

Micro Market Report



February 2025

Los Angeles County
Orange County
Santa Barbara County
Monterey County
Riverside County
San Diego County

Reading the Report

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

Current Market Report is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

The Yearly Trend presents the Median Sales Prices for each month during the past year in graphical format to easily visualize the changes and help identify any trends in sales for that micro market.

Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) do not hold undue influence.

Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

Properties Sold:

The number of property transactions that closed and transferred ownership.

Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

Properties For Sale:

The number of properties on the market and seeking buyers.

Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

Percent Under Contract:

The ratio of properties for sale to properties pending sale.

Average Median Price for Last 12:

The Average Median Price for the Last 12 Months is sales data from 12 months ending in the identified month.

Table of Contents



Los Angeles County	4
Orange County	94
Santa Barbara County	140
Monterey County	150
Riverside County	160
San Diego County	178
Condominiums	210

Los Angeles County

Single Family Residences

Los Angeles County Macro	West Los Angeles	North Hollywood
Bel Air - Holmby Hills	Westchester	Shadow Hills
Beverly Center - Miracle Mile	Westwood - Century City	Sherman Oaks
Beverly Hills	West Adams	Studio City
Beverly Hills P.O.	South Bay Macro	Sun Valley
Beverlywood	El Segundo	Sunland - Tujunga
Brentwood	Hermosa Beach	Tarzana
Cheviot Hills - Rancho Park	Manhattan Beach	Toluca Lake
Culver City	Manhattan Mira Costa	Valley Village
Downtown Los Angeles	Manhattan Beach Sand	Westlake Village
Hancock Park - Wilshire	Manhattan Beach Tree	Woodland Hills
Hollywood	Palos Verdes Estates	San Gabriel Valley Macro
Hollywood Hills East	Rancho Palos Verdes	Alhambra
Inglewood	Redondo Beach - North	Altadena
Ladera Heights	Redondo Beach - South	Arcadia
Laurel Canyon	Rolling Hills	Duarte
Los Feliz	Rolling Hills Estates	Eagle Rock
Malibu	San Pedro	La Canada Flintridge
Malibu Beach	Torrance - County Strip	Monrovia
Marina Del Rey	Torrance - North	Pasadena
Mid Los Angeles	Torrance - South	San Gabriel
Mid Wilshire	Torrance - Southeast	San Marino
Pacific Palisades	Torrance - West	Sierra Madre
Palms - Mar Vista	San Fernando Macro	South Pasadena
Park Hills Heights	Agoura Hills	
Playa Del Rey	Burbank	
Playa Vista	Calabasas	
Santa Monica	Encino	
Sunset Strip - Hollywood Hills West	Glendale	
Venice	Hidden Hills	
West Hollywood	La Crescenta	



Los Angeles County

At a Glance



Country	United States
State	California
Region	Greater Los Angeles
Formed	1850
County seat	Los Angeles
Largest City (Area)	Los Angeles
Largest City (Population)	Los Angeles
Incorporated Cities	88
Area	
Total	4,751 mi ² (12,310km ²)
Land	4,058 mi ² (10,510km ²)
Water	693 mi ² (1,790km ²)
Highest Elevation	10,068 ft (3,069m)
Population	
Total	9,861,224
Density	2,430/mi ² (940/km ²)
GDP	\$712 Billion

Los Angeles County

Single Family Residences, February 2025



Current Market Snapshot

\$1,025,000

Median Sales Price **7.9% Δ YOY**

\$741

Average \$/SF **6.5% Δ YOY**

13,852

Properties For Sale **9.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$950,000	\$1,000,000	\$975,000	\$1,025,000	7.9%
Average Price per Square Foot	\$696	\$691	\$716	\$741	6.5%
Properties Sold	2242	3058	2692	2289	2.1%
Properties Pending Sale	2604	2971	2546	2815	8.1%
Properties For Sale	12,610	16,261	15,141	13,852	9.8%
Days on Market (Pending Sale)	32	33	38	36	14.4%
Percent Under Contract	20.7%	18.3%	16.8%	20.3%	-1.6%
Average Median Price for Last 12 Months	\$924,896	\$987,042	\$994,417	\$987,519	6.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Los Angeles County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Bel-Air Holmby Hills

Single Family Residences, February 2025



Current Market Snapshot

\$6,633,400

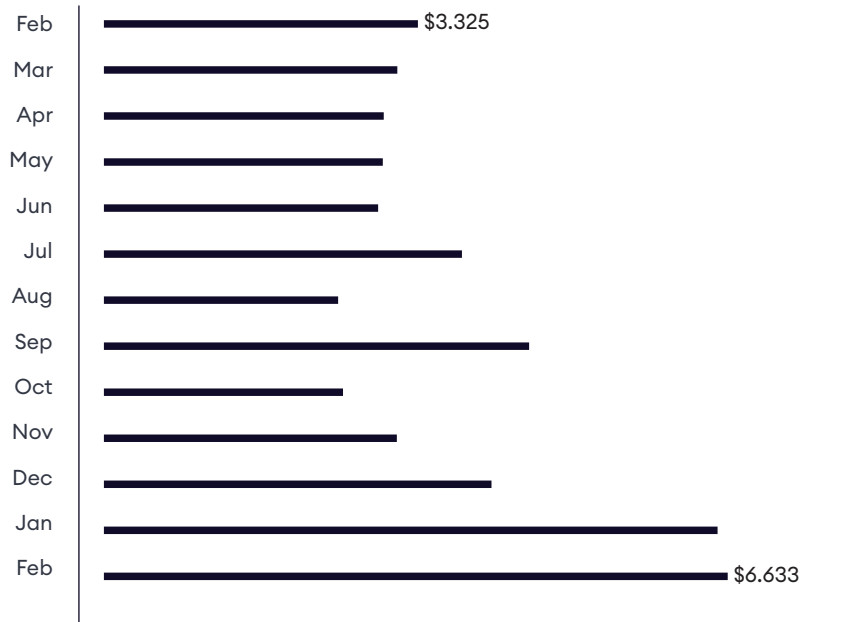
Median Sales Price **99.5% Δ YOY**

\$1,304

Average \$/SF **35.6% Δ YOY**

179

Properties For Sale **31.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,325,000	\$2,472,800	\$3,100,000	\$6,633,400	99.5%
Average Price per Square Foot	\$962	\$1,033	\$1,543	\$1,304	35.6%
Properties Sold	10	6	15	12	20.0%
Properties Pending Sale	14	9	8	7	-50.0%
Properties For Sale	136	161	151	179	31.6%
Days on Market (Pending Sale)	26	98	97	52	97.8%
Percent Under Contract	10.3%	5.6%	5.3%	3.9%	-62.0%
Average Median Price for Last 12 Months	\$2,990,836	\$4,567,750	\$5,756,333	\$3,762,638	20.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bel-Air Holmby Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Beverly Center - Miracle Mile

Single Family Residences, February 2025



Current Market Snapshot

\$2,295,000

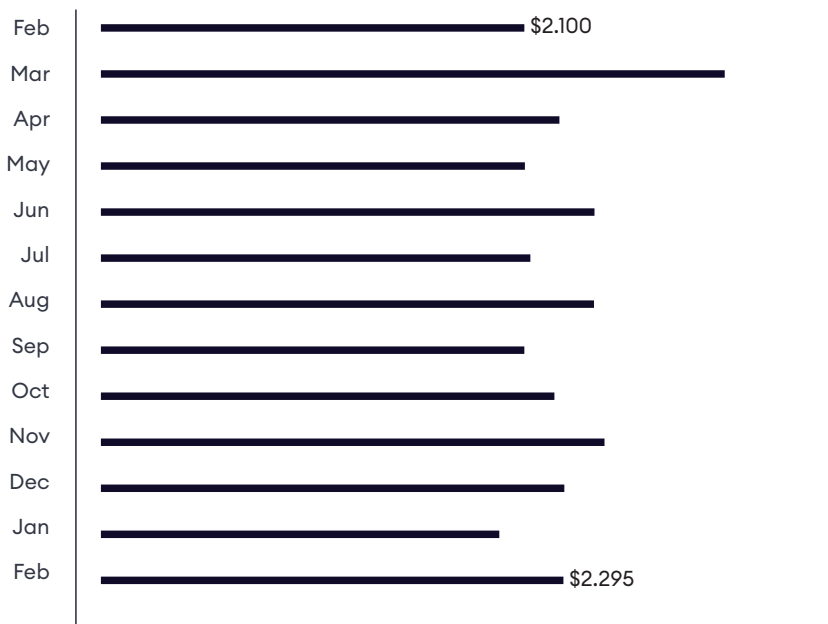
Median Sales Price **9.3% Δ YOY**

\$979

Average \$/SF **-7.7% Δ YOY**

118

Properties For Sale **43.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,100,000	\$2,447,500	\$2,500,000	\$2,295,000	9.3%
Average Price per Square Foot	\$1,061	\$986	\$1,004	\$979	-7.7%
Properties Sold	9	10	9	7	-22.2%
Properties Pending Sale	4	8	12	18	350.0%
Properties For Sale	82	111	105	118	43.9%
Days on Market (Pending Sale)	49	61	48	42	-14.4%
Percent Under Contract	4.9%	7.2%	11.4%	15.3%	212.7%
Average Median Price for Last 12 Months	\$2,213,500	\$2,236,583	\$2,189,833	\$2,309,594	4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Center - Miracle Mile Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Beverly Hills

Single Family Residences, February 2025



Current Market Snapshot

\$3,850,000

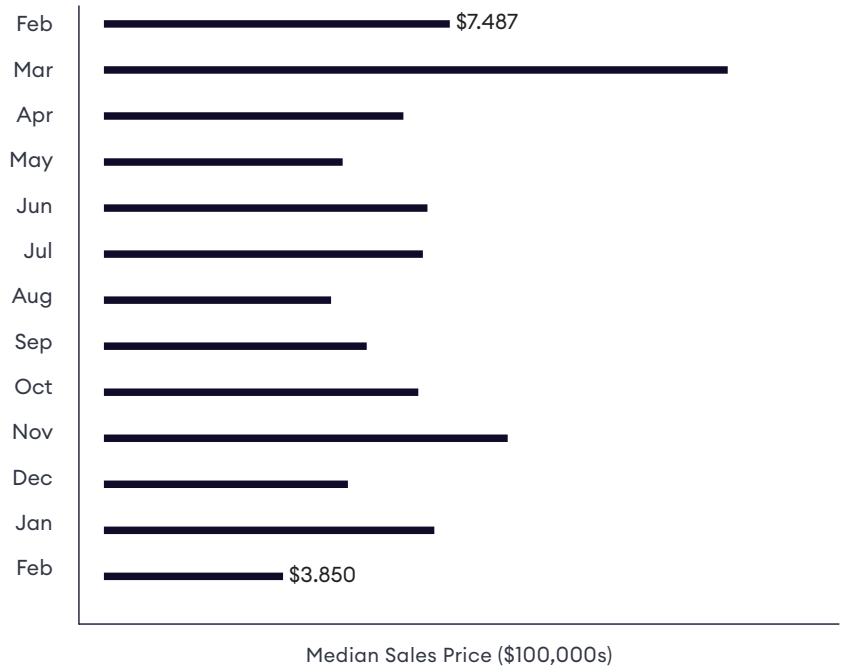
Median Sales Price **-48.6% Δ YOY**

\$1,899

Average \$/SF **-8.3% Δ YOY**

137

Properties For Sale **11.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$7,487,500	\$4,897,500	\$8,750,000	\$3,850,000	-48.6%
Average Price per Square Foot	\$2,070	\$1,691	\$1,821	\$1,899	-8.3%
Properties Sold	10	11	15	11	10.0%
Properties Pending Sale	7	14	14	10	42.9%
Properties For Sale	123	147	138	137	11.4%
Days on Market (Pending Sale)	42	65	51	88	110.2%
Percent Under Contract	5.7%	9.5%	10.1%	7.3%	28.3%
Average Median Price for Last 12 Months	\$6,722,698	\$6,248,250	\$5,421,500	\$6,842,269	1.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Beverly Hills- Post Office

Single Family Residences, February 2025



Current Market Snapshot

\$2,705,000

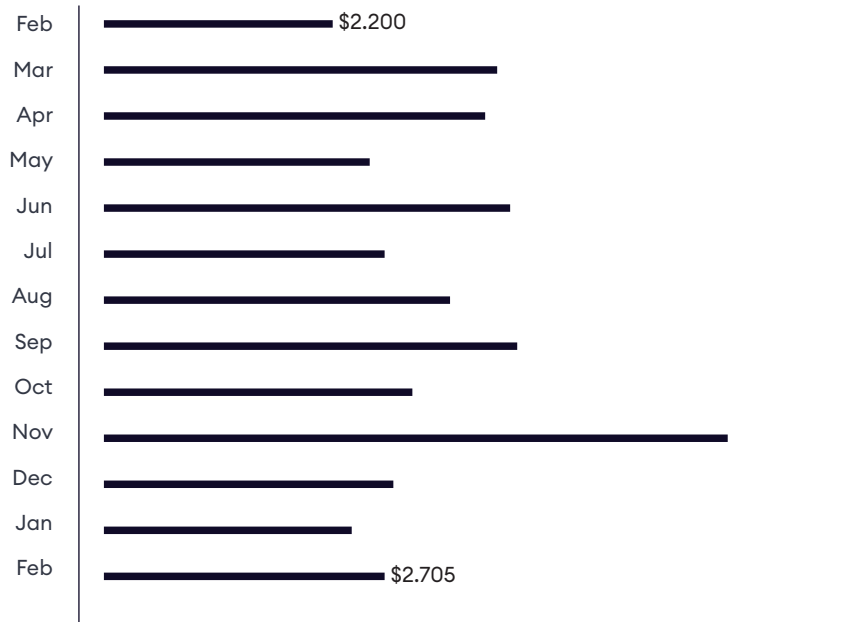
Median Sales Price **23.0% Δ YOY**

\$999

Average \$/SF **-1.5% Δ YOY**

187

Properties For Sale **29.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,200,000	\$3,341,600	\$6,043,000	\$2,705,000	23.0%
Average Price per Square Foot	\$1,014	\$987	\$1,434	\$999	-1.5%
Properties Sold	7	15	13	11	57.1%
Properties Pending Sale	15	13	12	17	13.3%
Properties For Sale	145	189	183	187	29.0%
Days on Market (Pending Sale)	63	57	99	40	-36.2%
Percent Under Contract	10.3%	6.9%	6.6%	9.1%	-12.1%
Average Median Price for Last 12 Months	\$4,122,159	\$3,482,167	\$2,626,667	\$3,316,082	-24.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills- Post Office Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Beverlywood

Single Family Residences, February 2025



Current Market Snapshot

\$2,300,000

Median Sales Price **53.3% Δ YOY**

\$1,386

Average \$/SF **56.6% Δ YOY**

65

Properties For Sale **10.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,500,000	\$1,792,500	\$1,740,000	\$2,300,000	53.3%
Average Price per Square Foot	\$885	\$937	\$973	\$1,386	56.6%
Properties Sold	9	16	9	7	-22.2%
Properties Pending Sale	12	12	7	13	8.3%
Properties For Sale	59	65	55	65	10.2%
Days on Market (Pending Sale)	22	44	24	47	111.8%
Percent Under Contract	20.3%	18.5%	12.7%	20.0%	-1.7%
Average Median Price for Last 12 Months	\$1,786,348	\$1,923,167	\$2,078,333	\$1,916,522	6.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverlywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Brentwood

Single Family Residences, February 2025



Current Market Snapshot

\$5,120,000

Median Sales Price **63.7% Δ YOY**

\$1,473

Average \$/SF **18.1% Δ YOY**

181

Properties For Sale **43.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,128,000	\$4,502,500	\$2,957,500	\$5,120,000	63.7%
Average Price per Square Foot	\$1,247	\$1,284	\$1,270	\$1,473	18.1%
Properties Sold	11	14	14	23	109.1%
Properties Pending Sale	18	15	7	28	55.6%
Properties For Sale	126	140	129	181	43.7%
Days on Market (Pending Sale)	28	61	40	42	48.4%
Percent Under Contract	14.3%	10.7%	5.4%	15.5%	8.3%
Average Median Price for Last 12 Months	\$3,935,875	\$4,431,667	\$5,140,000	\$4,049,885	2.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Brentwood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Cheviot Hills - Rancho Park

Single Family Residences, February 2025



Current Market Snapshot

\$2,947,500

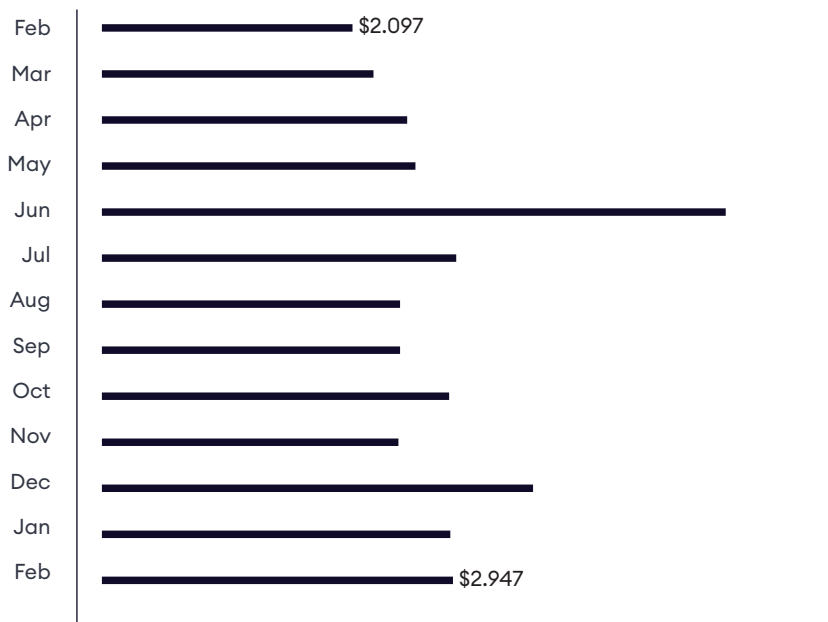
Median Sales Price **40.5% Δ YOY**

\$1,130

Average \$/SF **2.6% Δ YOY**

30

Properties For Sale **36.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,097,500	\$2,500,000	\$2,486,062	\$2,947,500	40.5%
Average Price per Square Foot	\$1,101	\$1,090	\$966	\$1,130	2.6%
Properties Sold	6	3	4	8	33.3%
Properties Pending Sale	4	5	3	8	100.0%
Properties For Sale	22	33	30	30	36.4%
Days on Market (Pending Sale)	15	28	21	29	100.9%
Percent Under Contract	18.2%	15.2%	10.0%	26.7%	46.7%
Average Median Price for Last 12 Months	\$2,995,875	\$2,899,760	\$3,165,833	\$2,899,312	-3.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Cheviot Hills - Rancho Park Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Culver City

Single Family Residences, February 2025



Current Market Snapshot

\$1,997,500

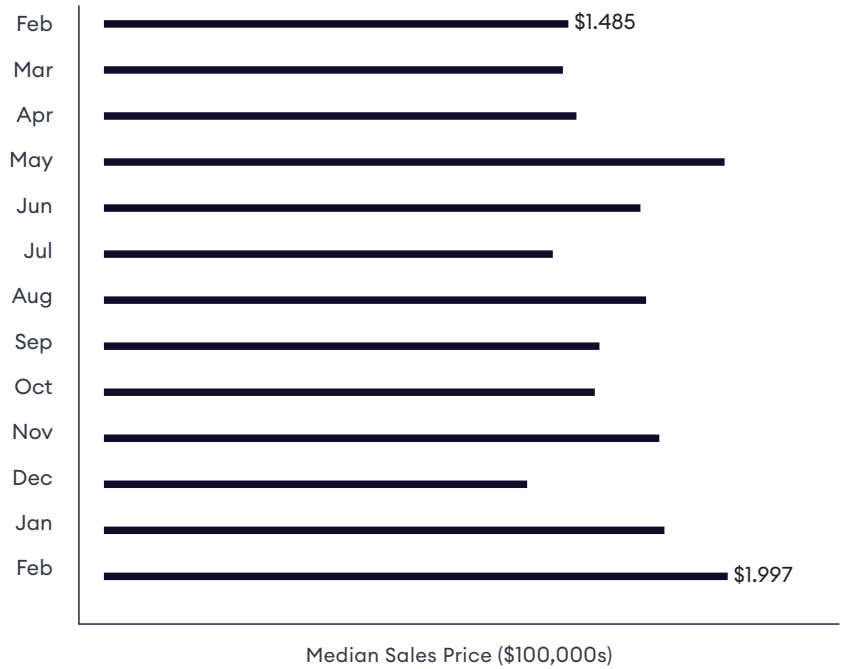
Median Sales Price **34.5% Δ YOY**

\$1,047

Average \$/SF **11.6% Δ YOY**

85

Properties For Sale **26.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,485,055	\$1,735,000	\$1,777,500	\$1,997,500	34.5%
Average Price per Square Foot	\$938	\$1,002	\$976	\$1,047	11.6%
Properties Sold	13	16	16	20	53.8%
Properties Pending Sale	19	13	16	22	15.8%
Properties For Sale	67	87	88	85	26.9%
Days on Market (Pending Sale)	43	20	41	35	-19.4%
Percent Under Contract	28.4%	14.9%	18.2%	25.9%	-8.7%
Average Median Price for Last 12 Months	\$1,603,046	\$1,679,417	\$1,714,667	\$1,647,264	2.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Culver City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Downtown

Single Family Residences, February 2025



Current Market Snapshot

\$677,500

Median Sales Price 4.3% Δ YOY

\$511

Average \$/SF -2.9% Δ YOY

46

Properties For Sale -8.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$649,500	\$616,694	\$540,000	\$677,500	4.3%
Average Price per Square Foot	\$526	\$517	\$472	\$511	-2.9%
Properties Sold	6	6	7	4	-33.3%
Properties Pending Sale	7	5	9	7	0.0%
Properties For Sale	50	62	57	46	-8.0%
Days on Market (Pending Sale)	63	26	31	76	20.7%
Percent Under Contract	14.0%	8.1%	15.8%	15.2%	8.7%
Average Median Price for Last 12 Months	\$606,083	\$604,583	\$635,833	\$617,903	1.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Downtown Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Hancock Park - Wilshire

Single Family Residences, February 2025



Current Market Snapshot

\$2,530,000

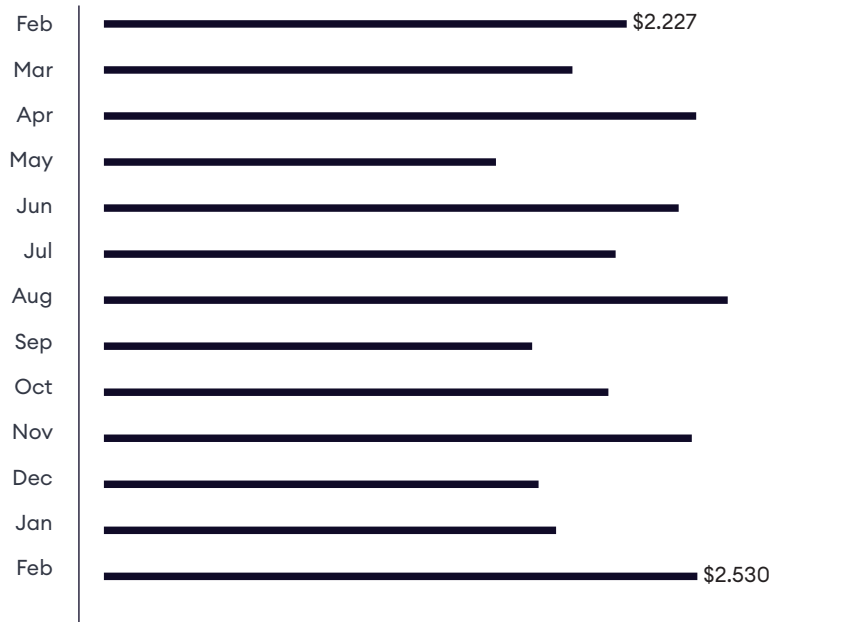
Median Sales Price **13.6% Δ YOY**

\$955

Average \$/SF **12.6% Δ YOY**

108

Properties For Sale **50.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,227,500	\$2,660,000	\$2,506,200	\$2,530,000	13.6%
Average Price per Square Foot	\$848	\$1,111	\$917	\$955	12.6%
Properties Sold	10	15	14	11	10.0%
Properties Pending Sale	11	12	18	12	9.1%
Properties For Sale	72	105	115	108	50.0%
Days on Market (Pending Sale)	27	54	49	39	42.3%
Percent Under Contract	15.3%	11.4%	15.7%	11.1%	-27.3%
Average Median Price for Last 12 Months	\$2,341,533	\$2,130,450	\$2,101,667	\$2,191,362	-6.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hancock Park - Wilshire Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Hollywood

Single Family Residences, February 2025



Current Market Snapshot

\$1,560,000

Median Sales Price **18.6% Δ YOY**

\$820

Average \$/SF **4.1% Δ YOY**

71

Properties For Sale **-12.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,315,000	\$1,420,000	\$1,375,000	\$1,560,000	18.6%
Average Price per Square Foot	\$788	\$892	\$283	\$820	4.1%
Properties Sold	8	8	4	7	-12.5%
Properties Pending Sale	5	6	5	9	80.0%
Properties For Sale	81	83	93	71	-12.3%
Days on Market (Pending Sale)	21	80	35	25	20.0%
Percent Under Contract	6.2%	7.2%	5.4%	12.7%	105.4%
Average Median Price for Last 12 Months	\$1,402,896	\$1,418,500	\$1,564,667	\$1,358,308	-3.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Hollywood Hills East

Single Family Residences, February 2025



Current Market Snapshot

\$1,796,000

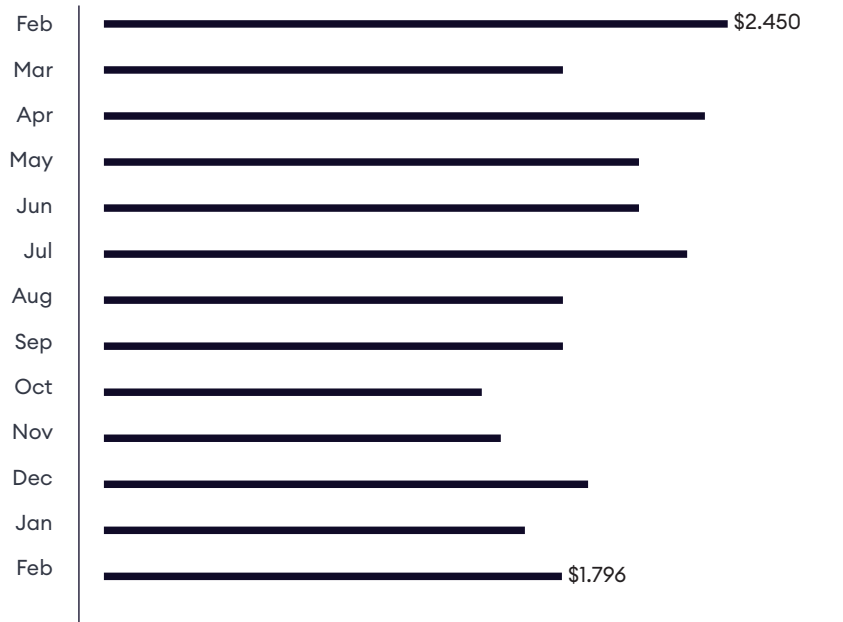
Median Sales Price **-26.7% Δ YOY**

\$930

Average \$/SF **22.4% Δ YOY**

104

Properties For Sale **40.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,450,000	\$1,800,000	\$1,555,000	\$1,796,000	-26.7%
Average Price per Square Foot	\$760	\$878	\$916	\$930	22.4%
Properties Sold	5	8	6	5	0.0%
Properties Pending Sale	10	8	4	13	30.0%
Properties For Sale	74	95	90	104	40.5%
Days on Market (Pending Sale)	22	66	41	50	124.5%
Percent Under Contract	13.5%	8.4%	4.4%	12.5%	-7.5%
Average Median Price for Last 12 Months	\$2,104,008	\$1,696,708	\$1,781,750	\$1,929,250	-9.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hollywood Hills East Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Inglewood

Single Family Residences, February 2025



Current Market Snapshot

\$735,000

Median Sales Price **3.5% Δ YOY**

\$550

Average \$/SF **0.5% Δ YOY**

82

Properties For Sale **0.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$710,000	\$770,000	\$867,000	\$735,000	3.5%
Average Price per Square Foot	\$547	\$615	\$531	\$550	0.5%
Properties Sold	15	16	19	9	-40.0%
Properties Pending Sale	12	18	16	20	66.7%
Properties For Sale	82	112	86	82	0.0%
Days on Market (Pending Sale)	24	53	40	48	97.9%
Percent Under Contract	14.6%	16.1%	18.6%	24.4%	66.7%
Average Median Price for Last 12 Months	\$780,333	\$816,000	\$802,333	\$811,940	3.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Inglewood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Ladera Heights

Single Family Residences, February 2025



Current Market Snapshot

\$2,096,250

Median Sales Price **18.1% Δ YOY**

\$618

Average \$/SF **13.2% Δ YOY**

29

Properties For Sale **70.6% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,775,000	\$1,909,000	\$1,650,000	\$2,096,250	18.1%
Average Price per Square Foot	\$546	\$672	\$724	\$618	13.2%
Properties Sold	5	3	1	12	140.0%
Properties Pending Sale	6	4	3	4	-33.3%
Properties For Sale	17	29	33	29	70.6%
Days on Market (Pending Sale)	49	18	57	35	-28.6%
Percent Under Contract	35.3%	13.8%	9.1%	13.8%	-60.9%
Average Median Price for Last 12 Months	\$1,718,278	\$1,447,458	\$1,303,750	\$1,645,373	-4.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laurel Canyon

Single Family Residences, February 2025



Current Market Snapshot

\$2,080,425

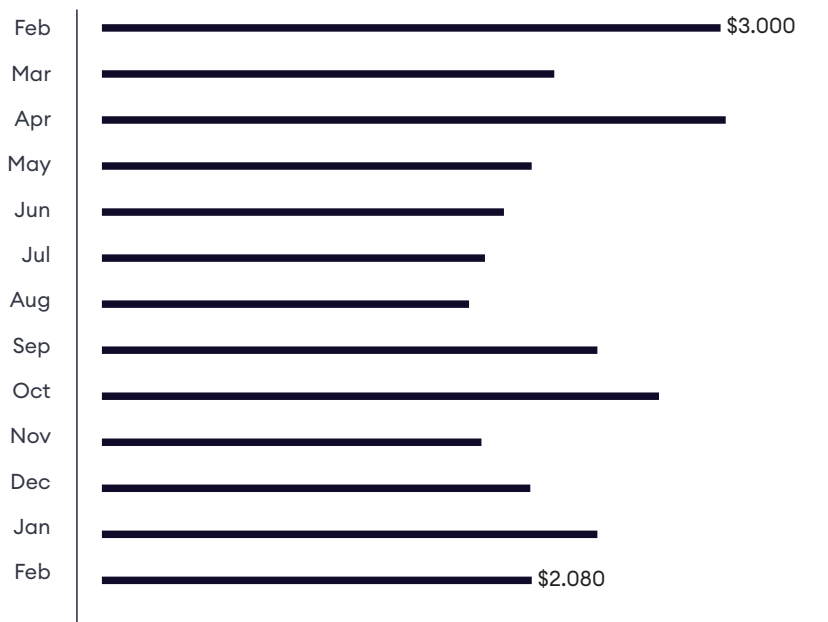
Median Sales Price **-30.7% Δ YOY**

\$1,061

Average \$/SF **4.9% Δ YOY**

218

Properties For Sale **36.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,000,000	\$1,775,000	\$1,835,365	\$2,080,425	-30.7%
Average Price per Square Foot	\$1,011	\$980	\$958	\$1,061	4.9%
Properties Sold	11	18	16	12	9.1%
Properties Pending Sale	22	17	10	16	-27.3%
Properties For Sale	160	216	210	218	36.2%
Days on Market (Pending Sale)	28	69	39	52	84.8%
Percent Under Contract	13.8%	7.9%	4.8%	7.3%	-46.6%
Average Median Price for Last 12 Months	\$2,289,191	\$2,248,178	\$2,184,568	\$2,258,198	-1.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laurel Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Los Feliz

Single Family Residences, February 2025



Current Market Snapshot

\$1,925,000

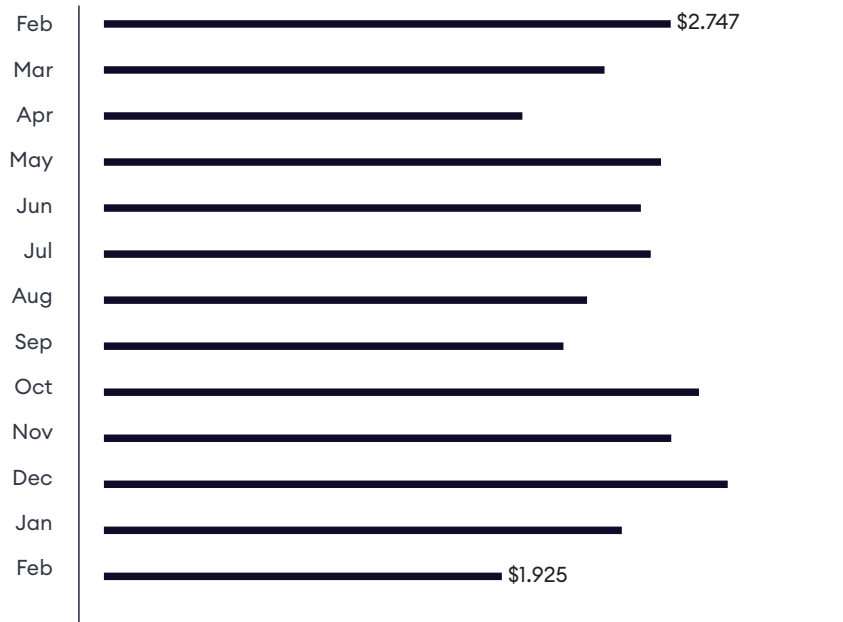
Median Sales Price **-29.9% Δ YOY**

\$950

Average \$/SF **-11.5% Δ YOY**

105

Properties For Sale **20.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,747,500	\$2,340,000	\$2,750,000	\$1,925,000	-29.9%
Average Price per Square Foot	\$1,073	\$1,172	\$908	\$950	-11.5%
Properties Sold	10	15	19	11	10.0%
Properties Pending Sale	6	8	13	18	200.0%
Properties For Sale	87	88	105	105	20.7%
Days on Market (Pending Sale)	22	99	28	38	67.9%
Percent Under Contract	6.9%	9.1%	12.4%	17.1%	148.6%
Average Median Price for Last 12 Months	\$2,385,809	\$2,553,208	\$2,486,417	\$2,523,750	5.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Los Feliz Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$2,350,000

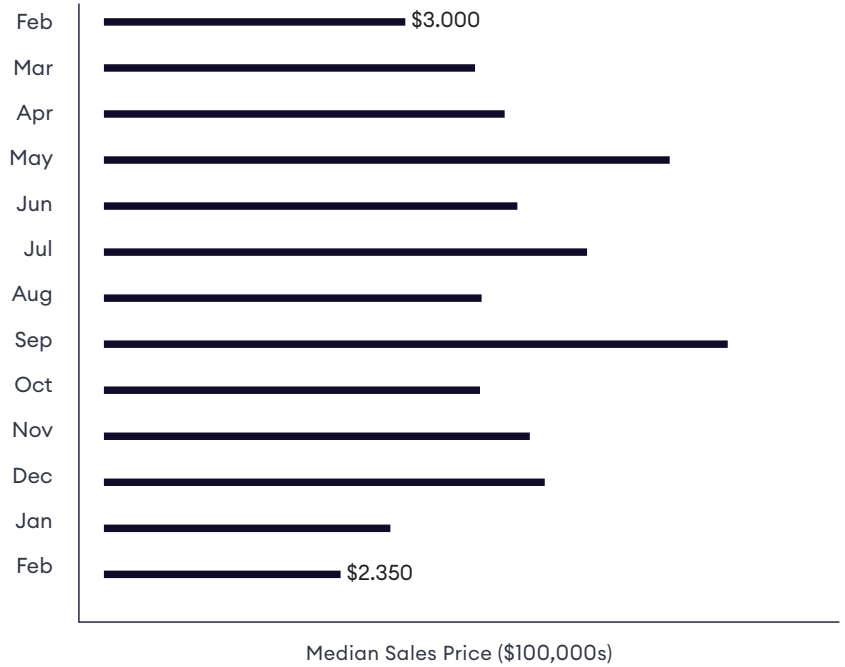
Median Sales Price **-21.7% Δ YOY**

\$183

Average \$/SF **-83.6% Δ YOY**

215

Properties For Sale **31.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,000,000	\$3,766,000	\$4,250,000	\$2,350,000	-21.7%
Average Price per Square Foot	\$1,114	\$1,396	\$1,991	\$183	-83.6%
Properties Sold	11	10	9	3	-72.7%
Properties Pending Sale	14	11	11	7	-50.0%
Properties For Sale	164	244	222	215	31.1%
Days on Market (Pending Sale)	111	90	74	170	53.2%
Percent Under Contract	8.5%	4.5%	5.0%	3.3%	-61.9%
Average Median Price for Last 12 Months	\$3,733,875	\$3,972,917	\$3,200,000	\$4,069,692	8.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Malibu Beach

Single Family Residences, February 2025



Current Market Snapshot

\$14,500,000

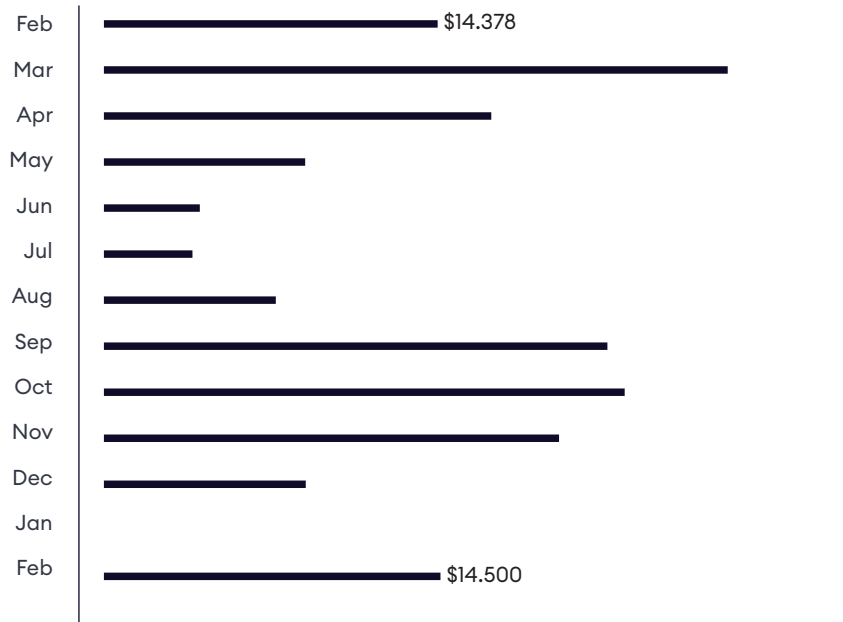
Median Sales Price 0.8% Δ YOY

\$4,677

Average \$/SF -0.7% Δ YOY

64

Properties For Sale -16.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$14,378,125	\$7,350,000	\$19,650,000	\$14,500,000	0.8%
Average Price per Square Foot	\$4,711	\$3,224	\$4,009	\$4,677	-0.7%
Properties Sold	4	5	1	1	-75.0%
Properties Pending Sale	0	4	1	3	n/a
Properties For Sale	77	100	83	64	-16.9%
Days on Market (Pending Sale)	0	170	203	136	n/a
Percent Under Contract	0.0%	4.0%	1.2%	4.7%	n/a
Average Median Price for Last 12 Months	\$17,177,510	\$14,508,333	\$7,716,667	\$12,989,567	-32.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Marina Del Rey

Single Family Residences, February 2025



Current Market Snapshot

\$1,833,500

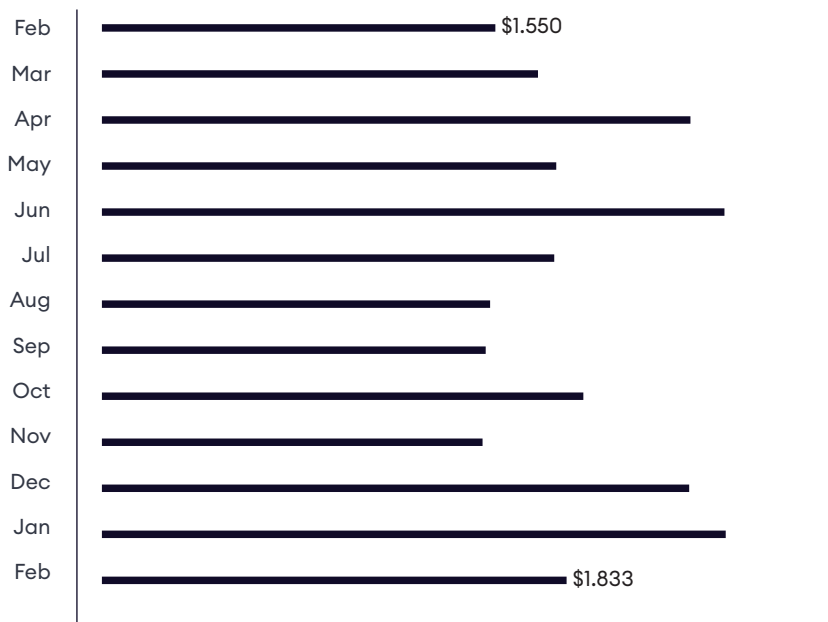
Median Sales Price **18.2% Δ YOY**

\$864

Average \$/SF **1.5% Δ YOY**

46

Properties For Sale **35.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,550,840	\$1,530,000	\$1,500,000	\$1,833,500	18.2%
Average Price per Square Foot	\$851	\$1,012	\$1,497	\$864	1.5%
Properties Sold	6	8	4	8	33.3%
Properties Pending Sale	4	15	3	9	125.0%
Properties For Sale	34	57	45	46	35.3%
Days on Market (Pending Sale)	35	27	58	43	24.1%
Percent Under Contract	11.8%	26.3%	6.7%	19.6%	66.3%
Average Median Price for Last 12 Months	\$1,901,195	\$1,921,840	\$2,206,179	\$1,899,529	-0.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Mid Los Angeles

Single Family Residences, February 2025



Current Market Snapshot

\$952,500

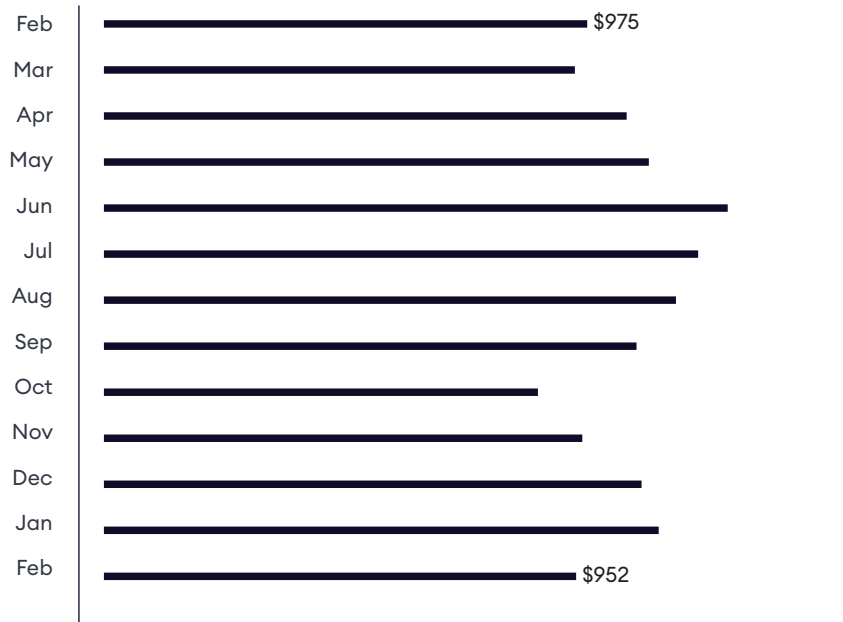
Median Sales Price **-2.3% Δ YOY**

\$591

Average \$/SF **-2.8% Δ YOY**

141

Properties For Sale **15.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$975,000	\$1,155,000	\$965,000	\$952,500	-2.3%
Average Price per Square Foot	\$608	\$678	\$638	\$591	-2.8%
Properties Sold	15	19	20	18	20.0%
Properties Pending Sale	18	24	16	21	16.7%
Properties For Sale	122	151	164	141	15.6%
Days on Market (Pending Sale)	39	53	30	39	1.1%
Percent Under Contract	14.8%	15.9%	9.8%	14.9%	0.9%
Average Median Price for Last 12 Months	\$1,050,450	\$1,012,110	\$1,052,553	\$1,059,051	0.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mid Los Angeles Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Mid Wilshire

Single Family Residences, February 2025



Current Market Snapshot

\$942,500

Median Sales Price 16.2% Δ YOY

\$617

Average \$/SF 33.8% Δ YOY

23

Properties For Sale -11.5% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$811,000	\$1,190,000	\$947,500	\$942,500	16.2%
Average Price per Square Foot	\$461	\$566	\$650	\$617	33.8%
Properties Sold	3	2	4	2	-33.3%
Properties Pending Sale	3	3	3	3	0.0%
Properties For Sale	26	24	22	23	-11.5%
Days on Market (Pending Sale)	93	163	92	27	-70.6%
Percent Under Contract	11.5%	12.5%	13.6%	13.0%	13.0%
Average Median Price for Last 12 Months	\$960,458	\$697,333	\$658,833	\$692,808	-38.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mid Wilshire Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Pacific Palisades

Single Family Residences, February 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

93

Properties For Sale -25.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$4,247,500	\$3,855,000	\$3,960,978	\$0	-100.0%
Average Price per Square Foot	\$1,529	\$1,237	\$1,512	\$0	-100.0%
Properties Sold	8	20	18	0	-100.0%
Properties Pending Sale	13	14	14	2	-84.6%
Properties For Sale	124	149	147	93	-25.0%
Days on Market (Pending Sale)	53	52	41	73	38.3%
Percent Under Contract	10.5%	9.4%	9.5%	2.2%	-79.5%
Average Median Price for Last 12 Months	\$4,270,583	\$3,177,996	\$2,725,000	\$3,554,417	-20.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pacific Palisades Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Palms - Mar Vista

Single Family Residences, February 2025



Current Market Snapshot

\$2,355,000

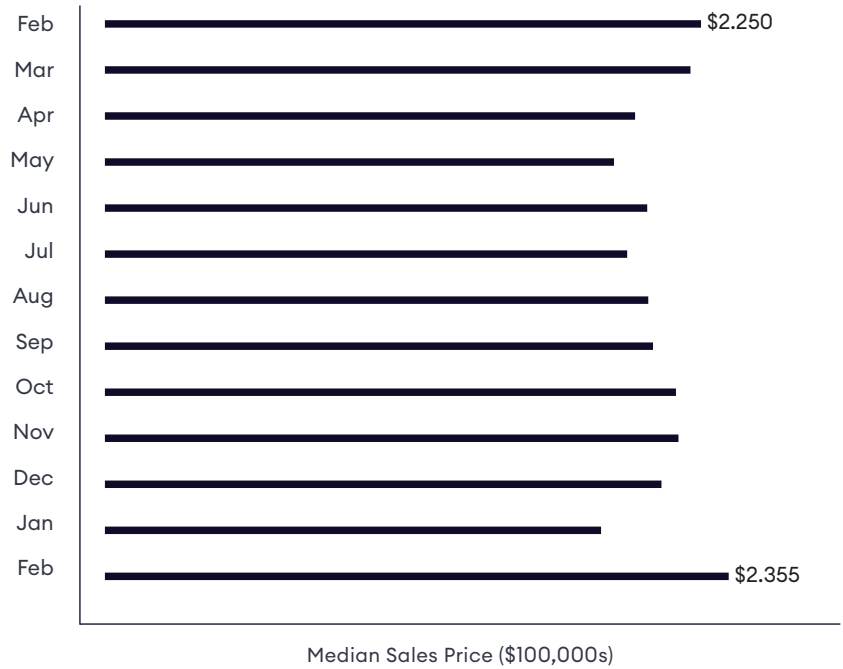
Median Sales Price **4.7% Δ YOY**

\$1,074

Average \$/SF **1.0% Δ YOY**

89

Properties For Sale **-16.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,250,000	\$2,050,000	\$2,164,500	\$2,355,000	4.7%
Average Price per Square Foot	\$1,063	\$1,110	\$970	\$1,074	1.0%
Properties Sold	15	17	20	21	40.0%
Properties Pending Sale	18	25	25	27	50.0%
Properties For Sale	106	130	104	89	-16.0%
Days on Market (Pending Sale)	19	28	44	19	-2.2%
Percent Under Contract	17.0%	19.2%	24.0%	30.3%	78.7%
Average Median Price for Last 12 Months	\$1,997,929	\$2,118,917	\$2,108,667	\$2,089,192	4.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palms - Mar Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Park Hills Heights

Single Family Residences, February 2025



Current Market Snapshot

\$1,018,000

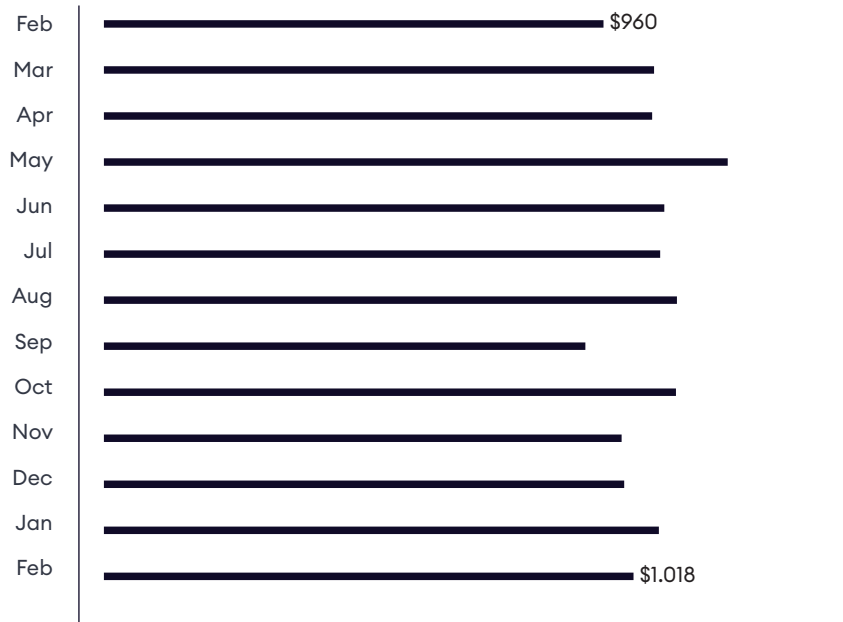
Median Sales Price 6.0% Δ YOY

\$642

Average \$/SF -3.9% Δ YOY

216

Properties For Sale 37.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$960,000	\$1,101,888	\$995,000	\$1,018,000	6.0%
Average Price per Square Foot	\$668	\$637	\$608	\$642	-3.9%
Properties Sold	38	43	38	27	-28.9%
Properties Pending Sale	34	31	36	41	20.6%
Properties For Sale	157	190	209	216	37.6%
Days on Market (Pending Sale)	30	43	41	29	-3.9%
Percent Under Contract	21.7%	16.3%	17.2%	19.0%	-12.4%
Average Median Price for Last 12 Months	\$995,938	\$1,017,500	\$1,028,333	\$1,048,122	5.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Park Hills Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Playa Del Rey

Single Family Residences, February 2025



Current Market Snapshot

\$2,185,000

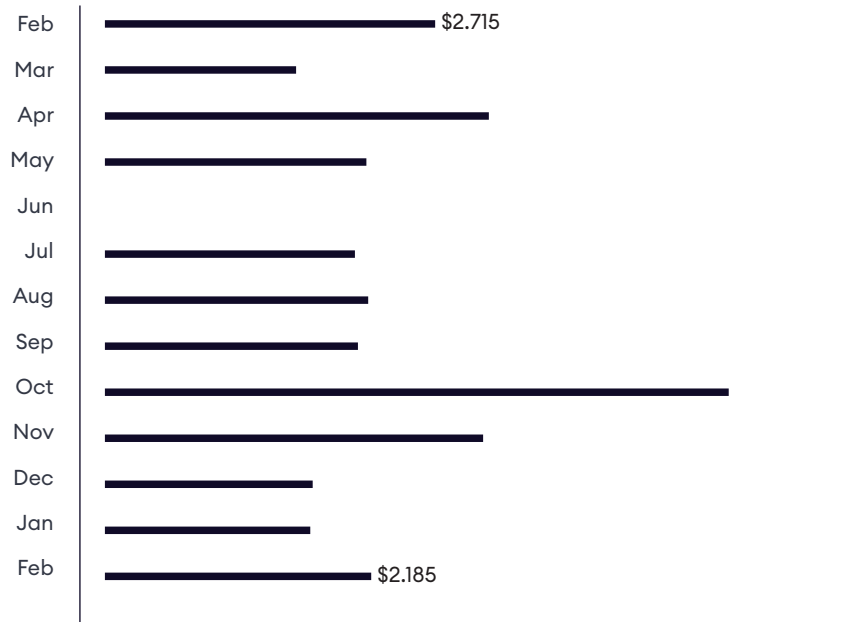
Median Sales Price -19.5% Δ YOY

\$658

Average \$/SF -29.4% Δ YOY

22

Properties For Sale 37.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,715,000	\$2,160,000	\$3,112,500	\$2,185,000	-19.5%
Average Price per Square Foot	\$932	\$1,108	\$638	\$658	-29.4%
Properties Sold	4	1	4	4	0.0%
Properties Pending Sale	1	2	7	2	100.0%
Properties For Sale	16	22	26	22	37.5%
Days on Market (Pending Sale)	24	12	41	189	685.4%
Percent Under Contract	6.2%	9.1%	26.9%	9.1%	45.5%
Average Median Price for Last 12 Months	\$2,505,288	\$2,650,083	\$1,855,000	\$2,284,077	-9.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Playa Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Playa Vista

