

# Micro Market Report



**March 2025**

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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.

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## 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.

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# Los Angeles County

## Single Family Residences

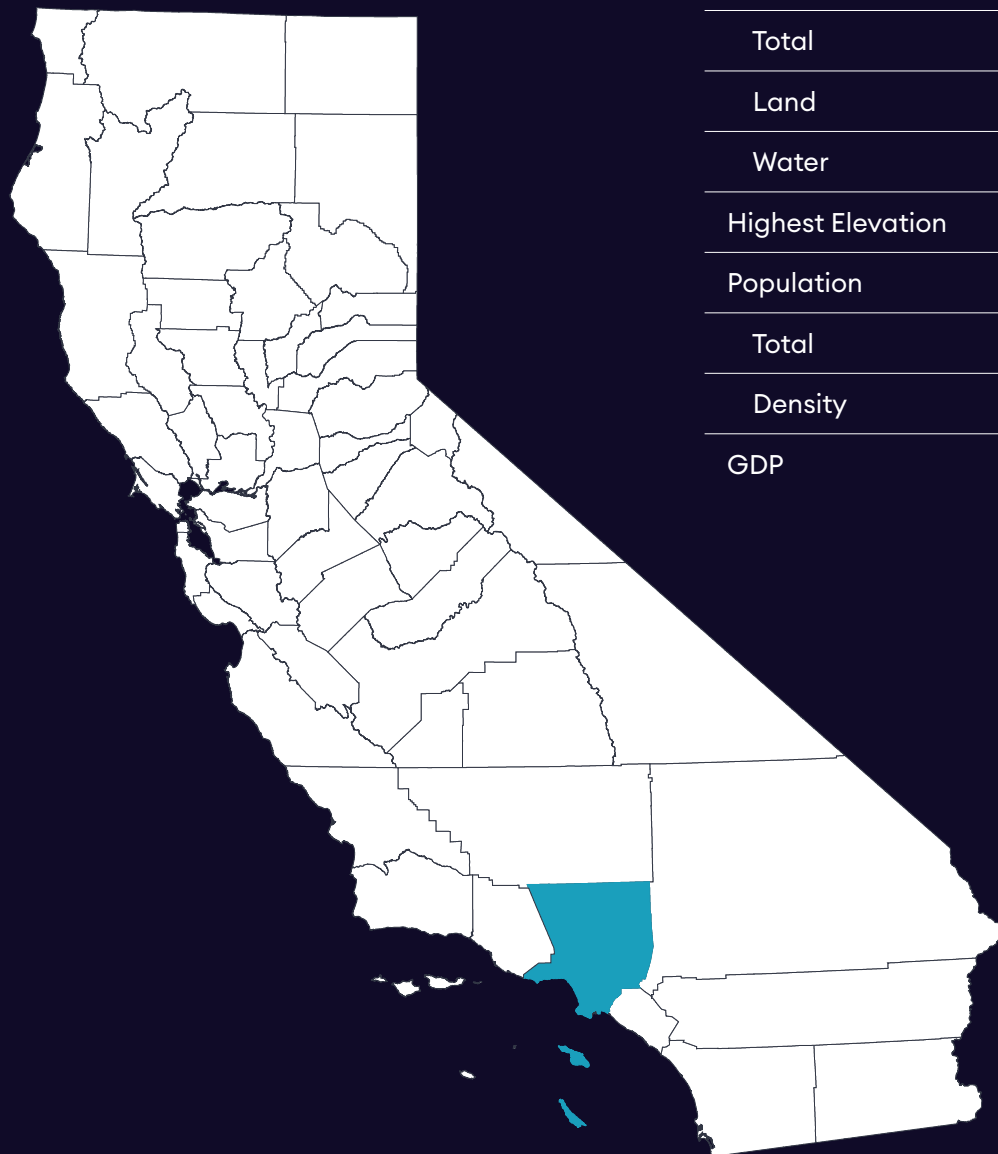
Los Angeles County Macro	West Los Angeles	North Hollywood
Bel Air - Holmby Hills	Westchester	Shadow Hills
Beverly Center - Miracle Mile	Westwood - Century City	Sherman Oaks
Beverly Hills	West Adams	Studio City
Beverly Hills P.O.	South Bay Macro	Sun Valley
Beverlywood	El Segundo	Sunland - Tujunga
Brentwood	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 <sup>2</sup> (12,310km <sup>2</sup> )
Land	4,058 mi <sup>2</sup> (10,510km <sup>2</sup> )
Water	693 mi <sup>2</sup> (1,790km <sup>2</sup> )
Highest Elevation	10,068 ft (3,069m)
Population	
Total	9,861,224
Density	2,430/mi <sup>2</sup> (940/km <sup>2</sup> )
GDP	\$712 Billion

# Los Angeles County

Single Family Residences, March 2025



## Current Market Snapshot

**\$1,035,000**

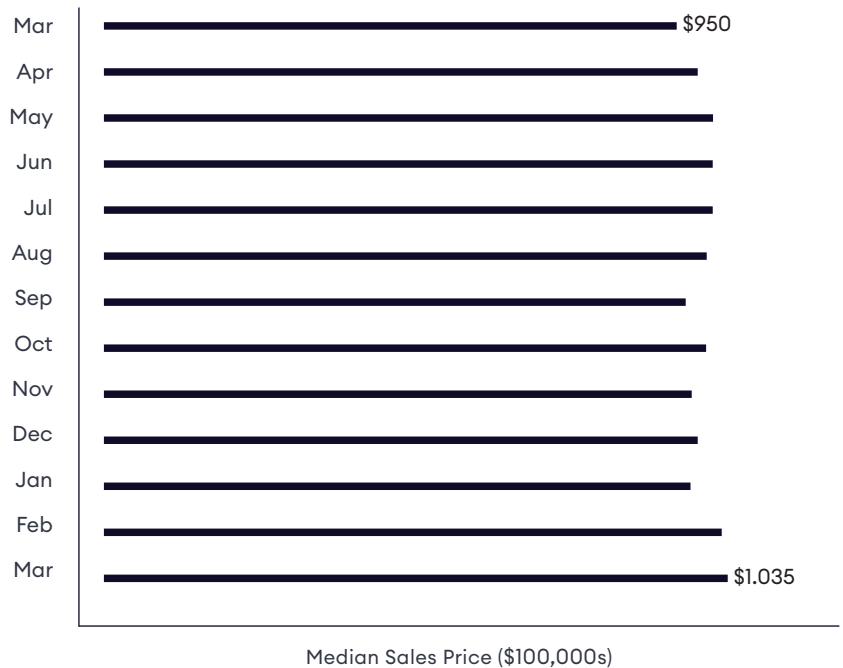
Median Sales Price **8.9% Δ YOY**

**\$735**

Average \$/SF **7.5% Δ YOY**

**15,160**

Properties For Sale **15.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$950,000	\$965,000	\$985,000	\$1,035,000	8.9%
Average Price per Square Foot	\$684	\$714	\$690	\$735	7.5%
Properties Sold	2717	2714	2787	2725	0.3%
Properties Pending Sale	3021	2844	2115	3269	8.2%
Properties For Sale	13,166	16,528	13,533	15,160	15.1%
Days on Market (Pending Sale)	30	32	43	35	17.4%
Percent Under Contract	22.9%	17.2%	15.6%	21.6%	-6.0%
Average Median Price for Last 12 Months	\$930,313	\$998,667	\$1,011,000	\$994,038	6.4%

\*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, March 2025



## Current Market Snapshot

\$5,815,000

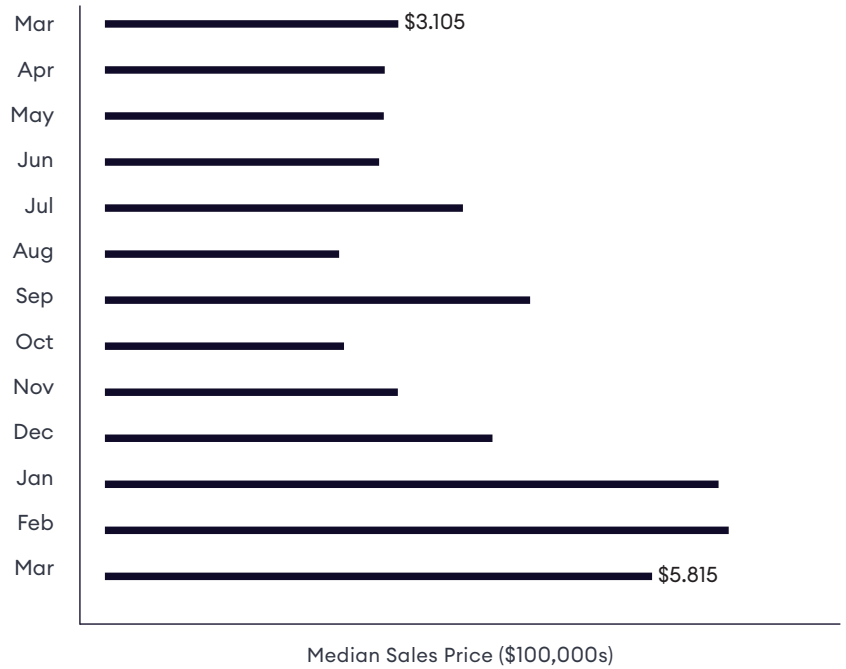
Median Sales Price 87.3% Δ YOY

\$1,285

Average \$/SF 8.0% Δ YOY

195

Properties For Sale 43.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,105,000	\$4,512,500	\$4,110,600	\$5,815,000	87.3%
Average Price per Square Foot	\$1,190	\$1,166	\$1,145	\$1,285	8.0%
Properties Sold	15	10	7	8	-46.7%
Properties Pending Sale	12	7	7	15	25.0%
Properties For Sale	136	164	139	195	43.4%
Days on Market (Pending Sale)	63	31	77	42	-33.1%
Percent Under Contract	8.8%	4.3%	5.0%	7.7%	-12.8%
Average Median Price for Last 12 Months	\$2,796,981	\$4,784,833	\$6,324,467	\$3,954,177	29.3%

\*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, March 2025



## Current Market Snapshot

**\$2,077,500**

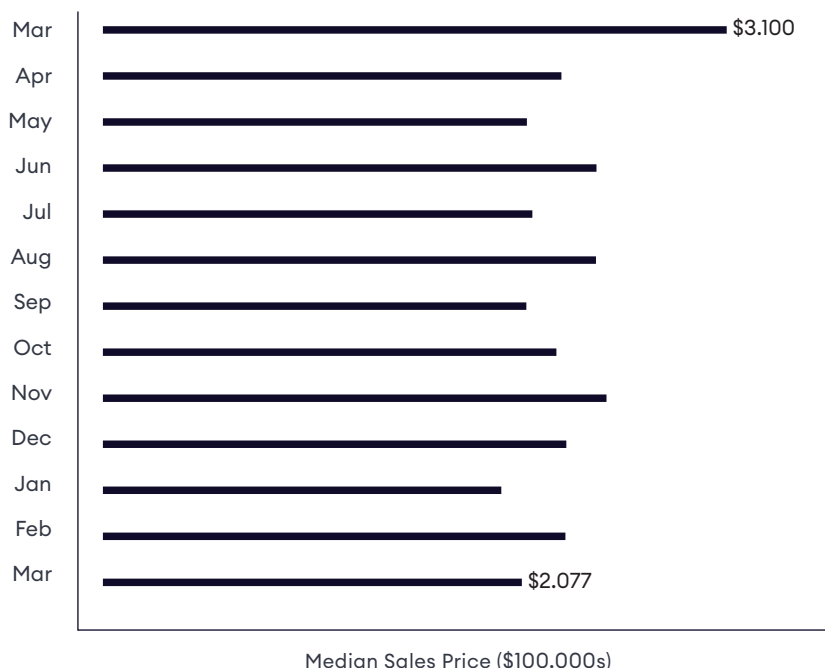
Median Sales Price **-33.0% Δ YOY**

**\$947**

Average \$/SF **10.4% Δ YOY**

**117**

Properties For Sale **20.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,100,000	\$2,100,000	\$2,299,500	\$2,077,500	-33.0%
Average Price per Square Foot	\$858	\$798	\$884	\$947	10.4%
Properties Sold	6	9	14	14	133.3%
Properties Pending Sale	12	11	11	13	8.3%
Properties For Sale	97	114	97	117	20.6%
Days on Market (Pending Sale)	23	34	81	87	271.9%
Percent Under Contract	12.4%	9.6%	11.3%	11.1%	-10.2%
Average Median Price for Last 12 Months	\$2,311,417	\$2,232,833	\$2,115,833	\$2,307,863	-0.2%

\*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, March 2025



## Current Market Snapshot

**\$11,260,000**

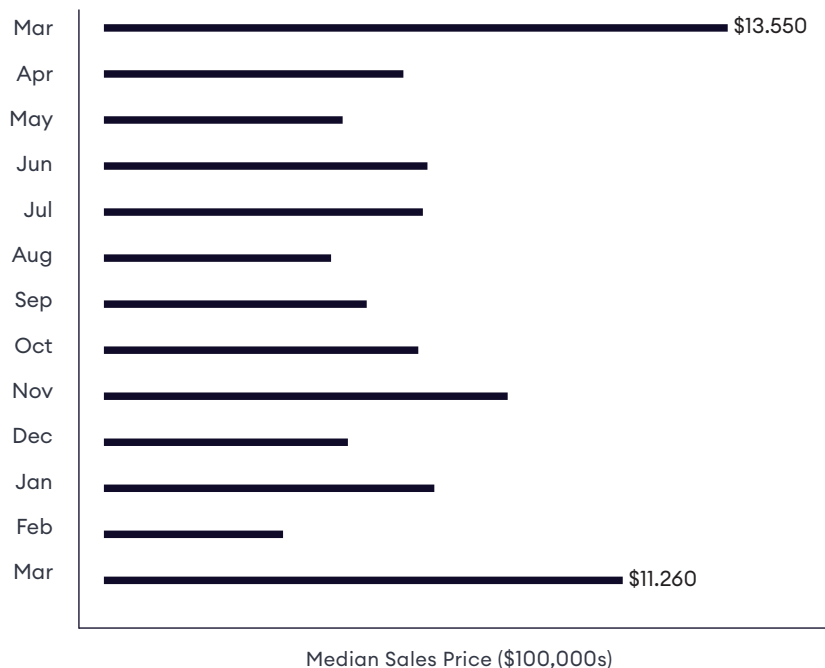
Median Sales Price **-16.9% Δ YOY**

**\$1,991**

Average \$/SF **4.0% Δ YOY**

**156**

Properties For Sale **18.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$13,550,000	\$5,675,000	\$5,264,500	\$11,260,000	-16.9%
Average Price per Square Foot	\$1,914	\$1,524	\$2,362	\$1,991	4.0%
Properties Sold	7	9	10	9	28.6%
Properties Pending Sale	8	10	10	13	62.5%
Properties For Sale	132	150	130	156	18.2%
Days on Market (Pending Sale)	37	63	53	43	14.4%
Percent Under Contract	6.1%	6.7%	7.7%	8.3%	37.5%
Average Median Price for Last 12 Months	\$7,160,198	\$7,179,083	\$7,420,000	\$7,132,462	-0.4%

\*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, March 2025



## Current Market Snapshot

**\$4,630,000**

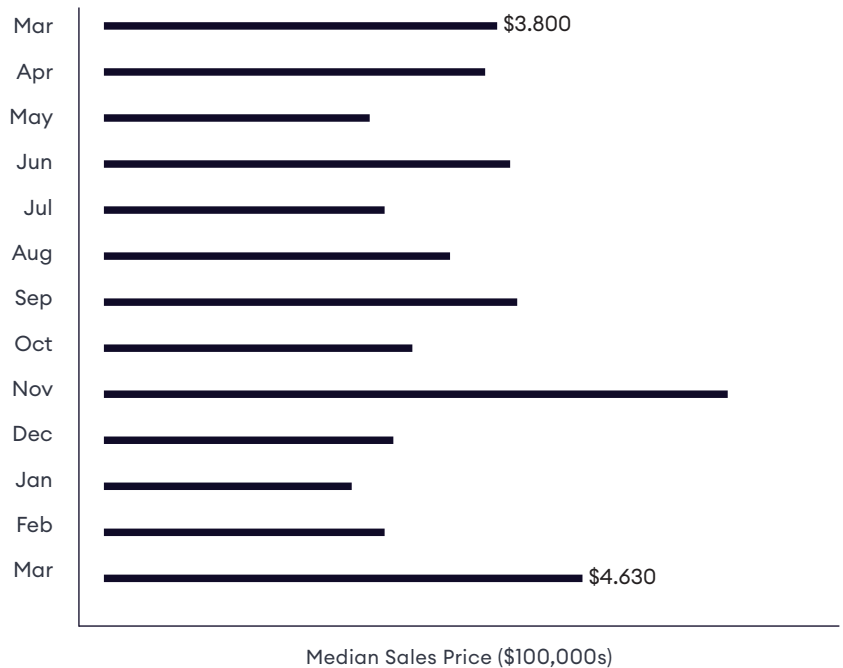
Median Sales Price **21.8% Δ YOY**

**\$1,463**

Average \$/SF **40.8% Δ YOY**

**181**

Properties For Sale **24.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,800,000	\$3,995,000	\$2,790,000	\$4,630,000	21.8%
Average Price per Square Foot	\$1,039	\$1,060	\$947	\$1,463	40.8%
Properties Sold	17	8	10	12	-29.4%
Properties Pending Sale	9	10	7	8	-11.1%
Properties For Sale	145	195	165	181	24.8%
Days on Market (Pending Sale)	58	65	92	41	-28.8%
Percent Under Contract	6.2%	5.1%	4.2%	4.4%	-28.8%
Average Median Price for Last 12 Months	\$3,722,159	\$3,588,000	\$3,240,000	\$3,503,005	-6.3%

\*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, March 2025



## Current Market Snapshot

**\$1,601,250**

Median Sales Price **-8.6% Δ YOY**

**\$1,020**

Average \$/SF **8.9% Δ YOY**

**68**

Properties For Sale **7.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,752,500	\$1,620,000	\$1,650,000	\$1,601,250	-8.6%
Average Price per Square Foot	\$937	\$1,247	\$915	\$1,020	8.9%
Properties Sold	16	8	9	14	-12.5%
Properties Pending Sale	21	12	4	17	-19.0%
Properties For Sale	63	65	47	68	7.9%
Days on Market (Pending Sale)	29	39	30	49	71.1%
Percent Under Contract	33.3%	18.5%	8.5%	25.0%	-25.0%
Average Median Price for Last 12 Months	\$1,773,015	\$1,920,042	\$2,062,083	\$1,924,310	7.9%

\*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, March 2025



## Current Market Snapshot

**\$4,365,300**

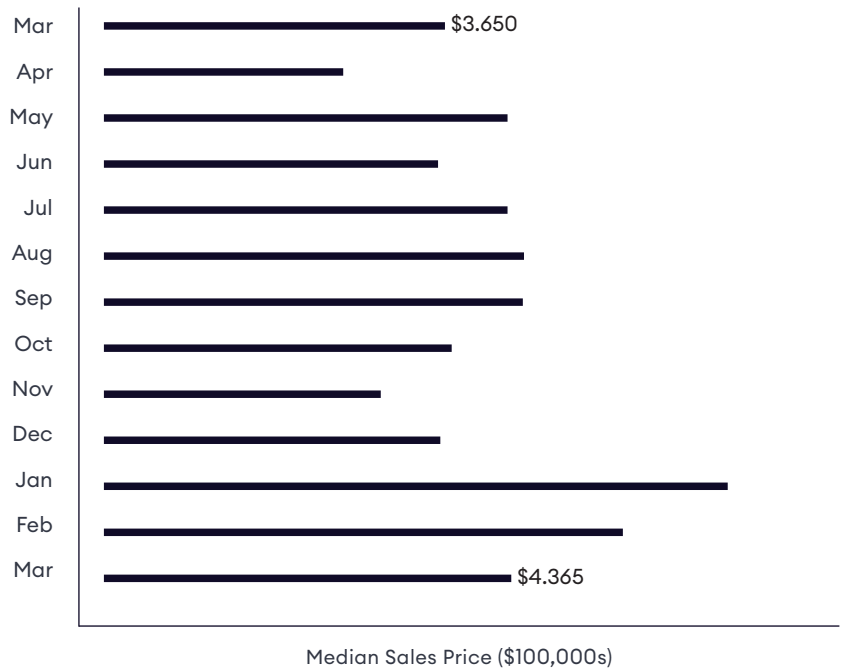
Median Sales Price **19.6% Δ YOY**

**\$1,562**

Average \$/SF **26.2% Δ YOY**

**194**

Properties For Sale **38.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,650,000	\$4,490,000	\$3,600,000	\$4,365,300	19.6%
Average Price per Square Foot	\$1,238	\$1,517	\$1,636	\$1,562	26.2%
Properties Sold	19	14	9	16	-15.8%
Properties Pending Sale	17	13	9	20	17.6%
Properties For Sale	140	132	116	194	38.6%
Days on Market (Pending Sale)	18	26	75	26	44.8%
Percent Under Contract	12.1%	9.8%	7.8%	10.3%	-15.1%
Average Median Price for Last 12 Months	\$3,698,375	\$4,485,717	\$5,544,767	\$4,179,600	11.5%

\*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, March 2025



## Current Market Snapshot

**\$2,530,975**

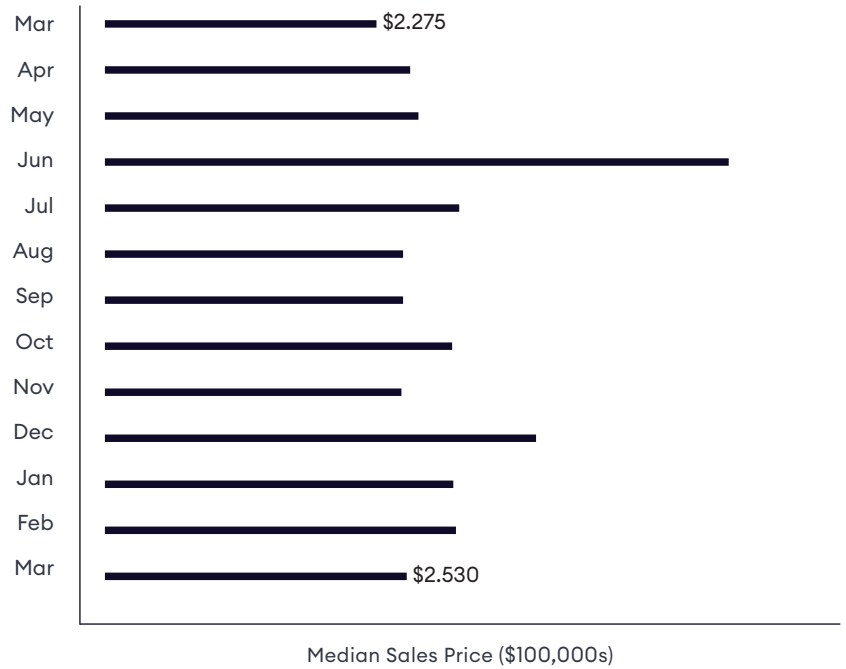
Median Sales Price **11.3% Δ YOY**

**\$1,174**

Average \$/SF **2.4% Δ YOY**

**28**

Properties For Sale **64.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,275,000	\$2,500,000	\$3,625,000	\$2,530,975	11.3%
Average Price per Square Foot	\$1,147	\$1,001	\$1,107	\$1,174	2.4%
Properties Sold	3	7	4	8	166.7%
Properties Pending Sale	5	7	6	8	60.0%
Properties For Sale	17	33	26	28	64.7%
Days on Market (Pending Sale)	56	51	78	31	-45.1%
Percent Under Contract	29.4%	21.2%	23.1%	28.6%	-2.9%
Average Median Price for Last 12 Months	\$2,751,292	\$2,904,923	\$2,801,158	\$2,932,657	6.2%

\*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.



## Current Market Snapshot

\$1,437,500

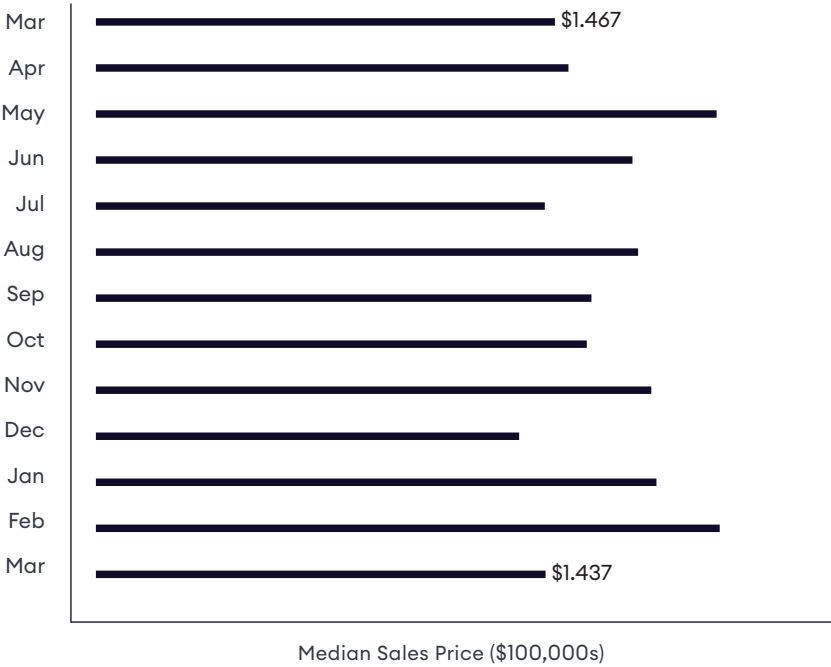
Median Sales Price -2.0% Δ YOY

\$1,103

Average \$/SF 9.3% Δ YOY

85

Properties For Sale 21.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,467,500	\$1,585,000	\$1,352,500	\$1,437,500	-2.0%
Average Price per Square Foot	\$1,009	\$1,107	\$1,032	\$1,103	9.3%
Properties Sold	20	13	14	19	-5.0%
Properties Pending Sale	22	14	11	13	-40.9%
Properties For Sale	70	96	70	85	21.4%
Days on Market (Pending Sale)	30	29	55	29	-5.0%
Percent Under Contract	31.4%	14.6%	15.7%	15.3%	-51.3%
Average Median Price for Last 12 Months	\$1,603,255	\$1,654,833	\$1,743,000	\$1,643,606	2.5%

\*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, March 2025



## Current Market Snapshot

\$632,500

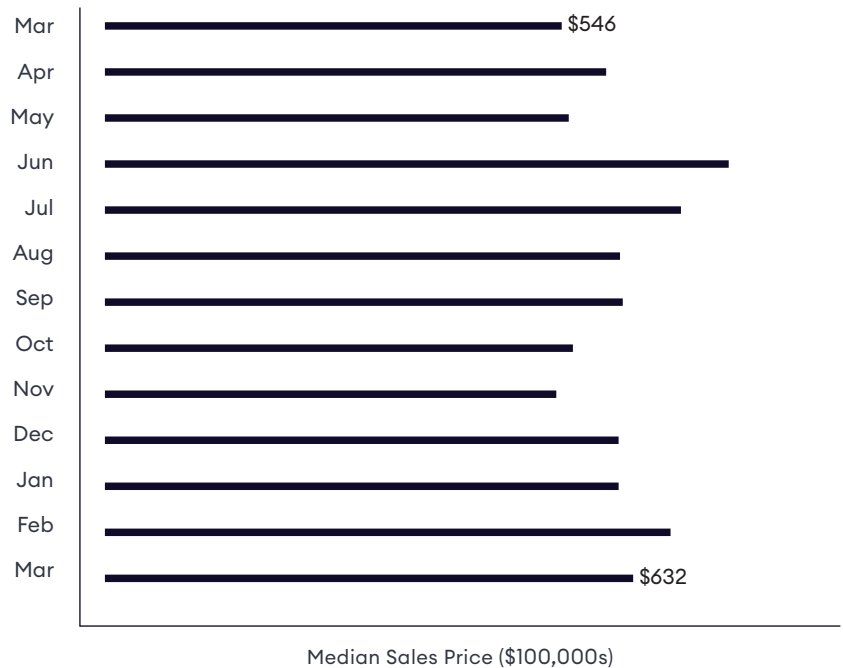
Median Sales Price 15.7% Δ YOY

\$485

Average \$/SF -16.5% Δ YOY

55

Properties For Sale 17.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$546,539	\$620,000	\$615,000	\$632,500	15.7%
Average Price per Square Foot	\$581	\$522	\$462	\$485	-16.5%
Properties Sold	6	13	7	8	33.3%
Properties Pending Sale	6	10	4	9	50.0%
Properties For Sale	47	66	49	55	17.0%
Days on Market (Pending Sale)	40	32	76	43	8.1%
Percent Under Contract	12.8%	15.2%	8.2%	16.4%	28.2%
Average Median Price for Last 12 Months	\$599,128	\$606,667	\$641,667	\$616,595	2.8%

\*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, March 2025



## Current Market Snapshot

\$2,325,000

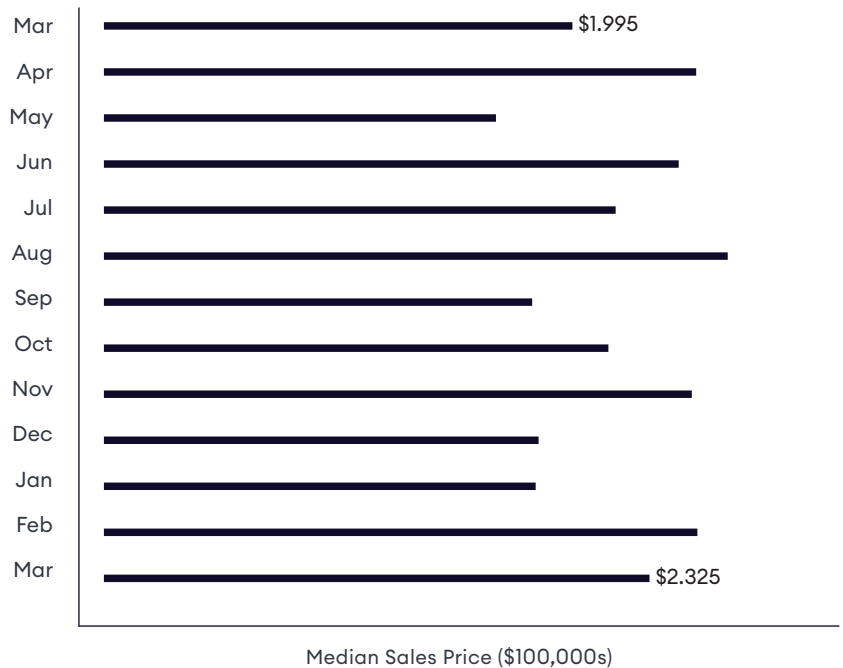
Median Sales Price 16.5% Δ YOY

\$986

Average \$/SF 13.3% Δ YOY

106

Properties For Sale 20.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,995,000	\$1,822,500	\$1,850,000	\$2,325,000	16.5%
Average Price per Square Foot	\$870	\$868	\$976	\$986	13.3%
Properties Sold	12	14	15	16	33.3%
Properties Pending Sale	25	15	12	14	-44.0%
Properties For Sale	88	114	95	106	20.5%
Days on Market (Pending Sale)	31	50	54	49	57.5%
Percent Under Contract	28.4%	13.2%	12.6%	13.2%	-53.5%
Average Median Price for Last 12 Months	\$2,176,533	\$2,199,627	\$2,230,854	\$2,192,136	0.7%

\*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, March 2025



## Current Market Snapshot

**\$1,289,000**

Median Sales Price **-17.6% Δ YOY**

**\$781**

Average \$/SF **-3.3% Δ YOY**

**66**

Properties For Sale **-20.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,565,000	\$1,165,000	\$1,309,000	\$1,289,000	-17.6%
Average Price per Square Foot	\$808	\$657	\$789	\$781	-3.3%
Properties Sold	7	8	7	15	114.3%
Properties Pending Sale	13	8	8	9	-30.8%
Properties For Sale	83	81	87	66	-20.5%
Days on Market (Pending Sale)	42	88	93	44	4.5%
Percent Under Contract	15.7%	9.9%	9.2%	13.6%	-12.9%
Average Median Price for Last 12 Months	\$1,440,146	\$1,445,833	\$1,571,333	\$1,359,385	-5.9%

\*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, March 2025



## Current Market Snapshot

\$1,664,850

Median Sales Price -7.5% Δ YOY

\$869

Average \$/SF -5.3% Δ YOY

109

Properties For Sale 49.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,800,000	\$1,800,000	\$1,899,250	\$1,664,850	-7.5%
Average Price per Square Foot	\$918	\$853	\$1,021	\$869	-5.3%
Properties Sold	7	7	2	10	42.9%
Properties Pending Sale	14	5	5	11	-21.4%
Properties For Sale	73	100	84	109	49.3%
Days on Market (Pending Sale)	27	63	83	54	97.5%
Percent Under Contract	19.2%	5.0%	6.0%	10.1%	-47.4%
Average Median Price for Last 12 Months	\$2,099,633	\$1,674,183	\$1,703,617	\$1,868,854	-12.3%

\*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, March 2025



## Current Market Snapshot

\$910,000

Median Sales Price 12.6% Δ YOY

\$636

Average \$/SF 1.9% Δ YOY

83

Properties For Sale -9.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$808,000	\$780,000	\$832,500	\$910,000	12.6%
Average Price per Square Foot	\$624	\$519	\$556	\$636	1.9%
Properties Sold	18	14	20	12	-33.3%
Properties Pending Sale	16	15	11	21	31.2%
Properties For Sale	92	99	71	83	-9.8%
Days on Market (Pending Sale)	66	57	70	68	2.9%
Percent Under Contract	17.4%	15.2%	15.5%	25.3%	45.5%
Average Median Price for Last 12 Months	\$776,833	\$837,667	\$828,167	\$827,325	6.1%

\*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, March 2025



## Current Market Snapshot

\$1,510,000

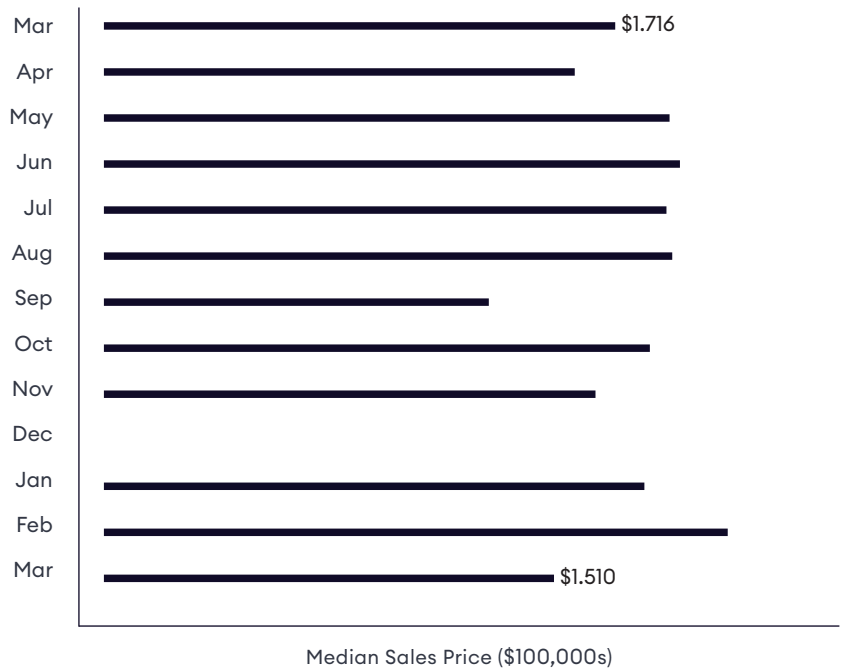
Median Sales Price -12.0% Δ YOY

\$698

Average \$/SF 30.0% Δ YOY

26

Properties For Sale 52.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,716,600	\$1,290,000	\$0	\$1,510,000	-12.0%
Average Price per Square Foot	\$537	\$578	\$0	\$698	30.0%
Properties Sold	4	5	0	5	25.0%
Properties Pending Sale	5	6	7	5	0.0%
Properties For Sale	17	35	32	26	52.9%
Days on Market (Pending Sale)	27	62	56	117	328.7%
Percent Under Contract	29.4%	17.1%	21.9%	19.2%	-34.6%
Average Median Price for Last 12 Months	\$1,738,824	\$1,484,125	\$1,807,083	\$1,624,988	-7.0%

\*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, March 2025



## Current Market Snapshot

\$2,362,500

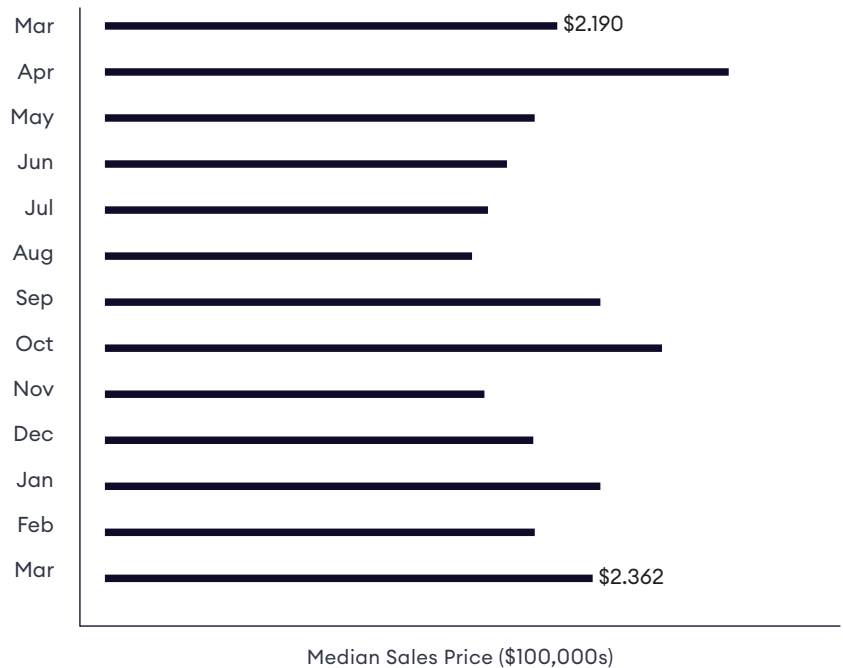
Median Sales Price 7.9% Δ YOY

\$912

Average \$/SF 3.9% Δ YOY

255

Properties For Sale 56.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,190,000	\$2,400,000	\$2,073,278	\$2,362,500	7.9%
Average Price per Square Foot	\$878	\$773	\$1,136	\$912	3.9%
Properties Sold	13	15	22	15	15.4%
Properties Pending Sale	16	21	17	23	43.8%
Properties For Sale	163	230	193	255	56.4%
Days on Market (Pending Sale)	40	44	49	37	-7.0%
Percent Under Contract	9.8%	9.1%	8.8%	9.0%	-8.1%
Average Median Price for Last 12 Months	\$2,213,358	\$2,241,928	\$2,280,975	\$2,209,159	-0.2%

\*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, March 2025



## Current Market Snapshot

\$2,100,000

Median Sales Price -13.4% Δ YOY

\$996

Average \$/SF 18.3% Δ YOY

115

Properties For Sale 25.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,425,000	\$2,225,000	\$3,025,000	\$2,100,000	-13.4%
Average Price per Square Foot	\$842	\$977	\$1,138	\$996	18.3%
Properties Sold	6	7	10	17	183.3%
Properties Pending Sale	9	7	9	22	144.4%
Properties For Sale	92	102	93	115	25.0%
Days on Market (Pending Sale)	25	30	36	46	83.0%
Percent Under Contract	9.8%	6.9%	9.7%	19.1%	95.6%
Average Median Price for Last 12 Months	\$2,358,726	\$2,532,375	\$2,178,083	\$2,473,942	4.7%

\*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

**\$5,575,000**

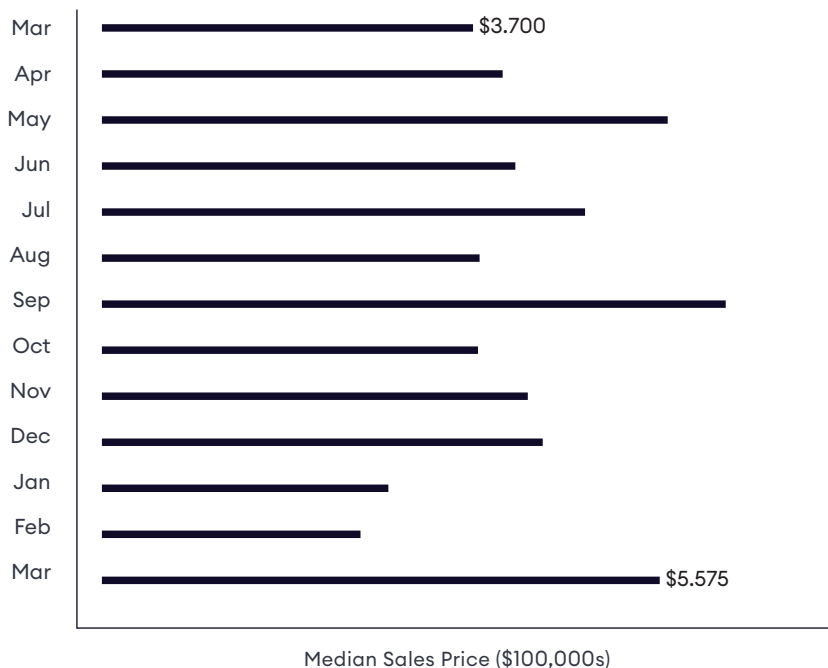
Median Sales Price **50.7% Δ YOY**

**\$1,861**

Average \$/SF **30.7% Δ YOY**

**213**

Properties For Sale **29.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,700,000	\$6,237,500	\$4,400,000	\$5,575,000	50.7%
Average Price per Square Foot	\$1,424	\$1,730	\$1,403	\$1,861	30.7%
Properties Sold	13	12	12	6	-53.8%
Properties Pending Sale	5	8	9	4	-20.0%
Properties For Sale	165	237	205	213	29.1%
Days on Market (Pending Sale)	95	99	89	62	-35.1%
Percent Under Contract	3.0%	3.4%	4.4%	1.9%	-38.0%
Average Median Price for Last 12 Months	\$3,825,542	\$3,899,167	\$3,665,000	\$4,284,692	10.7%

\*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, March 2025



## Current Market Snapshot

\$9,000,000

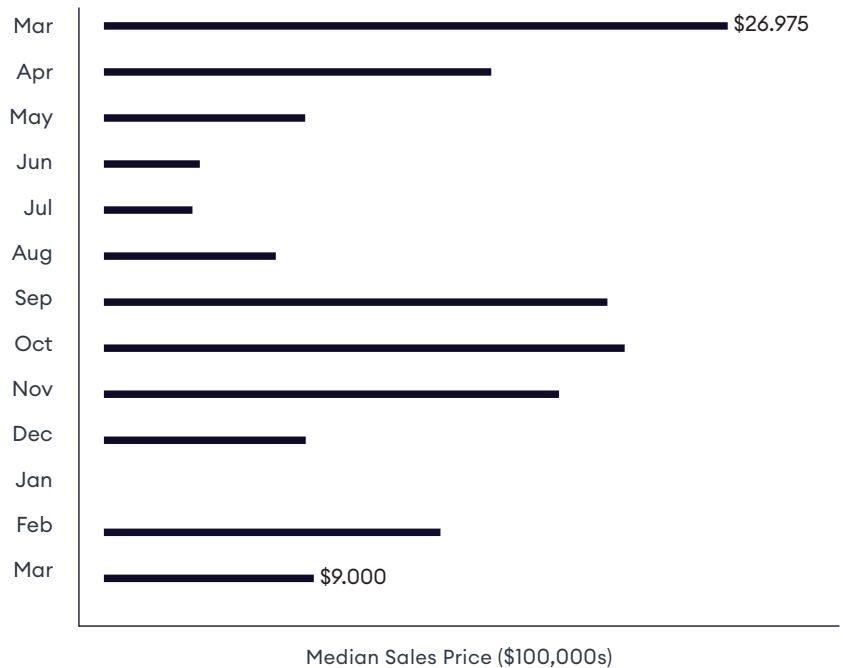
Median Sales Price -66.6% Δ YOY

\$2,849

Average \$/SF n/a Δ YOY

67

Properties For Sale -23.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$26,975,000	\$21,750,000	\$8,650,000	\$9,000,000	-66.6%
Average Price per Square Foot	\$0	\$5,105	\$4,036	\$2,849	n/a
Properties Sold	2	2	1	3	50.0%
Properties Pending Sale	4	1	0	1	-75.0%
Properties For Sale	87	103	77	67	-23.0%
Days on Market (Pending Sale)	86	160	0	43	-50.0%
Percent Under Contract	4.6%	1.0%	0.0%	1.5%	-67.5%
Average Median Price for Last 12 Months	\$19,067,094	\$12,383,333	\$7,833,333	\$12,575,865	-51.6%

\*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, March 2025



## Current Market Snapshot

**\$2,036,500**

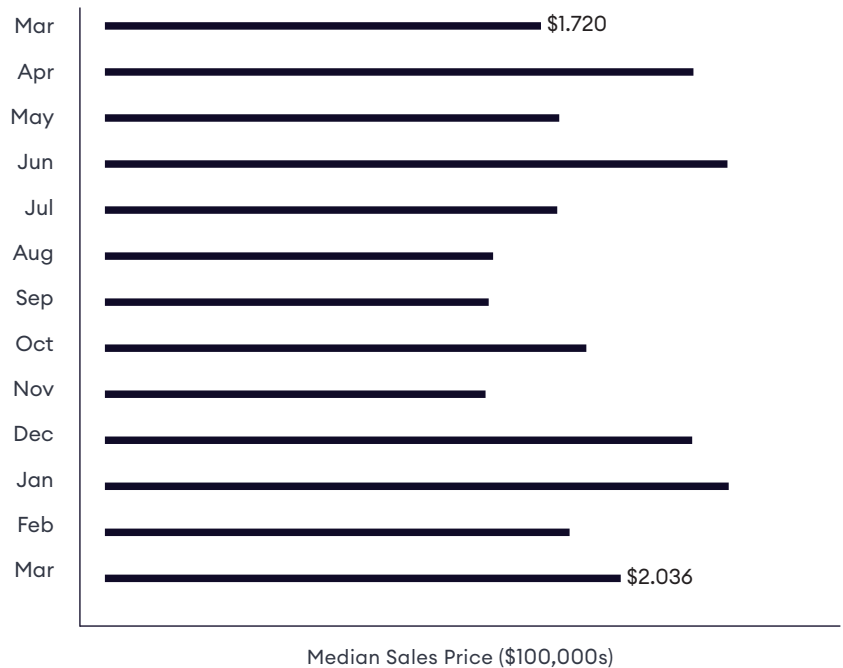
Median Sales Price **18.4% Δ YOY**

**\$1,019**

Average \$/SF **13.9% Δ YOY**

**46**

Properties For Sale **9.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,720,000	\$1,512,500	\$2,320,038	\$2,036,500	18.4%
Average Price per Square Foot	\$895	\$1,074	\$840	\$1,019	13.9%
Properties Sold	2	10	8	6	200.0%
Properties Pending Sale	15	9	7	9	-40.0%
Properties For Sale	42	52	43	46	9.5%
Days on Market (Pending Sale)	48	24	67	42	-12.8%
Percent Under Contract	35.7%	17.3%	16.3%	19.6%	-45.2%
Average Median Price for Last 12 Months	\$1,909,945	\$2,009,173	\$2,111,667	\$1,936,888	1.4%

\*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, March 2025



## Current Market Snapshot

**\$1,040,000**

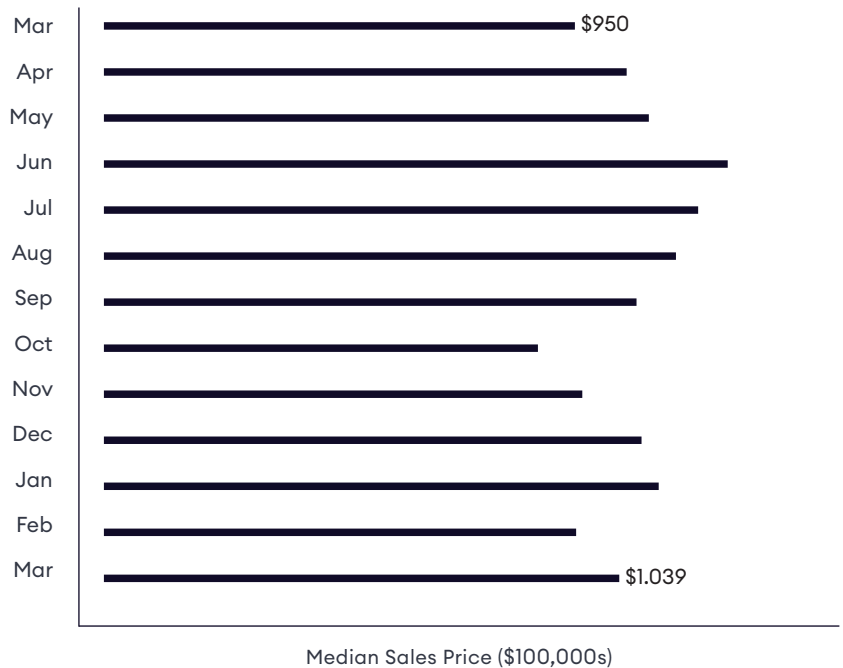
Median Sales Price **9.5% Δ YOY**

**\$713**

Average \$/SF **1.1% Δ YOY**

**138**

Properties For Sale **3.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$950,000	\$1,075,000	\$1,085,160	\$1,040,000	9.5%
Average Price per Square Foot	\$705	\$682	\$658	\$713	1.1%
Properties Sold	21	19	23	26	23.8%
Properties Pending Sale	26	15	20	19	-26.9%
Properties For Sale	133	157	150	138	3.8%
Days on Market (Pending Sale)	34	76	50	42	23.1%
Percent Under Contract	19.5%	9.6%	13.3%	13.8%	-29.6%
Average Median Price for Last 12 Months	\$1,035,867	\$1,006,276	\$1,037,500	\$1,064,051	2.6%

