo Beach 90278	3	3	46	1,539	2,501	\$926	\$1,425,000
1727 Spreckels Lane , Redondo Beach 90278	3	3	46	1,837	2,494	\$772	\$1,419,000
2405 Vail Avenue , Redondo Beach 90278	3	2	76	1,246	7,588	\$1,124	\$1,399,900
1203 Lilienthal Lane , Redondo Beach 90278	3	3	27	1,001	5,000	\$1,374	\$1,375,000
2416 Spurgeon Avenue , Redondo Beach 90278	2	2	60	1,380	6,158	\$957	\$1,320,000
1634 Herrin Street , Redondo Beach 90278	3	2	3	1,710	2,507	\$760	\$1,300,000
2208 Margaret Court , Redondo Beach 90278	3	1	4	1,204	5,728	\$955	\$1,150,000
1635 Haynes Lane , Redondo Beach 90278	3	1	6	888	2,549	\$1,211	\$1,075,000
2200 Plant Avenue , Redondo Beach 90278	3	1	78	1,052	3,490	\$951	\$999,999

NORTH REDONDO BEACH

All Areas

CLOSED SALES

102

↓ -8.9%

Average Sales Discount

-0.94%

Average Days to Sell

41

Median List Price

\$1,422,500

Median Sold Price

\$1,460,000

Minimum Sold Price

\$900,000

Average Sold Price

\$1,536,224

Maximum Sold Price

\$3,915,000

Lowest Price Per Sq. Ft.

\$594

Average Price Per Sq. Ft.

\$942

Maximum Price Per Sq. Ft.

\$2,799

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	112	102	↓ -8.9%
Average Days on Market	18	41	↑ 122.1%
Total Sold Volume	\$176.19M	\$156.69M	↓ -11.1%
Minimum Sales Price	\$890.00K	\$900.00K	↑ 1.1%
Maximum Sales Price	\$3.79M	\$3.92M	↑ 3.3%
Average Sales Price	\$1.57M	\$1.54M	↓ -2.3%
Average Price Per Sq. Ft.	\$986	\$942	↓ -4.5%
Median List Price	\$1.41M	\$1.42M	↑ 0.7%
Median Sales Price	\$1.50M	\$1.46M	↓ -2.7%
Average Sales Discount*	3.02%	-0.94%	↓ -3.96%

*Selling Price vs. Original List Price

SOUTH REDONDO BEACH

All Areas

CURRENT ACTIVES

17

Homes for Sale

Median List Price

\$2,999,000

Total Active Volume

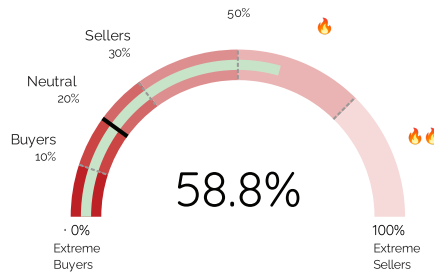
\$52,923,665

Lowest \$ / Sq. Ft.

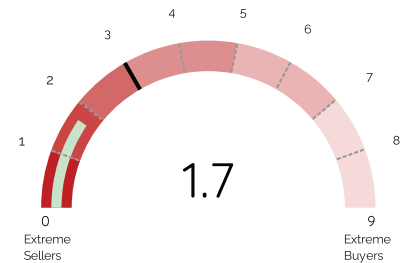
\$530

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,300,000

Maximum List Price

\$6,495,000

Average \$ / Sq. Ft.

\$1,109

Maximum \$ / Sq. Ft.