Single Family Residences, February 2025



Current Market Snapshot

\$3,239,450

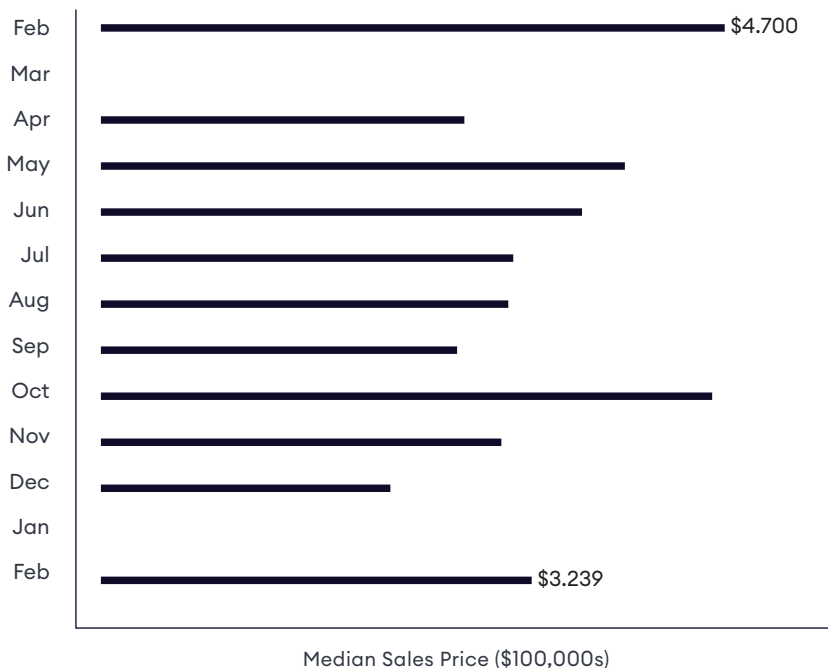
Median Sales Price **-31.1% Δ YOY**

\$1,028

Average \$/SF **-0.6% Δ YOY**

13

Properties For Sale **-7.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$4,700,000	\$3,062,500	\$3,010,000	\$3,239,450	-31.1%
Average Price per Square Foot	\$1,034	\$1,032	\$870	\$1,028	-0.6%
Properties Sold	1	2	1	4	300.0%
Properties Pending Sale	0	2	1	2	n/a
Properties For Sale	14	17	15	13	-7.1%
Days on Market (Pending Sale)	0	20	47	12	n/a
Percent Under Contract	0.0%	11.8%	6.7%	15.4%	n/a
Average Median Price for Last 12 Months	\$2,964,083	\$2,616,575	\$1,803,150	\$2,835,102	-4.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Playa Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Monica

Single Family Residences, February 2025



Current Market Snapshot

\$5,100,000

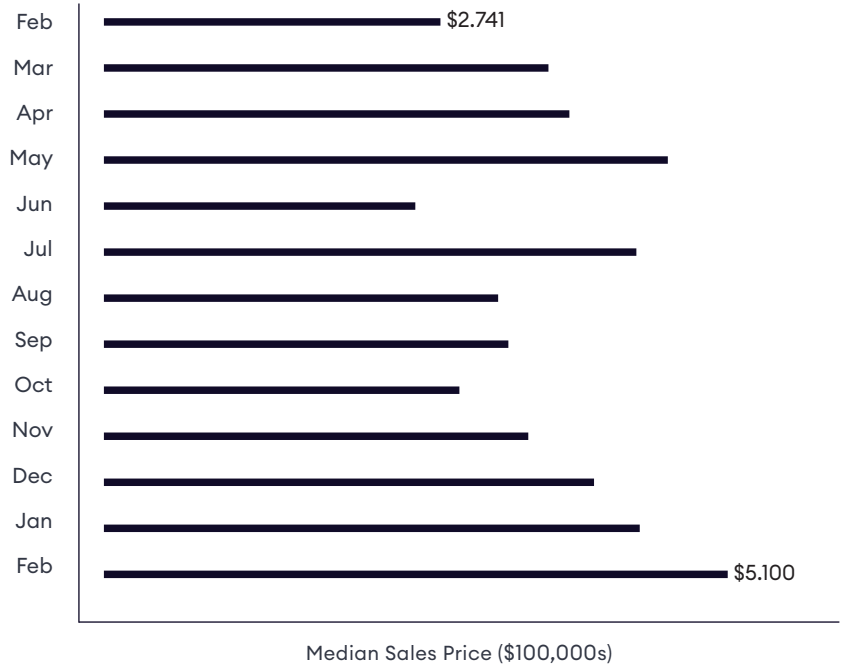
Median Sales Price **86.0% Δ YOY**

\$1,646

Average \$/SF **-1.6% Δ YOY**

139

Properties For Sale **24.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,741,327	\$3,215,000	\$3,462,500	\$5,100,000	86.0%
Average Price per Square Foot	\$1,673	\$1,567	\$1,396	\$1,646	-1.6%
Properties Sold	10	14	18	30	200.0%
Properties Pending Sale	6	14	14	25	316.7%
Properties For Sale	112	135	135	139	24.1%
Days on Market (Pending Sale)	41	22	49	28	-33.1%
Percent Under Contract	5.4%	10.4%	10.4%	18.0%	235.7%
Average Median Price for Last 12 Months	\$3,279,366	\$3,856,431	\$4,493,362	\$3,693,560	11.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Monica Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Sunset Strip - Hollywood Hills West

Single Family Residences, February 2025



Current Market Snapshot

\$2,200,000

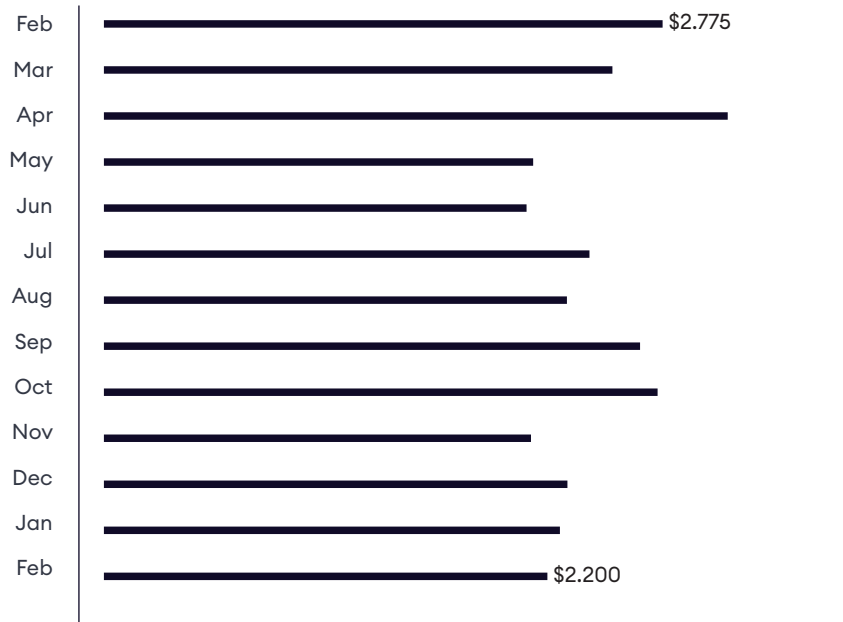
Median Sales Price **-20.7% Δ YOY**

\$998

Average \$/SF **-32.2% Δ YOY**

380

Properties For Sale **31.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,775,000	\$2,297,500	\$2,118,153	\$2,200,000	-20.7%
Average Price per Square Foot	\$1,471	\$1,094	\$1,059	\$998	-32.2%
Properties Sold	23	24	32	15	-34.8%
Properties Pending Sale	32	24	20	20	-37.5%
Properties For Sale	288	379	361	380	31.9%
Days on Market (Pending Sale)	65	57	55	58	-9.8%
Percent Under Contract	11.1%	6.3%	5.5%	5.3%	-52.6%
Average Median Price for Last 12 Months	\$2,444,554	\$2,382,192	\$2,254,167	\$2,432,704	-0.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sunset Strip - Hollywood Hills West Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Venice

Single Family Residences, February 2025



Current Market Snapshot

\$2,987,500

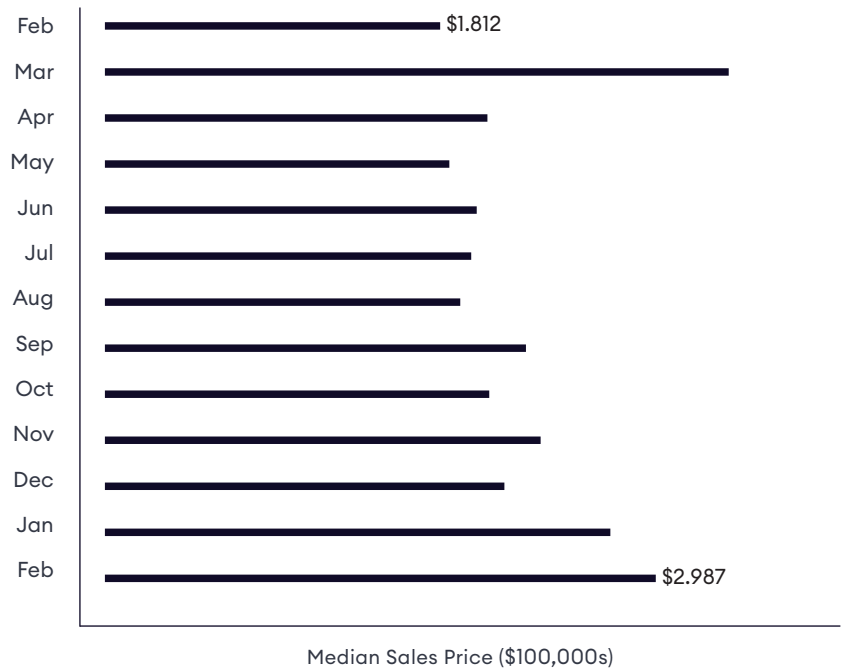
Median Sales Price **64.8% Δ YOY**

\$1,271

Average \$/SF **-2.7% Δ YOY**

130

Properties For Sale **-1.5% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,812,500	\$1,922,000	\$2,359,970	\$2,987,500	64.8%
Average Price per Square Foot	\$1,306	\$1,302	\$1,148	\$1,271	-2.7%
Properties Sold	12	18	17	26	116.7%
Properties Pending Sale	11	16	14	19	72.7%
Properties For Sale	132	164	141	130	-1.5%
Days on Market (Pending Sale)	26	47	48	60	131.0%
Percent Under Contract	8.3%	9.8%	9.9%	14.6%	75.4%
Average Median Price for Last 12 Months	\$2,592,384	\$2,434,995	\$2,630,000	\$2,281,186	-13.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Venice Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Adams

Single Family Residences, February 2025



Current Market Snapshot

\$975,000

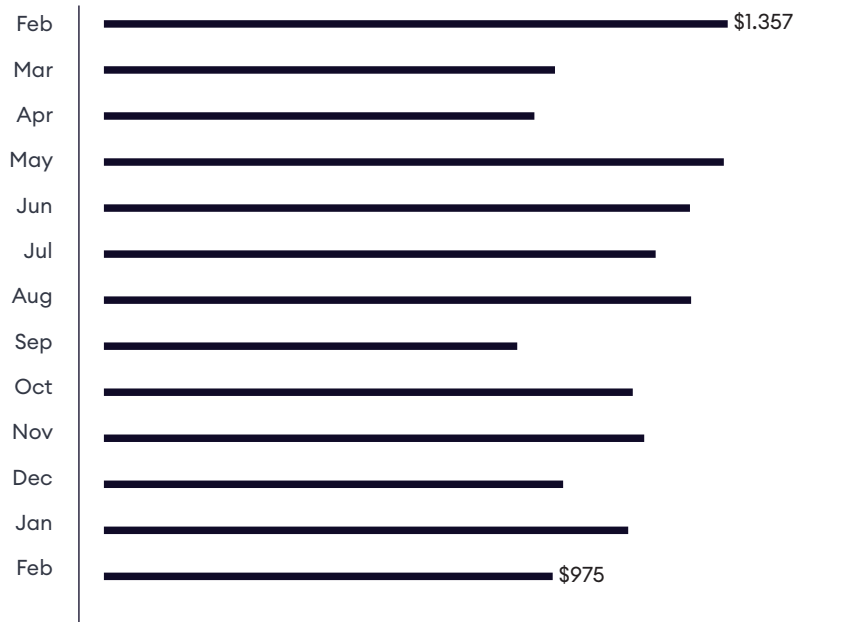
Median Sales Price **-28.2% Δ YOY**

\$743

Average \$/SF **-5.6% Δ YOY**

67

Properties For Sale **1.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,357,500	\$1,277,500	\$1,175,000	\$975,000	-28.2%
Average Price per Square Foot	\$787	\$793	\$805	\$743	-5.6%
Properties Sold	10	10	11	9	-10.0%
Properties Pending Sale	12	9	11	15	25.0%
Properties For Sale	66	69	76	67	1.5%
Days on Market (Pending Sale)	34	28	28	31	-8.9%
Percent Under Contract	18.2%	13.0%	14.5%	22.4%	23.1%
Average Median Price for Last 12 Months	\$1,130,875	\$1,055,883	\$1,037,600	\$1,131,485	0.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Adams Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Hollywood

Single Family Residences, February 2025



Current Market Snapshot

\$2,402,000

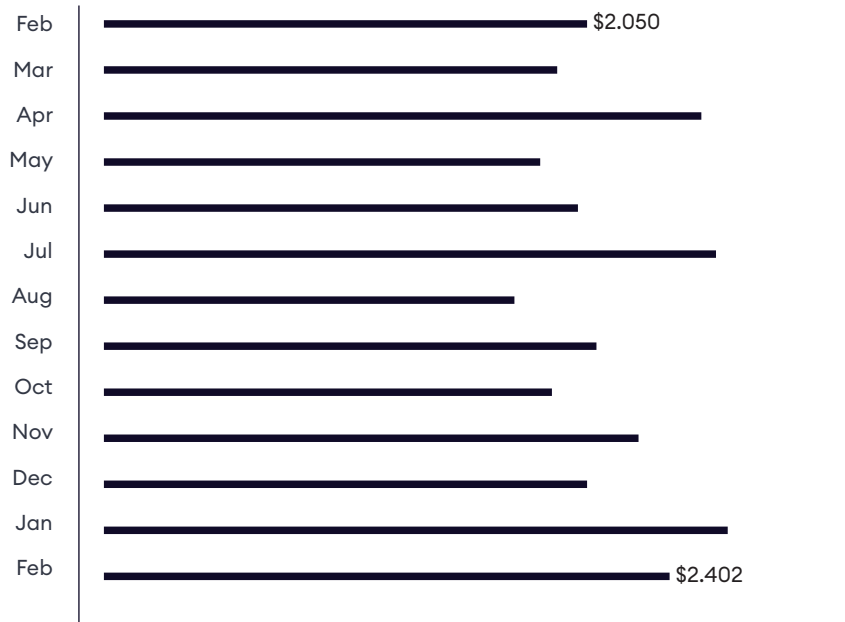
Median Sales Price **17.2% Δ YOY**

\$1,147

Average \$/SF **3.1% Δ YOY**

110

Properties For Sale **57.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,050,000	\$1,740,000	\$2,269,500	\$2,402,000	17.2%
Average Price per Square Foot	\$1,112	\$1,292	\$1,249	\$1,147	3.1%
Properties Sold	5	8	6	9	80.0%
Properties Pending Sale	7	7	8	10	42.9%
Properties For Sale	70	102	109	110	57.1%
Days on Market (Pending Sale)	21	64	56	59	175.3%
Percent Under Contract	10.0%	6.9%	7.3%	9.1%	-9.1%
Average Median Price for Last 12 Months	\$2,115,708	\$2,226,917	\$2,367,333	\$2,159,423	2.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Los Angeles

Single Family Residences, February 2025



Current Market Snapshot

\$1,500,000

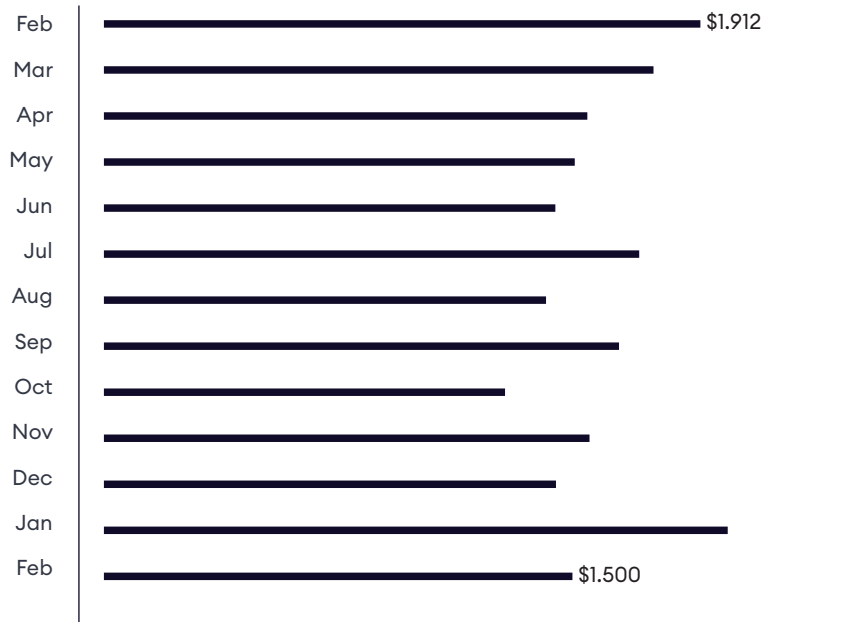
Median Sales Price **-21.5% Δ YOY**

\$927

Average \$/SF **1.0% Δ YOY**

41

Properties For Sale **-8.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,912,000	\$1,415,000	\$1,555,000	\$1,500,000	-21.5%
Average Price per Square Foot	\$918	\$1,018	\$679	\$927	1.0%
Properties Sold	10	6	5	7	-30.0%
Properties Pending Sale	7	9	8	11	57.1%
Properties For Sale	45	65	51	41	-8.9%
Days on Market (Pending Sale)	21	39	22	25	17.9%
Percent Under Contract	15.6%	13.8%	15.7%	26.8%	72.5%
Average Median Price for Last 12 Months	\$1,788,533	\$1,572,500	\$1,649,000	\$1,595,269	-12.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Los Angeles Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,997,500

Median Sales Price **25.5% Δ YOY**

\$946

Average \$/SF **-0.6% Δ YOY**

77

Properties For Sale **14.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,592,000	\$1,675,000	\$1,310,000	\$1,997,500	25.5%
Average Price per Square Foot	\$952	\$881	\$860	\$946	-0.6%
Properties Sold	20	27	16	20	0.0%
Properties Pending Sale	12	24	20	14	16.7%
Properties For Sale	67	110	97	77	14.9%
Days on Market (Pending Sale)	30	35	41	29	-3.8%
Percent Under Contract	17.9%	21.8%	20.6%	18.2%	1.5%
Average Median Price for Last 12 Months	\$1,602,729	\$1,707,083	\$1,872,333	\$1,658,177	3.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westchester Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Westwood - Century City

Single Family Residences, February 2025



Current Market Snapshot

\$3,375,000

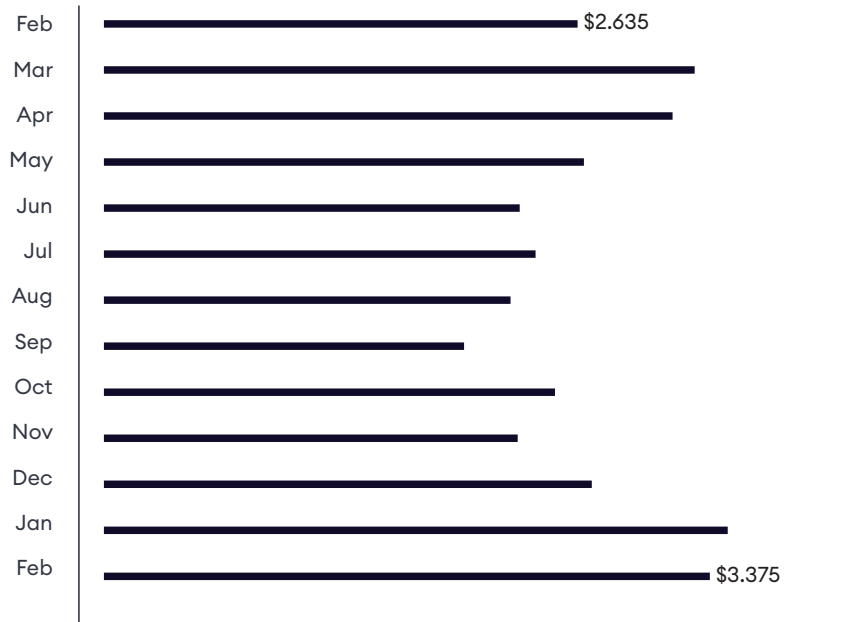
Median Sales Price **28.1% Δ YOY**

\$1,134

Average \$/SF **-0.4% Δ YOY**

76

Properties For Sale **8.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,635,000	\$2,260,000	\$2,300,000	\$3,375,000	28.1%
Average Price per Square Foot	\$1,138	\$1,066	\$1,069	\$1,134	-0.4%
Properties Sold	6	15	21	17	183.3%
Properties Pending Sale	12	10	15	13	8.3%
Properties For Sale	70	85	80	76	8.6%
Days on Market (Pending Sale)	51	26	44	34	-33.4%
Percent Under Contract	17.1%	11.8%	18.8%	17.1%	-0.2%
Average Median Price for Last 12 Months	\$2,615,693	\$2,728,875	\$3,188,167	\$2,700,504	3.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westwood - Century City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

South Bay Macro Market

Single Family Residences, February 2025



Current Market Snapshot

\$1,700,000

Median Sales Price **9.7% Δ YOY**

\$997

Average \$/SF **8.1% Δ YOY**

692

Properties For Sale **0.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,550,000	\$1,472,500	\$1,460,000	\$1,700,000	9.7%
Average Price per Square Foot	\$922	\$926	\$922	\$997	8.1%
Properties Sold	129	168	151	170	31.8%
Properties Pending Sale	178	201	148	175	-1.7%
Properties For Sale	686	892	771	692	0.9%
Days on Market (Pending Sale)	35	38	47	32	-6.9%
Percent Under Contract	25.9%	22.5%	19.2%	25.3%	-2.5%
Average Median Price for Last 12 Months	\$1,541,604	\$1,606,571	\$1,635,000	\$1,601,769	3.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in South Bay Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

El Segundo

Single Family Residences, February 2025



Current Market Snapshot

\$1,875,000

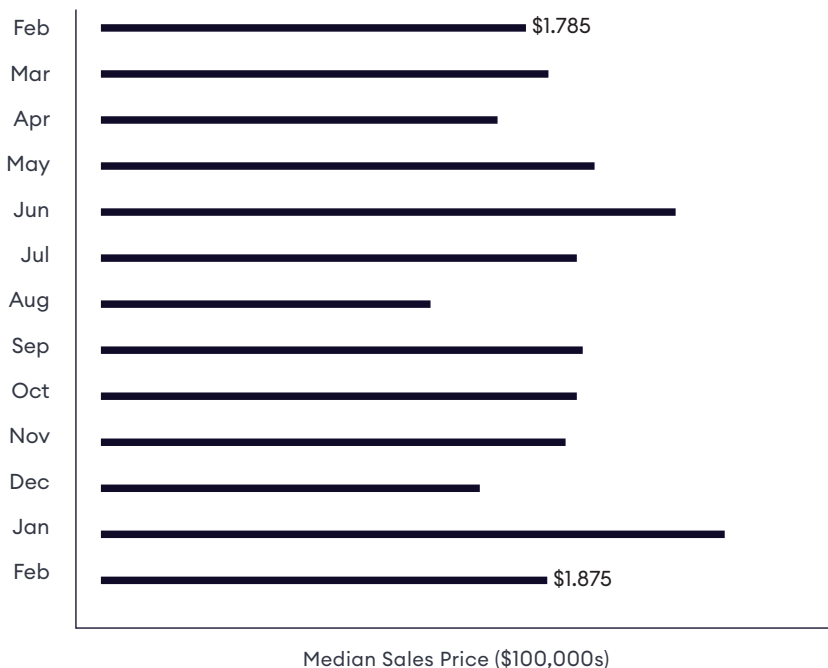
Median Sales Price **5.0% Δ YOY**

\$1,010

Average \$/SF **11.6% Δ YOY**

9

Properties For Sale **-52.6% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,785,000	\$1,381,750	\$1,952,500	\$1,875,000	5.0%
Average Price per Square Foot	\$905	\$1,079	\$939	\$1,010	11.6%
Properties Sold	7	4	4	6	-14.3%
Properties Pending Sale	6	7	1	4	-33.3%
Properties For Sale	19	28	17	9	-52.6%
Days on Market (Pending Sale)	52	85	42	8	-84.2%
Percent Under Contract	31.6%	25.0%	5.9%	44.4%	40.7%
Average Median Price for Last 12 Months	\$1,764,292	\$2,011,250	\$2,030,000	\$1,943,981	10.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in El Segundo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Hermosa Beach

Single Family Residences, February 2025



Current Market Snapshot

\$3,200,000

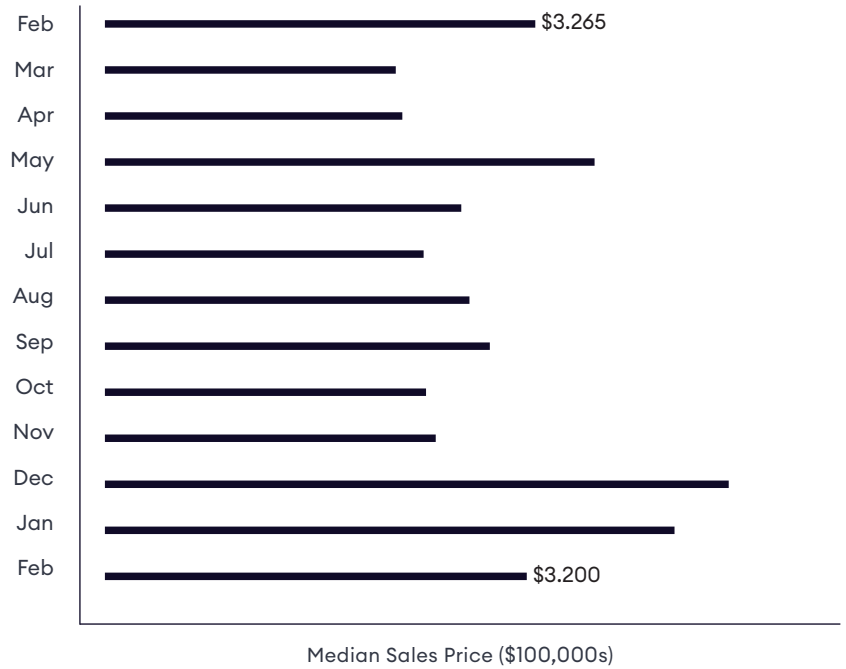
Median Sales Price **-2.0% Δ YOY**

\$1,236

Average \$/SF **-6.4% Δ YOY**

40

Properties For Sale **21.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,265,000	\$2,762,500	\$2,505,000	\$3,200,000	-2.0%
Average Price per Square Foot	\$1,321	\$1,464	\$1,346	\$1,236	-6.4%
Properties Sold	5	8	6	11	120.0%
Properties Pending Sale	7	11	6	9	28.6%
Properties For Sale	33	49	38	40	21.2%
Days on Market (Pending Sale)	42	31	111	31	-25.7%
Percent Under Contract	21.2%	22.4%	15.8%	22.5%	6.1%
Average Median Price for Last 12 Months	\$3,004,583	\$3,353,875	\$4,089,750	\$3,033,135	1.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hermosa Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Long Beach

Single Family Residences, February 2025



Current Market Snapshot

\$935,000

Median Sales Price 1.1% Δ YOY

\$707

Average \$/SF 6.8% Δ YOY

392

Properties For Sale 8.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$925,000	\$1,072,500	\$935,000	\$935,000	1.1%
Average Price per Square Foot	\$662	\$695	\$755	\$707	6.8%
Properties Sold	100	106	107	91	-9.0%
Properties Pending Sale	104	114	89	104	0.0%
Properties For Sale	361	480	429	392	8.6%
Days on Market (Pending Sale)	30	31	36	30	-0.8%
Percent Under Contract	28.8%	23.8%	20.7%	26.5%	-7.9%
Average Median Price for Last 12 Months	\$911,333	\$960,583	\$940,000	\$974,115	6.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Long Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Manhattan Beach

Single Family Residences, February 2025



Current Market Snapshot

\$3,575,000

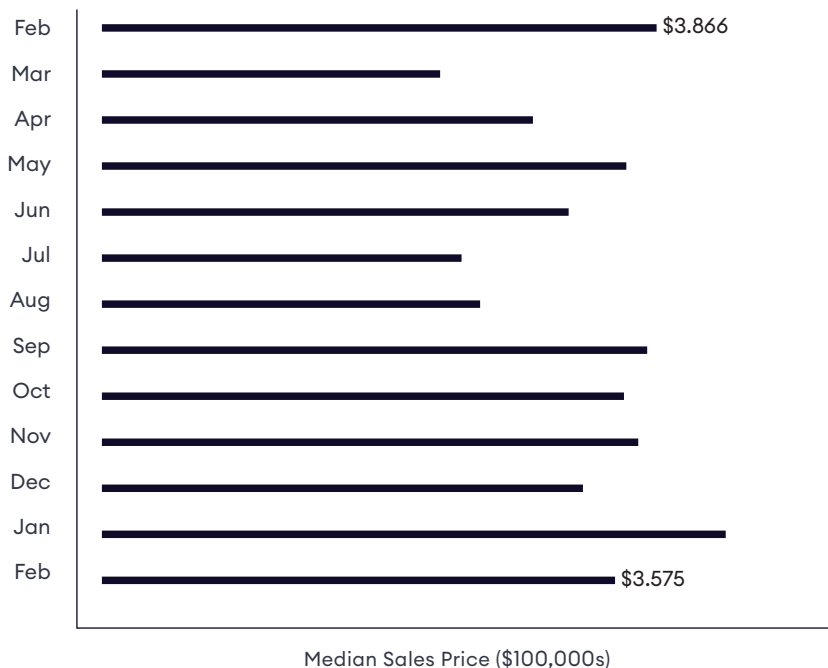
Median Sales Price -7.5% Δ YOY

\$1,485

Average \$/SF 9.4% Δ YOY

104

Properties For Sale 1.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,866,000	\$2,630,000	\$3,737,500	\$3,575,000	-7.5%
Average Price per Square Foot	\$1,357	\$1,164	\$1,150	\$1,485	9.4%
Properties Sold	13	11	18	27	107.7%
Properties Pending Sale	21	25	16	26	23.8%
Properties For Sale	103	127	106	104	1.0%
Days on Market (Pending Sale)	58	69	44	21	-63.4%
Percent Under Contract	20.4%	19.7%	15.1%	25.0%	22.6%
Average Median Price for Last 12 Months	\$3,135,583	\$3,741,667	\$3,758,333	\$3,361,538	7.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Manhattan Beach Mira Costa

Single Family Residences, February 2025



Current Market Snapshot

\$2,635,000

Median Sales Price **-16.3% Δ YOY**

\$1,225

Average \$/SF **51.8% Δ YOY**

14

Properties For Sale **-6.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,150,000	\$3,910,000	\$4,200,000	\$2,635,000	-16.3%
Average Price per Square Foot	\$807	\$909	\$1,002	\$1,225	51.8%
Properties Sold	1	4	3	5	400.0%
Properties Pending Sale	5	5	3	6	20.0%
Properties For Sale	15	21	17	14	-6.7%
Days on Market (Pending Sale)	10	74	10	46	369.4%
Percent Under Contract	33.3%	23.8%	17.6%	42.9%	28.6%
Average Median Price for Last 12 Months	\$2,031,993	\$3,388,083	\$3,222,833	\$3,065,837	50.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Mira Costa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Manhattan Beach Sand

Single Family Residences, February 2025



Current Market Snapshot

\$6,500,000

Median Sales Price **25.4% Δ YOY**

\$1,653

Average \$/SF **-18.0% Δ YOY**

40

Properties For Sale **-4.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$5,183,000	\$5,250,000	\$3,200,000	\$6,500,000	25.4%
Average Price per Square Foot	\$2,016	\$1,712	\$1,401	\$1,653	-18.0%
Properties Sold	2	1	3	11	450.0%
Properties Pending Sale	7	5	4	4	-42.9%
Properties For Sale	42	48	38	40	-4.8%
Days on Market (Pending Sale)	49	109	46	5	-90.2%
Percent Under Contract	16.7%	10.4%	10.5%	10.0%	-40.0%
Average Median Price for Last 12 Months	\$4,500,208	\$4,645,333	\$5,445,000	\$4,868,615	8.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Sand Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Manhattan Beach Tree

Single Family Residences, February 2025



Current Market Snapshot

\$3,387,500

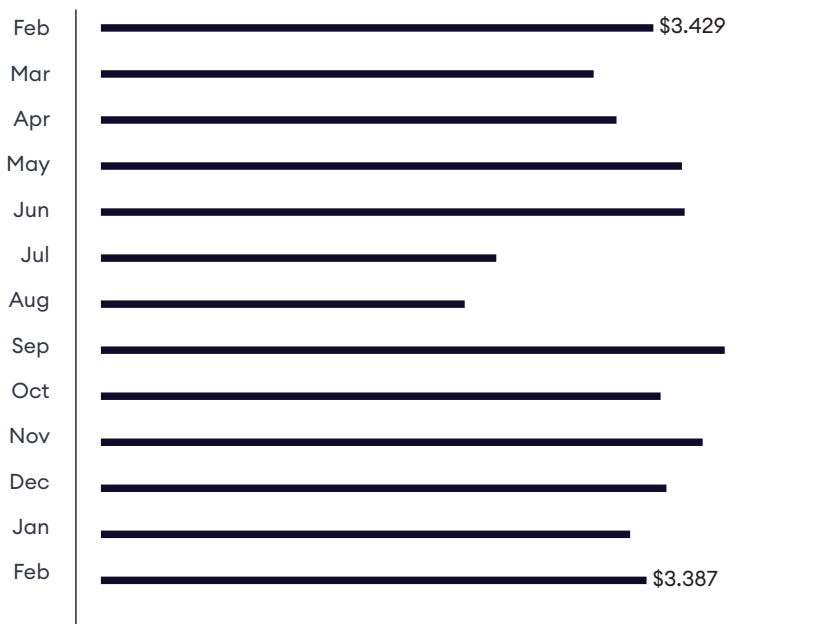
Median Sales Price -1.2% Δ YOY

\$1,433

Average \$/SF 0.7% Δ YOY

30

Properties For Sale 25.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,429,825	\$2,253,000	\$3,737,500	\$3,387,500	-1.2%
Average Price per Square Foot	\$1,423	\$1,339	\$1,136	\$1,433	0.7%
Properties Sold	7	6	8	6	-14.3%
Properties Pending Sale	3	8	4	9	200.0%
Properties For Sale	24	31	25	30	25.0%
Days on Market (Pending Sale)	81	24	29	9	-88.4%
Percent Under Contract	12.5%	25.8%	16.0%	30.0%	140.0%
Average Median Price for Last 12 Months	\$3,241,527	\$3,545,208	\$3,394,583	\$3,299,583	1.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Manhattan Beach Tree Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Palos Verdes Estates

Single Family Residences, February 2025



Current Market Snapshot

\$2,254,000

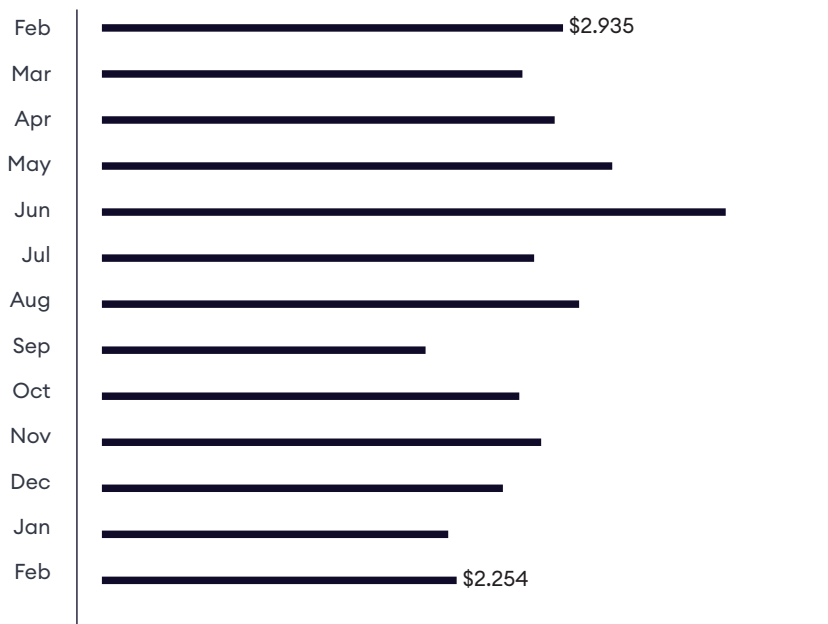
Median Sales Price **-23.2% Δ YOY**

\$1,126

Average \$/SF **14.1% Δ YOY**

72

Properties For Sale **18.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,935,000	\$3,038,000	\$2,795,000	\$2,254,000	-23.2%
Average Price per Square Foot	\$987	\$1,169	\$1,126	\$1,126	14.1%
Properties Sold	10	12	7	8	-20.0%
Properties Pending Sale	11	6	4	14	27.3%
Properties For Sale	61	78	66	72	18.0%
Days on Market (Pending Sale)	39	47	63	34	-12.8%
Percent Under Contract	18.0%	7.7%	6.1%	19.4%	7.8%
Average Median Price for Last 12 Months	\$2,822,052	\$2,418,167	\$2,334,667	\$2,770,385	-1.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palos Verdes Estates Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Palos Verdes

Single Family Residences, February 2025



Current Market Snapshot

\$1,995,000

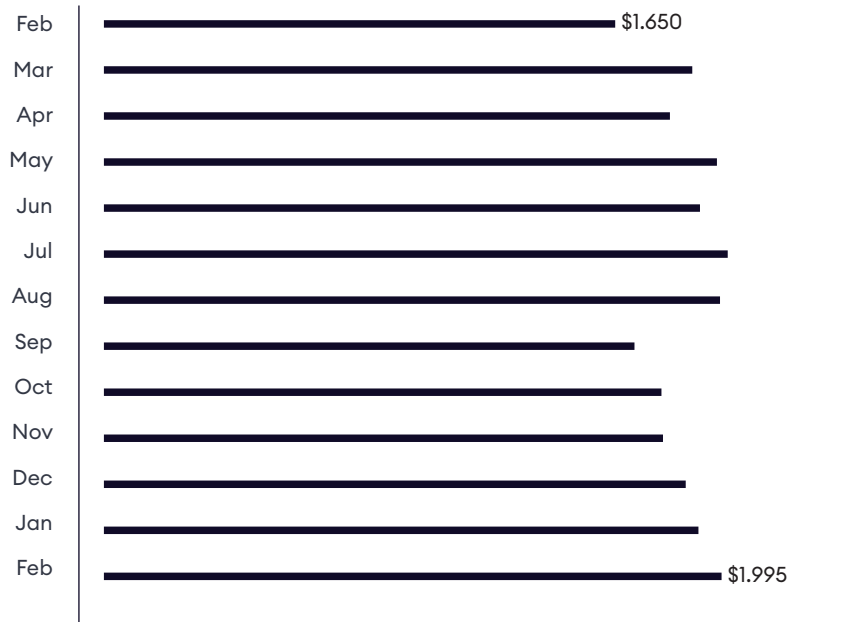
Median Sales Price **20.9% Δ YOY**

\$758

Average \$/SF **4.1% Δ YOY**

144

Properties For Sale **28.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,650,000	\$1,990,000	\$1,805,000	\$1,995,000	20.9%
Average Price per Square Foot	\$728	\$816	\$784	\$758	4.1%
Properties Sold	14	26	20	16	14.3%
Properties Pending Sale	21	33	32	27	28.6%
Properties For Sale	112	174	164	144	28.6%
Days on Market (Pending Sale)	34	28	52	57	70.2%
Percent Under Contract	18.8%	19.0%	19.5%	18.8%	0.0%
Average Median Price for Last 12 Months	\$1,782,548	\$1,851,875	\$1,931,250	\$1,876,827	5.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Palos Verdes Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Redondo Beach- North

Single Family Residences, February 2025



Current Market Snapshot

\$1,595,000

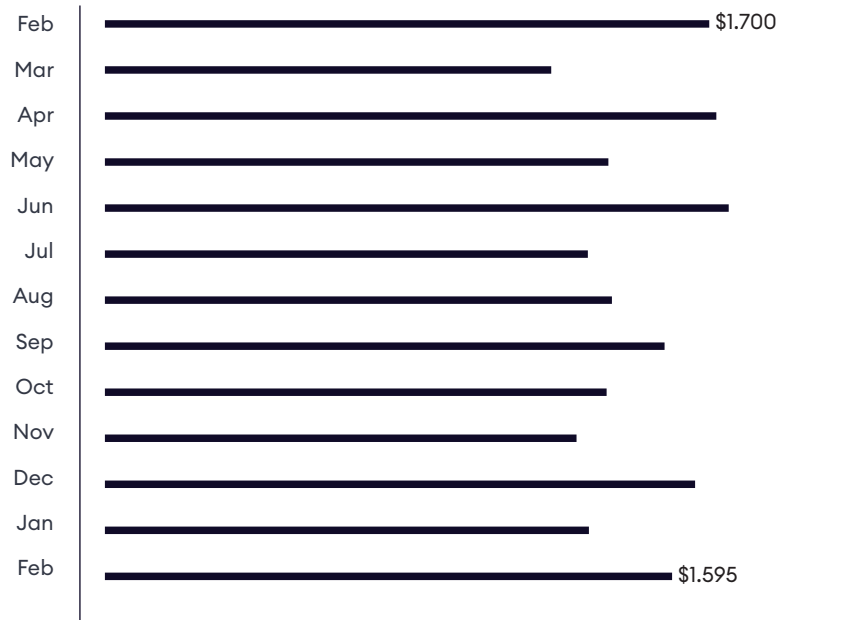
Median Sales Price **-6.2% Δ YOY**

\$858

Average \$/SF **-16.2% Δ YOY**

39

Properties For Sale **39.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,700,000	\$1,425,000	\$1,325,000	\$1,595,000	-6.2%
Average Price per Square Foot	\$1,024	\$977	\$953	\$858	-16.2%
Properties Sold	9	11	14	8	-11.1%
Properties Pending Sale	8	18	15	12	50.0%
Properties For Sale	28	52	38	39	39.3%
Days on Market (Pending Sale)	54	39	32	15	-72.2%
Percent Under Contract	28.6%	34.6%	39.5%	30.8%	7.7%
Average Median Price for Last 12 Months	\$1,460,813	\$1,487,292	\$1,538,333	\$1,503,788	2.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Redondo Beach- North Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Redondo Beach- South

Single Family Residences, February 2025



Current Market Snapshot

\$2,178,250

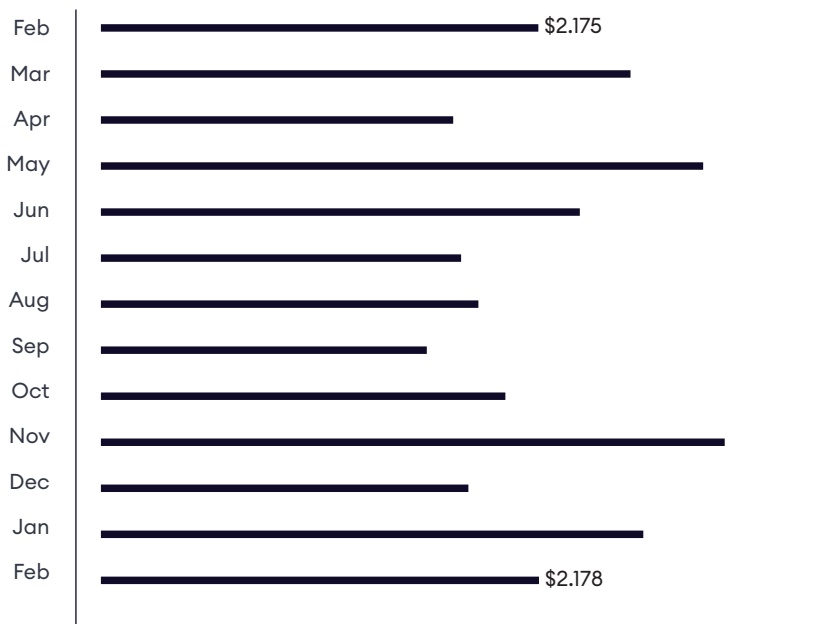
Median Sales Price 0.1% Δ YOY

\$1,003

Average \$/SF -10.8% Δ YOY

31

Properties For Sale -8.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,175,000	\$1,875,000	\$3,107,300	\$2,178,250	0.1%
Average Price per Square Foot	\$1,125	\$1,238	\$1,036	\$1,003	-10.8%
Properties Sold	6	7	7	12	100.0%
Properties Pending Sale	9	5	10	11	22.2%
Properties For Sale	34	39	38	31	-8.8%
Days on Market (Pending Sale)	21	44	58	62	187.0%
Percent Under Contract	26.5%	12.8%	26.3%	35.5%	34.1%
Average Median Price for Last 12 Months	\$1,939,490	\$2,239,592	\$2,234,417	\$2,234,081	15.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Redondo Beach- South Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rolling Hills

Single Family Residences, February 2025



Current Market Snapshot

\$3,550,000

Median Sales Price **-51.0% Δ YOY**

\$1,065

Average \$/SF **-1.1% Δ YOY**

19

Properties For Sale **46.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$7,250,000	\$5,047,500	\$4,180,000	\$3,550,000	-51.0%
Average Price per Square Foot	\$1,077	\$1,214	\$1,442	\$1,065	-1.1%
Properties Sold	1	2	1	3	200.0%
Properties Pending Sale	0	3	1	0	n/a
Properties For Sale	13	19	19	19	46.2%
Days on Market (Pending Sale)	0	195	367	0	n/a
Percent Under Contract	0.0%	15.8%	5.3%	0.0%	n/a
Average Median Price for Last 12 Months	\$5,959,658	\$3,163,333	\$1,183,333	\$3,939,561	-33.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rolling Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rolling Hills Estates

Single Family Residences, February 2025



Current Market Snapshot

\$2,420,000

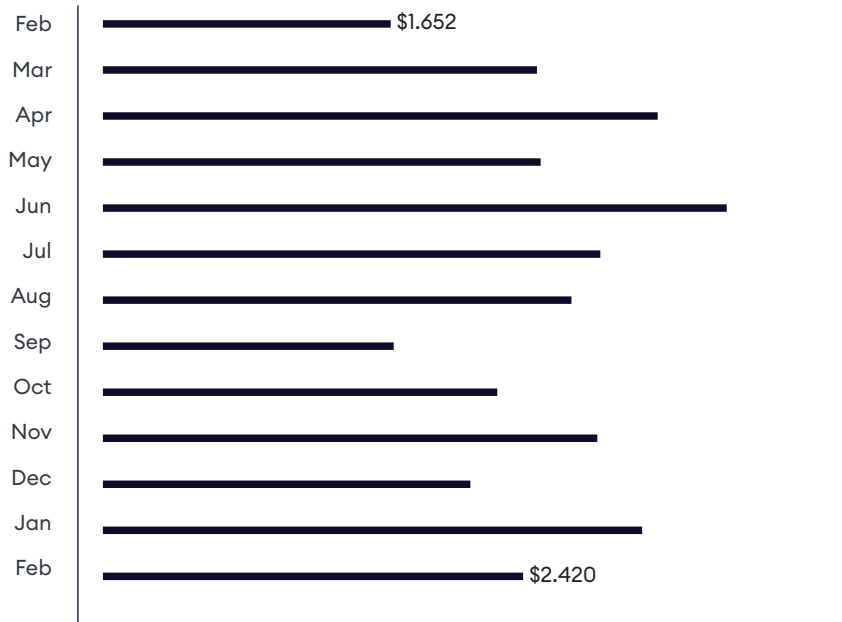
Median Sales Price **46.4% Δ YOY**

\$866

Average \$/SF **-3.2% Δ YOY**

13

Properties For Sale **-23.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,652,500	\$2,700,000	\$2,850,000	\$2,420,000	46.4%
Average Price per Square Foot	\$895	\$953	\$1,026	\$866	-3.2%
Properties Sold	2	7	1	9	350.0%
Properties Pending Sale	1	6	1	5	400.0%
Properties For Sale	17	25	15	13	-23.5%
Days on Market (Pending Sale)	21	25	7	9	-59.0%
Percent Under Contract	5.9%	24.0%	6.7%	38.5%	553.8%
Average Median Price for Last 12 Months	\$2,471,583	\$2,405,671	\$2,548,008	\$2,575,040	4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rolling Hills Estates Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Pedro

Single Family Residences, February 2025



Current Market Snapshot

\$975,000

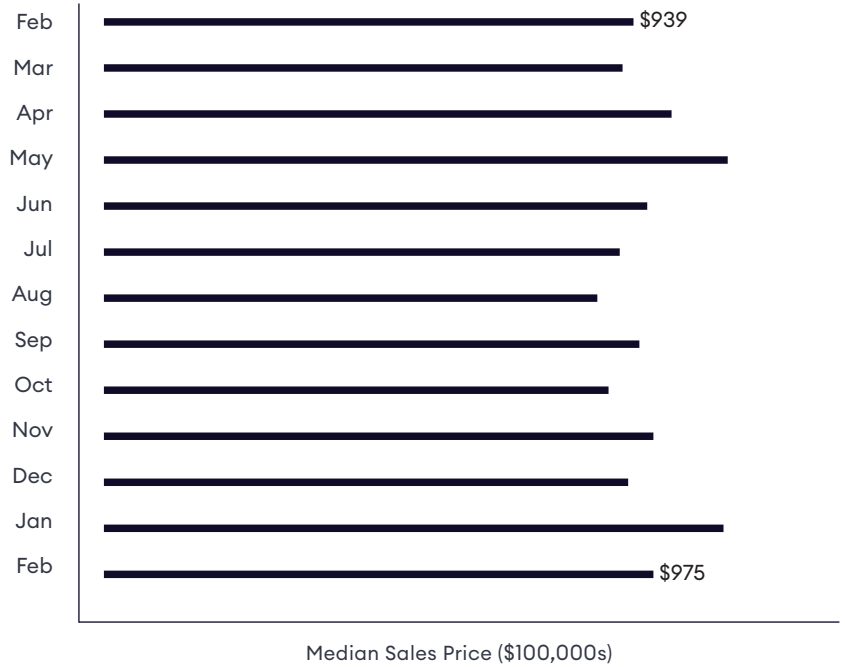
Median Sales Price **3.8% Δ YOY**

\$566

Average \$/SF **-4.9% Δ YOY**

87

Properties For Sale **-7.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$939,500	\$875,000	\$975,000	\$975,000	3.8%
Average Price per Square Foot	\$595	\$586	\$651	\$566	-4.9%
Properties Sold	22	29	19	26	18.2%
Properties Pending Sale	29	32	21	23	-20.7%
Properties For Sale	94	126	110	87	-7.4%
Days on Market (Pending Sale)	43	33	58	29	-32.5%
Percent Under Contract	30.9%	25.4%	19.1%	26.4%	-14.3%
Average Median Price for Last 12 Months	\$937,856	\$970,830	\$1,001,663	\$965,642	3.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Pedro Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Torrance- County Strip

Single Family Residences, February 2025



Current Market Snapshot

\$742,500

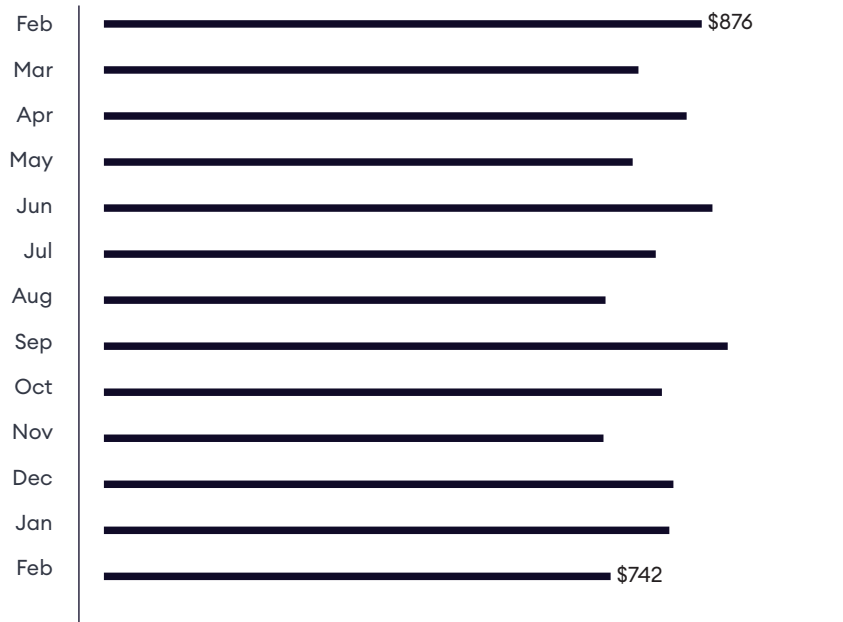
Median Sales Price **-15.3% Δ YOY**

\$548

Average \$/SF **-17.5% Δ YOY**

7

Properties For Sale **-30.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$876,750	\$735,000	\$732,000	\$742,500	-15.3%
Average Price per Square Foot	\$664	\$628	\$543	\$548	-17.5%
Properties Sold	3	3	3	2	-33.3%
Properties Pending Sale	3	1	6	3	0.0%
Properties For Sale	10	10	12	7	-30.0%
Days on Market (Pending Sale)	14	17	23	48	248.8%
Percent Under Contract	30.0%	10.0%	50.0%	42.9%	42.9%
Average Median Price for Last 12 Months	\$823,896	\$811,925	\$802,167	\$815,215	-1.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- County Strip Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Torrance- North