\*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, March 2025



## Current Market Snapshot

\$1,246,125

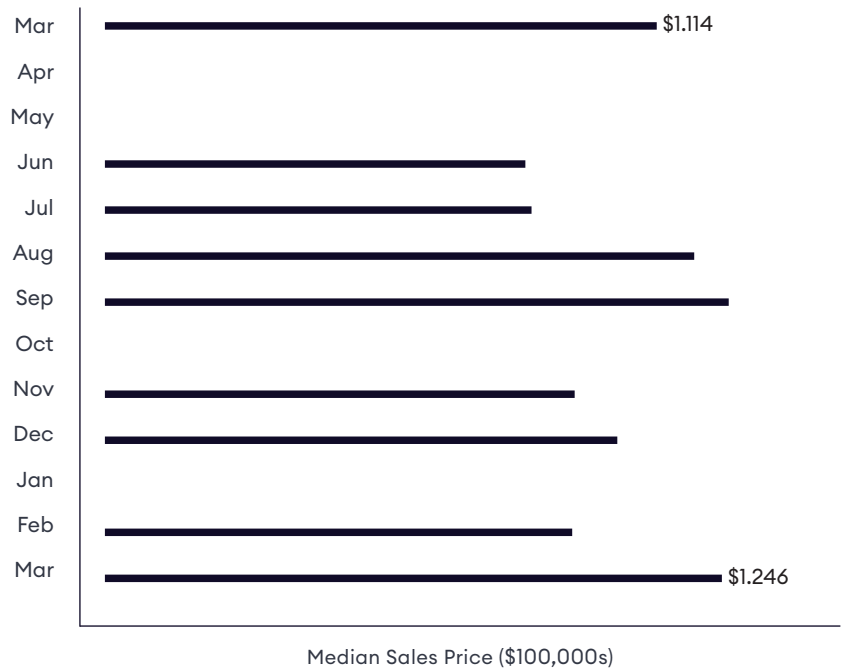
Median Sales Price 11.9% Δ YOY

\$595

Average \$/SF -6.4% Δ YOY

23

Properties For Sale 9.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,114,007	\$1,260,000	\$1,034,000	\$1,246,125	11.9%
Average Price per Square Foot	\$636	\$797	\$511	\$595	-6.4%
Properties Sold	6	2	3	5	-16.7%
Properties Pending Sale	2	1	1	1	-50.0%
Properties For Sale	21	25	20	23	9.5%
Days on Market (Pending Sale)	17	33	60	3	-82.4%
Percent Under Contract	9.5%	4.0%	5.0%	4.3%	-54.3%
Average Median Price for Last 12 Months	\$980,376	\$695,021	\$729,542	\$726,279	-35.0%

\*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, March 2025



## Current Market Snapshot

\$4,199,000

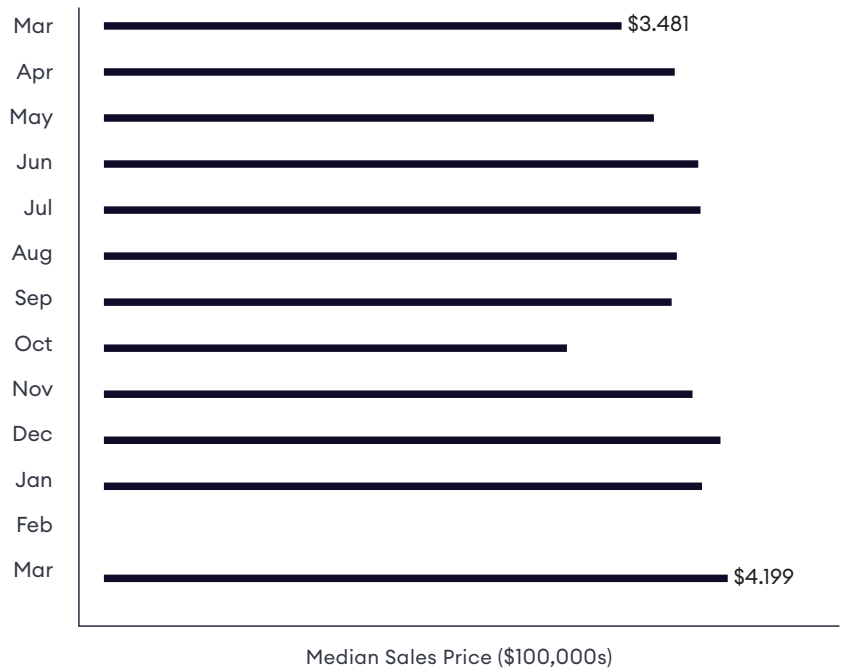
Median Sales Price 20.6% Δ YOY

\$1,368

Average \$/SF -1.0% Δ YOY

103

Properties For Sale -23.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,481,250	\$3,820,000	\$4,150,000	\$4,199,000	20.6%
Average Price per Square Foot	\$1,382	\$1,341	\$1,301	\$1,368	-1.0%
Properties Sold	18	17	19	3	-83.3%
Properties Pending Sale	24	15	6	4	-83.3%
Properties For Sale	135	158	122	103	-23.7%
Days on Market (Pending Sale)	38	39	75	36	-5.1%
Percent Under Contract	17.8%	9.5%	4.9%	3.9%	-78.2%
Average Median Price for Last 12 Months	\$4,056,563	\$3,241,163	\$2,741,333	\$3,550,686	-14.2%

\*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, March 2025



## Current Market Snapshot

\$2,225,000

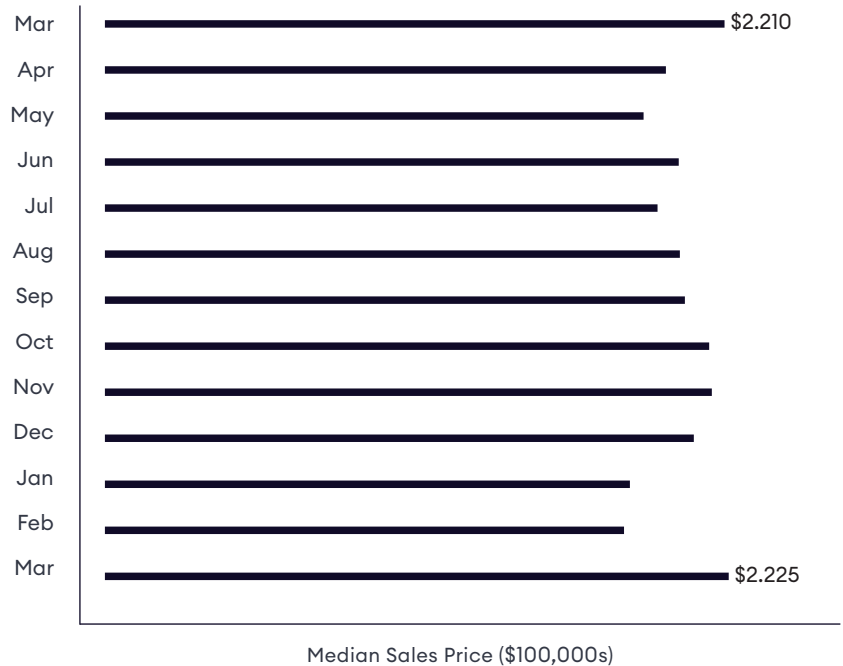
Median Sales Price 0.7%  $\Delta$  YOY

\$1,140

Average \$/SF 5.7%  $\Delta$  YOY

92

Properties For Sale -17.9%  $\Delta$  YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,210,000	\$2,068,000	\$2,100,000	\$2,225,000	0.7%
Average Price per Square Foot	\$1,079	\$1,158	\$950	\$1,140	5.7%
Properties Sold	21	17	25	27	28.6%
Properties Pending Sale	28	25	10	22	-21.4%
Properties For Sale	112	141	82	92	-17.9%
Days on Market (Pending Sale)	35	36	45	40	14.5%
Percent Under Contract	25.0%	17.7%	12.2%	23.9%	-4.3%
Average Median Price for Last 12 Months	\$2,017,929	\$2,060,917	\$1,982,000	\$2,048,423	1.5%

\*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, March 2025



## Current Market Snapshot

\$1,064,400

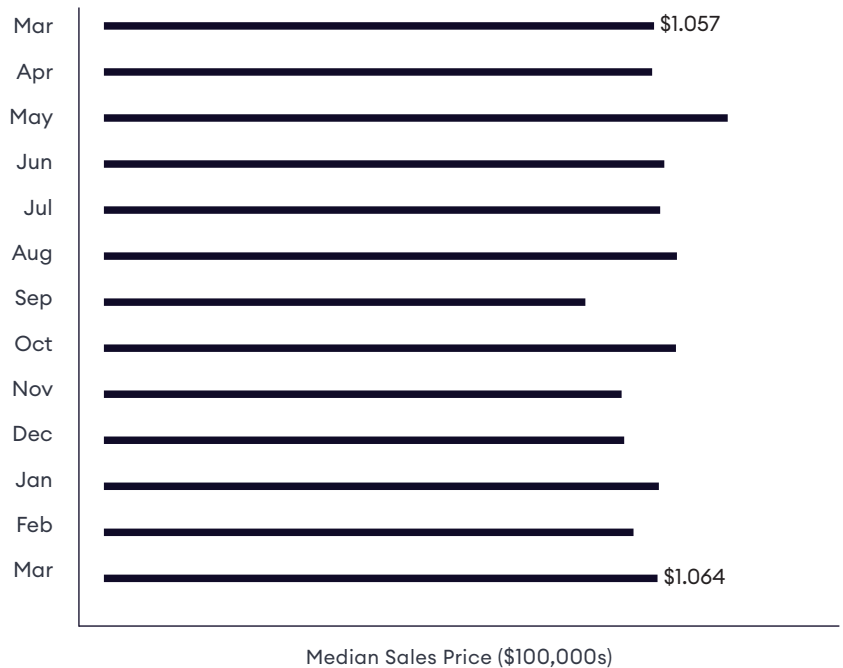
Median Sales Price 0.6% Δ YOY

\$631

Average \$/SF -5.8% Δ YOY

208

Properties For Sale 22.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,057,695	\$925,000	\$1,000,000	\$1,064,400	0.6%
Average Price per Square Foot	\$670	\$633	\$690	\$631	-5.8%
Properties Sold	24	30	33	42	75.0%
Properties Pending Sale	34	38	28	49	44.1%
Properties For Sale	170	202	187	208	22.4%
Days on Market (Pending Sale)	33	48	49	38	16.8%
Percent Under Contract	20.0%	18.8%	15.0%	23.6%	17.8%
Average Median Price for Last 12 Months	\$1,018,245	\$1,040,733	\$1,049,800	\$1,056,153	3.6%

\*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, March 2025



## Current Market Snapshot

**\$3,200,000**

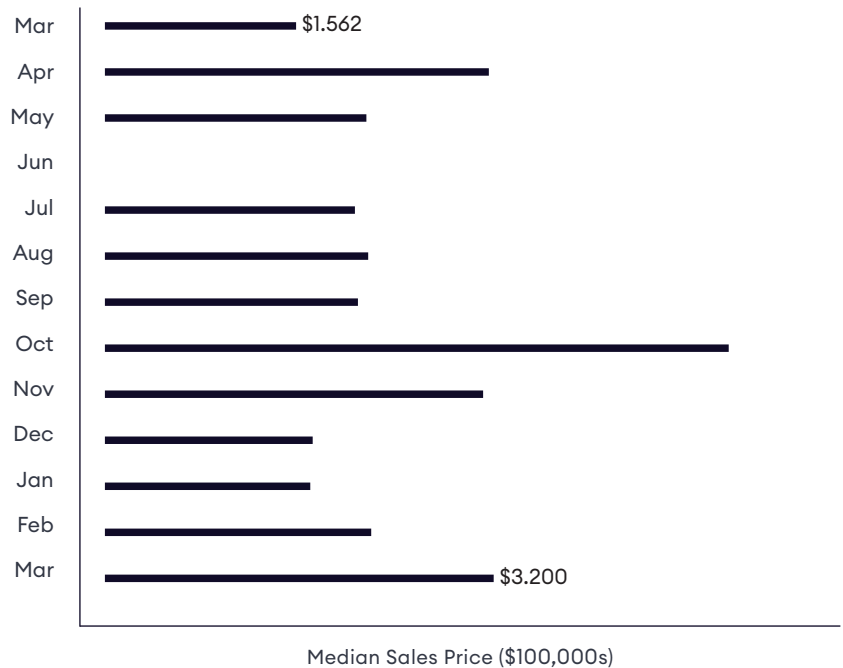
Median Sales Price **104.8% Δ YOY**

**\$772**

Average \$/SF **-27.9% Δ YOY**

**24**

Properties For Sale **41.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,562,500	\$2,075,000	\$1,700,000	\$3,200,000	104.8%
Average Price per Square Foot	\$1,070	\$953	\$712	\$772	-27.9%
Properties Sold	2	3	2	3	50.0%
Properties Pending Sale	2	3	3	4	100.0%
Properties For Sale	17	22	24	24	41.2%
Days on Market (Pending Sale)	46	66	32	67	47.3%
Percent Under Contract	11.8%	13.6%	12.5%	16.7%	41.7%
Average Median Price for Last 12 Months	\$2,388,163	\$2,837,583	\$2,355,000	\$2,321,385	-2.9%

\*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, March 2025



## Current Market Snapshot

**\$2,805,000**

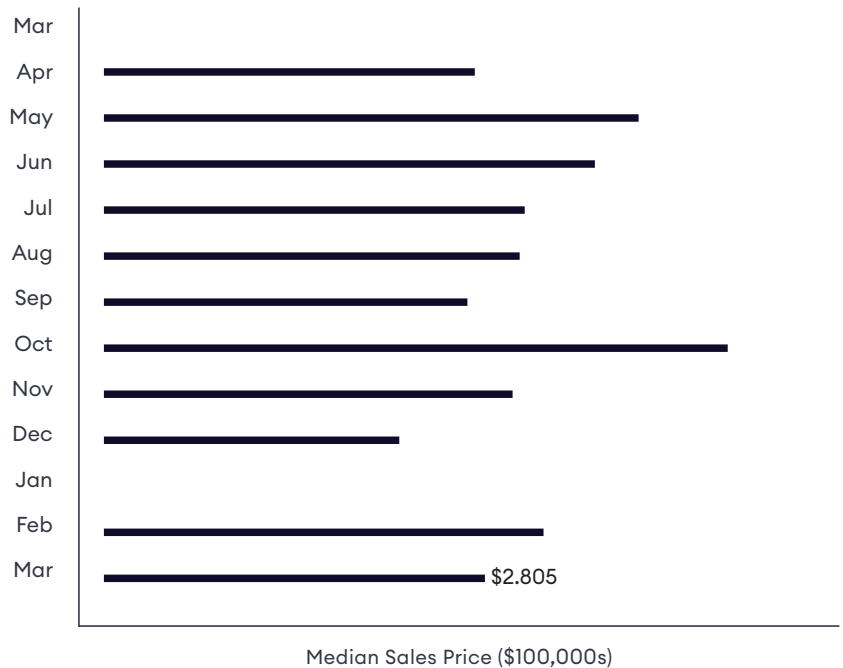
Median Sales Price n/a Δ YOY

**\$888**

Average \$/SF n/a Δ YOY

**10**

Properties For Sale -28.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$2,675,000	\$2,170,000	\$2,805,000	n/a
Average Price per Square Foot	\$0	\$1,106	\$913	\$888	n/a
Properties Sold	0	1	1	2	n/a
Properties Pending Sale	4	1	0	0	-100.0%
Properties For Sale	14	18	12	10	-28.6%
Days on Market (Pending Sale)	42	73	0	0	-100.0%
Percent Under Contract	28.6%	5.6%	0.0%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,539,083	\$2,638,242	\$2,014,817	\$2,689,333	5.6%

\*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, March 2025



## Current Market Snapshot

**\$3,364,000**

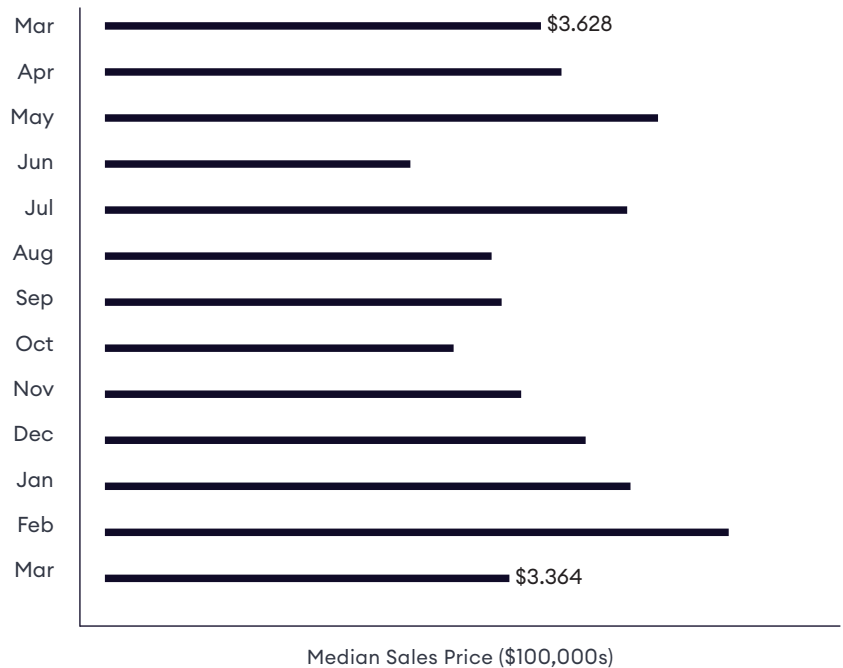
Median Sales Price **-7.3% Δ YOY**

**\$1,624**

Average \$/SF **10.3% Δ YOY**

**159**

Properties For Sale **26.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,628,114	\$3,299,000	\$4,002,349	\$3,364,000	-7.3%
Average Price per Square Foot	\$1,472	\$1,598	\$1,408	\$1,624	10.3%
Properties Sold	8	17	12	24	200.0%
Properties Pending Sale	14	28	13	19	35.7%
Properties For Sale	126	157	123	159	26.2%
Days on Market (Pending Sale)	34	22	28	24	-29.5%
Percent Under Contract	11.1%	17.8%	10.6%	11.9%	7.5%
Average Median Price for Last 12 Months	\$3,269,209	\$3,883,931	\$4,313,913	\$3,749,150	12.8%

\*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, March 2025

## Current Market Snapshot

\$2,650,000

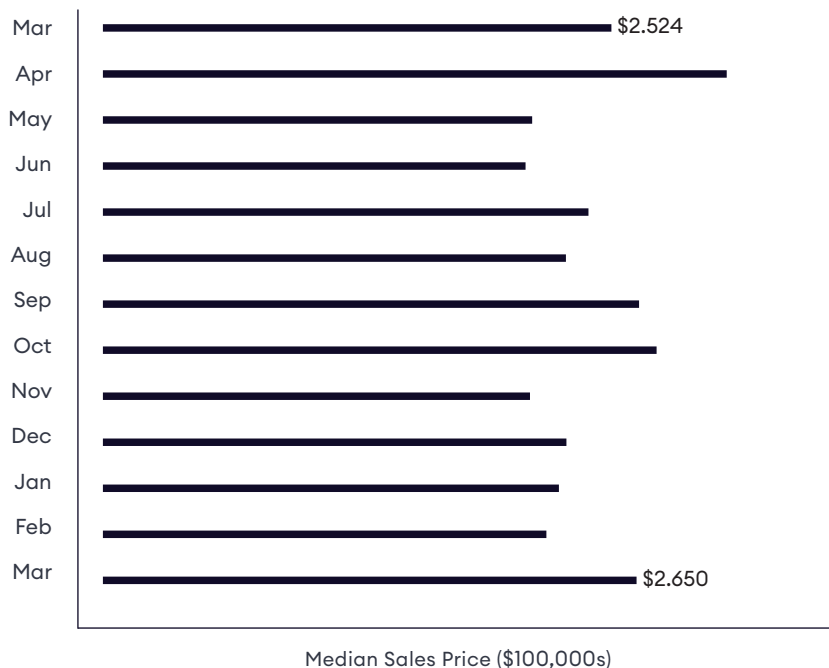
Median Sales Price 5.0% Δ YOY

\$1,028

Average \$/SF 1.1% Δ YOY

436

Properties For Sale 47.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,524,500	\$2,662,500	\$2,300,000	\$2,650,000	5.0%
Average Price per Square Foot	\$1,017	\$1,089	\$1,348	\$1,028	1.1%
Properties Sold	30	20	27	31	3.3%
Properties Pending Sale	26	35	25	31	19.2%
Properties For Sale	296	431	333	436	47.3%
Days on Market (Pending Sale)	52	48	54	36	-30.5%
Percent Under Contract	8.8%	8.1%	7.5%	7.1%	-19.1%
Average Median Price for Last 12 Months	\$2,384,346	\$2,380,109	\$2,370,833	\$2,423,089	1.6%

\*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.



## Current Market Snapshot

\$2,647,500

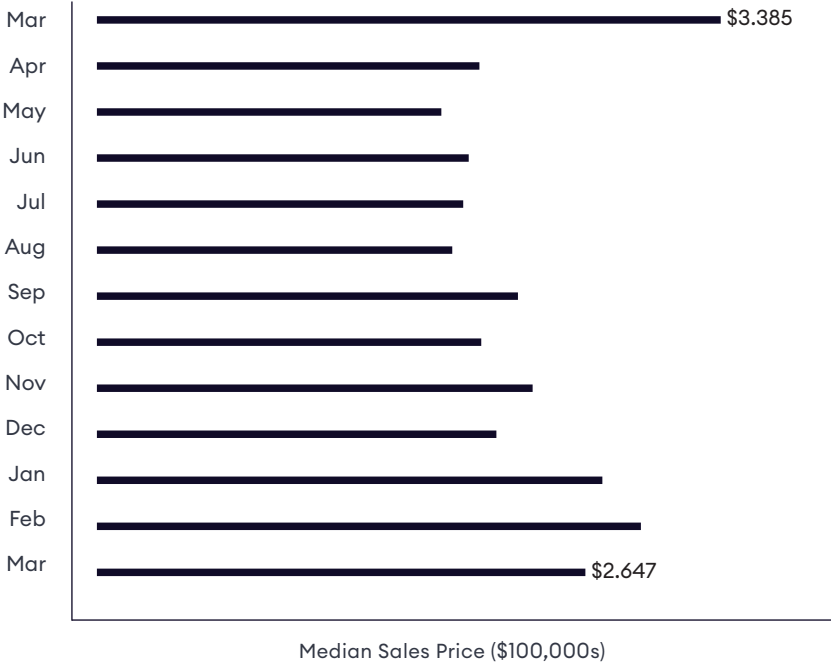
Median Sales Price -21.8% Δ YOY

\$1,406

Average \$/SF 23.9% Δ YOY

148

Properties For Sale 1.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,385,000	\$2,280,000	\$2,162,500	\$2,647,500	-21.8%
Average Price per Square Foot	\$1,135	\$1,127	\$1,233	\$1,406	23.9%
Properties Sold	12	13	20	19	58.3%
Properties Pending Sale	17	19	10	22	29.4%
Properties For Sale	146	172	134	148	1.4%
Days on Market (Pending Sale)	66	79	49	39	-41.4%
Percent Under Contract	11.6%	11.0%	7.5%	14.9%	27.7%
Average Median Price for Last 12 Months	\$2,677,800	\$2,489,995	\$2,779,167	\$2,342,532	-14.3%

\*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.



## Current Market Snapshot

\$1,043,000

Median Sales Price 6.4% Δ YOY

\$782

Average \$/SF 15.3% Δ YOY

62

Properties For Sale -7.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$980,000	\$897,500	\$997,800	\$1,043,000	6.4%
Average Price per Square Foot	\$678	\$757	\$655	\$782	15.3%
Properties Sold	13	6	7	17	30.8%
Properties Pending Sale	13	8	12	15	15.4%
Properties For Sale	67	74	72	62	-7.5%
Days on Market (Pending Sale)	27	25	58	46	68.2%
Percent Under Contract	19.4%	10.8%	16.7%	24.2%	24.7%
Average Median Price for Last 12 Months	\$1,114,833	\$1,080,133	\$1,052,667	\$1,107,292	-0.7%

\*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, March 2025



## Current Market Snapshot

\$2,150,000

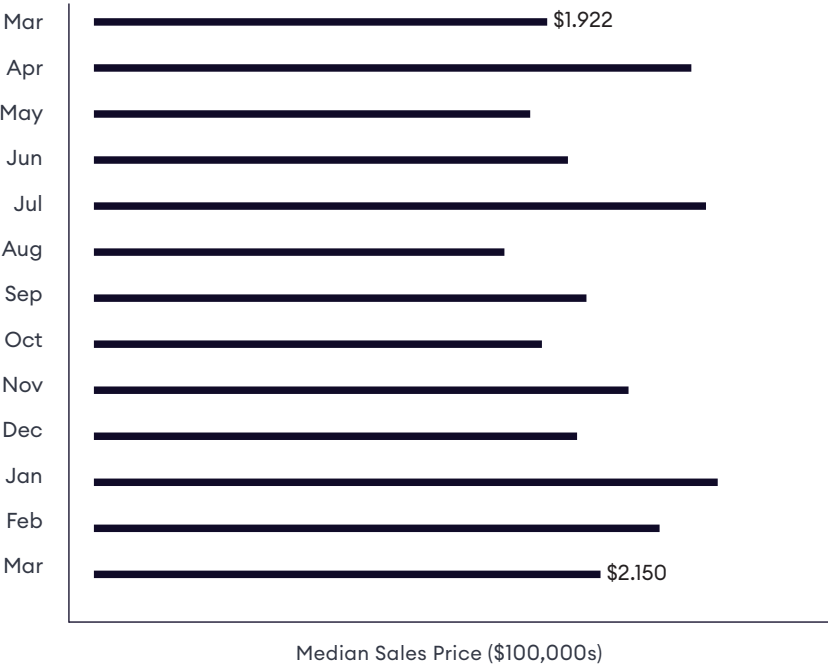
Median Sales Price 11.8% Δ YOY

\$1,051

Average \$/SF -9.4% Δ YOY

123

Properties For Sale 51.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,922,500	\$2,090,000	\$2,050,000	\$2,150,000	11.8%
Average Price per Square Foot	\$1,160	\$1,033	\$1,160	\$1,051	-9.4%
Properties Sold	6	9	11	9	50.0%
Properties Pending Sale	9	8	7	11	22.2%
Properties For Sale	81	112	94	123	51.9%
Days on Market (Pending Sale)	45	39	71	53	16.7%
Percent Under Contract	11.1%	7.1%	7.4%	8.9%	-19.5%
Average Median Price for Last 12 Months	\$2,075,917	\$2,236,917	\$2,400,667	\$2,167,115	4.2%

\*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, March 2025



## Current Market Snapshot

\$1,680,000

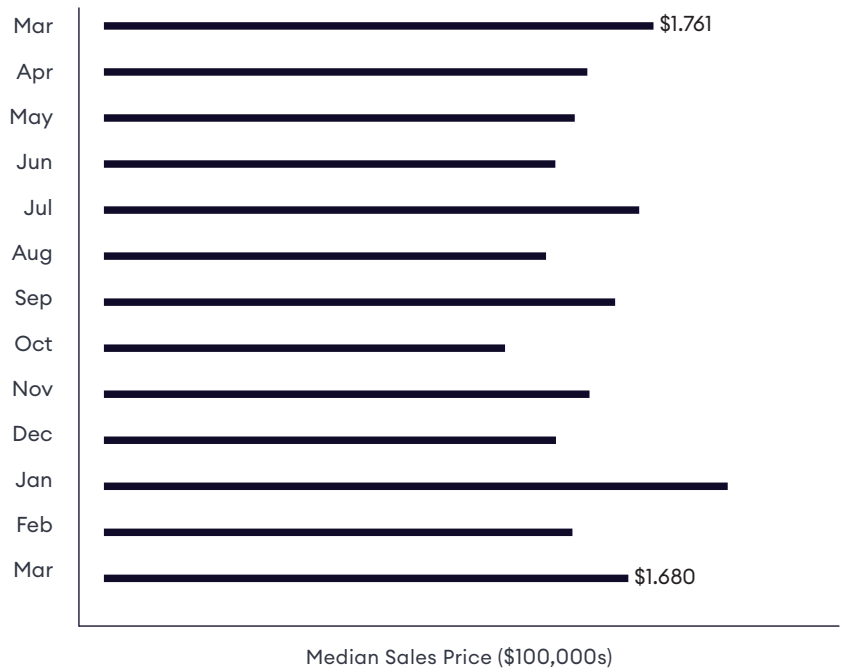
Median Sales Price -4.6% Δ YOY

\$845

Average \$/SF -1.4% Δ YOY

52

Properties For Sale 10.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,761,000	\$1,637,500	\$1,447,000	\$1,680,000	-4.6%
Average Price per Square Foot	\$857	\$967	\$945	\$845	-1.4%
Properties Sold	7	8	9	6	-14.3%
Properties Pending Sale	10	5	5	13	30.0%
Properties For Sale	47	61	45	52	10.6%
Days on Market (Pending Sale)	43	35	26	38	-10.2%
Percent Under Contract	21.3%	8.2%	11.1%	25.0%	17.5%
Average Median Price for Last 12 Months	\$1,722,716	\$1,577,500	\$1,726,667	\$1,576,462	-9.3%

\*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

\$2,077,000

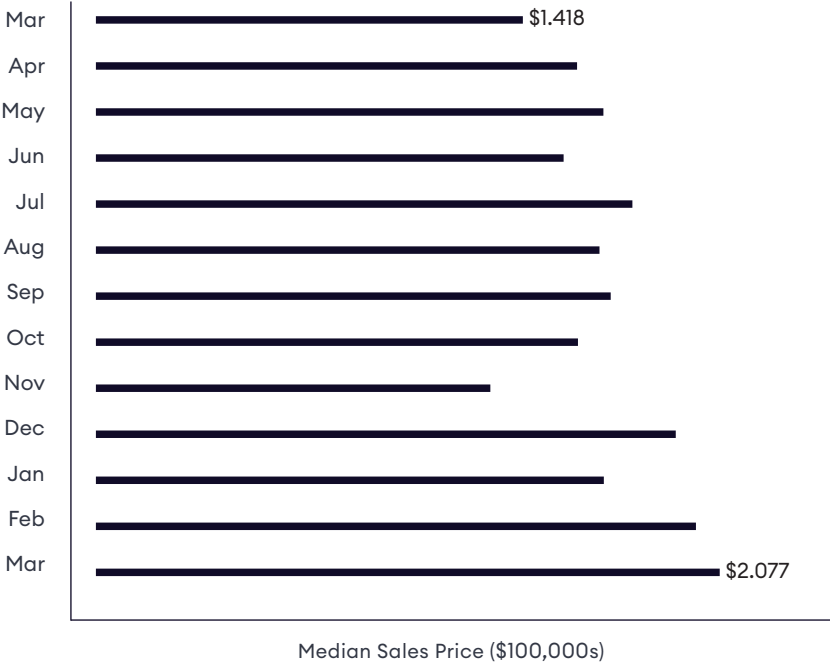
Median Sales Price 46.4% Δ YOY

\$942

Average \$/SF 10.2% Δ YOY

102

Properties For Sale 25.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,418,750	\$1,712,500	\$1,930,000	\$2,077,000	46.4%
Average Price per Square Foot	\$855	\$856	\$839	\$942	10.2%
Properties Sold	16	24	21	18	12.5%
Properties Pending Sale	25	23	14	30	20.0%
Properties For Sale	81	104	88	102	25.9%
Days on Market (Pending Sale)	26	28	35	22	-13.4%
Percent Under Contract	30.9%	22.1%	15.9%	29.4%	-4.7%
Average Median Price for Last 12 Months	\$1,589,375	\$1,767,833	\$1,921,333	\$1,695,485	6.3%

\*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, March 2025



## Current Market Snapshot

**\$3,359,000**

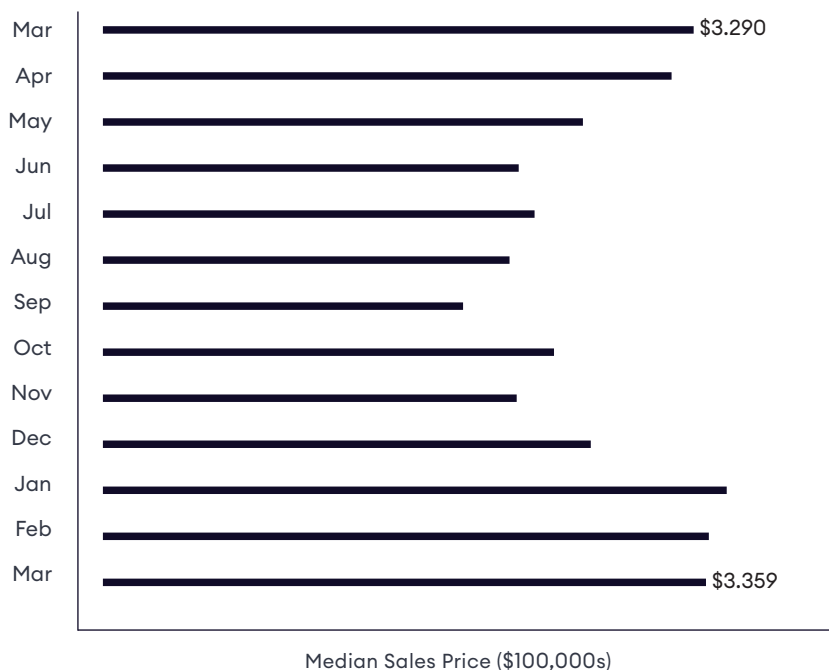
Median Sales Price **2.1% Δ YOY**

**\$1,227**

Average \$/SF **0.5% Δ YOY**

**83**

Properties For Sale **12.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,290,000	\$2,000,000	\$2,714,500	\$3,359,000	2.1%
Average Price per Square Foot	\$1,221	\$1,165	\$1,052	\$1,227	0.5%
Properties Sold	12	9	14	15	25.0%
Properties Pending Sale	12	9	6	17	41.7%
Properties For Sale	74	89	66	83	12.2%
Days on Market (Pending Sale)	33	22	44	23	-28.0%
Percent Under Contract	16.2%	10.1%	9.1%	20.5%	26.3%
Average Median Price for Last 12 Months	\$2,523,193	\$2,955,375	\$3,403,000	\$2,756,196	8.5%

\*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, March 2025



## Current Market Snapshot

\$1,750,000

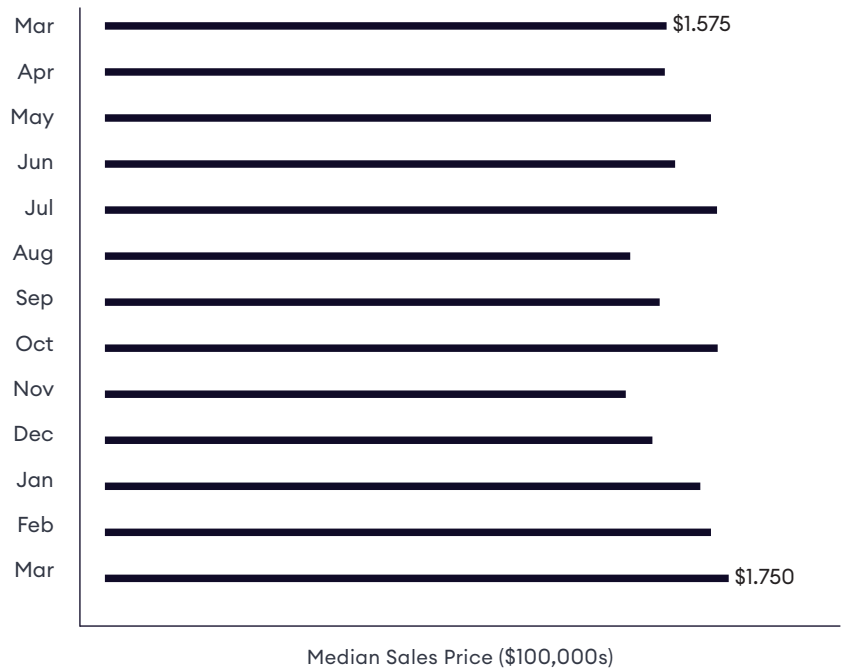
Median Sales Price 11.1% Δ YOY

\$1,012

Average \$/SF 11.7% Δ YOY

777

Properties For Sale 9.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,575,000	\$1,555,500	\$1,535,000	\$1,750,000	11.1%
Average Price per Square Foot	\$906	\$1,054	\$921	\$1,012	11.7%
Properties Sold	185	168	157	181	-2.2%
Properties Pending Sale	206	161	96	203	-1.5%
Properties For Sale	711	864	639	777	9.3%
Days on Market (Pending Sale)	30	38	42	31	3.9%
Percent Under Contract	29.0%	18.6%	15.0%	26.1%	-9.8%
Average Median Price for Last 12 Months	\$1,554,104	\$1,638,988	\$1,706,667	\$1,617,154	4.1%

\*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, March 2025



## Current Market Snapshot

\$2,182,500

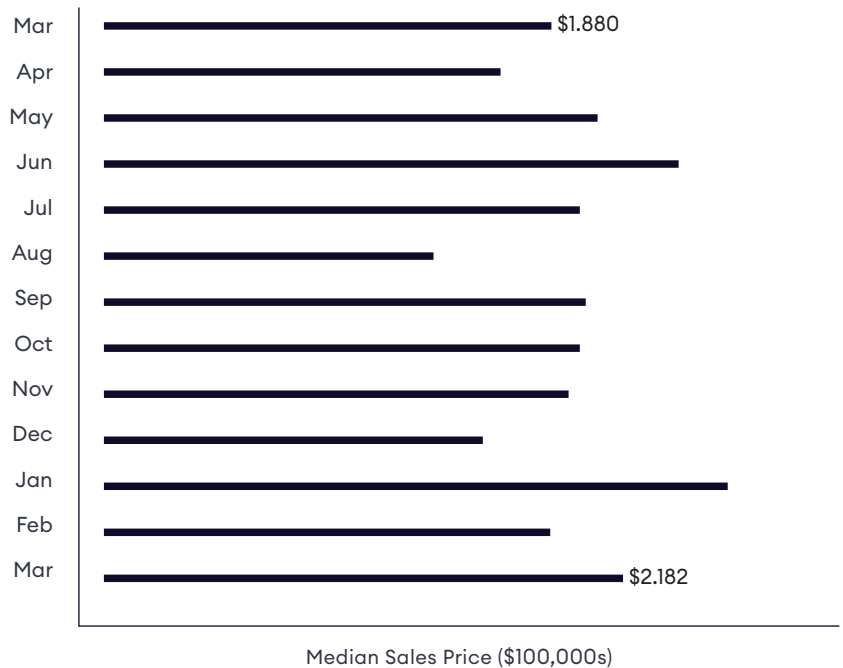
Median Sales Price 16.1% Δ YOY

\$1,170

Average \$/SF 27.0% Δ YOY

14

Properties For Sale -17.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,880,000	\$2,025,000	\$1,590,000	\$2,182,500	16.1%
Average Price per Square Foot	\$921	\$904	\$1,022	\$1,170	27.0%
Properties Sold	4	4	6	5	25.0%
Properties Pending Sale	6	5	7	7	16.7%
Properties For Sale	17	25	18	14	-17.6%
Days on Market (Pending Sale)	33	76	25	8	-76.9%
Percent Under Contract	35.3%	20.0%	38.9%	50.0%	41.7%
Average Median Price for Last 12 Months	\$1,806,583	\$2,037,500	\$2,227,500	\$1,974,558	9.3%

\*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, March 2025



## Current Market Snapshot

\$3,130,000

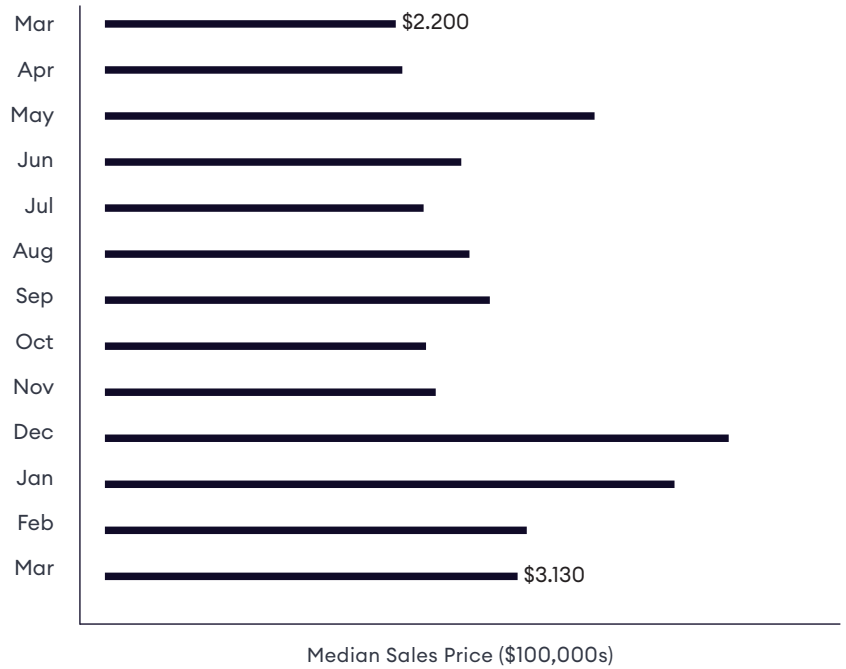
Median Sales Price 42.3% Δ YOY

\$1,477

Average \$/SF 17.5% Δ YOY

40

Properties For Sale 8.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,200,000	\$2,918,000	\$4,741,500	\$3,130,000	42.3%
Average Price per Square Foot	\$1,257	\$1,795	\$1,883	\$1,477	17.5%
Properties Sold	7	11	8	9	28.6%
Properties Pending Sale	6	6	0	8	33.3%
Properties For Sale	37	44	31	40	8.1%
Days on Market (Pending Sale)	58	26	0	61	4.9%
Percent Under Contract	16.2%	13.6%	0.0%	20.0%	23.3%
Average Median Price for Last 12 Months	\$2,960,000	\$3,389,208	\$3,552,583	\$3,022,750	2.1%

\*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, March 2025



## Current Market Snapshot

\$1,009,000

Median Sales Price 10.0% Δ YOY

\$752

Average \$/SF 12.9% Δ YOY

404

Properties For Sale 6.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$917,500	\$1,055,000	\$925,000	\$1,009,000	10.0%
Average Price per Square Foot	\$666	\$678	\$714	\$752	12.9%
Properties Sold	100	120	92	94	-6.0%
Properties Pending Sale	122	127	80	118	-3.3%
Properties For Sale	380	473	378	404	6.3%
Days on Market (Pending Sale)	26	28	36	34	30.5%
Percent Under Contract	32.1%	26.8%	21.2%	29.2%	-9.0%
Average Median Price for Last 12 Months	\$912,750	\$952,917	\$968,000	\$980,577	7.4%

\*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, March 2025



## Current Market Snapshot

**\$3,150,000**

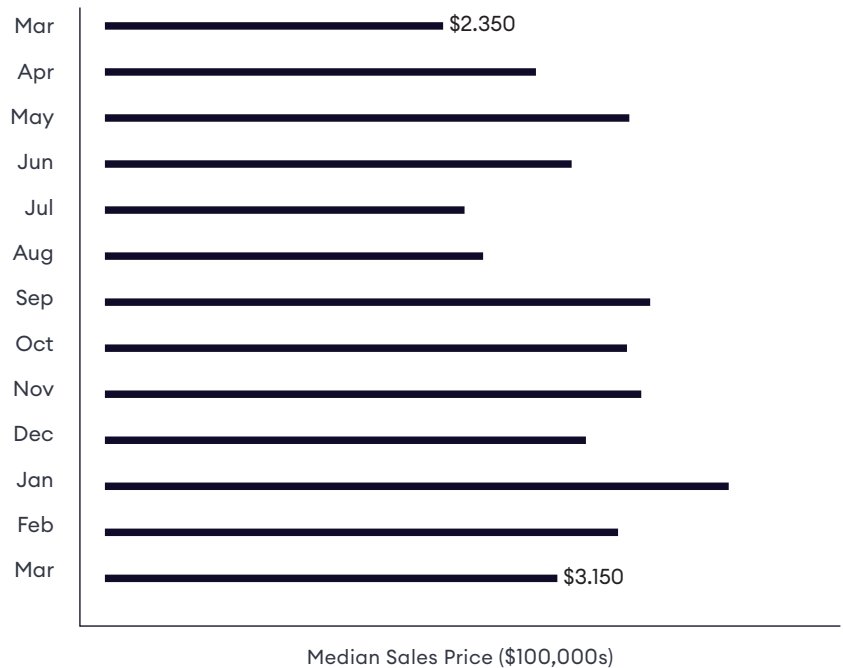
Median Sales Price **34.0% Δ YOY**

**\$1,435**

Average \$/SF **11.8% Δ YOY**

**96**

Properties For Sale **-10.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,350,000	\$3,800,000	\$3,350,000	\$3,150,000	34.0%
Average Price per Square Foot	\$1,284	\$1,591	\$1,274	\$1,435	11.8%
Properties Sold	25	27	19	27	8.0%
Properties Pending Sale	22	28	12	17	-22.7%
Properties For Sale	107	128	94	96	-10.3%
Days on Market (Pending Sale)	47	61	53	33	-30.9%
Percent Under Contract	20.6%	21.9%	12.8%	17.7%	-13.9%
Average Median Price for Last 12 Months	\$3,098,083	\$3,633,333	\$3,691,667	\$3,306,462	6.7%

\*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, March 2025



## Current Market Snapshot

**\$3,464,250**

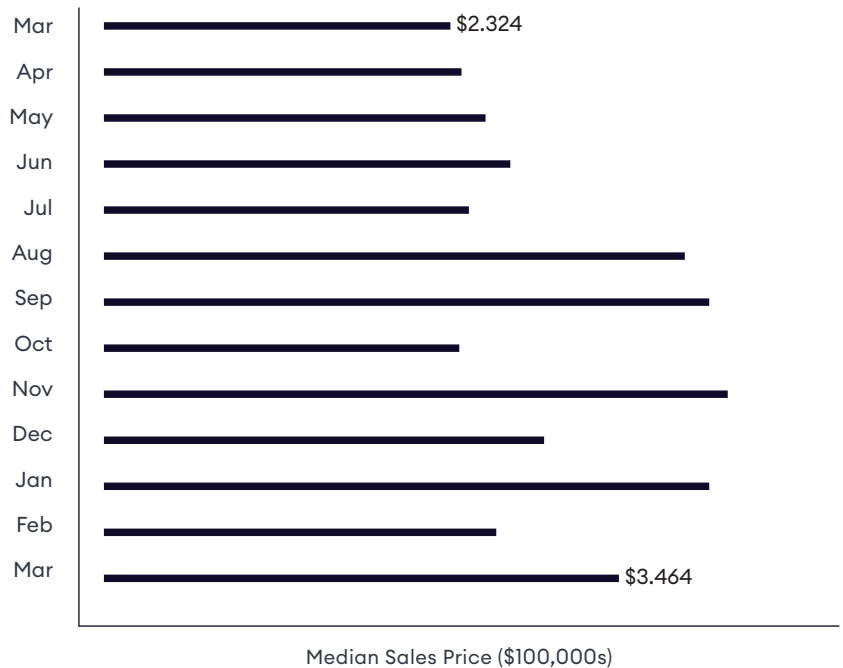
Median Sales Price **49.0% Δ YOY**

**\$1,164**

Average \$/SF **-4.6% Δ YOY**

**11**

Properties For Sale **-31.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,324,875	\$4,075,000	\$2,958,500	\$3,464,250	49.0%
Average Price per Square Foot	\$1,220	\$1,385	\$1,136	\$1,164	-4.6%
Properties Sold	6	6	4	6	0.0%
Properties Pending Sale	4	8	2	4	0.0%
Properties For Sale	16	23	15	11	-31.2%
Days on Market (Pending Sale)	11	60	71	21	88.6%
Percent Under Contract	25.0%	34.8%	13.3%	36.4%	45.5%
Average Median Price for Last 12 Months	\$2,040,316	\$3,286,292	\$3,391,417	\$3,090,010	51.4%