\$1,798

TOP LISTINGS IN SOUTH REDONDO BEACH

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
803 N Paulina Avenue , Redondo Beach 90277	6	7	81	6,066	8,421	\$1,071	\$6,495,000
726 Esplanade , Redondo Beach 90277	6	5	27	2,912	5,030	\$1,712	\$4,985,000
230 Avenue A , Redondo Beach 90277	6	6	40	3,500	6,017	\$1,311	\$4,589,888
456 Camino De Encanto , Redondo Beach 90277	4	3	5	2,505	7,321	\$1,596	\$3,998,000
509 Judy Drive , Redondo Beach 90277	5	4	31	4,093	7,509	\$855	\$3,500,000
728 Avenue C , Redondo Beach 90277	4	4	44	3,847	6,584	\$858	\$3,299,000
409 Via La Selva , Redondo Beach 90277	4	4	6	2,724	7,398	\$1,193	\$3,250,000
509 Camino Real , Redondo Beach 90277	5	5	179	3,366	5,144	\$949	\$3,195,000
1035 Avenue D , Redondo Beach 90277	5	4	31	3,354	6,302	\$894	\$2,999,000
136 Via Los Miradores , Redondo Beach 90277	4	3	68	3,032	6,017	\$953	\$2,890,000
411 Via Mesa Grande , Redondo Beach 90277	3	2	14	2,800	8,018	\$1,000	\$2,800,000
121 Via La Circula , Redondo Beach 90277	4	2	5	2,400	7,170	\$958	\$2,299,000
445 Via El Chico , Redondo Beach 90277	5	4	31	2,952	5,979	\$737	\$2,175,000
705 Avenue D , Redondo Beach 90277	3	1	27	1,112	7,750	\$1,798	\$1,999,777
257 Vista Del Parque , Redondo Beach 90277	3	2	51	1,300	6,577	\$1,307	\$1,699,000
420 N Maria Avenue , Redondo Beach 90277	3	2	110	1,292	5,565	\$1,122	\$1,450,000
1122 Vincent Street , Redondo Beach 90277	3	3	43	2,453	5,818	\$530	\$1,300,000

SOUTH REDONDO BEACH

All Areas

CLOSED SALES

69

↓ -25.8%

Average Sales Discount

1.34%

Average Days to Sell

30

Median List Price

\$1,768,000

Median Sold Price

\$1,830,000

Minimum Sold Price

\$866,000

Average Sold Price

\$2,592,578

Maximum Sold Price

\$17,500,000

Lowest Price Per Sq. Ft.

\$695

Average Price Per Sq. Ft.

\$1,212

Maximum Price Per Sq. Ft.

\$2,457

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	93	69	↓ -25.8%
Average Days on Market	13	30	↑ 120.2%
Total Sold Volume	\$219.67M	\$178.89M	↓ -18.6%
Minimum Sales Price	\$912.00K	\$866.00K	↓ -5.0%
Maximum Sales Price	\$7.05M	\$17.50M	↑ 148.2%
Average Sales Price	\$2.36M	\$2.59M	↑ 9.8%
Average Price Per Sq. Ft.	\$1,151	\$1,212	↑ 5.3%
Median List Price	\$1.99M	\$1.77M	↓ -11.1%
Median Sales Price	\$2.18M	\$1.83M	↓ -16.1%
Average Sales Discount*	5.81%	1.34%	↓ -4.47%

*Selling Price vs. Original List Price

HOLLYWOOD RIVIERA

All Areas

CURRENT ACTIVES

13

Homes for Sale

Median List Price

\$2,175,000

Total Active Volume

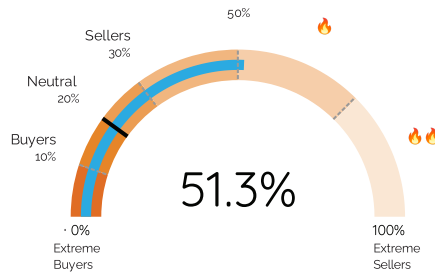
\$31,034,240

Lowest \$ / Sq. Ft.

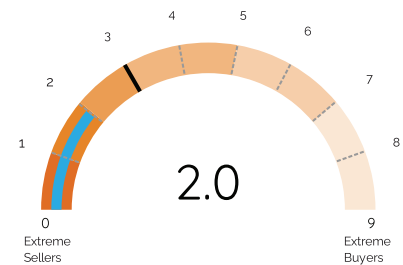
\$546

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,400,000

Maximum List Price

\$3,998,000

Average \$ / Sq. Ft.