Single Family Residences, February 2025



Current Market Snapshot

\$1,079,000

Median Sales Price **6.8% Δ YOY**

\$768

Average \$/SF **17.1% Δ YOY**

17

Properties For Sale **-51.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,010,000	\$989,000	\$1,151,500	\$1,079,000	6.8%
Average Price per Square Foot	\$656	\$670	\$703	\$768	17.1%
Properties Sold	7	13	12	13	85.7%
Properties Pending Sale	14	18	14	4	-71.4%
Properties For Sale	35	41	42	17	-51.4%
Days on Market (Pending Sale)	18	25	19	6	-66.3%
Percent Under Contract	40.0%	43.9%	33.3%	23.5%	-41.2%
Average Median Price for Last 12 Months	\$971,729	\$1,030,917	\$1,004,333	\$1,022,812	5.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- North Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Torrance- South

Single Family Residences, February 2025



Current Market Snapshot

\$1,450,000

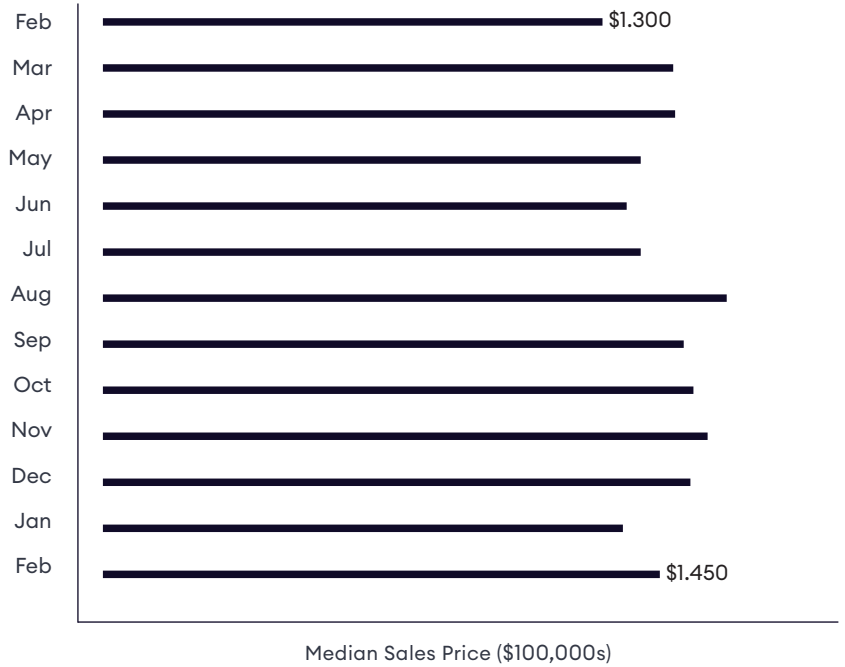
Median Sales Price **11.5% Δ YOY**

\$818

Average \$/SF **-12.9% Δ YOY**

49

Properties For Sale **11.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,300,000	\$1,625,000	\$1,575,000	\$1,450,000	11.5%
Average Price per Square Foot	\$939	\$800	\$799	\$818	-12.9%
Properties Sold	5	13	13	11	120.0%
Properties Pending Sale	19	14	10	18	-5.3%
Properties For Sale	44	51	45	49	11.4%
Days on Market (Pending Sale)	16	13	24	26	56.8%
Percent Under Contract	43.2%	27.5%	22.2%	36.7%	-14.9%
Average Median Price for Last 12 Months	\$1,354,708	\$1,493,129	\$1,444,458	\$1,463,236	8.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- South Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Torrance- Southeast

Single Family Residences, February 2025



Current Market Snapshot

\$1,160,000

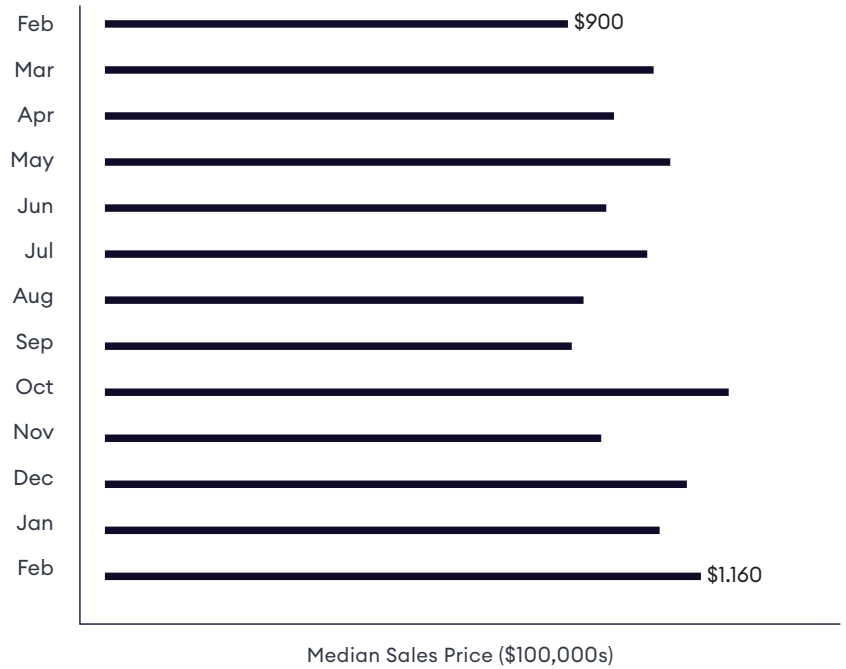
Median Sales Price **28.9% Δ YOY**

\$726

Average \$/SF **4.0% Δ YOY**

30

Properties For Sale **-14.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$900,000	\$930,500	\$965,000	\$1,160,000	28.9%
Average Price per Square Foot	\$698	\$749	\$599	\$726	4.0%
Properties Sold	7	8	13	8	14.3%
Properties Pending Sale	7	7	2	9	28.6%
Properties For Sale	35	33	28	30	-14.3%
Days on Market (Pending Sale)	28	27	16	13	-52.4%
Percent Under Contract	20.0%	21.2%	7.1%	30.0%	50.0%
Average Median Price for Last 12 Months	\$1,040,201	\$1,076,425	\$1,123,917	\$1,036,658	-0.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- Southeast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Torrance- West

Single Family Residences, February 2025



Current Market Snapshot

\$1,305,000

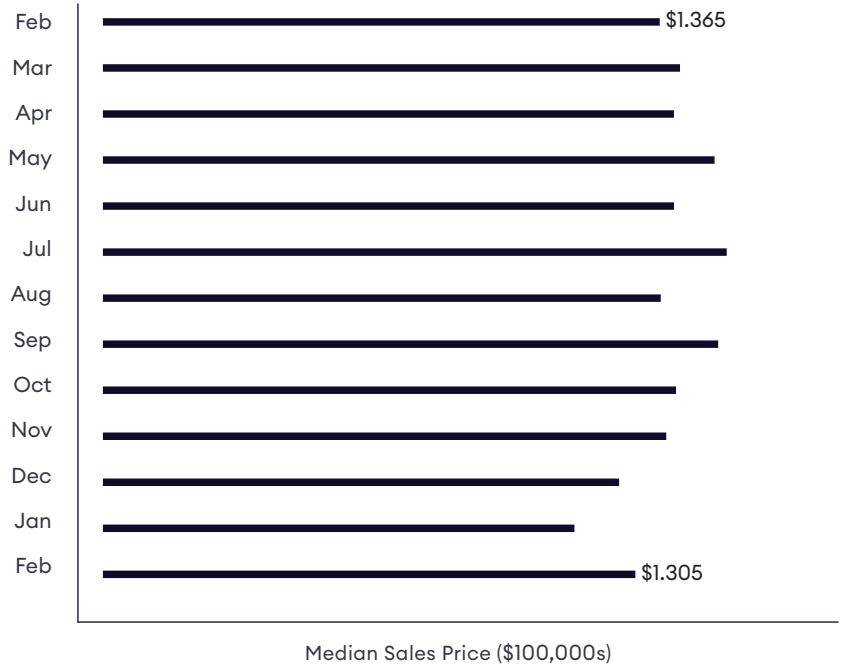
Median Sales Price -4.4% Δ YOY

\$814

Average \$/SF 2.4% Δ YOY

32

Properties For Sale -33.3% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,365,000	\$1,367,500	\$1,381,000	\$1,305,000	-4.4%
Average Price per Square Foot	\$795	\$859	\$895	\$814	2.4%
Properties Sold	18	14	13	10	-44.4%
Properties Pending Sale	22	15	9	10	-54.5%
Properties For Sale	48	40	33	32	-33.3%
Days on Market (Pending Sale)	25	13	30	46	87.5%
Percent Under Contract	45.8%	37.5%	27.3%	31.2%	-31.8%
Average Median Price for Last 12 Months	\$1,268,521	\$1,336,690	\$1,241,667	\$1,384,434	9.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Torrance- West Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Fernando Valley Macro Market

Single Family Residences, February 2025



Current Market Snapshot

\$1,590,000

Median Sales Price **11.8% Δ YOY**

\$724

Average \$/SF **-1.5% Δ YOY**

1,933

Properties For Sale **19.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,422,500	\$1,457,500	\$1,450,000	\$1,590,000	11.8%
Average Price per Square Foot	\$735	\$730	\$729	\$724	-1.5%
Properties Sold	270	372	294	274	1.5%
Properties Pending Sale	304	335	321	358	17.8%
Properties For Sale	1,619	2,144	2,003	1,933	19.4%
Days on Market (Pending Sale)	34	32	40	32	-3.9%
Percent Under Contract	18.8%	15.6%	16.0%	18.5%	-1.4%
Average Median Price for Last 12 Months	\$1,432,871	\$1,491,083	\$1,514,667	\$1,490,495	4.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Fernando Valley Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Agoura Hills

Single Family Residences, February 2025



Current Market Snapshot

\$1,634,000

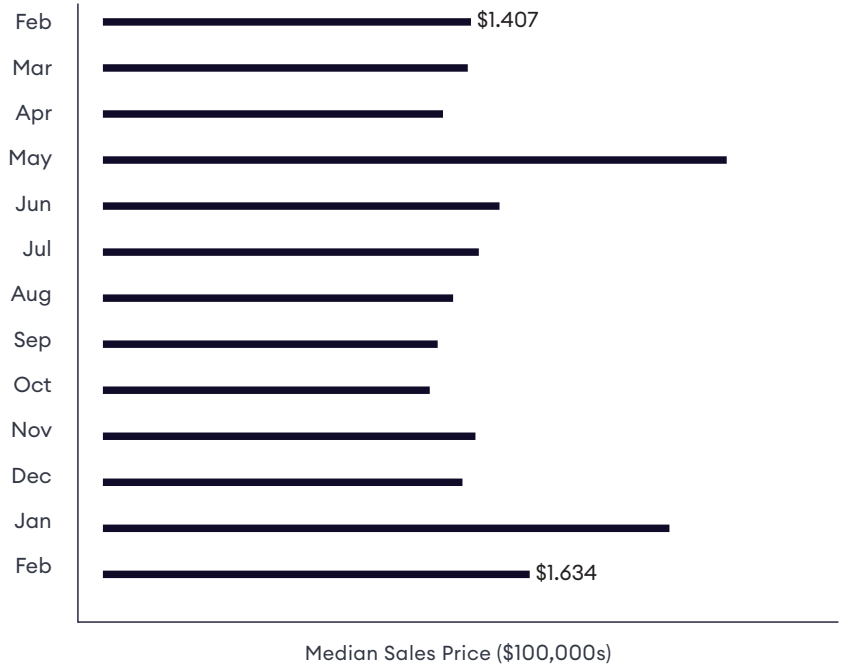
Median Sales Price **16.1% Δ YOY**

\$658

Average \$/SF **8.6% Δ YOY**

72

Properties For Sale **24.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,407,793	\$1,339,000	\$1,425,000	\$1,634,000	16.1%
Average Price per Square Foot	\$606	\$484	\$563	\$658	8.6%
Properties Sold	6	12	7	12	100.0%
Properties Pending Sale	13	13	14	16	23.1%
Properties For Sale	58	84	76	72	24.1%
Days on Market (Pending Sale)	48	49	57	34	-29.6%
Percent Under Contract	22.4%	15.5%	18.4%	22.2%	-0.9%
Average Median Price for Last 12 Months	\$1,440,858	\$1,522,500	\$1,727,167	\$1,532,782	6.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Agoura Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Burbank

Single Family Residences, February 2025



Current Market Snapshot

\$1,291,175

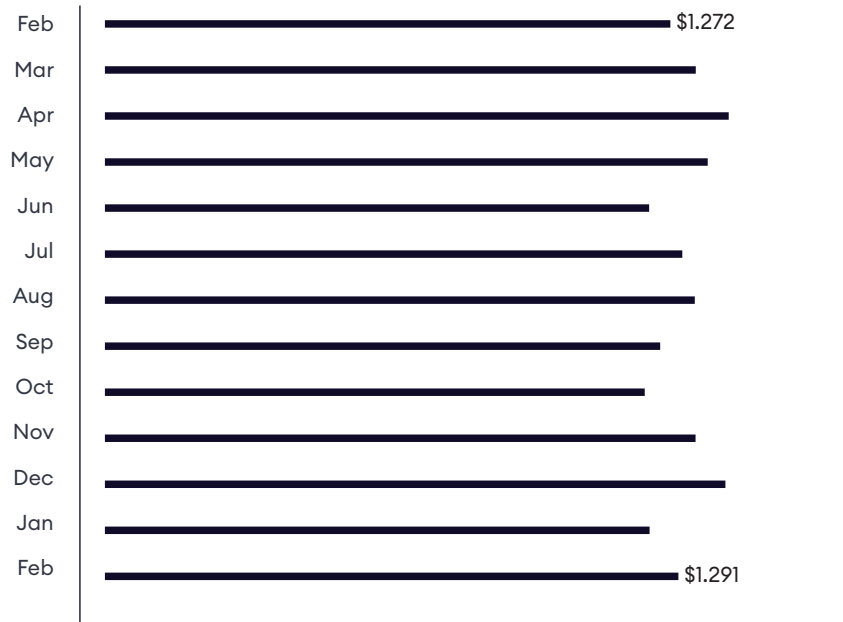
Median Sales Price 1.4% Δ YOY

\$783

Average \$/SF -4.5% Δ YOY

122

Properties For Sale -0.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,272,991	\$1,328,250	\$1,330,000	\$1,291,175	1.4%
Average Price per Square Foot	\$820	\$772	\$811	\$783	-4.5%
Properties Sold	28	36	28	26	-7.1%
Properties Pending Sale	30	40	38	35	16.7%
Properties For Sale	123	160	146	122	-0.8%
Days on Market (Pending Sale)	25	30	34	22	-12.6%
Percent Under Contract	24.4%	25.0%	26.0%	28.7%	17.6%
Average Median Price for Last 12 Months	\$1,239,562	\$1,284,946	\$1,304,892	\$1,302,223	5.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Burbank Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Calabasas

Single Family Residences, February 2025



Current Market Snapshot

\$3,100,000

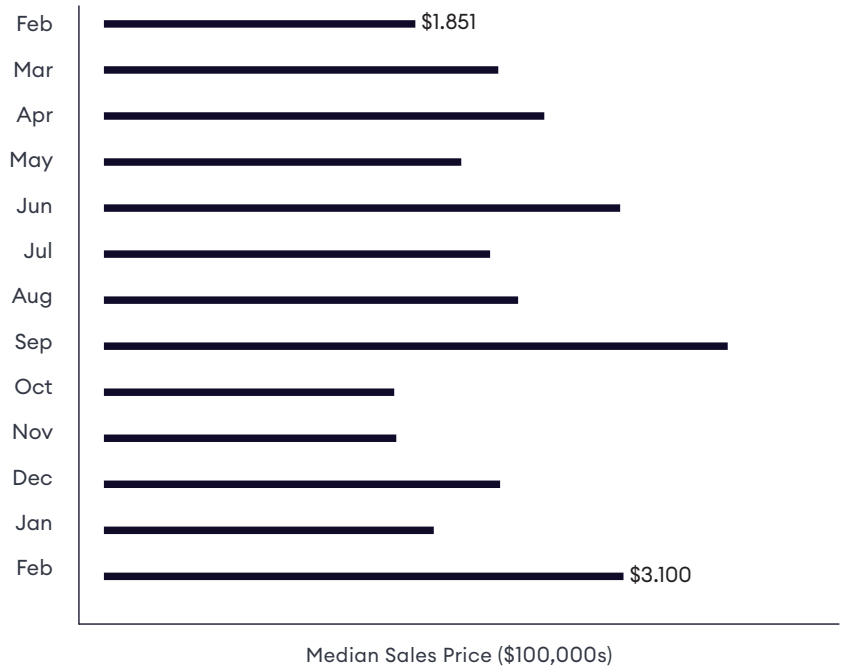
Median Sales Price 67.4% Δ YOY

\$650

Average \$/SF -1.2% Δ YOY

123

Properties For Sale 23.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,851,750	\$2,468,000	\$1,737,450	\$3,100,000	67.4%
Average Price per Square Foot	\$658	\$688	\$699	\$650	-1.2%
Properties Sold	14	23	12	12	-14.3%
Properties Pending Sale	19	19	14	16	-15.8%
Properties For Sale	100	120	119	123	23.0%
Days on Market (Pending Sale)	71	33	49	35	-50.5%
Percent Under Contract	19.0%	15.8%	11.8%	13.0%	-31.5%
Average Median Price for Last 12 Months	\$1,884,938	\$2,434,952	\$2,474,086	\$2,416,196	28.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Calabasas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Encino

Single Family Residences, February 2025



Current Market Snapshot

\$2,362,500

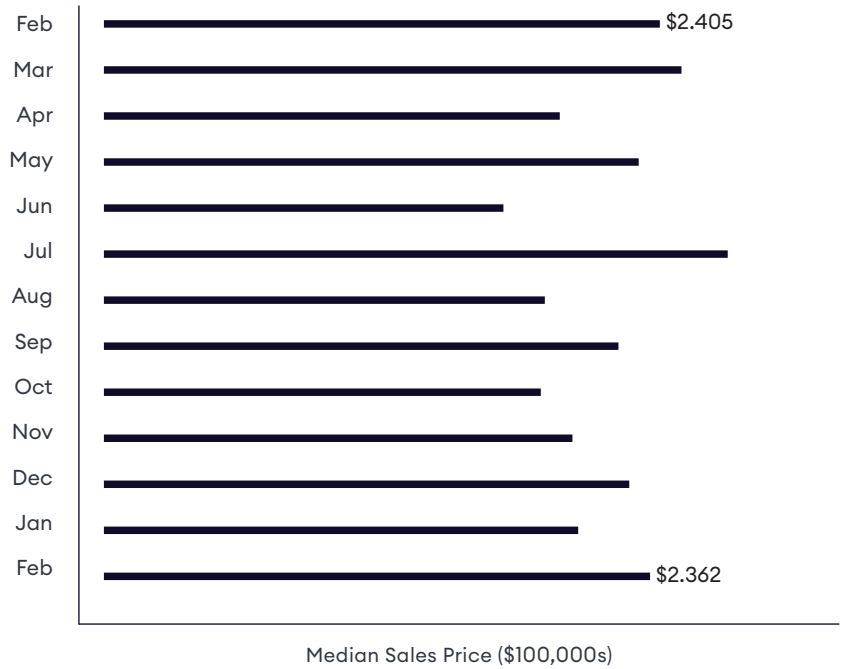
Median Sales Price -1.8% Δ YOY

\$784

Average \$/SF 0.6% Δ YOY

244

Properties For Sale 34.1% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,405,000	\$1,905,000	\$2,025,000	\$2,362,500	-1.8%
Average Price per Square Foot	\$779	\$748	\$732	\$784	0.6%
Properties Sold	15	32	21	32	113.3%
Properties Pending Sale	16	24	31	43	168.8%
Properties For Sale	182	235	240	244	34.1%
Days on Market (Pending Sale)	31	27	40	31	1.9%
Percent Under Contract	8.8%	10.2%	12.9%	17.6%	100.5%
Average Median Price for Last 12 Months	\$2,256,354	\$2,137,000	\$2,228,167	\$2,179,923	-3.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Glendale

Single Family Residences, February 2025



Current Market Snapshot

\$1,501,000

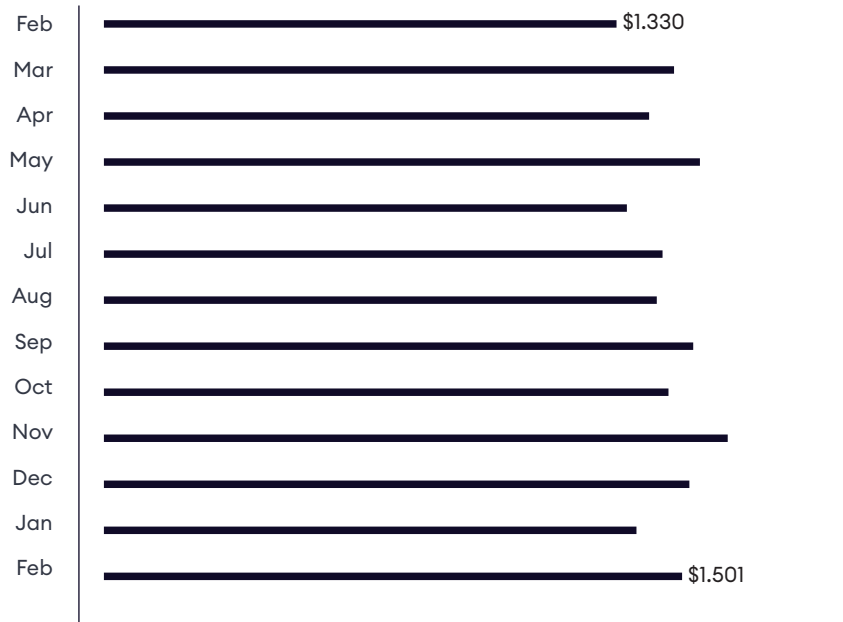
Median Sales Price **12.9% Δ YOY**

\$760

Average \$/SF **0.1% Δ YOY**

144

Properties For Sale **-7.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,330,000	\$1,435,000	\$1,620,000	\$1,501,000	12.9%
Average Price per Square Foot	\$759	\$781	\$793	\$760	0.1%
Properties Sold	30	31	38	26	-13.3%
Properties Pending Sale	30	29	34	29	-3.3%
Properties For Sale	156	178	169	144	-7.7%
Days on Market (Pending Sale)	25	28	28	21	-14.2%
Percent Under Contract	19.2%	16.3%	20.1%	20.1%	4.7%
Average Median Price for Last 12 Months	\$1,434,979	\$1,503,083	\$1,467,667	\$1,464,077	2.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Glendale Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Hidden Hills

Single Family Residences, February 2025



Current Market Snapshot

\$3,120,000

Median Sales Price **-61.0% Δ YOY**

\$1,113

Average \$/SF **-20.2% Δ YOY**

39

Properties For Sale **-7.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$8,000,000	\$7,522,500	\$13,337,500	\$3,120,000	-61.0%
Average Price per Square Foot	\$1,395	\$968	\$1,308	\$1,113	-20.2%
Properties Sold	3	2	2	1	-66.7%
Properties Pending Sale	1	1	2	1	0.0%
Properties For Sale	42	41	30	39	-7.1%
Days on Market (Pending Sale)	10	213	254	213	2030.0%
Percent Under Contract	2.4%	2.4%	6.7%	2.6%	7.7%
Average Median Price for Last 12 Months	\$1,177,083	\$7,391,250	\$5,648,333	\$7,275,962	518.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hidden Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

La Crescenta

Single Family Residences, February 2025



Current Market Snapshot

\$1,390,000

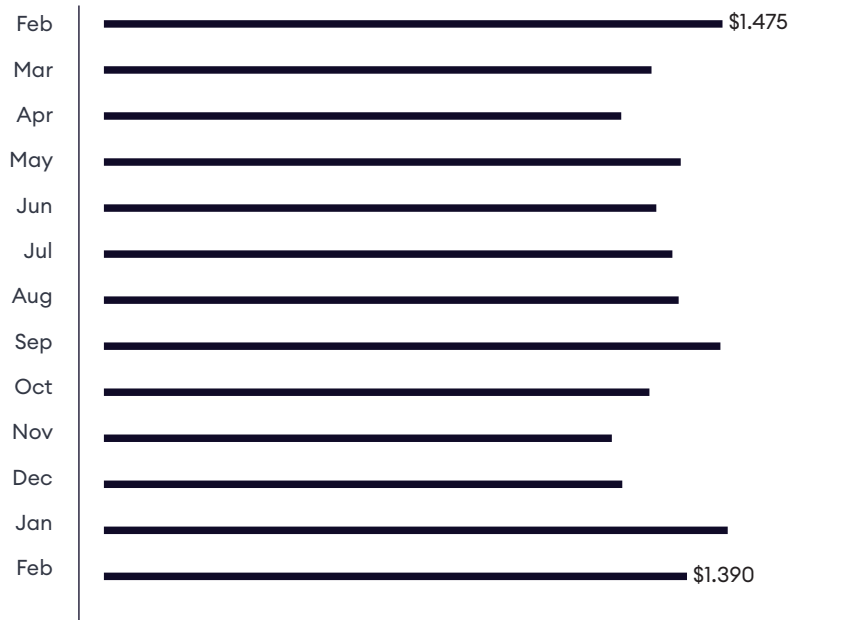
Median Sales Price **-5.8% Δ YOY**

\$813

Average \$/SF **-1.9% Δ YOY**

50

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,475,000	\$1,370,000	\$1,210,000	\$1,390,000	-5.8%
Average Price per Square Foot	\$829	\$791	\$821	\$813	-1.9%
Properties Sold	7	18	15	7	0.0%
Properties Pending Sale	11	20	8	9	-18.2%
Properties For Sale	50	73	52	50	0.0%
Days on Market (Pending Sale)	25	24	54	15	-40.2%
Percent Under Contract	22.0%	27.4%	15.4%	18.0%	-18.2%
Average Median Price for Last 12 Months	\$1,293,792	\$1,348,750	\$1,370,833	\$1,347,808	4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Crescenta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

North Hollywood

Single Family Residences, February 2025



Current Market Snapshot

\$1,012,500

Median Sales Price -1.2% Δ YOY

\$593

Average \$/SF -4.8% Δ YOY

137

Properties For Sale 13.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,025,000	\$999,500	\$980,000	\$1,012,500	-1.2%
Average Price per Square Foot	\$623	\$641	\$590	\$593	-4.8%
Properties Sold	26	26	25	20	-23.1%
Properties Pending Sale	21	33	24	33	57.1%
Properties For Sale	121	164	142	137	13.2%
Days on Market (Pending Sale)	11	35	27	42	269.4%
Percent Under Contract	17.4%	20.1%	16.9%	24.1%	38.8%
Average Median Price for Last 12 Months	\$914,625	\$943,667	\$947,500	\$953,731	4.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in North Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Shadow Hills

Single Family Residences, February 2025



Current Market Snapshot

\$1,010,000

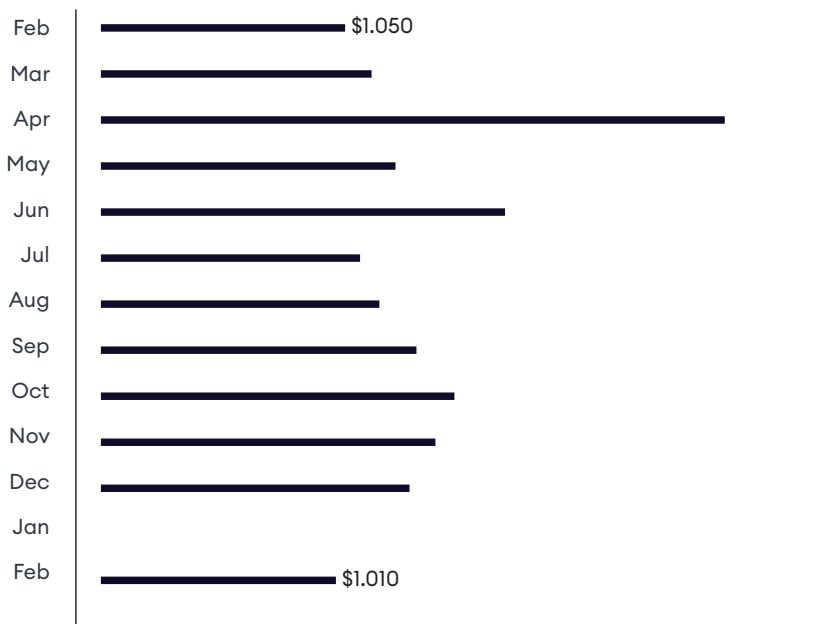
Median Sales Price **-3.8% Δ YOY**

\$697

Average \$/SF **18.5% Δ YOY**

10

Properties For Sale **25.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,050,000	\$1,199,000	\$1,442,500	\$1,010,000	-3.8%
Average Price per Square Foot	\$588	\$600	\$649	\$697	18.5%
Properties Sold	1	1	2	1	0.0%
Properties Pending Sale	2	2	2	1	-50.0%
Properties For Sale	8	16	15	10	25.0%
Days on Market (Pending Sale)	79	15	33	190	142.0%
Percent Under Contract	25.0%	12.5%	13.3%	10.0%	-60.0%
Average Median Price for Last 12 Months	\$1,284,559	\$1,111,250	\$780,000	\$1,300,808	1.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shadow Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Sherman Oaks

Single Family Residences, February 2025



Current Market Snapshot

\$1,680,000

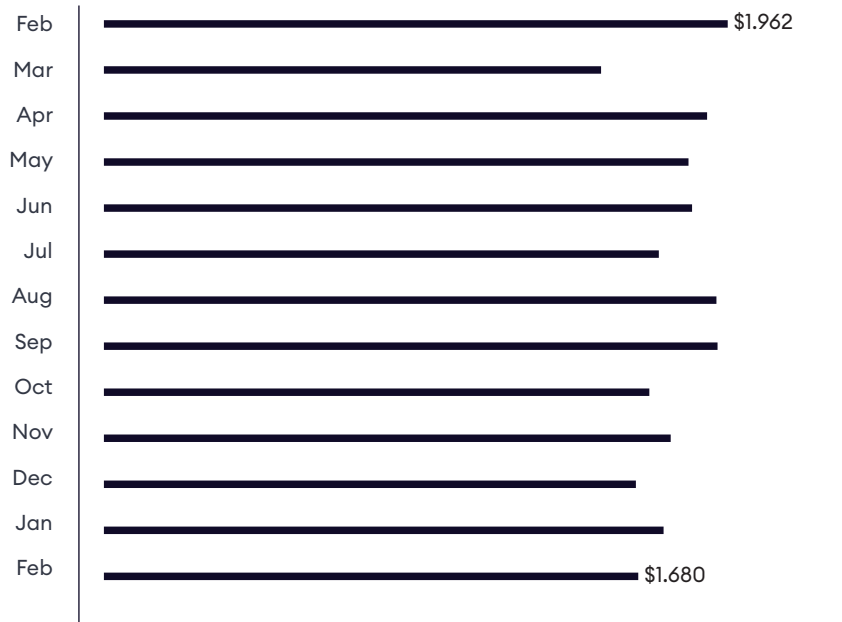
Median Sales Price **-14.4% Δ YOY**

\$775

Average \$/SF **-6.4% Δ YOY**

240

Properties For Sale **38.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,962,670	\$1,927,000	\$1,782,500	\$1,680,000	-14.4%
Average Price per Square Foot	\$828	\$792	\$896	\$775	-6.4%
Properties Sold	42	41	28	27	-35.7%
Properties Pending Sale	35	31	31	41	17.1%
Properties For Sale	173	235	236	240	38.7%
Days on Market (Pending Sale)	26	31	33	30	12.9%
Percent Under Contract	20.2%	13.2%	13.1%	17.1%	-15.6%
Average Median Price for Last 12 Months	\$1,731,077	\$1,756,750	\$1,704,167	\$1,794,148	3.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sherman Oaks Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,875,912

Median Sales Price **-5.5% Δ YOY**

\$969

Average \$/SF **4.9% Δ YOY**

170

Properties For Sale **32.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,985,000	\$2,200,000	\$2,250,000	\$1,875,912	-5.5%
Average Price per Square Foot	\$924	\$891	\$840	\$969	4.9%
Properties Sold	10	21	17	14	40.0%
Properties Pending Sale	21	19	18	26	23.8%
Properties For Sale	128	169	175	170	32.8%
Days on Market (Pending Sale)	35	33	47	46	33.2%
Percent Under Contract	16.4%	11.2%	10.3%	15.3%	-6.8%
Average Median Price for Last 12 Months	\$2,158,979	\$2,085,315	\$2,052,637	\$2,175,499	0.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Studio City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Sun Valley

Single Family Residences, February 2025



Current Market Snapshot

\$771,000

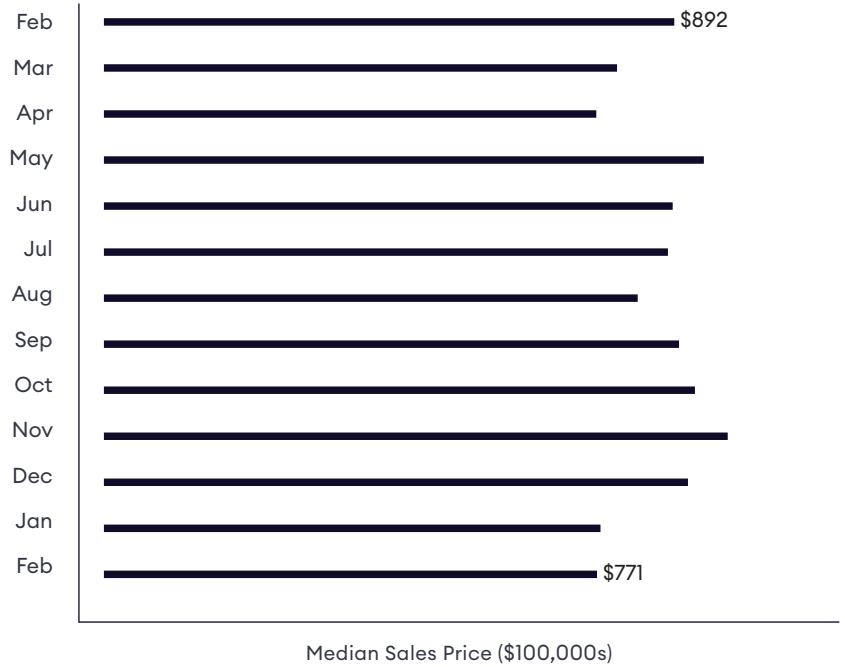
Median Sales Price **-13.6% Δ YOY**

\$559

Average \$/SF **-19.0% Δ YOY**

49

Properties For Sale **48.5% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$892,500	\$835,000	\$976,500	\$771,000	-13.6%
Average Price per Square Foot	\$690	\$596	\$639	\$559	-19.0%
Properties Sold	6	12	10	10	66.7%
Properties Pending Sale	8	15	16	9	12.5%
Properties For Sale	33	65	61	49	48.5%
Days on Market (Pending Sale)	27	31	35	36	32.3%
Percent Under Contract	24.2%	23.1%	26.2%	18.4%	-24.2%
Average Median Price for Last 12 Months	\$811,348	\$877,167	\$820,500	\$867,262	6.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sun Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Sunland/Tujunga

Single Family Residences, February 2025



Current Market Snapshot

\$1,092,500

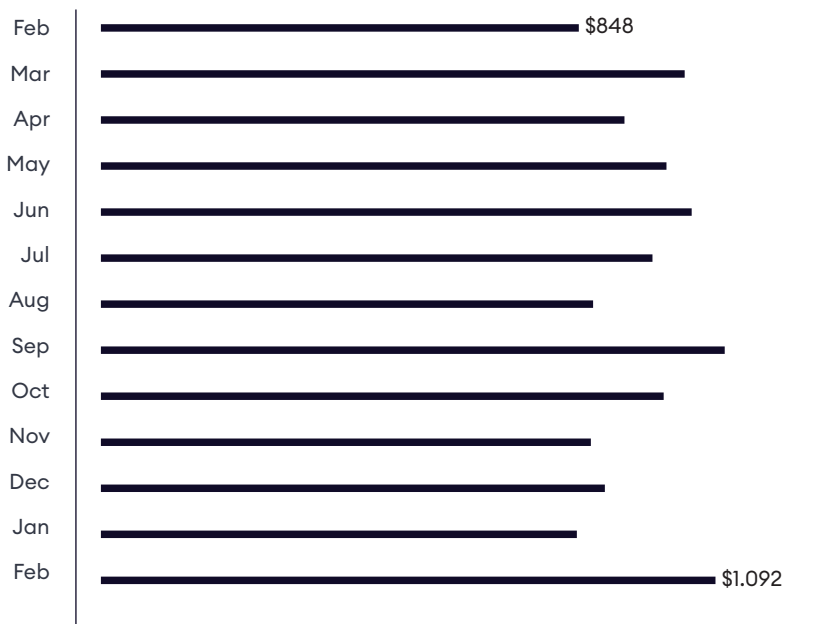
Median Sales Price **28.8% Δ YOY**

\$617

Average \$/SF **8.8% Δ YOY**

86

Properties For Sale **-1.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$848,500	\$874,000	\$870,000	\$1,092,500	28.8%
Average Price per Square Foot	\$567	\$694	\$667	\$617	8.8%
Properties Sold	18	22	17	24	33.3%
Properties Pending Sale	17	18	23	26	52.9%
Properties For Sale	87	109	120	86	-1.1%
Days on Market (Pending Sale)	41	33	26	35	-16.5%
Percent Under Contract	19.5%	16.5%	19.2%	30.2%	54.7%
Average Median Price for Last 12 Months	\$862,521	\$968,583	\$944,167	\$964,346	11.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sunland/Tujunga Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Tarzana

Single Family Residences, February 2025



Current Market Snapshot

\$1,700,000

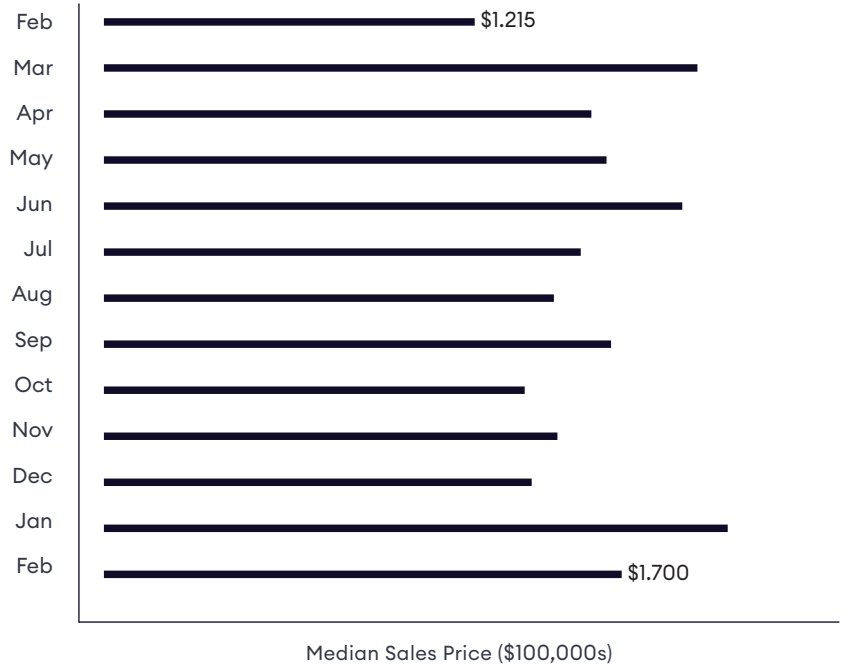
Median Sales Price **39.9% Δ YOY**

\$585

Average \$/SF **-5.2% Δ YOY**

117

Properties For Sale **12.5% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,215,000	\$1,476,250	\$1,488,000	\$1,700,000	39.9%
Average Price per Square Foot	\$617	\$665	\$641	\$585	-5.2%
Properties Sold	9	12	21	13	44.4%
Properties Pending Sale	16	17	17	14	-12.5%
Properties For Sale	104	145	117	117	12.5%
Days on Market (Pending Sale)	27	31	34	37	37.2%
Percent Under Contract	15.4%	11.7%	14.5%	12.0%	-22.2%
Average Median Price for Last 12 Months	\$1,644,625	\$1,614,333	\$1,717,667	\$1,618,635	-1.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Tarzana Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Toluca Lake

Single Family Residences, February 2025



Current Market Snapshot

\$2,418,000

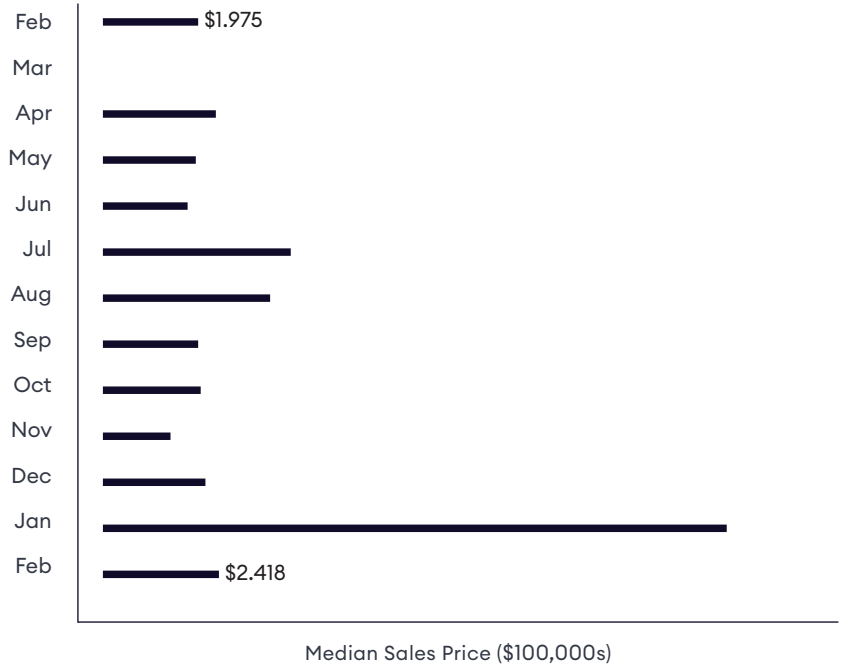
Median Sales Price **22.4% Δ YOY**

\$827

Average \$/SF **-17.7% Δ YOY**

28

Properties For Sale **133.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,975,000	\$3,510,000	\$1,385,000	\$2,418,000	22.4%
Average Price per Square Foot	\$1,005	\$966	\$725	\$827	-17.7%
Properties Sold	4	5	3	3	-25.0%
Properties Pending Sale	1	3	1	4	300.0%
Properties For Sale	12	28	25	28	133.3%
Days on Market (Pending Sale)	24	24	211	16	-34.4%
Percent Under Contract	8.3%	10.7%	4.0%	14.3%	71.4%
Average Median Price for Last 12 Months	\$1,506,333	\$3,864,511	\$5,932,667	\$2,973,043	97.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Toluca Lake Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Valley Village

Single Family Residences, February 2025



Current Market Snapshot

\$1,610,000

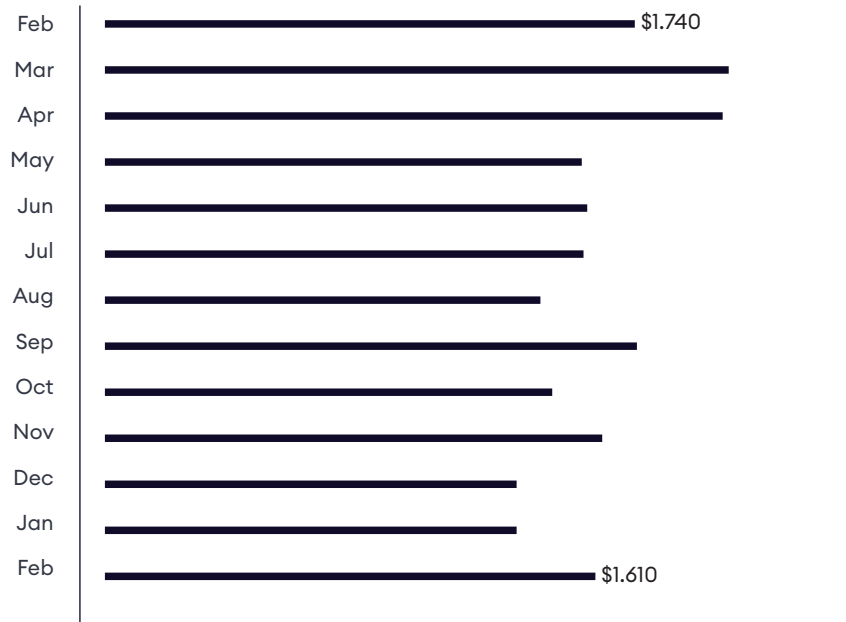
Median Sales Price -7.5% Δ YOY

\$786

Average \$/SF 6.1% Δ YOY

69

Properties For Sale 40.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,740,000	\$1,428,500	\$1,632,500	\$1,610,000	-7.5%
Average Price per Square Foot	\$741	\$763	\$759	\$786	6.1%
Properties Sold	16	14	9	13	-18.8%
Properties Pending Sale	12	12	7	14	16.7%
Properties For Sale	49	58	51	69	40.8%
Days on Market (Pending Sale)	39	32	41	23	-40.1%
Percent Under Contract	24.5%	20.7%	13.7%	20.3%	-17.1%
Average Median Price for Last 12 Months	\$1,509,500	\$1,526,167	\$1,436,667	\$1,624,942	7.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Valley Village Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Westlake Village

Single Family Residences, February 2025



Current Market Snapshot

\$1,917,500

Median Sales Price **7.3% Δ YOY**

\$702

Average \$/SF **1.6% Δ YOY**

120

Properties For Sale **15.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,787,500	\$1,845,500	\$1,825,000	\$1,917,500	7.3%
Average Price per Square Foot	\$691	\$796	\$687	\$702	1.6%
Properties Sold	14	20	31	22	57.1%
Properties Pending Sale	20	24	27	24	20.0%
Properties For Sale	104	141	116	120	15.4%
Days on Market (Pending Sale)	68	39	70	31	-54.0%
Percent Under Contract	19.2%	17.0%	23.3%	20.0%	4.0%
Average Median Price for Last 12 Months	\$1,793,271	\$1,892,750	\$1,860,833	\$1,859,019	3.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westlake Village Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Woodland Hills

Single Family Residences, February 2025



Current Market Snapshot

\$1,375,000

Median Sales Price **2.3% Δ YOY**

\$645

Average \$/SF **1.4% Δ YOY**

255

Properties For Sale **22.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,343,540	\$1,350,000	\$1,335,000	\$1,375,000	2.3%
Average Price per Square Foot	\$636	\$660	\$611	\$645	1.4%
Properties Sold	37	68	29	34	-8.1%
Properties Pending Sale	48	41	40	45	-6.2%
Properties For Sale	208	288	271	255	22.6%
Days on Market (Pending Sale)	28	32	39	39	42.0%
Percent Under Contract	23.1%	14.2%	14.8%	17.6%	-23.5%
Average Median Price for Last 12 Months	\$1,337,295	\$1,359,875	\$1,358,417	\$1,349,330	0.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Woodland Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Gabriel Valley Macro Market

Single Family Residences, February 2025



Current Market Snapshot

\$1,369,000

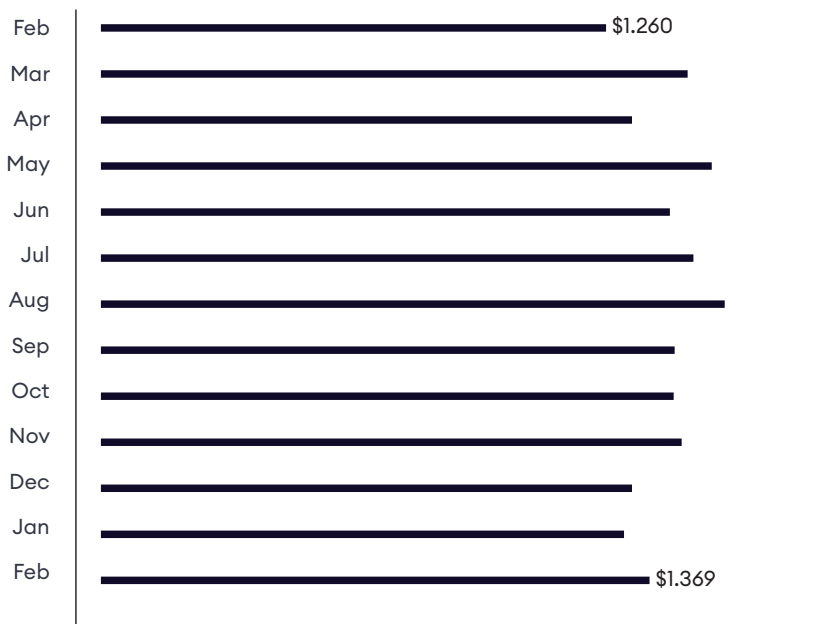
Median Sales Price **8.7% Δ YOY**

\$827

Average \$/SF **5.2% Δ YOY**

717

Properties For Sale **-6.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,260,000	\$1,557,500	\$1,449,500	\$1,369,000	8.7%
Average Price per Square Foot	\$786	\$800	\$850	\$827	5.2%
Properties Sold	133	194	163	124	-6.8%
Properties Pending Sale	140	168	158	162	15.7%
Properties For Sale	763	929	846	717	-6.0%
Days on Market (Pending Sale)	31	31	28	35	13.1%
Percent Under Contract	18.3%	18.1%	18.7%	22.6%	23.1%
Average Median Price for Last 12 Months	\$1,317,953	\$1,384,991	\$1,333,000	\$1,410,842	7.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Gabriel Valley Macro Market Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Alhambra

Single Family Residences, February 2025



Current Market Snapshot

\$1,110,000

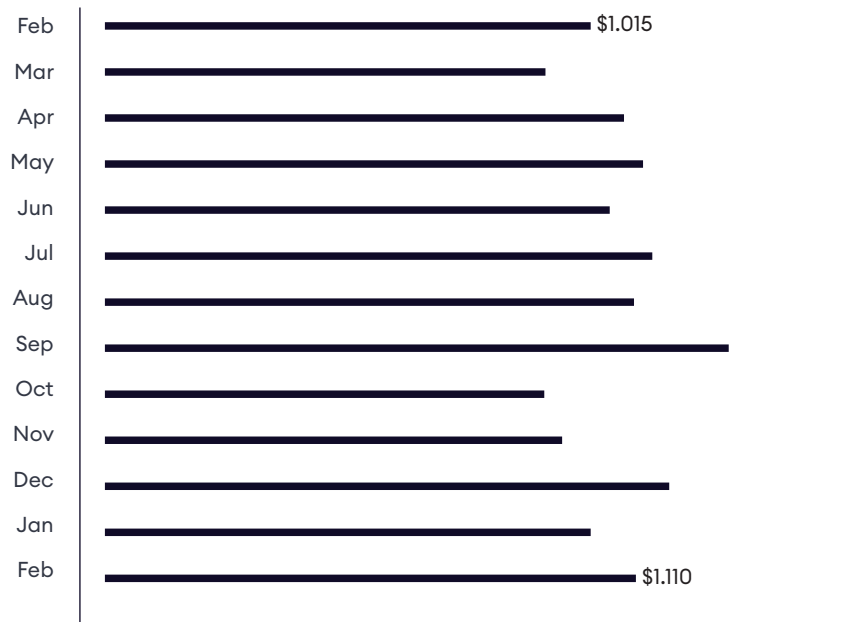
Median Sales Price **9.4% Δ YOY**

\$602

Average \$/SF **-8.2% Δ YOY**

46

Properties For Sale **17.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,015,000	\$1,106,000	\$955,000	\$1,110,000	9.4%
Average Price per Square Foot	\$656	\$682	\$710	\$602	-8.2%
Properties Sold	13	17	13	11	-15.4%
Properties Pending Sale	9	12	18	18	100.0%
Properties For Sale	39	66	73	46	17.9%
Days on Market (Pending Sale)	12	41	28	58	376.1%
Percent Under Contract	23.1%	18.2%	24.7%	39.1%	69.6%
Average Median Price for Last 12 Months	\$977,333	\$1,080,417	\$1,101,667	\$1,071,765	9.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Alhambra Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Altadena

Single Family Residences, February 2025



Current Market Snapshot

\$837,500

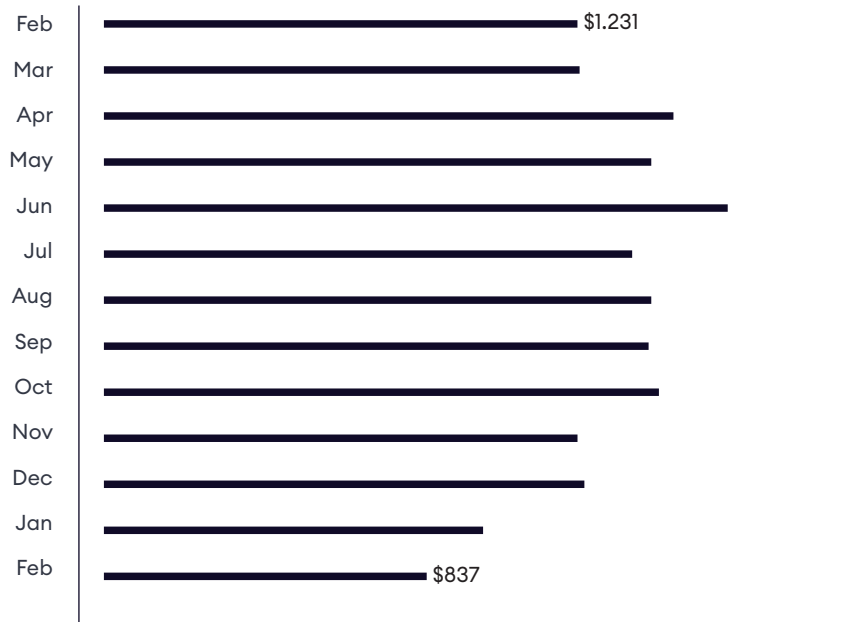
Median Sales Price **-32.0% Δ YOY**

\$804

Average \$/SF **18.8% Δ YOY**

56

Properties For Sale **-30.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,231,868	\$1,425,000	\$1,232,000	\$837,500	-32.0%
Average Price per Square Foot	\$677	\$810	\$819	\$804	18.8%
Properties Sold	14	29	13	4	-71.4%
Properties Pending Sale	21	18	16	9	-57.1%
Properties For Sale	80	85	74	56	-30.0%
Days on Market (Pending Sale)	34	31	21	32	-6.3%
Percent Under Contract	26.2%	21.2%	21.6%	16.1%	-38.8%
Average Median Price for Last 12 Months	\$1,322,365	\$1,194,583	\$1,024,167	\$1,305,374	-1.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Altadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,800,000