\*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, March 2025



## Current Market Snapshot

**\$4,925,000**

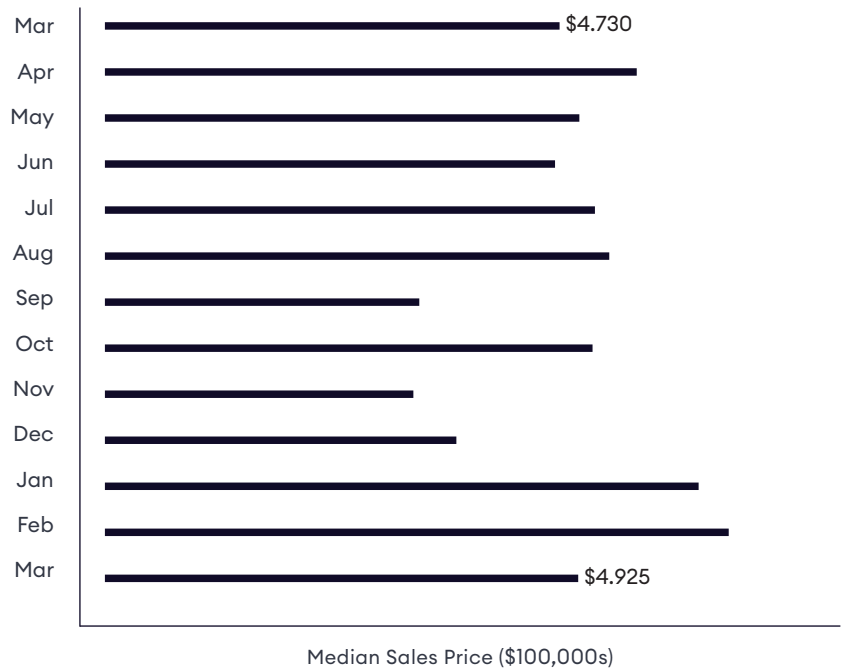
Median Sales Price **4.1% Δ YOY**

**\$1,914**

Average \$/SF **44.9% Δ YOY**

**34**

Properties For Sale **-24.4% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,730,000	\$3,262,000	\$3,650,000	\$4,925,000	4.1%
Average Price per Square Foot	\$1,321	\$2,235	\$1,171	\$1,914	44.9%
Properties Sold	5	8	3	4	-20.0%
Properties Pending Sale	2	7	4	4	100.0%
Properties For Sale	45	45	33	34	-24.4%
Days on Market (Pending Sale)	51	84	67	94	83.8%
Percent Under Contract	4.4%	15.6%	12.1%	11.8%	164.7%
Average Median Price for Last 12 Months	\$4,646,458	\$4,922,500	\$5,870,000	\$4,848,769	4.4%

\*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, March 2025



## Current Market Snapshot

**\$2,995,000**

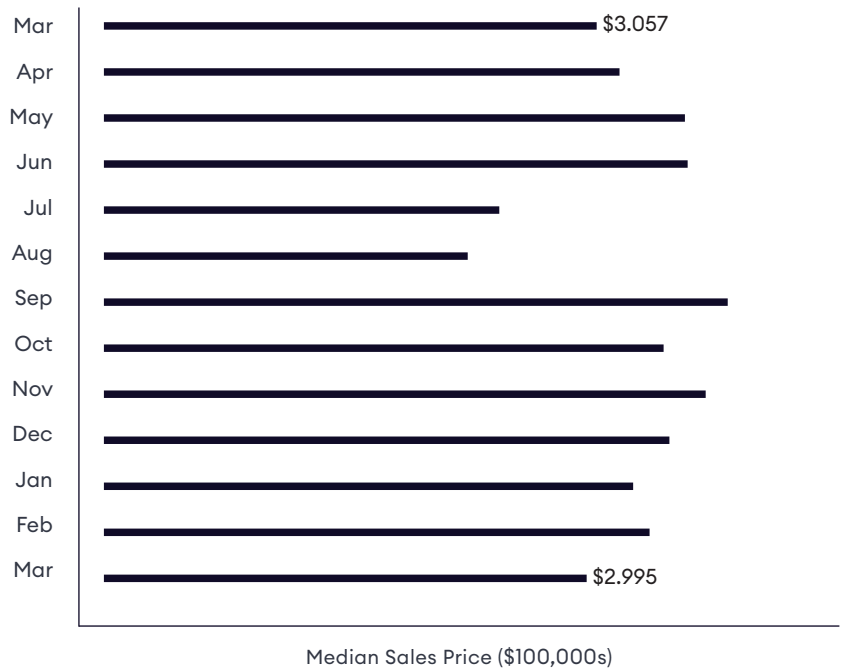
Median Sales Price **-2.0% Δ YOY**

**\$1,591**

Average \$/SF **14.5% Δ YOY**

**36**

Properties For Sale **44.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,057,500	\$3,875,000	\$3,511,250	\$2,995,000	-2.0%
Average Price per Square Foot	\$1,389	\$1,181	\$1,461	\$1,591	14.5%
Properties Sold	6	7	7	9	50.0%
Properties Pending Sale	8	5	2	8	0.0%
Properties For Sale	25	31	24	36	44.0%
Days on Market (Pending Sale)	41	88	9	9	-77.3%
Percent Under Contract	32.0%	16.1%	8.3%	22.2%	-30.6%
Average Median Price for Last 12 Months	\$3,246,319	\$3,398,542	\$3,222,500	\$3,266,135	0.6%

\*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, March 2025



## Current Market Snapshot

\$3,100,000

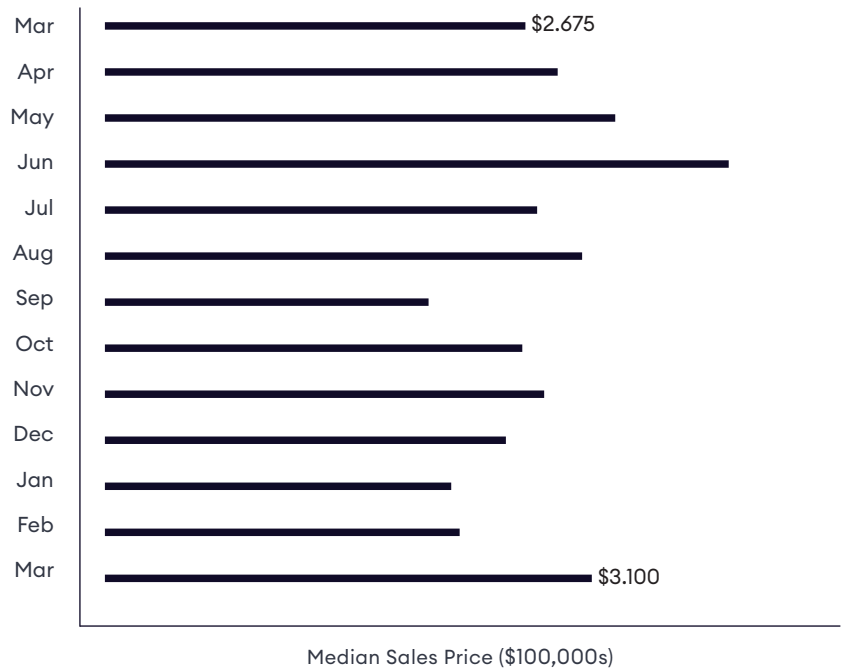
Median Sales Price 15.9% Δ YOY

\$1,101

Average \$/SF 15.5% Δ YOY

80

Properties For Sale 17.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,675,000	\$2,055,000	\$2,550,000	\$3,100,000	15.9%
Average Price per Square Foot	\$953	\$931	\$1,117	\$1,101	15.5%
Properties Sold	15	3	5	12	-20.0%
Properties Pending Sale	17	11	8	18	5.9%
Properties For Sale	68	88	60	80	17.6%
Days on Market (Pending Sale)	19	40	37	19	-1.2%
Percent Under Contract	25.0%	12.5%	13.3%	22.5%	-10.0%
Average Median Price for Last 12 Months	\$2,828,052	\$2,592,333	\$2,518,000	\$2,783,077	-1.6%

\*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, March 2025



## Current Market Snapshot

\$1,930,000

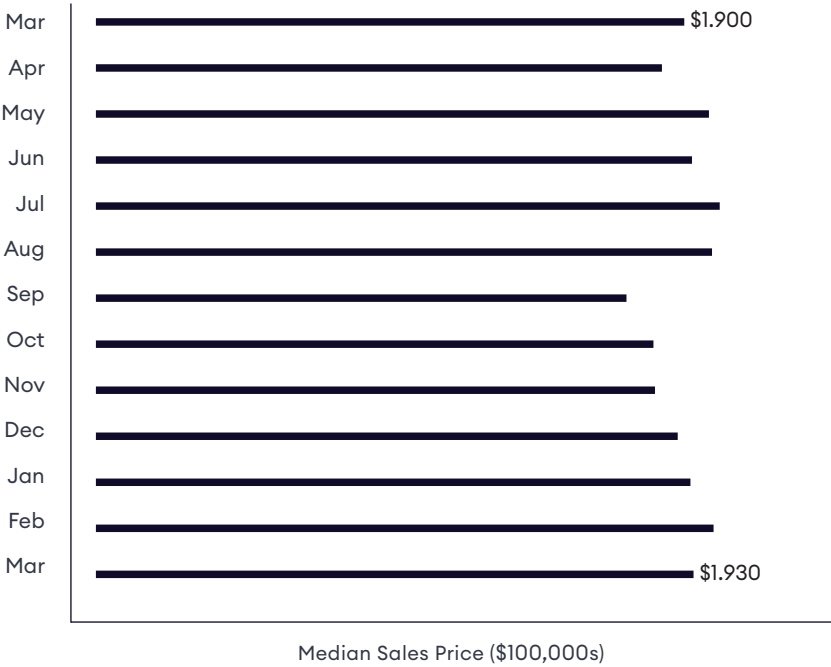
Median Sales Price 1.6% Δ YOY

\$718

Average \$/SF -13.2% Δ YOY

158

Properties For Sale 31.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,900,000	\$1,712,500	\$1,878,750	\$1,930,000	1.6%
Average Price per Square Foot	\$827	\$743	\$762	\$718	-13.2%
Properties Sold	22	28	28	24	9.1%
Properties Pending Sale	28	17	9	31	10.7%
Properties For Sale	120	171	130	158	31.7%
Days on Market (Pending Sale)	38	39	66	53	38.2%
Percent Under Contract	23.3%	9.9%	6.9%	19.6%	-15.9%
Average Median Price for Last 12 Months	\$1,806,715	\$1,888,125	\$1,948,333	\$1,898,365	5.1%

\*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, March 2025



## Current Market Snapshot

\$1,652,500

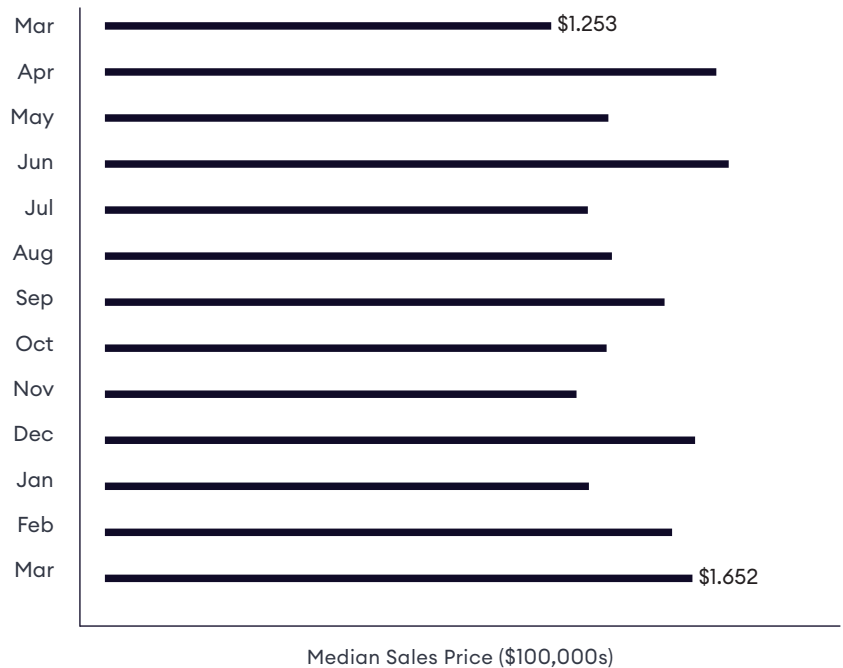
Median Sales Price 31.8% Δ YOY

\$958

Average \$/SF 20.1% Δ YOY

40

Properties For Sale 17.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,253,500	\$1,573,750	\$1,660,000	\$1,652,500	31.8%
Average Price per Square Foot	\$798	\$931	\$752	\$958	20.1%
Properties Sold	4	10	11	14	250.0%
Properties Pending Sale	14	11	2	17	21.4%
Properties For Sale	34	45	26	40	17.6%
Days on Market (Pending Sale)	36	58	10	23	-36.8%
Percent Under Contract	41.2%	24.4%	7.7%	42.5%	3.2%
Average Median Price for Last 12 Months	\$1,456,938	\$1,500,417	\$1,535,833	\$1,500,135	3.0%

\*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, March 2025



## Current Market Snapshot

\$2,020,150

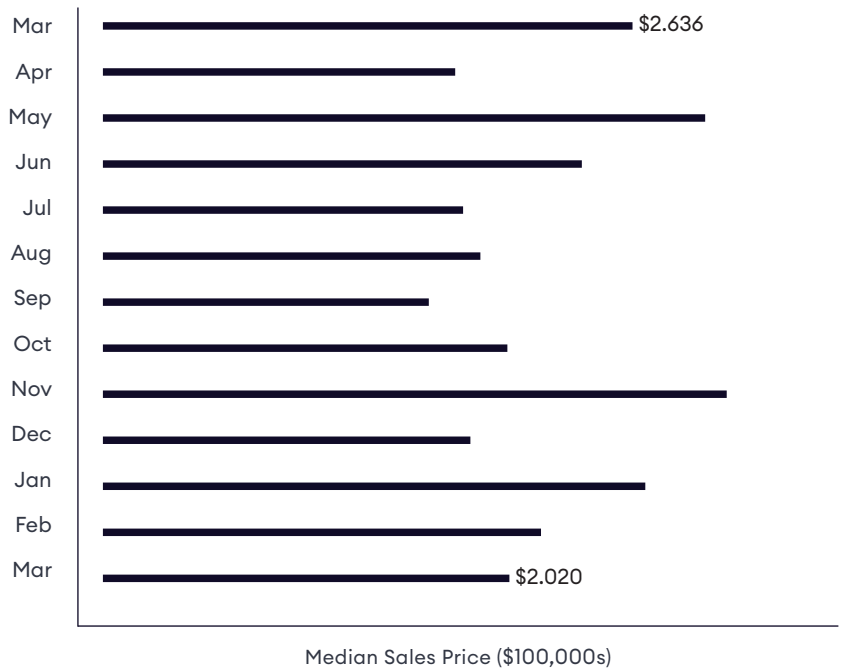
Median Sales Price -23.4% Δ YOY

\$1,200

Average \$/SF 2.1% Δ YOY

39

Properties For Sale -2.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,636,000	\$1,617,000	\$1,825,000	\$2,020,150	-23.4%
Average Price per Square Foot	\$1,175	\$1,143	\$946	\$1,200	2.1%
Properties Sold	8	9	11	13	62.5%
Properties Pending Sale	14	8	8	16	14.3%
Properties For Sale	40	39	28	39	-2.5%
Days on Market (Pending Sale)	21	28	36	19	-8.2%
Percent Under Contract	35.0%	20.5%	28.6%	41.0%	17.2%
Average Median Price for Last 12 Months	\$2,006,656	\$2,306,783	\$2,299,467	\$2,222,169	10.7%

\*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, March 2025



## Current Market Snapshot

\$2,800,000

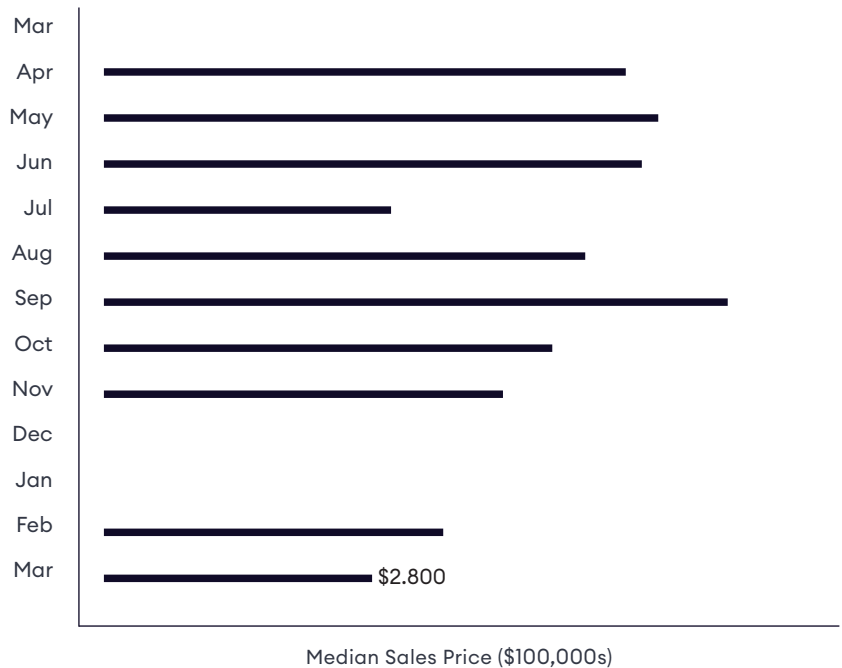
Median Sales Price n/a Δ YOY

\$1,003

Average \$/SF n/a Δ YOY

22

Properties For Sale 37.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$6,550,000	\$0	\$2,800,000	n/a
Average Price per Square Foot	\$0	\$1,010	\$0	\$1,003	n/a
Properties Sold	0	2	0	1	n/a
Properties Pending Sale	3	2	0	1	-66.7%
Properties For Sale	16	19	17	22	37.5%
Days on Market (Pending Sale)	13	70	0	118	785.0%
Percent Under Contract	18.8%	10.5%	0.0%	4.5%	-75.8%
Average Median Price for Last 12 Months	\$4,919,658	\$2,538,333	\$2,116,667	\$3,597,254	-26.9%

\*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, March 2025



## Current Market Snapshot

**\$2,249,000**

Median Sales Price **-10.0% Δ YOY**

**\$1,133**

Average \$/SF **40.4% Δ YOY**

**18**

Properties For Sale **-10.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,500,000	\$1,670,000	\$2,114,025	\$2,249,000	-10.0%
Average Price per Square Foot	\$807	\$981	\$972	\$1,133	40.4%
Properties Sold	3	2	2	3	0.0%
Properties Pending Sale	6	8	3	3	-50.0%
Properties For Sale	20	24	16	18	-10.0%
Days on Market (Pending Sale)	40	32	62	56	40.6%
Percent Under Contract	30.0%	33.3%	18.8%	16.7%	-44.4%
Average Median Price for Last 12 Months	\$2,530,958	\$2,502,171	\$2,593,000	\$2,620,925	3.6%

\*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, March 2025



## Current Market Snapshot

\$1,179,000

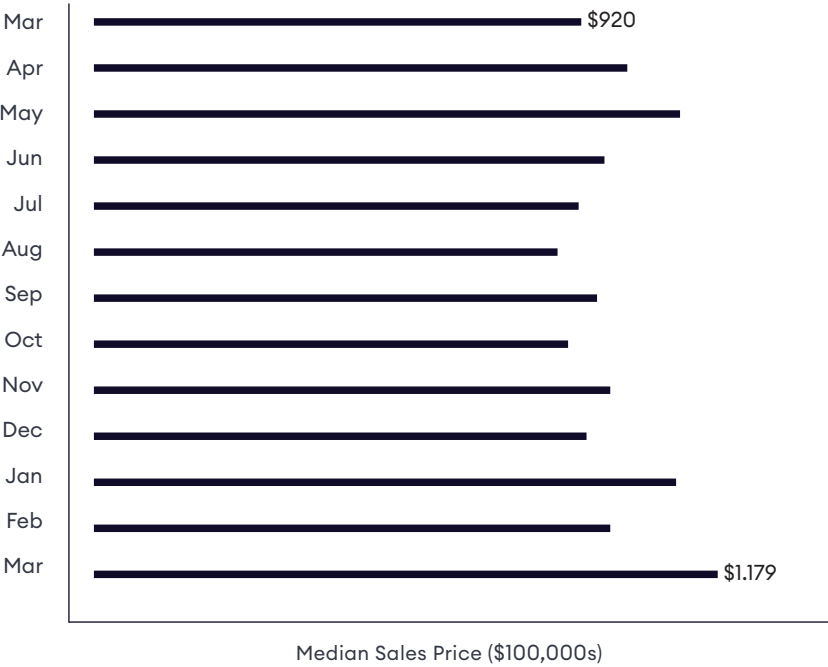
Median Sales Price 28.2% Δ YOY

\$655

Average \$/SF 6.0% Δ YOY

104

Properties For Sale 25.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$920,000	\$949,990	\$929,990	\$1,179,000	28.2%
Average Price per Square Foot	\$618	\$647	\$574	\$655	6.0%
Properties Sold	35	23	21	21	-40.0%
Properties Pending Sale	24	20	14	27	12.5%
Properties For Sale	83	112	89	104	25.3%
Days on Market (Pending Sale)	39	34	53	48	23.4%
Percent Under Contract	28.9%	17.9%	15.7%	26.0%	-10.2%
Average Median Price for Last 12 Months	\$946,398	\$1,008,998	\$1,084,667	\$984,065	4.0%

\*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, March 2025



## Current Market Snapshot

\$881,944

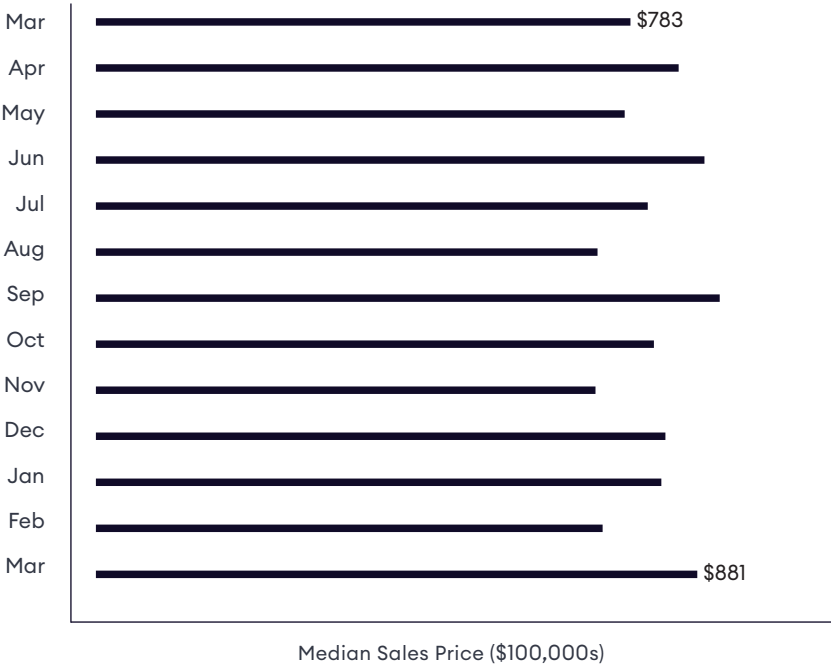
Median Sales Price 12.6% Δ YOY

\$494

Average \$/SF -36.1% Δ YOY

10

Properties For Sale -28.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$783,500	\$915,000	\$835,000	\$881,944	12.6%
Average Price per Square Foot	\$773	\$593	\$594	\$494	-36.1%
Properties Sold	2	3	5	4	100.0%
Properties Pending Sale	8	4	1	6	-25.0%
Properties For Sale	14	10	7	10	-28.6%
Days on Market (Pending Sale)	15	16	32	23	49.7%
Percent Under Contract	57.1%	40.0%	14.3%	60.0%	5.0%
Average Median Price for Last 12 Months	\$822,521	\$806,416	\$817,815	\$815,615	-0.8%

\*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, March 2025



## Current Market Snapshot

\$939,000

Median Sales Price -8.7% Δ YOY

\$819

Average \$/SF 12.5% Δ YOY

30

Properties For Sale -28.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,028,000	\$999,000	\$955,000	\$939,000	-8.7%
Average Price per Square Foot	\$728	\$632	\$706	\$819	12.5%
Properties Sold	15	17	16	6	-60.0%
Properties Pending Sale	22	14	11	10	-54.5%
Properties For Sale	42	39	31	30	-28.6%
Days on Market (Pending Sale)	17	18	43	9	-49.1%
Percent Under Contract	52.4%	35.9%	35.5%	33.3%	-36.4%
Average Median Price for Last 12 Months	\$984,146	\$1,020,917	\$999,000	\$1,017,350	3.4%

\*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, March 2025



## Current Market Snapshot

\$1,570,000

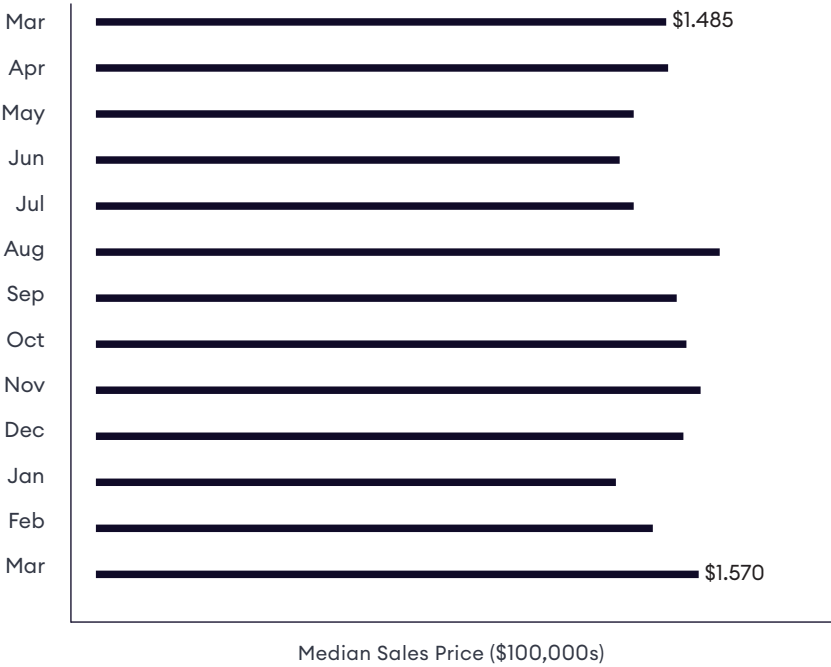
Median Sales Price 5.7% Δ YOY

\$872

Average \$/SF 11.1% Δ YOY

62

Properties For Sale 59.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,485,000	\$1,512,500	\$1,530,000	\$1,570,000	5.7%
Average Price per Square Foot	\$785	\$864	\$938	\$872	11.1%
Properties Sold	18	12	8	16	-11.1%
Properties Pending Sale	9	7	7	23	155.6%
Properties For Sale	39	43	33	62	59.0%
Days on Market (Pending Sale)	20	14	32	23	14.5%
Percent Under Contract	23.1%	16.3%	21.2%	37.1%	60.8%
Average Median Price for Last 12 Months	\$1,361,729	\$1,502,713	\$1,457,792	\$1,484,005	9.0%

\*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, March 2025



## Current Market Snapshot

\$1,100,000

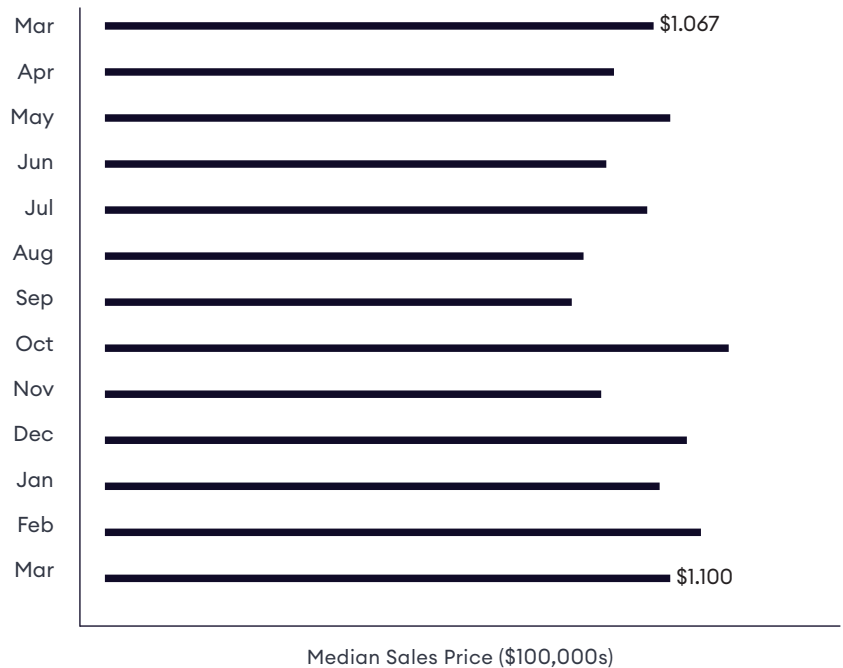
Median Sales Price 3.0% Δ YOY

\$663

Average \$/SF -3.8% Δ YOY

29

Properties For Sale -23.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,067,500	\$907,500	\$1,132,500	\$1,100,000	3.0%
Average Price per Square Foot	\$689	\$728	\$579	\$663	-3.8%
Properties Sold	8	4	4	13	62.5%
Properties Pending Sale	11	5	8	9	-18.2%
Properties For Sale	38	37	30	29	-23.7%
Days on Market (Pending Sale)	10	30	28	20	107.2%
Percent Under Contract	28.9%	13.5%	26.7%	31.0%	7.2%
Average Median Price for Last 12 Months	\$1,035,409	\$1,108,508	\$1,113,083	\$1,052,042	1.6%

\*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, March 2025



## Current Market Snapshot

\$1,440,000

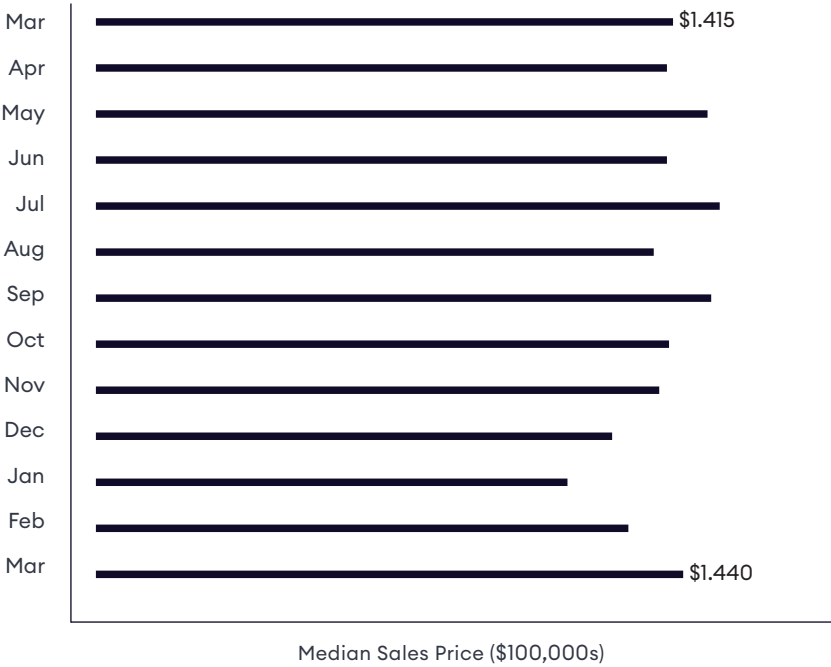
Median Sales Price 1.8% Δ YOY

\$934

Average \$/SF 10.4% Δ YOY

35

Properties For Sale -2.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,415,000	\$1,509,000	\$1,265,000	\$1,440,000	1.8%
Average Price per Square Foot	\$846	\$794	\$842	\$934	10.4%
Properties Sold	19	13	13	13	-31.6%
Properties Pending Sale	16	15	6	10	-37.5%
Properties For Sale	36	40	29	35	-2.8%
Days on Market (Pending Sale)	28	22	26	10	-63.6%
Percent Under Contract	44.4%	37.5%	20.7%	28.6%	-35.7%
Average Median Price for Last 12 Months	\$1,281,625	\$1,325,190	\$1,300,000	\$1,390,203	8.5%

\*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, March 2025



## Current Market Snapshot

\$1,527,500

Median Sales Price 4.8% Δ YOY

\$761

Average \$/SF 5.4% Δ YOY

2,080

Properties For Sale 22.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,457,500	\$1,525,000	\$1,450,000	\$1,527,500	4.8%
Average Price per Square Foot	\$722	\$757	\$741	\$761	5.4%
Properties Sold	302	308	369	312	3.3%
Properties Pending Sale	337	318	234	365	8.3%
Properties For Sale	1,696	2,206	1,739	2,080	22.6%
Days on Market (Pending Sale)	25	32	47	36	40.5%
Percent Under Contract	19.9%	14.4%	13.5%	17.5%	-11.7%
Average Median Price for Last 12 Months	\$1,435,246	\$1,493,167	\$1,543,833	\$1,499,341	4.5%

\*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, March 2025



## Current Market Snapshot

\$1,402,500

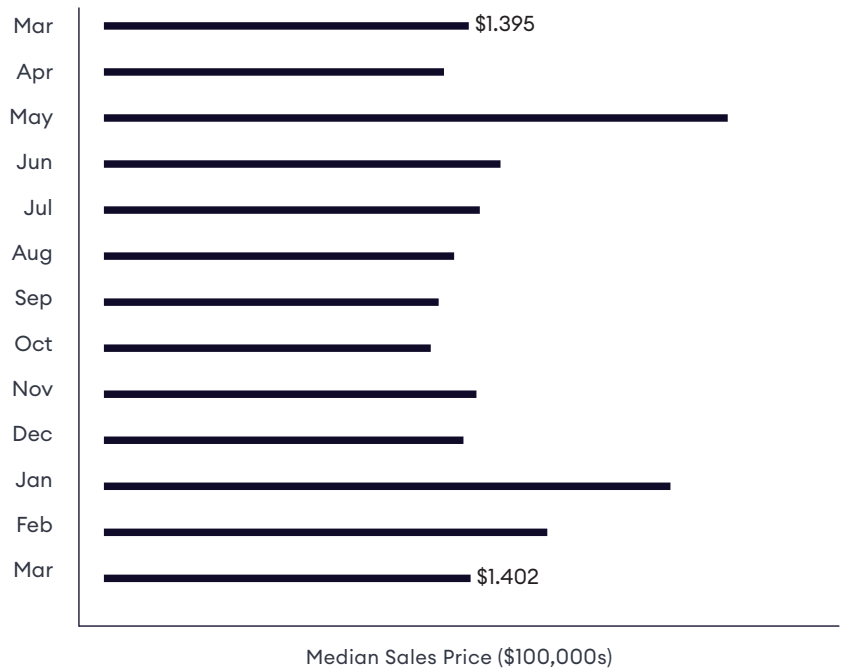
Median Sales Price 0.5%  $\Delta$  YOY

\$639

Average \$/SF 14.5%  $\Delta$  YOY

83

Properties For Sale 29.7%  $\Delta$  YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,395,500	\$1,279,500	\$1,375,000	\$1,402,500	0.5%
Average Price per Square Foot	\$558	\$754	\$675	\$639	14.5%
Properties Sold	15	6	13	16	6.7%
Properties Pending Sale	15	10	8	18	20.0%
Properties For Sale	64	82	69	83	29.7%
Days on Market (Pending Sale)	40	48	52	59	49.2%
Percent Under Contract	23.4%	12.2%	11.6%	21.7%	-7.5%
Average Median Price for Last 12 Months	\$1,455,483	\$1,553,667	\$1,757,667	\$1,537,298	5.6%

\*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, March 2025



## Current Market Snapshot

\$1,392,500

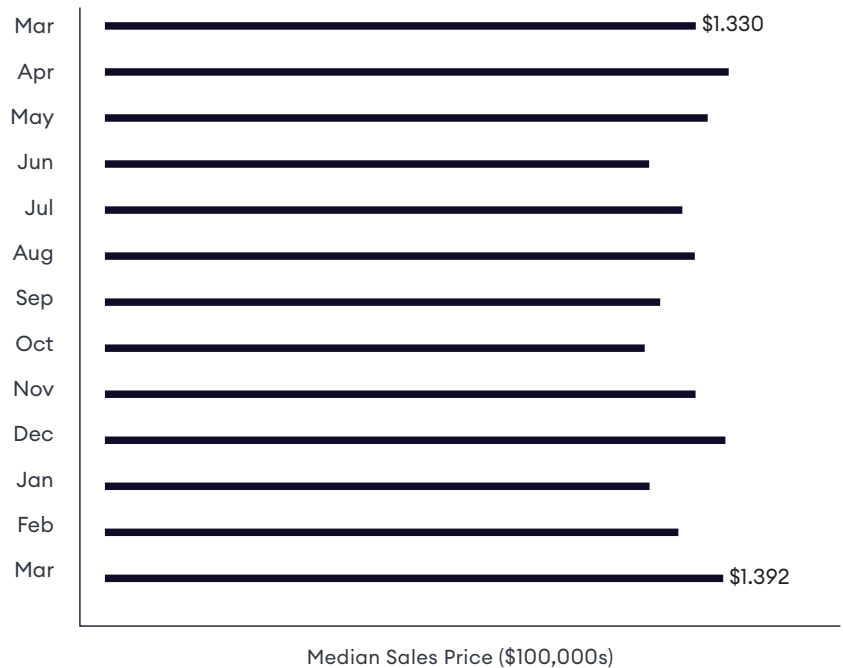
Median Sales Price 4.7% Δ YOY

\$861

Average \$/SF 9.4% Δ YOY

134

Properties For Sale 8.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,330,488	\$1,250,000	\$1,397,500	\$1,392,500	4.7%
Average Price per Square Foot	\$787	\$807	\$791	\$861	9.4%
Properties Sold	34	35	48	30	-11.8%
Properties Pending Sale	48	36	22	37	-22.9%
Properties For Sale	124	155	111	134	8.1%
Days on Market (Pending Sale)	19	26	30	19	-1.5%
Percent Under Contract	38.7%	23.2%	19.8%	27.6%	-28.7%
Average Median Price for Last 12 Months	\$1,245,436	\$1,308,696	\$1,303,225	\$1,311,416	5.3%

\*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, March 2025



## Current Market Snapshot

**\$2,600,000**

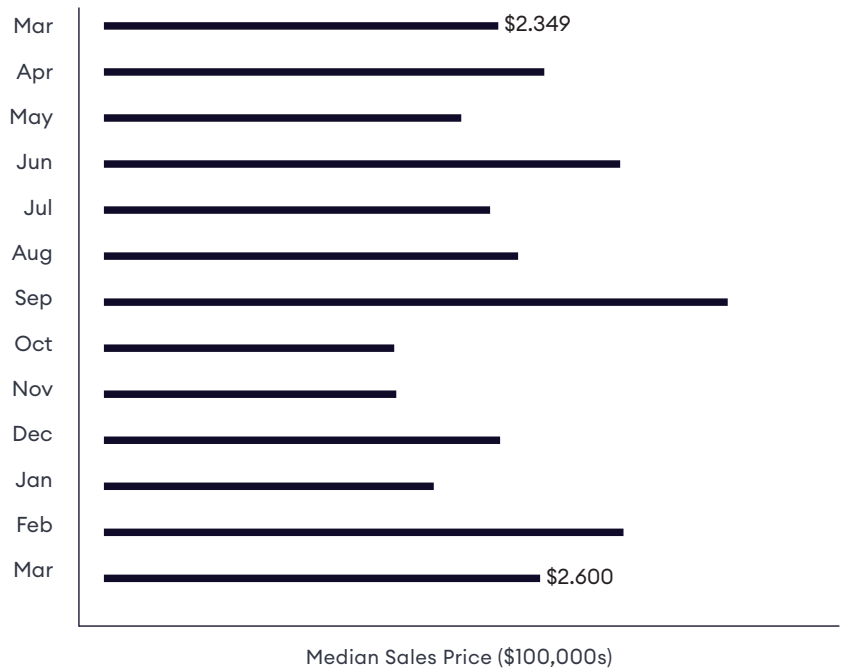
Median Sales Price **10.7% Δ YOY**

**\$772**

Average \$/SF **1.0% Δ YOY**

**140**

Properties For Sale **47.4% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,349,000	\$3,725,000	\$2,360,000	\$2,600,000	10.7%
Average Price per Square Foot	\$764	\$797	\$780	\$772	1.0%
Properties Sold	23	11	16	15	-34.8%
Properties Pending Sale	18	11	12	21	16.7%
Properties For Sale	95	129	101	140	47.4%
Days on Market (Pending Sale)	23	18	71	30	33.7%
Percent Under Contract	18.9%	8.5%	11.9%	15.0%	-20.8%
Average Median Price for Last 12 Months	\$1,934,021	\$2,247,452	\$2,554,086	\$2,473,754	27.9%

\*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.



## Current Market Snapshot

**\$1,855,000**

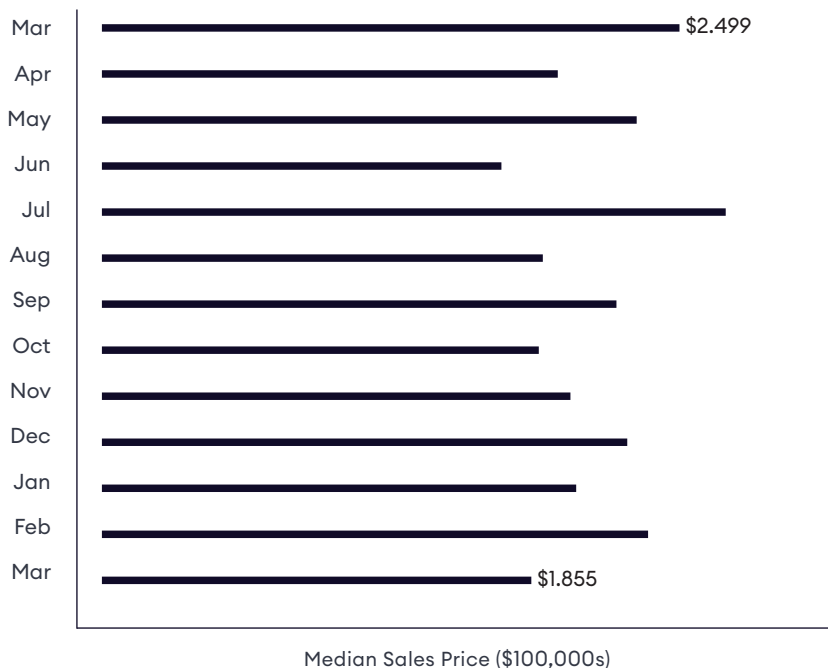
Median Sales Price **-25.8% Δ YOY**

**\$801**

Average \$/SF **0.9% Δ YOY**

**252**

Properties For Sale **27.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,499,000	\$2,225,000	\$2,272,000	\$1,855,000	-25.8%
Average Price per Square Foot	\$794	\$710	\$836	\$801	0.9%
Properties Sold	21	21	36	26	23.8%
Properties Pending Sale	35	19	24	25	-28.6%
Properties For Sale	197	252	206	252	27.9%
Days on Market (Pending Sale)	27	30	59	65	141.8%
Percent Under Contract	17.8%	7.5%	11.7%	9.9%	-44.2%
Average Median Price for Last 12 Months	\$2,181,271	\$2,075,333	\$2,089,167	\$2,137,615	-2.0%

\*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, March 2025



## Current Market Snapshot

**\$1,458,888**

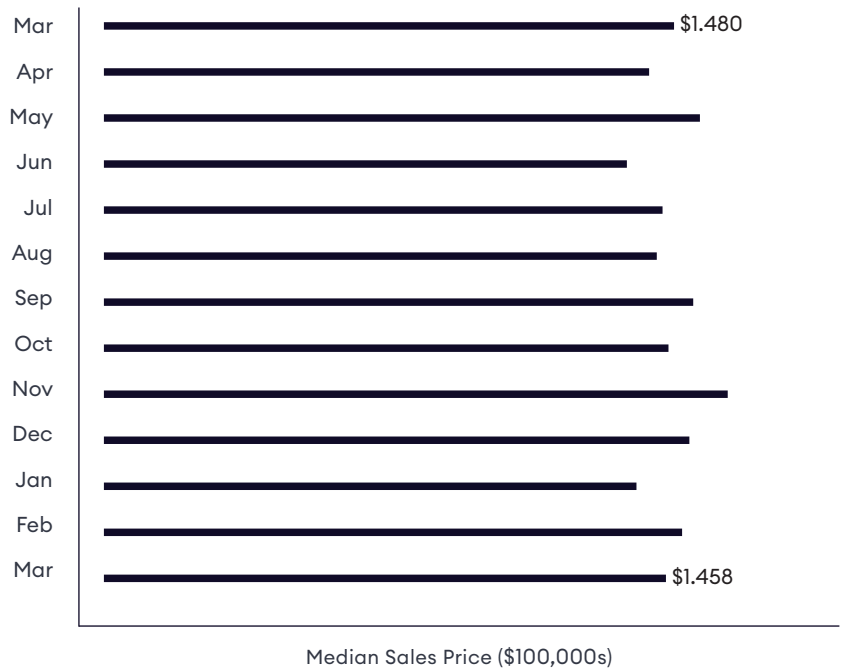
Median Sales Price **-1.4% Δ YOY**

**\$771**

Average \$/SF **1.2% Δ YOY**

**156**

Properties For Sale **-3.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,480,000	\$1,530,000	\$1,520,000	\$1,458,888	-1.4%
Average Price per Square Foot	\$762	\$821	\$740	\$771	1.2%
Properties Sold	23	31	33	37	60.9%
Properties Pending Sale	36	40	17	34	-5.6%
Properties For Sale	161	192	146	156	-3.1%
Days on Market (Pending Sale)	27	27	40	28	3.3%
Percent Under Contract	22.4%	20.8%	11.6%	21.8%	-2.5%
Average Median Price for Last 12 Months	\$1,447,688	\$1,491,231	\$1,447,296	\$1,473,991	1.8%

\*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, March 2025



## Current Market Snapshot

\$5,945,000

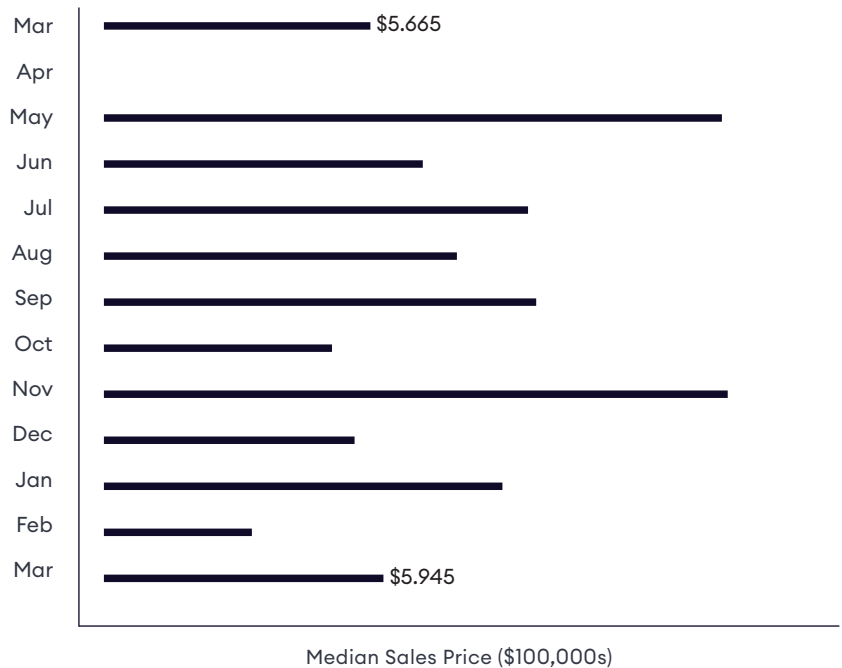
Median Sales Price 4.9% Δ YOY

\$1,488

Average \$/SF 54.2% Δ YOY

43

Properties For Sale -4.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$5,665,000	\$9,225,000	\$5,325,000	\$5,945,000	4.9%
Average Price per Square Foot	\$965	\$983	\$1,579	\$1,488	54.2%
Properties Sold	5	2	2	1	-80.0%
Properties Pending Sale	3	1	1	2	-33.3%
Properties For Sale	45	40	32	43	-4.4%
Days on Market (Pending Sale)	102	91	125	75	-26.5%
Percent Under Contract	6.7%	2.5%	3.1%	4.7%	-30.2%
Average Median Price for Last 12 Months	\$1,138,750	\$6,844,583	\$5,855,000	\$7,117,885	525.1%

\*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.