\$977

Maximum \$ / Sq. Ft.

\$1,596

TOP LISTINGS IN HOLLYWOOD RIVIERA

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
456 Camino De Encanto , Redondo Beach 90277	4	3	5	2,505	7,321	\$1,596	\$3,998,000
409 Via La Selva , Redondo Beach 90277	4	4	6	2,724	7,398	\$1,193	\$3,250,000
4317 Paseo De Las Tortugas , Torrance 90505	4	4	24	4,369	24,523	\$682	\$2,980,000
136 Via Los Miradores , Redondo Beach 90277	4	3	68	3,032	6,017	\$953	\$2,890,000
411 Via Mesa Grande , Redondo Beach 90277	3	2	14	2,800	8,018	\$1,000	\$2,800,000
121 Via La Circula , Redondo Beach 90277	4	2	5	2,400	7,170	\$958	\$2,299,000
445 Via El Chico , Redondo Beach 90277	5	4	31	2,952	5,979	\$737	\$2,175,000
4920 Pacific Coast Highway , Torrance 90505	4	3	10	1,572	5,568	\$1,336	\$2,100,000
4303 Mesa Street , Torrance 90505	3	4	35	3,155	6,633	\$634	\$1,999,000
5600 Calle De Ricardo , Torrance 90505	3	2	27	1,523	7,992	\$1,214	\$1,849,240
257 Vista Del Parque , Redondo Beach 90277	3	2	51	1,300	6,577	\$1,307	\$1,699,000
3818 Newton Street , Torrance 90505	4	4	20	2,919	6,476	\$546	\$1,595,000
24723 Via Valmonte , Torrance 90505	3	3	26	2,546	9,867	\$550	\$1,400,000

HOLLYWOOD RIVIERA

All Areas

CLOSED SALES

49

↓ -18.3%

Average Sales Discount

-1.45%

Average Days to Sell

35

Median List Price

\$1,630,000

Median Sold Price

\$1,675,000

Minimum Sold Price

\$999,900

Average Sold Price

\$2,335,521

Maximum Sold Price

\$17,500,000

Lowest Price Per Sq. Ft.

\$395

Average Price Per Sq. Ft.

\$1,052

Maximum Price Per Sq. Ft.

\$2,320

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	60	49	↓ -18.3%
Average Days on Market	19	35	↑ 84.1%
Total Sold Volume	\$127.39M	\$114.44M	↓ -10.2%
Minimum Sales Price	\$1.15M	\$999.90K	↓ -13.1%
Maximum Sales Price	\$7.05M	\$17.50M	↑ 148.2%
Average Sales Price	\$2.12M	\$2.34M	↑ 10.0%
Average Price Per Sq. Ft.	\$1,044	\$1,052	↑ 0.8%
Median List Price	\$1.87M	\$1.63M	↓ -12.8%
Median Sales Price	\$2.03M	\$1.68M	↓ -17.6%
Average Sales Discount*	4.21%	-1.45%	↓ -5.66%

*Selling Price vs. Original List Price

PALOS VERDES ESTATES

All Areas

CURRENT ACTIVES

39

Homes for Sale

Median List Price

\$4,049,500

Total Active Volume

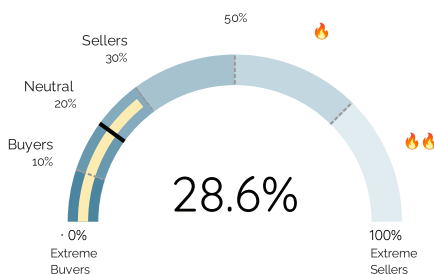
\$281,249,236

Lowest \$ / Sq. Ft.

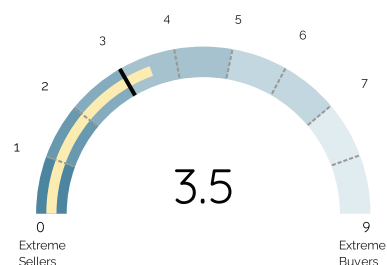
702

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,998,000

Maximum List Price

\$35,000,000

Average \$ / Sq. Ft.