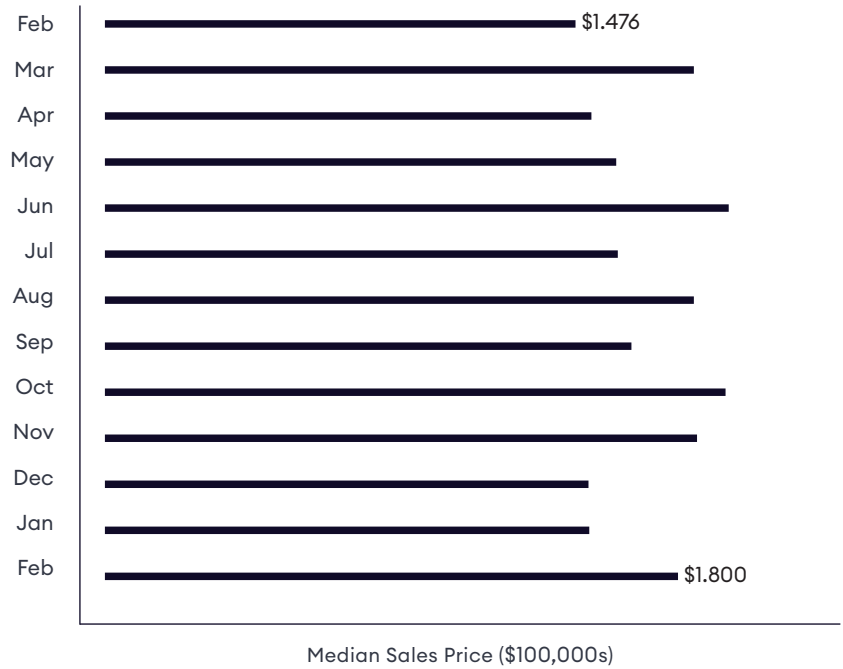
Median Sales Price **21.9% Δ YOY**

\$742

Average \$/SF **-4.1% Δ YOY**

119

Properties For Sale **-15.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,476,550	\$1,850,000	\$1,860,000	\$1,800,000	21.9%
Average Price per Square Foot	\$774	\$726	\$735	\$742	-4.1%
Properties Sold	16	33	25	15	-6.2%
Properties Pending Sale	29	33	19	21	-27.6%
Properties For Sale	140	168	140	119	-15.0%
Days on Market (Pending Sale)	40	29	33	38	-3.4%
Percent Under Contract	20.7%	19.6%	13.6%	17.6%	-14.8%
Average Median Price for Last 12 Months	\$1,630,778	\$1,716,750	\$1,612,500	\$1,706,059	4.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Arcadia Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$735,000

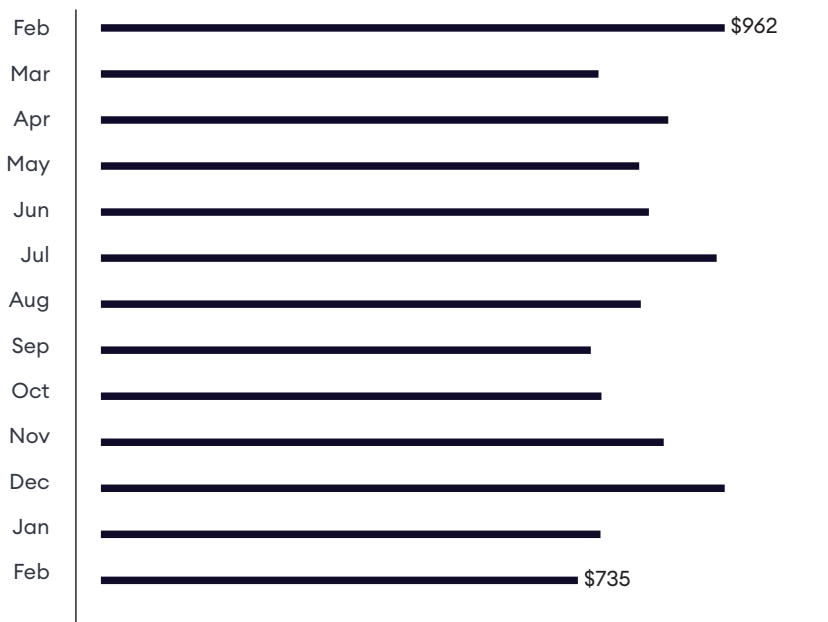
Median Sales Price **-23.6% Δ YOY**

\$561

Average \$/SF **-7.0% Δ YOY**

34

Properties For Sale **13.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$962,500	\$832,500	\$868,000	\$735,000	-23.6%
Average Price per Square Foot	\$603	\$636	\$589	\$561	-7.0%
Properties Sold	4	8	7	9	125.0%
Properties Pending Sale	7	10	8	10	42.9%
Properties For Sale	30	40	38	34	13.3%
Days on Market (Pending Sale)	24	26	36	45	86.5%
Percent Under Contract	23.3%	25.0%	21.1%	29.4%	26.1%
Average Median Price for Last 12 Months	\$792,646	\$810,333	\$822,500	\$840,303	6.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Duarte Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,395,000

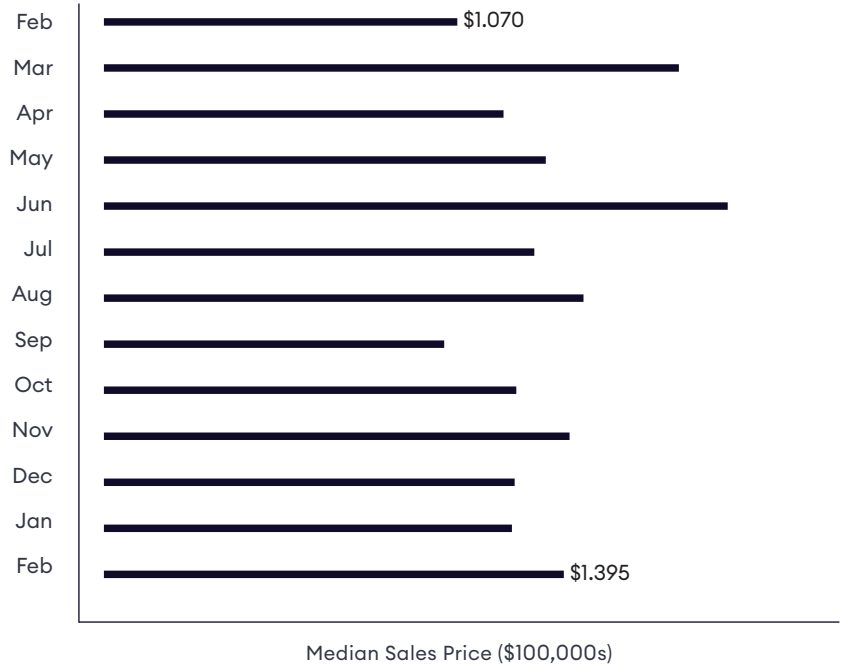
Median Sales Price **30.4% Δ YOY**

\$935

Average \$/SF **14.0% Δ YOY**

44

Properties For Sale **29.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,070,000	\$1,455,000	\$1,412,500	\$1,395,000	30.4%
Average Price per Square Foot	\$820	\$838	\$895	\$935	14.0%
Properties Sold	9	18	12	6	-33.3%
Properties Pending Sale	11	12	9	13	18.2%
Properties For Sale	34	52	45	44	29.4%
Days on Market (Pending Sale)	25	30	32	13	-47.0%
Percent Under Contract	32.4%	23.1%	20.0%	29.5%	-8.7%
Average Median Price for Last 12 Months	\$1,330,546	\$1,261,523	\$1,292,213	\$1,353,164	1.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Eagle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

La Canada Flintridge

Single Family Residences, February 2025



Current Market Snapshot

\$3,370,000

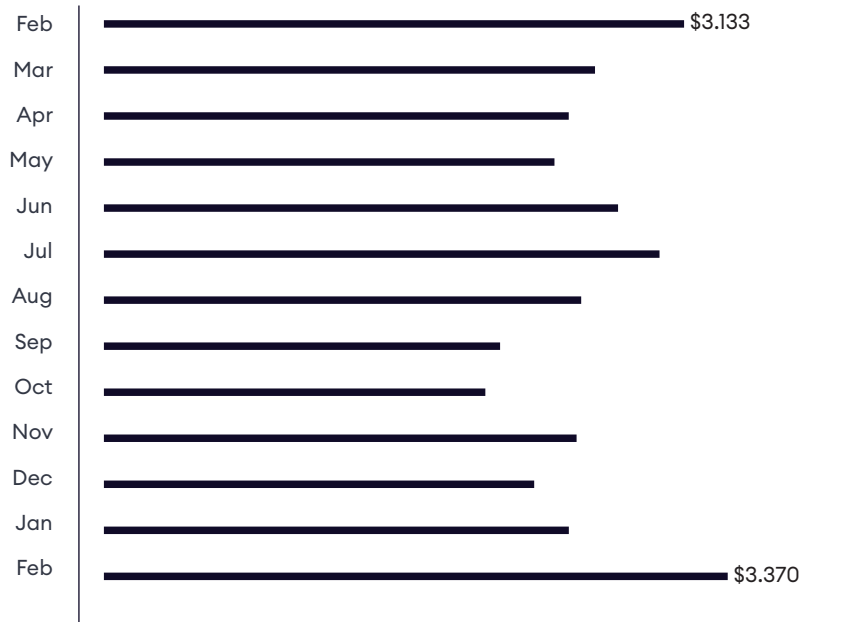
Median Sales Price **7.6% Δ YOY**

\$961

Average \$/SF **6.8% Δ YOY**

94

Properties For Sale **4.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,133,250	\$2,575,000	\$2,550,000	\$3,370,000	7.6%
Average Price per Square Foot	\$900	\$908	\$937	\$961	6.8%
Properties Sold	8	24	11	7	-12.5%
Properties Pending Sale	12	16	7	15	25.0%
Properties For Sale	90	101	78	94	4.4%
Days on Market (Pending Sale)	66	28	13	32	-50.7%
Percent Under Contract	13.3%	15.8%	9.0%	16.0%	19.7%
Average Median Price for Last 12 Months	\$2,482,313	\$2,489,667	\$2,732,667	\$2,616,058	5.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Canada Flintridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Monrovia

Single Family Residences, February 2025



Current Market Snapshot

\$950,000

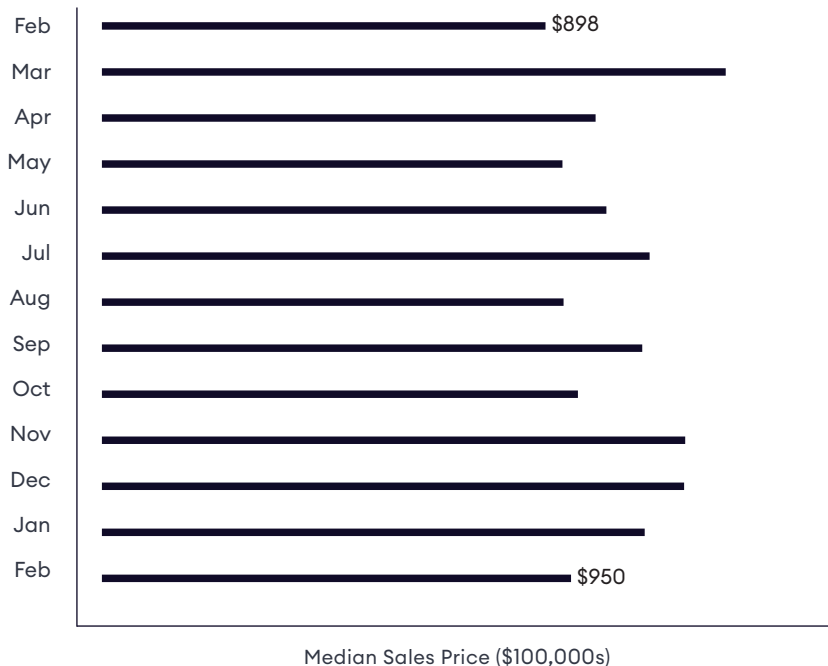
Median Sales Price **5.8% Δ YOY**

\$633

Average \$/SF **-16.2% Δ YOY**

56

Properties For Sale **-9.7% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$898,000	\$934,750	\$1,182,500	\$950,000	5.8%
Average Price per Square Foot	\$755	\$617	\$657	\$633	-16.2%
Properties Sold	11	10	16	11	0.0%
Properties Pending Sale	11	11	12	17	54.5%
Properties For Sale	62	67	59	56	-9.7%
Days on Market (Pending Sale)	21	20	24	32	54.8%
Percent Under Contract	17.7%	16.4%	20.3%	30.4%	71.1%
Average Median Price for Last 12 Months	\$1,009,800	\$1,078,625	\$1,076,750	\$1,048,769	3.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monrovia Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Pasadena

Single Family Residences, February 2025



Current Market Snapshot

\$1,585,115

Median Sales Price **7.8% Δ YOY**

\$946

Average \$/SF **14.8% Δ YOY**

247

Properties For Sale **10.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,470,000	\$1,600,000	\$1,557,500	\$1,585,115	7.8%
Average Price per Square Foot	\$824	\$844	\$882	\$946	14.8%
Properties Sold	50	55	46	44	-12.0%
Properties Pending Sale	38	47	41	56	47.4%
Properties For Sale	224	280	253	247	10.3%
Days on Market (Pending Sale)	31	32	28	21	-33.9%
Percent Under Contract	17.0%	16.8%	16.2%	22.7%	33.6%
Average Median Price for Last 12 Months	\$1,415,276	\$1,581,269	\$1,638,205	\$1,566,694	10.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pasadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Gabriel

Single Family Residences, February 2025



Current Market Snapshot

\$1,275,000

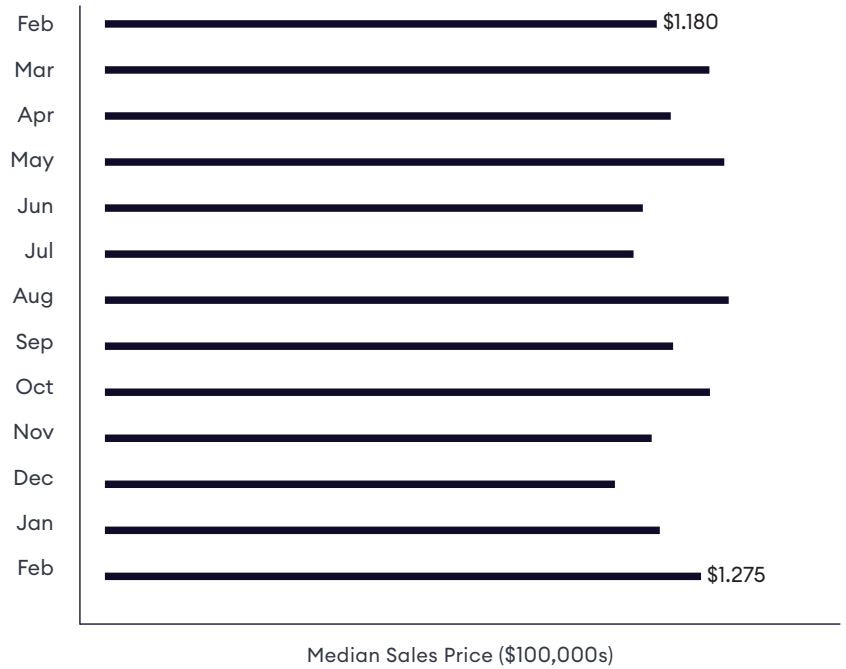
Median Sales Price **8.1% Δ YOY**

\$716

Average \$/SF **13.7% Δ YOY**

38

Properties For Sale **-17.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,180,000	\$1,334,500	\$1,169,000	\$1,275,000	8.1%
Average Price per Square Foot	\$630	\$728	\$783	\$716	13.7%
Properties Sold	11	10	10	13	18.2%
Properties Pending Sale	9	11	13	12	33.3%
Properties For Sale	46	55	43	38	-17.4%
Days on Market (Pending Sale)	15	24	26	44	199.4%
Percent Under Contract	19.6%	20.0%	30.2%	31.6%	61.4%
Average Median Price for Last 12 Months	\$1,169,996	\$1,204,946	\$1,183,833	\$1,219,398	4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Gabriel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Marino

Single Family Residences, February 2025



Current Market Snapshot

\$3,575,000

Median Sales Price **-5.9% Δ YOY**

\$1,074

Average \$/SF **-18.8% Δ YOY**

44

Properties For Sale **-27.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,800,000	\$3,525,000	\$3,848,500	\$3,575,000	-5.9%
Average Price per Square Foot	\$1,322	\$921	\$1,075	\$1,074	-18.8%
Properties Sold	3	10	12	6	100.0%
Properties Pending Sale	9	11	9	7	-22.2%
Properties For Sale	61	65	54	44	-27.9%
Days on Market (Pending Sale)	22	56	39	23	1.8%
Percent Under Contract	14.8%	16.9%	16.7%	15.9%	7.8%
Average Median Price for Last 12 Months	\$2,829,958	\$3,066,208	\$3,091,667	\$3,084,019	9.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Marino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Sierra Madre

Single Family Residences, February 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

34

Properties For Sale -2.9% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,174,500	\$1,480,000	\$1,043,000	\$0	-100.0%
Average Price per Square Foot	\$839	\$767	\$768	\$0	-100.0%
Properties Sold	4	9	7	0	-100.0%
Properties Pending Sale	5	7	5	4	-20.0%
Properties For Sale	35	45	39	34	-2.9%
Days on Market (Pending Sale)	91	16	28	37	-59.1%
Percent Under Contract	14.3%	15.6%	12.8%	11.8%	-17.6%
Average Median Price for Last 12 Months	\$1,600,271	\$1,048,000	\$963,333	\$1,288,119	-19.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sierra Madre Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

South Pasadena

Single Family Residences, February 2025



Current Market Snapshot

\$2,002,500

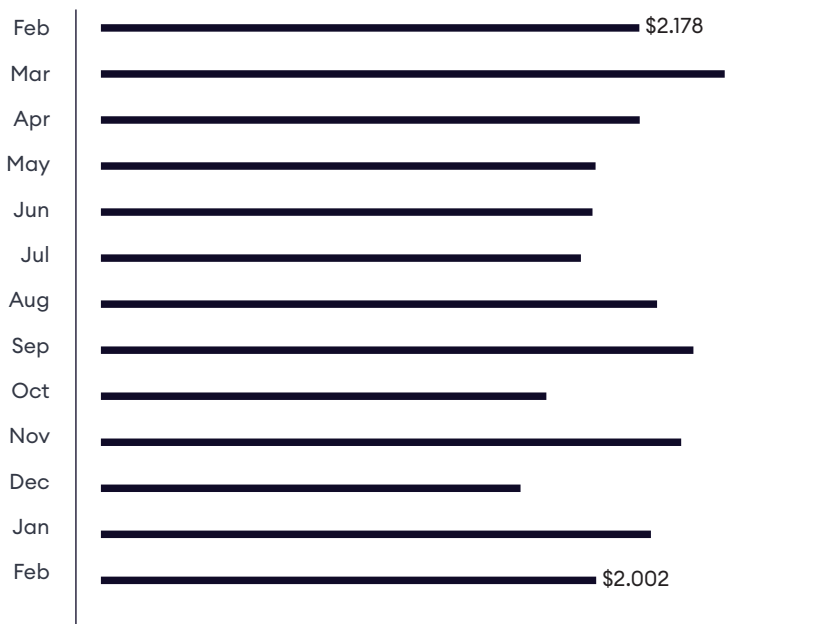
Median Sales Price -8.1% Δ YOY

\$866

Average \$/SF 9.2% Δ YOY

34

Properties For Sale -2.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,178,000	\$2,250,000	\$2,348,000	\$2,002,500	-8.1%
Average Price per Square Foot	\$793	\$1,081	\$1,122	\$866	9.2%
Properties Sold	6	9	11	10	66.7%
Properties Pending Sale	2	6	14	9	350.0%
Properties For Sale	35	47	61	34	-2.9%
Days on Market (Pending Sale)	13	16	27	69	434.2%
Percent Under Contract	5.7%	12.8%	23.0%	26.5%	363.2%
Average Median Price for Last 12 Months	\$1,874,958	\$2,078,042	\$1,974,167	\$2,117,588	12.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in South Pasadena Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Orange County

Single Family Residences

Orange County Macro	Mission Viejo
Aliso Viejo	Monarch Beach
Balboa Peninsula	Nelle Gail
Capistrano Beach	Newport Beach
Corona Del Mar	Newport Coast
Corona Del Mar - Spyglass	Newport Heights
Costa Mesa	Norco
Coto De Caza	North Tustin
Crystal Cove	Orange
Dana Point	Rancho Mission Viejo
East Bluff - Harbor View	Rancho Santa Margarita
East Costa Mesa	San Clemente
Costa Mesa	San Juan Capistrano
Fountain Valley	Santa Ana
Huntington Beach	Seal Beach
Irvine	Shady Canyon
Ladera Ranch	Turtle Ridge
Laguna Beach	Turtle Rock
Laguna Hills	Tustin
Laguna Niguel	Westminster
Laguna Woods	West Bay - Santa Ana
Lake Forest	Heights
Lantern Village In Dana Point	West Newport - Lido
Lower Newport Bay - Balboa Island	Yorba Linda



Orange County

At a Glance



Country	United States
State	California
Region	Greater Los Angeles
Formed	1889
County seat	Santa Ana
Largest City (Area)	Irvine
Largest City (Population)	Anaheim
Incorporated Cities	34
Area	
Total	948 mi ² (2,460km ²)
Land	799 mi ² (2,070km ²)
Water	157 mi ² (410km ²)
Highest Elevation	5,690 ft (1,730 m)
Population	
Total	3,186,989
Density	3,989/mi ² (1,540/km ²)
GDP	\$233 Billion

Orange County

Single Family Residences, February 2025



Current Market Snapshot

\$1,430,000

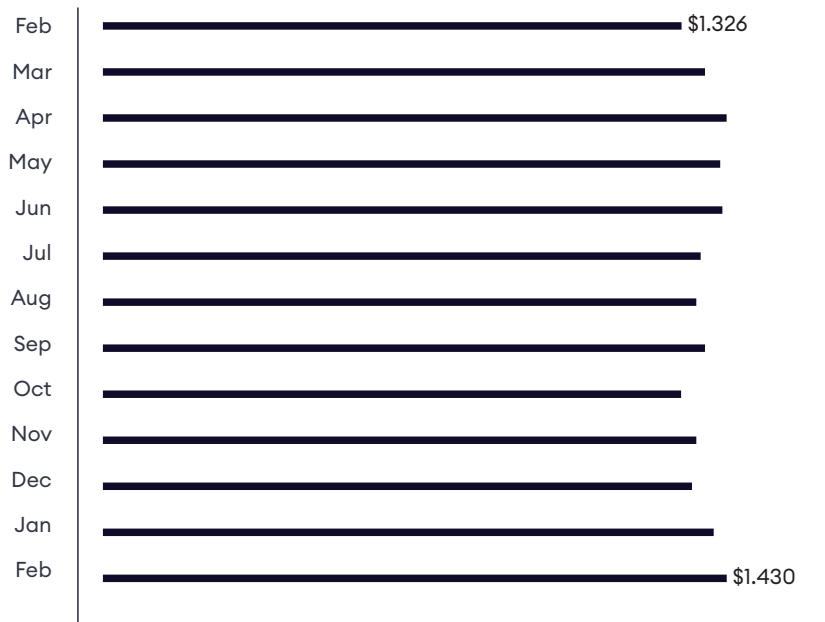
Median Sales Price **7.8% Δ YOY**

\$840

Average \$/SF **5.0% Δ YOY**

3,433

Properties For Sale **7.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,326,000	\$1,360,000	\$1,360,000	\$1,430,000	7.8%
Average Price per Square Foot	\$800	\$786	\$800	\$840	5.0%
Properties Sold	864	1140	958	859	-0.6%
Properties Pending Sale	989	1092	937	1013	2.4%
Properties For Sale	3,206	4,537	3,773	3,433	7.1%
Days on Market (Pending Sale)	25	27	40	34	32.5%
Percent Under Contract	30.8%	24.1%	24.8%	29.5%	-4.3%
Average Median Price for Last 12 Months	\$1,268,958	\$1,374,167	\$1,393,333	\$1,380,442	8.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Aliso Viejo

Single Family Residences, February 2025



Current Market Snapshot

\$1,590,000

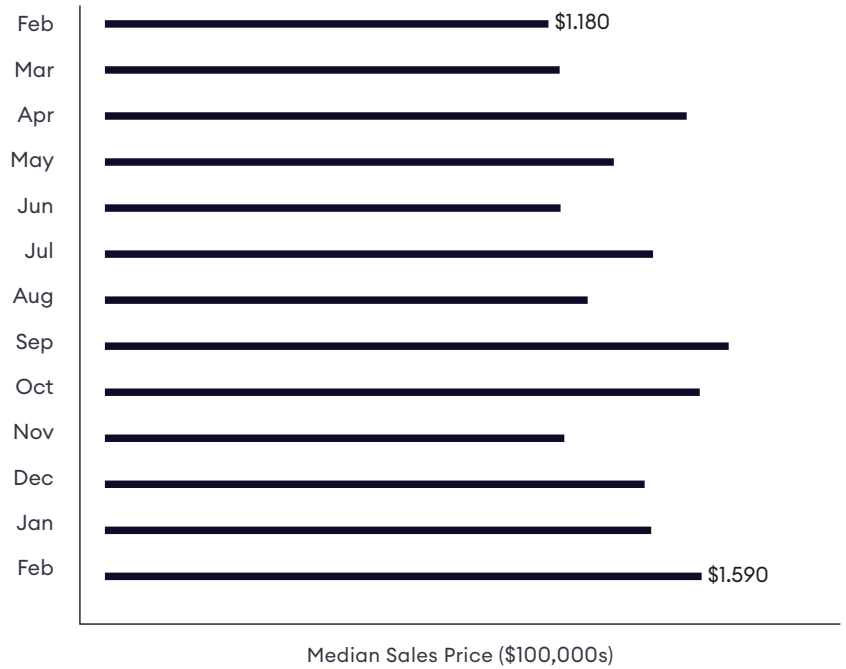
Median Sales Price **34.7% Δ YOY**

\$740

Average \$/SF **6.8% Δ YOY**

28

Properties For Sale **40.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,180,000	\$1,285,000	\$1,222,500	\$1,590,000	34.7%
Average Price per Square Foot	\$693	\$759	\$730	\$740	6.8%
Properties Sold	8	13	8	7	-12.5%
Properties Pending Sale	7	7	10	16	128.6%
Properties For Sale	20	29	24	28	40.0%
Days on Market (Pending Sale)	11	44	22	13	19.2%
Percent Under Contract	35.0%	24.1%	41.7%	57.1%	63.3%
Average Median Price for Last 12 Months	\$1,316,083	\$1,492,083	\$1,494,167	\$1,400,385	6.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Aliso Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Balboa Peninsula

Single Family Residences, February 2025



Current Market Snapshot

\$6,777,500

Median Sales Price n/a Δ YOY

\$2,520

Average \$/SF n/a Δ YOY

35

Properties For Sale 0.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$6,299,000	\$4,445,000	\$6,777,500	n/a
Average Price per Square Foot	\$0	\$2,099	\$2,226	\$2,520	n/a
Properties Sold	0	5	5	4	n/a
Properties Pending Sale	3	5	1	5	66.7%
Properties For Sale	35	42	31	35	0.0%
Days on Market (Pending Sale)	174	75	156	31	-82.0%
Percent Under Contract	8.6%	11.9%	3.2%	14.3%	66.7%
Average Median Price for Last 12 Months	\$5,967,414	\$5,823,333	\$4,740,000	\$5,415,885	-9.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Balboa Peninsula Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Capistrano Beach

Single Family Residences, February 2025



Current Market Snapshot

\$2,000,000

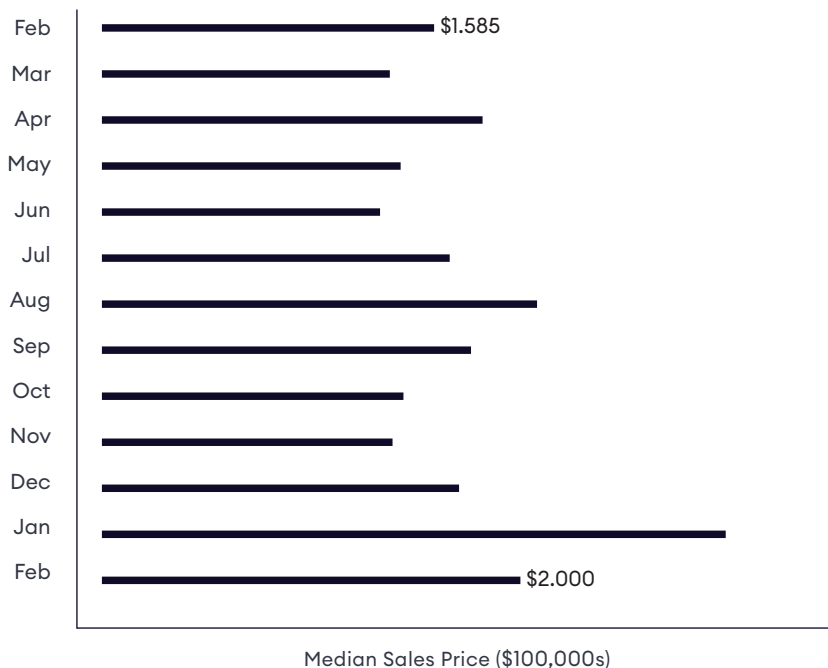
Median Sales Price **26.2% Δ YOY**

\$1,100

Average \$/SF **18.4% Δ YOY**

31

Properties For Sale **19.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,585,000	\$2,080,000	\$1,385,000	\$2,000,000	26.2%
Average Price per Square Foot	\$929	\$921	\$880	\$1,100	18.4%
Properties Sold	1	9	4	2	100.0%
Properties Pending Sale	4	3	8	7	75.0%
Properties For Sale	26	41	34	31	19.2%
Days on Market (Pending Sale)	43	49	74	24	-43.9%
Percent Under Contract	15.4%	7.3%	23.5%	22.6%	46.8%
Average Median Price for Last 12 Months	\$1,849,033	\$1,879,583	\$2,230,833	\$1,733,965	-6.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Capistrano Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Corona del Mar

Single Family Residences, February 2025



Current Market Snapshot

\$6,100,000

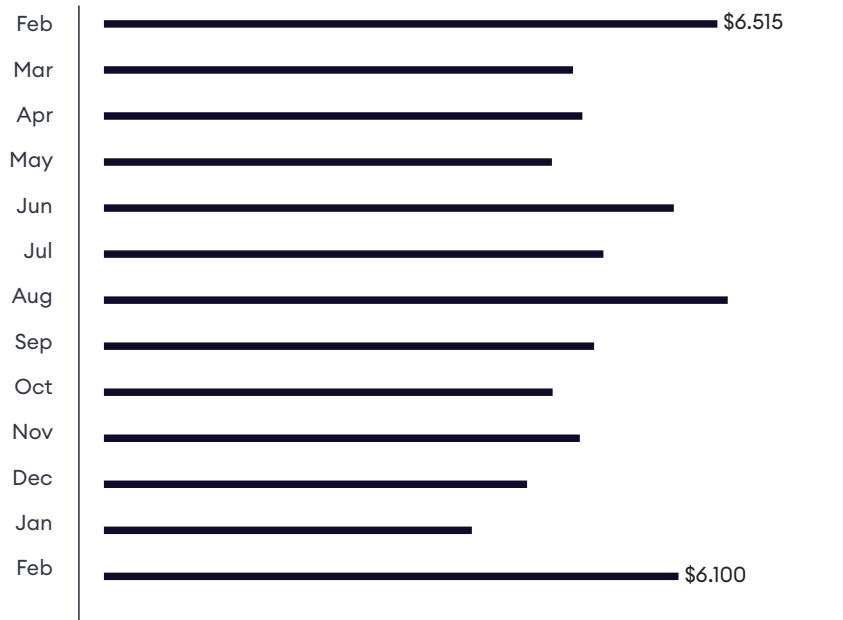
Median Sales Price **-6.4% Δ YOY**

\$2,241

Average \$/SF **2.8% Δ YOY**

66

Properties For Sale **-7.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$6,515,000	\$6,625,000	\$5,047,500	\$6,100,000	-6.4%
Average Price per Square Foot	\$2,179	\$2,102	\$1,990	\$2,241	2.8%
Properties Sold	12	8	4	12	0.0%
Properties Pending Sale	15	9	9	11	-26.7%
Properties For Sale	71	76	82	66	-7.0%
Days on Market (Pending Sale)	59	28	89	58	-2.0%
Percent Under Contract	21.1%	11.8%	11.0%	16.7%	-21.1%
Average Median Price for Last 12 Months	\$5,244,125	\$4,914,365	\$4,827,062	\$5,290,399	0.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Corona del Mar - Spyglass

Single Family Residences, February 2025



Current Market Snapshot

\$6,100,000

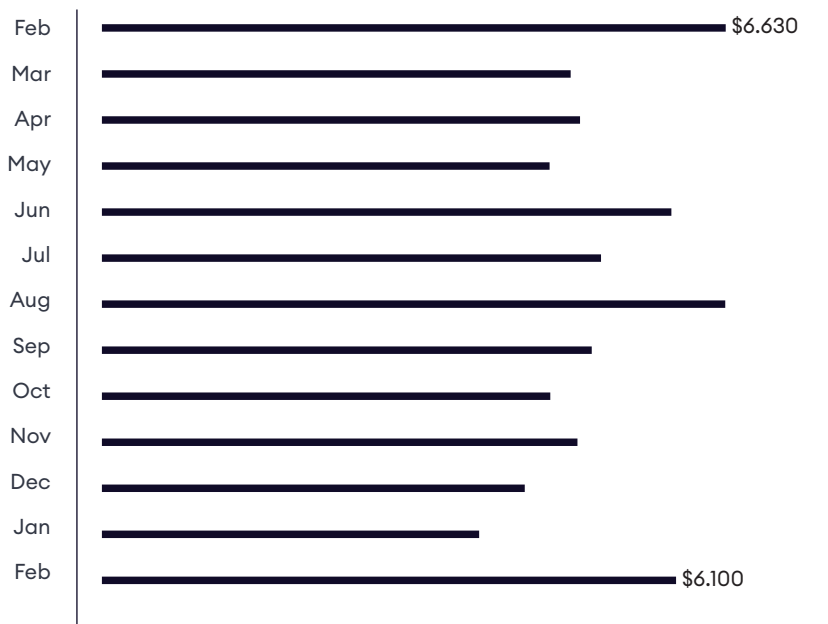
Median Sales Price **-8.0% Δ YOY**

\$2,241

Average \$/SF **2.8% Δ YOY**

66

Properties For Sale **-7.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$6,630,000	\$6,625,000	\$5,047,500	\$6,100,000	-8.0%
Average Price per Square Foot	\$2,181	\$2,102	\$1,990	\$2,241	2.8%
Properties Sold	11	8	4	12	9.1%
Properties Pending Sale	15	9	9	11	-26.7%
Properties For Sale	71	76	82	66	-7.0%
Days on Market (Pending Sale)	59	28	89	58	-2.0%
Percent Under Contract	21.1%	11.8%	11.0%	16.7%	-21.1%
Average Median Price for Last 12 Months	\$5,278,667	\$4,931,349	\$4,861,031	\$5,307,084	0.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar - Spyglass Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Costa Mesa

Single Family Residences, February 2025



Current Market Snapshot

\$1,615,000

Median Sales Price **-2.1% Δ YOY**

\$941

Average \$/SF **7.5% Δ YOY**

91

Properties For Sale **-2.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,650,000	\$1,475,000	\$1,650,000	\$1,615,000	-2.1%
Average Price per Square Foot	\$875	\$915	\$945	\$941	7.5%
Properties Sold	21	35	41	35	66.7%
Properties Pending Sale	24	33	31	40	66.7%
Properties For Sale	93	131	105	91	-2.2%
Days on Market (Pending Sale)	19	19	42	40	107.2%
Percent Under Contract	25.8%	25.2%	29.5%	44.0%	70.3%
Average Median Price for Last 12 Months	\$1,379,250	\$1,541,167	\$1,507,000	\$1,528,554	10.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Coto de Caza

Single Family Residences, February 2025



Current Market Snapshot

\$2,367,500

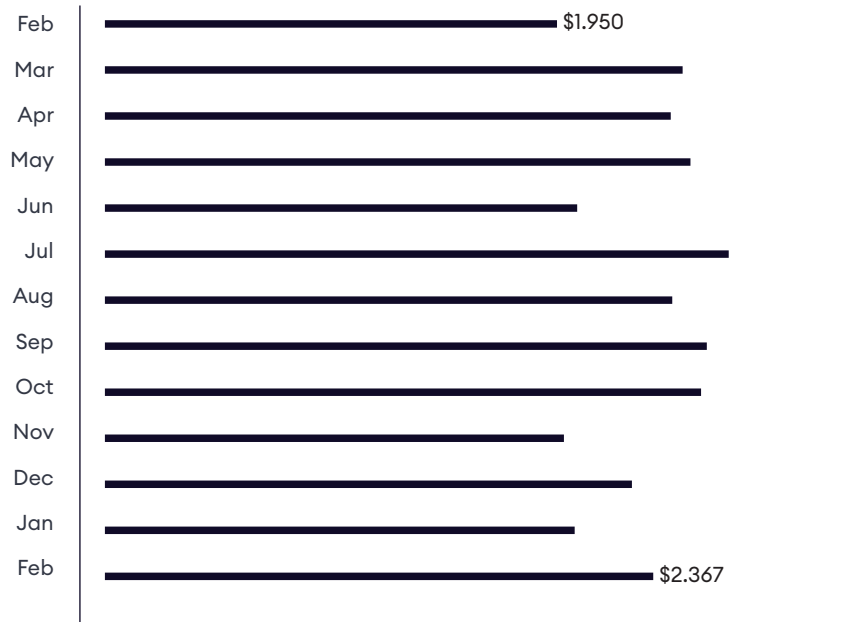
Median Sales Price **21.4% Δ YOY**

\$657

Average \$/SF **7.4% Δ YOY**

64

Properties For Sale **64.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,950,000	\$2,450,000	\$1,980,000	\$2,367,500	21.4%
Average Price per Square Foot	\$612	\$650	\$695	\$657	7.4%
Properties Sold	13	13	14	14	7.7%
Properties Pending Sale	16	9	9	15	-6.2%
Properties For Sale	39	51	49	64	64.1%
Days on Market (Pending Sale)	14	24	35	54	302.0%
Percent Under Contract	41.0%	17.6%	18.4%	23.4%	-42.9%
Average Median Price for Last 12 Months	\$1,971,908	\$2,304,021	\$2,223,042	\$2,340,317	18.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coto de Caza Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Crystal Cove

Single Family Residences, February 2025



Current Market Snapshot

No Sales

Median Sales Price n/a Δ YOY

No Sales

Average \$/SF n/a Δ YOY

10

Properties For Sale -33.3% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$0	\$9,500,000	\$0	n/a
Average Price per Square Foot	\$0	\$0	\$2,906	\$0	n/a
Properties Sold	0	0	1	0	n/a
Properties Pending Sale	0	4	0	0	n/a
Properties For Sale	15	24	16	10	-33.3%
Days on Market (Pending Sale)	0	78	0	0	n/a
Percent Under Contract	0.0%	16.7%	0.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$6,255,417	\$13,183,583	\$13,472,167	\$9,256,462	48.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Crystal Cove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Dana Point

Single Family Residences, February 2025



Current Market Snapshot

\$2,170,000

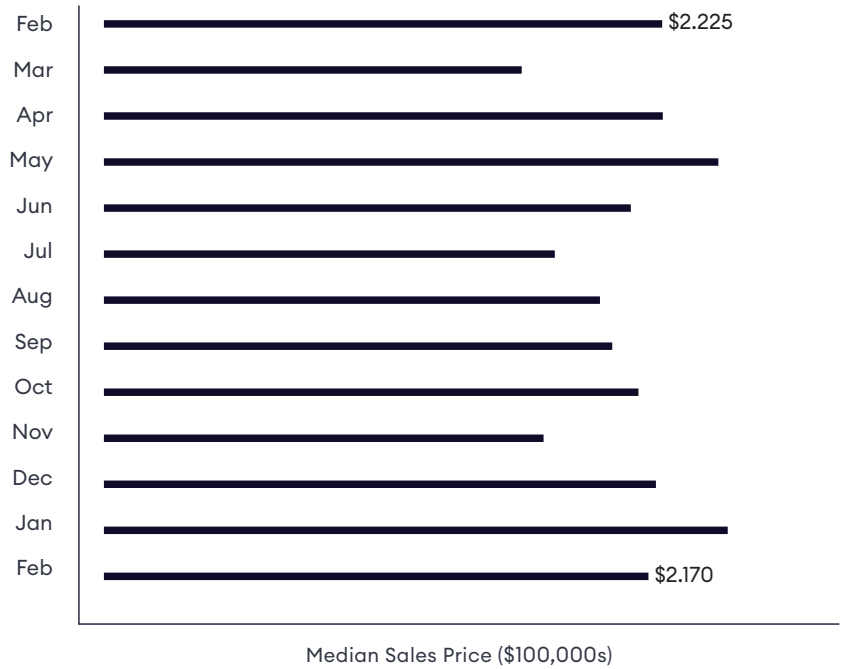
Median Sales Price **-2.5% Δ YOY**

\$1,249

Average \$/SF **-10.7% Δ YOY**

121

Properties For Sale **19.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,225,000	\$1,975,895	\$1,750,000	\$2,170,000	-2.5%
Average Price per Square Foot	\$1,398	\$1,151	\$1,153	\$1,249	-10.7%
Properties Sold	17	34	13	17	0.0%
Properties Pending Sale	17	24	24	23	35.3%
Properties For Sale	101	141	130	121	19.8%
Days on Market (Pending Sale)	55	77	53	62	12.3%
Percent Under Contract	16.8%	17.0%	18.5%	19.0%	12.9%
Average Median Price for Last 12 Months	\$1,981,583	\$2,127,083	\$2,285,833	\$2,092,146	5.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

East Bluff - Harbor View

Single Family Residences, February 2025



Current Market Snapshot

\$3,819,625

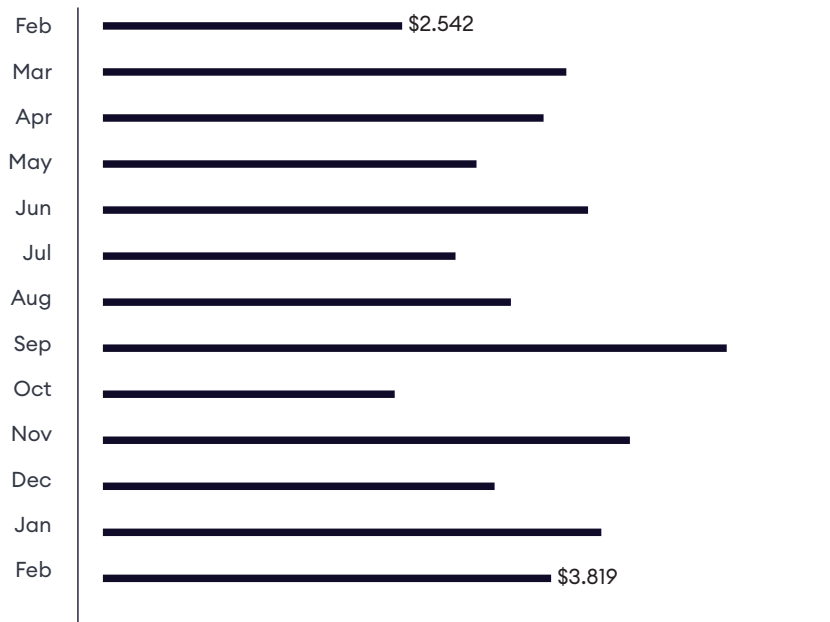
Median Sales Price **50.2% Δ YOY**

\$1,249

Average \$/SF **-1.7% Δ YOY**

43

Properties For Sale **-20.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,542,500	\$3,475,000	\$4,495,000	\$3,819,625	50.2%
Average Price per Square Foot	\$1,270	\$1,196	\$1,324	\$1,249	-1.7%
Properties Sold	12	11	15	10	-16.7%
Properties Pending Sale	14	10	12	13	-7.1%
Properties For Sale	54	56	46	43	-20.4%
Days on Market (Pending Sale)	23	39	49	64	179.8%
Percent Under Contract	25.9%	17.9%	26.1%	30.2%	16.6%
Average Median Price for Last 12 Months	\$3,166,375	\$3,950,563	\$3,801,542	\$3,672,471	16.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Bluff - Harbor View Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

East Costa Mesa

Single Family Residences, February 2025



Current Market Snapshot

\$2,105,000

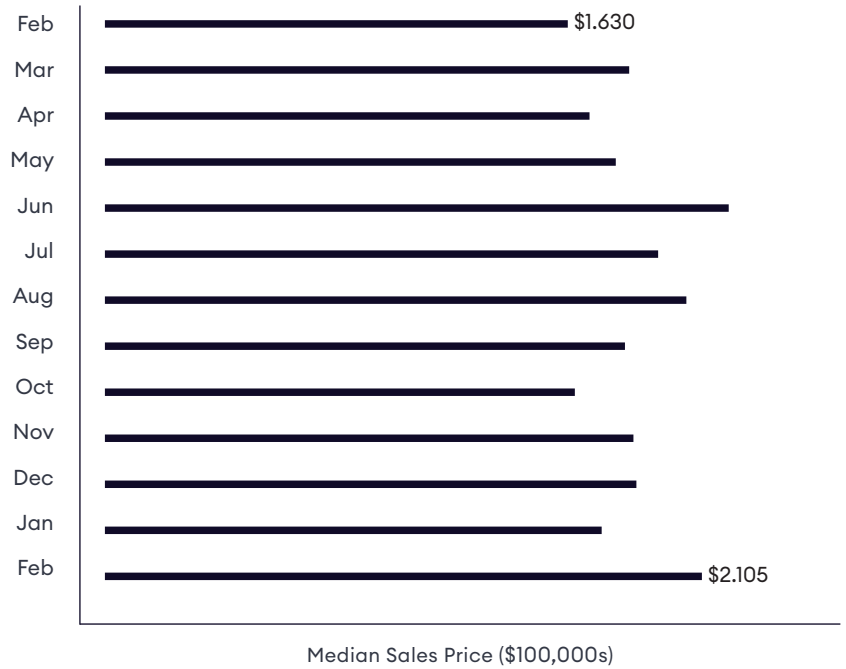
Median Sales Price **29.1% Δ YOY**

\$1,165

Average \$/SF **31.5% Δ YOY**

25

Properties For Sale **-16.7% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,630,000	\$2,050,000	\$1,862,500	\$2,105,000	29.1%
Average Price per Square Foot	\$886	\$1,270	\$1,258	\$1,165	31.5%
Properties Sold	9	6	10	10	11.1%
Properties Pending Sale	9	9	8	10	11.1%
Properties For Sale	30	38	32	25	-16.7%
Days on Market (Pending Sale)	27	15	53	34	25.7%
Percent Under Contract	30.0%	23.7%	25.0%	40.0%	33.3%
Average Median Price for Last 12 Months	\$1,750,417	\$1,846,333	\$1,909,333	\$1,866,346	6.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Fountain Valley

Single Family Residences, February 2025



Current Market Snapshot

\$1,570,000

Median Sales Price **16.1% Δ YOY**

\$728

Average \$/SF **14.1% Δ YOY**

68

Properties For Sale **19.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,352,500	\$1,450,000	\$1,400,000	\$1,570,000	16.1%
Average Price per Square Foot	\$638	\$673	\$700	\$728	14.1%
Properties Sold	18	19	17	15	-16.7%
Properties Pending Sale	18	15	12	23	27.8%
Properties For Sale	57	67	66	68	19.3%
Days on Market (Pending Sale)	10	14	17	16	62.1%
Percent Under Contract	31.6%	22.4%	18.2%	33.8%	7.1%
Average Median Price for Last 12 Months	\$1,301,271	\$1,484,167	\$1,521,667	\$1,444,915	11.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Fountain Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Huntington Beach

Single Family Residences, February 2025



Current Market Snapshot

\$1,582,500

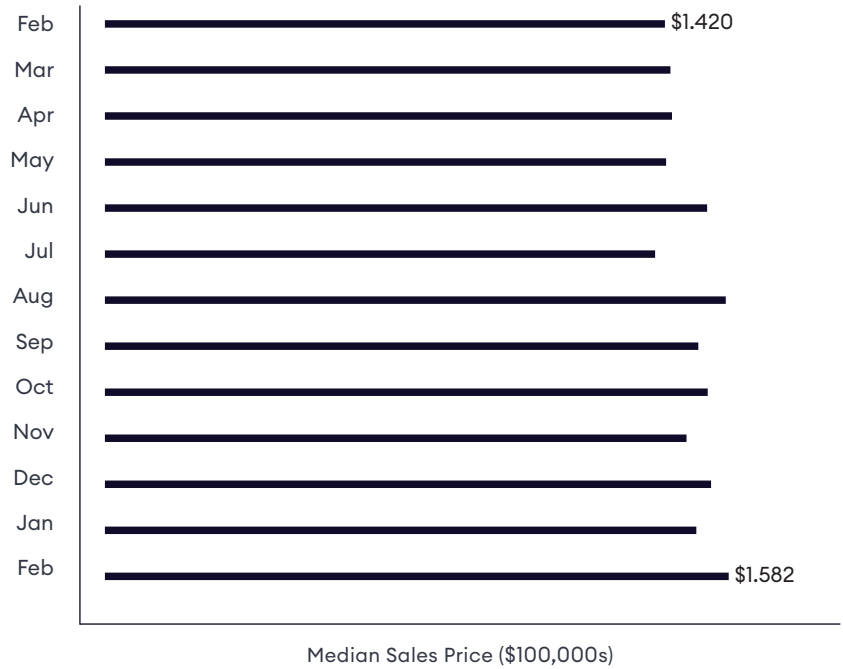
Median Sales Price **11.4% Δ YOY**

\$836

Average \$/SF **5.3% Δ YOY**

243

Properties For Sale **6.6% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,420,000	\$1,575,000	\$1,475,000	\$1,582,500	11.4%
Average Price per Square Foot	\$794	\$846	\$773	\$836	5.3%
Properties Sold	64	71	67	46	-28.1%
Properties Pending Sale	59	82	70	69	16.9%
Properties For Sale	228	341	264	243	6.6%
Days on Market (Pending Sale)	22	19	41	36	66.2%
Percent Under Contract	25.9%	24.0%	26.5%	28.4%	9.7%
Average Median Price for Last 12 Months	\$1,368,287	\$1,521,517	\$1,540,015	\$1,487,815	8.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Huntington Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$2,135,179

Median Sales Price 2.7% Δ YOY

\$951

Average \$/SF 6.1% Δ YOY

301

Properties For Sale 51.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,079,000	\$2,279,000	\$1,800,000	\$2,135,179	2.7%
Average Price per Square Foot	\$896	\$980	\$916	\$951	6.1%
Properties Sold	64	57	65	43	-32.8%
Properties Pending Sale	72	72	62	56	-22.2%
Properties For Sale	199	362	276	301	51.3%
Days on Market (Pending Sale)	27	28	45	37	35.5%
Percent Under Contract	36.2%	19.9%	22.5%	18.6%	-48.6%
Average Median Price for Last 12 Months	\$2,034,412	\$2,116,697	\$2,155,060	\$2,186,668	7.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Irvine Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Ladera Ranch

Single Family Residences, February 2025



Current Market Snapshot

\$1,460,000

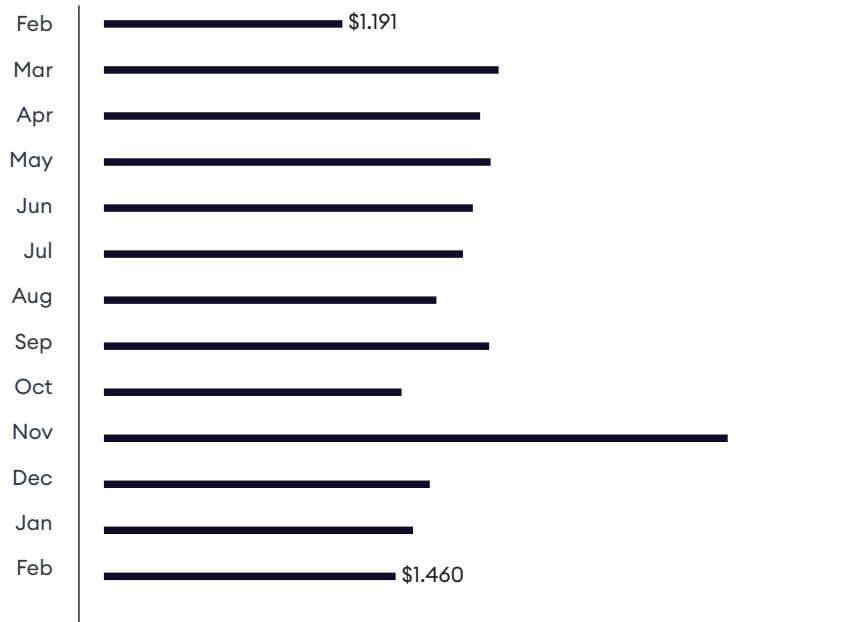
Median Sales Price **22.6% Δ YOY**

\$634

Average \$/SF **1.0% Δ YOY**

34

Properties For Sale **36.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,191,000	\$1,666,000	\$3,137,500	\$1,460,000	22.6%
Average Price per Square Foot	\$628	\$641	\$826	\$634	1.0%
Properties Sold	6	15	4	3	-50.0%
Properties Pending Sale	11	14	13	13	18.2%
Properties For Sale	25	40	39	34	36.0%
Days on Market (Pending Sale)	12	20	37	18	49.7%
Percent Under Contract	44.0%	35.0%	33.3%	38.2%	-13.1%
Average Median Price for Last 12 Months	\$1,847,625	\$1,866,750	\$1,546,833	\$1,808,793	-2.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Ranch Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Beach