## Current Market Snapshot

**\$1,489,000**

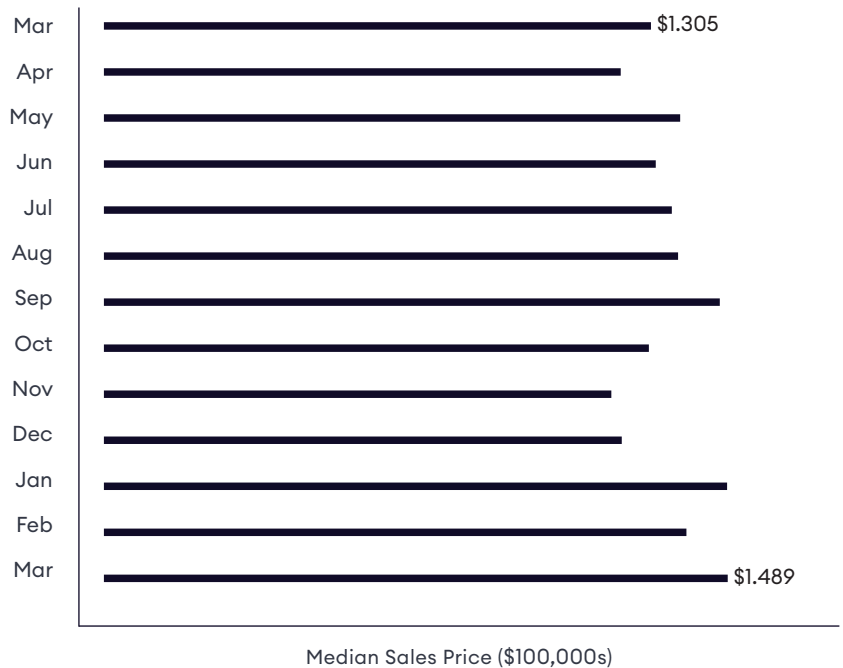
Median Sales Price **14.1% Δ YOY**

**\$770**

Average \$/SF **5.6% Δ YOY**

**60**

Properties For Sale **20.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,305,000	\$1,470,000	\$1,235,000	\$1,489,000	14.1%
Average Price per Square Foot	\$729	\$751	\$807	\$770	5.6%
Properties Sold	12	13	8	9	-25.0%
Properties Pending Sale	9	11	7	12	33.3%
Properties For Sale	50	65	49	60	20.0%
Days on Market (Pending Sale)	22	23	36	16	-28.1%
Percent Under Contract	18.0%	16.9%	14.3%	20.0%	11.1%
Average Median Price for Last 12 Months	\$1,295,250	\$1,351,917	\$1,455,500	\$1,348,885	4.1%

\*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, March 2025



## Current Market Snapshot

**\$1,050,000**

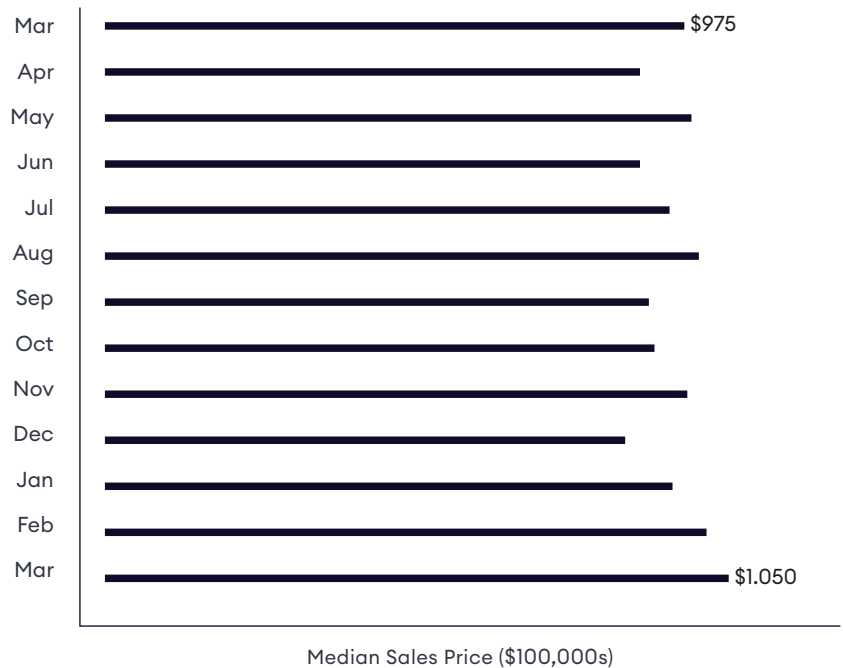
Median Sales Price **7.7% Δ YOY**

**\$612**

Average \$/SF **0.8% Δ YOY**

**138**

Properties For Sale **9.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$975,000	\$915,000	\$875,000	\$1,050,000	7.7%
Average Price per Square Foot	\$607	\$654	\$683	\$612	0.8%
Properties Sold	21	30	31	30	42.9%
Properties Pending Sale	28	23	25	31	10.7%
Properties For Sale	126	157	136	138	9.5%
Days on Market (Pending Sale)	21	34	46	54	154.8%
Percent Under Contract	22.2%	14.6%	18.4%	22.5%	1.1%
Average Median Price for Last 12 Months	\$917,542	\$966,167	\$1,005,833	\$955,654	4.2%

\*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, March 2025



## Current Market Snapshot

**\$890,000**

Median Sales Price **-23.6% Δ YOY**

**\$718**

Average \$/SF **-7.0% Δ YOY**

**11**

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,165,000	\$1,360,000	\$1,330,000	\$890,000	-23.6%
Average Price per Square Foot	\$772	\$435	\$476	\$718	-7.0%
Properties Sold	1	1	2	1	0.0%
Properties Pending Sale	1	1	1	1	0.0%
Properties For Sale	11	16	13	11	0.0%
Days on Market (Pending Sale)	8	49	85	14	75.0%
Percent Under Contract	9.1%	6.2%	7.7%	9.1%	0.0%
Average Median Price for Last 12 Months	\$1,276,000	\$1,032,917	\$633,333	\$1,288,500	1.0%

\*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, March 2025



## Current Market Snapshot

\$1,880,000

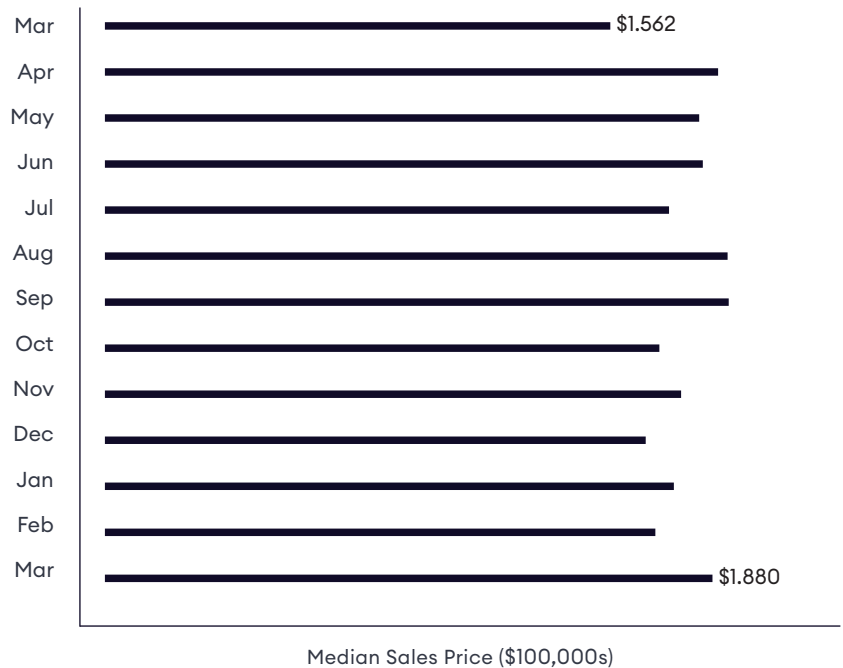
Median Sales Price 20.3% Δ YOY

\$835

Average \$/SF 1.8% Δ YOY

254

Properties For Sale 41.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,562,500	\$1,930,500	\$1,672,500	\$1,880,000	20.3%
Average Price per Square Foot	\$820	\$830	\$791	\$835	1.8%
Properties Sold	34	34	34	41	20.6%
Properties Pending Sale	24	31	36	36	50.0%
Properties For Sale	180	246	205	254	41.1%
Days on Market (Pending Sale)	31	27	47	41	33.2%
Percent Under Contract	13.3%	12.6%	17.6%	14.2%	6.3%
Average Median Price for Last 12 Months	\$1,709,160	\$1,752,083	\$1,780,833	\$1,789,519	4.7%

\*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

**\$2,949,500**

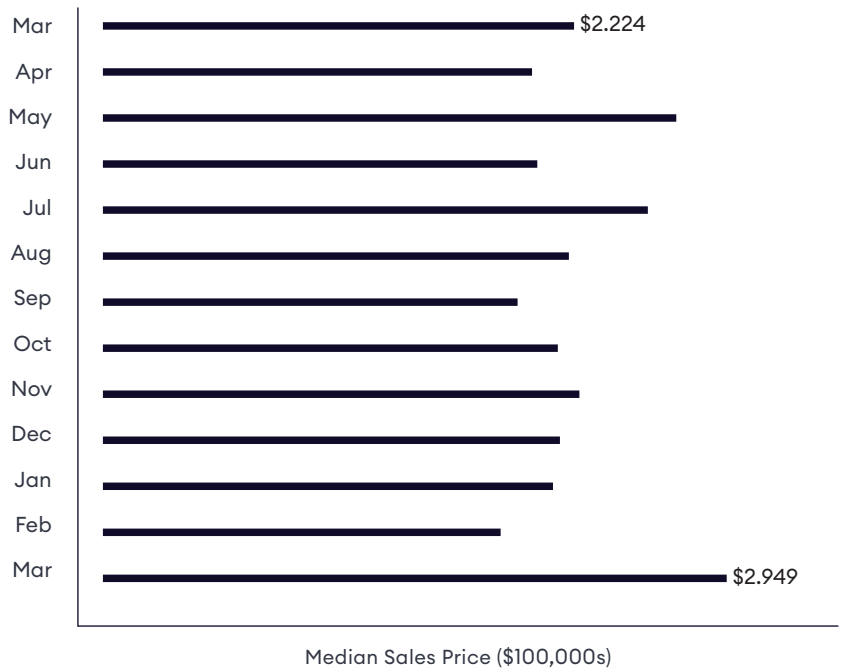
Median Sales Price **32.6% Δ YOY**

**\$919**

Average \$/SF **12.3% Δ YOY**

**177**

Properties For Sale **35.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,224,600	\$1,956,480	\$2,157,500	\$2,949,500	32.6%
Average Price per Square Foot	\$818	\$942	\$942	\$919	12.3%
Properties Sold	19	20	22	22	15.8%
Properties Pending Sale	16	22	10	25	56.2%
Properties For Sale	131	188	158	177	35.1%
Days on Market (Pending Sale)	26	23	61	32	21.6%
Percent Under Contract	12.2%	11.7%	6.3%	14.1%	15.6%
Average Median Price for Last 12 Months	\$2,127,696	\$2,250,819	\$2,316,637	\$2,249,692	5.7%

\*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.



## Current Market Snapshot

**\$945,000**

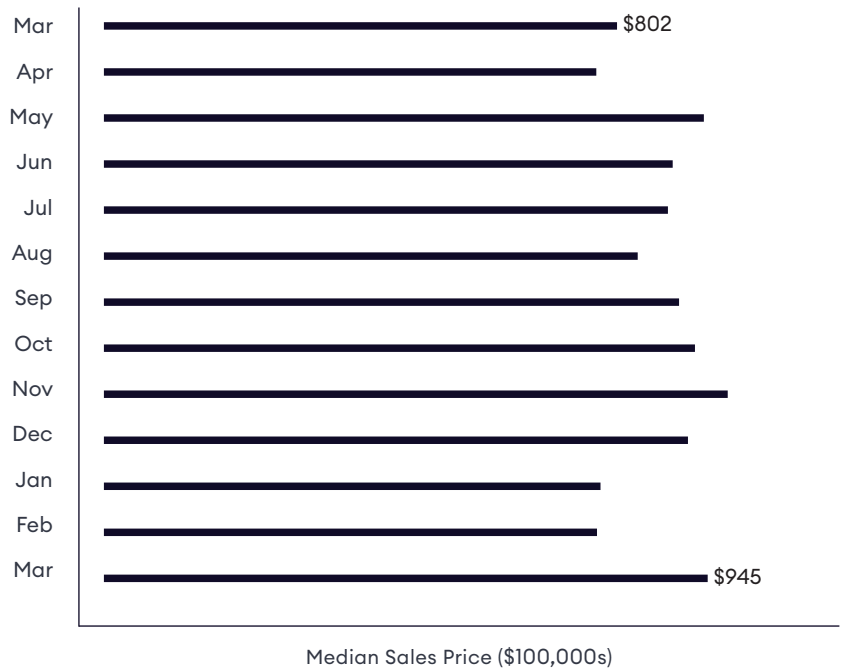
Median Sales Price **17.8% Δ YOY**

**\$606**

Average \$/SF **-12.2% Δ YOY**

**52**

Properties For Sale **15.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$802,500	\$900,000	\$914,000	\$945,000	17.8%
Average Price per Square Foot	\$690	\$563	\$609	\$606	-12.2%
Properties Sold	8	11	16	15	87.5%
Properties Pending Sale	11	13	12	18	63.6%
Properties For Sale	45	59	47	52	15.6%
Days on Market (Pending Sale)	11	43	48	24	106.8%
Percent Under Contract	24.4%	22.0%	25.5%	34.6%	41.6%
Average Median Price for Last 12 Months	\$816,806	\$884,667	\$830,833	\$871,300	6.7%

\*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, March 2025



## Current Market Snapshot

\$970,000

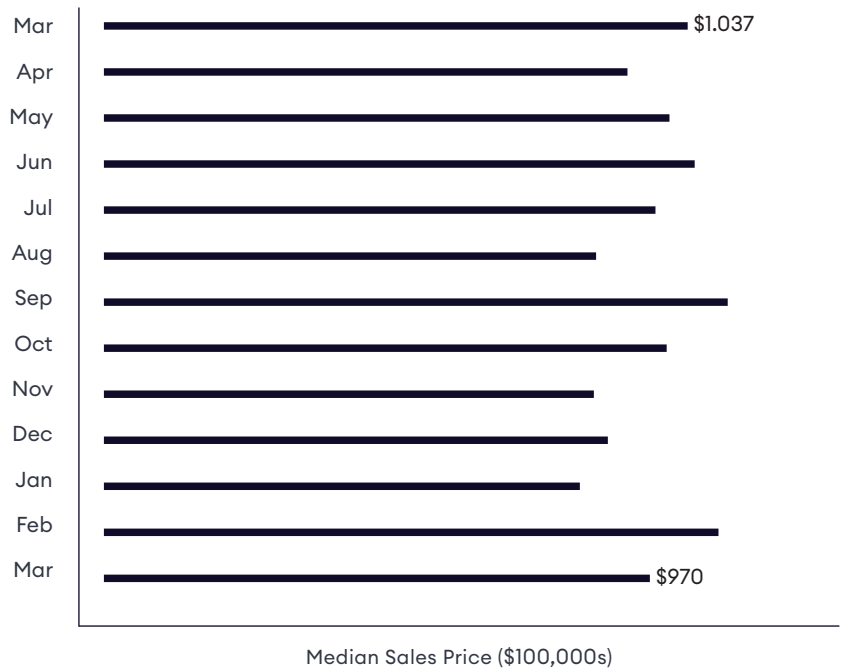
Median Sales Price -6.5% Δ YOY

\$679

Average \$/SF 8.5% Δ YOY

100

Properties For Sale 7.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,037,500	\$1,109,000	\$895,000	\$970,000	-6.5%
Average Price per Square Foot	\$626	\$624	\$684	\$679	8.5%
Properties Sold	22	17	24	22	0.0%
Properties Pending Sale	28	23	15	30	7.1%
Properties For Sale	93	114	99	100	7.5%
Days on Market (Pending Sale)	33	25	39	30	-7.6%
Percent Under Contract	30.1%	20.2%	15.2%	30.0%	-0.4%
Average Median Price for Last 12 Months	\$883,313	\$945,417	\$969,167	\$973,692	10.2%

\*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, March 2025



## Current Market Snapshot

**\$1,499,500**

Median Sales Price **-23.1% Δ YOY**

**\$661**

Average \$/SF **-11.0% Δ YOY**

**141**

Properties For Sale **25.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,950,000	\$1,665,000	\$1,403,000	\$1,499,500	-23.1%
Average Price per Square Foot	\$743	\$638	\$653	\$661	-11.0%
Properties Sold	12	23	24	14	16.7%
Properties Pending Sale	24	26	9	22	-8.3%
Properties For Sale	112	159	105	141	25.9%
Days on Market (Pending Sale)	25	37	36	24	-2.0%
Percent Under Contract	21.4%	16.4%	8.6%	15.6%	-27.2%
Average Median Price for Last 12 Months	\$1,685,042	\$1,586,750	\$1,749,833	\$1,640,519	-2.6%

\*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, March 2025



## Current Market Snapshot

\$3,122,500

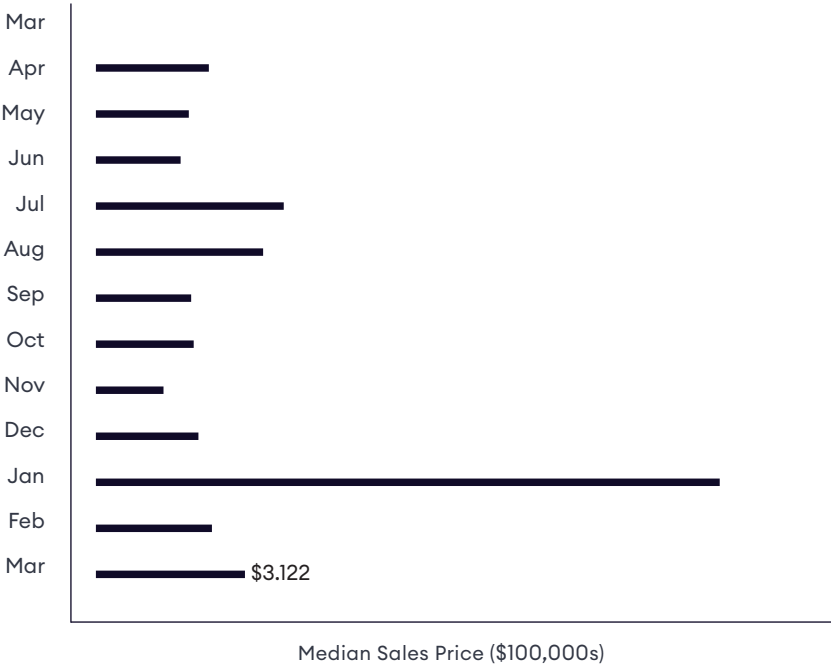
Median Sales Price n/a Δ YOY

\$971

Average \$/SF n/a Δ YOY

22

Properties For Sale 4.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$1,975,000	\$2,130,000	\$3,122,500	n/a
Average Price per Square Foot	\$0	\$1,106	\$572	\$971	n/a
Properties Sold	0	1	4	2	n/a
Properties Pending Sale	2	2	2	6	200.0%
Properties For Sale	21	32	24	22	4.8%
Days on Market (Pending Sale)	7	95	86	42	548.7%
Percent Under Contract	9.5%	6.2%	8.3%	27.3%	186.4%
Average Median Price for Last 12 Months	\$1,334,042	\$4,055,761	\$6,263,500	\$3,061,313	129.5%

\*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, March 2025



## Current Market Snapshot

**\$1,607,000**

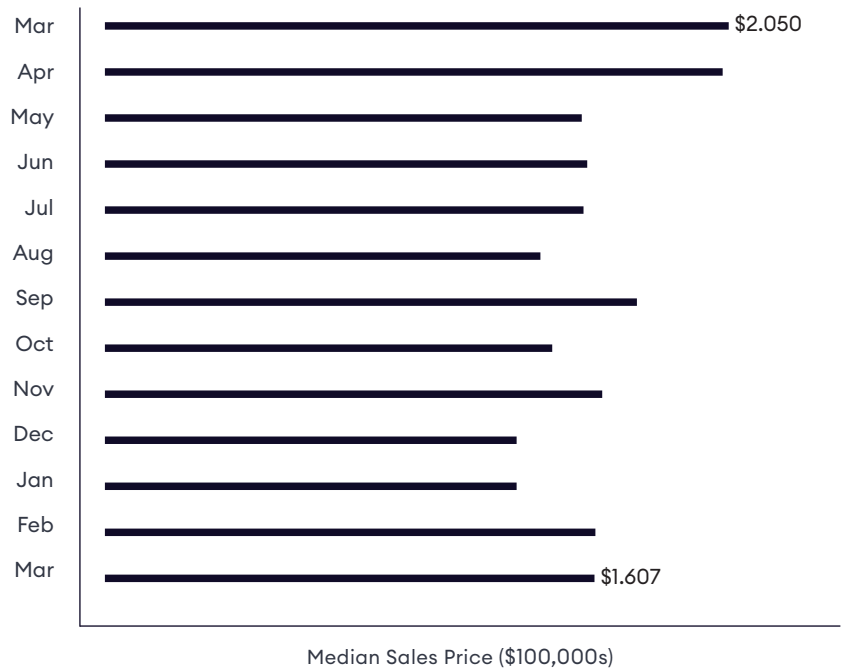
Median Sales Price **-21.6% Δ YOY**

**\$776**

Average \$/SF **-1.8% Δ YOY**

**65**

Properties For Sale **27.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,050,000	\$1,747,000	\$1,350,000	\$1,607,000	-21.6%
Average Price per Square Foot	\$790	\$804	\$746	\$776	-1.8%
Properties Sold	13	13	7	9	-30.8%
Properties Pending Sale	9	8	7	14	55.6%
Properties For Sale	51	65	54	65	27.5%
Days on Market (Pending Sale)	8	50	43	38	359.4%
Percent Under Contract	17.6%	12.3%	13.0%	21.5%	22.1%
Average Median Price for Last 12 Months	\$1,558,167	\$1,502,833	\$1,522,333	\$1,614,712	3.6%

\*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, March 2025



## Current Market Snapshot

**\$1,655,000**

Median Sales Price **10.4% Δ YOY**

**\$797**

Average \$/SF **29.6% Δ YOY**

**133**

Properties For Sale **16.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,499,000	\$2,224,000	\$1,565,000	\$1,655,000	10.4%
Average Price per Square Foot	\$615	\$744	\$622	\$797	29.6%
Properties Sold	19	28	18	14	-26.3%
Properties Pending Sale	18	23	11	27	50.0%
Properties For Sale	114	140	92	133	16.7%
Days on Market (Pending Sale)	38	57	65	44	15.9%
Percent Under Contract	15.8%	16.4%	12.0%	20.3%	28.6%
Average Median Price for Last 12 Months	\$1,793,813	\$1,797,917	\$1,890,833	\$1,848,827	3.1%

\*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, March 2025



## Current Market Snapshot

\$1,485,000

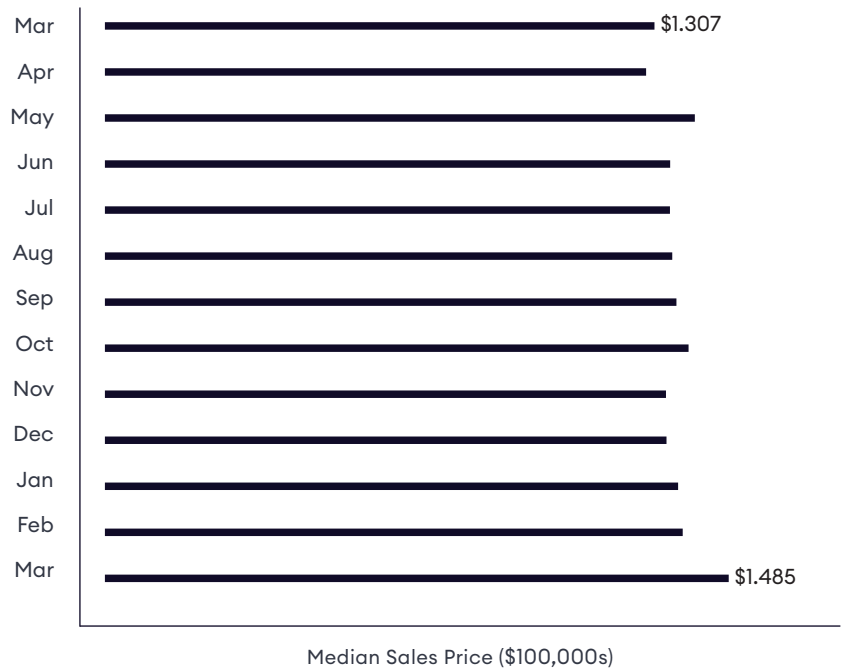
Median Sales Price 13.6% Δ YOY

\$610

Average \$/SF -2.7% Δ YOY

273

Properties For Sale 27.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,307,500	\$1,360,000	\$1,336,250	\$1,485,000	13.6%
Average Price per Square Foot	\$627	\$695	\$633	\$610	-2.7%
Properties Sold	42	34	58	37	-11.9%
Properties Pending Sale	39	45	36	44	12.8%
Properties For Sale	214	281	233	273	27.6%
Days on Market (Pending Sale)	31	29	38	22	-28.7%
Percent Under Contract	18.2%	16.0%	15.5%	16.1%	-11.6%
Average Median Price for Last 12 Months	\$1,337,712	\$1,380,708	\$1,408,000	\$1,360,212	1.7%

\*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, March 2025



## Current Market Snapshot

\$1,395,000

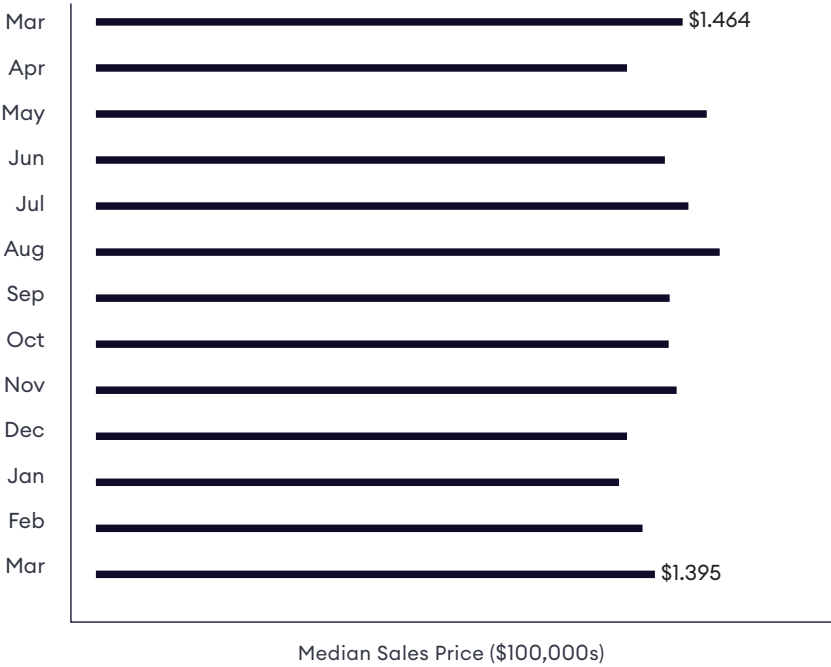
Median Sales Price -4.7% Δ YOY

\$838

Average \$/SF 4.5% Δ YOY

820

Properties For Sale 0.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,464,500	\$1,431,944	\$1,325,000	\$1,395,000	-4.7%
Average Price per Square Foot	\$802	\$821	\$790	\$838	4.5%
Properties Sold	148	164	165	153	3.4%
Properties Pending Sale	188	185	126	183	-2.7%
Properties For Sale	813	945	745	820	0.9%
Days on Market (Pending Sale)	26	31	41	26	3.2%
Percent Under Contract	23.1%	19.6%	16.9%	22.3%	-3.5%
Average Median Price for Last 12 Months	\$1,339,995	\$1,378,000	\$1,354,667	\$1,420,842	6.0%

\*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.



## Current Market Snapshot

\$1,277,500

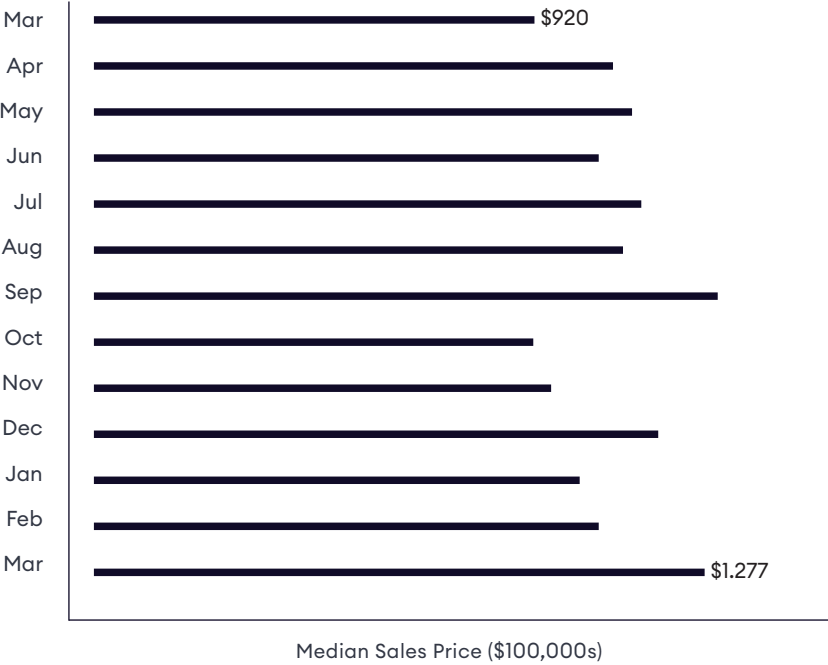
Median Sales Price 38.9% Δ YOY

\$630

Average \$/SF -23.0% Δ YOY

50

Properties For Sale 2.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$920,000	\$1,305,000	\$1,180,000	\$1,277,500	38.9%
Average Price per Square Foot	\$818	\$678	\$640	\$630	-23.0%
Properties Sold	4	9	15	12	200.0%
Properties Pending Sale	10	19	14	8	-20.0%
Properties For Sale	49	67	59	50	2.0%
Days on Market (Pending Sale)	11	27	39	26	132.0%
Percent Under Contract	20.4%	28.4%	23.7%	16.0%	-21.6%
Average Median Price for Last 12 Months	\$974,667	\$1,066,667	\$1,115,833	\$1,087,726	11.6%

\*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.



## Current Market Snapshot

\$950,000

Median Sales Price -23.2% Δ YOY

\$823

Average \$/SF 1.9% Δ YOY

67

Properties For Sale -23.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,237,500	\$1,418,000	\$1,250,000	\$950,000	-23.2%
Average Price per Square Foot	\$808	\$815	\$774	\$823	1.9%
Properties Sold	24	19	21	11	-54.2%
Properties Pending Sale	22	26	9	14	-36.4%
Properties For Sale	88	94	65	67	-23.9%
Days on Market (Pending Sale)	17	22	27	16	-7.4%
Percent Under Contract	25.0%	27.7%	13.8%	20.9%	-16.4%
Average Median Price for Last 12 Months	\$1,316,323	\$1,116,583	\$924,167	\$1,283,692	-2.5%

\*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

\$1,680,000

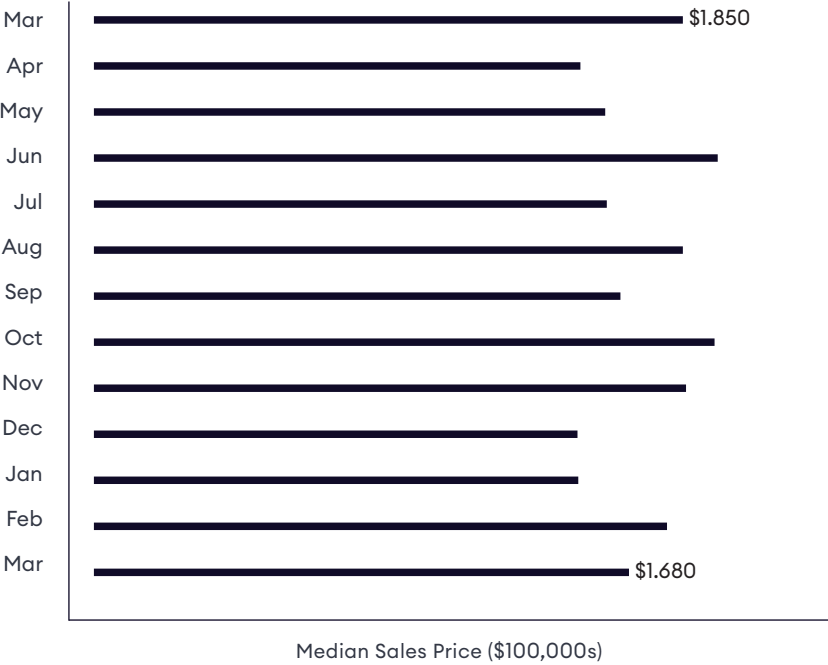
Median Sales Price -9.2% Δ YOY

\$703

Average \$/SF -4.9% Δ YOY

143

Properties For Sale 5.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,850,000	\$1,653,000	\$1,517,500	\$1,680,000	-9.2%
Average Price per Square Foot	\$739	\$697	\$733	\$703	-4.9%
Properties Sold	31	29	22	26	-16.1%
Properties Pending Sale	32	29	22	26	-18.8%
Properties For Sale	136	155	132	143	5.1%
Days on Market (Pending Sale)	25	35	35	48	97.3%
Percent Under Contract	23.5%	18.7%	16.7%	18.2%	-22.7%
Average Median Price for Last 12 Months	\$1,674,611	\$1,721,250	\$1,666,667	\$1,721,709	2.8%

\*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

# \$815,000

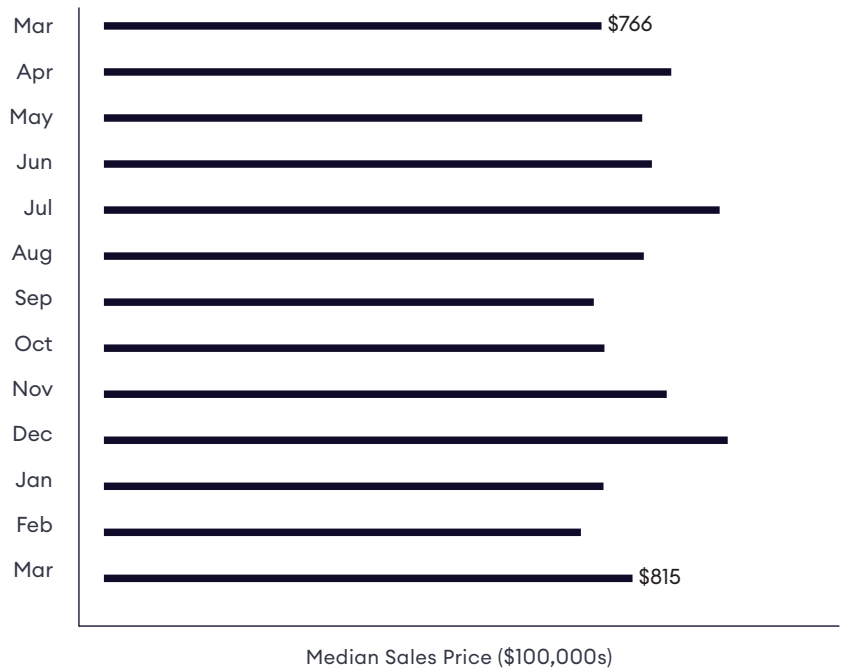
Median Sales Price 6.3% Δ YOY

# \$598

Average \$/SF -3.2% Δ YOY

# 37

Properties For Sale 32.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$766,944	\$755,000	\$962,500	\$815,000	6.3%
Average Price per Square Foot	\$618	\$602	\$580	\$598	-3.2%
Properties Sold	8	10	6	7	-12.5%
Properties Pending Sale	5	4	9	12	140.0%
Properties For Sale	28	40	35	37	32.1%
Days on Market (Pending Sale)	12	35	37	25	98.3%
Percent Under Contract	17.9%	10.0%	25.7%	32.4%	81.6%
Average Median Price for Last 12 Months	\$786,141	\$820,333	\$773,333	\$828,957	5.4%

\*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

**\$1,575,000**

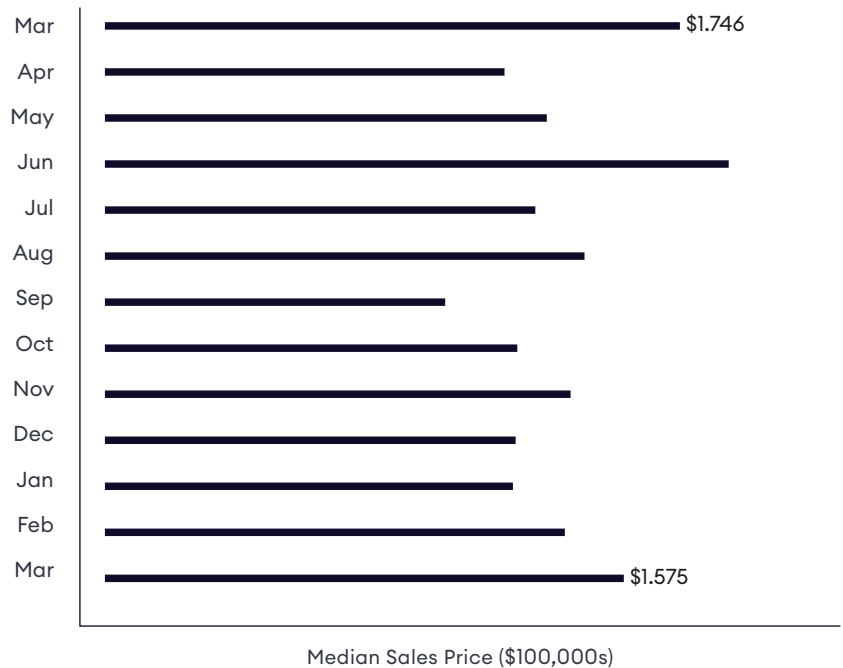
Median Sales Price **-9.8% Δ YOY**

**\$887**

Average \$/SF **2.0% Δ YOY**

**43**

Properties For Sale **53.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,746,000	\$1,030,000	\$1,245,000	\$1,575,000	-9.8%
Average Price per Square Foot	\$870	\$761	\$803	\$887	2.0%
Properties Sold	10	9	12	16	60.0%
Properties Pending Sale	8	18	8	14	75.0%
Properties For Sale	28	48	37	43	53.6%
Days on Market (Pending Sale)	16	31	31	30	83.2%
Percent Under Contract	28.6%	37.5%	21.6%	32.6%	14.0%
Average Median Price for Last 12 Months	\$1,342,629	\$1,352,356	\$1,402,213	\$1,392,011	3.7%

\*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, March 2025



## Current Market Snapshot

\$2,591,500

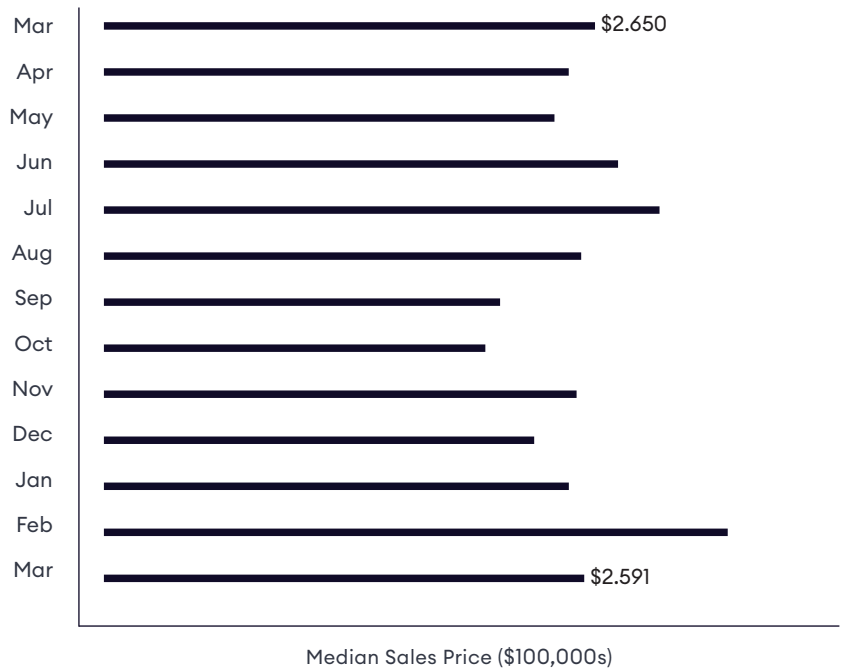
Median Sales Price -2.2% Δ YOY

\$1,003

Average \$/SF 3.6% Δ YOY

101

Properties For Sale 1.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,650,000	\$2,135,000	\$2,320,000	\$2,591,500	-2.2%
Average Price per Square Foot	\$968	\$998	\$905	\$1,003	3.6%
Properties Sold	12	11	7	16	33.3%
Properties Pending Sale	23	16	4	22	-4.3%
Properties For Sale	100	100	78	101	1.0%
Days on Market (Pending Sale)	22	18	34	29	30.4%
Percent Under Contract	23.0%	16.0%	5.1%	21.8%	-5.3%
Average Median Price for Last 12 Months	\$2,475,646	\$2,565,750	\$2,823,167	\$2,574,385	4.0%

\*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, March 2025



## Current Market Snapshot

\$1,175,000

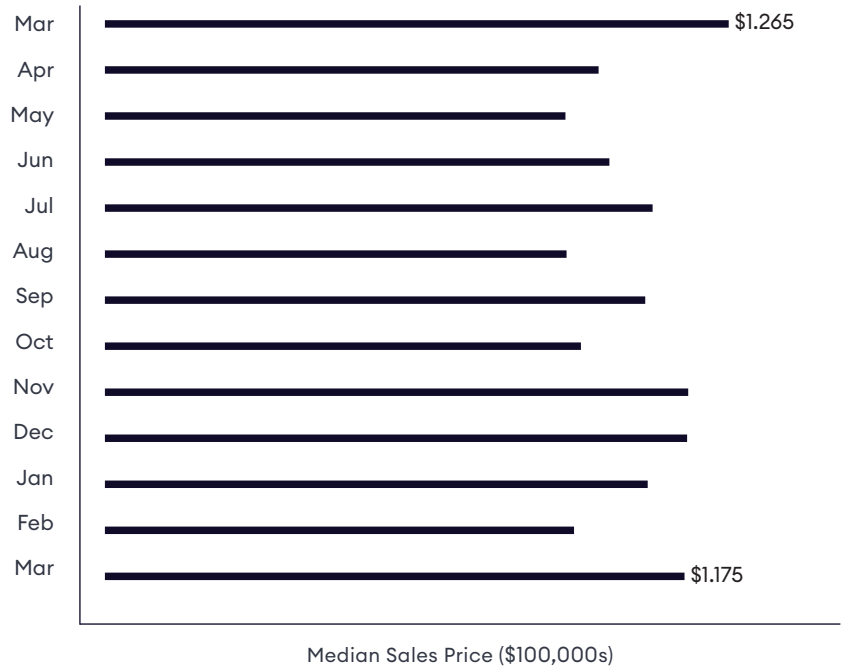
Median Sales Price -7.1% Δ YOY

\$723

Average \$/SF 15.3% Δ YOY

50

Properties For Sale -25.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,265,000	\$1,095,000	\$1,180,250	\$1,175,000	-7.1%
Average Price per Square Foot	\$627	\$692	\$689	\$723	15.3%
Properties Sold	10	14	16	12	20.0%
Properties Pending Sale	27	17	10	15	-44.4%
Properties For Sale	67	76	49	50	-25.4%
Days on Market (Pending Sale)	22	26	71	29	31.5%
Percent Under Contract	40.3%	22.4%	20.4%	30.0%	-25.6%
Average Median Price for Last 12 Months	\$1,030,217	\$1,091,958	\$1,075,000	\$1,070,077	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, March 2025



## Current Market Snapshot

**\$1,640,230**

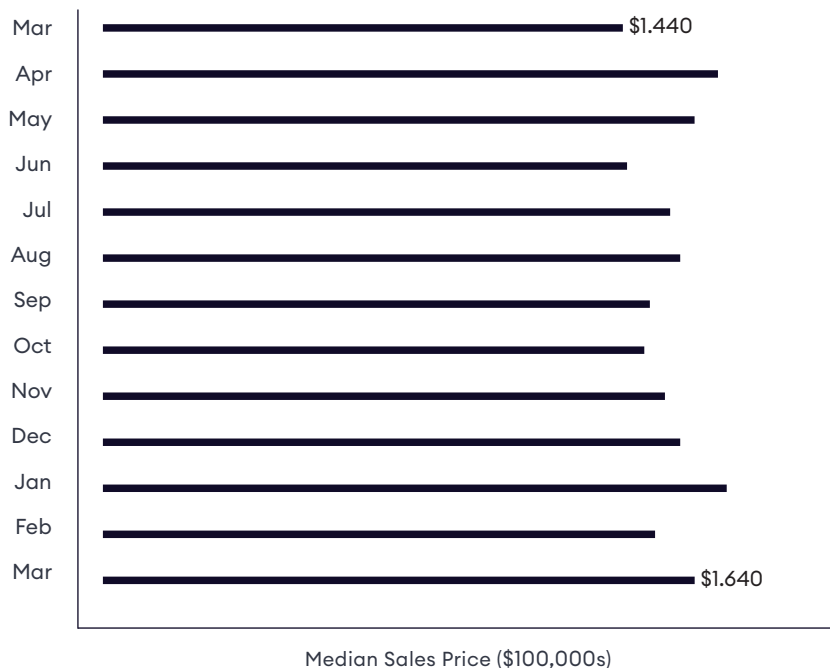
Median Sales Price **13.9% Δ YOY**

**\$969**

Average \$/SF **10.6% Δ YOY**

**279**

Properties For Sale **21.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,440,300	\$1,515,500	\$1,600,001	\$1,640,230	13.9%
Average Price per Square Foot	\$876	\$991	\$904	\$969	10.6%
Properties Sold	36	44	36	51	41.7%
Properties Pending Sale	43	51	27	70	62.8%
Properties For Sale	229	282	227	279	21.8%
Days on Market (Pending Sale)	28	35	36	22	-21.7%
Percent Under Contract	18.8%	18.1%	11.9%	25.1%	33.6%
Average Median Price for Last 12 Months	\$1,418,635	\$1,592,872	\$1,633,243	\$1,575,549	11.1%

\*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.



## Current Market Snapshot

\$1,100,000

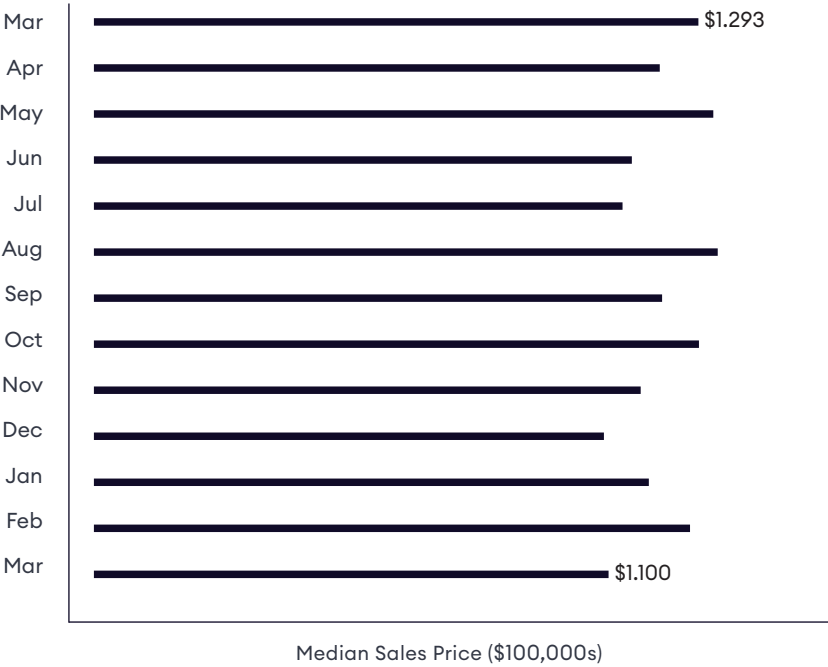
Median Sales Price -14.9% Δ YOY

\$760

Average \$/SF -2.3% Δ YOY

50

Properties For Sale -10.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,293,000	\$1,215,000	\$1,090,000	\$1,100,000	-14.9%
Average Price per Square Foot	\$778	\$695	\$780	\$760	-2.3%
Properties Sold	12	15	17	13	8.3%
Properties Pending Sale	27	15	12	16	-40.7%
Properties For Sale	56	56	42	50	-10.7%
Days on Market (Pending Sale)	25	32	22	22	-11.5%
Percent Under Contract	48.2%	26.8%	28.6%	32.0%	-33.6%
Average Median Price for Last 12 Months	\$1,193,163	\$1,185,779	\$1,187,167	\$1,213,244	1.7%

\*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, March 2025



## Current Market Snapshot

\$2,590,500

Median Sales Price -9.1% Δ YOY

\$1,139

Average \$/SF 16.8% Δ YOY

48

Properties For Sale -27.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,850,000	\$2,973,750	\$2,850,000	\$2,590,500	-9.1%
Average Price per Square Foot	\$975	\$1,043	\$1,008	\$1,139	16.8%
Properties Sold	11	8	8	4	-63.6%
Properties Pending Sale	10	9	4	5	-50.0%
Properties For Sale	66	59	44	48	-27.3%
Days on Market (Pending Sale)	71	24	68	26	-62.9%
Percent Under Contract	15.2%	15.3%	9.1%	10.4%	-31.2%
Average Median Price for Last 12 Months	\$2,899,292	\$3,002,333	\$3,005,167	\$2,990,981	3.2%

\*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, March 2025



## Current Market Snapshot

\$1,515,000

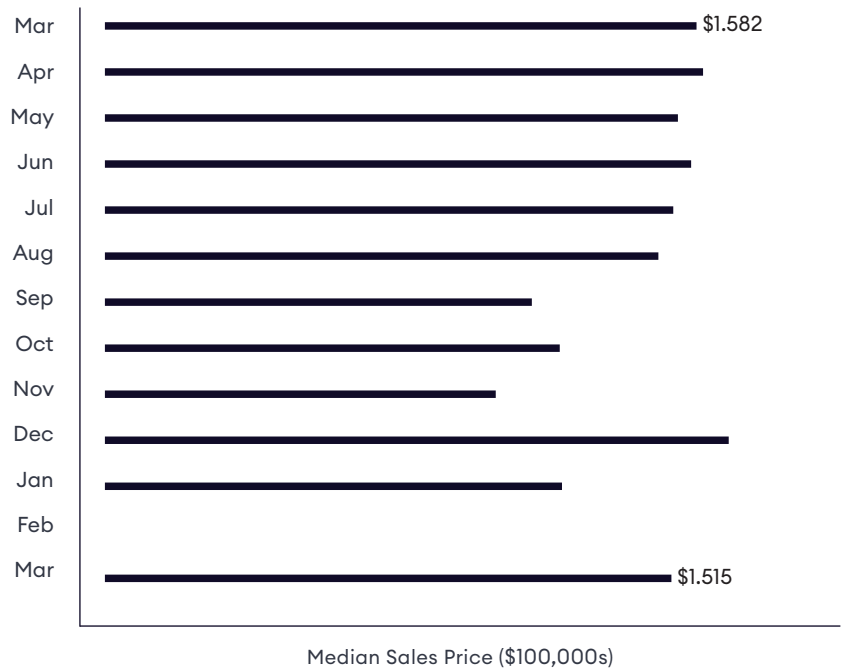
Median Sales Price -4.3% Δ YOY

\$743

Average \$/SF 17.6% Δ YOY

39

Properties For Sale 0.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,582,500	\$1,140,000	\$1,669,000	\$1,515,000	-4.3%
Average Price per Square Foot	\$632	\$805	\$656	\$743	17.6%
Properties Sold	7	7	6	6	-14.3%
Properties Pending Sale	5	7	7	8	60.0%
Properties For Sale	39	44	34	39	0.0%
Days on Market (Pending Sale)	38	51	55	36	-7.6%
Percent Under Contract	12.8%	15.9%	20.6%	20.5%	60.0%
Average Median Price for Last 12 Months	\$1,611,313	\$1,110,500	\$912,000	\$1,314,311	-18.4%

\*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, March 2025



## Current Market Snapshot

**\$1,850,000**

Median Sales Price **-26.7% Δ YOY**

**\$1,084**

Average \$/SF **-18.7% Δ YOY**

**47**

Properties For Sale **4.4% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,525,000	\$2,397,750	\$1,695,000	\$1,850,000	-26.7%
Average Price per Square Foot	\$1,334	\$947	\$871	\$1,084	-18.7%
Properties Sold	3	8	14	8	166.7%
Properties Pending Sale	5	6	11	8	60.0%
Properties For Sale	45	62	48	47	4.4%
Days on Market (Pending Sale)	11	23	58	16	45.5%
Percent Under Contract	11.1%	9.7%	22.9%	17.0%	53.2%
Average Median Price for Last 12 Months	\$1,892,875	\$1,986,750	\$2,025,833	\$2,092,358	10.5%

\*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 Missionn 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 <sup>2</sup> (2,460km <sup>2</sup> )
Land	799 mi <sup>2</sup> (2,070km <sup>2</sup> )
Water	157 mi <sup>2</sup> (410km <sup>2</sup> )
Highest Elevation	5,690 ft (1,730 m)
Population	
Total	3,186,989
Density	3,989/mi <sup>2</sup> (1,540/km <sup>2</sup> )
GDP	\$233 Billion

# Orange County

Single Family Residences, March 2025



## Current Market Snapshot

\$1,439,460

Median Sales Price 4.3% Δ YOY

\$866

Average \$/SF 9.1% Δ YOY

4,021

Properties For Sale 15.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,380,000	\$1,380,000	\$1,350,000	\$1,439,460	4.3%
Average Price per Square Foot	\$794	\$832	\$794	\$866	9.1%
Properties Sold	1060	1003	985	1095	3.3%
Properties Pending Sale	1193	1116	700	1250	4.8%
Properties For Sale	3,469	4,494	3,272	4,021	15.9%
Days on Market (Pending Sale)	21	31	42	27	26.8%
Percent Under Contract	34.4%	24.8%	21.4%	31.1%	-9.6%
Average Median Price for Last 12 Months	\$1,281,458	\$1,384,077	\$1,423,153	\$1,389,170	8.4%

\*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.