1,274

Maximum \$ / Sq. Ft.

2,949

TOP LISTINGS IN PALOS VERDES ESTATES

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
245 Rocky Point Road , Palos Verdes Estates 90274	7	11	20	12,472	50,239	\$2,806	\$35,000,000
2729 Via Oleadas , Palos Verdes Estates 90274	5	9	14	11,810	35,179	\$2,032	\$24,000,000
1757 Paseo Del Mar , Palos Verdes Estates 90274	7	6	244	4,832	34,386	\$2,949	\$14,250,000
968 Paseo La Cresta , Palos Verdes Estates 90274	5	8	435	6,831	29,967	\$2,049	\$13,999,000
710 Via La Cuesta , Palos Verdes Estates 90274	6	7	61	10,000	51,525	\$1,299	\$12,988,000
2228 Via Cerritos , Palos Verdes Estates 90274	7	11	7	18,227	63,168	\$702	\$12,800,000
1724 Via Coronel , Palos Verdes Estates 90274	6	8	85	11,042	36,933	\$1,086	\$11,995,000
709 Paseo Del Mar , Palos Verdes Estates 90274	3	4	19	4,878	42,423	\$2,459	\$11,995,000
609 Paseo Del Mar , Palos Verdes Estates 90274	5	6	45	7,590	23,854	\$1,449	\$11,000,000
881 Via Del Monte , Palos Verdes Estates 90274	4	5	1	5,848	26,157	\$1,710	\$10,000,000
629 Via Horquilla , Palos Verdes Estates 90274	7	10	602	7,465	26,494	\$1,192	\$8,900,000
1820 Paseo Del Mar , Palos Verdes Estates 90274	6	8	56	6,975	23,123	\$1,046	\$7,295,000
1505 Via Fernandez , Palos Verdes Estates 90274	6	7	133	7,194	18,822	\$903	\$6,495,000
1736 Paseo Del Mar , Palos Verdes Estates 90274	5	4	10	4,363	10,635	\$1,433	\$6,250,000
1012 Via Mirabel , Palos Verdes Estates 90274	5	5	79	4,034	10,715	\$1,537	\$6,200,000
1560 Granvia Altamira , Palos Verdes Estates 90274	5	5	25	4,950	30,775	\$1,202	\$5,950,000
961 Via Rincon , Palos Verdes Estates 90274	6	7	45	6,219	13,116	\$925	\$5,750,000
376 Via Almar , Palos Verdes Estates 90274	5	6	48	4,500	12,038	\$1,222	\$5,499,000

PALOS VERDES ESTATES

All Areas

CLOSED SALES

102

↓ -17.7%

Average Sales Discount

-2.57%

Average Days to Sell

37

Median List Price

\$2,599,500

Median Sold Price

\$2,553,000

Minimum Sold Price

\$1,400,000

Average Sold Price

\$3,253,616

Maximum Sold Price

\$12,500,000

Lowest Price Per Sq. Ft.

\$543

Average Price Per Sq. Ft.

\$1,055

Maximum Price Per Sq. Ft.

\$2,083

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	124	102	↓ -17.7%
Average Days on Market	36	37	↑ 2.9%
Total Sold Volume	\$441.64M	\$331.87M	↓ -24.9%
Minimum Sales Price	\$1.70M	\$1.40M	↓ -17.6%
Maximum Sales Price	\$17.15M	\$12.50M	↓ -27.1%
Average Sales Price	\$3.56M	\$3.25M	↓ -8.6%
Average Price Per Sq. Ft.	\$1,107	\$1,055	↓ -4.7%
Median List Price	\$2.85M	\$2.60M	↓ -8.7%
Median Sales Price	\$2.98M	\$2.55M	↓ -14.3%
Average Sales Discount*	2.67%	-2.57%	↓ -5.23%

*Selling Price vs. Original List Price

RANCHO PALOS VERDES

All Areas

CURRENT ACTIVES

53

Homes for Sale

Median List Price

\$2,050,000

Total Active Volume

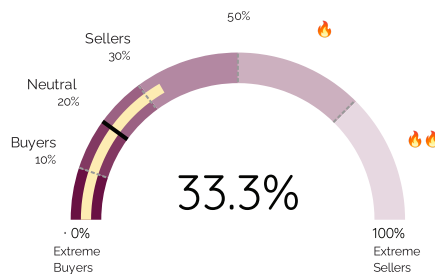
\$153,062,584

Lowest \$ / Sq. Ft.