Single Family Residences, February 2025



Current Market Snapshot

\$2,300,000

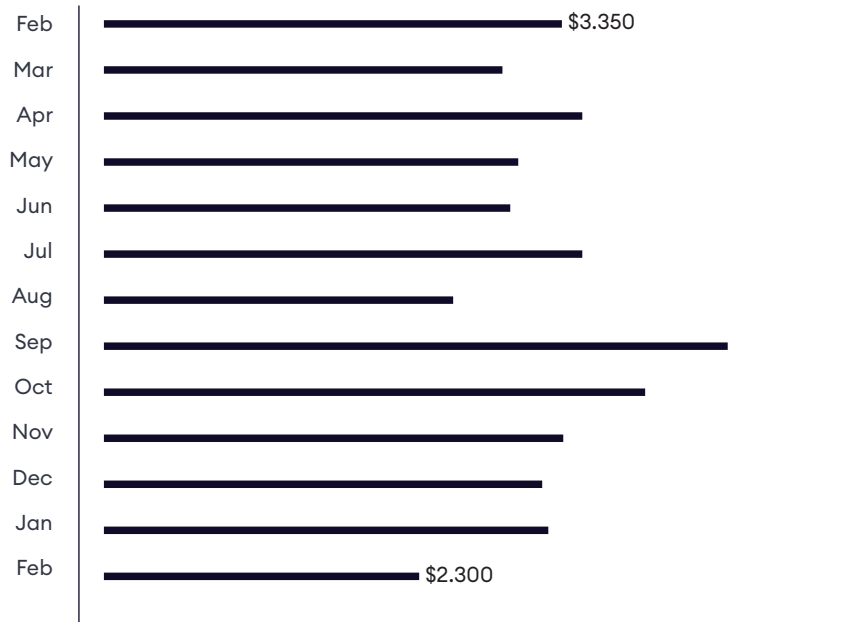
Median Sales Price **-31.3% Δ YOY**

\$1,591

Average \$/SF **-23.1% Δ YOY**

193

Properties For Sale **32.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,350,000	\$2,550,000	\$3,360,000	\$2,300,000	-31.3%
Average Price per Square Foot	\$2,070	\$1,346	\$1,712	\$1,591	-23.1%
Properties Sold	17	17	14	17	0.0%
Properties Pending Sale	20	15	22	17	-15.0%
Properties For Sale	146	201	182	193	32.2%
Days on Market (Pending Sale)	73	41	77	81	11.5%
Percent Under Contract	13.7%	7.5%	12.1%	8.8%	-35.7%
Average Median Price for Last 12 Months	\$3,208,293	\$3,441,250	\$2,918,333	\$3,266,058	1.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Hills

Single Family Residences, February 2025



Current Market Snapshot

\$1,600,000

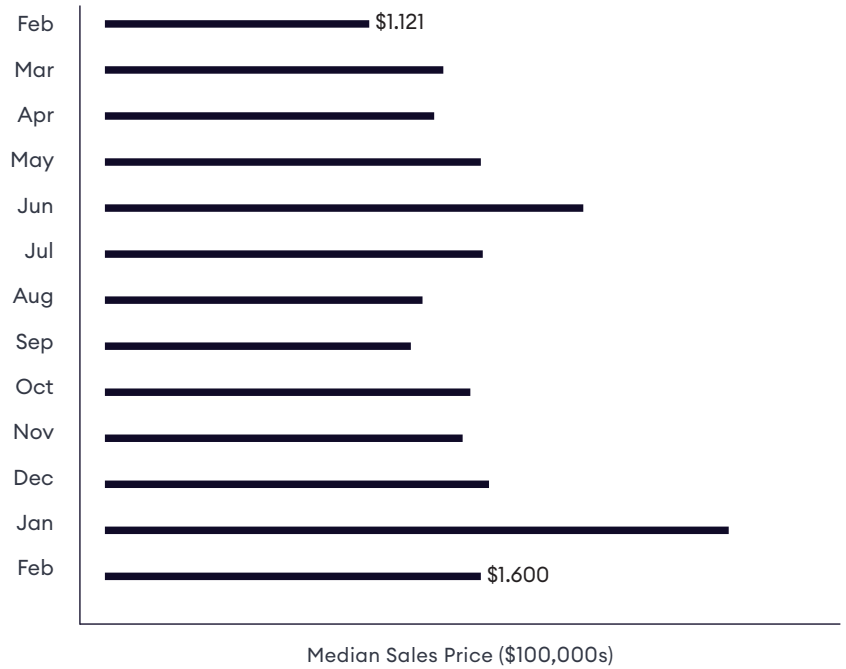
Median Sales Price **42.6% Δ YOY**

\$770

Average \$/SF **14.9% Δ YOY**

41

Properties For Sale **7.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,121,650	\$1,350,000	\$1,522,000	\$1,600,000	42.6%
Average Price per Square Foot	\$670	\$627	\$665	\$770	14.9%
Properties Sold	12	17	6	11	-8.3%
Properties Pending Sale	12	16	12	17	41.7%
Properties For Sale	38	63	42	41	7.9%
Days on Market (Pending Sale)	26	16	63	18	-31.9%
Percent Under Contract	31.6%	25.4%	28.6%	41.5%	31.3%
Average Median Price for Last 12 Months	\$1,378,600	\$1,712,417	\$1,965,833	\$1,602,518	16.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Niguel

Single Family Residences, February 2025



Current Market Snapshot

\$1,922,500

Median Sales Price **16.2% Δ YOY**

\$944

Average \$/SF **12.8% Δ YOY**

116

Properties For Sale **27.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,655,000	\$1,822,500	\$1,800,000	\$1,922,500	16.2%
Average Price per Square Foot	\$837	\$760	\$829	\$944	12.8%
Properties Sold	27	36	29	24	-11.1%
Properties Pending Sale	25	32	24	27	8.0%
Properties For Sale	91	150	123	116	27.5%
Days on Market (Pending Sale)	36	17	38	32	-10.3%
Percent Under Contract	27.5%	21.3%	19.5%	23.3%	-15.3%
Average Median Price for Last 12 Months	\$1,565,792	\$1,737,083	\$1,825,833	\$1,740,408	11.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Niguel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lake Forest

Single Family Residences, February 2025



Current Market Snapshot

\$1,375,000

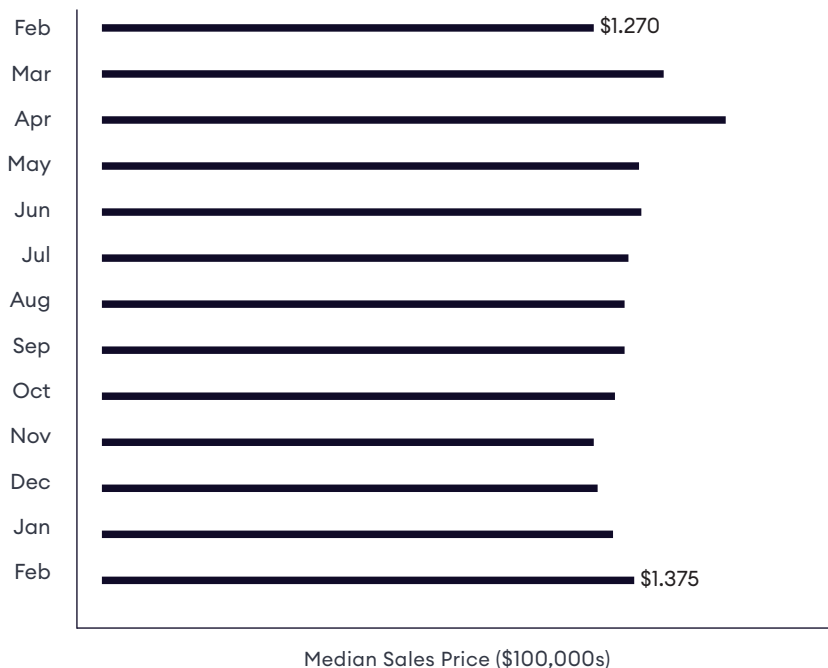
Median Sales Price **8.3% Δ YOY**

\$677

Average \$/SF **0.6% Δ YOY**

105

Properties For Sale **-7.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,270,000	\$1,350,000	\$1,270,000	\$1,375,000	8.3%
Average Price per Square Foot	\$673	\$670	\$666	\$677	0.6%
Properties Sold	21	44	32	33	57.1%
Properties Pending Sale	54	43	31	25	-53.7%
Properties For Sale	114	135	131	105	-7.9%
Days on Market (Pending Sale)	27	25	29	24	-13.4%
Percent Under Contract	47.4%	31.9%	23.7%	23.8%	-49.7%
Average Median Price for Last 12 Months	\$1,337,563	\$1,320,000	\$1,325,000	\$1,365,003	2.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lake Forest Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lantern Village in Dana Point

Single Family Residences, February 2025



Current Market Snapshot

\$2,335,000

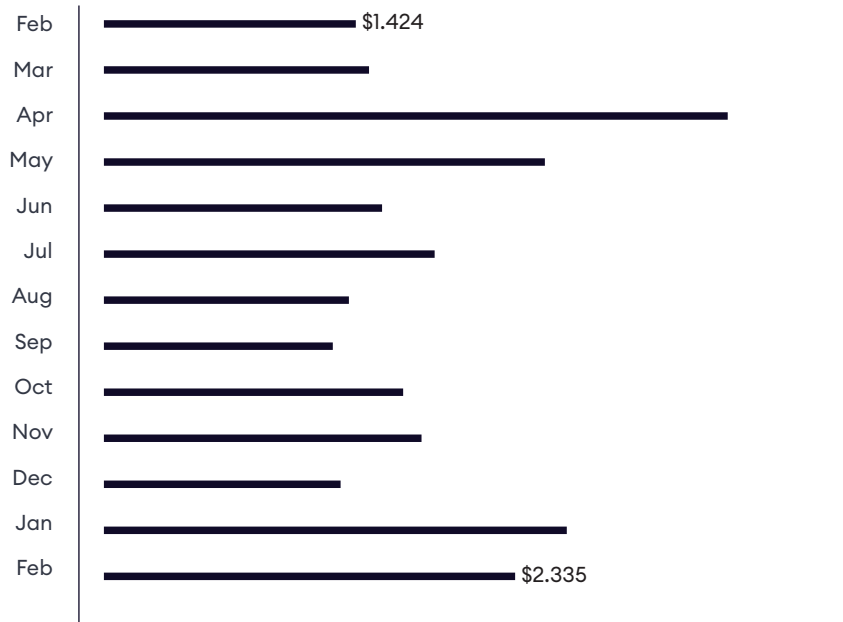
Median Sales Price **63.9% Δ YOY**

\$1,232

Average \$/SF **25.6% Δ YOY**

17

Properties For Sale **13.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,424,500	\$1,385,000	\$1,800,000	\$2,335,000	63.9%
Average Price per Square Foot	\$981	\$1,365	\$851	\$1,232	25.6%
Properties Sold	2	1	2	4	100.0%
Properties Pending Sale	4	3	3	4	0.0%
Properties For Sale	15	15	16	17	13.3%
Days on Market (Pending Sale)	66	17	114	83	25.4%
Percent Under Contract	26.7%	20.0%	18.8%	23.5%	-11.8%
Average Median Price for Last 12 Months	\$1,727,958	\$1,848,458	\$2,100,917	\$1,915,750	10.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lantern Village in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lower Newport Bay - Balboa Island

Single Family Residences, February 2025



Current Market Snapshot

\$5,100,000

Median Sales Price **-17.4% Δ YOY**

\$2,024

Average \$/SF **-16.3% Δ YOY**

19

Properties For Sale **58.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$6,177,500	\$4,937,500	\$7,635,000	\$5,100,000	-17.4%
Average Price per Square Foot	\$2,417	\$2,014	\$3,041	\$2,024	-16.3%
Properties Sold	4	3	2	5	25.0%
Properties Pending Sale	1	2	3	2	100.0%
Properties For Sale	12	20	20	19	58.3%
Days on Market (Pending Sale)	33	48	57	104	213.6%
Percent Under Contract	8.3%	10.0%	15.0%	10.5%	26.3%
Average Median Price for Last 12 Months	\$6,238,538	\$5,154,792	\$4,337,083	\$5,179,279	-17.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lower Newport Bay - Balboa Island Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Mission Viejo

Single Family Residences, February 2025



Current Market Snapshot

\$1,300,000

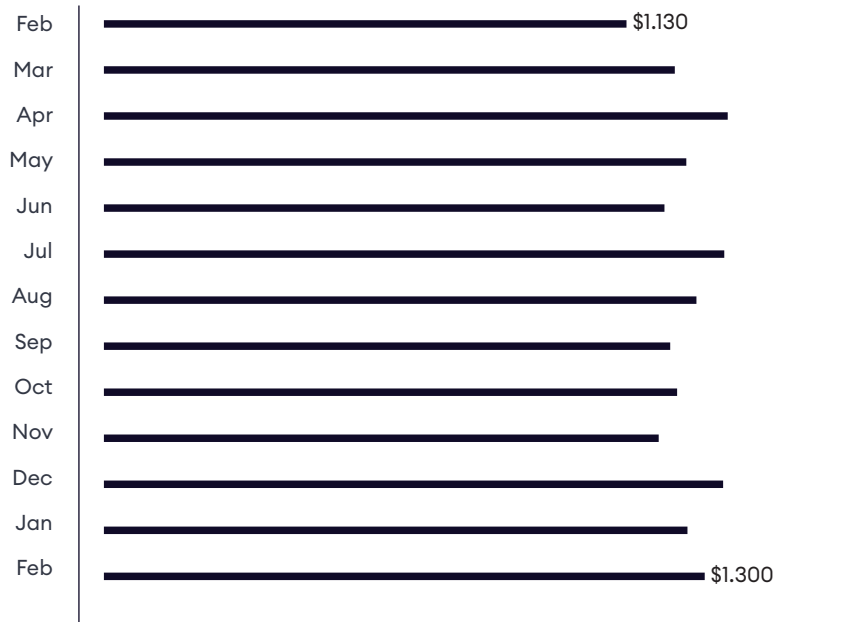
Median Sales Price **15.0% Δ YOY**

\$669

Average \$/SF **6.2% Δ YOY**

138

Properties For Sale **7.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,130,000	\$1,282,000	\$1,200,000	\$1,300,000	15.0%
Average Price per Square Foot	\$630	\$641	\$656	\$669	6.2%
Properties Sold	42	58	55	40	-4.8%
Properties Pending Sale	49	49	64	53	8.2%
Properties For Sale	129	185	176	138	7.0%
Days on Market (Pending Sale)	22	17	44	25	16.0%
Percent Under Contract	38.0%	26.5%	36.4%	38.4%	1.1%
Average Median Price for Last 12 Months	\$1,147,813	\$1,261,250	\$1,300,833	\$1,259,962	9.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Monarch Beach

Single Family Residences, February 2025



Current Market Snapshot

\$2,487,500

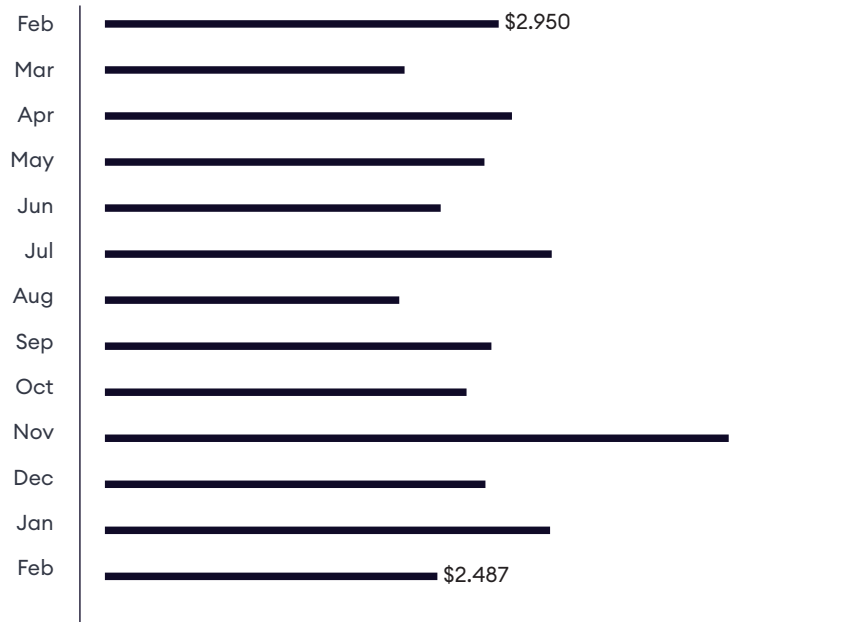
Median Sales Price -15.7% Δ YOY

\$1,531

Average \$/SF -9.8% Δ YOY

52

Properties For Sale 15.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,950,000	\$2,200,000	\$4,684,825	\$2,487,500	-15.7%
Average Price per Square Foot	\$1,697	\$1,419	\$1,478	\$1,531	-9.8%
Properties Sold	9	19	4	8	-11.1%
Properties Pending Sale	6	14	6	6	0.0%
Properties For Sale	45	67	55	52	15.6%
Days on Market (Pending Sale)	34	104	37	127	270.9%
Percent Under Contract	13.3%	20.9%	10.9%	11.5%	-13.5%
Average Median Price for Last 12 Months	\$2,970,414	\$3,160,387	\$2,891,667	\$2,931,333	-1.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monarch Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Beach

Single Family Residences, February 2025



Current Market Snapshot

\$4,750,000

Median Sales Price **24.0% Δ YOY**

\$1,708

Average \$/SF **-1.1% Δ YOY**

196

Properties For Sale **1.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,830,000	\$3,500,000	\$3,950,000	\$4,750,000	24.0%
Average Price per Square Foot	\$1,727	\$1,616	\$1,512	\$1,708	-1.1%
Properties Sold	29	41	43	35	20.7%
Properties Pending Sale	33	34	24	48	45.5%
Properties For Sale	194	229	180	196	1.0%
Days on Market (Pending Sale)	34	61	58	47	39.0%
Percent Under Contract	17.0%	14.8%	13.3%	24.5%	44.0%
Average Median Price for Last 12 Months	\$3,838,500	\$4,086,250	\$4,141,667	\$4,000,481	4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Coast

Single Family Residences, February 2025



Current Market Snapshot

\$5,620,000

Median Sales Price **-35.1% Δ YOY**

\$2,059

Average \$/SF **63.7% Δ YOY**

49

Properties For Sale **4.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$8,660,000	\$4,450,000	\$8,100,000	\$5,620,000	-35.1%
Average Price per Square Foot	\$1,258	\$1,542	\$2,206	\$2,059	63.7%
Properties Sold	2	6	4	4	100.0%
Properties Pending Sale	5	10	4	15	200.0%
Properties For Sale	47	65	57	49	4.3%
Days on Market (Pending Sale)	57	46	54	67	18.0%
Percent Under Contract	10.6%	15.4%	7.0%	30.6%	187.8%
Average Median Price for Last 12 Months	\$6,818,375	\$8,920,417	\$8,715,000	\$8,127,115	19.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Coast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Heights

Single Family Residences, February 2025



Current Market Snapshot

\$3,940,000

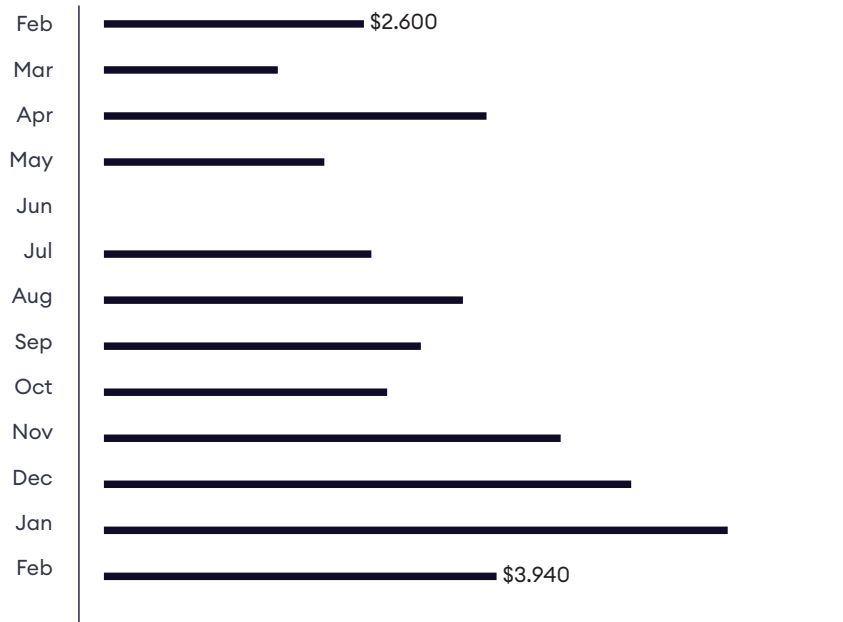
Median Sales Price **51.5% Δ YOY**

\$1,240

Average \$/SF **-6.6% Δ YOY**

25

Properties For Sale **8.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,600,000	\$3,600,000	\$4,587,500	\$3,940,000	51.5%
Average Price per Square Foot	\$1,328	\$1,580	\$1,531	\$1,240	-6.6%
Properties Sold	3	7	2	4	33.3%
Properties Pending Sale	4	5	0	9	125.0%
Properties For Sale	23	24	16	25	8.7%
Days on Market (Pending Sale)	37	52	0	64	72.4%
Percent Under Contract	17.4%	20.8%	0.0%	36.0%	107.0%
Average Median Price for Last 12 Months	\$4,309,500	\$4,351,997	\$5,171,667	\$3,288,883	-23.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$822,500

Median Sales Price -4.4% Δ YOY

\$461

Average \$/SF 9.5% Δ YOY

43

Properties For Sale 4.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$860,000	\$998,000	\$945,000	\$822,500	-4.4%
Average Price per Square Foot	\$421	\$447	\$443	\$461	9.5%
Properties Sold	11	21	15	14	27.3%
Properties Pending Sale	14	13	14	10	-28.6%
Properties For Sale	41	55	65	43	4.9%
Days on Market (Pending Sale)	45	33	32	30	-34.4%
Percent Under Contract	34.1%	23.6%	21.5%	23.3%	-31.9%
Average Median Price for Last 12 Months	\$862,625	\$884,167	\$899,167	\$904,885	4.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Norco Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

North Tustin

Single Family Residences, February 2025



Current Market Snapshot

\$1,975,000

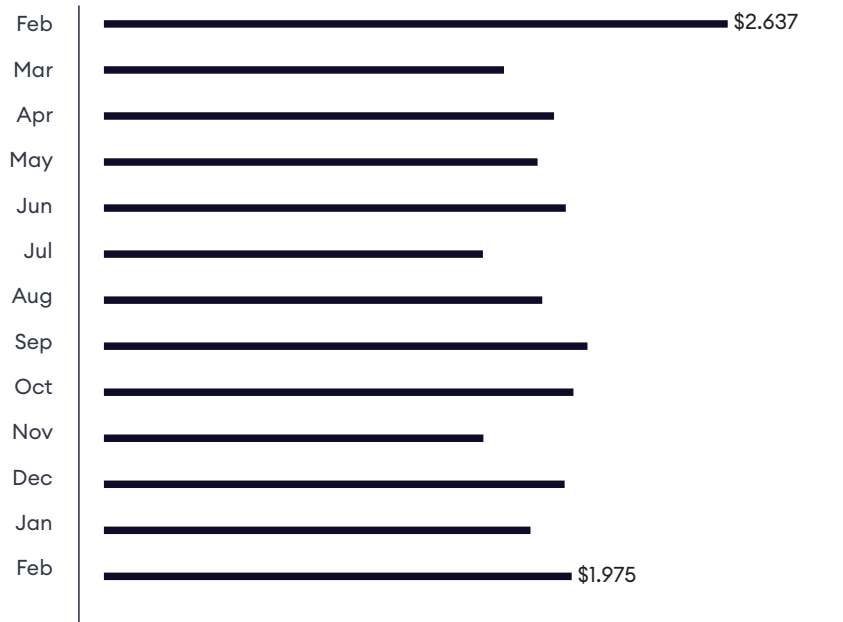
Median Sales Price **-25.1% Δ YOY**

\$720

Average \$/SF **3.9% Δ YOY**

44

Properties For Sale **12.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,637,500	\$1,850,000	\$1,600,000	\$1,975,000	-25.1%
Average Price per Square Foot	\$693	\$761	\$674	\$720	3.9%
Properties Sold	6	11	11	15	150.0%
Properties Pending Sale	14	15	10	14	0.0%
Properties For Sale	39	62	47	44	12.8%
Days on Market (Pending Sale)	57	41	40	30	-47.1%
Percent Under Contract	35.9%	24.2%	21.3%	31.8%	-11.4%
Average Median Price for Last 12 Months	\$1,860,125	\$1,890,750	\$1,906,667	\$1,907,500	2.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in North Tustin Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,230,000

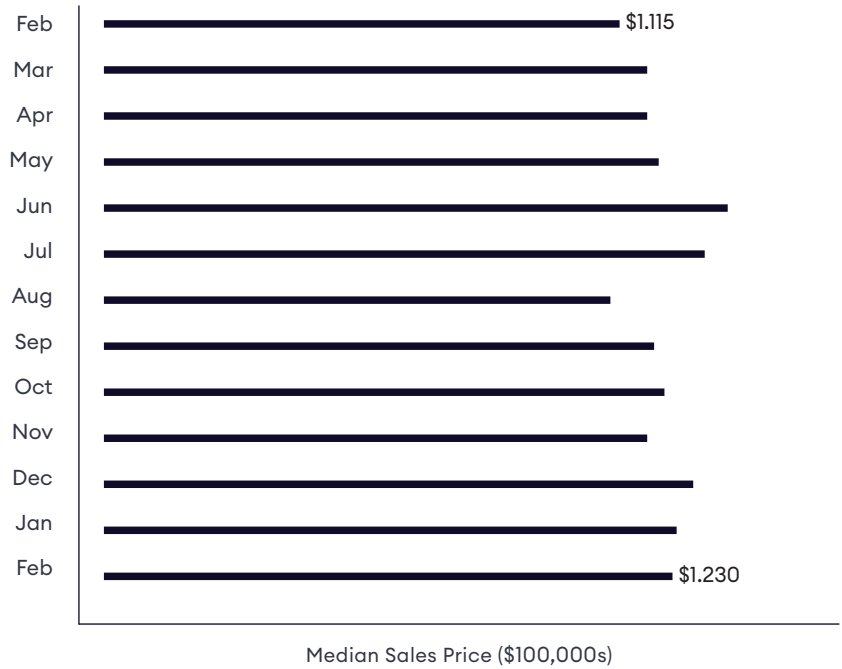
Median Sales Price **10.3% Δ YOY**

\$641

Average \$/SF **2.6% Δ YOY**

130

Properties For Sale **3.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,115,000	\$1,095,000	\$1,175,000	\$1,230,000	10.3%
Average Price per Square Foot	\$625	\$647	\$636	\$641	2.6%
Properties Sold	48	58	45	54	12.5%
Properties Pending Sale	45	45	40	50	11.1%
Properties For Sale	126	189	144	130	3.2%
Days on Market (Pending Sale)	24	21	36	34	42.5%
Percent Under Contract	35.7%	23.8%	27.8%	38.5%	7.7%
Average Median Price for Last 12 Months	\$1,079,125	\$1,220,250	\$1,248,000	\$1,210,115	12.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Mission Viejo

Single Family Residences, February 2025



Current Market Snapshot

\$1,523,750

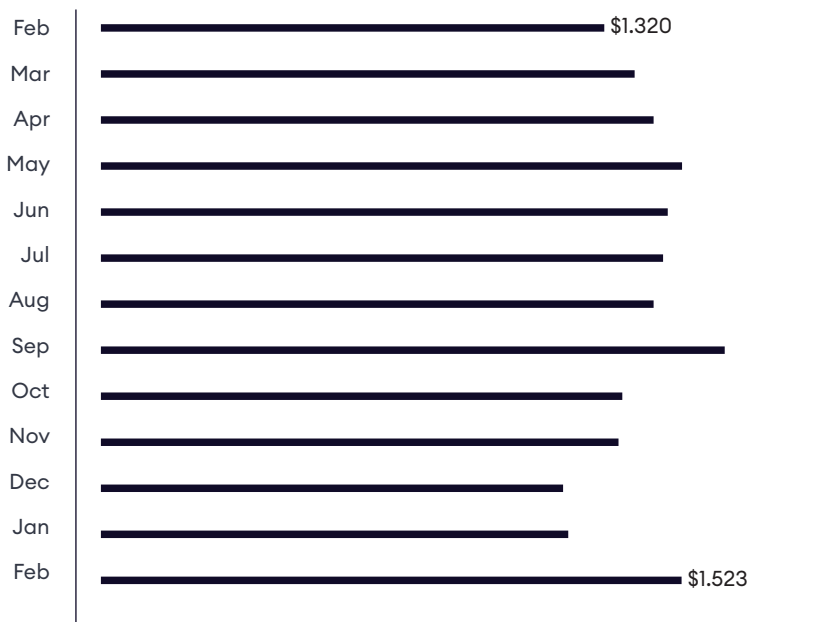
Median Sales Price **15.4% Δ YOY**

\$725

Average \$/SF **8.7% Δ YOY**

38

Properties For Sale **5.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,320,000	\$1,450,000	\$1,357,495	\$1,523,750	15.4%
Average Price per Square Foot	\$667	\$715	\$711	\$725	8.7%
Properties Sold	14	13	12	12	-14.3%
Properties Pending Sale	21	12	15	6	-71.4%
Properties For Sale	36	56	49	38	5.6%
Days on Market (Pending Sale)	24	18	43	62	159.9%
Percent Under Contract	58.3%	21.4%	30.6%	15.8%	-72.9%
Average Median Price for Last 12 Months	\$1,266,200	\$1,387,108	\$1,320,050	\$1,417,689	12.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Santa Margarita

Single Family Residences, February 2025



Current Market Snapshot

\$1,600,000

Median Sales Price **12.3% Δ YOY**

\$618

Average \$/SF **7.9% Δ YOY**

55

Properties For Sale **25.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,425,000	\$1,200,000	\$1,415,000	\$1,600,000	12.3%
Average Price per Square Foot	\$573	\$658	\$631	\$618	7.9%
Properties Sold	21	27	13	17	-19.0%
Properties Pending Sale	20	21	17	18	-10.0%
Properties For Sale	44	75	54	55	25.0%
Days on Market (Pending Sale)	13	15	50	44	229.6%
Percent Under Contract	45.5%	28.0%	31.5%	32.7%	-28.0%
Average Median Price for Last 12 Months	\$1,285,490	\$1,389,083	\$1,431,500	\$1,356,146	5.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Santa Margarita Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Clemente

Single Family Residences, February 2025



Current Market Snapshot

\$1,765,500

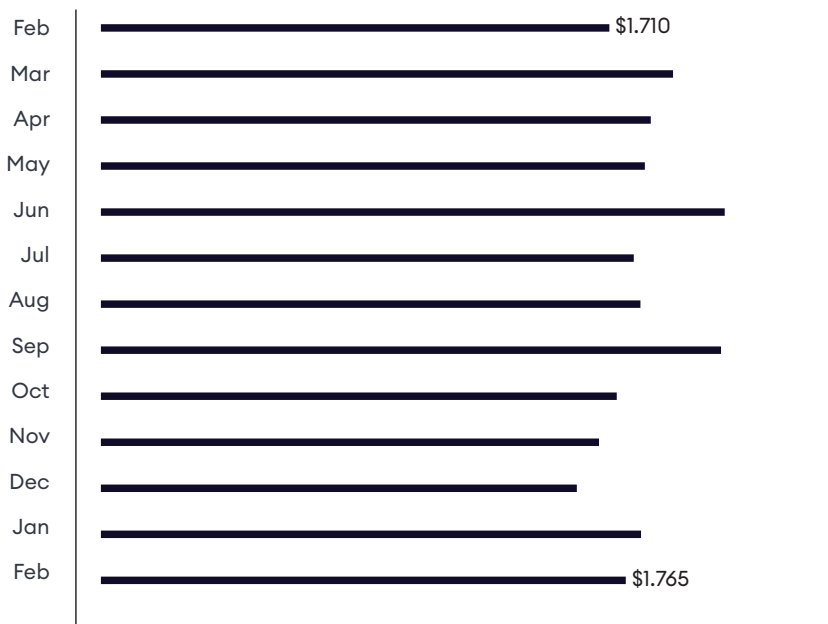
Median Sales Price **3.2% Δ YOY**

\$800

Average \$/SF **3.9% Δ YOY**

146

Properties For Sale **-3.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,710,000	\$1,815,000	\$1,675,000	\$1,765,500	3.2%
Average Price per Square Foot	\$770	\$806	\$763	\$800	3.9%
Properties Sold	32	44	37	34	6.2%
Properties Pending Sale	39	50	35	33	-15.4%
Properties For Sale	152	209	158	146	-3.9%
Days on Market (Pending Sale)	27	44	55	45	64.7%
Percent Under Contract	25.7%	23.9%	22.2%	22.6%	-11.9%
Average Median Price for Last 12 Months	\$1,729,417	\$1,780,000	\$1,727,500	\$1,823,288	5.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Clemente Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Juan Capistrano

Single Family Residences, February 2025



Current Market Snapshot

\$1,587,500

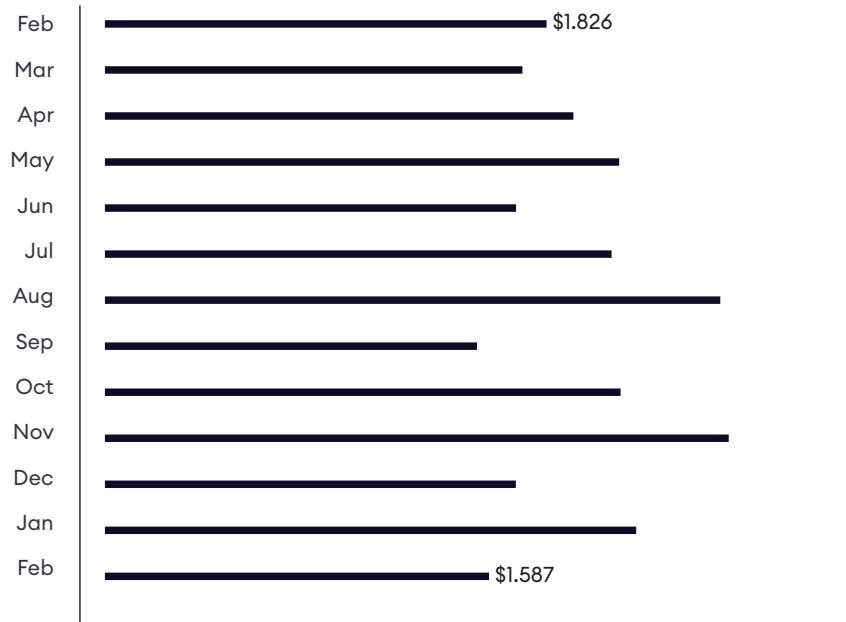
Median Sales Price -13.1% Δ YOY

\$753

Average \$/SF 4.6% Δ YOY

70

Properties For Sale -17.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,826,995	\$2,550,000	\$2,585,000	\$1,587,500	-13.1%
Average Price per Square Foot	\$720	\$701	\$847	\$753	4.6%
Properties Sold	18	26	17	17	-5.6%
Properties Pending Sale	24	23	18	18	-25.0%
Properties For Sale	85	94	73	70	-17.6%
Days on Market (Pending Sale)	19	29	59	24	28.3%
Percent Under Contract	28.2%	24.5%	24.7%	25.7%	-8.9%
Average Median Price for Last 12 Months	\$1,576,215	\$1,957,333	\$1,828,833	\$1,977,907	25.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Juan Capistrano Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Ana

Single Family Residences, February 2025



Current Market Snapshot

\$970,000

Median Sales Price **7.8% Δ YOY**

\$636

Average \$/SF **11.2% Δ YOY**

124

Properties For Sale **-8.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$900,000	\$1,010,500	\$940,000	\$970,000	7.8%
Average Price per Square Foot	\$572	\$663	\$628	\$636	11.2%
Properties Sold	40	38	51	30	-25.0%
Properties Pending Sale	36	47	46	49	36.1%
Properties For Sale	136	189	149	124	-8.8%
Days on Market (Pending Sale)	27	31	28	38	38.9%
Percent Under Contract	26.5%	24.9%	30.9%	39.5%	49.3%
Average Median Price for Last 12 Months	\$848,000	\$952,500	\$973,333	\$956,269	12.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Ana Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Seal Beach

Single Family Residences, February 2025



Current Market Snapshot

\$1,675,000

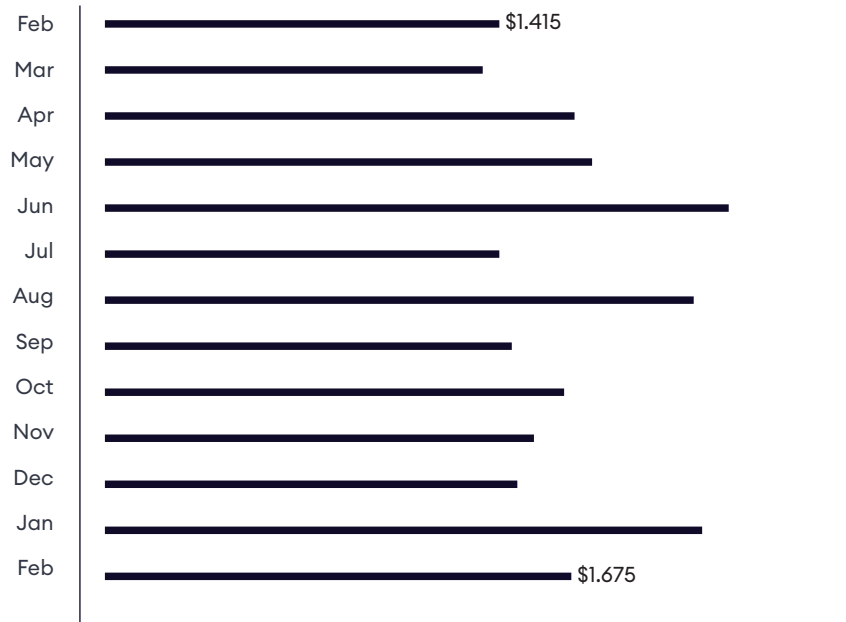
Median Sales Price **18.4% Δ YOY**

\$850

Average \$/SF **20.2% Δ YOY**

34

Properties For Sale **9.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,415,000	\$2,117,018	\$1,540,000	\$1,675,000	18.4%
Average Price per Square Foot	\$707	\$857	\$863	\$850	20.2%
Properties Sold	7	2	12	9	28.6%
Properties Pending Sale	6	5	7	8	33.3%
Properties For Sale	31	39	42	34	9.7%
Days on Market (Pending Sale)	23	57	13	36	53.2%
Percent Under Contract	19.4%	12.8%	16.7%	23.5%	21.6%
Average Median Price for Last 12 Months	\$1,450,583	\$1,658,583	\$1,767,500	\$1,687,206	16.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Seal Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Shady Canyon

Single Family Residences, February 2025



Current Market Snapshot

No Sales

Median Sales Price n/a Δ YOY

No Sales

Average \$/SF n/a Δ YOY

18

Properties For Sale 80.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$9,800,000	\$10,250,000	\$0	n/a
Average Price per Square Foot	\$0	\$2,095	\$1,507	\$0	n/a
Properties Sold	0	1	1	0	n/a
Properties Pending Sale	1	1	1	4	300.0%
Properties For Sale	10	15	14	18	80.0%
Days on Market (Pending Sale)	215	34	149	65	-69.7%
Percent Under Contract	10.0%	6.7%	7.1%	22.2%	122.2%
Average Median Price for Last 12 Months	\$8,523,750	\$6,073,333	\$2,960,000	\$6,740,769	-20.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shady Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Turtle Ridge

Single Family Residences, February 2025



Current Market Snapshot

\$6,750,000

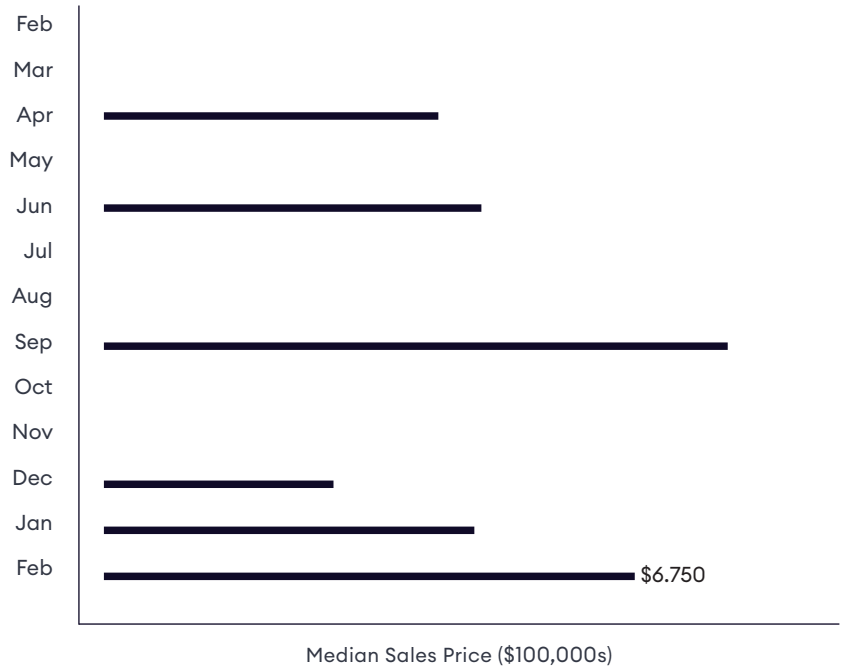
Median Sales Price n/a Δ YOY

\$1,132

Average \$/SF n/a Δ YOY

3

Properties For Sale -40.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$0	\$0	\$6,750,000	n/a
Average Price per Square Foot	\$0	\$0	\$0	\$1,132	n/a
Properties Sold	0	0	0	1	n/a
Properties Pending Sale	2	0	1	2	0.0%
Properties For Sale	5	3	4	3	-40.0%
Days on Market (Pending Sale)	51	0	9	270	433.7%
Percent Under Contract	40.0%	0.0%	25.0%	66.7%	66.7%
Average Median Price for Last 12 Months	\$3,045,000	\$3,714,667	\$4,783,333	\$2,409,077	-20.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Ridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

9

Properties For Sale 80.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,700,000	\$2,150,299	\$2,089,400	\$0	-100.0%
Average Price per Square Foot	\$743	\$1,015	\$984	\$0	-100.0%
Properties Sold	1	3	2	0	-100.0%
Properties Pending Sale	4	6	4	5	25.0%
Properties For Sale	5	16	8	9	80.0%
Days on Market (Pending Sale)	11	13	55	36	229.1%
Percent Under Contract	80.0%	37.5%	50.0%	55.6%	-30.6%
Average Median Price for Last 12 Months	\$2,420,875	\$2,713,129	\$2,664,125	\$2,748,006	13.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,458,500

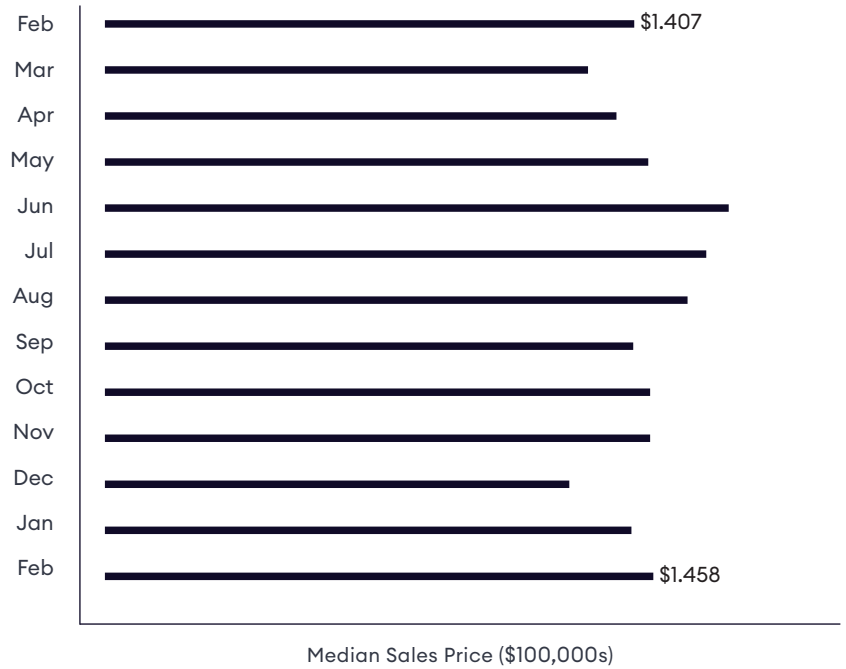
Median Sales Price **3.6% Δ YOY**

\$730

Average \$/SF **7.4% Δ YOY**

34

Properties For Sale **-38.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,407,500	\$1,550,000	\$1,450,000	\$1,458,500	3.6%
Average Price per Square Foot	\$680	\$765	\$717	\$730	7.4%
Properties Sold	22	29	11	12	-45.5%
Properties Pending Sale	22	22	15	12	-45.5%
Properties For Sale	55	70	44	34	-38.2%
Days on Market (Pending Sale)	17	27	43	10	-44.7%
Percent Under Contract	40.0%	31.4%	34.1%	35.3%	-11.8%
Average Median Price for Last 12 Months	\$1,290,729	\$1,399,550	\$1,364,167	\$1,438,754	11.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Tustin Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Bay - Santa Ana Heights

Single Family Residences, February 2025



Current Market Snapshot

\$4,050,000

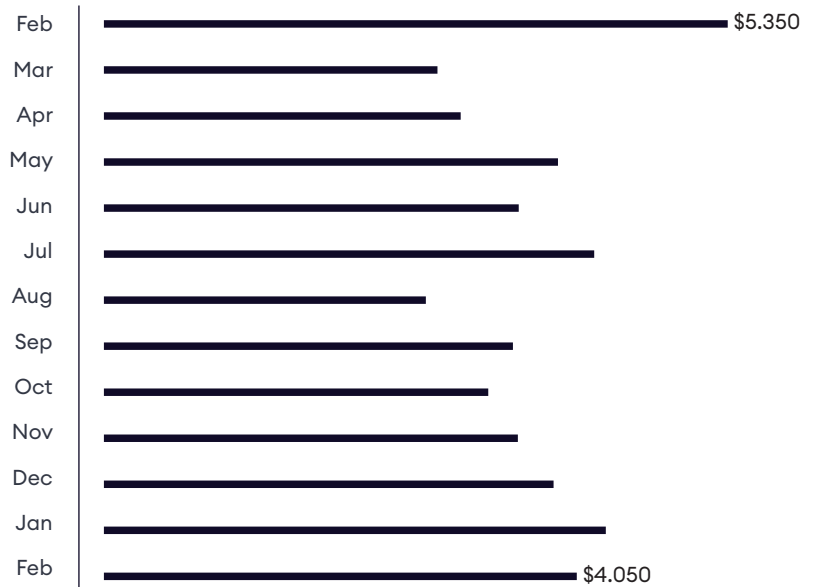
Median Sales Price **-24.3% Δ YOY**

\$1,499

Average \$/SF **1.2% Δ YOY**

34

Properties For Sale **-12.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$5,350,000	\$2,750,000	\$3,542,500	\$4,050,000	-24.3%
Average Price per Square Foot	\$1,481	\$1,757	\$1,146	\$1,499	1.2%
Properties Sold	5	8	12	7	40.0%
Properties Pending Sale	4	5	8	10	150.0%
Properties For Sale	39	46	38	34	-12.8%
Days on Market (Pending Sale)	6	67	60	27	396.4%
Percent Under Contract	10.3%	10.9%	21.1%	29.4%	186.8%
Average Median Price for Last 12 Months	\$3,461,563	\$3,755,000	\$4,066,667	\$3,705,231	7.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Bay - Santa Ana Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Newport - Lido

Single Family Residences, February 2025



Current Market Snapshot

\$6,000,000

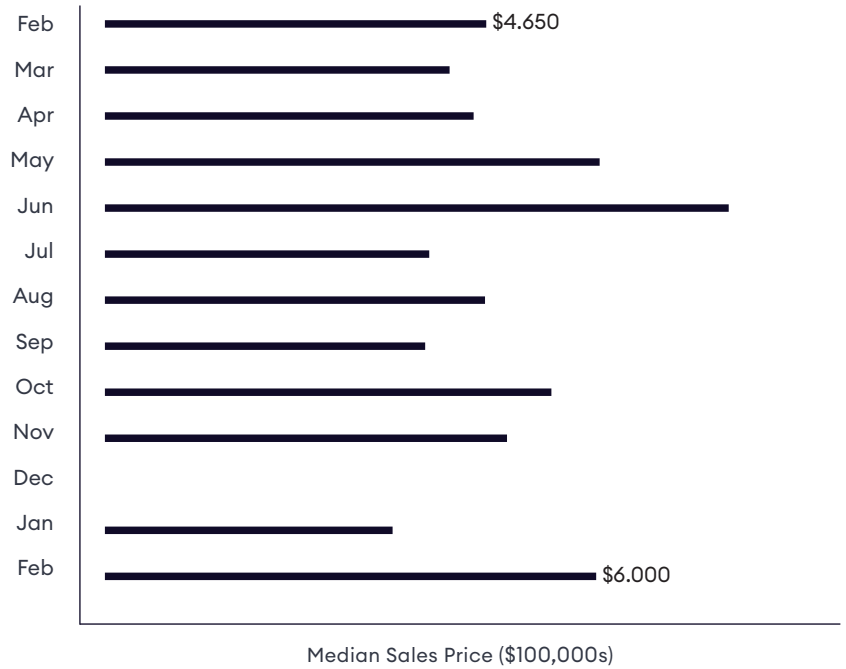
Median Sales Price **29.0% Δ YOY**

\$2,657

Average \$/SF **9.3% Δ YOY**

37

Properties For Sale **23.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$4,650,000	\$4,635,000	\$4,905,000	\$6,000,000	29.0%
Average Price per Square Foot	\$2,431	\$1,689	\$2,203	\$2,657	9.3%
Properties Sold	5	6	5	5	0.0%
Properties Pending Sale	7	6	0	7	0.0%
Properties For Sale	30	39	29	37	23.3%
Days on Market (Pending Sale)	10	106	0	25	164.2%
Percent Under Contract	23.3%	15.4%	0.0%	18.9%	-18.9%
Average Median Price for Last 12 Months	\$4,246,875	\$3,959,167	\$3,166,667	\$4,565,769	7.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Newport - Lido Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Westminster

Single Family Residences, February 2025



Current Market Snapshot

\$1,170,000

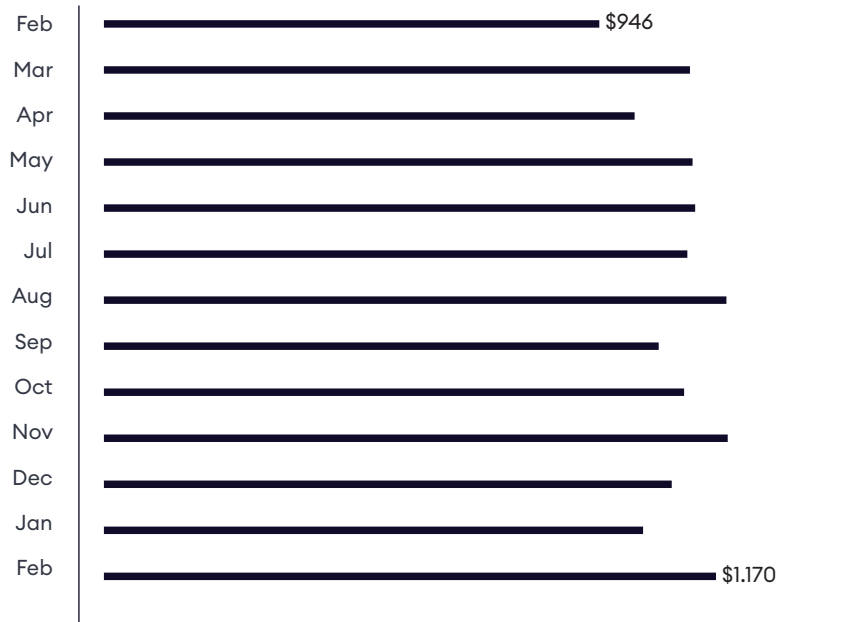
Median Sales Price 23.7% Δ YOY

\$616

Average \$/SF -2.4% Δ YOY

56

Properties For Sale 60.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$946,000	\$1,190,000	\$1,192,500	\$1,170,000	23.7%
Average Price per Square Foot	\$631	\$666	\$671	\$616	-2.4%
Properties Sold	24	15	14	13	-45.8%
Properties Pending Sale	17	15	24	13	-23.5%
Properties For Sale	35	67	62	56	60.0%
Days on Market (Pending Sale)	11	13	31	29	157.5%
Percent Under Contract	48.6%	22.4%	38.7%	23.2%	-52.2%
Average Median Price for Last 12 Months	\$1,014,448	\$1,107,708	\$1,095,000	\$1,098,923	8.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westminster Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Yorba Linda