## Current Market Snapshot

\$1,460,500

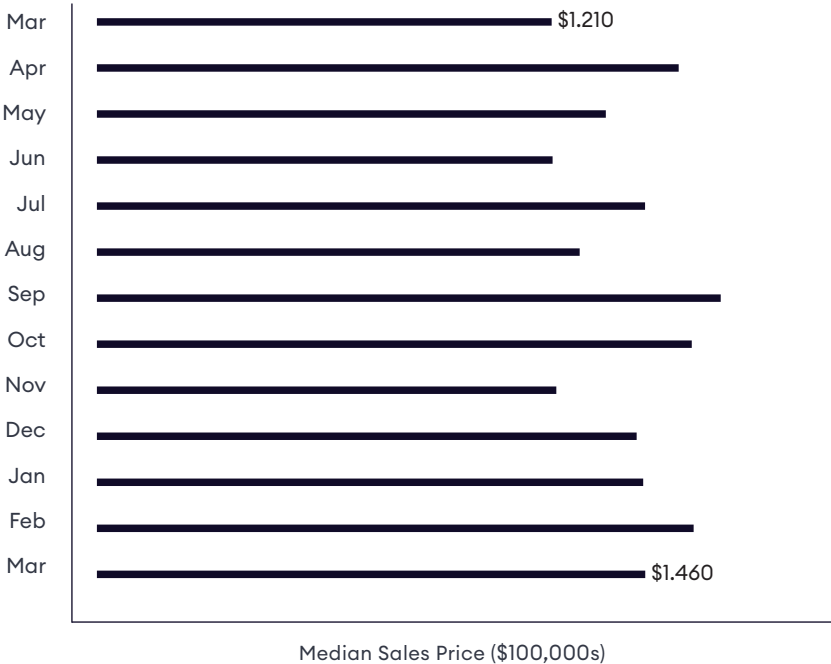
Median Sales Price 20.7% Δ YOY

\$713

Average \$/SF 2.7% Δ YOY

27

Properties For Sale 12.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,210,000	\$1,662,500	\$1,437,500	\$1,460,500	20.7%
Average Price per Square Foot	\$694	\$709	\$725	\$713	2.7%
Properties Sold	3	6	12	12	300.0%
Properties Pending Sale	9	3	4	12	33.3%
Properties For Sale	24	26	17	27	12.5%
Days on Market (Pending Sale)	15	54	33	13	-15.1%
Percent Under Contract	37.5%	11.5%	23.5%	44.4%	18.5%
Average Median Price for Last 12 Months	\$1,302,750	\$1,458,417	\$1,501,833	\$1,421,962	9.2%

\*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, March 2025



## Current Market Snapshot

**\$7,750,000**

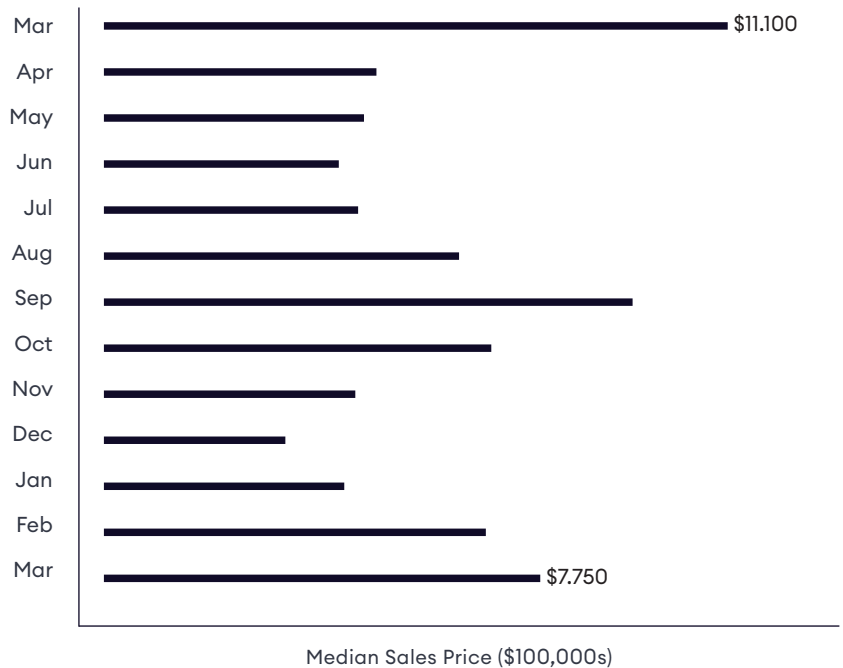
Median Sales Price **-30.2% Δ YOY**

**\$2,924**

Average \$/SF **-5.7% Δ YOY**

**41**

Properties For Sale **2.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$11,100,000	\$9,400,000	\$3,195,000	\$7,750,000	-30.2%
Average Price per Square Foot	\$3,102	\$2,877	\$1,487	\$2,924	-5.7%
Properties Sold	3	4	5	3	0.0%
Properties Pending Sale	5	4	3	5	0.0%
Properties For Sale	40	38	28	41	2.5%
Days on Market (Pending Sale)	54	85	100	42	-23.2%
Percent Under Contract	12.5%	10.5%	10.7%	12.2%	-2.4%
Average Median Price for Last 12 Months	\$6,490,331	\$5,548,333	\$6,258,333	\$6,012,038	-7.4%

\*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, March 2025



## Current Market Snapshot

# \$1,937,500

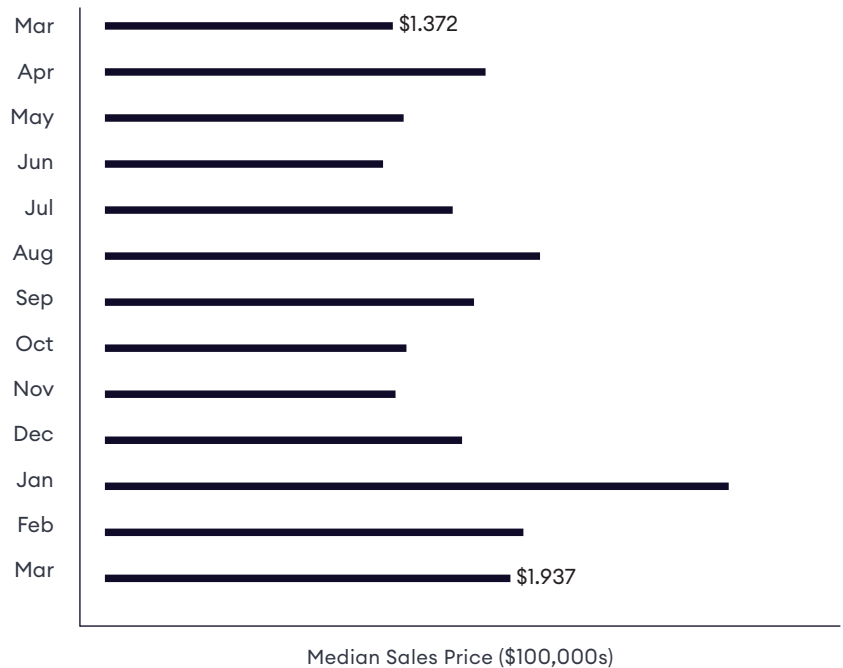
Median Sales Price 41.2% Δ YOY

# \$1,115

Average \$/SF 30.7% Δ YOY

# 36

Properties For Sale 5.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,372,000	\$1,762,500	\$1,705,000	\$1,937,500	41.2%
Average Price per Square Foot	\$853	\$729	\$855	\$1,115	30.7%
Properties Sold	6	6	6	8	33.3%
Properties Pending Sale	7	9	4	7	0.0%
Properties For Sale	34	45	27	36	5.9%
Days on Market (Pending Sale)	50	54	67	114	128.4%
Percent Under Contract	20.6%	20.0%	14.8%	19.4%	-5.6%
Average Median Price for Last 12 Months	\$1,792,325	\$1,908,750	\$2,308,333	\$1,761,081	-1.7%

\*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, March 2025



## Current Market Snapshot

**\$5,700,000**

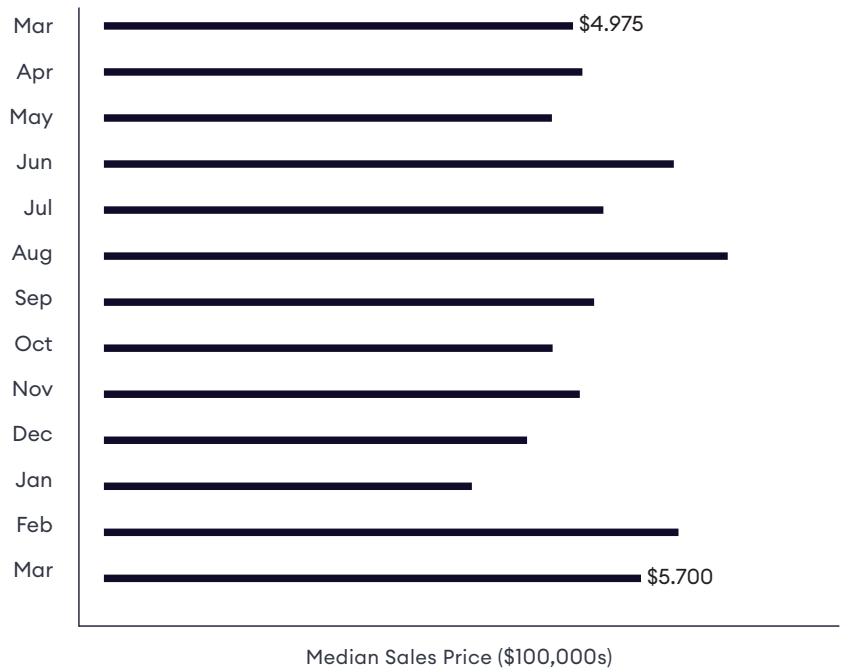
Median Sales Price **14.6% Δ YOY**

**\$2,331**

Average \$/SF **29.7% Δ YOY**

**66**

Properties For Sale **8.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,975,000	\$5,200,000	\$4,485,000	\$5,700,000	14.6%
Average Price per Square Foot	\$1,797	\$2,037	\$2,035	\$2,331	29.7%
Properties Sold	15	7	10	12	-20.0%
Properties Pending Sale	14	5	10	22	57.1%
Properties For Sale	61	77	78	66	8.2%
Days on Market (Pending Sale)	53	47	88	54	1.7%
Percent Under Contract	23.0%	6.5%	12.8%	33.3%	45.2%
Average Median Price for Last 12 Months	\$5,275,375	\$4,997,698	\$5,232,062	\$5,227,707	-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, March 2025



## Current Market Snapshot

\$5,700,000

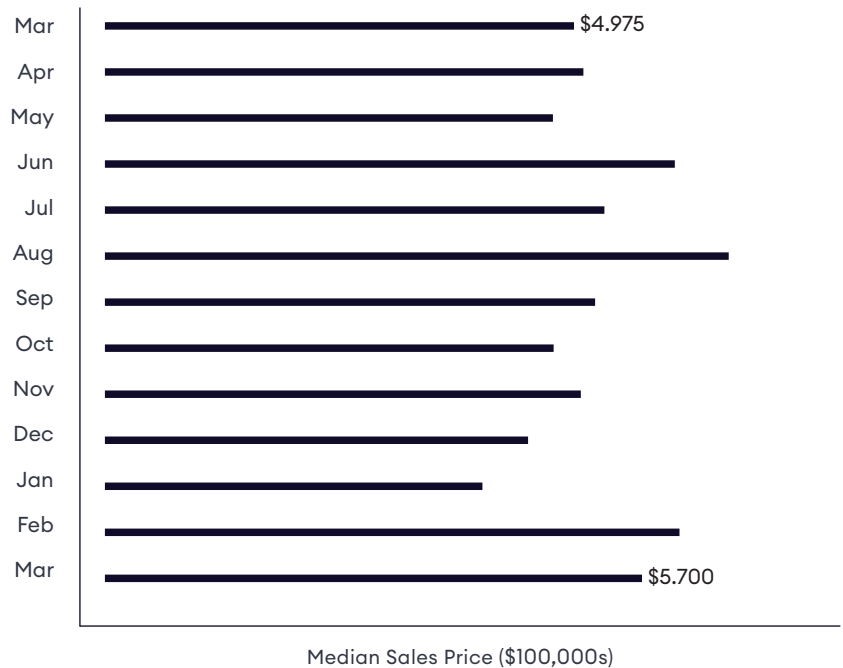
Median Sales Price 14.6% Δ YOY

\$2,331

Average \$/SF 29.7% Δ YOY

66

Properties For Sale 8.2% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,975,000	\$5,200,000	\$4,485,000	\$5,700,000	14.6%
Average Price per Square Foot	\$1,797	\$2,037	\$2,035	\$2,331	29.7%
Properties Sold	15	7	10	12	-20.0%
Properties Pending Sale	14	5	9	22	57.1%
Properties For Sale	61	77	77	66	8.2%
Days on Market (Pending Sale)	53	47	98	54	1.7%
Percent Under Contract	23.0%	6.5%	11.7%	33.3%	45.2%
Average Median Price for Last 12 Months	\$5,309,917	\$5,014,682	\$5,266,031	\$5,235,546	-1.4%

\*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, March 2025



## Current Market Snapshot

**\$1,690,000**

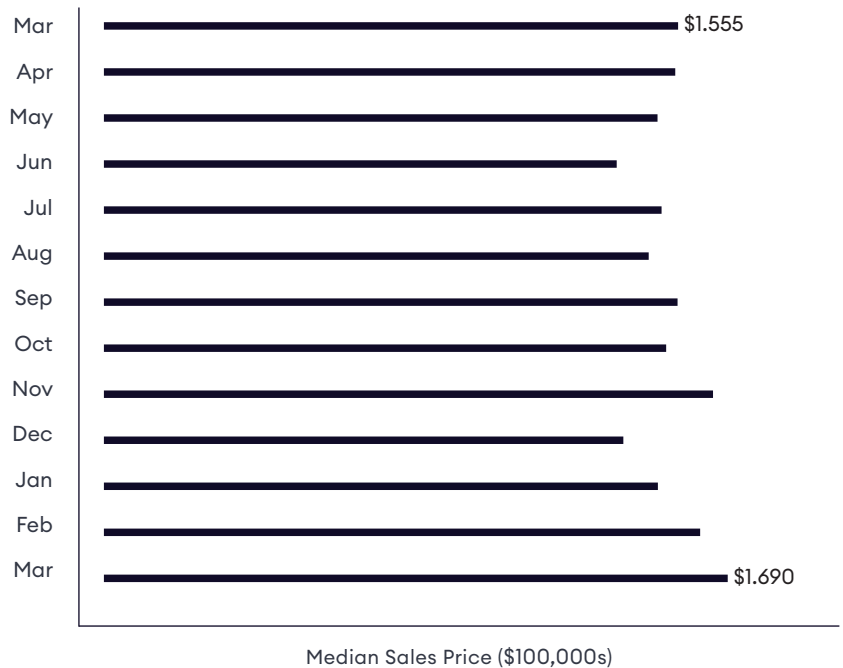
Median Sales Price **8.7% Δ YOY**

**\$929**

Average \$/SF **-3.0% Δ YOY**

**120**

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,555,000	\$1,553,500	\$1,406,000	\$1,690,000	8.7%
Average Price per Square Foot	\$958	\$937	\$899	\$929	-3.0%
Properties Sold	34	30	21	41	20.6%
Properties Pending Sale	49	38	21	45	-8.2%
Properties For Sale	120	141	89	120	0.0%
Days on Market (Pending Sale)	25	27	44	27	7.5%
Percent Under Contract	40.8%	27.0%	23.6%	37.5%	-8.2%
Average Median Price for Last 12 Months	\$1,403,833	\$1,563,917	\$1,601,667	\$1,531,631	9.1%

\*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, March 2025



## Current Market Snapshot

\$2,412,500

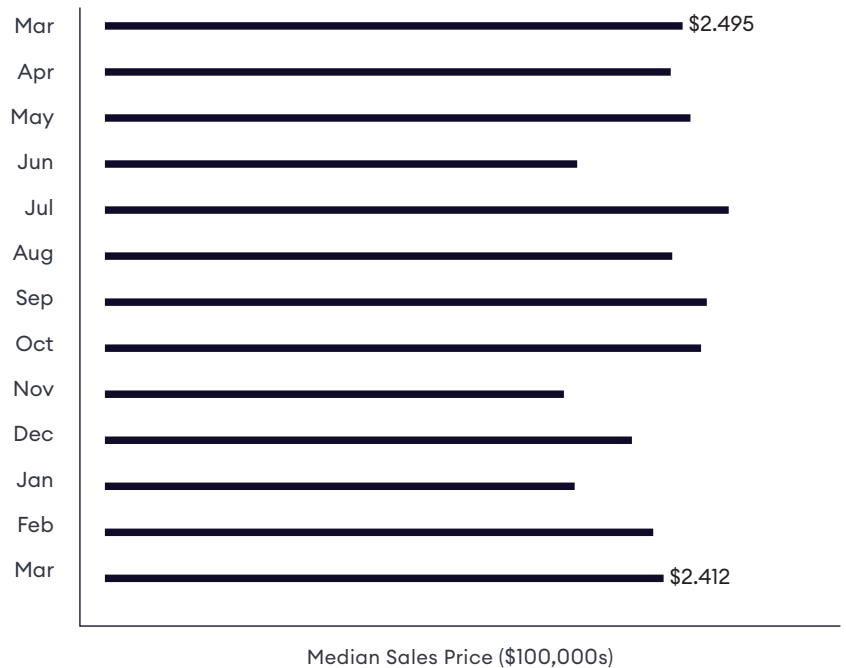
Median Sales Price -3.3% Δ YOY

\$743

Average \$/SF 12.6% Δ YOY

68

Properties For Sale 74.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,495,000	\$2,600,000	\$2,275,000	\$2,412,500	-3.3%
Average Price per Square Foot	\$660	\$690	\$637	\$743	12.6%
Properties Sold	18	9	8	10	-44.4%
Properties Pending Sale	17	10	7	17	0.0%
Properties For Sale	39	59	40	68	74.4%
Days on Market (Pending Sale)	19	64	39	28	49.4%
Percent Under Contract	43.6%	16.9%	17.5%	25.0%	-42.6%
Average Median Price for Last 12 Months	\$2,038,158	\$2,272,771	\$2,268,875	\$2,375,894	16.6%

\*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, March 2025



## Current Market Snapshot

### No Sales

Median Sales Price -100.0% Δ YOY

### No Sales

Average \$/SF -100.0% Δ YOY

### 10

Properties For Sale -44.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$11,000,000	\$13,560,000	\$25,316,500	\$0	-100.0%
Average Price per Square Foot	\$2,932	\$2,196	\$2,456	\$0	-100.0%
Properties Sold	1	5	2	0	-100.0%
Properties Pending Sale	1	3	4	0	-100.0%
Properties For Sale	18	20	15	10	-44.4%
Days on Market (Pending Sale)	2	53	47	0	-100.0%
Percent Under Contract	5.6%	15.0%	26.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$6,255,833	\$10,923,583	\$5,033,333	\$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, March 2025



## Current Market Snapshot

\$2,152,500

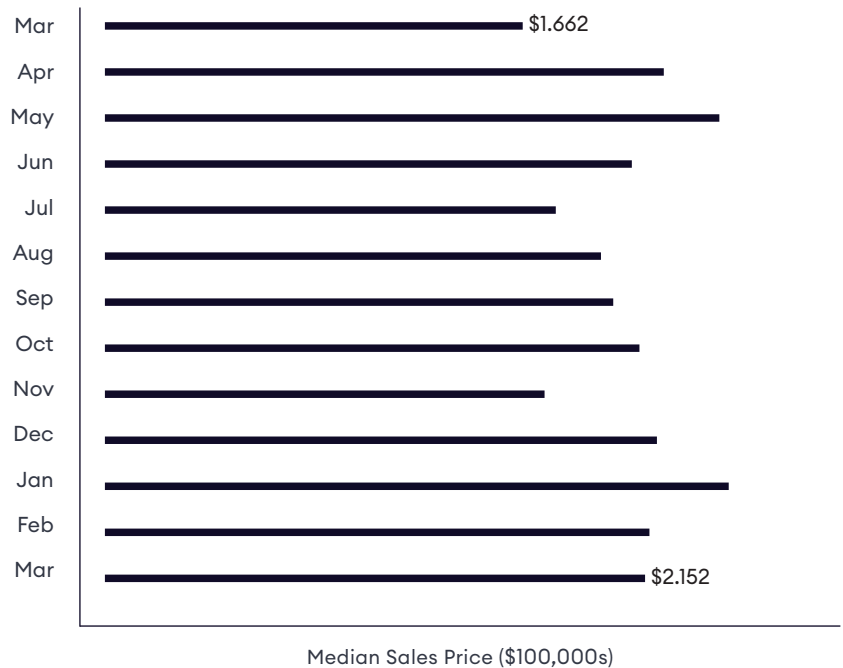
Median Sales Price 29.5% Δ YOY

\$1,140

Average \$/SF 14.3% Δ YOY

123

Properties For Sale 7.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,662,500	\$2,025,000	\$2,200,000	\$2,152,500	29.5%
Average Price per Square Foot	\$997	\$1,226	\$1,270	\$1,140	14.3%
Properties Sold	18	18	32	28	55.6%
Properties Pending Sale	27	22	20	30	11.1%
Properties For Sale	115	145	113	123	7.0%
Days on Market (Pending Sale)	43	56	48	54	25.9%
Percent Under Contract	23.5%	15.2%	17.7%	24.4%	3.9%
Average Median Price for Last 12 Months	\$1,995,125	\$2,148,333	\$2,270,000	\$2,086,569	4.6%

\*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, March 2025



## Current Market Snapshot

\$4,329,900

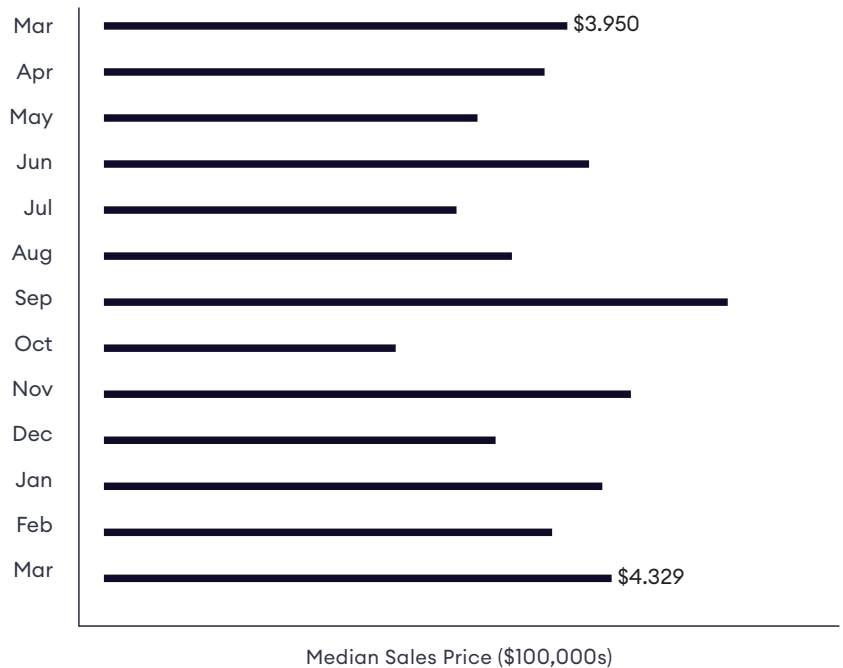
Median Sales Price 9.6% Δ YOY

\$1,224

Average \$/SF -19.4% Δ YOY

41

Properties For Sale -25.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,950,000	\$5,325,000	\$3,335,000	\$4,329,900	9.6%
Average Price per Square Foot	\$1,518	\$1,671	\$1,186	\$1,224	-19.4%
Properties Sold	16	8	13	14	-12.5%
Properties Pending Sale	12	9	6	14	16.7%
Properties For Sale	55	57	39	41	-25.5%
Days on Market (Pending Sale)	33	38	40	40	20.1%
Percent Under Contract	21.8%	15.8%	15.4%	34.1%	56.5%
Average Median Price for Last 12 Months	\$3,266,375	\$3,784,713	\$4,133,175	\$3,809,963	16.6%

\*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, March 2025



## Current Market Snapshot

\$2,317,500

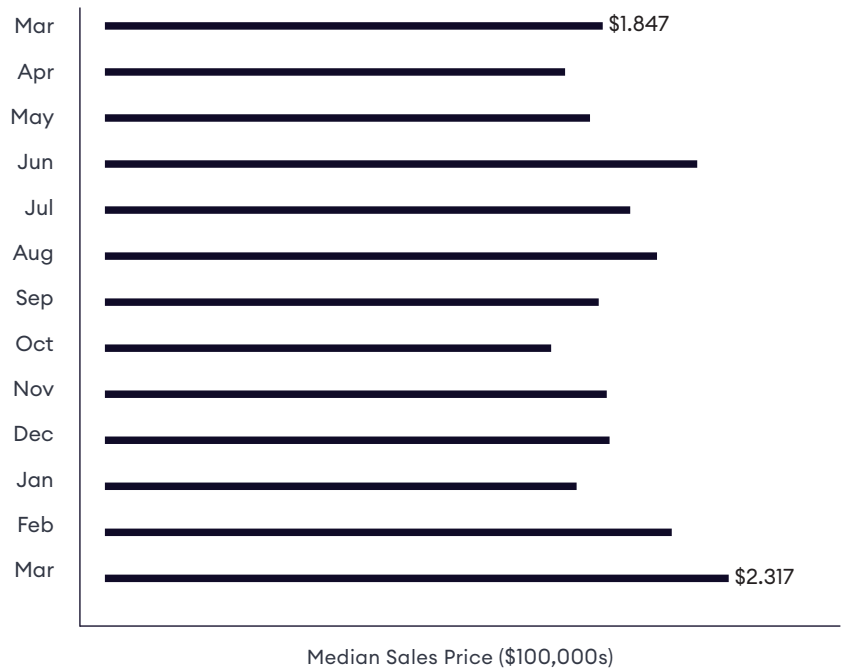
Median Sales Price 25.4% Δ YOY

\$1,096

Average \$/SF -5.8% Δ YOY

41

Properties For Sale 28.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,847,500	\$1,832,500	\$1,873,000	\$2,317,500	25.4%
Average Price per Square Foot	\$1,163	\$1,238	\$1,175	\$1,096	-5.8%
Properties Sold	14	10	6	10	-28.6%
Properties Pending Sale	13	14	7	16	23.1%
Properties For Sale	32	42	28	41	28.1%
Days on Market (Pending Sale)	19	24	34	20	5.6%
Percent Under Contract	40.6%	33.3%	25.0%	39.0%	-3.9%
Average Median Price for Last 12 Months	\$1,752,500	\$1,927,167	\$2,057,500	\$1,919,231	9.5%

\*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, March 2025



## Current Market Snapshot

**\$1,439,000**

Median Sales Price **2.8% Δ YOY**

**\$698**

Average \$/SF **-2.0% Δ YOY**

**75**

Properties For Sale **13.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,400,000	\$1,535,000	\$1,440,000	\$1,439,000	2.8%
Average Price per Square Foot	\$712	\$679	\$742	\$698	-2.0%
Properties Sold	21	13	17	27	28.6%
Properties Pending Sale	26	25	15	29	11.5%
Properties For Sale	66	72	71	75	13.6%
Days on Market (Pending Sale)	9	19	21	23	145.1%
Percent Under Contract	39.4%	34.7%	21.1%	38.7%	-1.8%
Average Median Price for Last 12 Months	\$1,311,688	\$1,468,167	\$1,521,333	\$1,451,569	10.7%

\*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, March 2025



## Current Market Snapshot

\$1,500,000

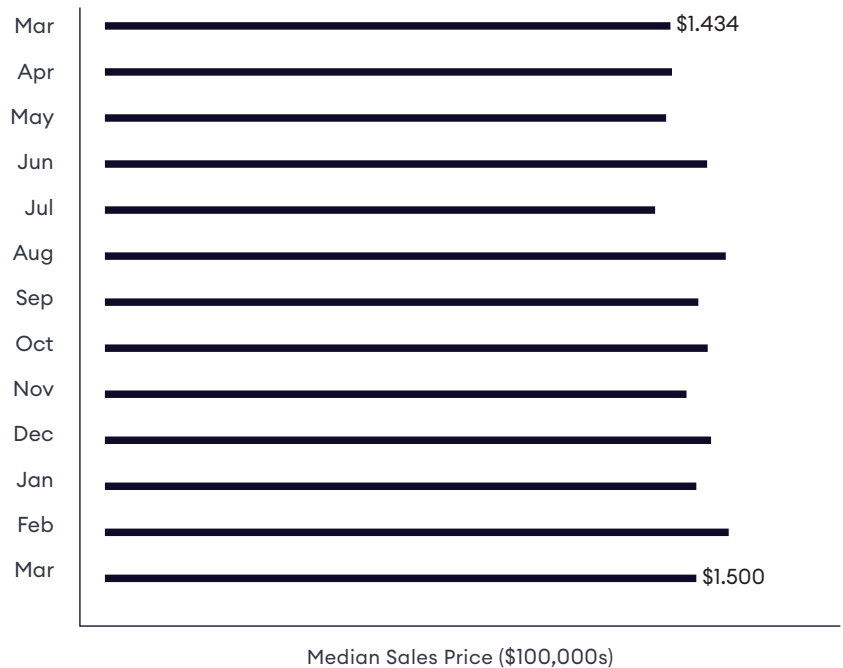
Median Sales Price 4.6% Δ YOY

\$817

Average \$/SF 7.5% Δ YOY

307

Properties For Sale 23.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,434,000	\$1,505,056	\$1,537,544	\$1,500,000	4.6%
Average Price per Square Foot	\$760	\$791	\$823	\$817	7.5%
Properties Sold	73	78	80	86	17.8%
Properties Pending Sale	98	92	56	98	0.0%
Properties For Sale	248	333	226	307	23.8%
Days on Market (Pending Sale)	24	29	43	24	-1.2%
Percent Under Contract	39.5%	27.6%	24.8%	31.9%	-19.2%
Average Median Price for Last 12 Months	\$1,377,370	\$1,520,674	\$1,527,500	\$1,493,969	8.5%

\*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

**\$2,609,000**

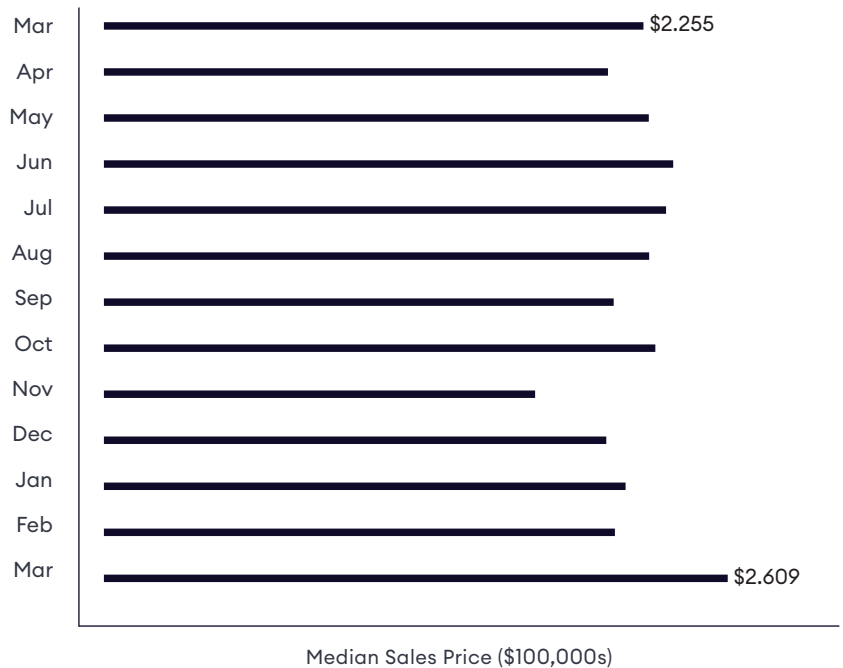
Median Sales Price **15.7% Δ YOY**

**\$1,072**

Average \$/SF **11.6% Δ YOY**

**378**

Properties For Sale **66.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,255,000	\$2,130,000	\$2,099,000	\$2,609,000	15.7%
Average Price per Square Foot	\$961	\$932	\$937	\$1,072	11.6%
Properties Sold	90	71	53	76	-15.6%
Properties Pending Sale	103	65	25	89	-13.6%
Properties For Sale	227	344	227	378	66.5%
Days on Market (Pending Sale)	12	34	45	26	119.7%
Percent Under Contract	45.4%	18.9%	11.0%	23.5%	-48.1%
Average Median Price for Last 12 Months	\$2,049,412	\$2,188,030	\$2,308,060	\$2,223,514	8.5%

\*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, March 2025



## Current Market Snapshot

**\$1,456,500**

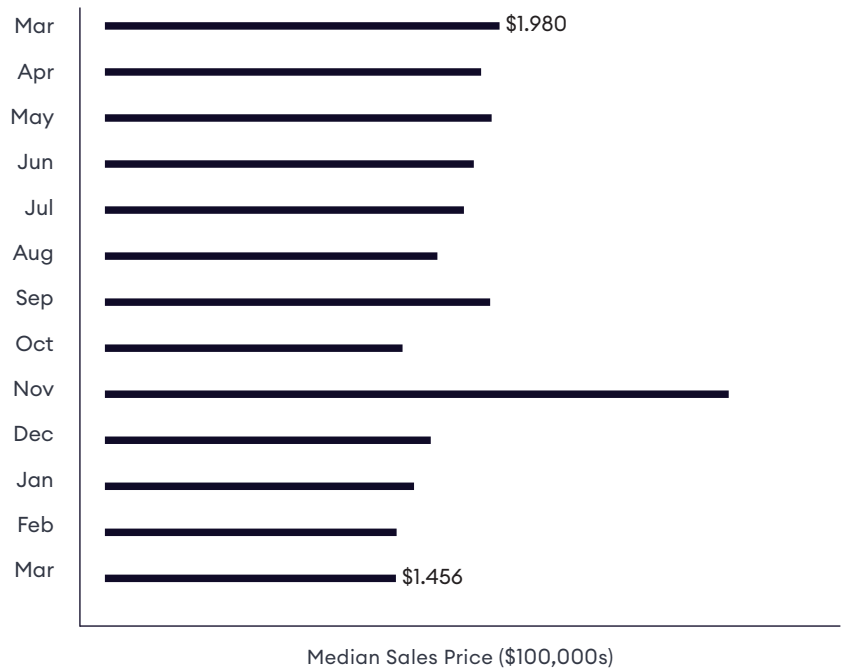
Median Sales Price **-26.4% Δ YOY**

**\$622**

Average \$/SF **1.0% Δ YOY**

**37**

Properties For Sale **27.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,980,000	\$1,932,500	\$1,632,500	\$1,456,500	-26.4%
Average Price per Square Foot	\$616	\$703	\$631	\$622	1.0%
Properties Sold	12	10	12	11	-8.3%
Properties Pending Sale	15	6	5	10	-33.3%
Properties For Sale	29	41	27	37	27.6%
Days on Market (Pending Sale)	14	8	50	25	83.8%
Percent Under Contract	51.7%	14.6%	18.5%	27.0%	-47.7%
Average Median Price for Last 12 Months	\$1,837,625	\$1,787,417	\$1,488,167	\$1,829,216	-0.5%

\*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, March 2025



## Current Market Snapshot

\$3,000,000

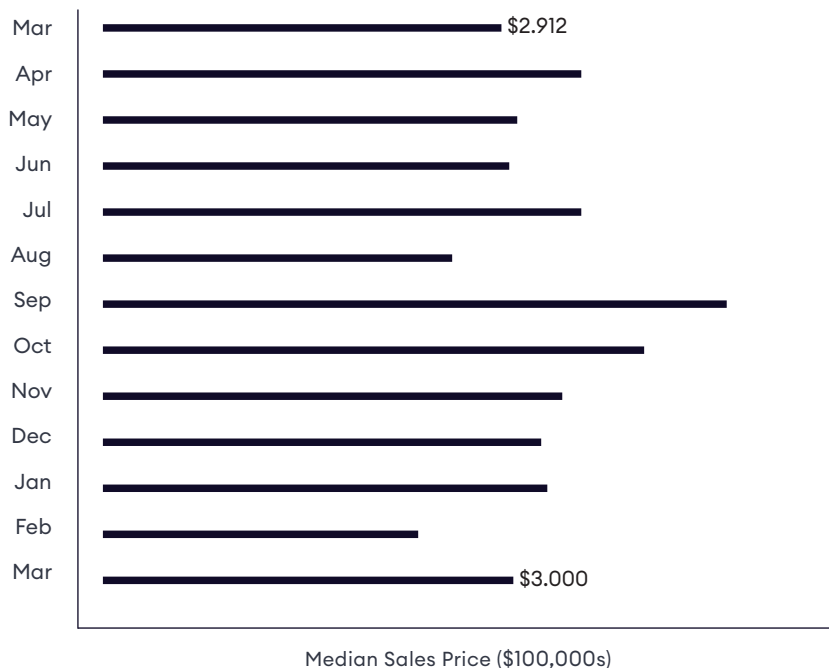
Median Sales Price 3.0% Δ YOY

\$1,566

Average \$/SF 0.4% Δ YOY

221

Properties For Sale 47.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,912,500	\$4,570,000	\$3,205,000	\$3,000,000	3.0%
Average Price per Square Foot	\$1,559	\$1,770	\$1,747	\$1,566	0.4%
Properties Sold	18	17	16	23	27.8%
Properties Pending Sale	22	22	8	28	27.3%
Properties For Sale	150	194	167	221	47.3%
Days on Market (Pending Sale)	60	70	81	35	-41.5%
Percent Under Contract	14.7%	11.3%	4.8%	12.7%	-13.6%
Average Median Price for Last 12 Months	\$3,234,335	\$3,179,583	\$2,850,000	\$3,239,135	0.1%

\*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, March 2025



## Current Market Snapshot

\$1,480,000

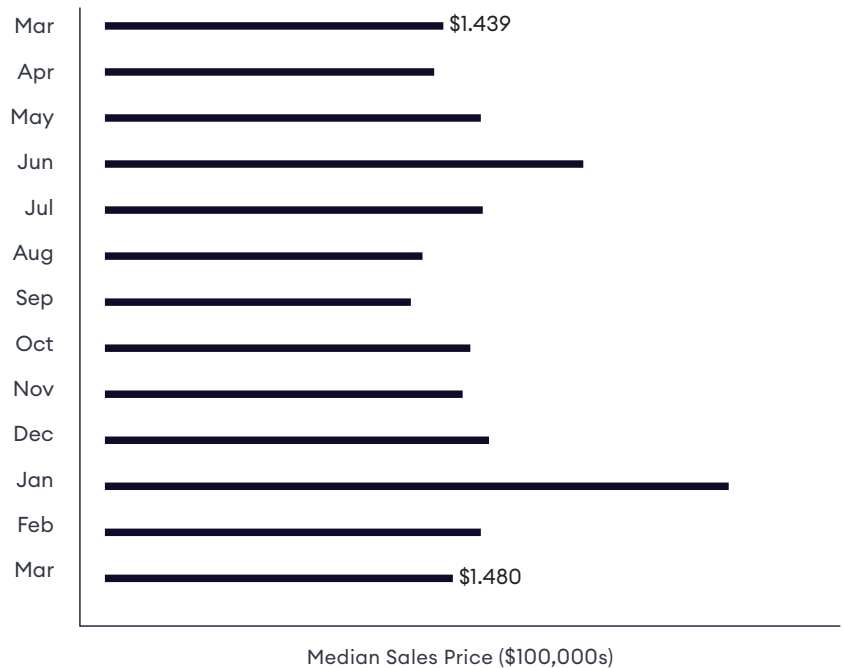
Median Sales Price 2.8% Δ YOY

\$626

Average \$/SF -16.0% Δ YOY

47

Properties For Sale 0.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,439,190	\$1,300,000	\$1,635,000	\$1,480,000	2.8%
Average Price per Square Foot	\$745	\$721	\$765	\$626	-16.0%
Properties Sold	11	13	12	17	54.5%
Properties Pending Sale	10	15	4	17	70.0%
Properties For Sale	47	52	32	47	0.0%
Days on Market (Pending Sale)	10	20	34	23	141.4%
Percent Under Contract	21.3%	28.8%	12.5%	36.2%	70.0%
Average Median Price for Last 12 Months	\$1,390,200	\$1,742,417	\$1,914,167	\$1,630,084	17.3%

\*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, March 2025



## Current Market Snapshot

**\$1,775,000**

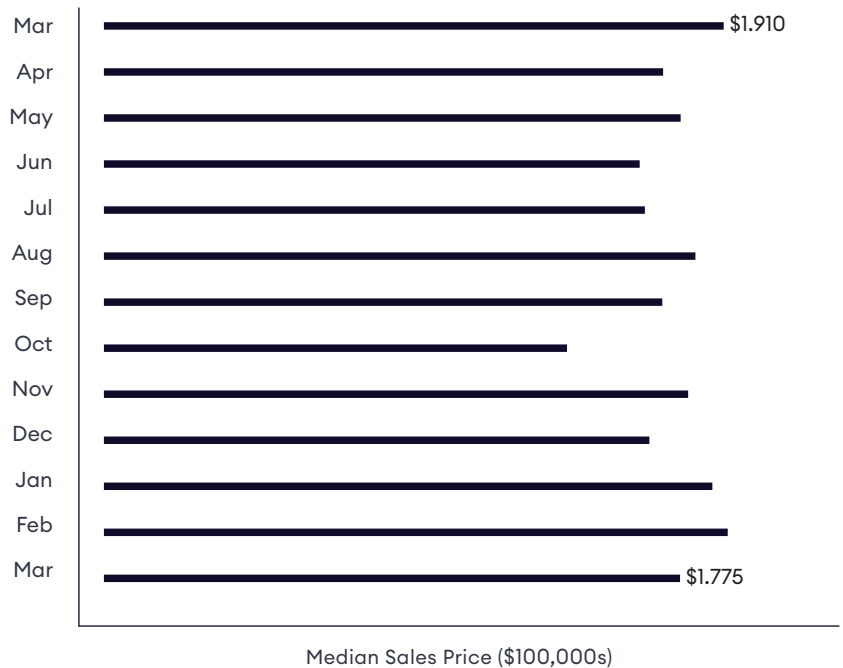
Median Sales Price **-7.1% Δ YOY**

**\$829**

Average \$/SF **8.7% Δ YOY**

**135**

Properties For Sale **22.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,910,000	\$1,720,000	\$1,680,000	\$1,775,000	-7.1%
Average Price per Square Foot	\$763	\$812	\$814	\$829	8.7%
Properties Sold	35	34	24	30	-14.3%
Properties Pending Sale	33	35	21	29	-12.1%
Properties For Sale	110	155	118	135	22.7%
Days on Market (Pending Sale)	20	43	42	24	17.7%
Percent Under Contract	30.0%	22.6%	17.8%	21.5%	-28.4%
Average Median Price for Last 12 Months	\$1,602,042	\$1,746,250	\$1,857,500	\$1,749,638	9.2%

\*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, March 2025



## Current Market Snapshot

**\$1,327,500**

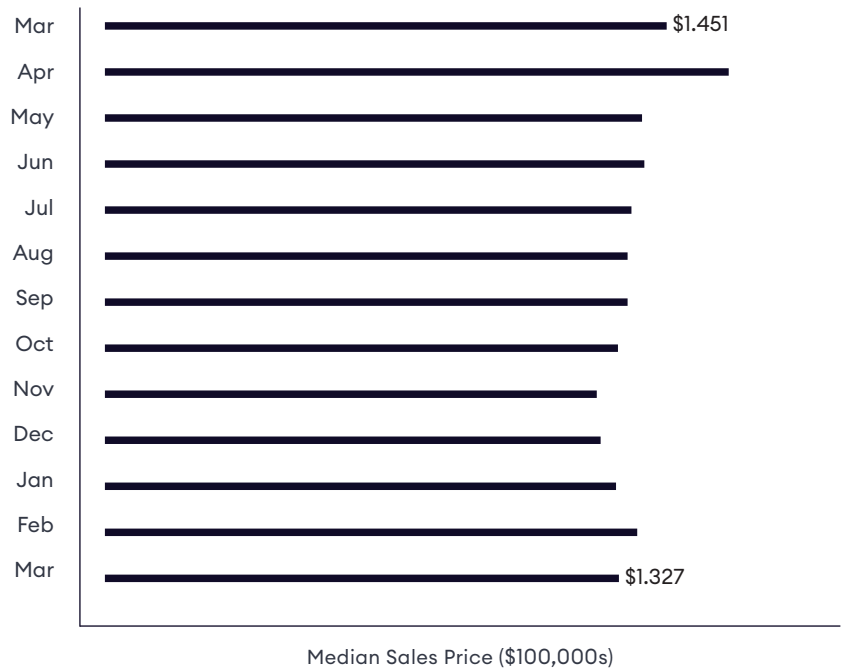
Median Sales Price **-8.5% Δ YOY**

**\$708**

Average \$/SF **7.9% Δ YOY**

**133**

Properties For Sale **34.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,451,500	\$1,350,000	\$1,280,000	\$1,327,500	-8.5%
Average Price per Square Foot	\$656	\$657	\$642	\$708	7.9%
Properties Sold	52	34	26	26	-50.0%
Properties Pending Sale	38	34	18	42	10.5%
Properties For Sale	99	136	105	133	34.3%
Days on Market (Pending Sale)	23	27	42	16	-30.0%
Percent Under Contract	38.4%	25.0%	17.1%	31.6%	-17.7%
Average Median Price for Last 12 Months	\$1,356,021	\$1,316,250	\$1,340,833	\$1,369,426	1.0%