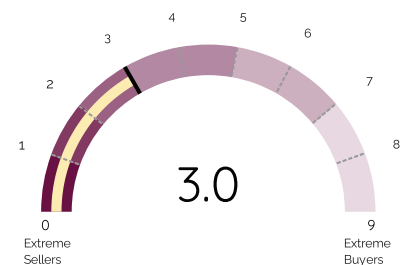
\$549

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$999,999

Maximum List Price

\$12,398,000

Average \$ / Sq. Ft.

\$972

Maximum \$ / Sq. Ft.

\$5,196

TOP LISTINGS IN RANCHO PALOS VERDES

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
32033 Cape Point Drive , Rancho Palos Verdes 90275	6	9	414	7,100	23,261	\$1,746	\$12,398,000
2950 Twin Harbors View Drive , Rancho Palos Verdes 90275	6	10	7	7,669	22,088	\$1,042	\$7,990,000
45 Oceanaire Drive , Rancho Palos Verdes 90275	5	7	53	7,100	56,623	\$986	\$6,999,999
32 Sea Cove Dr , Rancho Palos Verdes 90275	3	3	39	1,906	43,560	\$3,670	\$6,995,000
21 Nantasket , Rancho Palos Verdes 90275	5	7	29	5,251	15,653	\$1,178	\$6,185,000
29343 Whitley Collins Drive , Rancho Palos Verdes 90275	5	6	52	4,353	8,750	\$965	\$4,199,000
122 Spindrift Lane , Rancho Palos Verdes 90275	2	2	6	789	4,560	\$5,196	\$4,100,000
3234 Parkhurst Drive , Rancho Palos Verdes 90275	5	6	2	3,553	20,610	\$1,124	\$3,995,000
82 Albero Court , Rancho Palos Verdes 90275	4	4	35	4,368	25,752	\$892	\$3,895,000
30130 Cartier Drive , Rancho Palos Verdes 90275	5	5	45	4,007	15,100	\$886	\$3,550,000
29711 Grandpoint Lane , Rancho Palos Verdes 90275	4	5	4	4,776	20,528	\$668	\$3,190,000
6853 Vallon Drive , Rancho Palos Verdes 90275	5	4	92	3,470	9,453	\$864	\$2,999,000
30816 Rue De La Pierre , Rancho Palos Verdes 90275	5	5	55	3,640	10,096	\$783	\$2,849,000
29 Nuvola Court , Rancho Palos Verdes 90275	4	4	133	3,470	15,939	\$807	\$2,800,000
6636 Locklenna Lane , Rancho Palos Verdes 90275	4	3	56	2,875	9,706	\$904	\$2,599,000
29258 Palos Verdes Drive E, Rancho Palos Verdes 90275	4	5	92	3,576	20,013	\$727	\$2,599,000
2447 Daladier Drive , Rancho Palos Verdes 90275	5	5	126	3,788	22,780	\$686	\$2,599,000
30332 Via Borica , Rancho Palos Verdes 90275	4	3	23	2,911	11,259	\$876	\$2,550,000

RANCHO PALOS VERDES

All Areas

CLOSED SALES

212

↓ -27.6%

Average Sales Discount

-1.34%

Average Days to Sell

34

Median List Price

\$1,850,000

Median Sold Price

\$1,807,500

Minimum Sold Price

\$900,000

Average Sold Price

\$2,050,273

Maximum Sold Price

\$7,750,000

Lowest Price Per Sq. Ft.