Single Family Residences, February 2025



Current Market Snapshot

\$1,547,875

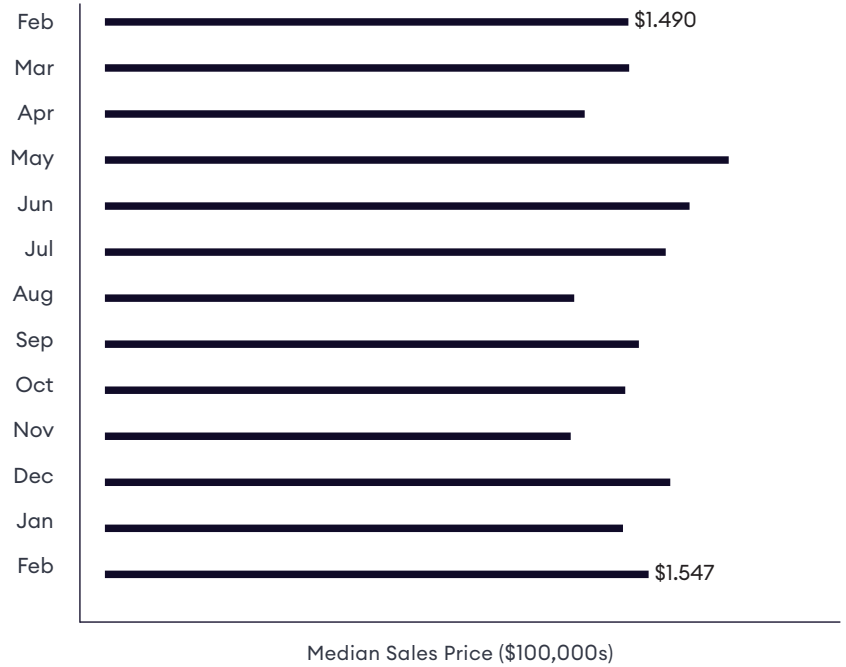
Median Sales Price **3.9% Δ YOY**

\$656

Average \$/SF **12.3% Δ YOY**

98

Properties For Sale **-4.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,490,000	\$1,335,000	\$1,325,000	\$1,547,875	3.9%
Average Price per Square Foot	\$584	\$636	\$643	\$656	12.3%
Properties Sold	31	50	47	34	9.7%
Properties Pending Sale	38	53	31	39	2.6%
Properties For Sale	103	157	114	98	-4.9%
Days on Market (Pending Sale)	22	28	40	26	16.3%
Percent Under Contract	36.9%	33.8%	27.2%	39.8%	7.9%
Average Median Price for Last 12 Months	\$1,333,950	\$1,493,029	\$1,544,058	\$1,513,784	13.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Yorba Linda Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Barbara County

Single Family Residences

Carpinteria

Goleta

Hope Ranch

Montecito

Santa Barbara East of State

Santa Barbara West of State

Santa Ynez



Santa Barbara County

At a Glance



Country	United States
State	California
Region	California Central Coast
Formed	1850
County seat	Santa Barbara
Largest City (Area)	Santa Barbara
Largest City (Population)	Santa Maria
Incorporated Cities	8
Area	
Total	3,789 mi ² (9,810 km ²)
Land	2,735 mi ² (7,080 km ²)
Water	1,054 mi ² (2,730 km ²)
Highest Elevation	6,803 ft (2,074 m)
Population	
Total	448,229
Density	163/mi ² (63/km ²)
GDP	\$26 Billion

Carpinteria

Single Family Residences, February 2025



Current Market Snapshot

\$1,515,000

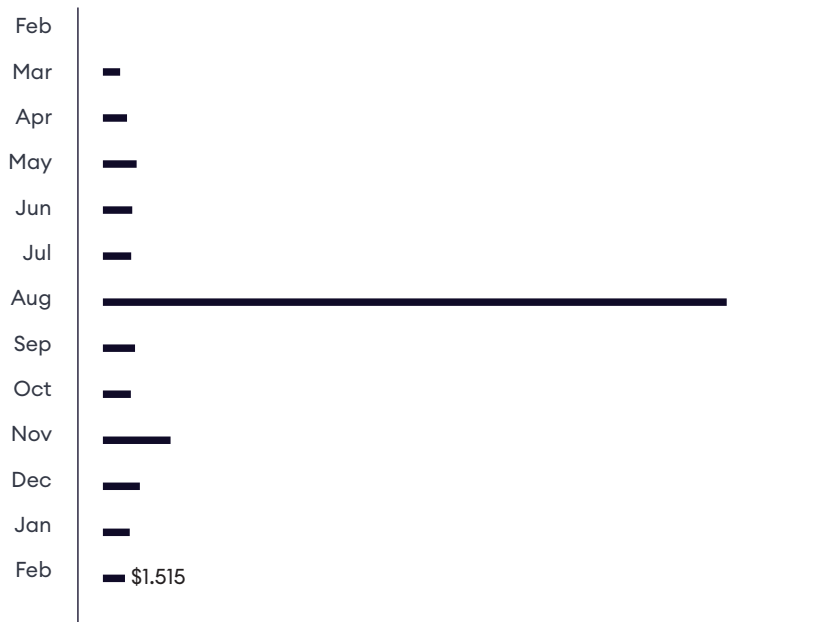
Median Sales Price n/a Δ YOY

No Sales

Average \$/SF n/a Δ YOY

22

Properties For Sale -8.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$48,500,000	\$5,075,000	\$1,515,000	n/a
Average Price per Square Foot	\$0	\$0	\$5,692	\$0	n/a
Properties Sold	0	2	4	1	n/a
Properties Pending Sale	1	4	3	1	0.0%
Properties For Sale	24	33	25	22	-8.3%
Days on Market (Pending Sale)	186	47	54	12	-93.5%
Percent Under Contract	4.2%	12.1%	12.0%	4.5%	9.1%
Average Median Price for Last 12 Months	\$2,060,010	\$2,571,500	\$2,026,667	\$5,634,462	173.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carpinteria Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,525,000

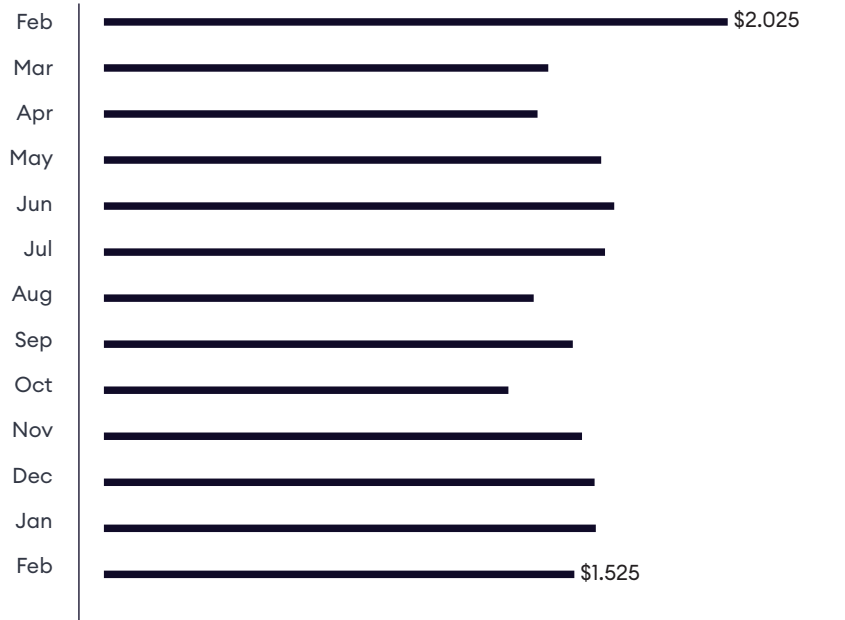
Median Sales Price **-24.7% Δ YOY**

\$1,199

Average \$/SF **50.4% Δ YOY**

20

Properties For Sale **53.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,025,000	\$1,392,500	\$1,550,000	\$1,525,000	-24.7%
Average Price per Square Foot	\$797	\$1,382	\$549	\$1,199	50.4%
Properties Sold	7	10	8	11	57.1%
Properties Pending Sale	6	5	6	9	50.0%
Properties For Sale	13	23	19	20	53.8%
Days on Market (Pending Sale)	7	16	10	10	45.0%
Percent Under Contract	46.2%	21.7%	31.6%	45.0%	-2.5%
Average Median Price for Last 12 Months	\$1,547,308	\$1,515,167	\$1,570,333	\$1,557,385	0.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Goleta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Hope Ranch

Single Family Residences, February 2025



Current Market Snapshot

\$6,300,000

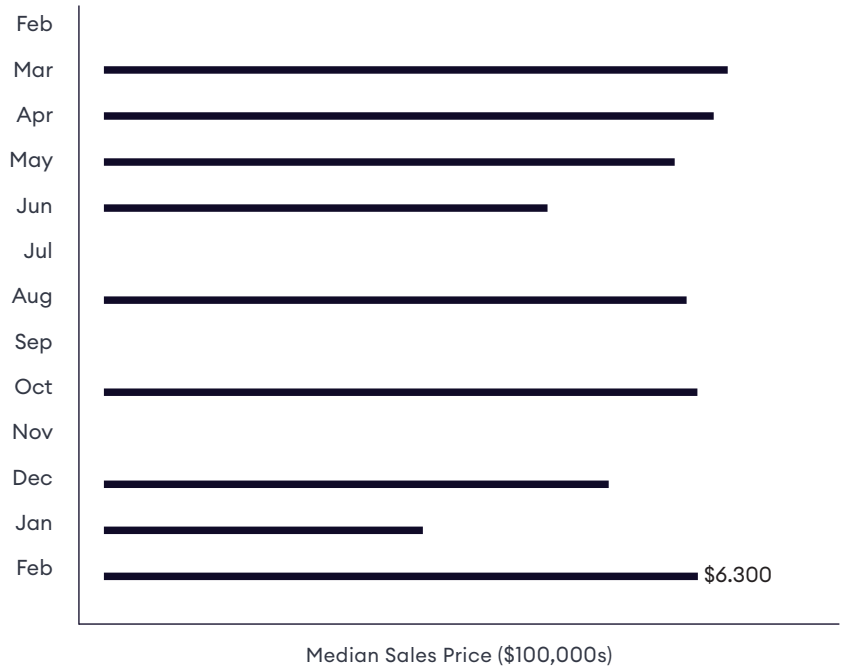
Median Sales Price n/a Δ YOY

\$1,434

Average \$/SF n/a Δ YOY

24

Properties For Sale 140.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$6,180,000	\$0	\$6,300,000	n/a
Average Price per Square Foot	\$0	\$1,233	\$0	\$1,434	n/a
Properties Sold	0	3	0	3	n/a
Properties Pending Sale	0	0	0	3	n/a
Properties For Sale	10	16	20	24	140.0%
Days on Market (Pending Sale)	0	0	0	70	n/a
Percent Under Contract	0.0%	0.0%	0.0%	12.5%	n/a
Average Median Price for Last 12 Months	\$5,022,542	\$3,552,500	\$5,006,667	\$3,948,683	-21.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Hope Ranch Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Montecito

Single Family Residences, February 2025



Current Market Snapshot

\$5,325,000

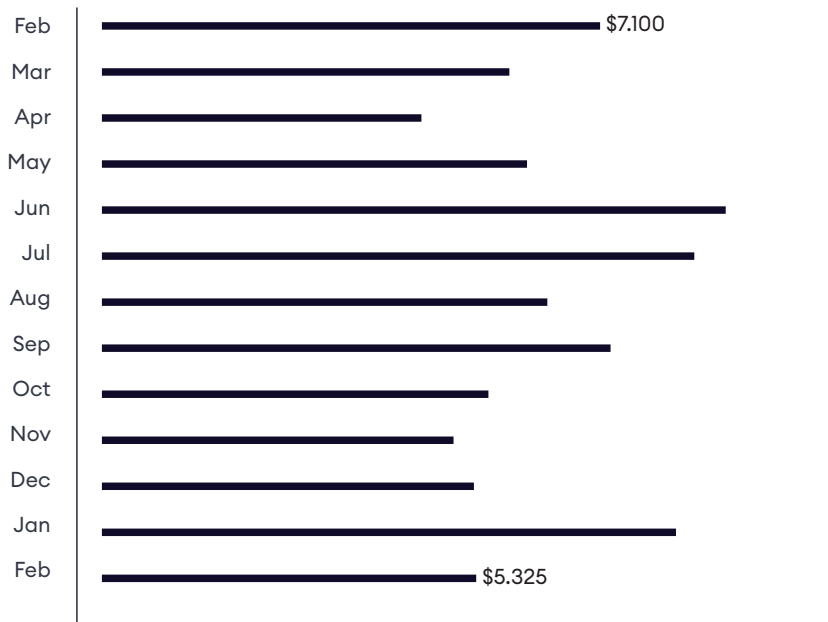
Median Sales Price **-25.0% Δ YOY**

\$1,891

Average \$/SF **-20.1% Δ YOY**

102

Properties For Sale **22.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$7,100,000	\$6,343,937	\$5,000,000	\$5,325,000	-25.0%
Average Price per Square Foot	\$2,368	\$2,100	\$1,835	\$1,891	-20.1%
Properties Sold	15	10	10	15	0.0%
Properties Pending Sale	13	16	8	14	7.7%
Properties For Sale	83	126	110	102	22.9%
Days on Market (Pending Sale)	30	73	51	70	129.9%
Percent Under Contract	15.7%	12.7%	7.3%	13.7%	-12.4%
Average Median Price for Last 12 Months	\$5,932,479	\$6,092,417	\$6,268,167	\$6,441,649	8.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Montecito Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Barbara East of State

Single Family Residences, February 2025



Current Market Snapshot

\$2,830,000

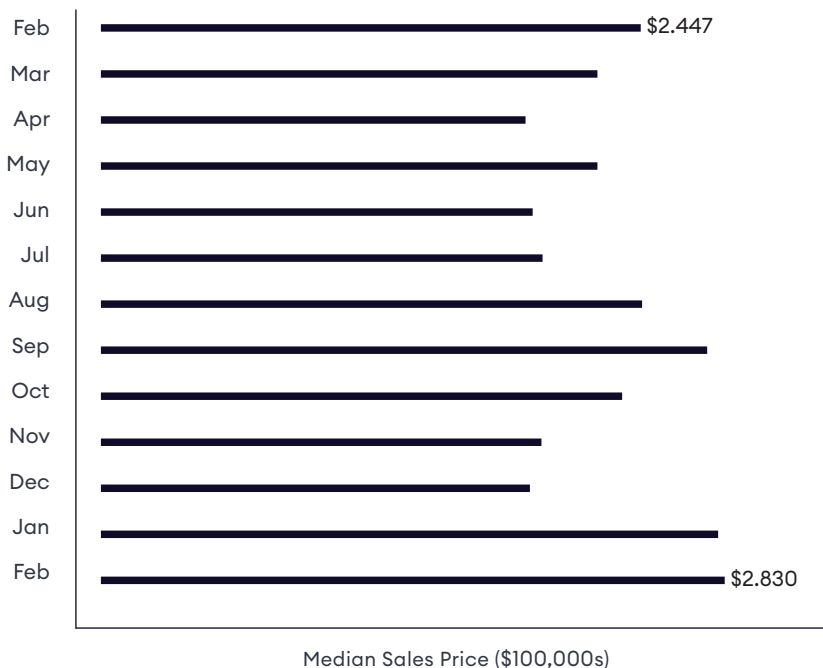
Median Sales Price **15.6% Δ YOY**

\$1,189

Average \$/SF **28.0% Δ YOY**

84

Properties For Sale **9.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,447,331	\$2,453,500	\$1,994,950	\$2,830,000	15.6%
Average Price per Square Foot	\$929	\$1,151	\$1,124	\$1,189	28.0%
Properties Sold	12	24	20	23	91.7%
Properties Pending Sale	14	23	21	26	85.7%
Properties For Sale	77	115	97	84	9.1%
Days on Market (Pending Sale)	21	42	61	48	130.6%
Percent Under Contract	18.2%	20.0%	21.6%	31.0%	70.2%
Average Median Price for Last 12 Months	\$2,315,715	\$2,446,658	\$2,524,167	\$2,304,483	-0.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Barbara East of State Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Barbara West of State

Single Family Residences, February 2025



Current Market Snapshot

\$2,475,000

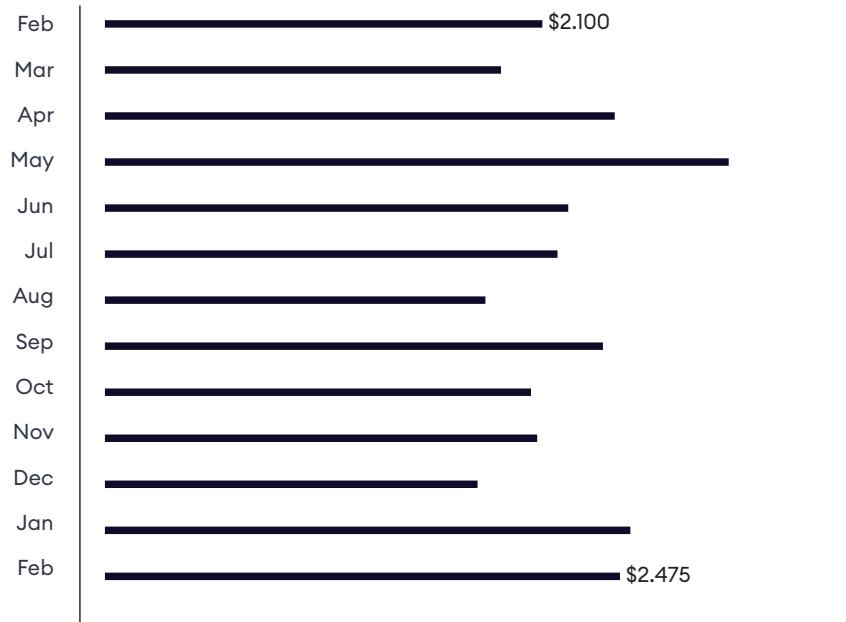
Median Sales Price **17.9% Δ YOY**

\$1,072

Average \$/SF **-10.2% Δ YOY**

52

Properties For Sale **30.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,100,000	\$1,825,000	\$2,075,000	\$2,475,000	17.9%
Average Price per Square Foot	\$1,194	\$1,310	\$1,627	\$1,072	-10.2%
Properties Sold	13	21	19	17	30.8%
Properties Pending Sale	12	16	11	13	8.3%
Properties For Sale	40	64	57	52	30.0%
Days on Market (Pending Sale)	15	66	21	18	19.6%
Percent Under Contract	30.0%	25.0%	19.3%	25.0%	-16.7%
Average Median Price for Last 12 Months	\$1,986,173	\$2,216,583	\$2,262,333	\$2,228,621	12.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Barbara West of State Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$2,272,500

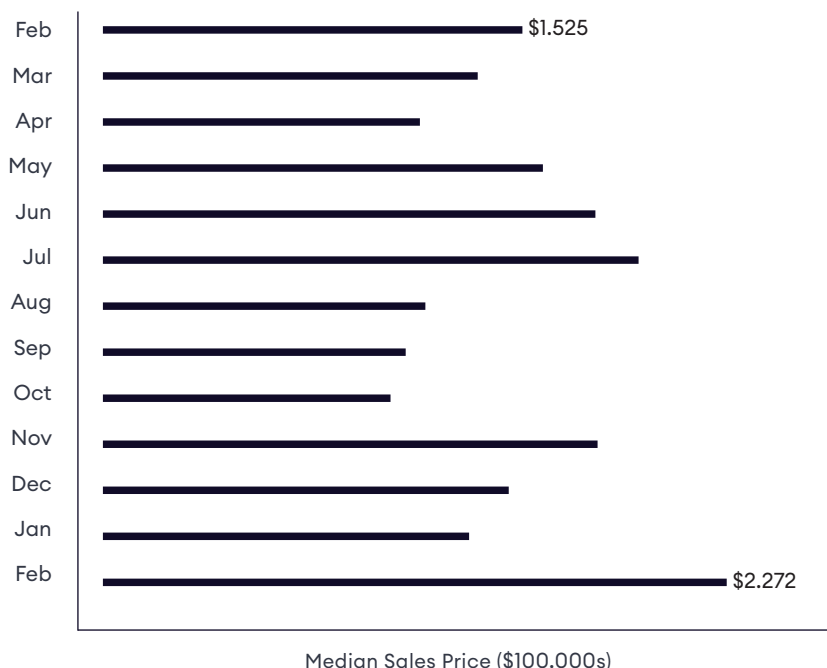
Median Sales Price **49.0% Δ YOY**

\$829

Average \$/SF **-23.0% Δ YOY**

72

Properties For Sale **10.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,525,000	\$1,170,000	\$1,800,000	\$2,272,500	49.0%
Average Price per Square Foot	\$1,077	\$614	\$524	\$829	-23.0%
Properties Sold	9	5	10	6	-33.3%
Properties Pending Sale	6	8	11	14	133.3%
Properties For Sale	65	89	74	72	10.8%
Days on Market (Pending Sale)	60	72	57	174	190.9%
Percent Under Contract	9.2%	9.0%	14.9%	19.4%	110.6%
Average Median Price for Last 12 Months	\$1,469,333	\$1,503,000	\$1,692,500	\$1,505,119	2.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Ynez Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Monterey County

Single Family Residences

Carmel

Carmel Valley

Marina

Monterey

Pacific Grove

Pebble Beach

Salinas

Seaside



Monterey County

At a Glance



Country	United States
State	California
Region	California Central Coast
Formed	1850
County seat	Salinas
Largest City (Area)	Salinas
Largest City (Population)	Salinas
Incorporated Cities	12
Area	
Total	3,771 mi ² (9,770 km ²)
Land	3,281 mi ² (8,500 km ²)
Water	491 mi ² (1,270 km ²)
Highest Elevation	5,865 ft (1,788 m)
Population	
Total	439,035
Density	134/mi ² (52/km ²)
GDP	\$26 Billion

Carmel

Single Family Residences, February 2025



Current Market Snapshot

\$4,058,000

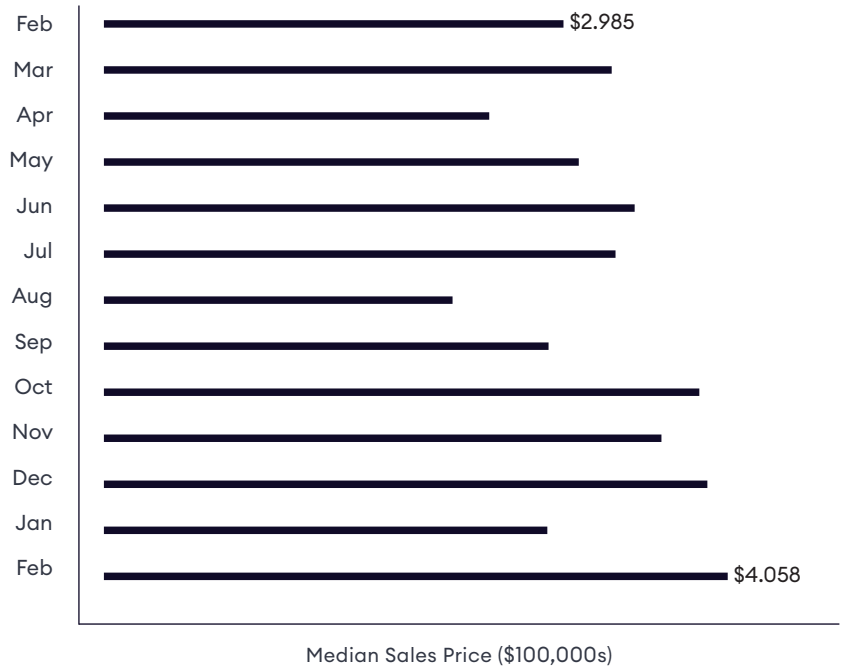
Median Sales Price **35.9% Δ YOY**

\$1,579

Average \$/SF **43.7% Δ YOY**

89

Properties For Sale **64.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,985,000	\$2,260,300	\$3,625,000	\$4,058,000	35.9%
Average Price per Square Foot	\$1,099	\$1,457	\$1,830	\$1,579	43.7%
Properties Sold	8	17	14	11	37.5%
Properties Pending Sale	9	22	10	22	144.4%
Properties For Sale	54	116	91	89	64.8%
Days on Market (Pending Sale)	71	53	41	117	65.1%
Percent Under Contract	16.7%	19.0%	11.0%	24.7%	48.3%
Average Median Price for Last 12 Months	\$2,799,192	\$3,541,244	\$3,620,822	\$3,242,520	15.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carmel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Carmel Valley

Single Family Residences, February 2025



Current Market Snapshot

\$1,600,000

Median Sales Price n/a Δ YOY

\$818

Average \$/SF n/a Δ YOY

45

Properties For Sale 25.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$1,905,000	\$2,012,500	\$1,600,000	n/a
Average Price per Square Foot	\$0	\$876	\$593	\$818	n/a
Properties Sold	0	5	4	7	n/a
Properties Pending Sale	7	2	9	7	0.0%
Properties For Sale	36	50	58	45	25.0%
Days on Market (Pending Sale)	101	42	104	120	19.2%
Percent Under Contract	19.4%	4.0%	15.5%	15.6%	-20.0%
Average Median Price for Last 12 Months	\$2,158,333	\$1,740,417	\$1,712,500	\$1,574,808	-27.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carmel Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Marina

Single Family Residences, February 2025



Current Market Snapshot

\$848,750

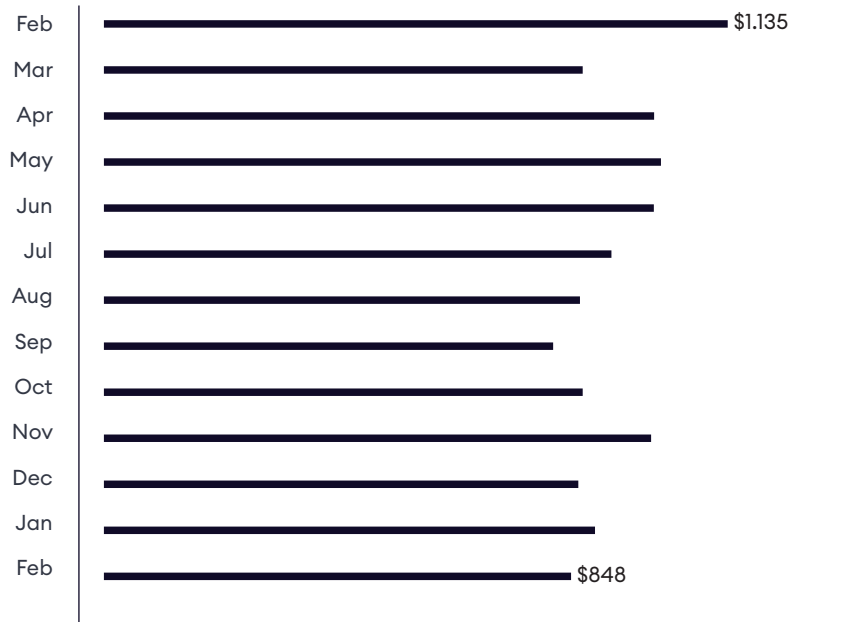
Median Sales Price **-25.2% Δ YOY**

\$534

Average \$/SF **2.5% Δ YOY**

34

Properties For Sale **-5.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,135,000	\$865,000	\$995,000	\$848,750	-25.2%
Average Price per Square Foot	\$521	\$513	\$535	\$534	2.5%
Properties Sold	9	11	17	8	-11.1%
Properties Pending Sale	15	6	6	8	-46.7%
Properties For Sale	36	45	37	34	-5.6%
Days on Market (Pending Sale)	61	39	61	58	-5.6%
Percent Under Contract	41.7%	13.3%	16.2%	23.5%	-43.5%
Average Median Price for Last 12 Months	\$952,917	\$880,708	\$867,750	\$930,019	-2.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Monterey

Single Family Residences, February 2025



Current Market Snapshot

\$1,217,500

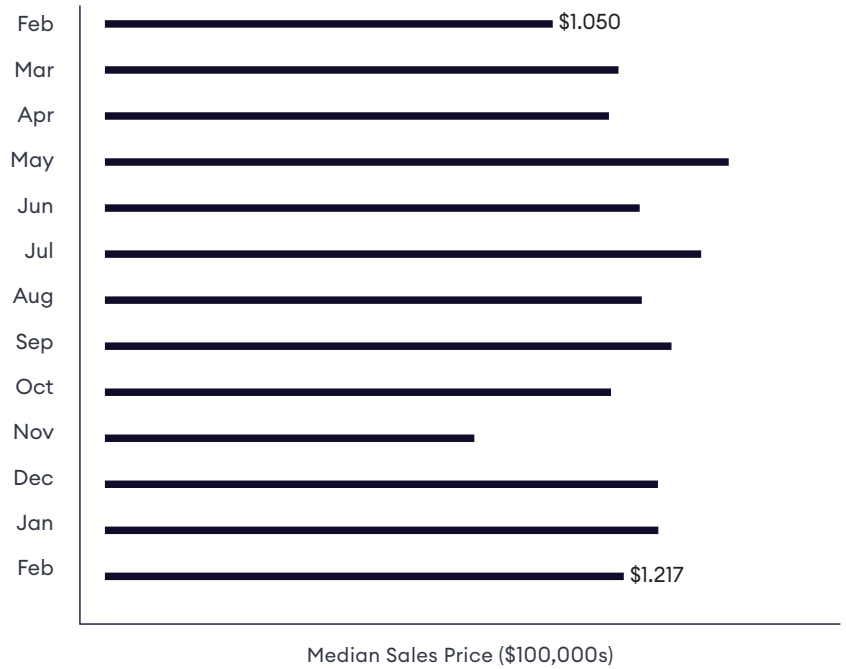
Median Sales Price **16.0% Δ YOY**

\$750

Average \$/SF **-15.0% Δ YOY**

41

Properties For Sale **41.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,050,000	\$1,260,000	\$865,000	\$1,217,500	16.0%
Average Price per Square Foot	\$882	\$828	\$573	\$750	-15.0%
Properties Sold	15	14	6	8	-46.7%
Properties Pending Sale	9	19	7	12	33.3%
Properties For Sale	29	55	41	41	41.4%
Days on Market (Pending Sale)	18	38	56	117	552.2%
Percent Under Contract	31.0%	34.5%	17.1%	29.3%	-5.7%
Average Median Price for Last 12 Months	\$1,285,688	\$1,199,491	\$1,271,523	\$1,231,880	-4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monterey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Pacific Grove

Single Family Residences, February 2025



Current Market Snapshot

\$2,175,000

Median Sales Price **70.6% Δ YOY**

\$1,227

Average \$/SF **-0.6% Δ YOY**

27

Properties For Sale **12.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,275,000	\$1,650,000	\$1,406,000	\$2,175,000	70.6%
Average Price per Square Foot	\$1,235	\$1,107	\$1,092	\$1,227	-0.6%
Properties Sold	6	8	6	2	-66.7%
Properties Pending Sale	8	18	10	7	-12.5%
Properties For Sale	24	49	34	27	12.5%
Days on Market (Pending Sale)	39	24	44	26	-32.2%
Percent Under Contract	33.3%	36.7%	29.4%	25.9%	-22.2%
Average Median Price for Last 12 Months	\$1,443,258	\$1,516,000	\$1,630,833	\$1,529,808	6.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pacific Grove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Pebble Beach

Single Family Residences, February 2025



Current Market Snapshot

\$1,900,000

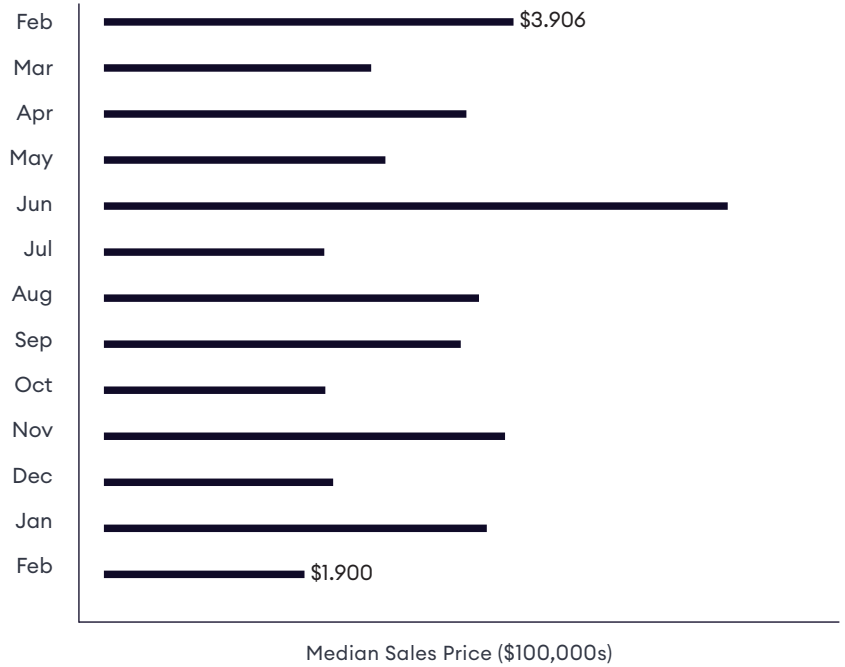
Median Sales Price **-51.4% Δ YOY**

\$1,013

Average \$/SF **-32.0% Δ YOY**

42

Properties For Sale **20.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,906,345	\$3,575,000	\$3,825,000	\$1,900,000	-51.4%
Average Price per Square Foot	\$1,490	\$1,521	\$1,222	\$1,013	-32.0%
Properties Sold	2	4	9	3	50.0%
Properties Pending Sale	4	6	12	6	50.0%
Properties For Sale	35	50	47	42	20.0%
Days on Market (Pending Sale)	103	29	41	89	-12.8%
Percent Under Contract	11.4%	12.0%	25.5%	14.3%	25.0%
Average Median Price for Last 12 Months	\$3,128,404	\$2,841,667	\$2,575,000	\$3,173,427	1.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pebble Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Salinas

Single Family Residences, February 2025



Current Market Snapshot

\$830,000

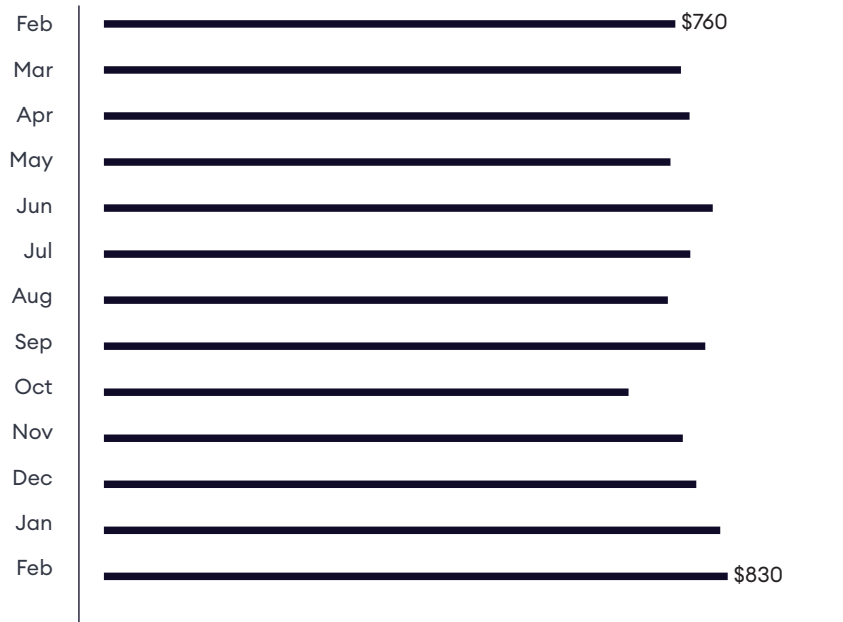
Median Sales Price **9.2% Δ YOY**

\$483

Average \$/SF **-8.9% Δ YOY**

89

Properties For Sale **11.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$760,000	\$750,000	\$770,000	\$830,000	9.2%
Average Price per Square Foot	\$530	\$524	\$479	\$483	-8.9%
Properties Sold	27	31	35	33	22.2%
Properties Pending Sale	32	41	29	34	6.2%
Properties For Sale	80	111	94	89	11.2%
Days on Market (Pending Sale)	30	30	41	42	39.7%
Percent Under Contract	40.0%	36.9%	30.9%	38.2%	-4.5%
Average Median Price for Last 12 Months	\$753,088	\$784,250	\$812,667	\$777,346	3.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Salinas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Seaside

Single Family Residences, February 2025



Current Market Snapshot

\$797,769

Median Sales Price -5.9% Δ YOY

\$635

Average \$/SF -3.1% Δ YOY

39

Properties For Sale 44.4% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$848,000	\$862,500	\$825,000	\$797,769	-5.9%
Average Price per Square Foot	\$655	\$534	\$540	\$635	-3.1%
Properties Sold	7	12	7	10	42.9%
Properties Pending Sale	11	6	14	10	-9.1%
Properties For Sale	27	45	47	39	44.4%
Days on Market (Pending Sale)	18	15	71	17	-3.5%
Percent Under Contract	40.7%	13.3%	29.8%	25.6%	-37.1%
Average Median Price for Last 12 Months	\$781,787	\$806,211	\$802,423	\$839,444	7.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Seaside Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Riverside County

Single Family Residences

Bermuda Dunes

Cathedral City

Coachella

Corona

Desert Hot Springs

Indian Wells

Indio

La Quinta

Menifee

Murrieta

Palm Desert

Palm Springs

Rancho Mirage

Temecula

Thousand Palms



Riverside County

At a Glance



Country	United States
State	California
Region	Inland Empire
Formed	1893
County seat	Riverside
Largest City (Area)	Palm Springs
Largest City (Population)	Riverside
Incorporated Cities	28
Area	
Total	7,303 mi ² (18,910 km ²)
Land	7,206 mi ² (18,660 km ²)
Water	97 mi ² (250 km ²)
Highest Elevation	10,843 ft (3,305 m)
Population	
Total	2,418,185
Density	336/mi ² (130/km ²)
GDP	\$105 Billion

Bermuda Dunes

Single Family Residences, February 2025



Current Market Snapshot

\$647,500

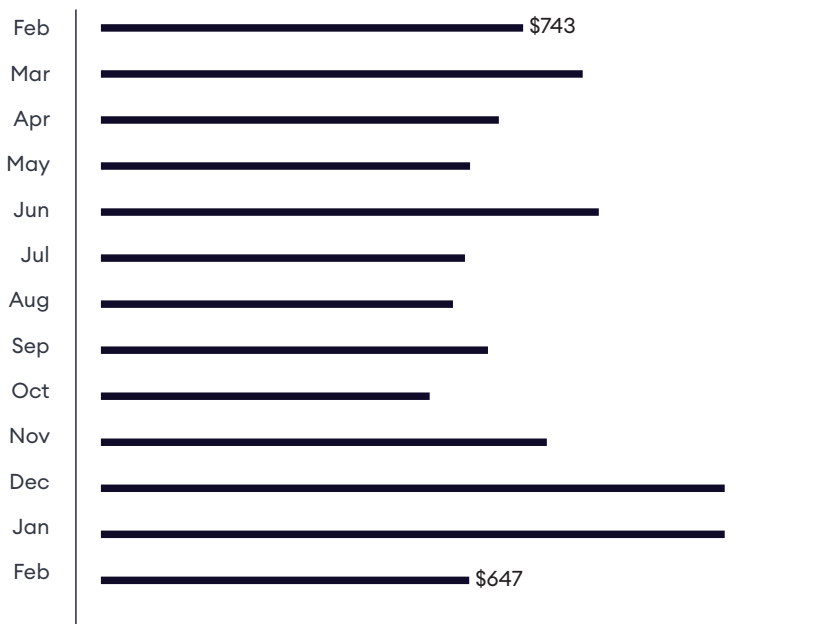
Median Sales Price -12.9% Δ YOY

\$323

Average \$/SF -2.4% Δ YOY

65

Properties For Sale -4.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$743,000	\$618,750	\$785,000	\$647,500	-12.9%
Average Price per Square Foot	\$331	\$381	\$320	\$323	-2.4%
Properties Sold	16	6	5	4	-75.0%
Properties Pending Sale	15	5	4	11	-26.7%
Properties For Sale	68	53	58	65	-4.4%
Days on Market (Pending Sale)	66	56	91	48	-27.5%
Percent Under Contract	22.1%	9.4%	6.9%	16.9%	-23.3%
Average Median Price for Last 12 Months	\$825,250	\$815,125	\$949,167	\$766,692	-7.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bermuda Dunes Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Cathedral City

Single Family Residences, February 2025



Current Market Snapshot

\$605,000

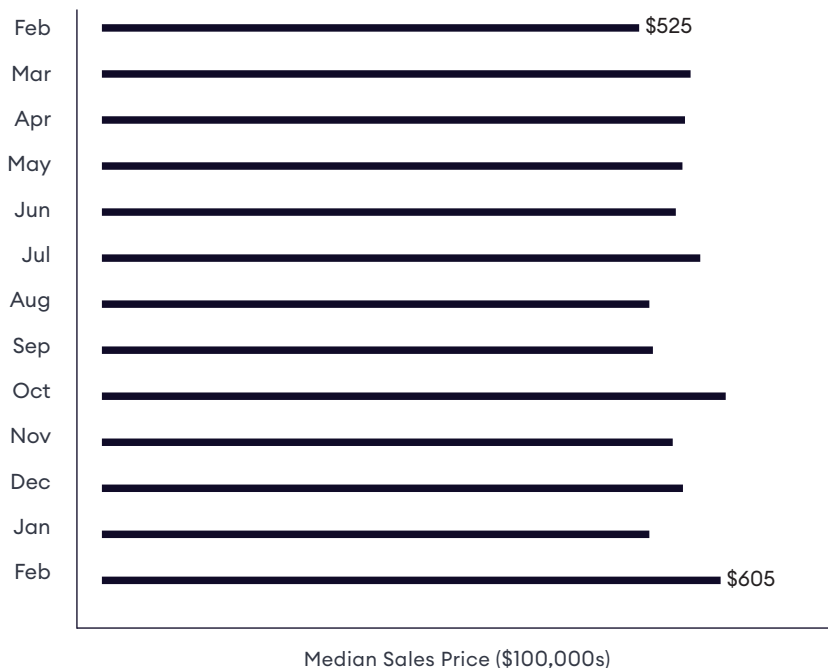
Median Sales Price **15.2% Δ YOY**

\$349

Average \$/SF **13.7% Δ YOY**

296

Properties For Sale **14.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$525,000	\$535,000	\$557,975	\$605,000	15.2%
Average Price per Square Foot	\$307	\$297	\$337	\$349	13.7%
Properties Sold	30	35	22	33	10.0%
Properties Pending Sale	36	29	37	57	58.3%
Properties For Sale	259	277	307	296	14.3%
Days on Market (Pending Sale)	46	71	47	54	15.9%
Percent Under Contract	13.9%	10.5%	12.1%	19.3%	38.5%
Average Median Price for Last 12 Months	\$535,292	\$569,079	\$569,333	\$564,113	5.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Cathedral City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Coachella

Single Family Residences, February 2025



Current Market Snapshot

\$425,000

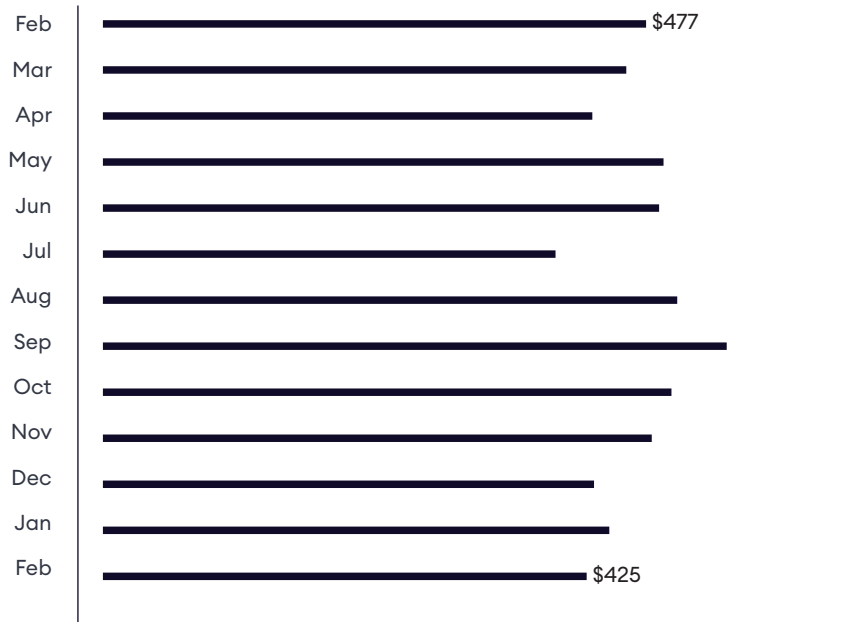
Median Sales Price **-11.0% Δ YOY**

\$285

Average \$/SF **8.0% Δ YOY**

62

Properties For Sale **-21.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$477,500	\$505,000	\$482,500	\$425,000	-11.0%
Average Price per Square Foot	\$264	\$283	\$297	\$285	8.0%
Properties Sold	14	9	6	10	-28.6%
Properties Pending Sale	12	10	7	10	-16.7%
Properties For Sale	79	76	66	62	-21.5%
Days on Market (Pending Sale)	32	68	44	42	29.4%
Percent Under Contract	15.2%	13.2%	10.6%	16.1%	6.2%
Average Median Price for Last 12 Months	\$479,527	\$472,105	\$433,833	\$468,041	-2.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coachella Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$788,500

Median Sales Price **5.1% Δ YOY**

\$366

Average \$/SF **1.1% Δ YOY**

298

Properties For Sale **4.6% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$750,000	\$802,500	\$788,000	\$788,500	5.1%
Average Price per Square Foot	\$362	\$367	\$377	\$366	1.1%
Properties Sold	59	90	68	62	5.1%
Properties Pending Sale	67	72	76	61	-9.0%
Properties For Sale	285	406	355	298	4.6%
Days on Market (Pending Sale)	35	41	57	45	27.9%
Percent Under Contract	23.5%	17.7%	21.4%	20.5%	-12.9%
Average Median Price for Last 12 Months	\$754,113	\$788,440	\$794,163	\$789,358	4.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Desert Hot Springs

Single Family Residences, February 2025



Current Market Snapshot

\$420,000

Median Sales Price 6.2% Δ YOY

\$263

Average \$/SF 11.4% Δ YOY

346

Properties For Sale 2.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$395,500	\$400,000	\$410,000	\$420,000	6.2%
Average Price per Square Foot	\$236	\$258	\$254	\$263	11.4%
Properties Sold	32	37	29	31	-3.1%
Properties Pending Sale	42	32	31	40	-4.8%
Properties For Sale	337	353	360	346	2.7%
Days on Market (Pending Sale)	57	63	57	58	1.3%
Percent Under Contract	12.5%	9.1%	8.6%	11.6%	-7.2%
Average Median Price for Last 12 Months	\$390,329	\$400,938	\$399,333	\$401,925	2.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Desert Hot Springs Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Indian Wells

Single Family Residences, February 2025



Current Market Snapshot

\$2,487,500

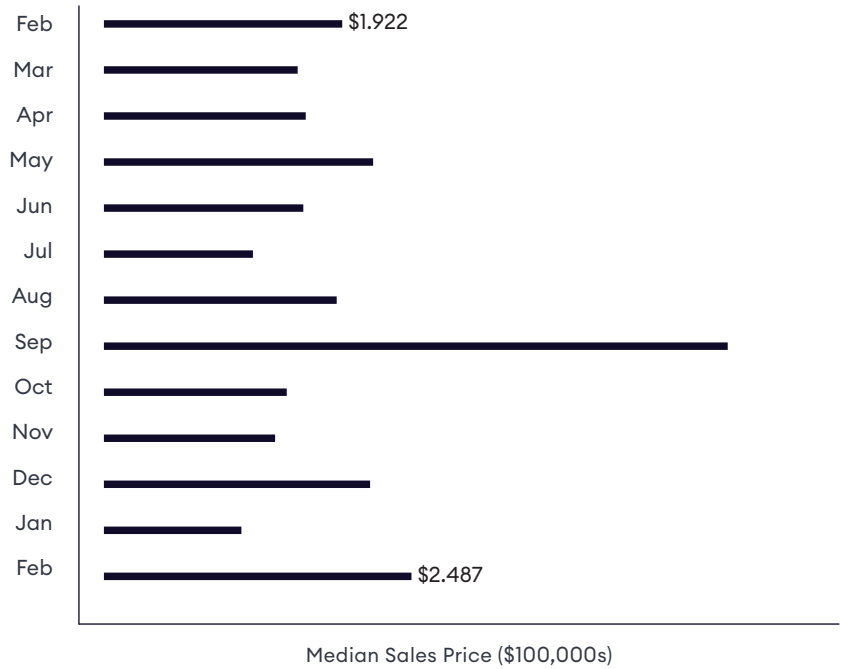
Median Sales Price **29.4% Δ YOY**

\$677

Average \$/SF **7.5% Δ YOY**

156

Properties For Sale **5.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,922,500	\$1,877,500	\$1,375,000	\$2,487,500	29.4%
Average Price per Square Foot	\$630	\$668	\$665	\$677	7.5%
Properties Sold	24	12	11	24	0.0%
Properties Pending Sale	24	9	8	26	8.3%
Properties For Sale	148	100	138	156	5.4%
Days on Market (Pending Sale)	59	56	45	68	15.0%
Percent Under Contract	16.2%	9.0%	5.8%	16.7%	2.8%
Average Median Price for Last 12 Months	\$1,614,038	\$2,275,000	\$1,912,500	\$1,969,808	18.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Indian Wells Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$550,000

Median Sales Price **3.9% Δ YOY**

\$294

Average \$/SF **2.8% Δ YOY**

675

Properties For Sale **30.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$529,500	\$535,000	\$566,430	\$550,000	3.9%
Average Price per Square Foot	\$286	\$307	\$300	\$294	2.8%
Properties Sold	56	93	55	68	21.4%
Properties Pending Sale	64	84	63	128	100.0%
Properties For Sale	517	581	679	675	30.6%
Days on Market (Pending Sale)	50	59	62	64	27.5%
Percent Under Contract	12.4%	14.5%	9.3%	19.0%	53.2%
Average Median Price for Last 12 Months	\$538,418	\$555,524	\$547,333	\$556,003	3.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Indio Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$825,000

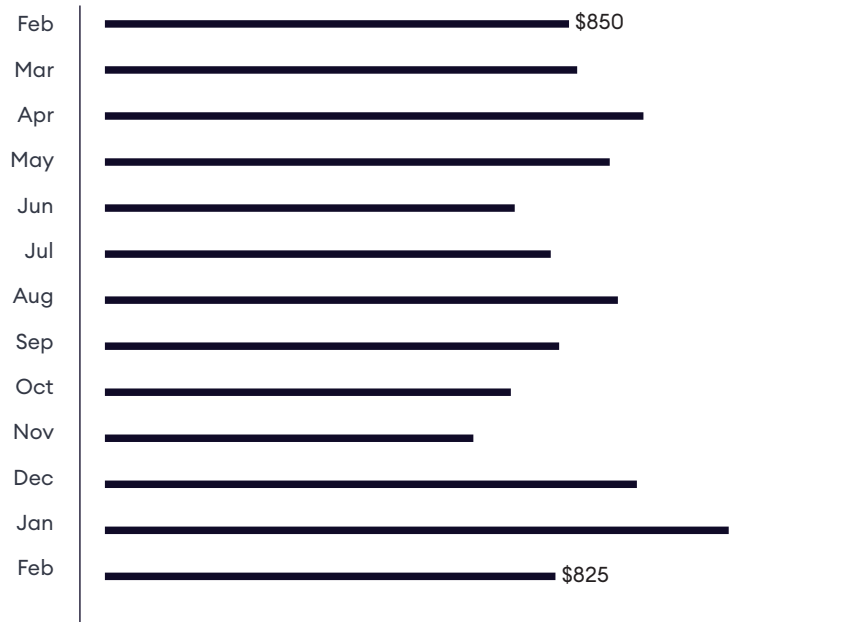
Median Sales Price **-2.9% Δ YOY**

\$478

Average \$/SF **0.0% Δ YOY**

736

Properties For Sale **15.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$850,000	\$940,000	\$673,785	\$825,000	-2.9%
Average Price per Square Foot	\$478	\$458	\$469	\$478	0.0%
Properties Sold	85	57	48	95	11.8%
Properties Pending Sale	92	46	58	181	96.7%
Properties For Sale	636	557	707	736	15.7%
Days on Market (Pending Sale)	64	68	63	98	52.6%
Percent Under Contract	14.5%	8.3%	8.2%	24.6%	70.0%
Average Median Price for Last 12 Months	\$846,692	\$865,432	\$981,385	\$871,232	2.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Quinta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Menifee

Single Family Residences, February 2025



Current Market Snapshot

\$600,000

Median Sales Price 1.7% Δ YOY

\$277

Average \$/SF -0.7% Δ YOY

581

Properties For Sale 22.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$590,000	\$586,500	\$580,000	\$600,000	1.7%
Average Price per Square Foot	\$279	\$282	\$274	\$277	-0.7%
Properties Sold	91	172	125	98	7.7%
Properties Pending Sale	116	147	99	146	25.9%
Properties For Sale	474	604	582	581	22.6%
Days on Market (Pending Sale)	43	35	41	46	6.8%
Percent Under Contract	24.5%	24.3%	17.0%	25.1%	2.7%
Average Median Price for Last 12 Months	\$567,017	\$585,968	\$582,769	\$592,135	4.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Menifee Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Murrieta

Single Family Residences, February 2025



Current Market Snapshot

\$692,000

Median Sales Price **3.6% Δ YOY**

\$323

Average \$/SF **8.0% Δ YOY**

456

Properties For Sale **2.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$668,250	\$725,000	\$700,000	\$692,000	3.6%
Average Price per Square Foot	\$299	\$293	\$316	\$323	8.0%
Properties Sold	96	91	89	62	-35.4%
Properties Pending Sale	99	94	90	104	5.1%
Properties For Sale	447	543	524	456	2.0%
Days on Market (Pending Sale)	32	29	37	47	46.3%
Percent Under Contract	22.1%	17.3%	17.2%	22.8%	3.0%
Average Median Price for Last 12 Months	\$671,766	\$701,167	\$695,667	\$699,627	4.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Murrieta Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Palm Desert