\*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, March 2025



## Current Market Snapshot

**\$3,350,000**

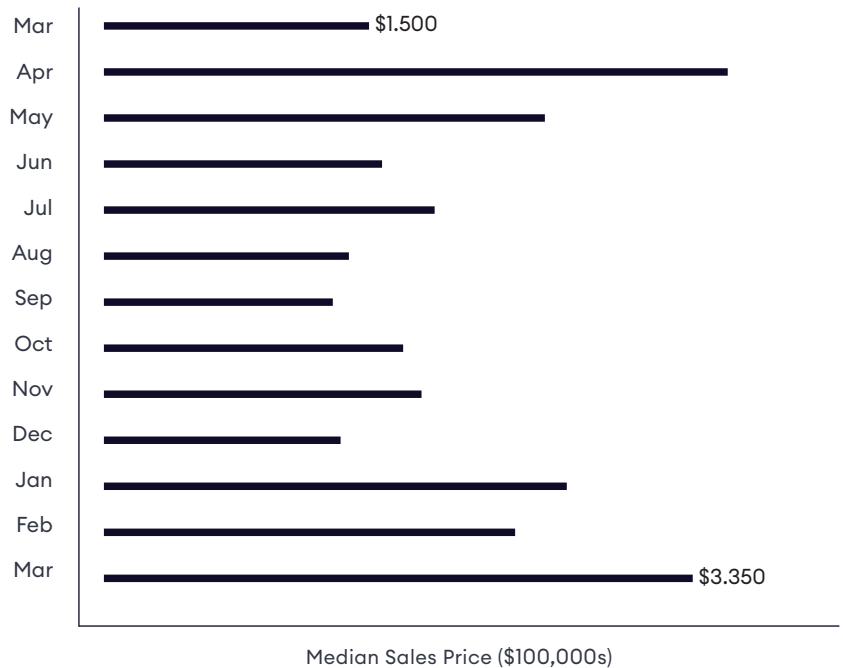
Median Sales Price **123.3% Δ YOY**

**\$1,069**

Average \$/SF **-3.3% Δ YOY**

**17**

Properties For Sale **30.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,500,000	\$1,293,000	\$1,337,500	\$3,350,000	123.3%
Average Price per Square Foot	\$1,105	\$872	\$1,070	\$1,069	-3.3%
Properties Sold	3	2	2	4	33.3%
Properties Pending Sale	4	1	2	2	-50.0%
Properties For Sale	13	16	15	17	30.8%
Days on Market (Pending Sale)	35	19	54	4	-88.6%
Percent Under Contract	30.8%	6.2%	13.3%	11.8%	-61.8%
Average Median Price for Last 12 Months	\$1,743,583	\$2,191,292	\$2,771,750	\$2,063,865	18.4%

\*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, March 2025

## Current Market Snapshot

**\$10,800,000**

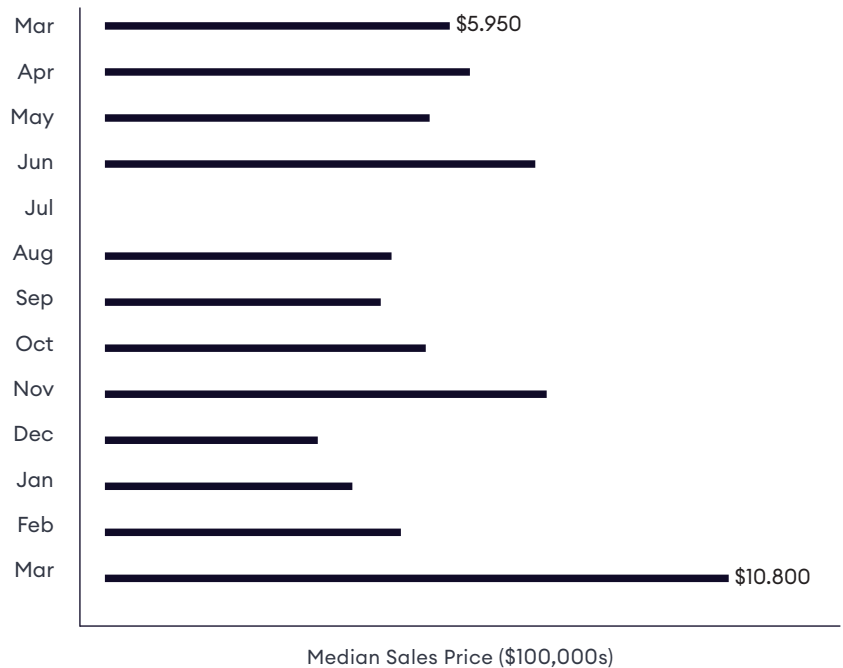
Median Sales Price **81.5% Δ YOY**

**\$2,738**

Average \$/SF **19.7% Δ YOY**

**23**

Properties For Sale **76.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$5,950,000	\$4,750,000	\$3,655,000	\$10,800,000	81.5%
Average Price per Square Foot	\$2,288	\$3,107	\$2,144	\$2,738	19.7%
Properties Sold	1	4	2	1	0.0%
Properties Pending Sale	2	3	0	4	100.0%
Properties For Sale	13	23	16	23	76.9%
Days on Market (Pending Sale)	39	52	0	51	31.4%
Percent Under Contract	15.4%	13.0%	0.0%	17.4%	13.0%
Average Median Price for Last 12 Months	\$6,067,704	\$6,163,125	\$6,718,750	\$5,534,856	-8.8%

\*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, March 2025



## Current Market Snapshot

**\$3,452,500**

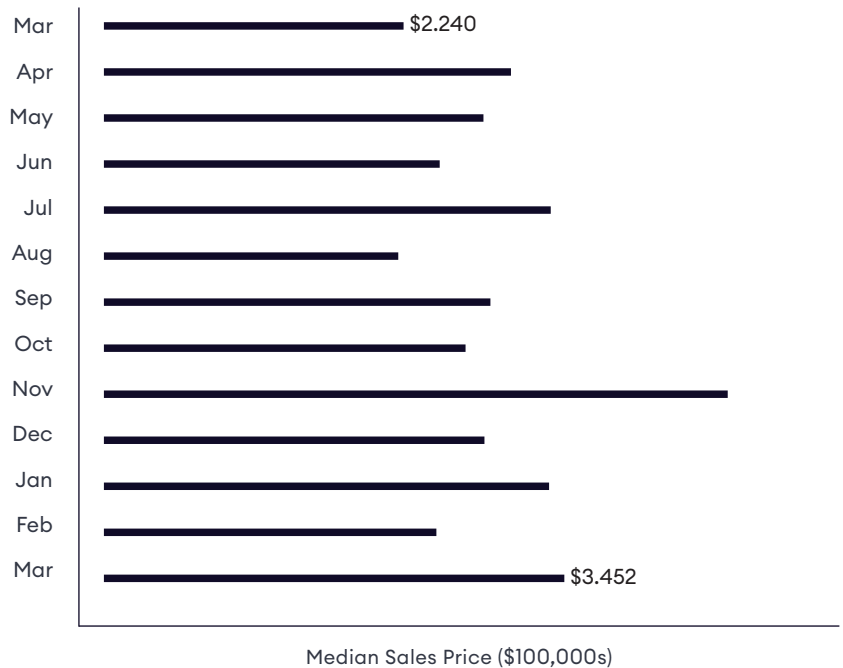
Median Sales Price **54.1% Δ YOY**

**\$1,473**

Average \$/SF **10.0% Δ YOY**

**49**

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,240,000	\$2,895,000	\$2,850,000	\$3,452,500	54.1%
Average Price per Square Foot	\$1,339	\$1,680	\$1,907	\$1,473	10.0%
Properties Sold	4	8	14	8	100.0%
Properties Pending Sale	8	9	10	12	50.0%
Properties For Sale	49	61	55	49	0.0%
Days on Market (Pending Sale)	63	73	41	53	-16.0%
Percent Under Contract	16.3%	14.8%	18.2%	24.5%	50.0%
Average Median Price for Last 12 Months	\$2,973,747	\$3,253,304	\$3,092,500	\$2,969,987	-0.1%

\*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, March 2025



## Current Market Snapshot

**\$3,452,500**

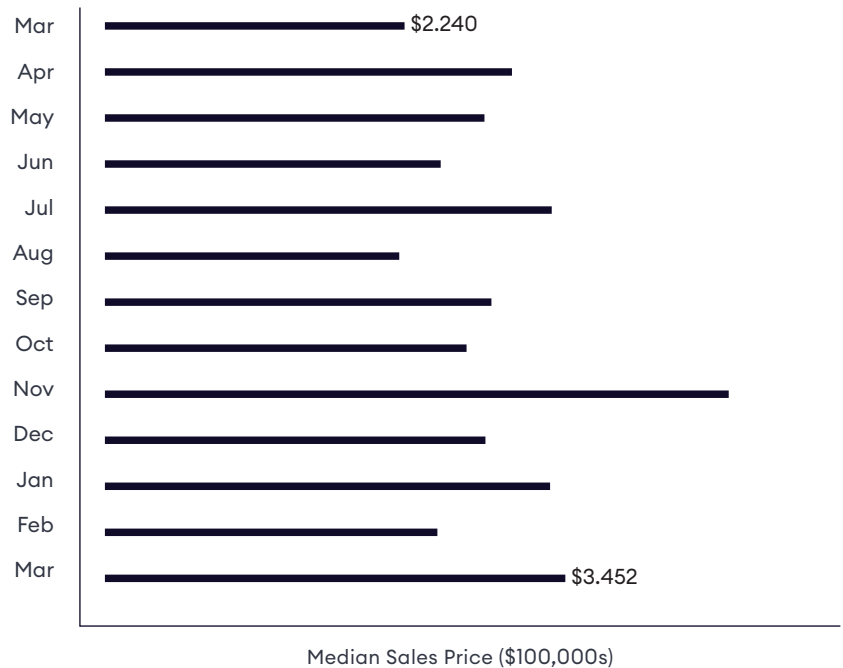
Median Sales Price **54.1% Δ YOY**

**\$1,473**

Average \$/SF **10.0% Δ YOY**

**49**

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,240,000	\$2,895,000	\$2,850,000	\$3,452,500	54.1%
Average Price per Square Foot	\$1,339	\$1,680	\$1,907	\$1,473	10.0%
Properties Sold	4	8	14	8	100.0%
Properties Pending Sale	8	9	10	12	50.0%
Properties For Sale	49	61	55	49	0.0%
Days on Market (Pending Sale)	63	73	41	53	-16.0%
Percent Under Contract	16.3%	14.8%	18.2%	24.5%	50.0%
Average Median Price for Last 12 Months	\$2,973,747	\$3,253,304	\$3,092,500	\$2,969,987	-0.1%

\*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, March 2025



## Current Market Snapshot

\$3,875,000

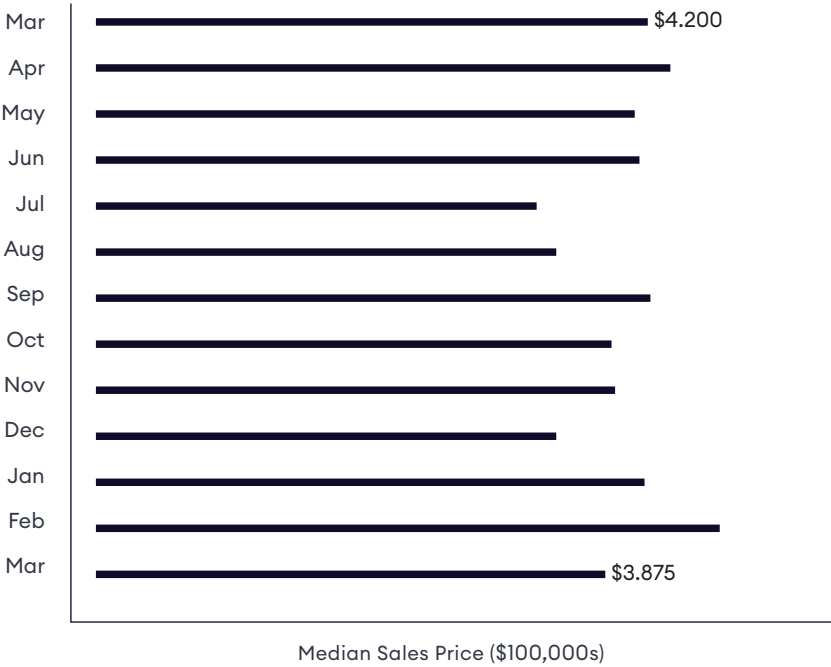
Median Sales Price -7.7% Δ YOY

\$1,510

Average \$/SF -8.2% Δ YOY

191

Properties For Sale -6.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,200,000	\$4,220,000	\$3,500,000	\$3,875,000	-7.7%
Average Price per Square Foot	\$1,644	\$1,857	\$1,258	\$1,510	-8.2%
Properties Sold	33	26	31	40	21.2%
Properties Pending Sale	41	27	19	40	-2.4%
Properties For Sale	204	220	166	191	-6.4%
Days on Market (Pending Sale)	45	46	60	40	-12.0%
Percent Under Contract	20.1%	12.3%	11.4%	20.9%	4.2%
Average Median Price for Last 12 Months	\$3,917,667	\$4,028,750	\$4,266,667	\$4,003,942	2.2%

\*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, March 2025



## Current Market Snapshot

\$7,450,000

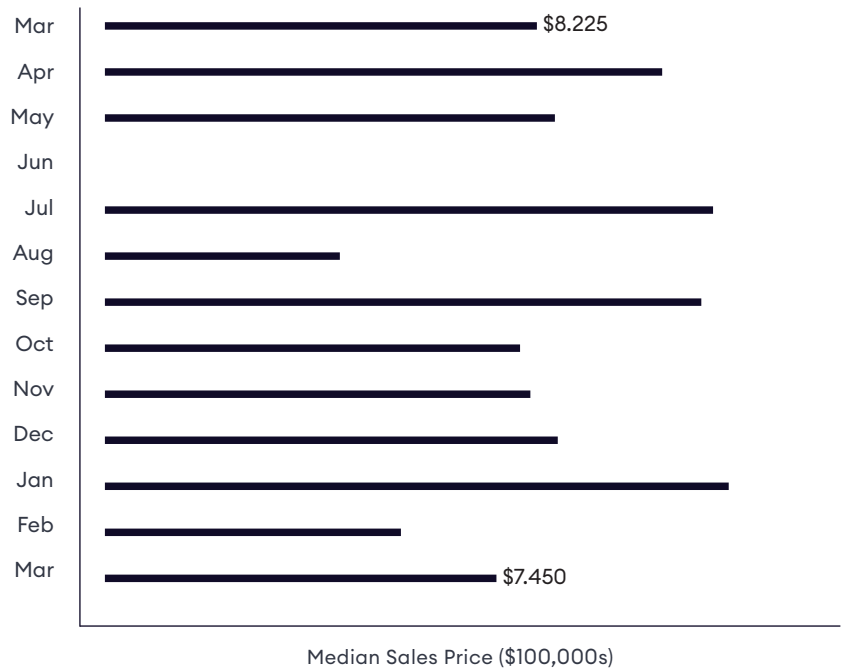
Median Sales Price -9.4% Δ YOY

\$1,964

Average \$/SF 3.5% Δ YOY

40

Properties For Sale -20.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$8,225,000	\$11,375,000	\$8,625,000	\$7,450,000	-9.4%
Average Price per Square Foot	\$1,898	\$2,154	\$2,059	\$1,964	3.5%
Properties Sold	6	12	6	11	83.3%
Properties Pending Sale	7	9	7	4	-42.9%
Properties For Sale	50	63	54	40	-20.0%
Days on Market (Pending Sale)	39	68	121	102	157.4%
Percent Under Contract	14.0%	14.3%	13.0%	10.0%	-28.6%
Average Median Price for Last 12 Months	\$7,048,458	\$8,266,250	\$8,323,333	\$8,034,038	14.0%

\*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, March 2025



## Current Market Snapshot

\$2,900,000

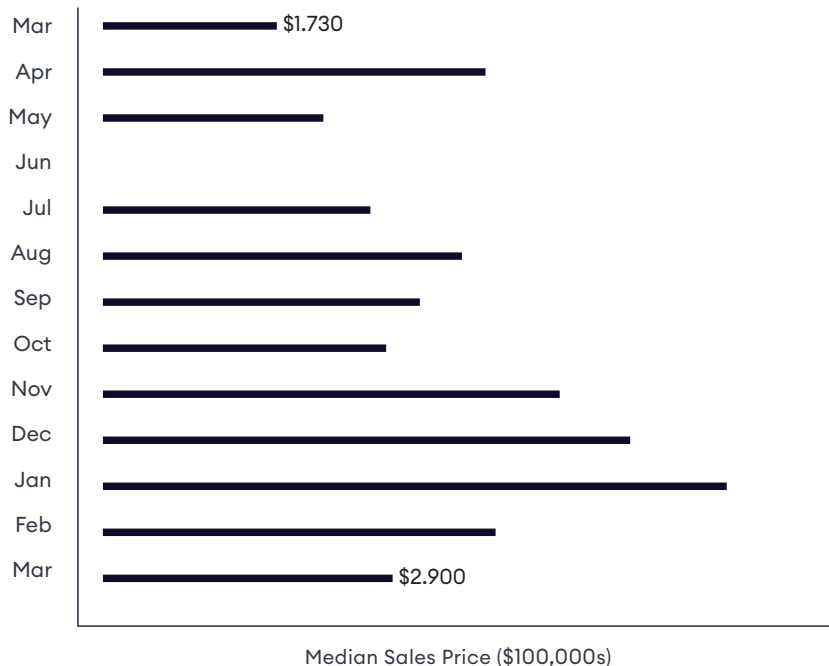
Median Sales Price 67.6% Δ YOY

\$1,661

Average \$/SF 46.0% Δ YOY

22

Properties For Sale -18.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,730,000	\$3,175,000	\$5,300,000	\$2,900,000	67.6%
Average Price per Square Foot	\$1,138	\$1,253	\$863	\$1,661	46.0%
Properties Sold	5	4	1	4	-20.0%
Properties Pending Sale	8	1	1	5	-37.5%
Properties For Sale	27	20	18	22	-18.5%
Days on Market (Pending Sale)	55	4	58	37	-33.2%
Percent Under Contract	29.6%	5.0%	5.6%	22.7%	-23.3%
Average Median Price for Last 12 Months	\$4,182,833	\$4,306,164	\$4,371,667	\$3,311,960	-20.8%

\*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

**\$792,500**

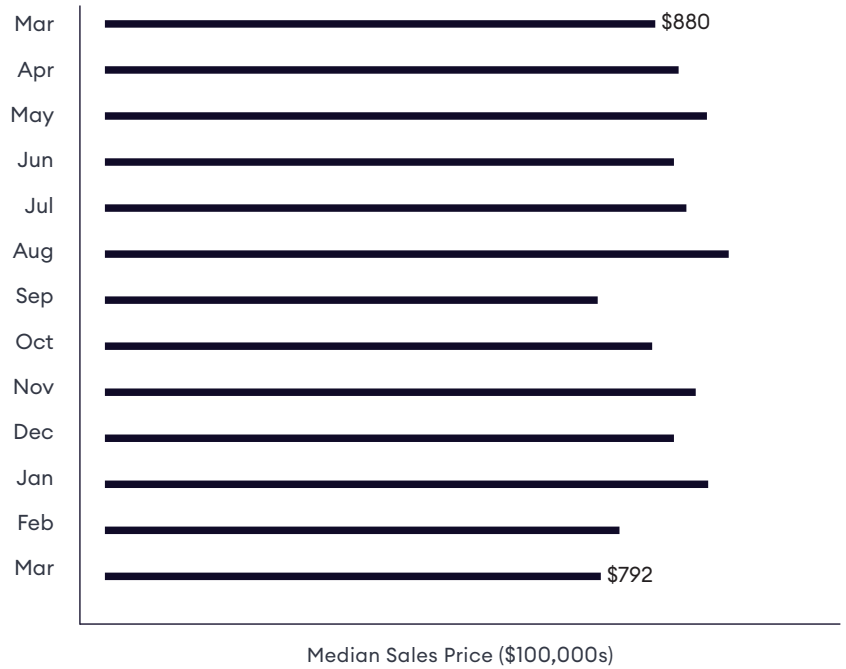
Median Sales Price **-9.9% Δ YOY**

**\$480**

Average \$/SF **-7.3% Δ YOY**

**59**

Properties For Sale **63.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$880,000	\$787,500	\$910,000	\$792,500	-9.9%
Average Price per Square Foot	\$518	\$407	\$413	\$480	-7.3%
Properties Sold	13	14	18	12	-7.7%
Properties Pending Sale	11	13	14	21	90.9%
Properties For Sale	36	65	54	59	63.9%
Days on Market (Pending Sale)	51	22	30	63	23.2%
Percent Under Contract	30.6%	20.0%	25.9%	35.6%	16.5%
Average Median Price for Last 12 Months	\$870,958	\$885,000	\$860,000	\$899,692	3.3%

\*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, March 2025



## Current Market Snapshot

\$2,254,444

Median Sales Price 33.6% Δ YOY

\$705

Average \$/SF 8.5% Δ YOY

51

Properties For Sale 34.2% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,687,500	\$2,042,000	\$1,945,000	\$2,254,444	33.6%
Average Price per Square Foot	\$650	\$653	\$684	\$705	8.5%
Properties Sold	12	13	12	14	16.7%
Properties Pending Sale	10	11	8	15	50.0%
Properties For Sale	38	61	53	51	34.2%
Days on Market (Pending Sale)	39	23	62	22	-42.5%
Percent Under Contract	26.3%	18.0%	15.1%	29.4%	11.8%
Average Median Price for Last 12 Months	\$1,853,042	\$1,926,157	\$2,009,815	\$1,878,034	1.3%

\*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

**\$1,245,000**

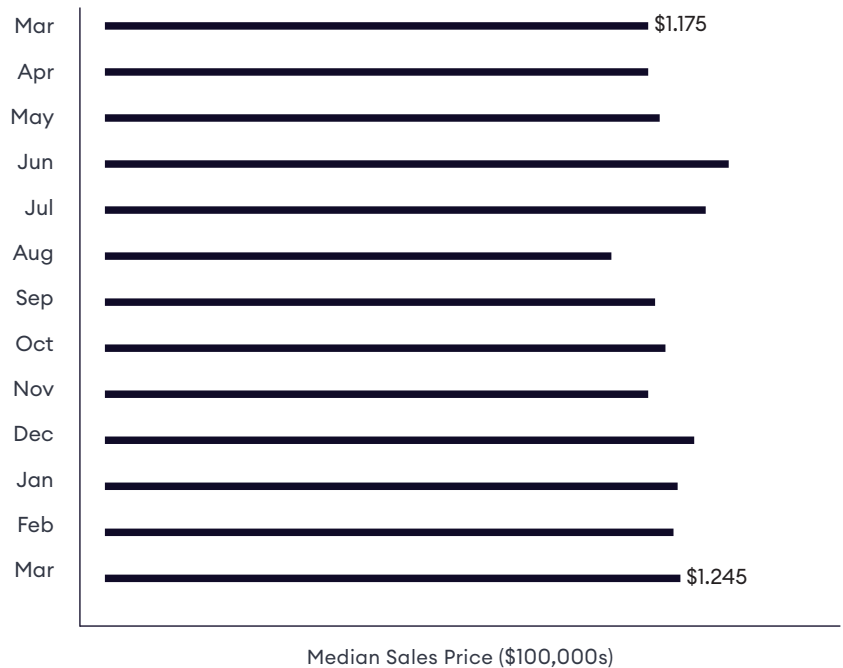
Median Sales Price **6.0% Δ YOY**

**\$666**

Average \$/SF **8.1% Δ YOY**

**142**

Properties For Sale **7.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,175,000	\$1,190,000	\$1,275,000	\$1,245,000	6.0%
Average Price per Square Foot	\$616	\$647	\$652	\$666	8.1%
Properties Sold	42	45	45	50	19.0%
Properties Pending Sale	51	72	21	57	11.8%
Properties For Sale	132	196	116	142	7.6%
Days on Market (Pending Sale)	20	29	50	25	24.5%
Percent Under Contract	38.6%	36.7%	18.1%	40.1%	3.9%
Average Median Price for Last 12 Months	\$1,089,542	\$1,229,417	\$1,238,000	\$1,220,115	12.0%

\*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, March 2025



## Current Market Snapshot

\$1,386,500

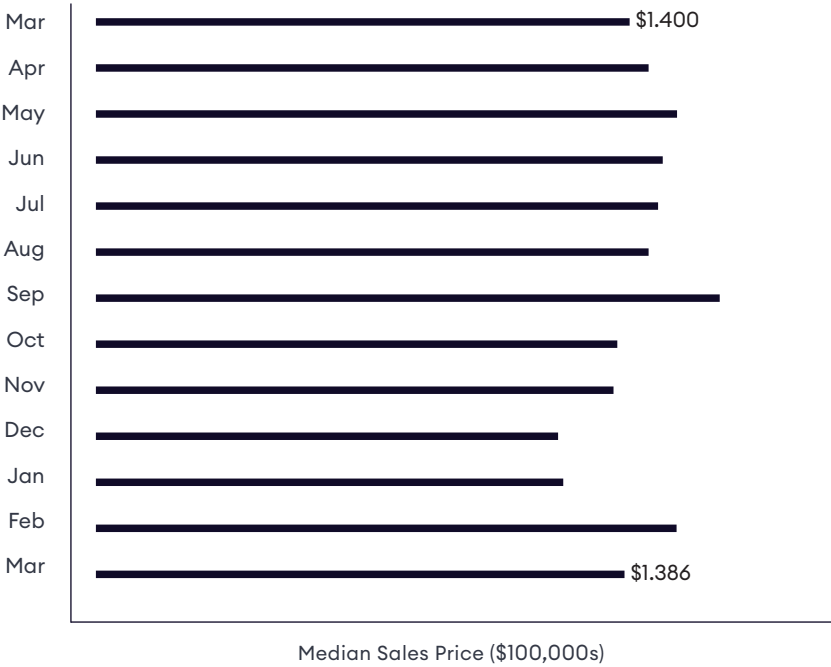
Median Sales Price -1.0% Δ YOY

\$695

Average \$/SF 6.9% Δ YOY

52

Properties For Sale 48.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,400,000	\$1,637,500	\$1,211,400	\$1,386,500	-1.0%
Average Price per Square Foot	\$650	\$706	\$706	\$695	6.9%
Properties Sold	15	12	14	6	-60.0%
Properties Pending Sale	13	19	6	12	-7.7%
Properties For Sale	35	60	43	52	48.6%
Days on Market (Pending Sale)	25	42	41	35	36.7%
Percent Under Contract	37.1%	31.7%	14.0%	23.1%	-37.9%
Average Median Price for Last 12 Months	\$1,263,700	\$1,345,274	\$1,378,417	\$1,422,804	12.6%

\*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, March 2025



## Current Market Snapshot

\$1,400,000

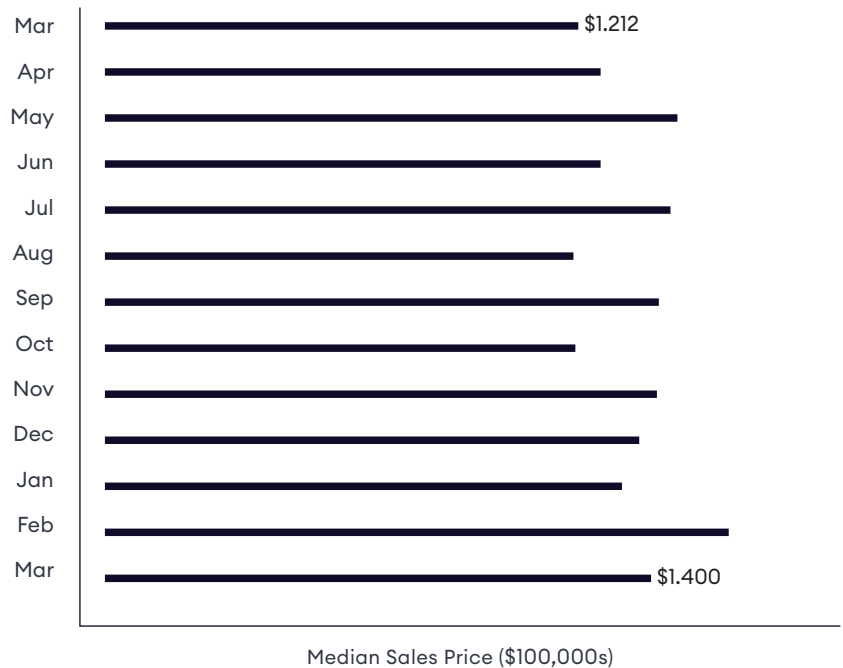
Median Sales Price 15.5% Δ YOY

\$638

Average \$/SF 6.7% Δ YOY

70

Properties For Sale 25.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,212,500	\$1,420,000	\$1,369,500	\$1,400,000	15.5%
Average Price per Square Foot	\$598	\$594	\$634	\$638	6.7%
Properties Sold	22	16	20	19	-13.6%
Properties Pending Sale	34	26	13	19	-44.1%
Properties For Sale	56	70	49	70	25.0%
Days on Market (Pending Sale)	12	19	43	31	156.8%
Percent Under Contract	60.7%	37.1%	26.5%	27.1%	-55.3%
Average Median Price for Last 12 Months	\$1,295,698	\$1,385,750	\$1,441,667	\$1,354,223	4.5%

\*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, March 2025



## Current Market Snapshot

**\$1,887,500**

Median Sales Price **-2.0% Δ YOY**

**\$891**

Average \$/SF **7.2% Δ YOY**

**174**

Properties For Sale **2.4% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,925,250	\$2,087,500	\$1,600,000	\$1,887,500	-2.0%
Average Price per Square Foot	\$831	\$835	\$760	\$891	7.2%
Properties Sold	40	46	33	48	20.0%
Properties Pending Sale	44	48	38	52	18.2%
Properties For Sale	170	195	130	174	2.4%
Days on Market (Pending Sale)	28	57	62	35	21.7%
Percent Under Contract	25.9%	24.6%	29.2%	29.9%	15.5%
Average Median Price for Last 12 Months	\$1,746,521	\$1,746,667	\$1,823,333	\$1,836,942	5.2%

\*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, March 2025



## Current Market Snapshot

**\$1,507,500**

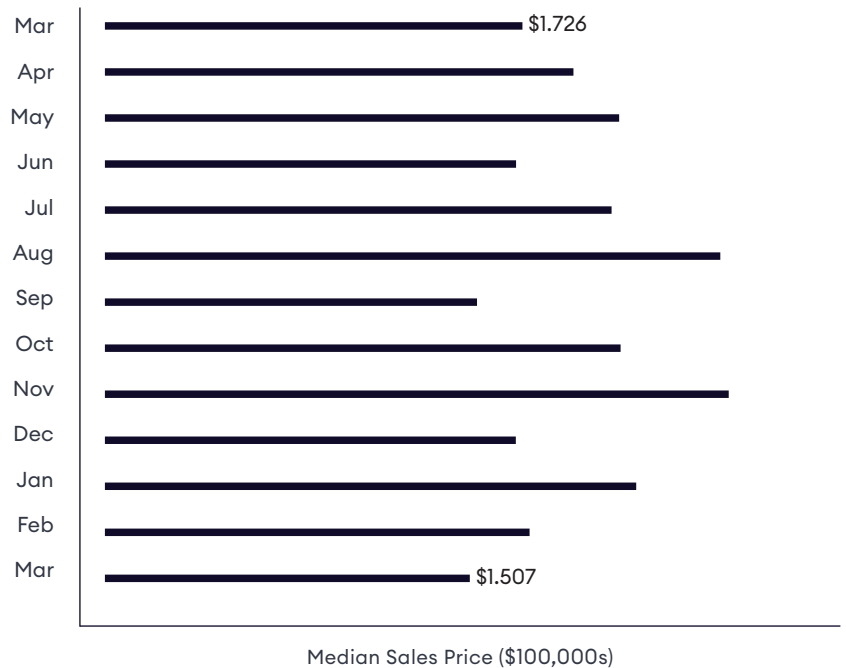
Median Sales Price **-12.7% Δ YOY**

**\$738**

Average \$/SF **9.8% Δ YOY**

**96**

Properties For Sale **9.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,726,495	\$1,537,500	\$1,699,000	\$1,507,500	-12.7%
Average Price per Square Foot	\$672	\$730	\$918	\$738	9.8%
Properties Sold	28	22	13	16	-42.9%
Properties Pending Sale	19	14	7	20	5.3%
Properties For Sale	88	89	59	96	9.1%
Days on Market (Pending Sale)	15	30	49	49	237.8%
Percent Under Contract	21.6%	15.7%	11.9%	20.8%	-3.5%
Average Median Price for Last 12 Months	\$1,570,090	\$1,980,458	\$1,821,250	\$1,966,311	25.2%

\*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, March 2025



## Current Market Snapshot

\$986,100

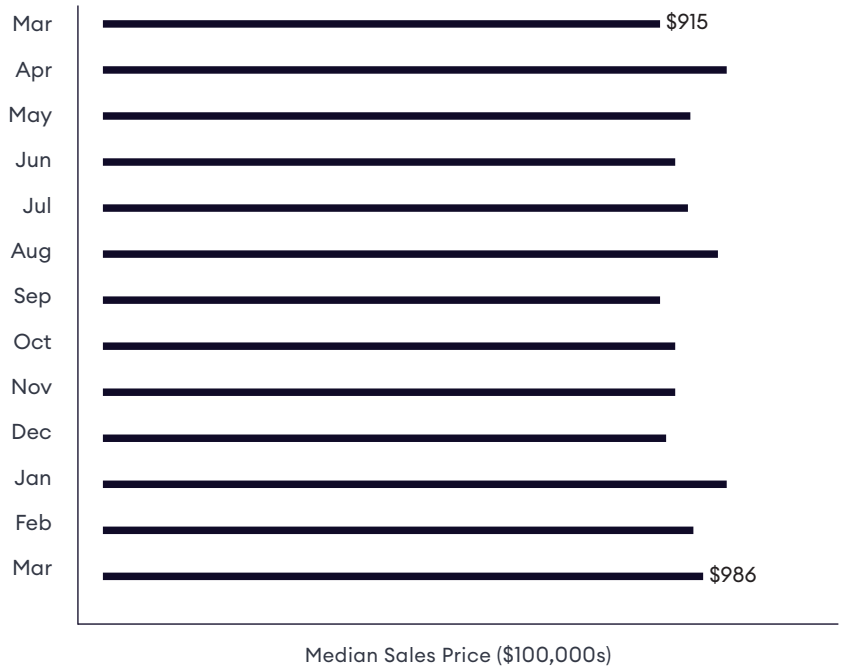
Median Sales Price 7.8% Δ YOY

\$695

Average \$/SF 17.6% Δ YOY

138

Properties For Sale -7.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$915,000	\$915,000	\$925,000	\$986,100	7.8%
Average Price per Square Foot	\$591	\$606	\$634	\$695	17.6%
Properties Sold	36	45	42	48	33.3%
Properties Pending Sale	52	54	31	38	-26.9%
Properties For Sale	149	182	129	138	-7.4%
Days on Market (Pending Sale)	18	30	23	36	106.3%
Percent Under Contract	34.9%	29.7%	24.0%	27.5%	-21.1%
Average Median Price for Last 12 Months	\$858,417	\$964,350	\$993,700	\$962,892	12.2%

\*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, March 2025



## Current Market Snapshot

\$2,000,000

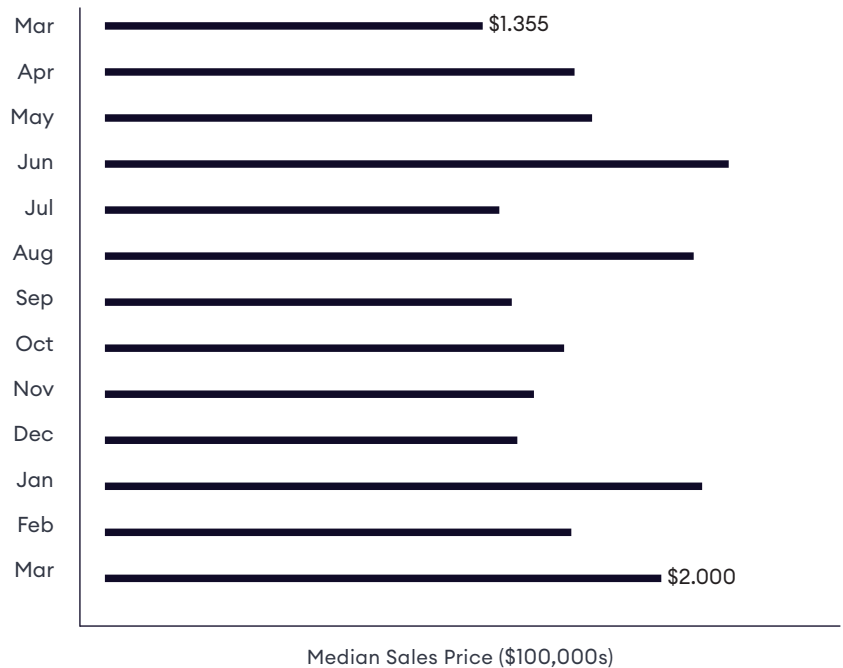
Median Sales Price 47.6% Δ YOY

\$990

Average \$/SF 17.9% Δ YOY

42

Properties For Sale 7.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,355,000	\$1,460,000	\$1,480,000	\$2,000,000	47.6%
Average Price per Square Foot	\$840	\$764	\$856	\$990	17.9%
Properties Sold	5	4	7	7	40.0%
Properties Pending Sale	13	10	6	11	-15.4%
Properties For Sale	39	42	36	42	7.7%
Days on Market (Pending Sale)	24	32	110	30	27.4%
Percent Under Contract	33.3%	23.8%	16.7%	26.2%	-21.4%
Average Median Price for Last 12 Months	\$1,423,583	\$1,748,583	\$1,940,833	\$1,732,206	21.7%

\*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, March 2025



## Current Market Snapshot

**\$10,800,000**

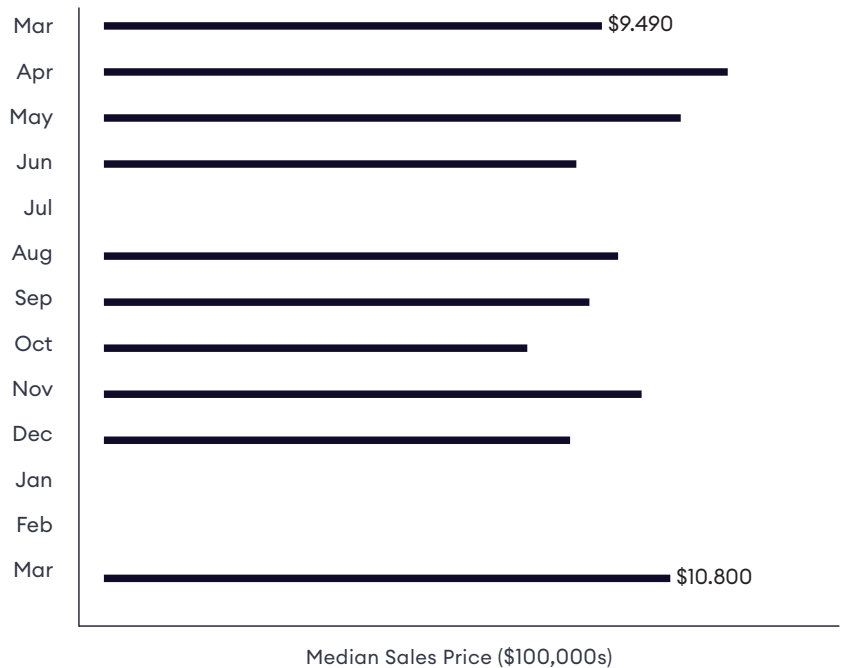
Median Sales Price **13.8% Δ YOY**

**\$1,562**

Average \$/SF **56.0% Δ YOY**

**10**

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$9,490,000	\$9,250,000	\$8,880,000	\$10,800,000	13.8%
Average Price per Square Foot	\$1,001	\$1,166	\$1,344	\$1,562	56.0%
Properties Sold	2	1	1	4	100.0%
Properties Pending Sale	0	1	0	0	n/a
Properties For Sale	10	17	12	10	0.0%
Days on Market (Pending Sale)	0	14	0	0	n/a
Percent Under Contract	0.0%	5.9%	0.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$8,522,917	\$6,331,667	\$3,600,000	\$7,571,538	-11.2%

\*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, March 2025



## Current Market Snapshot

\$5,245,000

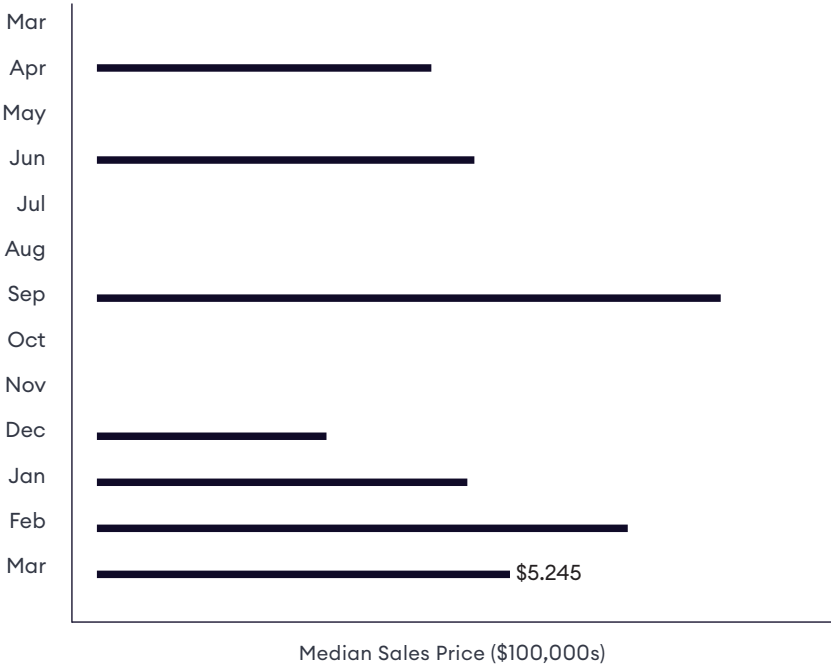
Median Sales Price n/a Δ YOY

\$1,153

Average \$/SF n/a Δ YOY

3

Properties For Sale 0.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$7,938,000	\$2,900,000	\$5,245,000	n/a
Average Price per Square Foot	\$0	\$1,393	\$1,427	\$1,153	n/a
Properties Sold	0	1	1	1	n/a
Properties Pending Sale	1	0	1	0	-100.0%
Properties For Sale	3	3	4	3	0.0%
Days on Market (Pending Sale)	7	0	197	0	-100.0%
Percent Under Contract	33.3%	0.0%	25.0%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,762,917	\$3,265,833	\$5,565,000	\$2,812,538	1.8%

\*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

\$3,090,000

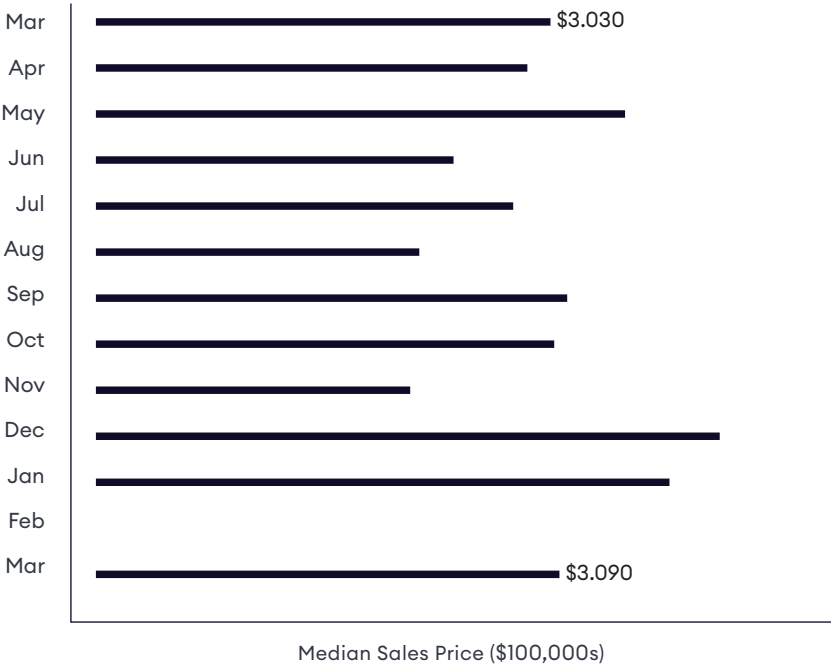
Median Sales Price 2.0% Δ YOY

\$1,228

Average \$/SF 12.9% Δ YOY

13

Properties For Sale 116.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,030,000	\$3,142,000	\$4,164,625	\$3,090,000	2.0%
Average Price per Square Foot	\$1,088	\$1,109	\$1,062	\$1,228	12.9%
Properties Sold	4	6	2	6	50.0%
Properties Pending Sale	4	4	0	4	0.0%
Properties For Sale	6	11	5	13	116.7%
Days on Market (Pending Sale)	5	33	0	8	60.0%
Percent Under Contract	66.7%	36.4%	0.0%	30.8%	-53.8%
Average Median Price for Last 12 Months	\$2,451,292	\$2,704,463	\$2,305,917	\$2,778,006	13.3%

\*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

\$1,357,500

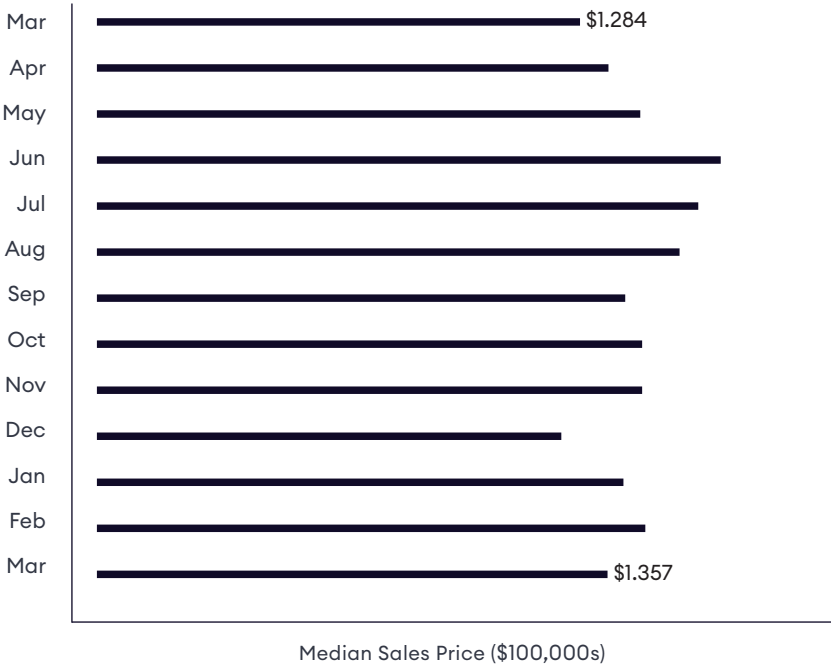
Median Sales Price 5.7% Δ YOY

\$722

Average \$/SF -3.5% Δ YOY

52

Properties For Sale -10.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,284,000	\$1,404,800	\$1,234,000	\$1,357,500	5.7%
Average Price per Square Foot	\$748	\$739	\$663	\$722	-3.5%
Properties Sold	20	23	15	10	-50.0%
Properties Pending Sale	25	26	14	19	-24.0%
Properties For Sale	58	65	37	52	-10.3%
Days on Market (Pending Sale)	11	33	48	24	119.1%
Percent Under Contract	43.1%	40.0%	37.8%	36.5%	-15.2%
Average Median Price for Last 12 Months	\$1,284,229	\$1,391,667	\$1,405,333	\$1,434,908	11.7%

\*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, March 2025



## Current Market Snapshot

\$3,500,000

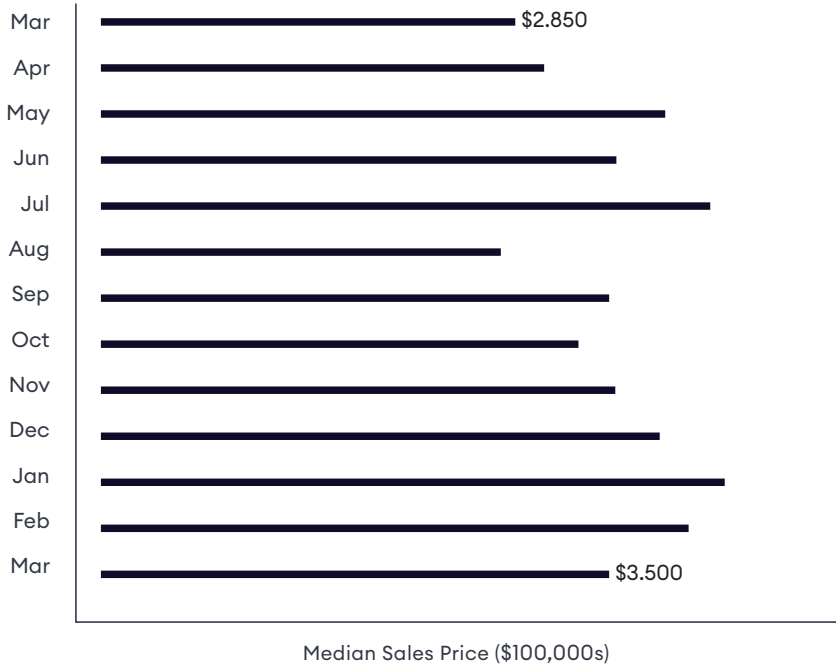
Median Sales Price 22.8% Δ YOY

\$1,363

Average \$/SF 15.5% Δ YOY

29

Properties For Sale -29.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,850,000	\$3,500,000	\$3,850,000	\$3,500,000	22.8%
Average Price per Square Foot	\$1,180	\$1,096	\$1,249	\$1,363	15.5%
Properties Sold	5	3	10	11	120.0%
Properties Pending Sale	7	6	8	7	0.0%
Properties For Sale	41	46	30	29	-29.3%
Days on Market (Pending Sale)	74	19	60	37	-50.0%
Percent Under Contract	17.1%	13.0%	26.7%	24.1%	41.4%
Average Median Price for Last 12 Months	\$3,505,313	\$3,755,000	\$3,950,000	\$3,562,923	1.6%

\*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, March 2025



## Current Market Snapshot

**\$4,699,000**

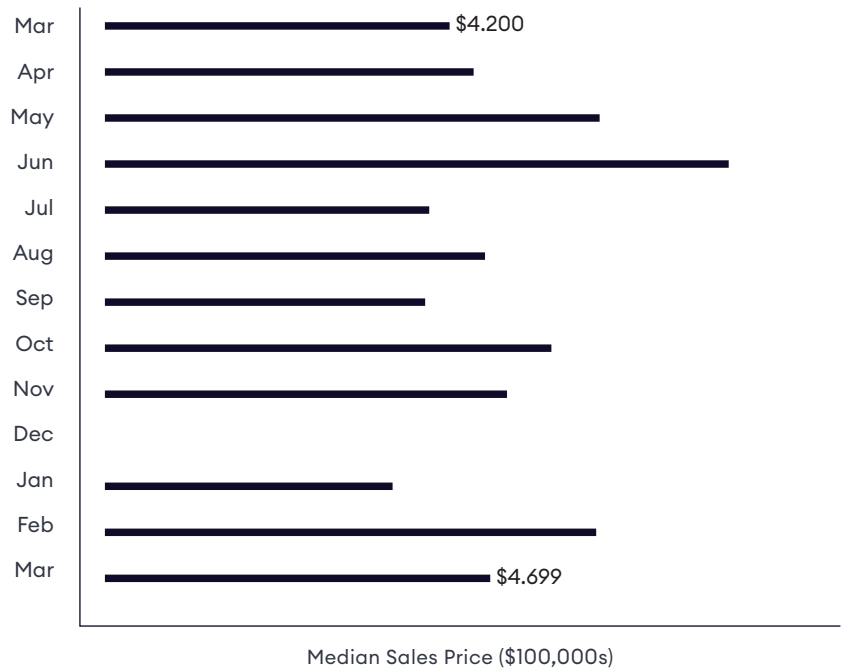
Median Sales Price **11.9% Δ YOY**

**\$2,108**

Average \$/SF **23.4% Δ YOY**

**33**

Properties For Sale **22.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,200,000	\$3,900,000	\$0	\$4,699,000	11.9%
Average Price per Square Foot	\$1,708	\$1,754	\$0	\$2,108	23.4%
Properties Sold	3	3	0	4	33.3%
Properties Pending Sale	7	4	1	3	-57.1%
Properties For Sale	27	34	34	33	22.2%
Days on Market (Pending Sale)	20	70	61	45	125.0%
Percent Under Contract	25.9%	11.8%	2.9%	9.1%	-64.9%
Average Median Price for Last 12 Months	\$4,276,042	\$4,092,333	\$4,733,000	\$4,569,538	6.9%

\*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.