\$369

Average Price Per Sq. Ft.

\$834

Maximum Price Per Sq. Ft.

\$1,368

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	293	212	↓ -27.6%
Average Days on Market	24	34	↑ 42.7%
Total Sold Volume	\$626.43M	\$434.66M	↓ -30.6%
Minimum Sales Price	\$775.00K	\$900.00K	↑ 16.1%
Maximum Sales Price	\$8.77M	\$7.75M	↓ -11.6%
Average Sales Price	\$2.14M	\$2.05M	↓ -4.1%
Average Price Per Sq. Ft.	\$866	\$834	↓ -3.7%
Median List Price	\$1.80M	\$1.85M	↑ 2.8%
Median Sales Price	\$1.90M	\$1.81M	↓ -4.6%
Average Sales Discount*	5.28%	-1.34%	↓ -6.62%

*Selling Price vs. Original List Price

ROLLING HILLS

All Areas

CURRENT ACTIVES

5

Homes for Sale

Median List Price

\$5,795,000

Total Active Volume

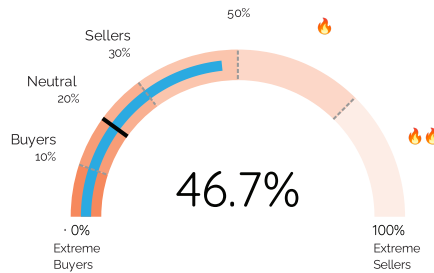
\$34,209,000

Lowest \$ / Sq. Ft.

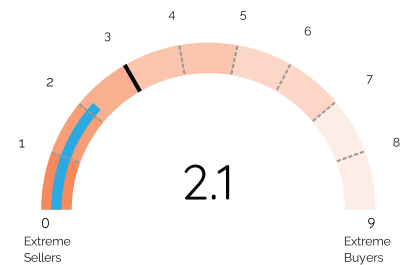
\$992

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$2,995,000

Maximum List Price

\$13,500,000

Average \$ / Sq. Ft.

\$1,491

Maximum \$ / Sq. Ft.

\$2,177

TOP LISTINGS IN ROLLING HILLS

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
30 Portuguese Bend Road , Rolling Hills 90274	5	6	146	6,200	219,107	\$2,177	\$13,500,000
4 Buckboard Lane , Rolling Hills 90274	5	6	60	5,089	90,332	\$1,374	\$6,994,000
8 Williamsburg Lane , Rolling Hills 90274	4	5	4	4,080	53,348	\$1,420	\$5,795,000
1 Wagon Lane , Rolling Hills 90274	5	4	21	3,300	108,068	\$1,492	\$4,925,000
2900 Palos Verdes Drive N, Rolling Hills 90274	4	3	192	3,018	50,898	\$992	\$2,995,000

ROLLING HILLS

All Areas

CLOSED SALES

16

0.0%

Average Sales Discount

-6.81%

Average Days to Sell

80

Median List Price

\$4,625,000

Median Sold Price

\$4,465,000

Minimum Sold Price

\$2,020,000

Average Sold Price

\$5,047,500

Maximum Sold Price

\$12,480,000

Lowest Price Per Sq. Ft.

\$600

Average Price Per Sq. Ft.

\$1,171

Maximum Price Per Sq. Ft.

\$2,579

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	16	16	
Average Days on Market	56	80	↑ 41.9%
Total Sold Volume	\$67.78M	\$80.76M	↑ 19.1%
Minimum Sales Price	\$2.60M	\$2.02M	↓ -22.3%
Maximum Sales Price	\$8.00M	\$12.48M	↑ 56.0%
Average Sales Price	\$4.24M	\$5.05M	↑ 19.1%
Average Price Per Sq. Ft.	\$1,139	\$1,171	↑ 2.9%
Median List Price	\$3.95M	\$4.63M	↑ 17.2%
Median Sales Price	\$3.94M	\$4.47M	↑ 13.3%
Average Sales Discount*	-2.55%	-6.81%	↓ -4.26%