Single Family Residences, February 2025



Current Market Snapshot

\$649,000

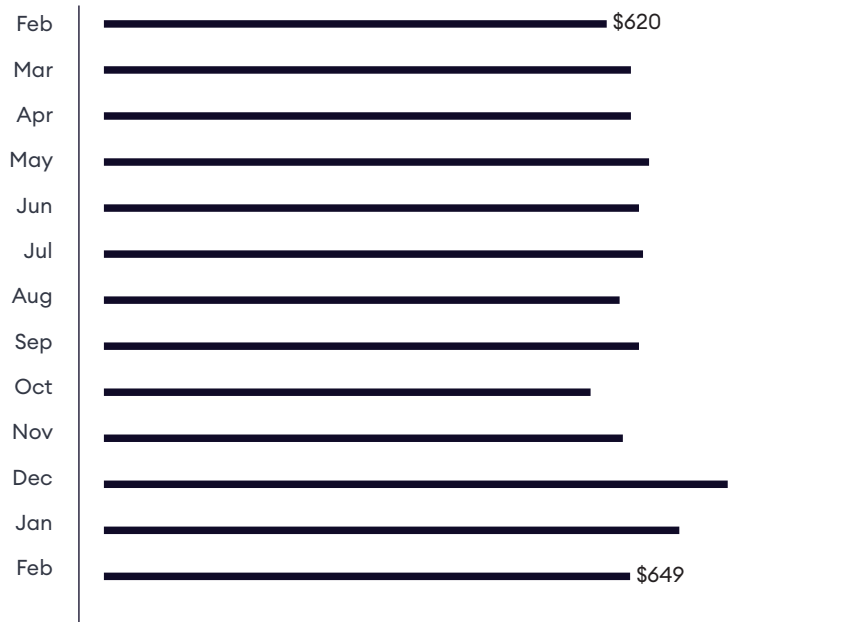
Median Sales Price 4.7% Δ YOY

\$469

Average \$/SF 1.5% Δ YOY

626

Properties For Sale 7.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$620,000	\$636,000	\$640,000	\$649,000	4.7%
Average Price per Square Foot	\$462	\$335	\$437	\$469	1.5%
Properties Sold	68	59	73	75	10.3%
Properties Pending Sale	74	65	58	112	51.4%
Properties For Sale	582	480	575	626	7.6%
Days on Market (Pending Sale)	59	71	60	54	-9.3%
Percent Under Contract	12.7%	13.5%	10.1%	17.9%	40.7%
Average Median Price for Last 12 Months	\$645,650	\$671,500	\$709,667	\$660,192	2.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palm Desert Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Palm Springs

Single Family Residences, February 2025



Current Market Snapshot

\$1,265,829

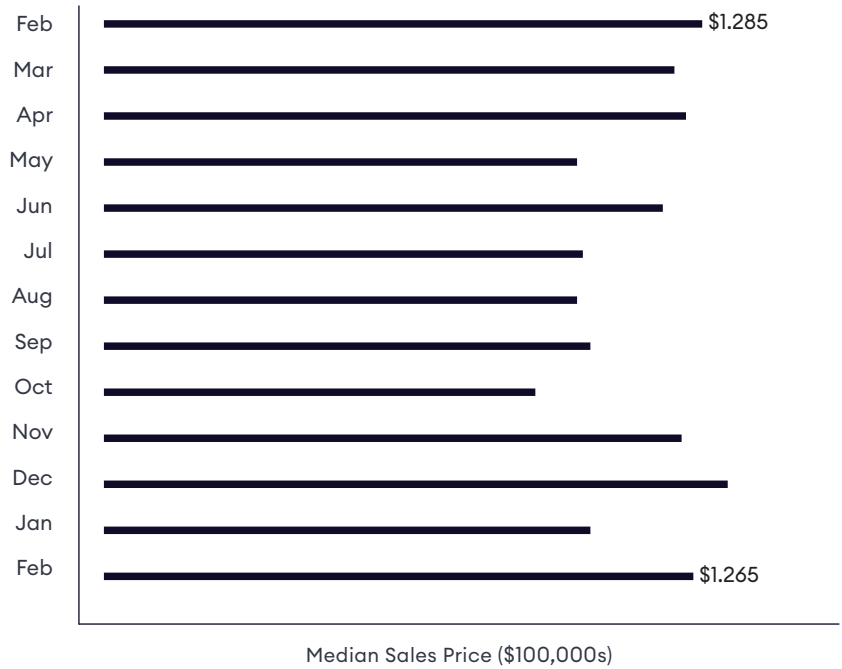
Median Sales Price -1.5% Δ YOY

\$609

Average \$/SF -11.9% Δ YOY

838

Properties For Sale 10.1% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,285,000	\$1,015,000	\$1,240,500	\$1,265,829	-1.5%
Average Price per Square Foot	\$691	\$565	\$586	\$609	-11.9%
Properties Sold	69	37	46	62	-10.1%
Properties Pending Sale	65	38	47	77	18.5%
Properties For Sale	761	708	782	838	10.1%
Days on Market (Pending Sale)	63	79	56	57	-10.0%
Percent Under Contract	8.5%	5.4%	6.0%	9.2%	7.6%
Average Median Price for Last 12 Months	\$1,192,761	\$1,143,138	\$1,216,526	\$1,144,333	-4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Palm Springs Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Mirage

Single Family Residences, February 2025



Current Market Snapshot

\$1,054,000

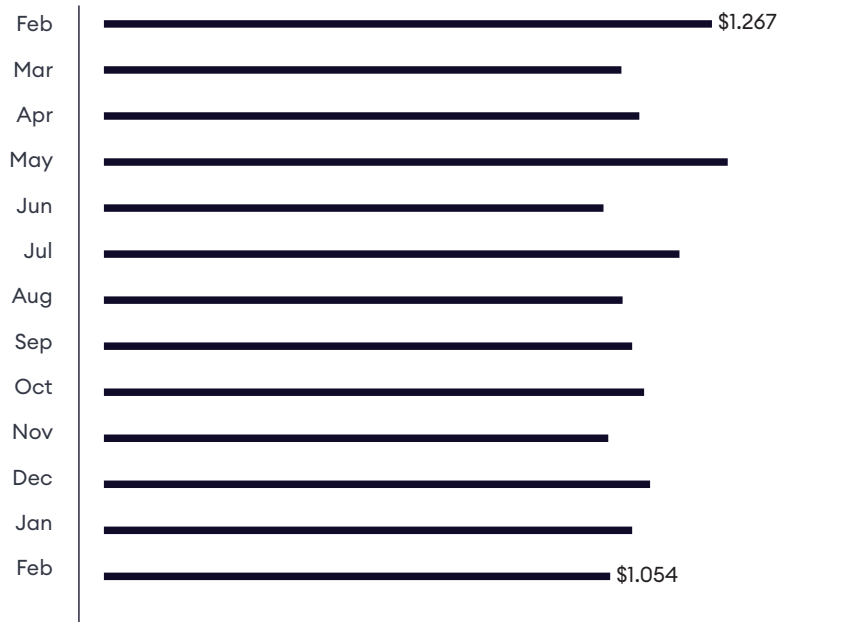
Median Sales Price -16.8% Δ YOY

\$467

Average \$/SF -4.9% Δ YOY

500

Properties For Sale 24.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,267,000	\$1,080,000	\$1,050,000	\$1,054,000	-16.8%
Average Price per Square Foot	\$491	\$479	\$490	\$467	-4.9%
Properties Sold	42	33	35	34	-19.0%
Properties Pending Sale	50	24	32	64	28.0%
Properties For Sale	401	368	435	500	24.7%
Days on Market (Pending Sale)	72	54	46	56	-21.5%
Percent Under Contract	12.5%	6.5%	7.4%	12.8%	2.7%
Average Median Price for Last 12 Months	\$1,088,506	\$1,094,417	\$1,097,167	\$1,126,538	3.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Mirage Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Temecula

Single Family Residences, February 2025



Current Market Snapshot

\$840,000

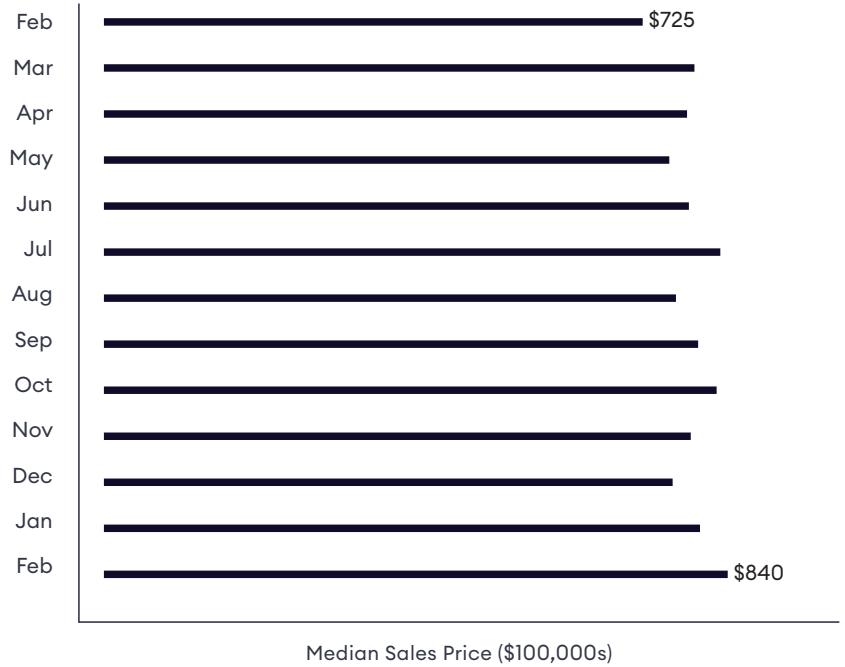
Median Sales Price **15.9% Δ YOY**

\$376

Average \$/SF **4.7% Δ YOY**

410

Properties For Sale **3.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$725,000	\$770,000	\$790,000	\$840,000	15.9%
Average Price per Square Foot	\$359	\$356	\$358	\$376	4.7%
Properties Sold	83	103	68	65	-21.7%
Properties Pending Sale	91	92	76	77	-15.4%
Properties For Sale	395	518	489	410	3.8%
Days on Market (Pending Sale)	29	25	33	35	20.4%
Percent Under Contract	23.0%	17.8%	15.5%	18.8%	-18.5%
Average Median Price for Last 12 Months	\$741,042	\$803,833	\$802,667	\$790,500	6.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Temecula Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Thousand Palms

Single Family Residences, February 2025



Current Market Snapshot

\$1,330,000

Median Sales Price **26.7% Δ YOY**

\$803

Average \$/SF **44.7% Δ YOY**

191

Properties For Sale **23.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,050,000	\$1,107,500	\$1,065,000	\$1,330,000	26.7%
Average Price per Square Foot	\$555	\$549	\$559	\$803	44.7%
Properties Sold	25	38	35	28	12.0%
Properties Pending Sale	33	39	39	57	72.7%
Properties For Sale	155	232	181	191	23.2%
Days on Market (Pending Sale)	44	45	39	35	-20.0%
Percent Under Contract	21.3%	16.8%	21.5%	29.8%	40.2%
Average Median Price for Last 12 Months	\$1,069,365	\$1,175,000	\$1,220,000	\$1,172,462	8.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Thousand Palms Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Diego County

Single Family Residences

San Diego Macro

Bay Park / Old Town / Midway District

Carlsbad

Carmel Valley

Chula Vista

Clairemont / Bay Ho / Bay Park

Coronado

Del Mar

El Cajon

Encinitas

Escondido

Imperial Beach

La Jolla

La Mesa

Linda Vista / Clairemont Mesa East

Lemon Grove

National City

Ocean Beach

Oceanside

Pacific & Mission Beach

Poway

Rancho Bernardo

San Marcos

San Diego

Santee

Solana Beach

Spring Valley

Vista



San Diego County

At a Glance



Country	United States
State	California
Region	California Central Coast
Formed	1850
County seat	San Diego
Largest City (Area)	San Diego
Largest City (Population)	San Diego
Incorporated Cities	18
Area	
Total	4,261 mi ² (11,036 km ²)
Land	3,942 mi ² (10,210 km ²)
Water	319 mi ² (830 km ²)
Highest Elevation	6,536 ft (1,992 m)
Population	
Total	3,298,634
Density	837/mi ² (323/km ²)
GDP	\$268 Billion

San Diego County

Single Family Residences, February 2025



Current Market Snapshot

\$1,084,500

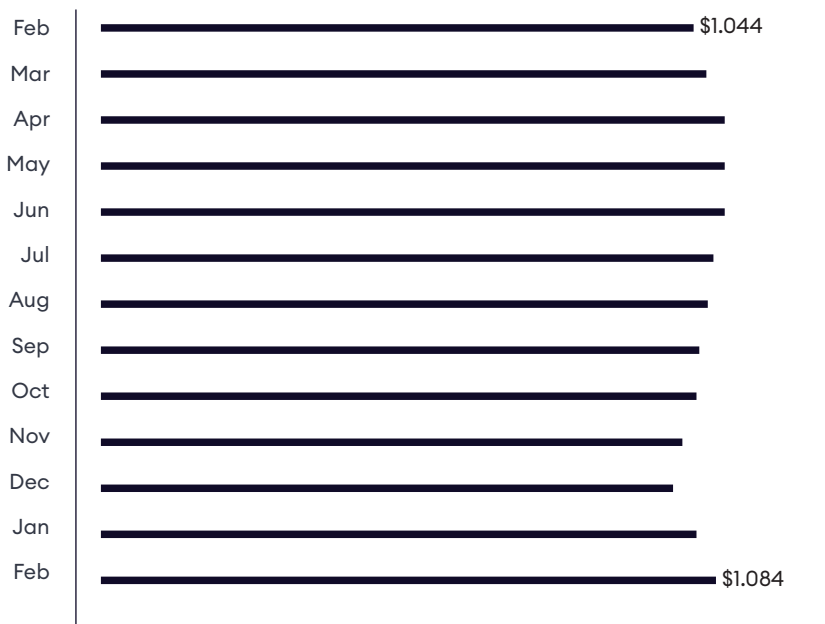
Median Sales Price **3.8% Δ YOY**

\$685

Average \$/SF **3.5% Δ YOY**

17,896

Properties For Sale **48.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,044,900	\$1,070,000	\$1,025,000	\$1,084,500	3.8%
Average Price per Square Foot	\$662	\$684	\$659	\$685	3.5%
Properties Sold	986	1263	1054	910	-7.7%
Properties Pending Sale	1144	1262	1029	1190	4.0%
Properties For Sale	12,023	15,655	16,585	17,896	48.8%
Days on Market (Pending Sale)	35	35	43	37	3.5%
Percent Under Contract	9.5%	8.1%	6.2%	6.6%	-30.1%
Average Median Price for Last 12 Months	\$990,658	\$1,045,500	\$1,047,667	\$1,064,262	7.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Diego County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Bay Park/Old Town/Midway District

Single Family Residences, February 2025

Current Market Snapshot

\$1,392,500

Median Sales Price -16.1% Δ YOY

\$840

Average \$/SF -8.5% Δ YOY

146

Properties For Sale 80.2% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,659,000	\$1,500,000	\$1,427,500	\$1,392,500	-16.1%
Average Price per Square Foot	\$918	\$844	\$1,027	\$840	-8.5%
Properties Sold	5	9	4	8	60.0%
Properties Pending Sale	3	9	3	7	133.3%
Properties For Sale	81	108	119	146	80.2%
Days on Market (Pending Sale)	4	17	55	21	472.7%
Percent Under Contract	3.7%	8.3%	2.5%	4.8%	29.5%
Average Median Price for Last 12 Months	\$1,395,738	\$1,495,250	\$1,525,500	\$1,558,308	11.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Bay Park/Old Town/Midway District Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Carlsbad

Single Family Residences, February 2025



Current Market Snapshot

\$1,897,500

Median Sales Price **-2.7% Δ YOY**

\$747

Average \$/SF **3.9% Δ YOY**

712

Properties For Sale **40.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,950,000	\$1,812,500	\$1,900,000	\$1,897,500	-2.7%
Average Price per Square Foot	\$719	\$731	\$688	\$747	3.9%
Properties Sold	47	60	37	46	-2.1%
Properties Pending Sale	60	56	59	49	-18.3%
Properties For Sale	508	642	692	712	40.2%
Days on Market (Pending Sale)	38	44	52	41	6.2%
Percent Under Contract	11.8%	8.7%	8.5%	6.9%	-41.7%
Average Median Price for Last 12 Months	\$1,716,002	\$1,870,000	\$1,875,000	\$1,864,808	8.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carlsbad Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Carmel Valley

Single Family Residences, February 2025



Current Market Snapshot

\$2,560,000

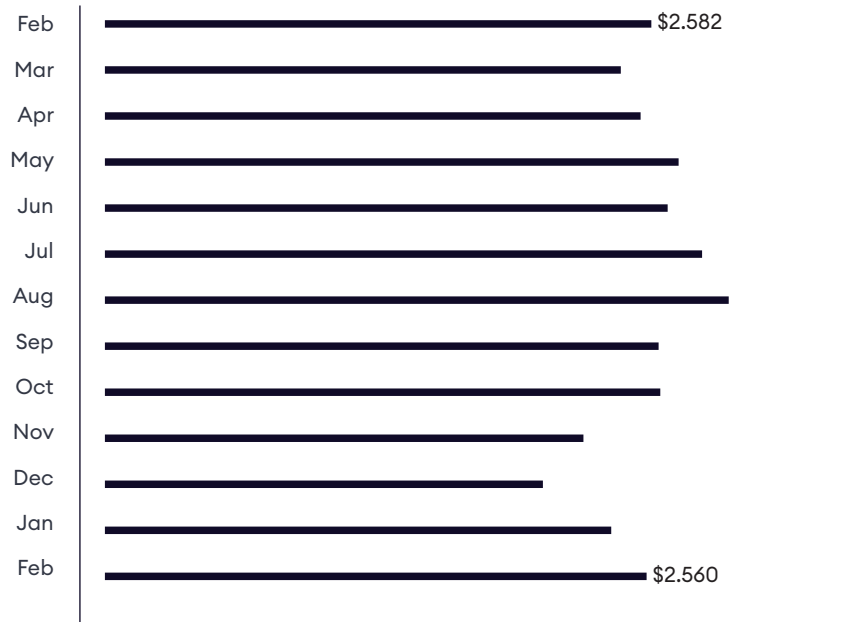
Median Sales Price -0.9% Δ YOY

\$875

Average \$/SF 8.2% Δ YOY

282

Properties For Sale 28.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,582,500	\$2,950,000	\$2,260,000	\$2,560,000	-0.9%
Average Price per Square Foot	\$809	\$852	\$839	\$875	8.2%
Properties Sold	20	17	9	21	5.0%
Properties Pending Sale	19	18	7	20	5.3%
Properties For Sale	220	260	258	282	28.2%
Days on Market (Pending Sale)	36	34	39	21	-41.3%
Percent Under Contract	8.6%	6.9%	2.7%	7.1%	-17.9%
Average Median Price for Last 12 Months	\$2,308,333	\$2,420,250	\$2,339,833	\$2,555,269	10.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Carmel Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Chula Vista

Single Family Residences, February 2025



Current Market Snapshot

\$927,500

Median Sales Price **1.9% Δ YOY**

\$502

Average \$/SF **3.1% Δ YOY**

783

Properties For Sale **28.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$910,500	\$941,000	\$942,500	\$927,500	1.9%
Average Price per Square Foot	\$487	\$459	\$453	\$502	3.1%
Properties Sold	68	72	55	36	-47.1%
Properties Pending Sale	78	67	61	57	-26.9%
Properties For Sale	610	711	740	783	28.4%
Days on Market (Pending Sale)	30	31	45	27	-11.4%
Percent Under Contract	12.8%	9.4%	8.2%	7.3%	-43.1%
Average Median Price for Last 12 Months	\$871,625	\$919,050	\$909,767	\$921,792	5.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Chula Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Clairemont/Bay Ho/Bay Park

Single Family Residences, February 2025



Current Market Snapshot

\$1,249,000

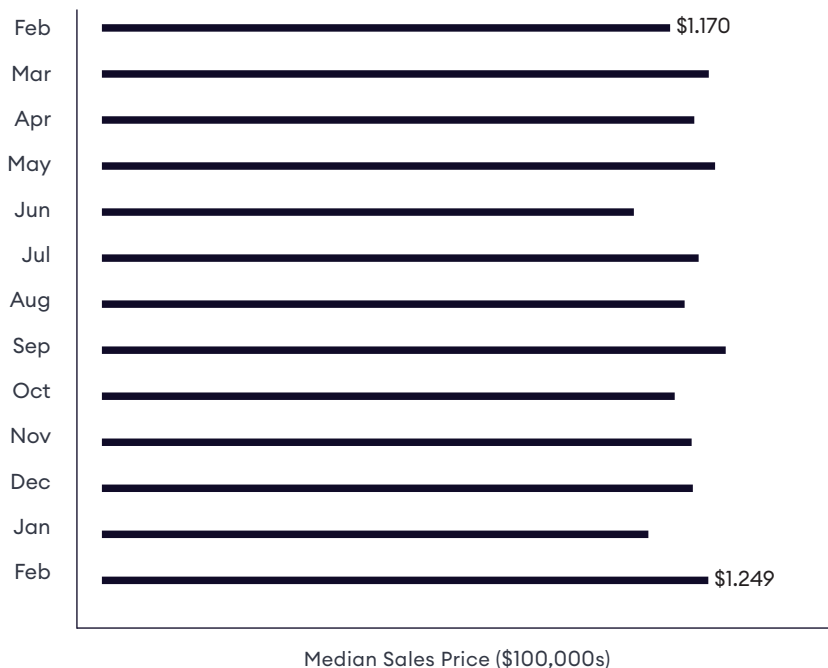
Median Sales Price **6.8% Δ YOY**

\$821

Average \$/SF **4.7% Δ YOY**

338

Properties For Sale **73.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,170,000	\$1,200,000	\$1,214,500	\$1,249,000	6.8%
Average Price per Square Foot	\$784	\$776	\$797	\$821	4.7%
Properties Sold	17	31	22	23	35.3%
Properties Pending Sale	13	26	21	30	130.8%
Properties For Sale	195	269	295	338	73.3%
Days on Market (Pending Sale)	47	19	31	22	-53.1%
Percent Under Contract	6.7%	9.7%	7.1%	8.9%	33.1%
Average Median Price for Last 12 Months	\$1,103,568	\$1,211,667	\$1,197,000	\$1,207,462	9.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Clairemont/Bay Ho/Bay Park Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Coronado

Single Family Residences, February 2025



Current Market Snapshot

\$2,975,000

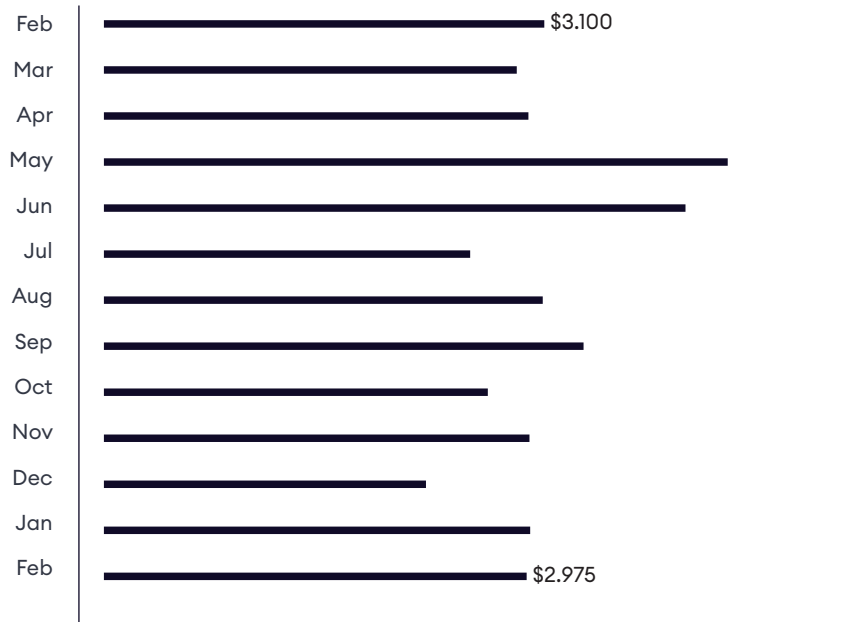
Median Sales Price **-4.0% Δ YOY**

\$1,673

Average \$/SF **24.2% Δ YOY**

258

Properties For Sale **50.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,100,000	\$3,089,000	\$2,995,000	\$2,975,000	-4.0%
Average Price per Square Foot	\$1,347	\$1,339	\$1,835	\$1,673	24.2%
Properties Sold	11	15	13	9	-18.2%
Properties Pending Sale	18	7	14	14	-22.2%
Properties For Sale	171	226	236	258	50.9%
Days on Market (Pending Sale)	72	78	54	44	-39.7%
Percent Under Contract	10.5%	3.1%	5.9%	5.4%	-48.4%
Average Median Price for Last 12 Months	\$3,392,992	\$2,885,000	\$2,745,667	\$3,112,727	-8.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coronado Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Del Mar

Single Family Residences, February 2025



Current Market Snapshot

\$3,100,000

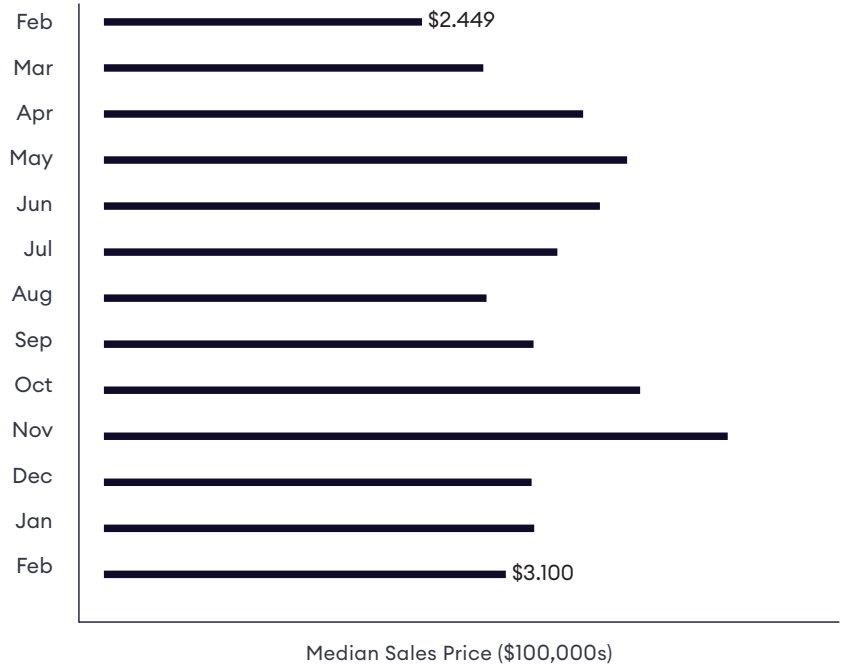
Median Sales Price 26.6% Δ YOY

\$1,404

Average \$/SF 42.0% Δ YOY

238

Properties For Sale 47.8% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,449,000	\$2,950,000	\$4,822,500	\$3,100,000	26.6%
Average Price per Square Foot	\$989	\$1,308	\$1,617	\$1,404	42.0%
Properties Sold	7	11	6	5	-28.6%
Properties Pending Sale	9	15	11	5	-44.4%
Properties For Sale	161	213	216	238	47.8%
Days on Market (Pending Sale)	35	51	47	50	44.2%
Percent Under Contract	5.6%	7.0%	5.1%	2.1%	-62.4%
Average Median Price for Last 12 Months	\$2,950,097	\$3,666,667	\$3,240,000	\$3,491,981	18.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Del Mar Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

El Cajon

Single Family Residences, February 2025



Current Market Snapshot

\$880,000

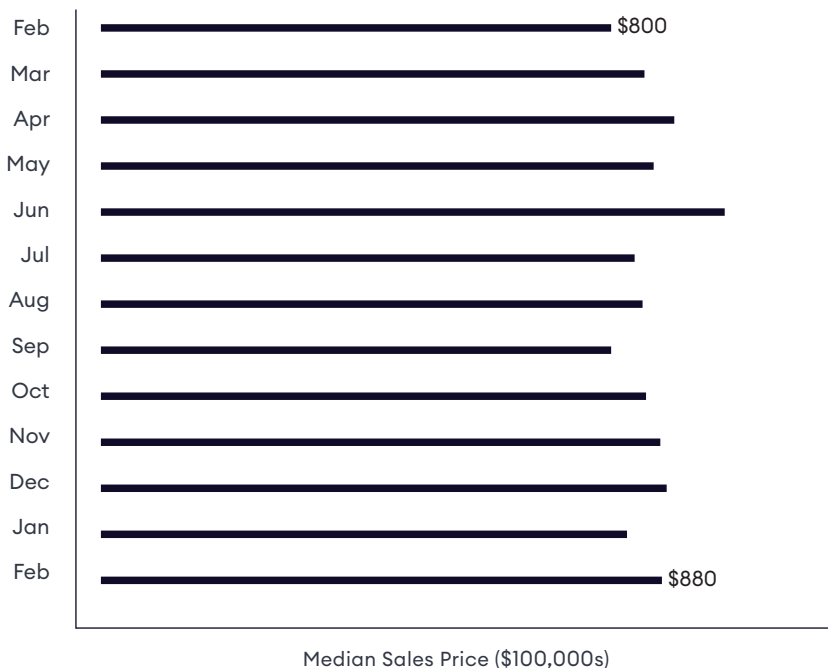
Median Sales Price **10.0% Δ YOY**

\$515

Average \$/SF **0.6% Δ YOY**

839

Properties For Sale **43.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$800,000	\$849,500	\$877,500	\$880,000	10.0%
Average Price per Square Foot	\$512	\$493	\$489	\$515	0.6%
Properties Sold	61	66	58	41	-32.8%
Properties Pending Sale	67	68	65	59	-11.9%
Properties For Sale	586	725	795	839	43.2%
Days on Market (Pending Sale)	34	34	34	30	-11.1%
Percent Under Contract	11.4%	9.4%	8.2%	7.0%	-38.5%
Average Median Price for Last 12 Months	\$830,863	\$854,167	\$864,167	\$862,269	3.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in El Cajon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Encinitas

Single Family Residences, February 2025



Current Market Snapshot

\$2,050,112

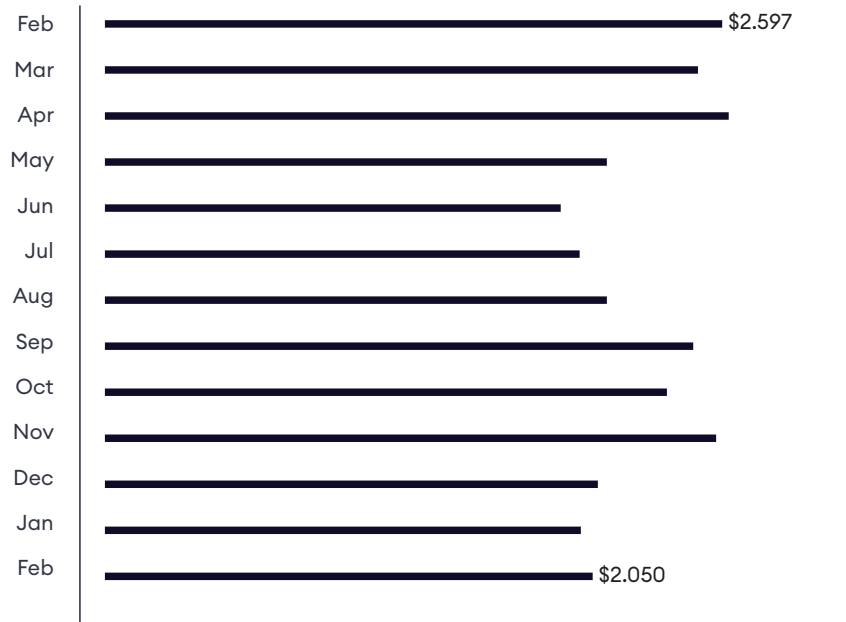
Median Sales Price -21.1% Δ YOY

\$1,097

Average \$/SF 20.5% Δ YOY

385

Properties For Sale 48.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,597,500	\$2,110,000	\$2,571,750	\$2,050,112	-21.1%
Average Price per Square Foot	\$910	\$933	\$925	\$1,097	20.5%
Properties Sold	14	30	20	17	21.4%
Properties Pending Sale	20	28	16	32	60.0%
Properties For Sale	259	350	346	385	48.6%
Days on Market (Pending Sale)	63	49	56	38	-39.4%
Percent Under Contract	7.7%	8.0%	4.6%	8.3%	7.6%
Average Median Price for Last 12 Months	\$2,277,083	\$2,255,444	\$2,040,704	\$2,260,012	-0.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encinitas Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Escondido

Single Family Residences, February 2025



Current Market Snapshot

\$876,250

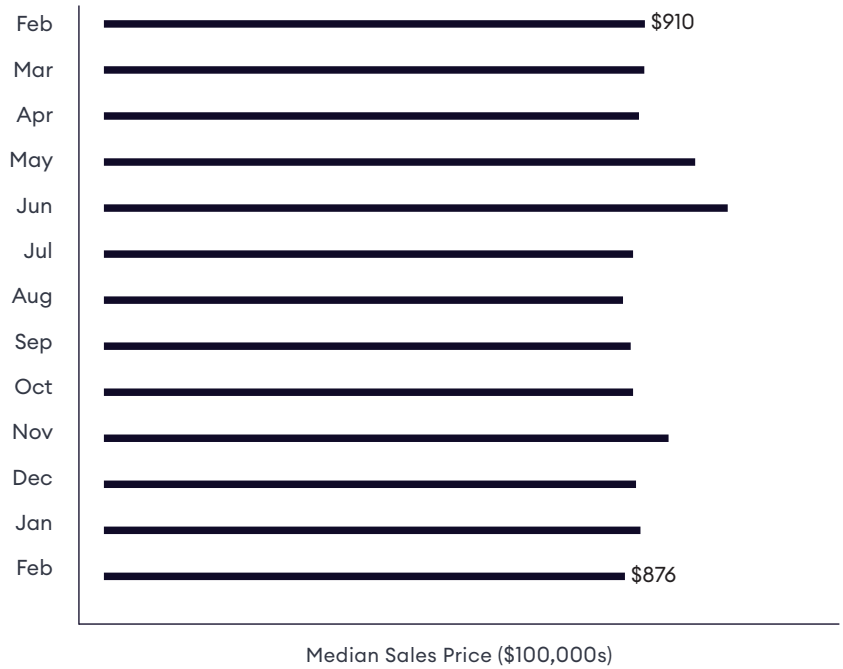
Median Sales Price **-3.7% Δ YOY**

\$491

Average \$/SF **2.7% Δ YOY**

1,078

Properties For Sale **49.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$910,000	\$873,000	\$950,000	\$876,250	-3.7%
Average Price per Square Foot	\$478	\$502	\$456	\$491	2.7%
Properties Sold	75	63	82	64	-14.7%
Properties Pending Sale	72	67	58	79	9.7%
Properties For Sale	723	944	995	1,078	49.1%
Days on Market (Pending Sale)	29	31	43	32	11.2%
Percent Under Contract	10.0%	7.1%	5.8%	7.3%	-26.4%
Average Median Price for Last 12 Months	\$886,667	\$899,958	\$891,250	\$917,442	3.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Escondido Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Imperial-Beach

Single Family Residences, February 2025



Current Market Snapshot

\$993,696

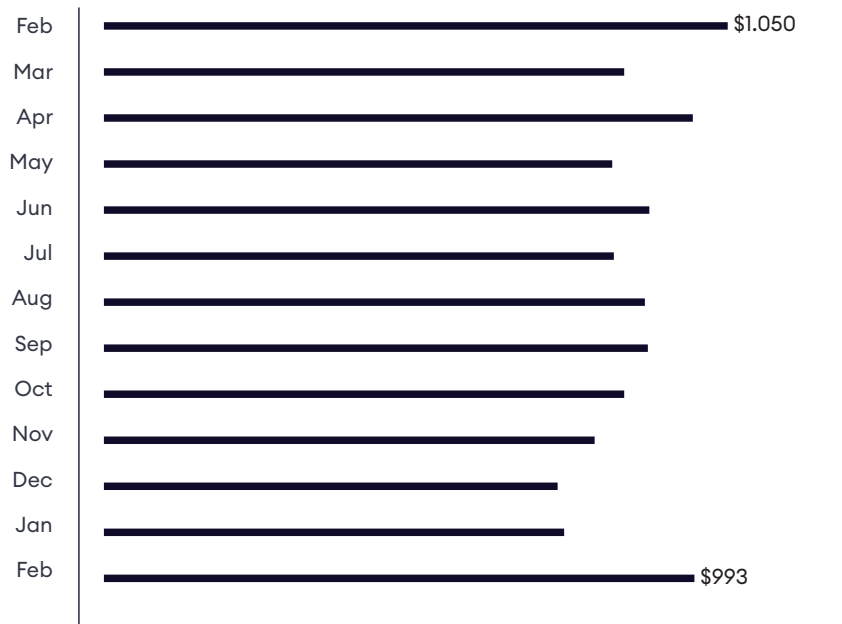
Median Sales Price -5.4% Δ YOY

\$533

Average \$/SF -15.4% Δ YOY

204

Properties For Sale 75.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,050,000	\$910,000	\$825,000	\$993,696	-5.4%
Average Price per Square Foot	\$630	\$651	\$617	\$533	-15.4%
Properties Sold	7	7	9	3	-57.1%
Properties Pending Sale	9	11	7	9	0.0%
Properties For Sale	116	168	187	204	75.9%
Days on Market (Pending Sale)	45	52	54	64	44.1%
Percent Under Contract	7.8%	6.5%	3.7%	4.4%	-43.1%
Average Median Price for Last 12 Months	\$914,654	\$857,449	\$843,232	\$892,342	-2.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Imperial-Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

La Jolla

Single Family Residences, February 2025



Current Market Snapshot

\$4,238,170

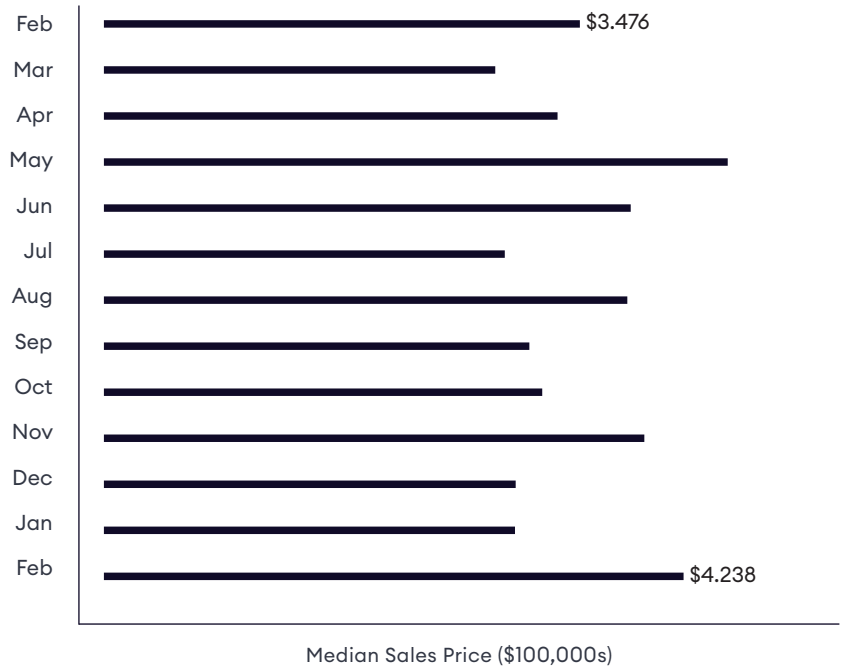
Median Sales Price **21.9% Δ YOY**

\$1,372

Average \$/SF **-23.3% Δ YOY**

574

Properties For Sale **41.4% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,476,500	\$3,825,000	\$3,950,000	\$4,238,170	21.9%
Average Price per Square Foot	\$1,789	\$1,569	\$1,107	\$1,372	-23.3%
Properties Sold	22	26	26	22	0.0%
Properties Pending Sale	33	31	30	31	-6.1%
Properties For Sale	406	517	547	574	41.4%
Days on Market (Pending Sale)	42	41	46	37	-12.4%
Percent Under Contract	8.1%	6.0%	5.5%	5.4%	-33.6%
Average Median Price for Last 12 Months	\$3,288,053	\$3,416,445	\$3,414,390	\$3,485,013	6.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Jolla Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

La Mesa

Single Family Residences, February 2025



Current Market Snapshot

\$1,070,000

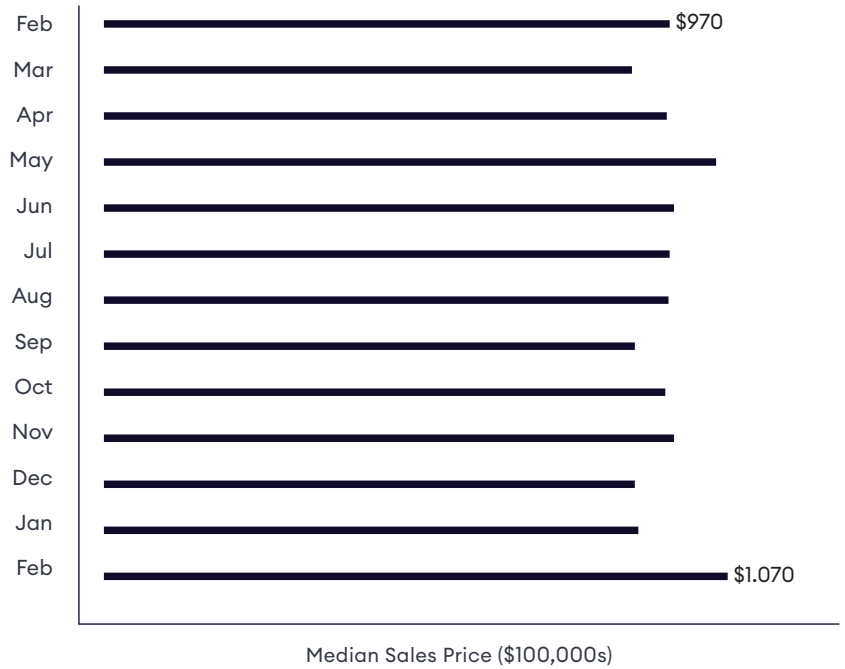
Median Sales Price **10.3% Δ YOY**

\$595

Average \$/SF **9.8% Δ YOY**

507

Properties For Sale **64.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$970,000	\$968,000	\$977,500	\$1,070,000	10.3%
Average Price per Square Foot	\$542	\$556	\$556	\$595	9.8%
Properties Sold	27	47	36	25	-7.4%
Properties Pending Sale	31	37	32	40	29.0%
Properties For Sale	309	440	468	507	64.1%
Days on Market (Pending Sale)	23	26	25	31	35.9%
Percent Under Contract	10.0%	8.4%	6.8%	7.9%	-21.4%
Average Median Price for Last 12 Months	\$929,479	\$957,667	\$965,333	\$965,500	3.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in La Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Linda Vista/Clairemont Mesa East

Single Family Residences, February 2025



Current Market Snapshot

\$1,135,000

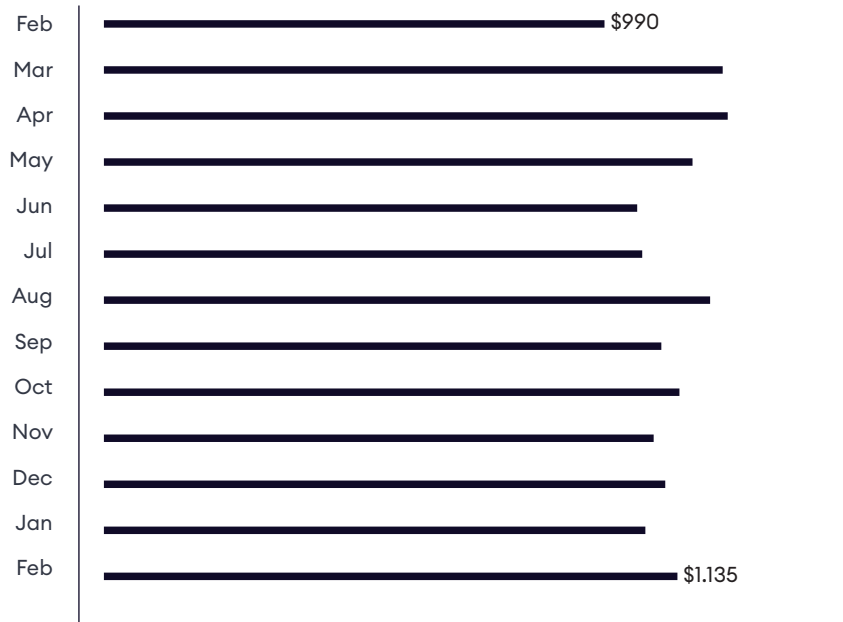
Median Sales Price **14.6% Δ YOY**

\$792

Average \$/SF **17.2% Δ YOY**

158

Properties For Sale **41.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$990,000	\$1,200,000	\$1,087,750	\$1,135,000	14.6%
Average Price per Square Foot	\$676	\$771	\$698	\$792	17.2%
Properties Sold	8	9	8	13	62.5%
Properties Pending Sale	18	16	8	14	-22.2%
Properties For Sale	112	129	137	158	41.1%
Days on Market (Pending Sale)	23	37	34	55	140.8%
Percent Under Contract	16.1%	12.4%	5.8%	8.9%	-44.9%
Average Median Price for Last 12 Months	\$983,883	\$1,107,800	\$1,105,683	\$1,121,677	14.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Linda Vista/Clairemont Mesa East Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lemon Grove

Single Family Residences, February 2025



Current Market Snapshot

\$725,000

Median Sales Price 0.6% Δ YOY

\$568

Average \$/SF 8.0% Δ YOY

134

Properties For Sale 67.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$721,000	\$745,000	\$760,000	\$725,000	0.6%
Average Price per Square Foot	\$526	\$556	\$552	\$568	8.0%
Properties Sold	7	9	11	11	57.1%
Properties Pending Sale	9	6	13	13	44.4%
Properties For Sale	80	117	120	134	67.5%
Days on Market (Pending Sale)	17	20	41	40	139.8%
Percent Under Contract	11.2%	5.1%	10.8%	9.7%	-13.8%
Average Median Price for Last 12 Months	\$706,333	\$769,679	\$771,025	\$765,083	8.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lemon Grove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

National City

Single Family Residences, February 2025



Current Market Snapshot

\$725,000

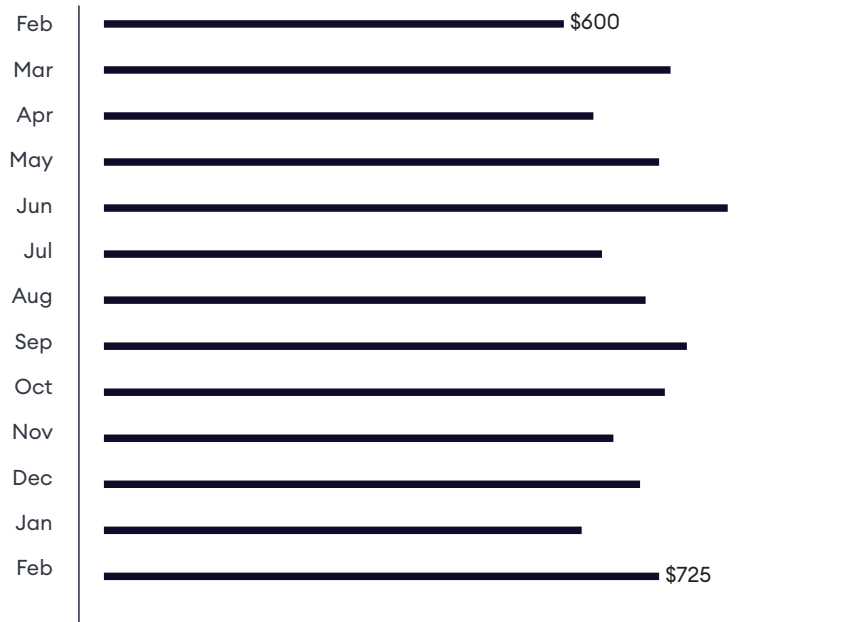
Median Sales Price **20.8% Δ YOY**

\$584

Average \$/SF **-24.2% Δ YOY**

145

Properties For Sale **45.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$600,000	\$707,250	\$665,000	\$725,000	20.8%
Average Price per Square Foot	\$770	\$547	\$633	\$584	-24.2%
Properties Sold	1	8	3	9	800.0%
Properties Pending Sale	6	5	5	12	100.0%
Properties For Sale	100	111	124	145	45.0%
Days on Market (Pending Sale)	12	19	15	34	195.0%
Percent Under Contract	6.0%	4.5%	4.0%	8.3%	37.9%
Average Median Price for Last 12 Months	\$664,583	\$701,213	\$682,792	\$698,713	5.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in National City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Ocean Beach

Single Family Residences, February 2025



Current Market Snapshot

\$2,050,000

Median Sales Price **21.0% Δ YOY**

\$1,001

Average \$/SF **-6.9% Δ YOY**

166

Properties For Sale **52.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,694,312	\$1,700,000	\$2,050,060	\$2,050,000	21.0%
Average Price per Square Foot	\$1,075	\$1,103	\$1,003	\$1,001	-6.9%
Properties Sold	12	9	12	11	-8.3%
Properties Pending Sale	9	12	10	8	-11.1%
Properties For Sale	109	150	163	166	52.3%
Days on Market (Pending Sale)	26	40	47	48	81.3%
Percent Under Contract	8.3%	8.0%	6.1%	4.8%	-41.6%
Average Median Price for Last 12 Months	\$1,919,004	\$1,806,677	\$1,971,667	\$1,795,567	-6.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ocean Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Oceanside

Single Family Residences, February 2025



Current Market Snapshot

\$972,500

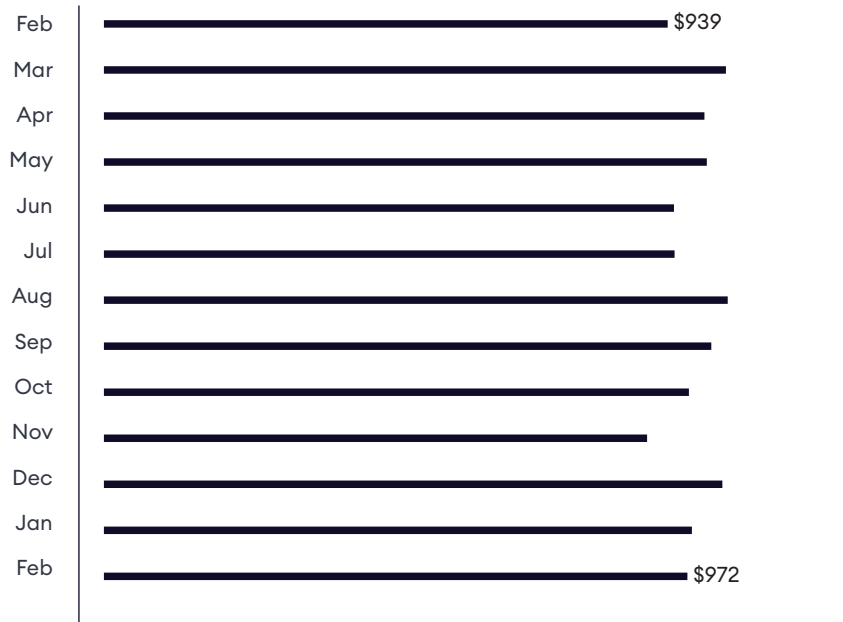
Median Sales Price **3.5% Δ YOY**

\$565

Average \$/SF **9.7% Δ YOY**

810

Properties For Sale **44.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$939,500	\$1,040,000	\$905,000	\$972,500	3.5%
Average Price per Square Foot	\$515	\$589	\$554	\$565	9.7%
Properties Sold	46	71	63	52	13.0%
Properties Pending Sale	67	74	47	68	1.5%
Properties For Sale	561	736	752	810	44.4%
Days on Market (Pending Sale)	34	37	45	39	13.8%
Percent Under Contract	11.9%	10.1%	6.2%	8.4%	-29.7%
Average Median Price for Last 12 Months	\$910,000	\$979,333	\$994,500	\$984,577	8.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Oceanside Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Pacific & Mission Beach

Single Family Residences, February 2025



Current Market Snapshot

\$1,837,500

Median Sales Price 0.7% Δ YOY

\$1,143

Average \$/SF -20.1% Δ YOY

257

Properties For Sale 39.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,825,000	\$1,880,000	\$1,787,500	\$1,837,500	0.7%
Average Price per Square Foot	\$1,431	\$1,098	\$1,118	\$1,143	-20.1%
Properties Sold	7	13	11	10	42.9%
Properties Pending Sale	11	16	15	12	9.1%
Properties For Sale	184	242	249	257	39.7%
Days on Market (Pending Sale)	18	40	51	29	57.5%
Percent Under Contract	6.0%	6.6%	6.0%	4.7%	-21.9%
Average Median Price for Last 12 Months	\$2,081,405	\$1,921,000	\$1,976,167	\$1,997,192	-4.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Pacific & Mission Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Point Loma

Single Family Residences, February 2025



Current Market Snapshot

\$1,700,000

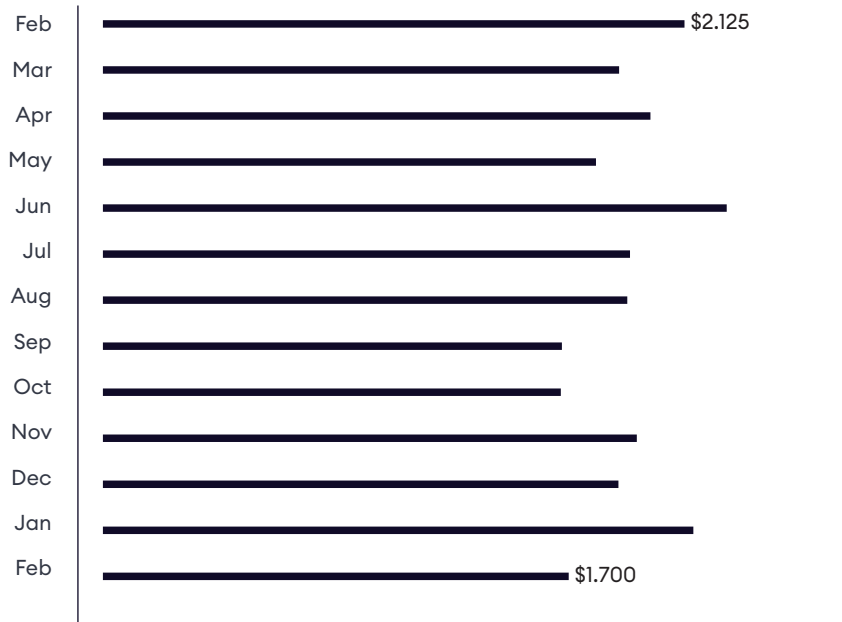
Median Sales Price **-20.0% Δ YOY**

\$1,144

Average \$/SF **23.4% Δ YOY**

261

Properties For Sale **45.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,125,000	\$1,915,000	\$1,950,000	\$1,700,000	-20.0%
Average Price per Square Foot	\$927	\$892	\$913	\$1,144	23.4%
Properties Sold	11	13	7	9	-18.2%
Properties Pending Sale	18	14	12	5	-72.2%
Properties For Sale	180	222	240	261	45.0%
Days on Market (Pending Sale)	46	29	50	20	-57.8%
Percent Under Contract	10.0%	6.3%	5.0%	1.9%	-80.8%
Average Median Price for Last 12 Months	\$177,128	\$1,839,337	\$1,913,333	\$1,920,471	984.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Point Loma Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,260,000