## Current Market Snapshot

\$1,075,000

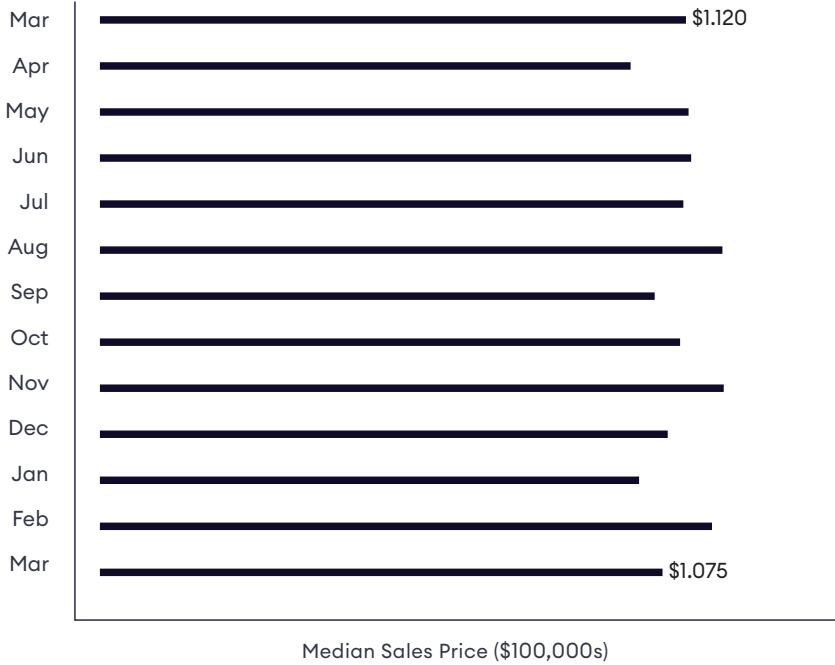
Median Sales Price -4.0% Δ YOY

\$628

Average \$/SF 1.0% Δ YOY

63

Properties For Sale 34.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,120,000	\$1,060,000	\$1,085,000	\$1,075,000	-4.0%
Average Price per Square Foot	\$622	\$647	\$655	\$628	1.0%
Properties Sold	19	21	23	16	-15.8%
Properties Pending Sale	18	28	14	31	72.2%
Properties For Sale	47	79	51	63	34.0%
Days on Market (Pending Sale)	13	22	44	20	59.0%
Percent Under Contract	38.3%	35.4%	27.5%	49.2%	28.5%
Average Median Price for Last 12 Months	\$1,031,167	\$1,110,208	\$1,091,667	\$1,108,846	7.5%

\*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, March 2025



## Current Market Snapshot

\$1,492,500

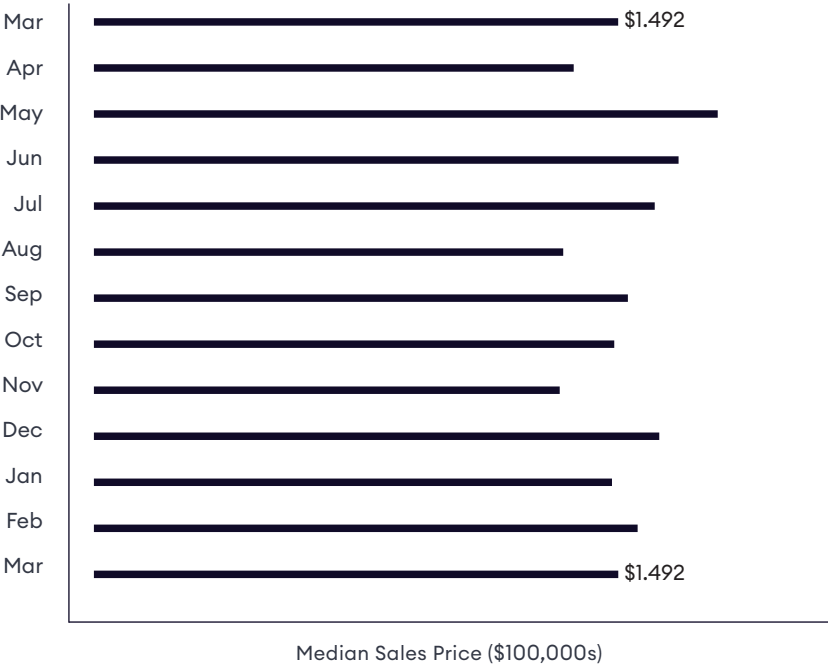
Median Sales Price 0.0% Δ YOY

\$664

Average \$/SF 2.3% Δ YOY

123

Properties For Sale 7.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,492,220	\$1,520,000	\$1,609,800	\$1,492,500	0.0%
Average Price per Square Foot	\$649	\$623	\$628	\$664	2.3%
Properties Sold	40	41	30	40	0.0%
Properties Pending Sale	37	48	27	49	32.4%
Properties For Sale	115	144	94	123	7.0%
Days on Market (Pending Sale)	29	27	37	18	-37.2%
Percent Under Contract	32.2%	33.3%	28.7%	39.8%	23.8%
Average Median Price for Last 12 Months	\$1,347,885	\$1,488,446	\$1,504,958	\$1,513,977	12.3%

\*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 <sup>2</sup> (9,810 km <sup>2</sup> )
Land	2,735 mi <sup>2</sup> (7,080 km <sup>2</sup> )
Water	1,054 mi <sup>2</sup> (2,730 km <sup>2</sup> )
Highest Elevation	6,803 ft (2,074 m)
Population	
Total	448,229
Density	163/mi <sup>2</sup> (63/km <sup>2</sup> )
GDP	\$26 Billion



## Current Market Snapshot

\$2,860,000

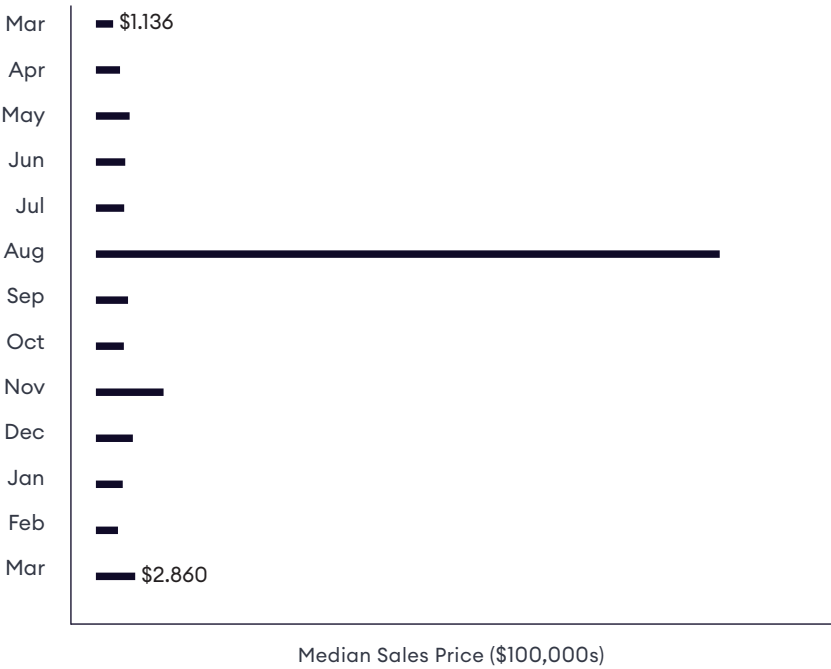
Median Sales Price 151.6% Δ YOY

\$1,706

Average \$/SF n/a Δ YOY

29

Properties For Sale 7.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,136,500	\$2,300,000	\$2,677,500	\$2,860,000	151.6%
Average Price per Square Foot	\$0	\$4,859	\$824	\$1,706	n/a
Properties Sold	2	5	6	3	50.0%
Properties Pending Sale	2	8	6	7	250.0%
Properties For Sale	27	33	23	29	7.4%
Days on Market (Pending Sale)	34	36	46	78	134.1%
Percent Under Contract	7.4%	24.2%	26.1%	24.1%	225.9%
Average Median Price for Last 12 Months	\$1,758,467	\$2,664,833	\$2,087,500	\$5,854,462	232.9%

\*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

**\$1,475,000**

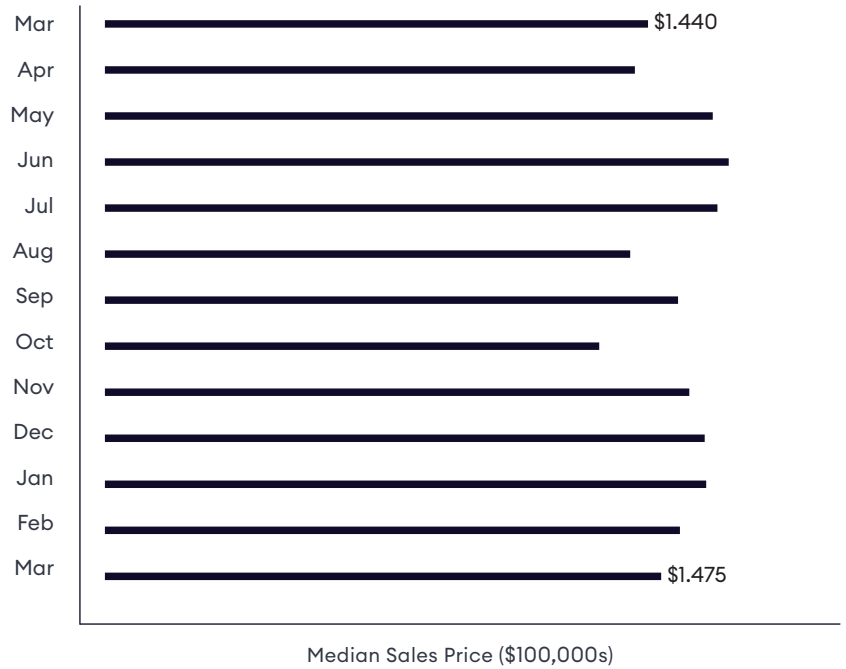
Median Sales Price 2.4% Δ YOY

**\$740**

Average \$/SF -20.9% Δ YOY

**21**

Properties For Sale 50.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,440,000	\$1,520,000	\$1,591,000	\$1,475,000	2.4%
Average Price per Square Foot	\$936	\$891	\$813	\$740	-20.9%
Properties Sold	7	7	6	9	28.6%
Properties Pending Sale	8	8	2	12	50.0%
Properties For Sale	14	22	14	21	50.0%
Days on Market (Pending Sale)	9	40	11	22	139.1%
Percent Under Contract	57.1%	36.4%	14.3%	57.1%	0.0%
Average Median Price for Last 12 Months	\$1,556,892	\$1,507,667	\$1,531,667	\$1,515,077	-2.7%

\*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, March 2025



## Current Market Snapshot

\$9,325,000

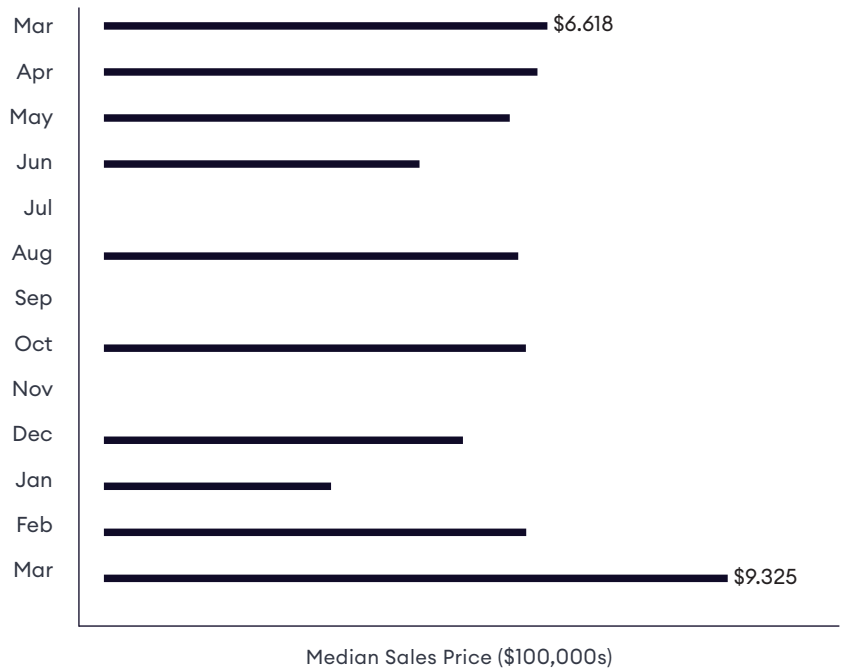
Median Sales Price 40.9% Δ YOY

\$1,510

Average \$/SF -7.6% Δ YOY

23

Properties For Sale 64.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$6,618,000	\$0	\$5,350,000	\$9,325,000	40.9%
Average Price per Square Foot	\$1,634	\$0	\$0	\$1,510	-7.6%
Properties Sold	1	0	1	5	400.0%
Properties Pending Sale	2	1	2	6	200.0%
Properties For Sale	14	17	18	23	64.3%
Days on Market (Pending Sale)	111	57	48	68	-39.0%
Percent Under Contract	14.3%	5.9%	11.1%	26.1%	82.6%
Average Median Price for Last 12 Months	\$5,056,125	\$5,106,667	\$6,331,667	\$4,665,990	-7.7%

\*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, March 2025



## Current Market Snapshot

\$5,900,000

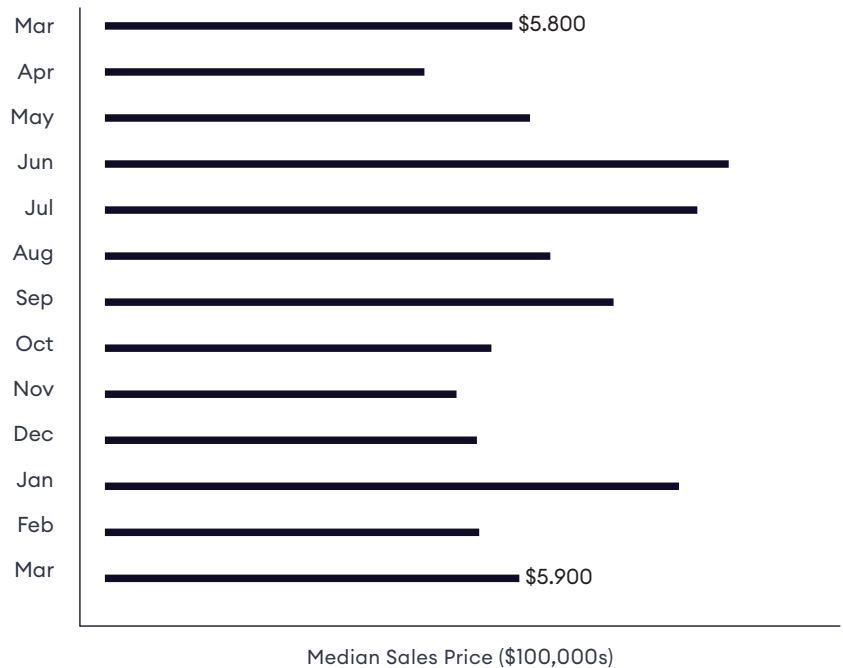
Median Sales Price 1.7% Δ YOY

\$1,723

Average \$/SF -18.4% Δ YOY

106

Properties For Sale 23.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$5,800,000	\$7,250,000	\$5,292,000	\$5,900,000	1.7%
Average Price per Square Foot	\$2,112	\$2,126	\$1,449	\$1,723	-18.4%
Properties Sold	11	12	11	19	72.7%
Properties Pending Sale	17	12	16	19	11.8%
Properties For Sale	86	127	100	106	23.3%
Days on Market (Pending Sale)	54	14	95	33	-39.3%
Percent Under Contract	19.8%	9.4%	16.0%	17.9%	-9.3%
Average Median Price for Last 12 Months	\$5,838,729	\$5,867,417	\$6,470,833	\$6,349,341	8.7%

\*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, March 2025



## Current Market Snapshot

\$2,962,500

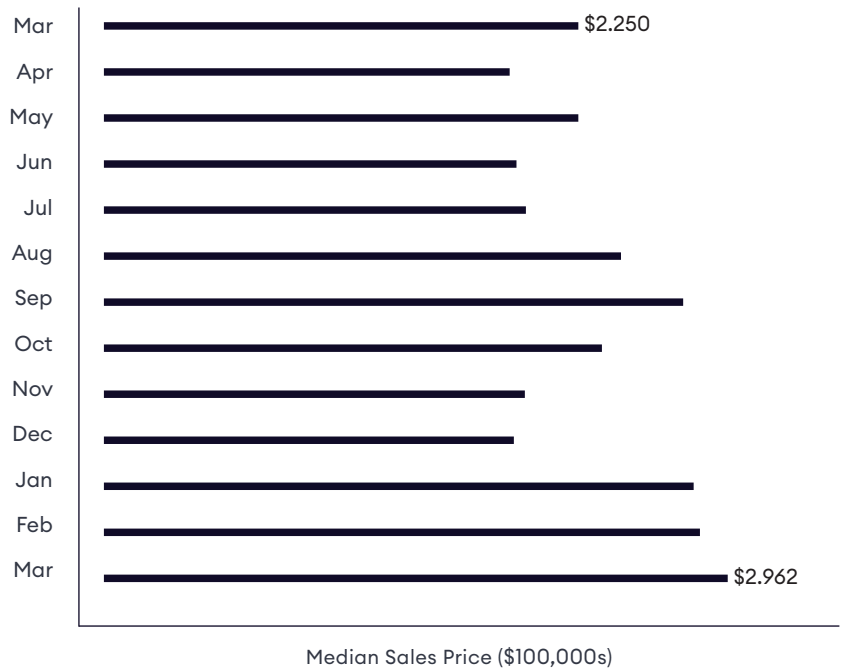
Median Sales Price 31.7% Δ YOY

\$1,353

Average \$/SF 4.9% Δ YOY

93

Properties For Sale 4.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,250,000	\$2,750,000	\$1,942,500	\$2,962,500	31.7%
Average Price per Square Foot	\$1,290	\$1,159	\$1,117	\$1,353	4.9%
Properties Sold	26	22	20	14	-46.2%
Properties Pending Sale	28	24	14	26	-7.1%
Properties For Sale	89	106	72	93	4.5%
Days on Market (Pending Sale)	36	48	56	20	-43.5%
Percent Under Contract	31.5%	22.6%	19.4%	28.0%	-11.1%
Average Median Price for Last 12 Months	\$2,311,548	\$2,482,075	\$2,864,167	\$2,344,112	1.4%

\*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, March 2025



## Current Market Snapshot

\$2,553,000

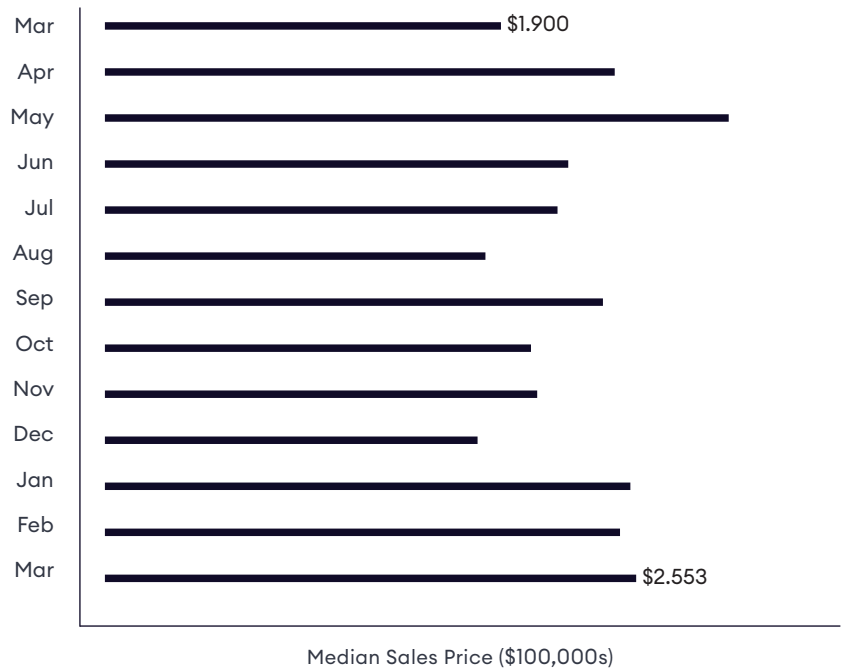
Median Sales Price 34.4% Δ YOY

\$1,559

Average \$/SF 2.4% Δ YOY

52

Properties For Sale 20.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,900,000	\$2,392,500	\$1,787,000	\$2,553,000	34.4%
Average Price per Square Foot	\$1,522	\$1,437	\$1,324	\$1,559	2.4%
Properties Sold	16	12	13	18	12.5%
Properties Pending Sale	20	13	14	17	-15.0%
Properties For Sale	43	61	48	52	20.9%
Days on Market (Pending Sale)	26	25	34	50	91.0%
Percent Under Contract	46.5%	21.3%	29.2%	32.7%	-29.7%
Average Median Price for Last 12 Months	\$1,979,923	\$2,243,333	\$2,517,667	\$2,263,467	14.3%

\*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

**\$1,995,000**

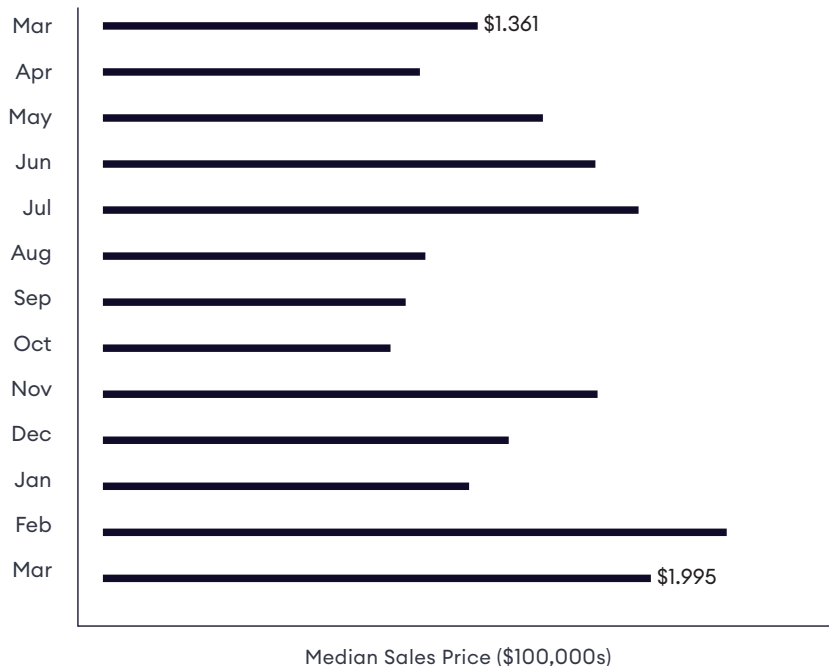
Median Sales Price 46.5% Δ YOY

**\$764**

Average \$/SF -1.9% Δ YOY

**74**

Properties For Sale -6.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,361,500	\$1,098,000	\$1,475,000	\$1,995,000	46.5%
Average Price per Square Foot	\$779	\$0	\$693	\$764	-1.9%
Properties Sold	6	7	11	15	150.0%
Properties Pending Sale	7	11	7	15	114.3%
Properties For Sale	79	87	68	74	-6.3%
Days on Market (Pending Sale)	52	107	119	89	69.6%
Percent Under Contract	8.9%	12.6%	10.3%	20.3%	128.8%
Average Median Price for Last 12 Months	\$1,503,250	\$1,652,500	\$1,865,833	\$1,541,273	2.5%

\*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 <sup>2</sup> (9,770 km <sup>2</sup> )
Land	3,281 mi <sup>2</sup> (8,500 km <sup>2</sup> )
Water	491 mi <sup>2</sup> (1,270 km <sup>2</sup> )
Highest Elevation	5,865 ft (1,788 m)
Population	
Total	439,035
Density	134/mi <sup>2</sup> (52/km <sup>2</sup> )
GDP	\$26 Billion



## Current Market Snapshot

**\$2,500,000**

Median Sales Price **-24.2% Δ YOY**

**\$1,399**

Average \$/SF **-16.1% Δ YOY**

**90**

Properties For Sale **21.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,300,000	\$2,887,500	\$3,925,000	\$2,500,000	-24.2%
Average Price per Square Foot	\$1,667	\$1,705	\$1,555	\$1,399	-16.1%
Properties Sold	16	22	12	15	-6.2%
Properties Pending Sale	26	23	14	14	-46.2%
Properties For Sale	74	109	91	90	21.6%
Days on Market (Pending Sale)	33	68	61	78	137.1%
Percent Under Contract	35.1%	21.1%	15.4%	15.6%	-55.7%
Average Median Price for Last 12 Months	\$2,840,859	\$3,476,661	\$3,145,822	\$3,205,213	12.8%

\*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, March 2025



## Current Market Snapshot

\$2,566,500

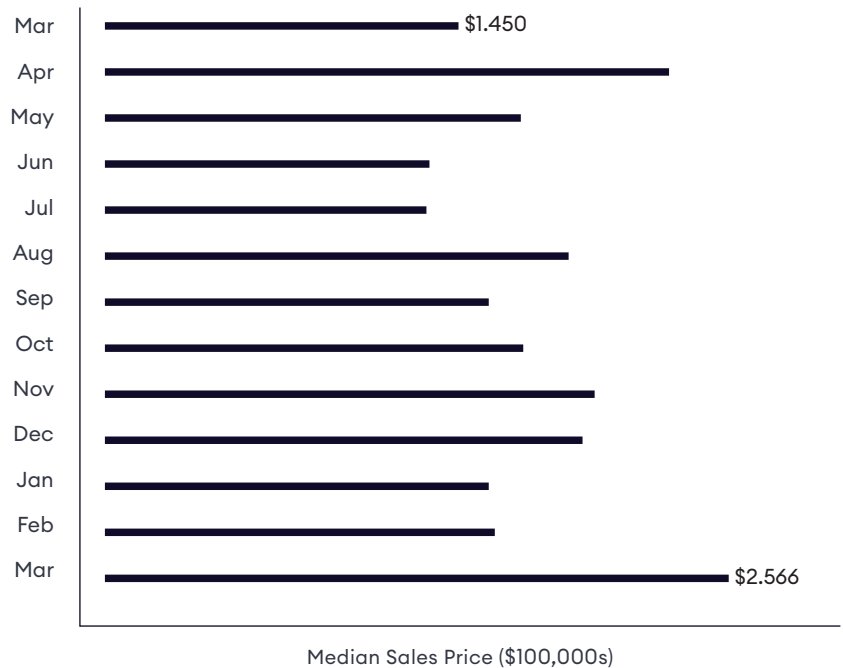
Median Sales Price 77.0% Δ YOY

\$677

Average \$/SF 0.0% Δ YOY

40

Properties For Sale 11.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,450,000	\$1,575,000	\$1,962,500	\$2,566,500	77.0%
Average Price per Square Foot	\$677	\$856	\$801	\$677	0.0%
Properties Sold	11	1	10	3	-72.7%
Properties Pending Sale	3	7	4	4	33.3%
Properties For Sale	36	61	46	40	11.1%
Days on Market (Pending Sale)	56	76	104	73	29.6%
Percent Under Contract	8.3%	11.5%	8.7%	10.0%	20.0%
Average Median Price for Last 12 Months	\$2,133,333	\$1,905,667	\$1,913,833	\$1,772,231	-16.9%

\*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.



## Current Market Snapshot

**\$950,000**

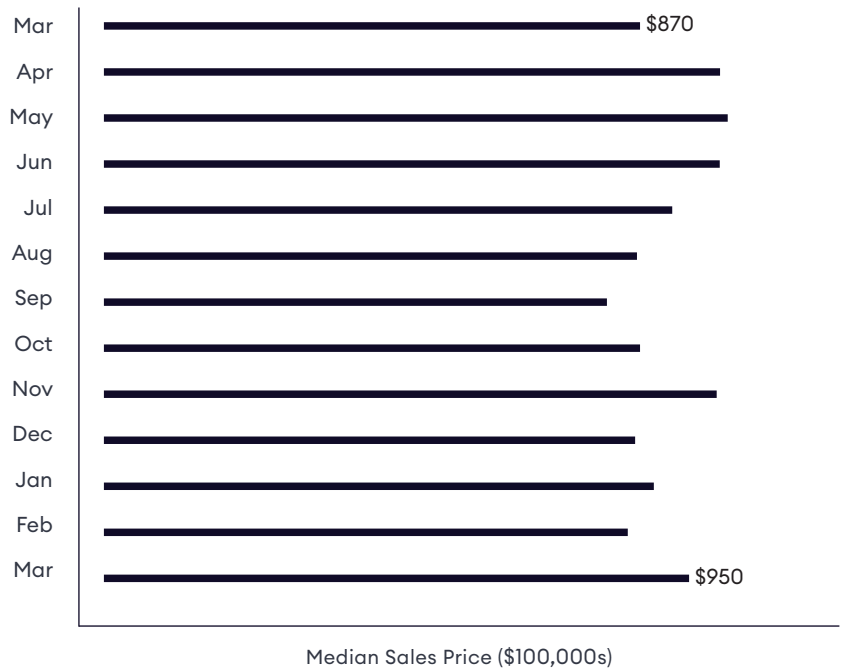
Median Sales Price **9.2% Δ YOY**

**\$510**

Average \$/SF **-12.1% Δ YOY**

**33**

Properties For Sale **-8.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$870,000	\$816,000	\$862,000	\$950,000	9.2%
Average Price per Square Foot	\$580	\$618	\$535	\$510	-12.1%
Properties Sold	13	6	9	7	-46.2%
Properties Pending Sale	15	13	10	16	6.7%
Properties For Sale	36	51	36	33	-8.3%
Days on Market (Pending Sale)	34	49	44	39	13.3%
Percent Under Contract	41.7%	25.5%	27.8%	48.5%	16.4%
Average Median Price for Last 12 Months	\$952,333	\$903,250	\$897,500	\$915,885	-3.8%

\*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, March 2025



## Current Market Snapshot

\$1,492,500

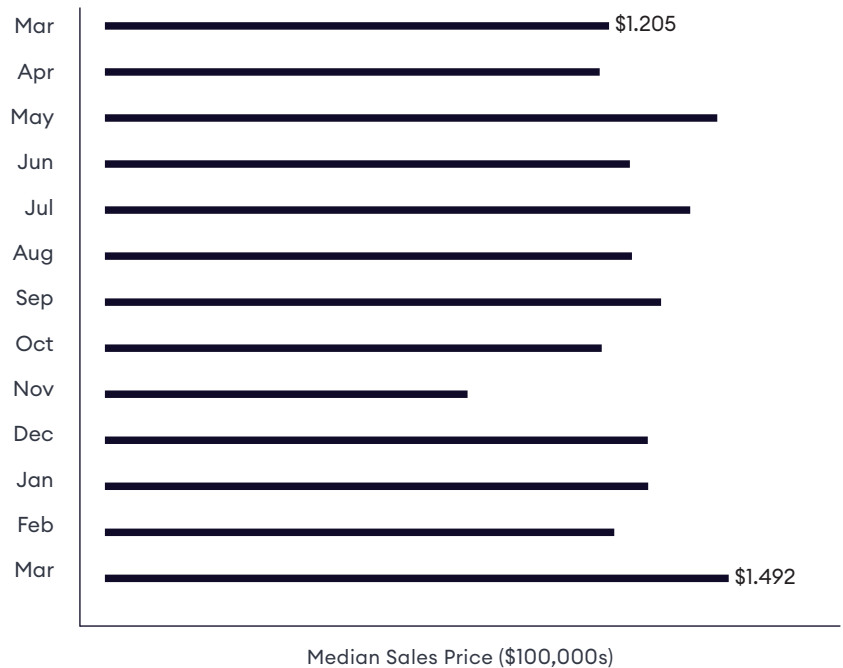
Median Sales Price 23.9% Δ YOY

\$708

Average \$/SF -14.8% Δ YOY

41

Properties For Sale 13.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,205,000	\$1,330,000	\$1,298,070	\$1,492,500	23.9%
Average Price per Square Foot	\$831	\$806	\$795	\$708	-14.8%
Properties Sold	9	16	7	8	-11.1%
Properties Pending Sale	15	11	4	12	-20.0%
Properties For Sale	36	44	35	41	13.9%
Days on Market (Pending Sale)	11	51	18	40	254.8%
Percent Under Contract	41.7%	25.0%	11.4%	29.3%	-29.8%
Average Median Price for Last 12 Months	\$1,294,021	\$1,226,574	\$1,336,333	\$1,265,919	-2.2%

\*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, March 2025



## Current Market Snapshot

\$1,548,000

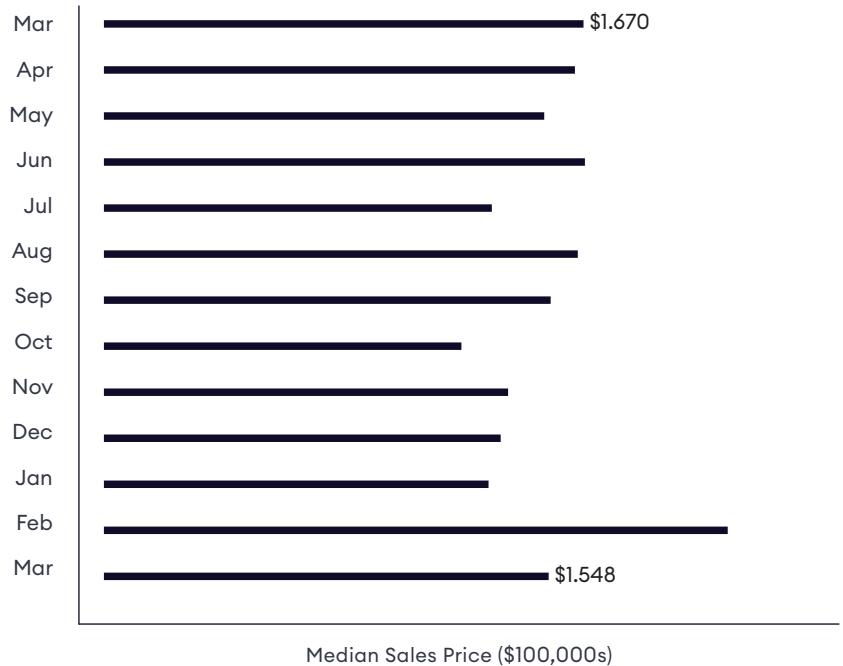
Median Sales Price -7.3% Δ YOY

\$1,044

Average \$/SF -3.4% Δ YOY

30

Properties For Sale 11.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,670,000	\$1,555,000	\$1,380,000	\$1,548,000	-7.3%
Average Price per Square Foot	\$1,081	\$1,083	\$1,647	\$1,044	-3.4%
Properties Sold	10	17	6	13	30.0%
Properties Pending Sale	8	10	6	14	75.0%
Properties For Sale	27	36	26	30	11.1%
Days on Market (Pending Sale)	93	55	42	30	-67.8%
Percent Under Contract	29.6%	27.8%	23.1%	46.7%	57.5%
Average Median Price for Last 12 Months	\$1,451,695	\$1,514,833	\$1,686,833	\$1,550,808	6.8%

\*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, March 2025



## Current Market Snapshot

**\$2,660,000**

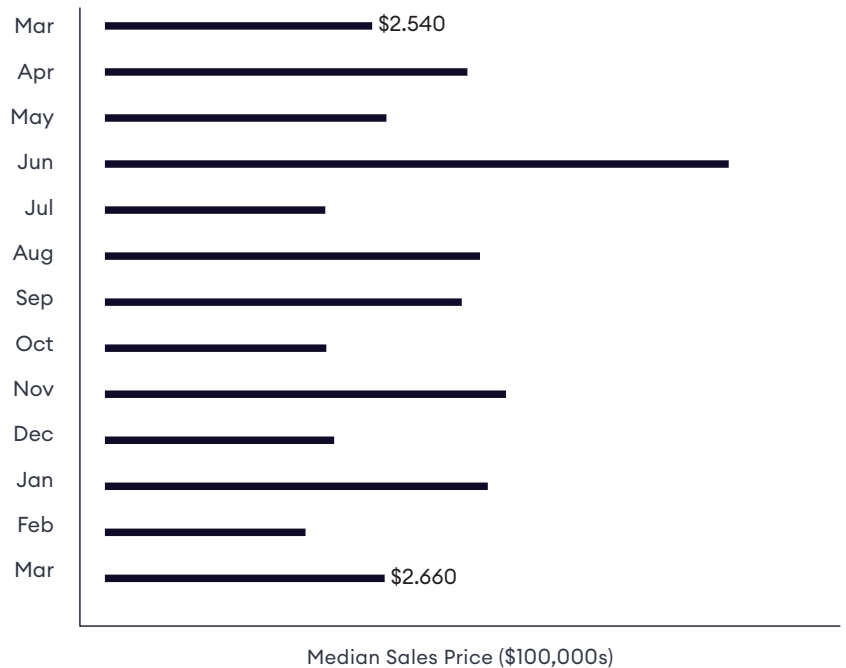
Median Sales Price **4.7% Δ YOY**

**\$1,246**

Average \$/SF **-8.4% Δ YOY**

**48**

Properties For Sale **29.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,540,000	\$3,400,000	\$2,175,000	\$2,660,000	4.7%
Average Price per Square Foot	\$1,361	\$1,221	\$1,223	\$1,246	-8.4%
Properties Sold	2	7	11	11	450.0%
Properties Pending Sale	6	8	3	11	83.3%
Properties For Sale	37	52	35	48	29.7%
Days on Market (Pending Sale)	11	93	53	15	33.1%
Percent Under Contract	16.2%	15.4%	8.6%	22.9%	41.3%
Average Median Price for Last 12 Months	\$3,117,820	\$2,718,333	\$2,736,667	\$3,077,554	-1.3%

\*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.



## Current Market Snapshot

**\$815,000**

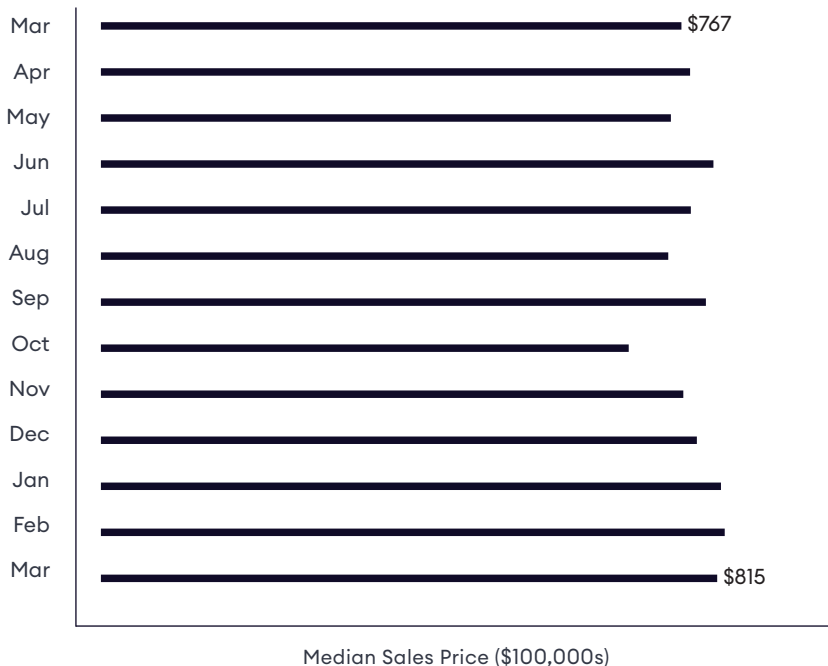
Median Sales Price **6.2% Δ YOY**

**\$472**

Average \$/SF **-0.4% Δ YOY**

**101**

Properties For Sale **21.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$767,500	\$800,000	\$788,000	\$815,000	6.2%
Average Price per Square Foot	\$474	\$477	\$469	\$472	-0.4%
Properties Sold	36	40	30	29	-19.4%
Properties Pending Sale	39	21	24	47	20.5%
Properties For Sale	83	99	80	101	21.7%
Days on Market (Pending Sale)	39	48	39	32	-18.7%
Percent Under Contract	47.0%	21.2%	30.0%	46.5%	-1.0%
Average Median Price for Last 12 Months	\$754,958	\$785,917	\$820,000	\$781,192	3.5%

\*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, March 2025



## Current Market Snapshot

**\$820,000**

Median Sales Price **-10.4% Δ YOY**

**\$670**

Average \$/SF **21.6% Δ YOY**

**42**

Properties For Sale **61.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$915,000	\$830,000	\$857,500	\$820,000	-10.4%
Average Price per Square Foot	\$551	\$655	\$565	\$670	21.6%
Properties Sold	13	9	12	9	-30.8%
Properties Pending Sale	9	13	7	12	33.3%
Properties For Sale	26	51	37	42	61.5%
Days on Market (Pending Sale)	48	76	60	44	-7.9%
Percent Under Contract	34.6%	25.5%	18.9%	28.6%	-17.5%
Average Median Price for Last 12 Months	\$798,453	\$804,545	\$789,923	\$837,290	4.9%

\*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 <sup>2</sup> (18,910 km <sup>2</sup> )
Land	7,206 mi <sup>2</sup> (18,660 km <sup>2</sup> )
Water	97 mi <sup>2</sup> (250 km <sup>2</sup> )
Highest Elevation	10,843 ft (3,305 m)
Population	
Total	2,418,185
Density	336/mi <sup>2</sup> (130/km <sup>2</sup> )
GDP	\$105 Billion

# Bermuda Dunes

Single Family Residences, March 2025



## Current Market Snapshot

\$685,000

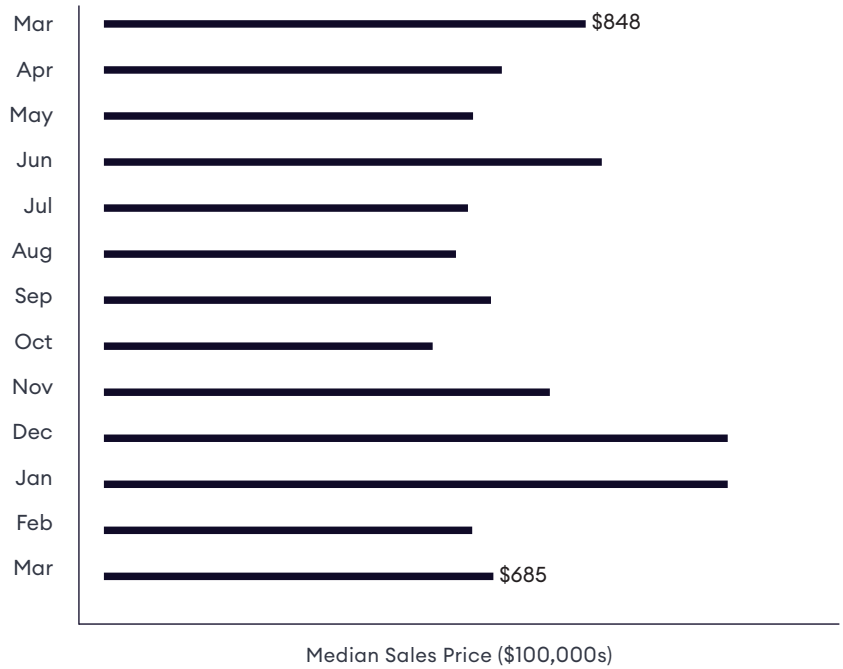
Median Sales Price -19.3% Δ YOY

\$309

Average \$/SF -2.5% Δ YOY

70

Properties For Sale 18.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$848,500	\$680,750	\$1,100,000	\$685,000	-19.3%
Average Price per Square Foot	\$317	\$314	\$313	\$309	-2.5%
Properties Sold	4	6	3	7	75.0%
Properties Pending Sale	5	6	5	14	180.0%
Properties For Sale	59	59	57	70	18.6%
Days on Market (Pending Sale)	105	95	38	34	-67.9%
Percent Under Contract	8.5%	10.2%	8.8%	20.0%	136.0%
Average Median Price for Last 12 Months	\$829,375	\$815,833	\$810,833	\$762,231	-8.8%

\*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, March 2025



## Current Market Snapshot

\$559,550

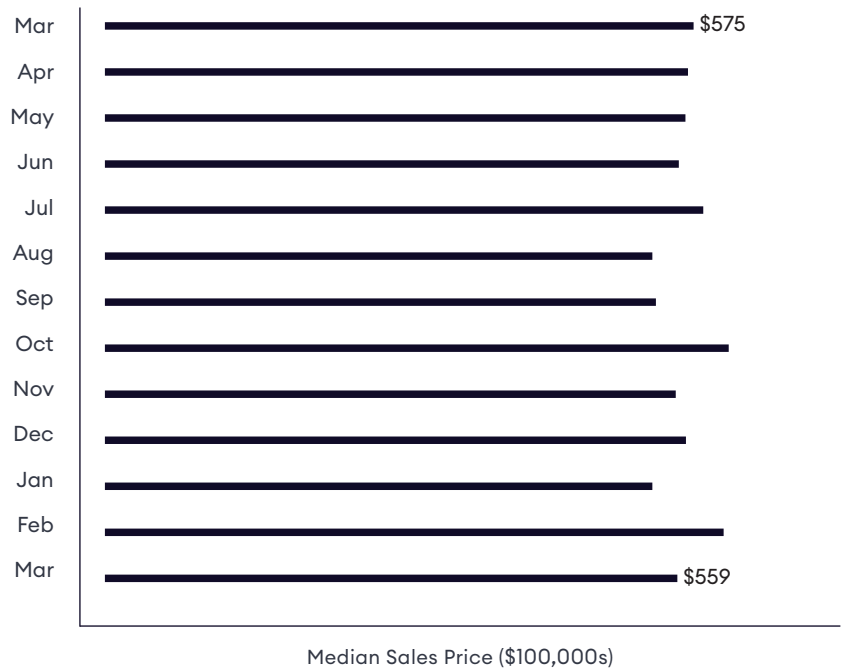
Median Sales Price -2.8% Δ YOY

\$321

Average \$/SF -4.5% Δ YOY

293

Properties For Sale 12.3% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$575,500	\$538,500	\$568,000	\$559,550	-2.8%
Average Price per Square Foot	\$336	\$315	\$315	\$321	-4.5%
Properties Sold	34	28	43	38	11.8%
Properties Pending Sale	28	37	44	46	64.3%
Properties For Sale	261	286	286	293	12.3%
Days on Market (Pending Sale)	51	62	81	52	2.7%
Percent Under Contract	10.7%	12.9%	15.4%	15.7%	46.3%
Average Median Price for Last 12 Months	\$539,500	\$572,588	\$566,517	\$566,771	4.8%