*Selling Price vs. Original List Price

ROLLING HILLS ESTATES

All Areas

CURRENT ACTIVES

8

Homes for Sale

Median List Price

\$3,572,500

Total Active Volume

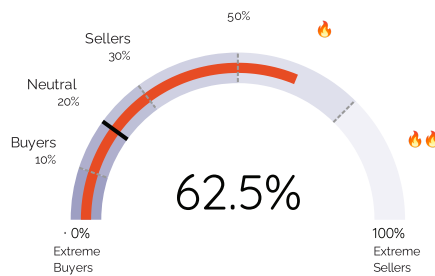
\$28,637,000

Lowest \$ / Sq. Ft.

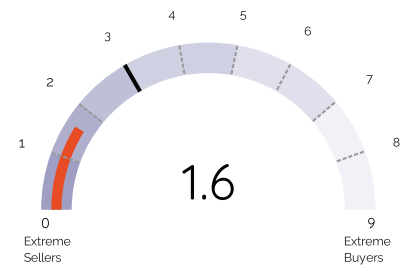
\$663

KEY INDICATORS

Absorption Rate



Months of Inventory



Minimum List Price

\$1,549,000

Maximum List Price

\$6,500,000

Average \$ / Sq. Ft.

\$1,014

Maximum \$ / Sq. Ft.

\$1,349

TOP LISTINGS IN ROLLING HILLS ESTATES

ADDRESS	BEDS	BATHS	DOM	LIVING SQFT	LOT SQFT	\$/SQFT	LIST PRICE
11 Phillips Ranch Road , Rolling Hills Estates 90274	4	5	112	4,879	13,004	\$1,332	\$6,500,000
31 Thorsen Ranch Road , Rolling Hills Estates 90274	4	5	17	3,855	11,074	\$1,349	\$5,200,000
48 Empty Saddle Road , Rolling Hills Estates 90274	5	6	6	4,473	24,906	\$1,028	\$4,600,000
38 Misty Acres Road , Rolling Hills Estates 90274	4	4	221	4,092	18,510	\$953	\$3,900,000
35 Moccasin Lane , Rolling Hills Estates 90274	4	4	24	3,403	29,655	\$954	\$3,245,000
2 Via De La Vista , Rolling Hills Estates 90274	4	2	80	2,140	13,468	\$934	\$1,998,000
19 Pepper Tree Lane , Rolling Hills Estates 90274	3	4	39	2,482	229,401	\$663	\$1,645,000
26313 Dunwood Road , Rolling Hills Estates 90274	3	2	8	1,725	8,726	\$898	\$1,549,000

ROLLING HILLS ESTATES

All Areas

CLOSED SALES

42

↓ -36.4%

Average Sales Discount

-3.30%

Average Days to Sell

39

Median List Price

\$2,324,500

Median Sold Price

\$2,278,500

Minimum Sold Price

\$1,260,000

Average Sold Price

\$2,546,845

Maximum Sold Price

\$6,500,000

Lowest Price Per Sq. Ft.

\$625

Average Price Per Sq. Ft.

\$927

Maximum Price Per Sq. Ft.

\$1,344

YEAR OVER YEAR

CLOSED SALES	LAST YEAR YTD	THIS YEAR YTD	% CHANGE
Properties Sold	66	42	↓ -36.4%
Average Days on Market	15	39	↑ 164.0%
Total Sold Volume	\$200.01M	\$106.97M	↓ -46.5%
Minimum Sales Price	\$1.25M	\$1.26M	↑ 0.8%
Maximum Sales Price	\$6.80M	\$6.50M	↓ -4.4%
Average Sales Price	\$3.03M	\$2.55M	↓ -16.0%
Average Price Per Sq. Ft.	\$928	\$927	↓ -0.2%
Median List Price	\$2.70M	\$2.32M	↓ -13.8%
Median Sales Price	\$2.80M	\$2.28M	↓ -18.5%
Average Sales Discount*	3.03%	-3.30%	↓ -6.33%

*Selling Price vs. Original List Price