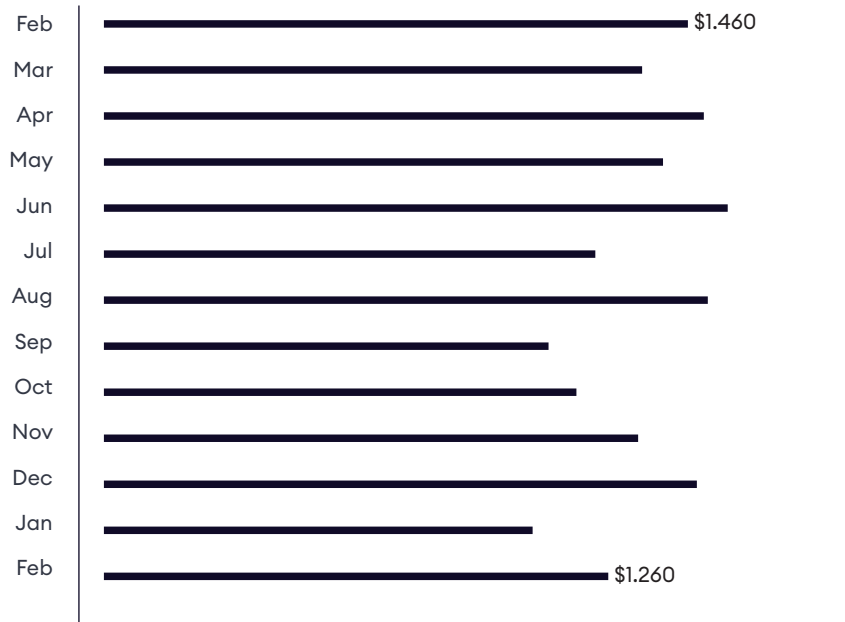
Median Sales Price -13.7% Δ YOY

\$642

Average \$/SF 2.9% Δ YOY

408

Properties For Sale 49.5% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,460,000	\$1,510,000	\$1,335,000	\$1,260,000	-13.7%
Average Price per Square Foot	\$624	\$630	\$629	\$642	2.9%
Properties Sold	24	37	21	21	-12.5%
Properties Pending Sale	26	25	21	19	-26.9%
Properties For Sale	273	362	384	408	49.5%
Days on Market (Pending Sale)	21	28	56	69	228.4%
Percent Under Contract	9.5%	6.9%	5.5%	4.7%	-51.1%
Average Median Price for Last 12 Months	\$1,292,204	\$1,239,583	\$1,270,833	\$1,341,346	3.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Poway Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Bernardo

Single Family Residences, February 2025



Current Market Snapshot

\$1,557,450

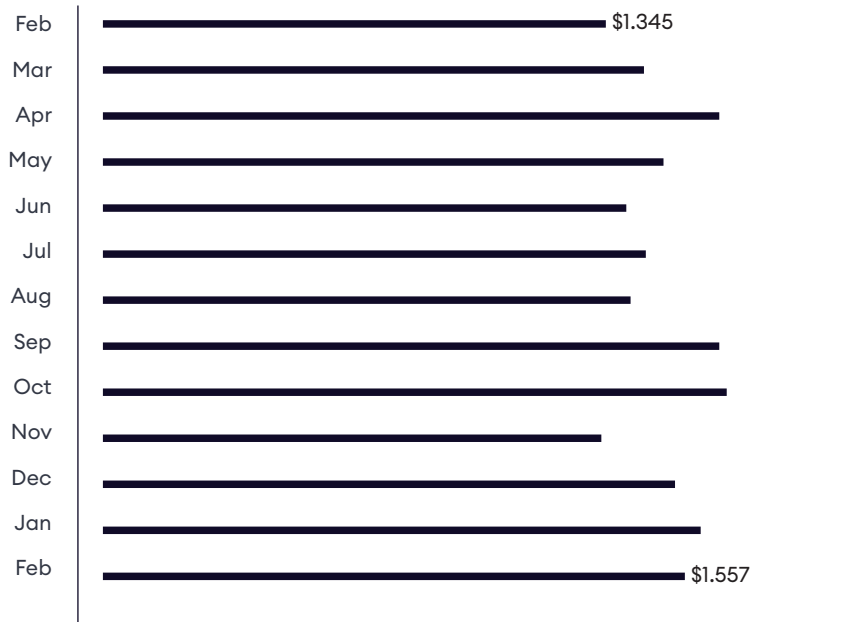
Median Sales Price **15.8% Δ YOY**

\$699

Average \$/SF **5.4% Δ YOY**

698

Properties For Sale **45.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,345,000	\$1,411,500	\$1,332,900	\$1,557,450	15.8%
Average Price per Square Foot	\$663	\$709	\$742	\$699	5.4%
Properties Sold	35	58	47	34	-2.9%
Properties Pending Sale	49	63	41	50	2.0%
Properties For Sale	479	628	642	698	45.7%
Days on Market (Pending Sale)	31	28	46	32	4.7%
Percent Under Contract	10.2%	10.0%	6.4%	7.2%	-30.0%
Average Median Price for Last 12 Months	\$1,329,633	\$1,556,892	\$1,562,817	\$1,503,681	13.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Bernardo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Santa Fe

Single Family Residences, February 2025



Current Market Snapshot

\$4,770,000

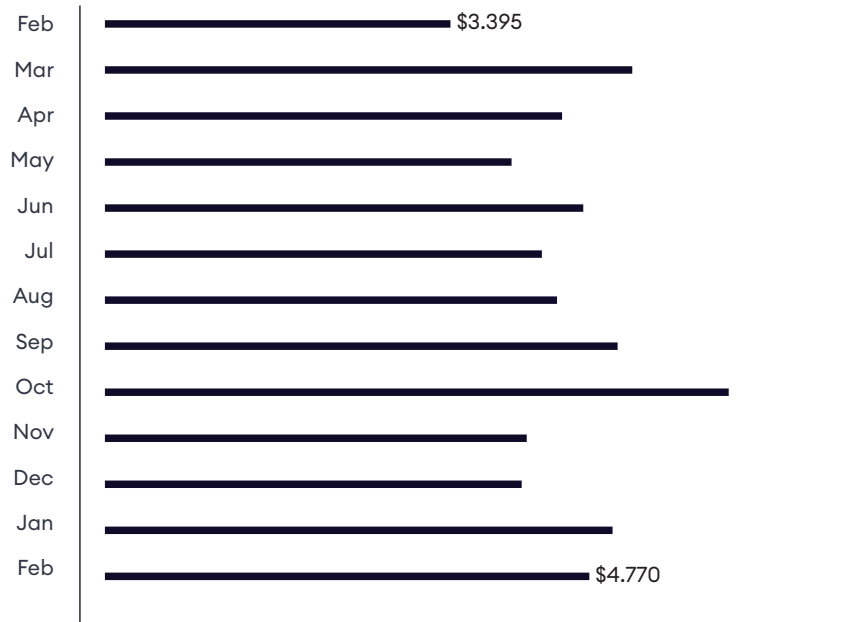
Median Sales Price **40.5% Δ YOY**

\$916

Average \$/SF **7.3% Δ YOY**

488

Properties For Sale **62.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,395,000	\$4,450,000	\$4,150,000	\$4,770,000	40.5%
Average Price per Square Foot	\$854	\$947	\$971	\$916	7.3%
Properties Sold	12	10	11	9	-25.0%
Properties Pending Sale	8	12	7	16	100.0%
Properties For Sale	300	415	444	488	62.7%
Days on Market (Pending Sale)	111	63	76	86	-22.3%
Percent Under Contract	2.7%	2.9%	1.6%	3.3%	23.0%
Average Median Price for Last 12 Months	\$4,431,250	\$4,870,000	\$4,623,333	\$4,597,692	3.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Santa Fe Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Marcos

Single Family Residences, February 2025



Current Market Snapshot

\$1,129,000

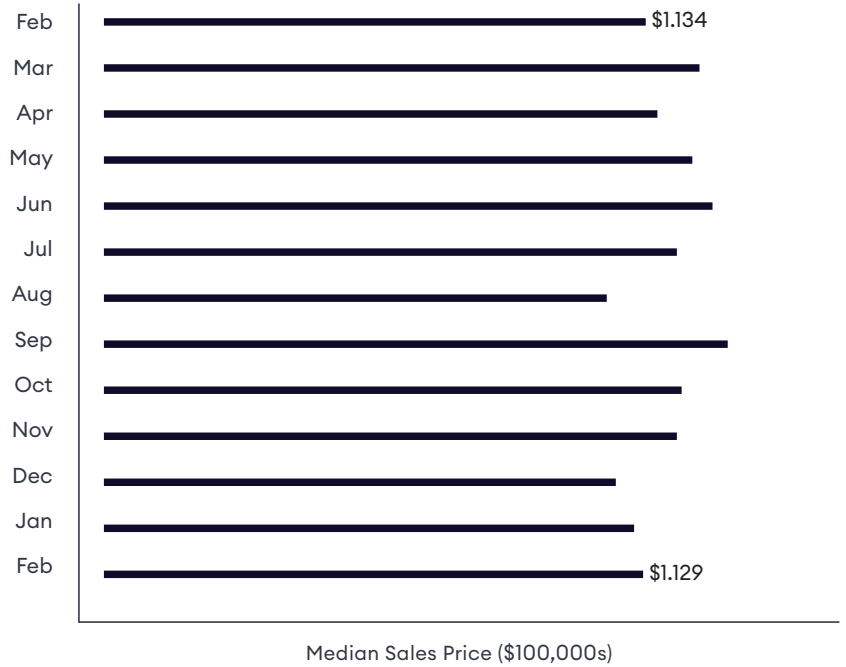
Median Sales Price -0.5% Δ YOY

\$533

Average \$/SF 2.9% Δ YOY

409

Properties For Sale 35.9% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,134,500	\$1,052,500	\$1,200,000	\$1,129,000	-0.5%
Average Price per Square Foot	\$518	\$586	\$568	\$533	2.9%
Properties Sold	18	44	31	23	27.8%
Properties Pending Sale	34	43	28	30	-11.8%
Properties For Sale	301	389	394	409	35.9%
Days on Market (Pending Sale)	35	37	39	40	16.1%
Percent Under Contract	11.3%	11.1%	7.1%	7.3%	-35.1%
Average Median Price for Last 12 Months	\$1,077,066	\$1,171,250	\$1,103,500	\$1,179,123	9.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Marcos Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Diego

Single Family Residences, February 2025



Current Market Snapshot

\$1,200,000

Median Sales Price 3.0% Δ YOY

\$817

Average \$/SF 4.3% Δ YOY

642

Properties For Sale 65.5% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,165,000	\$1,200,000	\$1,177,500	\$1,200,000	3.0%
Average Price per Square Foot	\$783	\$789	\$798	\$817	4.3%
Properties Sold	30	49	34	44	46.7%
Properties Pending Sale	34	51	32	51	50.0%
Properties For Sale	388	506	551	642	65.5%
Days on Market (Pending Sale)	30	24	34	31	1.6%
Percent Under Contract	8.8%	10.1%	5.8%	7.9%	-9.3%
Average Median Price for Last 12 Months	\$1,092,718	\$1,186,696	\$1,176,500	\$1,195,744	9.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Diego Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$880,000

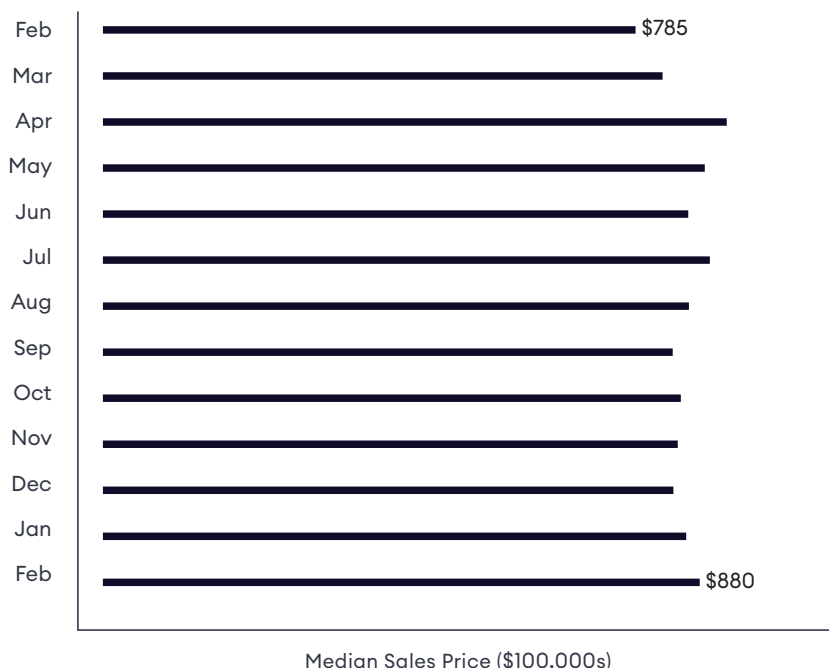
Median Sales Price **12.1% Δ YOY**

\$565

Average \$/SF **6.8% Δ YOY**

261

Properties For Sale **27.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$785,000	\$864,000	\$847,500	\$880,000	12.1%
Average Price per Square Foot	\$529	\$562	\$561	\$565	6.8%
Properties Sold	20	33	24	28	40.0%
Properties Pending Sale	26	25	21	22	-15.4%
Properties For Sale	205	247	246	261	27.3%
Days on Market (Pending Sale)	16	21	39	22	40.7%
Percent Under Contract	12.7%	10.1%	8.5%	8.4%	-33.5%
Average Median Price for Last 12 Months	\$807,167	\$853,417	\$860,333	\$858,462	6.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santee Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Solana Beach

Single Family Residences, February 2025



Current Market Snapshot

\$3,112,500

Median Sales Price **16.4% Δ YOY**

\$1,383

Average \$/SF **1.9% Δ YOY**

114

Properties For Sale **42.5% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,675,000	\$2,450,000	\$3,968,000	\$3,112,500	16.4%
Average Price per Square Foot	\$1,357	\$1,532	\$1,474	\$1,383	1.9%
Properties Sold	5	9	3	2	-60.0%
Properties Pending Sale	5	7	3	6	20.0%
Properties For Sale	80	99	105	114	42.5%
Days on Market (Pending Sale)	20	66	38	41	110.0%
Percent Under Contract	6.2%	7.1%	2.9%	5.3%	-15.8%
Average Median Price for Last 12 Months	\$3,008,854	\$2,984,514	\$2,870,000	\$2,980,199	-1.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Solana Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Spring Valley

Single Family Residences, February 2025



Current Market Snapshot

\$786,500

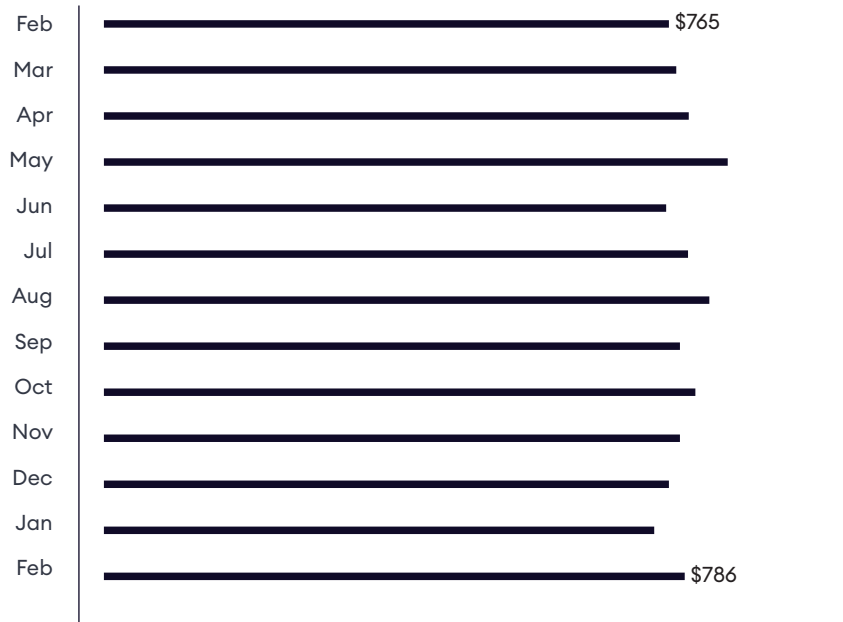
Median Sales Price 2.8% Δ YOY

\$471

Average \$/SF -4.1% Δ YOY

436

Properties For Sale 58.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$765,000	\$820,000	\$780,000	\$786,500	2.8%
Average Price per Square Foot	\$491	\$500	\$458	\$471	-4.1%
Properties Sold	25	30	41	24	-4.0%
Properties Pending Sale	30	29	36	25	-16.7%
Properties For Sale	276	361	411	436	58.0%
Days on Market (Pending Sale)	30	32	41	25	-17.0%
Percent Under Contract	10.9%	8.0%	8.8%	5.7%	-47.2%
Average Median Price for Last 12 Months	\$758,083	\$776,250	\$765,500	\$785,135	3.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Spring Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$897,000

Median Sales Price **-9.2% Δ YOY**

\$511

Average \$/SF **-1.5% Δ YOY**

600

Properties For Sale **51.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$987,500	\$937,500	\$840,000	\$897,000	-9.2%
Average Price per Square Foot	\$519	\$497	\$519	\$511	-1.5%
Properties Sold	42	38	33	30	-28.6%
Properties Pending Sale	38	50	29	46	21.1%
Properties For Sale	397	541	558	600	51.1%
Days on Market (Pending Sale)	38	33	38	35	-7.3%
Percent Under Contract	9.6%	9.2%	5.2%	7.7%	-19.9%
Average Median Price for Last 12 Months	\$906,417	\$911,088	\$931,500	\$929,252	2.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Vista Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Condominiums

Select Areas in Multiple Counties

Beverly Center - Miracle Mile

Beverly Hills

Brentwood

Culver City

Downtown Los Angeles

Encino

Malibu

Malibu Beach

Marina Del Rey

Santa Monica

Sherman Oaks

Studio City

Venice

West Hollywood

West LA

Westwood - Century City



Condominiums

At a Glance

Country	United States
State	California
Region	Multiple
Counties	Los Angeles
	Orange
	Santa Barbara
	Monterey



Beverly Center - Miracle Mile

Condominiums, February 2025



Current Market Snapshot

\$1,857,000

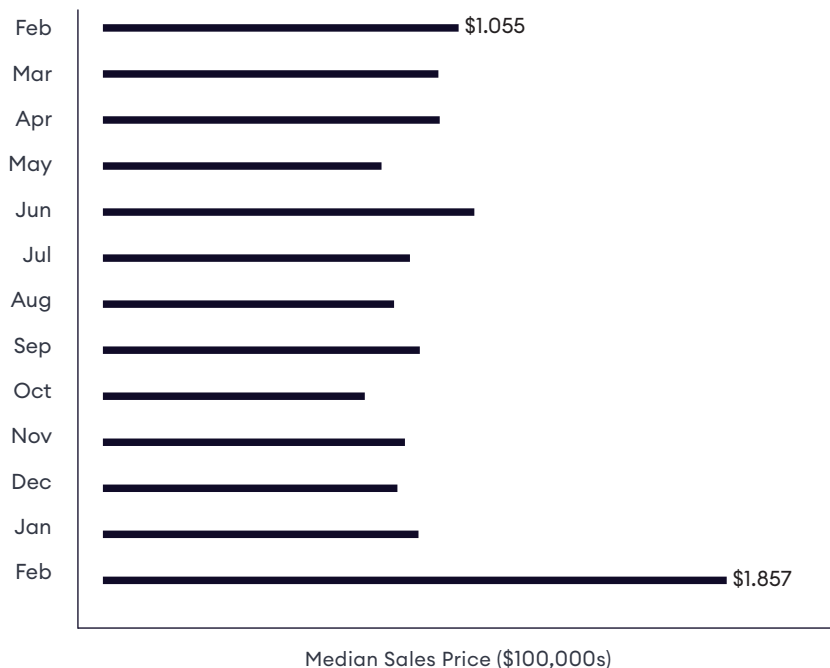
Median Sales Price **75.9% Δ YOY**

\$1,308

Average \$/SF **66.0% Δ YOY**

66

Properties For Sale **-1.5% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,055,500	\$862,500	\$895,000	\$1,857,000	75.9%
Average Price per Square Foot	\$788	\$677	\$850	\$1,308	66.0%
Properties Sold	6	8	7	8	33.3%
Properties Pending Sale	12	13	6	7	-41.7%
Properties For Sale	67	72	76	66	-1.5%
Days on Market (Pending Sale)	58	33	139	58	-0.0%
Percent Under Contract	17.9%	18.1%	7.9%	10.6%	-40.8%
Average Median Price for Last 12 Months	\$1,012,167	\$1,045,750	\$1,221,667	\$1,001,846	-1.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Center - Miracle Mile Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Beverly Hills

Condominiums, February 2025



Current Market Snapshot

\$3,175,000

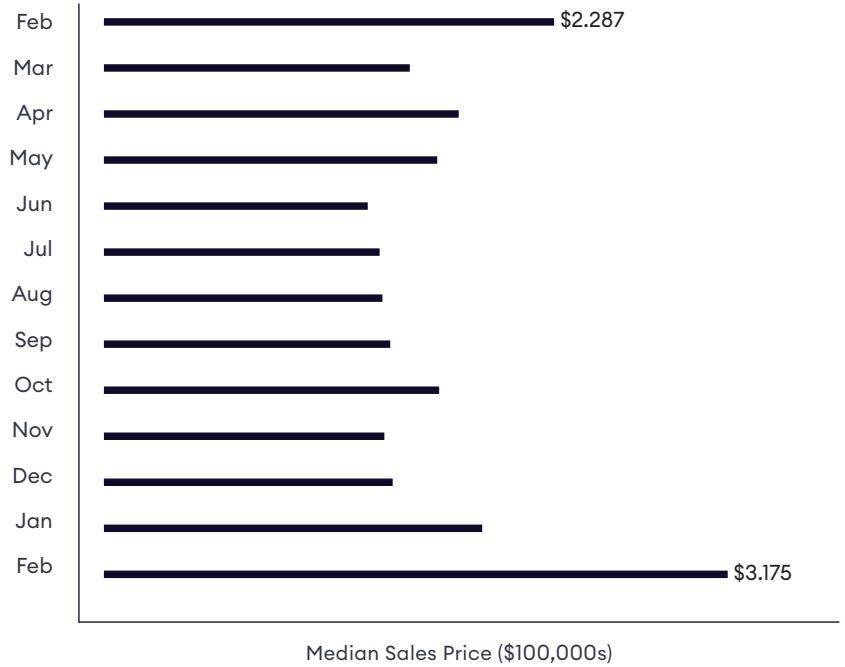
Median Sales Price **38.8% Δ YOY**

\$1,610

Average \$/SF **60.7% Δ YOY**

79

Properties For Sale **2.6% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,287,600	\$1,410,000	\$1,420,000	\$3,175,000	38.8%
Average Price per Square Foot	\$1,002	\$727	\$789	\$1,610	60.7%
Properties Sold	5	9	10	7	40.0%
Properties Pending Sale	7	14	5	8	14.3%
Properties For Sale	77	101	72	79	2.6%
Days on Market (Pending Sale)	84	78	84	99	17.6%
Percent Under Contract	9.1%	13.9%	6.9%	10.1%	11.4%
Average Median Price for Last 12 Months	\$1,674,092	\$1,854,583	\$2,185,833	\$1,738,153	3.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Beverly Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Brentwood

Single Family Residences, February 2025



Current Market Snapshot

\$1,562,500

Median Sales Price **29.1% Δ YOY**

\$1,239

Average \$/SF **59.3% Δ YOY**

99

Properties For Sale **62.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,210,000	\$864,500	\$1,079,263	\$1,562,500	29.1%
Average Price per Square Foot	\$778	\$845	\$760	\$1,239	59.3%
Properties Sold	9	14	8	12	33.3%
Properties Pending Sale	12	16	8	17	41.7%
Properties For Sale	61	84	71	99	62.3%
Days on Market (Pending Sale)	33	40	55	29	-11.7%
Percent Under Contract	19.7%	19.0%	11.3%	17.2%	-12.7%
Average Median Price for Last 12 Months	\$1,010,708	\$1,263,377	\$1,363,333	\$1,246,905	23.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Brentwood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Culver City

Single Family Residences, February 2025



Current Market Snapshot

\$636,000

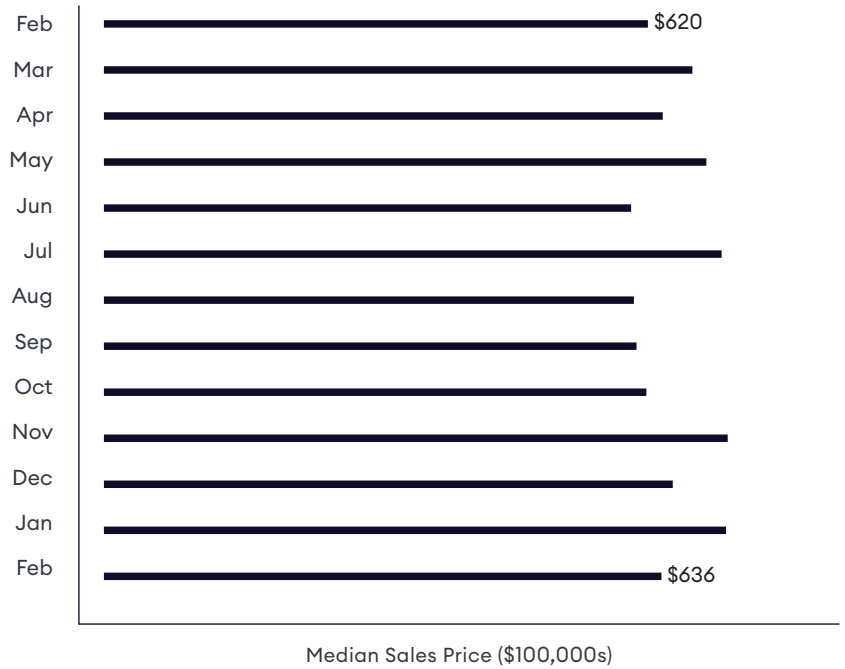
Median Sales Price 2.5% Δ YOY

\$655

Average \$/SF 4.8% Δ YOY

54

Properties For Sale 14.9% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$620,500	\$604,500	\$712,000	\$636,000	2.5%
Average Price per Square Foot	\$625	\$606	\$607	\$655	4.8%
Properties Sold	12	12	10	13	8.3%
Properties Pending Sale	9	13	15	11	22.2%
Properties For Sale	47	62	58	54	14.9%
Days on Market (Pending Sale)	29	28	43	58	99.8%
Percent Under Contract	19.1%	21.0%	25.9%	20.4%	6.4%
Average Median Price for Last 12 Months	\$648,912	\$655,542	\$665,000	\$650,846	0.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Culver City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Downtown

Condominiums, February 2025



Current Market Snapshot

\$545,000

Median Sales Price **-2.2% Δ YOY**

\$590

Average \$/SF **-11.1% Δ YOY**

347

Properties For Sale **5.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$557,500	\$575,000	\$492,500	\$545,000	-2.2%
Average Price per Square Foot	\$664	\$594	\$710	\$590	-11.1%
Properties Sold	28	16	12	25	-10.7%
Properties Pending Sale	26	19	16	17	-34.6%
Properties For Sale	330	397	355	347	5.2%
Days on Market (Pending Sale)	62	82	96	68	9.9%
Percent Under Contract	7.9%	4.8%	4.5%	4.9%	-37.8%
Average Median Price for Last 12 Months	\$567,491	\$561,333	\$581,000	\$570,646	0.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Downtown Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Encino

Condominiums, February 2025



Current Market Snapshot

\$699,000

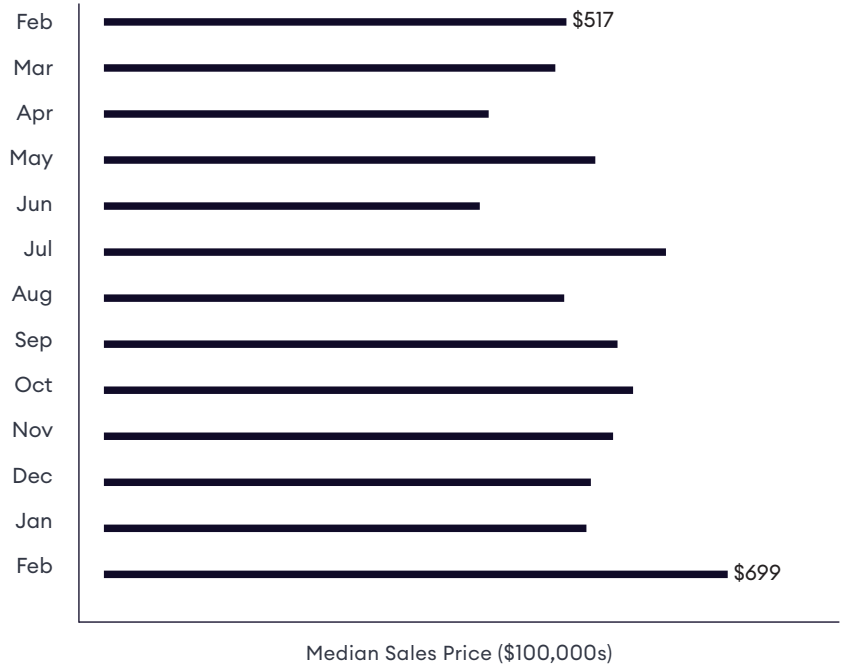
Median Sales Price **35.1% Δ YOY**

\$557

Average \$/SF **26.9% Δ YOY**

81

Properties For Sale **80.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$517,500	\$515,000	\$570,000	\$699,000	35.1%
Average Price per Square Foot	\$439	\$478	\$505	\$557	26.9%
Properties Sold	14	17	15	7	-50.0%
Properties Pending Sale	11	12	10	13	18.2%
Properties For Sale	45	81	77	81	80.0%
Days on Market (Pending Sale)	22	29	34	39	75.2%
Percent Under Contract	24.4%	14.8%	13.0%	16.0%	-34.3%
Average Median Price for Last 12 Months	\$503,625	\$586,917	\$594,667	\$545,269	8.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Encino Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,000,000

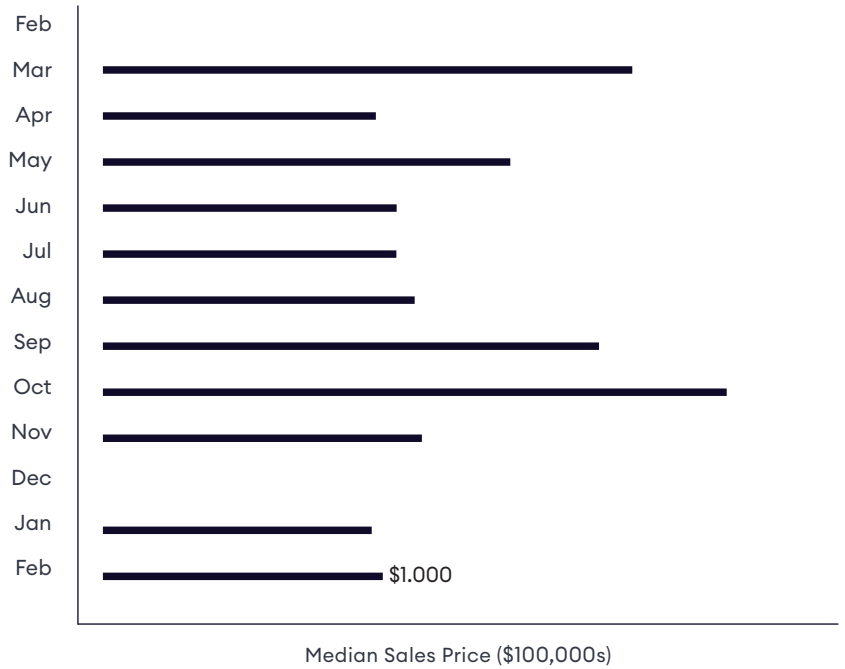
Median Sales Price n/a Δ YOY

\$993

Average \$/SF n/a Δ YOY

27

Properties For Sale 28.6% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$1,115,000	\$1,141,000	\$1,000,000	n/a
Average Price per Square Foot	\$0	\$950	\$1,034	\$993	n/a
Properties Sold	0	7	4	1	n/a
Properties Pending Sale	2	4	0	3	50.0%
Properties For Sale	21	30	23	27	28.6%
Days on Market (Pending Sale)	97	93	0	227	134.4%
Percent Under Contract	9.5%	13.3%	0.0%	11.1%	16.7%
Average Median Price for Last 12 Months	\$798,975	\$1,186,938	\$653,333	\$1,128,510	41.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Malibu Beach

Condominiums, February 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

19

Properties For Sale 533.3% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,100,000	\$0	\$0	\$0	-100.0%
Average Price per Square Foot	\$1,705	\$0	\$0	\$0	-100.0%
Properties Sold	1	0	0	0	-100.0%
Properties Pending Sale	0	0	1	0	n/a
Properties For Sale	3	13	14	19	533.3%
Days on Market (Pending Sale)	0	0	100	0	n/a
Percent Under Contract	0.0%	0.0%	7.1%	0.0%	n/a
Average Median Price for Last 12 Months	\$1,020,333	\$779,167	\$1,558,333	\$816,538	-20.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Malibu Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Marina Del Rey

Condominiums, February 2025



Current Market Snapshot

\$1,300,000

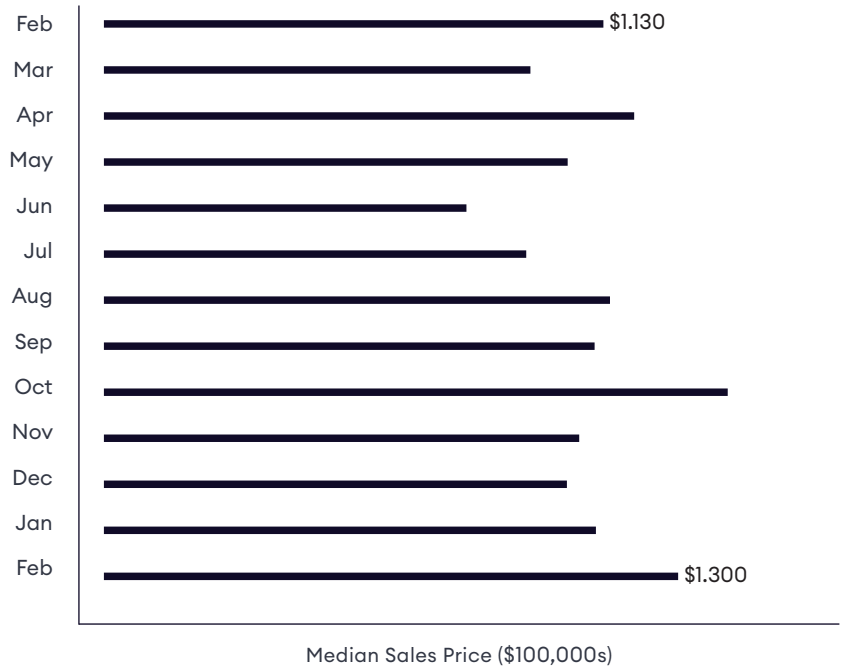
Median Sales Price **15.0% Δ YOY**

\$890

Average \$/SF **-8.8% Δ YOY**

108

Properties For Sale **20.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,130,000	\$1,145,000	\$1,075,000	\$1,300,000	15.0%
Average Price per Square Foot	\$976	\$721	\$713	\$890	-8.8%
Properties Sold	6	10	19	25	316.7%
Properties Pending Sale	14	13	17	19	35.7%
Properties For Sale	90	113	112	108	20.0%
Days on Market (Pending Sale)	80	43	54	60	-24.7%
Percent Under Contract	15.6%	11.5%	15.2%	17.6%	13.1%
Average Median Price for Last 12 Months	\$1,175,782	\$1,176,296	\$1,153,333	\$1,101,425	-6.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Marina Del Rey Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Monica

Condominiums, February 2025



Current Market Snapshot

\$1,625,000

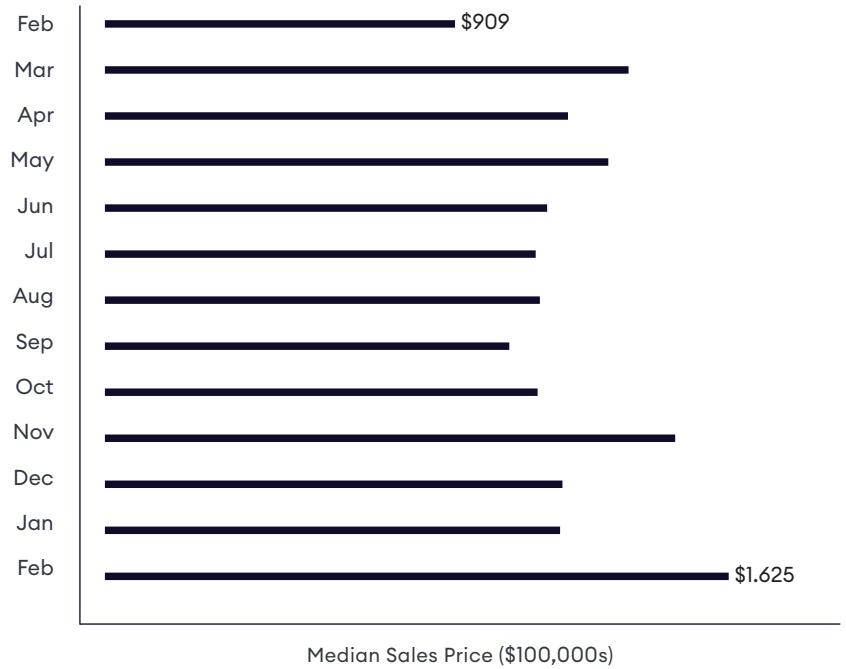
Median Sales Price **78.8% Δ YOY**

\$1,229

Average \$/SF **28.0% Δ YOY**

178

Properties For Sale **43.5% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$909,000	\$1,131,000	\$1,485,000	\$1,625,000	78.8%
Average Price per Square Foot	\$960	\$1,080	\$1,068	\$1,229	28.0%
Properties Sold	11	25	23	31	181.8%
Properties Pending Sale	22	28	18	35	59.1%
Properties For Sale	124	159	149	178	43.5%
Days on Market (Pending Sale)	42	45	52	47	12.8%
Percent Under Contract	17.7%	17.6%	12.1%	19.7%	10.8%
Average Median Price for Last 12 Months	\$1,117,917	\$1,276,641	\$1,332,948	\$1,219,027	9.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Monica Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Sherman Oaks

Condominiums, February 2025



Current Market Snapshot

\$643,000

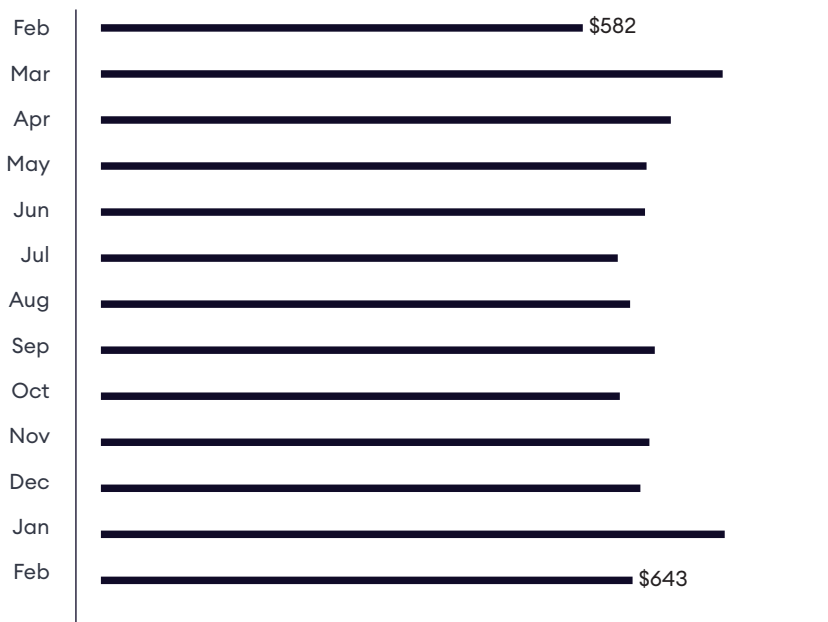
Median Sales Price **10.4% Δ YOY**

\$534

Average \$/SF **-2.7% Δ YOY**

91

Properties For Sale **44.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$582,500	\$640,000	\$663,453	\$643,000	10.4%
Average Price per Square Foot	\$549	\$522	\$540	\$534	-2.7%
Properties Sold	9	15	7	13	44.4%
Properties Pending Sale	9	17	11	17	88.9%
Properties For Sale	63	87	94	91	44.4%
Days on Market (Pending Sale)	31	26	49	47	52.6%
Percent Under Contract	14.3%	19.5%	11.7%	18.7%	30.8%
Average Median Price for Last 12 Months	\$684,479	\$668,576	\$683,500	\$663,006	-3.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Sherman Oaks Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$825,000

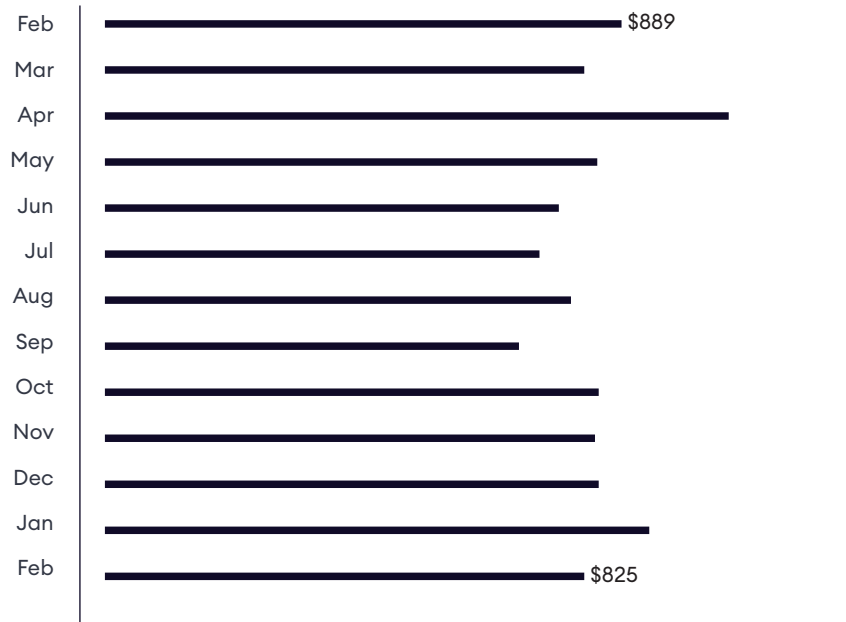
Median Sales Price **-7.3% Δ YOY**

\$634

Average \$/SF **-0.2% Δ YOY**

39

Properties For Sale **30.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$889,500	\$802,000	\$843,550	\$825,000	-7.3%
Average Price per Square Foot	\$635	\$705	\$663	\$634	-0.2%
Properties Sold	13	4	6	7	-46.2%
Properties Pending Sale	7	3	7	7	0.0%
Properties For Sale	30	39	42	39	30.0%
Days on Market (Pending Sale)	21	13	28	31	50.7%
Percent Under Contract	23.3%	7.7%	16.7%	17.9%	-23.1%
Average Median Price for Last 12 Months	\$825,813	\$836,342	\$870,833	\$845,042	2.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Studio City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Venice

Condominiums, February 2025



Current Market Snapshot

\$2,122,000

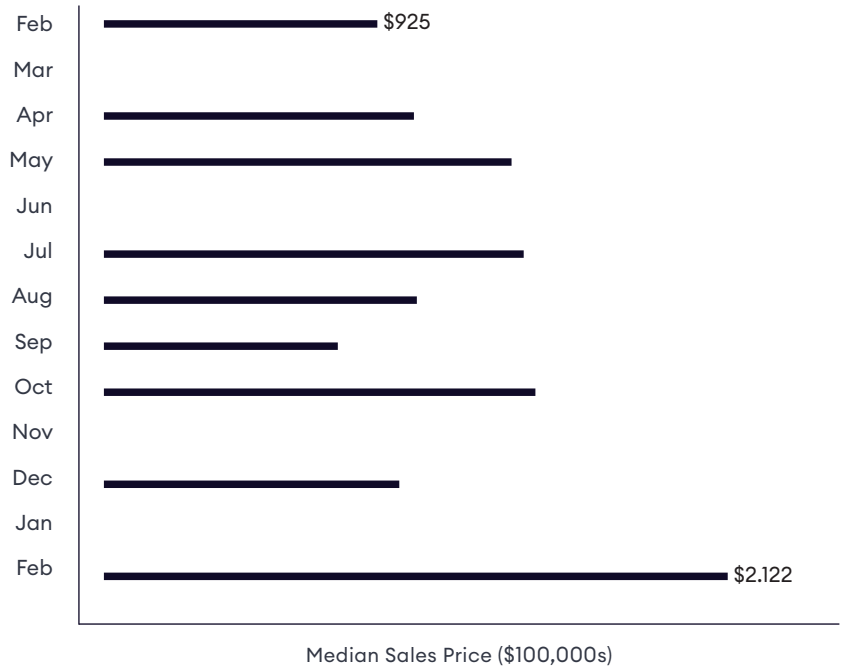
Median Sales Price **129.4% Δ YOY**

\$860

Average \$/SF **-2.2% Δ YOY**

20

Properties For Sale **66.7% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$925,000	\$1,060,000	\$0	\$2,122,000	129.4%
Average Price per Square Foot	\$879	\$892	\$0	\$860	-2.2%
Properties Sold	1	1	0	2	100.0%
Properties Pending Sale	0	4	1	2	n/a
Properties For Sale	12	29	17	20	66.7%
Days on Market (Pending Sale)	0	93	124	24	n/a
Percent Under Contract	0.0%	13.8%	5.9%	10.0%	n/a
Average Median Price for Last 12 Months	\$657,083	\$896,167	\$1,040,667	\$863,115	31.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Venice Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Hollywood

Condominiums, February 2025



Current Market Snapshot

\$1,173,000

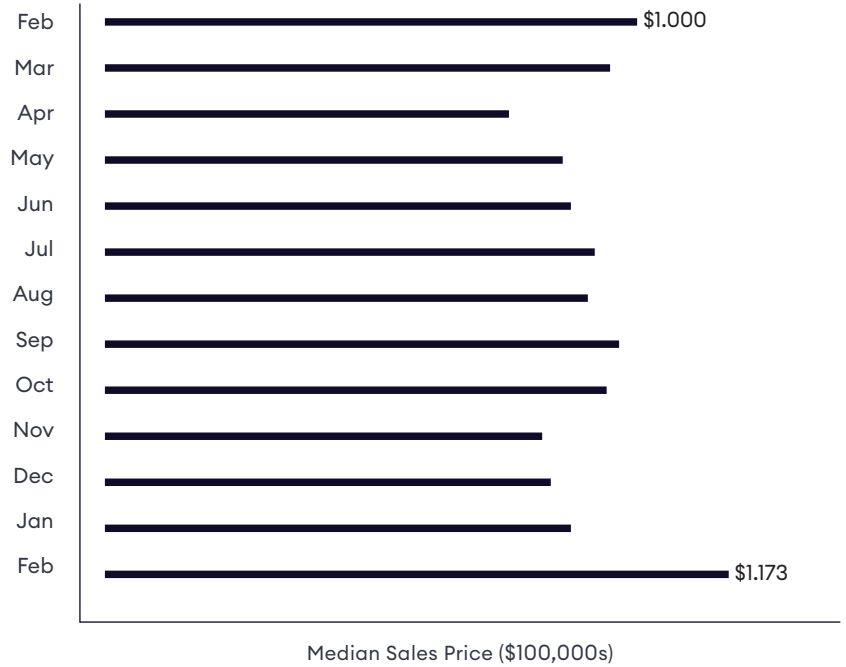
Median Sales Price 17.3% Δ YOY

\$965

Average \$/SF 9.8% Δ YOY

233

Properties For Sale 42.1% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,000,000	\$907,000	\$820,743	\$1,173,000	17.3%
Average Price per Square Foot	\$879	\$814	\$795	\$965	9.8%
Properties Sold	15	31	18	17	13.3%
Properties Pending Sale	16	27	17	14	-12.5%
Properties For Sale	164	195	197	233	42.1%
Days on Market (Pending Sale)	43	50	58	97	124.4%
Percent Under Contract	9.8%	13.8%	8.6%	6.0%	-38.4%
Average Median Price for Last 12 Months	\$945,579	\$935,707	\$961,667	\$914,057	-3.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Hollywood Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Los Angeles

Condominiums, February 2025



Current Market Snapshot

\$1,005,000

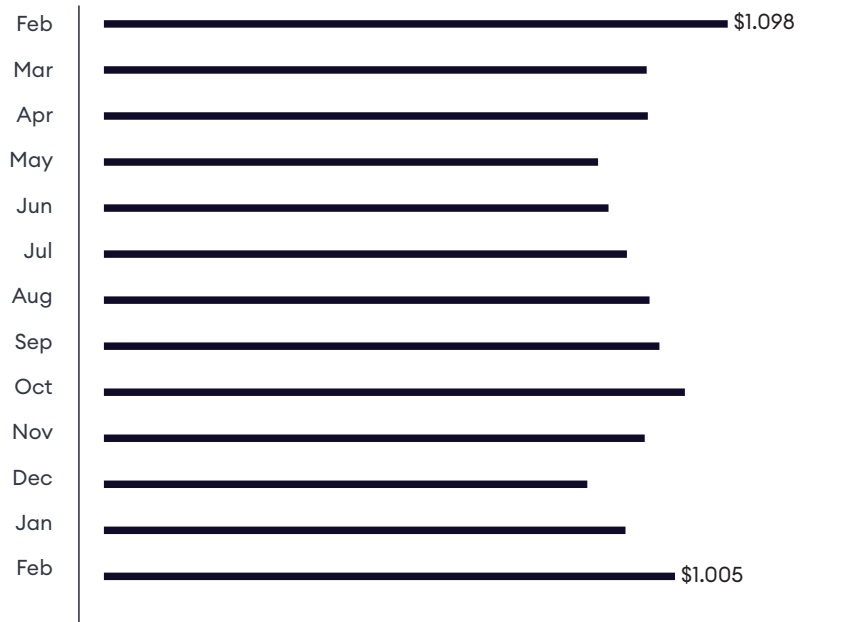
Median Sales Price **-8.5% Δ YOY**

\$717

Average \$/SF **-0.4% Δ YOY**

51

Properties For Sale **88.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,098,250	\$960,000	\$951,500	\$1,005,000	-8.5%
Average Price per Square Foot	\$720	\$698	\$684	\$717	-0.4%
Properties Sold	6	9	8	7	16.7%
Properties Pending Sale	6	6	9	12	100.0%
Properties For Sale	27	51	58	51	88.9%
Days on Market (Pending Sale)	56	36	29	23	-58.3%
Percent Under Contract	22.2%	11.8%	15.5%	23.5%	5.9%
Average Median Price for Last 12 Months	\$941,304	\$954,000	\$924,167	\$951,596	1.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West LA Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Westwood - Century City

Condominiums, February 2025



Current Market Snapshot

\$1,120,000

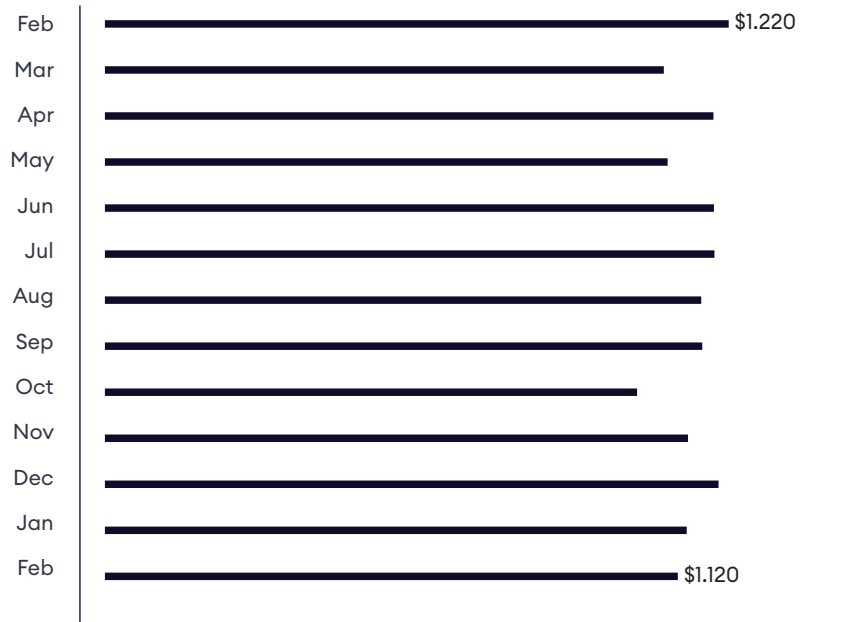
Median Sales Price **-8.2% Δ YOY**

\$845

Average \$/SF **11.8% Δ YOY**

313

Properties For Sale **13.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,220,000	\$1,166,000	\$1,140,000	\$1,120,000	-8.2%
Average Price per Square Foot	\$756	\$760	\$1,278	\$845	11.8%
Properties Sold	17	46	21	45	164.7%
Properties Pending Sale	34	41	25	45	32.4%
Properties For Sale	276	325	292	313	13.4%
Days on Market (Pending Sale)	50	53	64	67	34.0%
Percent Under Contract	12.3%	12.6%	8.6%	14.4%	16.7%
Average Median Price for Last 12 Months	\$1,137,333	\$1,134,250	\$1,152,500	\$1,150,538	1.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westwood - Century City Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



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