\*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, March 2025



## Current Market Snapshot

**\$475,000**

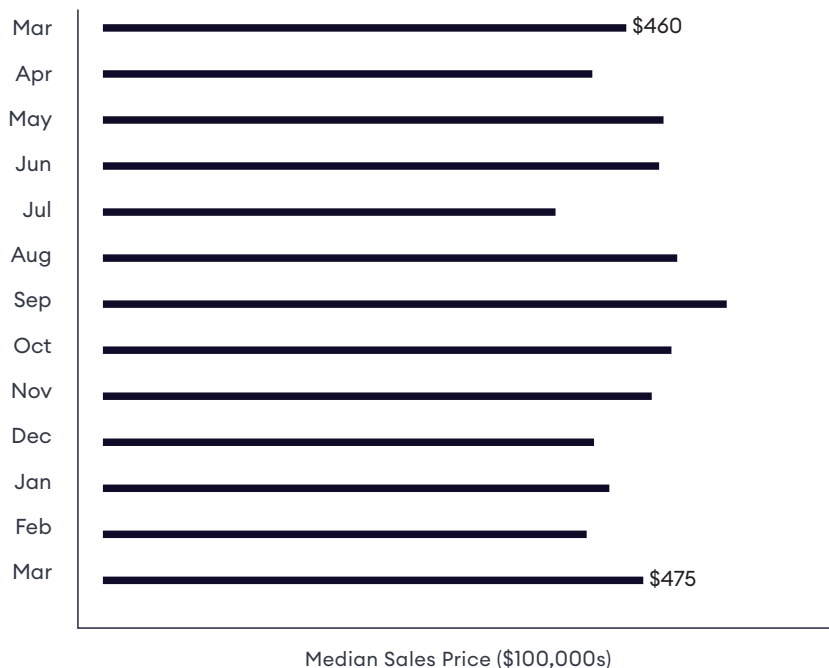
Median Sales Price **3.3% Δ YOY**

**\$250**

Average \$/SF **-4.9% Δ YOY**

**71**

Properties For Sale **-10.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$460,000	\$548,729	\$431,500	\$475,000	3.3%
Average Price per Square Foot	\$263	\$276	\$281	\$250	-4.9%
Properties Sold	15	12	8	7	-53.3%
Properties Pending Sale	8	13	11	17	112.5%
Properties For Sale	79	77	69	71	-10.1%
Days on Market (Pending Sale)	30	32	69	34	14.1%
Percent Under Contract	10.1%	16.9%	15.9%	23.9%	136.4%
Average Median Price for Last 12 Months	\$478,194	\$459,817	\$448,333	\$467,848	-2.2%

\*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

**\$781,638**

Median Sales Price **-1.1% Δ YOY**

**\$360**

Average \$/SF **6.5% Δ YOY**

**220**

Properties For Sale **5.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$790,000	\$760,000	\$730,147	\$781,638	-1.1%
Average Price per Square Foot	\$338	\$333	\$352	\$360	6.5%
Properties Sold	43	35	55	37	-14.0%
Properties Pending Sale	66	50	33	43	-34.8%
Properties For Sale	208	257	196	220	5.8%
Days on Market (Pending Sale)	39	43	72	57	46.5%
Percent Under Contract	31.7%	19.5%	16.8%	19.5%	-38.4%
Average Median Price for Last 12 Months	\$751,745	\$773,839	\$782,796	\$775,550	3.1%

\*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, March 2025



## Current Market Snapshot

# \$390,000

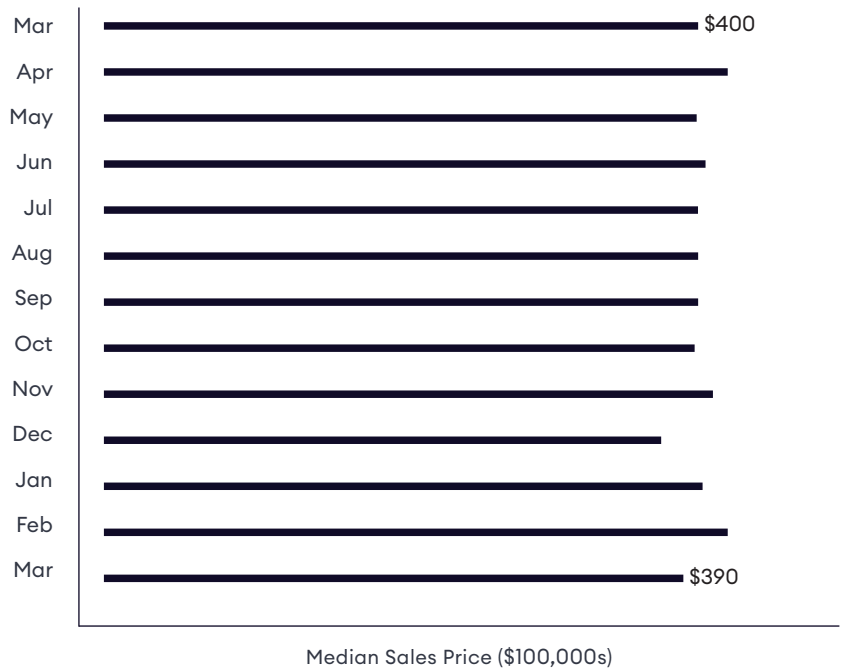
Median Sales Price -2.5% Δ YOY

# \$249

Average \$/SF -5.0% Δ YOY

# 383

Properties For Sale 15.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$400,000	\$400,000	\$375,000	\$390,000	-2.5%
Average Price per Square Foot	\$262	\$261	\$248	\$249	-5.0%
Properties Sold	43	35	39	31	-27.9%
Properties Pending Sale	41	34	22	61	48.8%
Properties For Sale	331	347	352	383	15.7%
Days on Market (Pending Sale)	53	52	62	63	17.7%
Percent Under Contract	12.4%	9.8%	6.2%	15.9%	28.6%
Average Median Price for Last 12 Months	\$391,996	\$399,271	\$404,333	\$401,502	2.4%

\*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, March 2025



## Current Market Snapshot

**\$2,299,500**

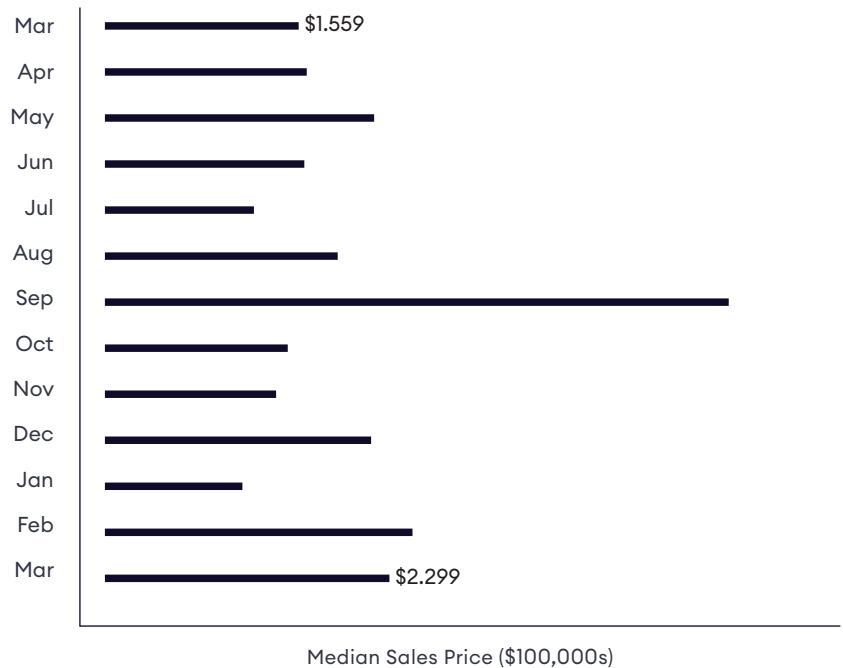
Median Sales Price **47.5% Δ YOY**

**\$776**

Average \$/SF **35.4% Δ YOY**

**170**

Properties For Sale **11.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,559,000	\$5,067,500	\$2,150,000	\$2,299,500	47.5%
Average Price per Square Foot	\$573	\$1,217	\$746	\$776	35.4%
Properties Sold	32	2	11	22	-31.2%
Properties Pending Sale	29	4	10	37	27.6%
Properties For Sale	153	100	146	170	11.1%
Days on Market (Pending Sale)	46	20	52	51	10.1%
Percent Under Contract	19.0%	4.0%	6.8%	21.8%	14.8%
Average Median Price for Last 12 Months	\$1,648,955	\$1,813,667	\$1,962,333	\$1,998,808	17.5%

\*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

**\$599,900**

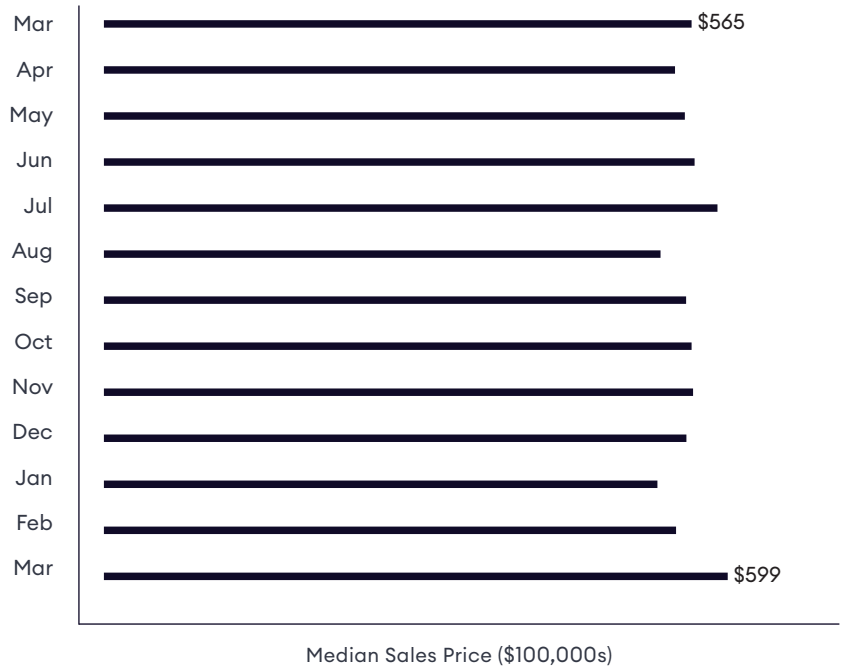
Median Sales Price **6.2% Δ YOY**

**\$304**

Average \$/SF **2.7% Δ YOY**

**723**

Properties For Sale **27.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$565,000	\$559,715	\$560,000	\$599,900	6.2%
Average Price per Square Foot	\$296	\$295	\$292	\$304	2.7%
Properties Sold	81	64	79	99	22.2%
Properties Pending Sale	92	61	79	142	54.3%
Properties For Sale	568	596	660	723	27.3%
Days on Market (Pending Sale)	61	58	52	59	-3.6%
Percent Under Contract	16.2%	10.2%	12.0%	19.6%	21.3%
Average Median Price for Last 12 Months	\$542,462	\$562,222	\$560,633	\$561,419	3.4%

\*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

**\$1,050,000**

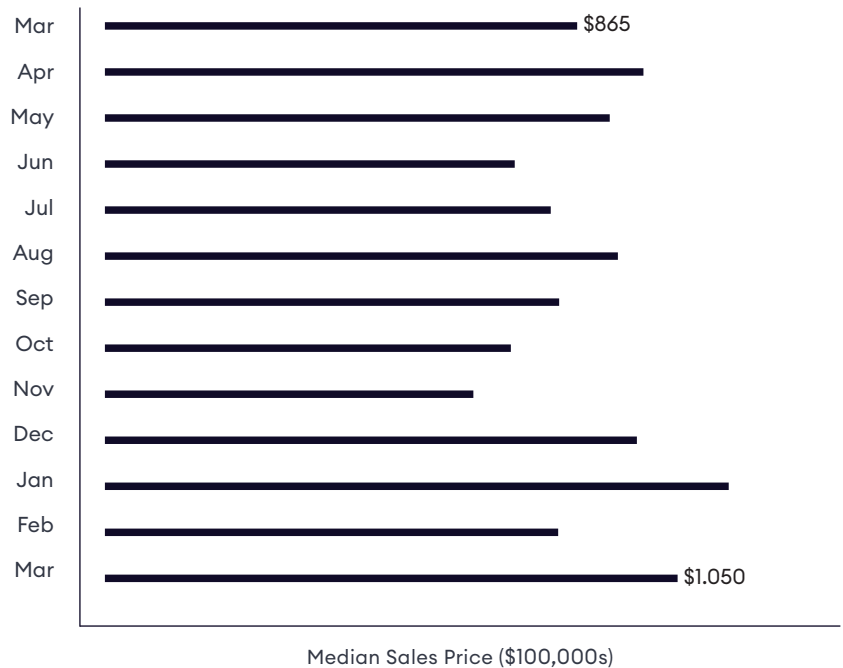
Median Sales Price **21.4% Δ YOY**

**\$553**

Average \$/SF **7.6% Δ YOY**

**764**

Properties For Sale **17.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$865,000	\$831,815	\$975,000	\$1,050,000	21.4%
Average Price per Square Foot	\$514	\$452	\$574	\$553	7.6%
Properties Sold	90	48	71	117	30.0%
Properties Pending Sale	90	56	80	191	112.2%
Properties For Sale	653	604	717	764	17.0%
Days on Market (Pending Sale)	66	68	63	63	-4.1%
Percent Under Contract	13.8%	9.3%	11.2%	25.0%	81.4%
Average Median Price for Last 12 Months	\$854,859	\$902,630	\$1,008,051	\$887,001	3.6%

\*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.



## Current Market Snapshot

\$557,400

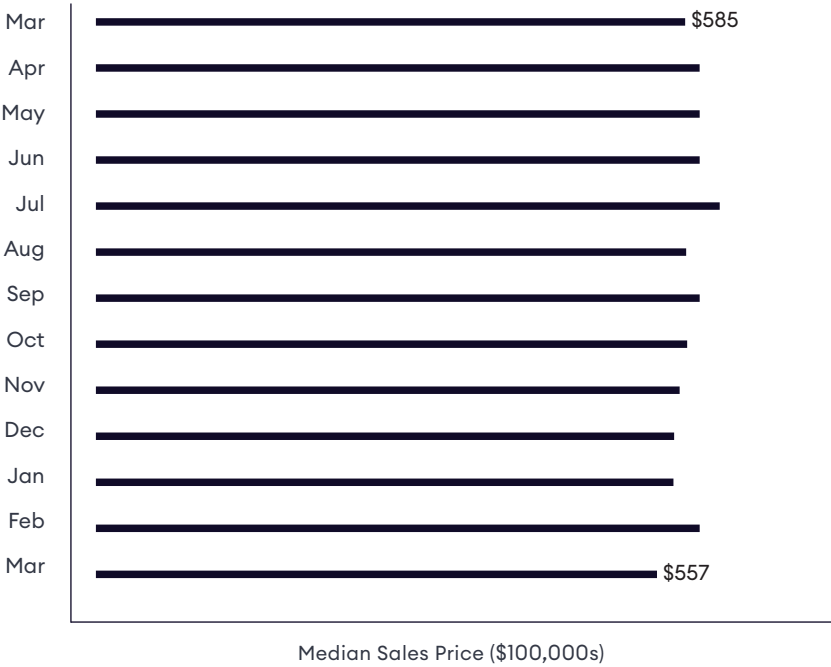
Median Sales Price -4.8% Δ YOY

\$285

Average \$/SF 1.8% Δ YOY

603

Properties For Sale 14.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$585,500	\$600,000	\$574,495	\$557,400	-4.8%
Average Price per Square Foot	\$280	\$286	\$285	\$285	1.8%
Properties Sold	132	115	118	144	9.1%
Properties Pending Sale	148	100	106	158	6.8%
Properties For Sale	525	582	565	603	14.9%
Days on Market (Pending Sale)	34	32	46	45	31.2%
Percent Under Contract	28.2%	17.2%	18.8%	26.2%	-7.1%
Average Median Price for Last 12 Months	\$571,642	\$578,868	\$577,071	\$589,627	3.1%

\*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, March 2025



## Current Market Snapshot

\$720,750

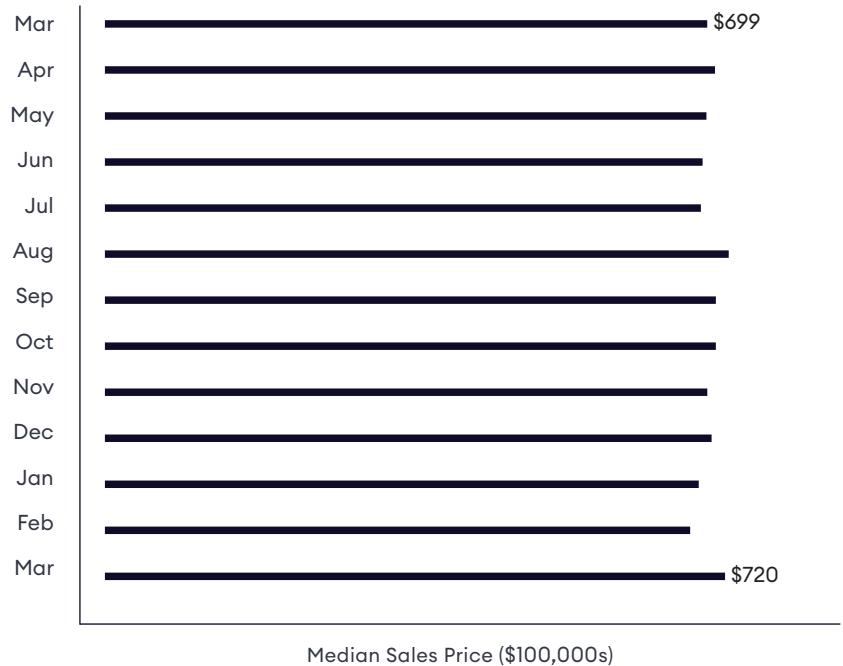
Median Sales Price 3.0% Δ YOY

\$319

Average \$/SF 8.5% Δ YOY

490

Properties For Sale 6.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$699,900	\$710,000	\$705,000	\$720,750	3.0%
Average Price per Square Foot	\$294	\$303	\$295	\$319	8.5%
Properties Sold	105	88	95	108	2.9%
Properties Pending Sale	113	90	62	149	31.9%
Properties For Sale	462	572	471	490	6.1%
Days on Market (Pending Sale)	33	31	54	45	35.7%
Percent Under Contract	24.5%	15.7%	13.2%	30.4%	24.3%
Average Median Price for Last 12 Months	\$677,175	\$700,958	\$696,917	\$702,742	3.8%

\*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, March 2025



## Current Market Snapshot

# \$617,500

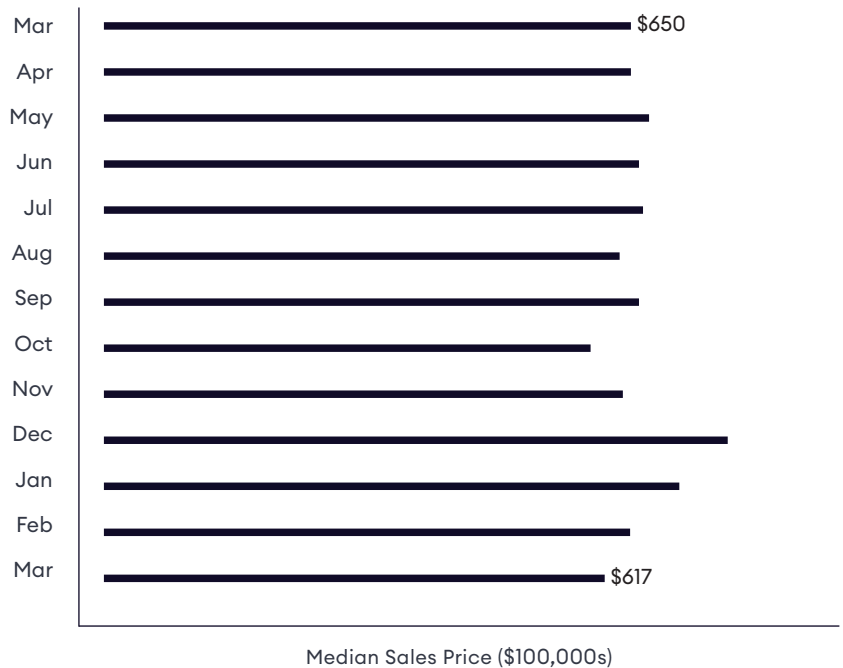
Median Sales Price -5.0% Δ YOY

# \$370

Average \$/SF -23.7% Δ YOY

# 686

Properties For Sale 11.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$650,000	\$660,000	\$770,000	\$617,500	-5.0%
Average Price per Square Foot	\$485	\$375	\$517	\$370	-23.7%
Properties Sold	105	60	65	88	-16.2%
Properties Pending Sale	108	55	86	131	21.3%
Properties For Sale	614	491	582	686	11.7%
Days on Market (Pending Sale)	66	60	64	54	-18.5%
Percent Under Contract	17.6%	11.2%	14.8%	19.1%	8.6%
Average Median Price for Last 12 Months	\$639,400	\$664,417	\$658,833	\$660,000	3.1%

\*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, March 2025



## Current Market Snapshot

\$1,215,000

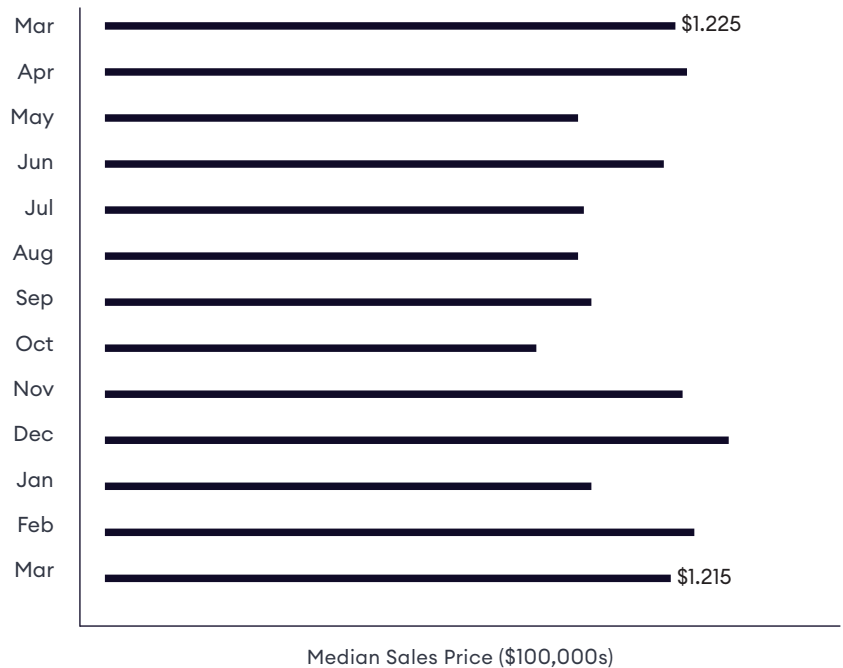
Median Sales Price -0.8% Δ YOY

\$684

Average \$/SF -3.9% Δ YOY

874

Properties For Sale 15.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,225,000	\$1,043,750	\$1,340,000	\$1,215,000	-0.8%
Average Price per Square Foot	\$712	\$530	\$633	\$684	-3.9%
Properties Sold	72	38	51	57	-20.8%
Properties Pending Sale	94	36	55	88	-6.4%
Properties For Sale	755	695	759	874	15.8%
Days on Market (Pending Sale)	63	66	65	66	5.8%
Percent Under Contract	12.5%	5.2%	7.2%	10.1%	-19.1%
Average Median Price for Last 12 Months	\$1,187,000	\$1,171,680	\$1,174,860	\$1,138,948	-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, March 2025



## Current Market Snapshot

\$1,140,000

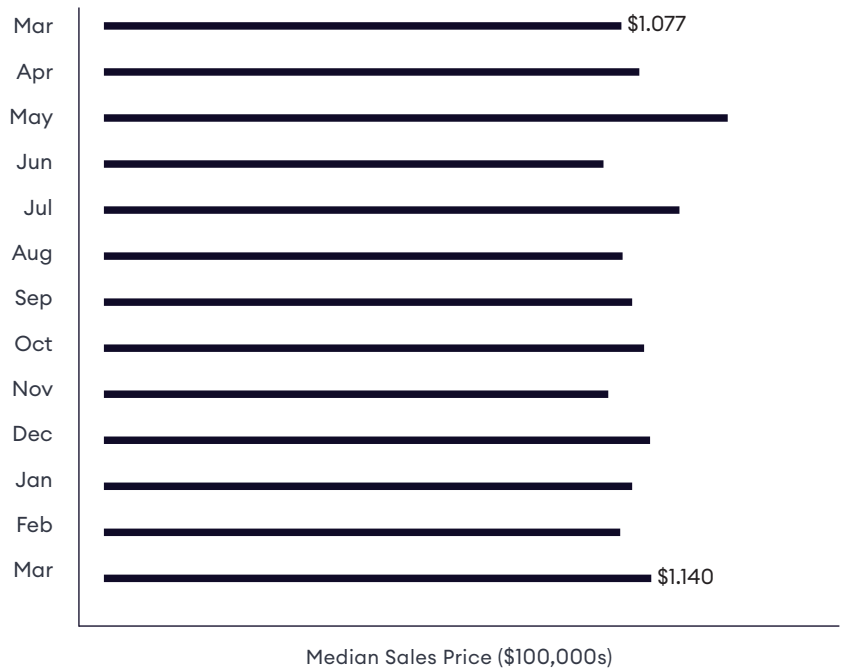
Median Sales Price 5.8% Δ YOY

\$505

Average \$/SF 7.7% Δ YOY

543

Properties For Sale 26.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,077,500	\$1,100,000	\$1,137,500	\$1,140,000	5.8%
Average Price per Square Foot	\$469	\$412	\$511	\$505	7.7%
Properties Sold	50	25	38	44	-12.0%
Properties Pending Sale	65	30	34	75	15.4%
Properties For Sale	429	374	429	543	26.6%
Days on Market (Pending Sale)	66	68	78	59	-10.7%
Percent Under Contract	15.2%	8.0%	7.9%	13.8%	-8.8%
Average Median Price for Last 12 Months	\$1,095,806	\$1,104,583	\$1,105,000	\$1,118,385	2.0%

\*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.



## Current Market Snapshot

**\$749,500**

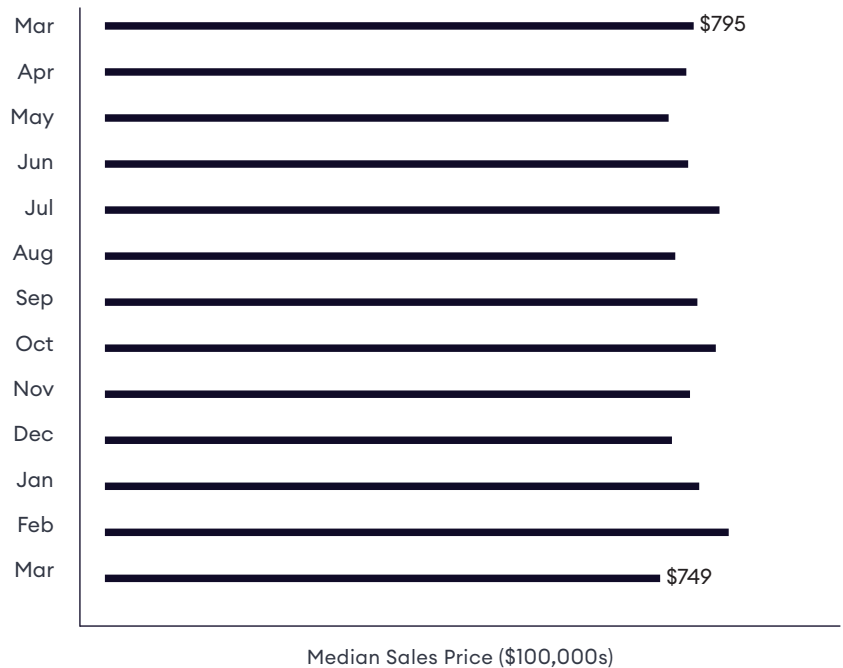
Median Sales Price **-5.7% Δ YOY**

**\$367**

Average \$/SF **-0.3% Δ YOY**

**506**

Properties For Sale **12.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$795,000	\$800,000	\$765,500	\$749,500	-5.7%
Average Price per Square Foot	\$368	\$380	\$383	\$367	-0.3%
Properties Sold	103	86	90	82	-20.4%
Properties Pending Sale	109	92	68	122	11.9%
Properties For Sale	448	516	436	506	12.9%
Days on Market (Pending Sale)	20	31	39	30	48.2%
Percent Under Contract	24.3%	17.8%	15.6%	24.1%	-0.9%
Average Median Price for Last 12 Months	\$747,208	\$795,833	\$798,167	\$792,577	6.1%

\*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, March 2025



## Current Market Snapshot

\$431,000

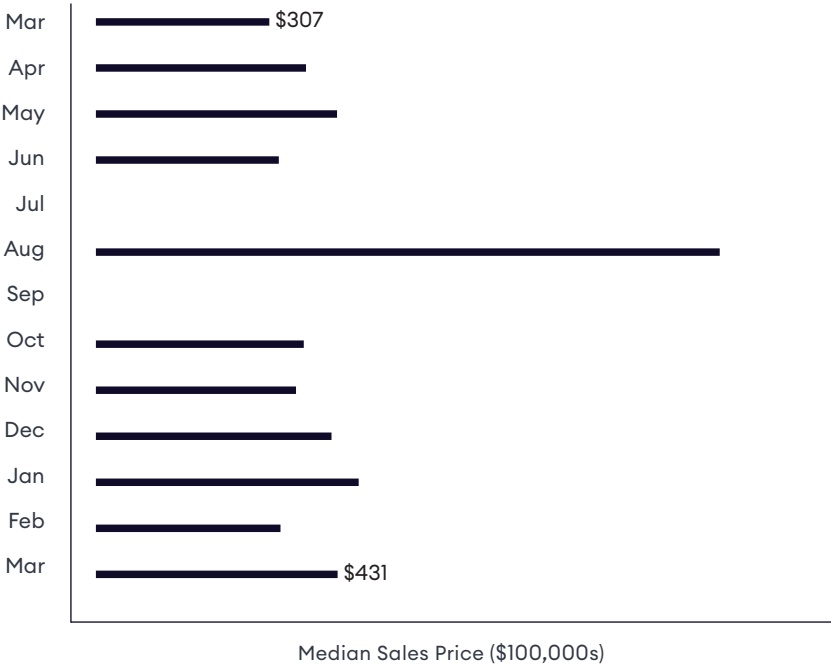
Median Sales Price 40.0% Δ YOY

\$271

Average \$/SF 32.8% Δ YOY

36

Properties For Sale 44.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$307,875	\$0	\$420,000	\$431,000	40.0%
Average Price per Square Foot	\$204	\$0	\$276	\$271	32.8%
Properties Sold	2	0	2	2	0.0%
Properties Pending Sale	1	1	2	6	500.0%
Properties For Sale	25	26	28	36	44.0%
Days on Market (Pending Sale)	224	1	67	31	-86.1%
Percent Under Contract	4.0%	3.8%	7.1%	16.7%	316.7%
Average Median Price for Last 12 Months	\$359,115	\$395,667	\$409,333	\$379,298	5.3%

\*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 <sup>2</sup> (11,036 km <sup>2</sup> )
Land	3,942 mi <sup>2</sup> (10,210 km <sup>2</sup> )
Water	319 mi <sup>2</sup> (830 km <sup>2</sup> )
Highest Elevation	6,536 ft (1,992 m)
Population	
Total	3,298,634
Density	837/mi <sup>2</sup> (323/km <sup>2</sup> )
GDP	\$268 Billion

# San Diego County

Single Family Residences, March 2025



## Current Market Snapshot

\$1,090,000

Median Sales Price 2.1% Δ YOY

\$686

Average \$/SF 4.1% Δ YOY

18,587

Properties For Sale 47.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,067,500	\$1,055,000	\$1,008,500	\$1,090,000	2.1%
Average Price per Square Foot	\$659	\$663	\$640	\$686	4.1%
Properties Sold	1150	1095	1062	1057	-8.1%
Properties Pending Sale	1290	1154	828	1342	4.0%
Properties For Sale	12,570	16,145	16,473	18,587	47.9%
Days on Market (Pending Sale)	28	36	49	33	20.0%
Percent Under Contract	10.3%	7.1%	5.0%	7.2%	-29.6%
Average Median Price for Last 12 Months	\$999,625	\$1,051,250	\$1,074,667	\$1,067,692	6.8%

\*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, March 2025

## Current Market Snapshot

**\$1,548,500**

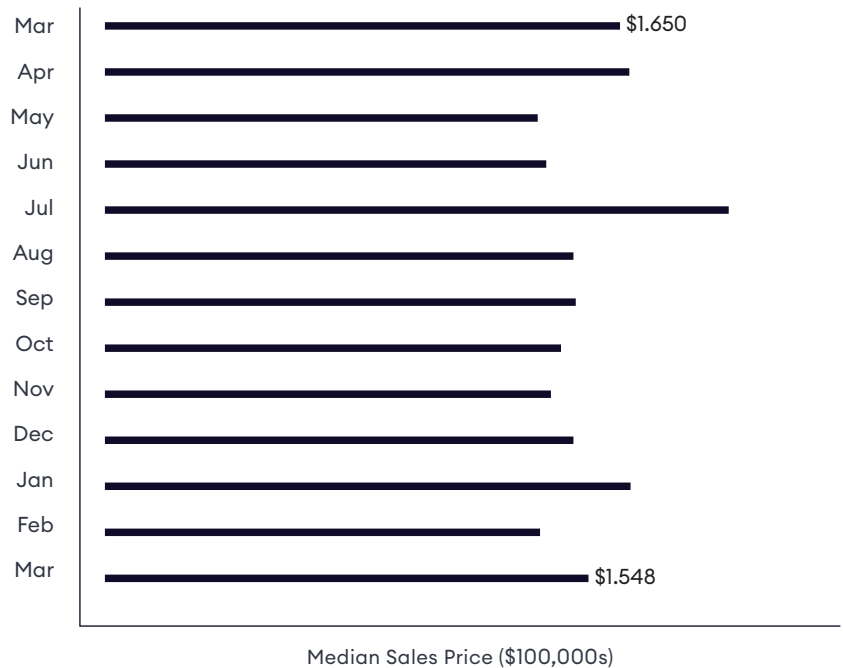
Median Sales Price **-6.2% Δ YOY**

**\$829**

Average \$/SF **1.5% Δ YOY**

**153**

Properties For Sale **62.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,650,000	\$1,507,500	\$1,500,000	\$1,548,500	-6.2%
Average Price per Square Foot	\$817	\$963	\$733	\$829	1.5%
Properties Sold	7	4	5	6	-14.3%
Properties Pending Sale	10	2	4	8	-20.0%
Properties For Sale	94	108	126	153	62.8%
Days on Market (Pending Sale)	14	16	36	37	165.2%
Percent Under Contract	10.6%	1.9%	3.2%	5.2%	-50.8%
Average Median Price for Last 12 Months	\$1,431,154	\$1,502,083	\$1,541,667	\$1,549,808	8.3%

\*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.



## Current Market Snapshot

**\$1,950,000**

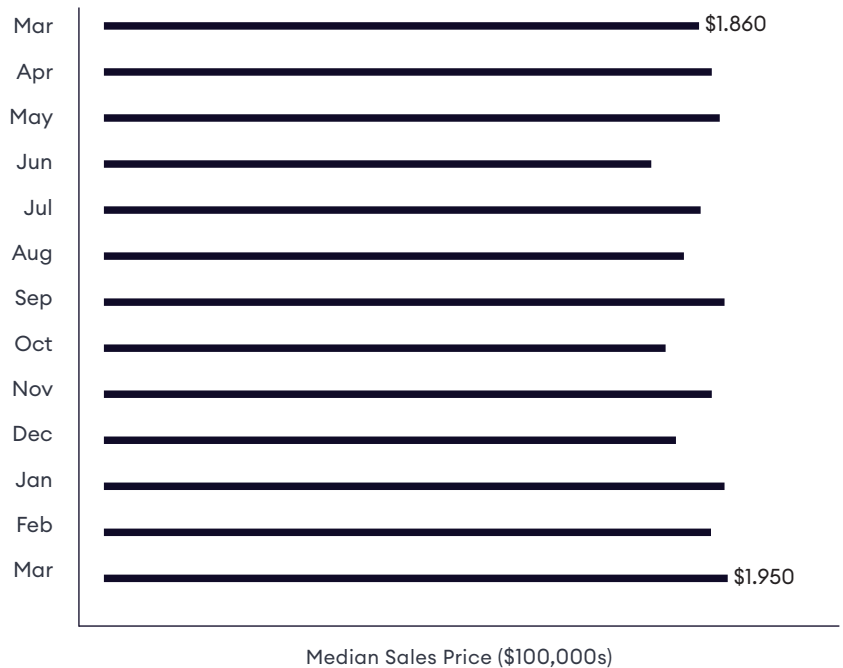
Median Sales Price **4.8% Δ YOY**

**\$782**

Average \$/SF **3.4% Δ YOY**

**754**

Properties For Sale **45.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,860,000	\$1,940,000	\$1,787,500	\$1,950,000	4.8%
Average Price per Square Foot	\$756	\$714	\$733	\$782	3.4%
Properties Sold	49	53	56	47	-4.1%
Properties Pending Sale	51	57	32	64	25.5%
Properties For Sale	520	672	662	754	45.0%
Days on Market (Pending Sale)	29	32	41	29	-0.5%
Percent Under Contract	9.8%	8.5%	4.8%	8.5%	-13.5%
Average Median Price for Last 12 Months	\$1,733,086	\$1,871,667	\$1,929,167	\$1,864,808	7.6%

\*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, March 2025



## Current Market Snapshot

**\$3,012,325**

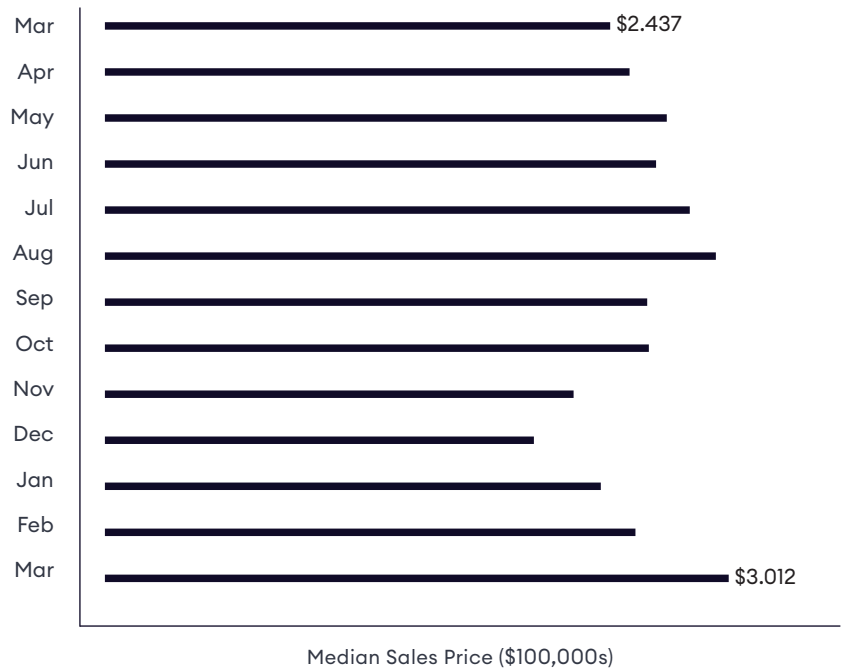
Median Sales Price **23.6% Δ YOY**

**\$867**

Average \$/SF **5.1% Δ YOY**

**286**

Properties For Sale **18.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,437,500	\$2,617,000	\$2,067,500	\$3,012,325	23.6%
Average Price per Square Foot	\$825	\$852	\$846	\$867	5.1%
Properties Sold	16	15	12	14	-12.5%
Properties Pending Sale	29	15	14	17	-41.4%
Properties For Sale	241	262	264	286	18.7%
Days on Market (Pending Sale)	21	45	47	19	-9.4%
Percent Under Contract	12.0%	5.7%	5.3%	5.9%	-50.6%
Average Median Price for Last 12 Months	\$2,339,583	\$2,486,138	\$2,654,775	\$2,588,333	10.6%

\*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.



## Current Market Snapshot

\$960,000

Median Sales Price 1.1% Δ YOY

\$472

Average \$/SF -2.9% Δ YOY

813

Properties For Sale 30.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$950,000	\$917,500	\$883,000	\$960,000	1.1%
Average Price per Square Foot	\$486	\$482	\$477	\$472	-2.9%
Properties Sold	81	72	62	57	-29.6%
Properties Pending Sale	75	59	38	68	-9.3%
Properties For Sale	625	736	719	813	30.1%
Days on Market (Pending Sale)	25	33	44	34	36.9%
Percent Under Contract	12.0%	8.0%	5.3%	8.4%	-30.3%
Average Median Price for Last 12 Months	\$879,958	\$924,050	\$931,267	\$924,638	5.1%

\*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, March 2025



## Current Market Snapshot

\$1,210,000

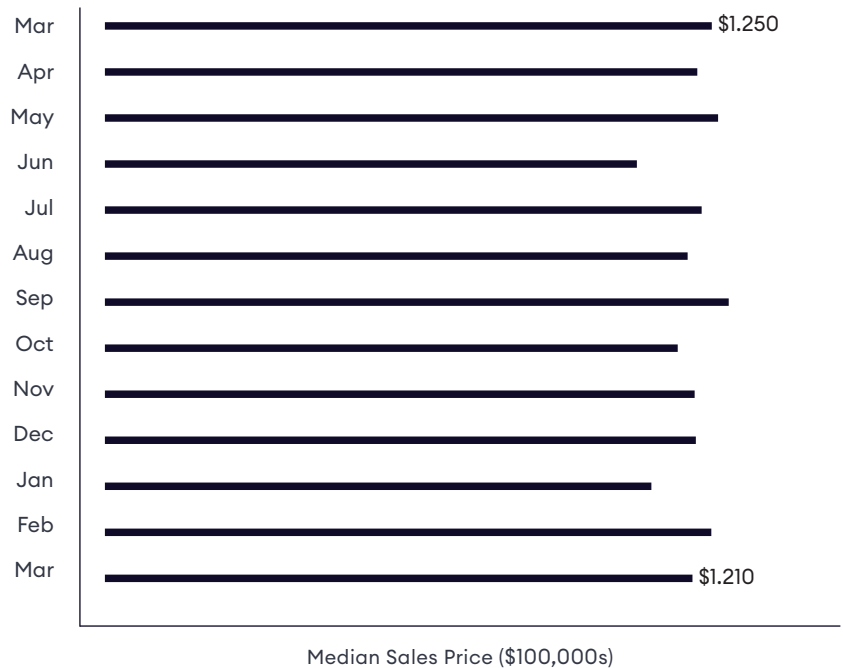
Median Sales Price -3.2% Δ YOY

\$817

Average \$/SF -1.4% Δ YOY

346

Properties For Sale 67.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,250,000	\$1,285,000	\$1,217,000	\$1,210,000	-3.2%
Average Price per Square Foot	\$829	\$830	\$754	\$817	-1.4%
Properties Sold	25	25	28	23	-8.0%
Properties Pending Sale	23	26	22	36	56.5%
Properties For Sale	207	281	302	346	67.1%
Days on Market (Pending Sale)	13	26	28	35	170.4%
Percent Under Contract	11.1%	9.3%	7.3%	10.4%	-6.4%
Average Median Price for Last 12 Months	\$1,125,234	\$1,199,167	\$1,194,667	\$1,210,538	7.6%

\*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, March 2025



## Current Market Snapshot

**\$2,775,000**

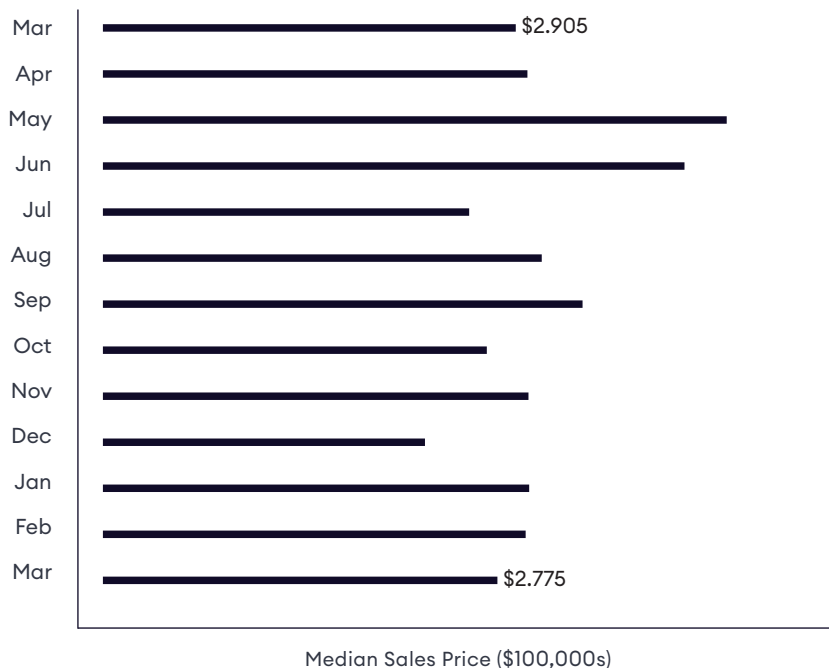
Median Sales Price **-4.5% Δ YOY**

**\$1,713**

Average \$/SF **21.3% Δ YOY**

**264**

Properties For Sale **46.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,905,000	\$3,378,000	\$2,262,000	\$2,775,000	-4.5%
Average Price per Square Foot	\$1,412	\$1,805	\$1,289	\$1,713	21.3%
Properties Sold	19	7	9	9	-52.6%
Properties Pending Sale	22	11	4	12	-45.5%
Properties For Sale	180	236	233	264	46.7%
Days on Market (Pending Sale)	57	57	103	79	39.1%
Percent Under Contract	12.2%	4.7%	1.7%	4.5%	-62.8%
Average Median Price for Last 12 Months	\$3,419,825	\$2,784,500	\$2,916,667	\$3,087,727	-9.7%

\*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.



## Current Market Snapshot

**\$3,722,500**

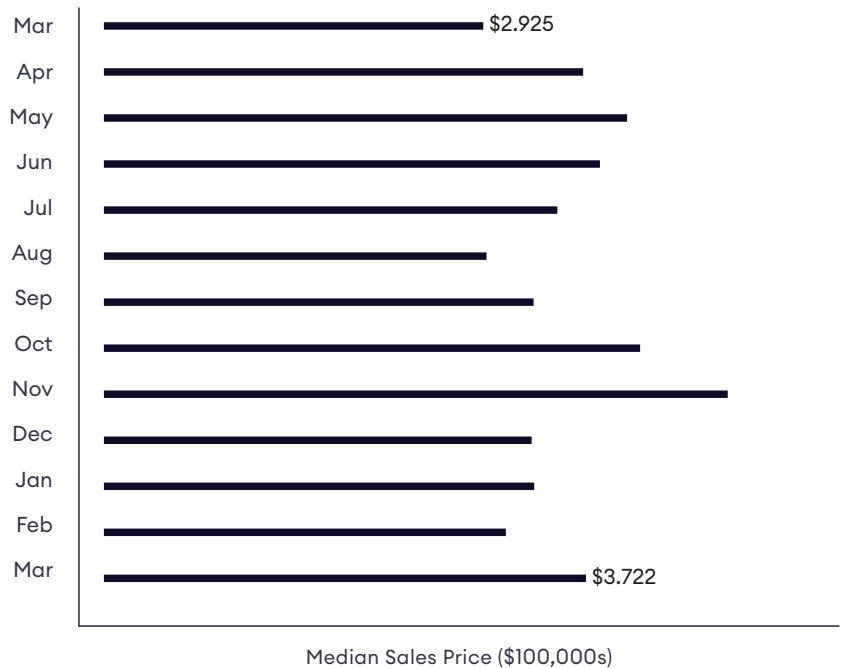
Median Sales Price **27.3% Δ YOY**

**\$1,594**

Average \$/SF **25.9% Δ YOY**

**253**

Properties For Sale **46.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,925,000	\$3,315,000	\$3,300,000	\$3,722,500	27.3%
Average Price per Square Foot	\$1,266	\$1,737	\$1,241	\$1,594	25.9%
Properties Sold	8	15	8	8	0.0%
Properties Pending Sale	9	9	7	13	44.4%
Properties For Sale	173	208	216	253	46.2%
Days on Market (Pending Sale)	18	42	83	26	47.1%
Percent Under Contract	5.2%	4.3%	3.2%	5.1%	-1.2%
Average Median Price for Last 12 Months	\$2,995,931	\$3,734,583	\$3,380,833	\$3,589,942	19.8%

\*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, March 2025



## Current Market Snapshot

\$850,000

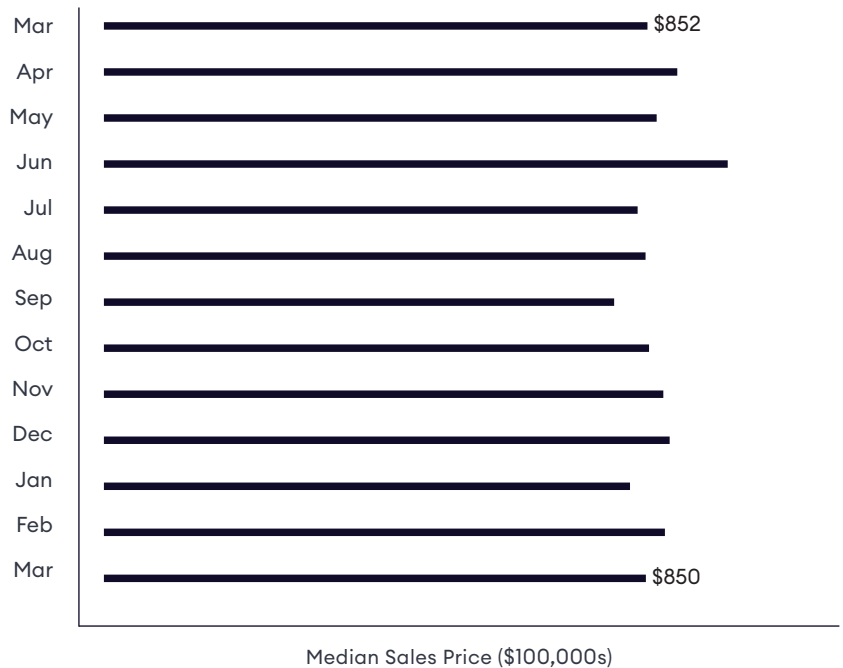
Median Sales Price -0.3% Δ YOY

\$502

Average \$/SF 6.1% Δ YOY

868

Properties For Sale 45.2% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$852,500	\$800,000	\$887,500	\$850,000	-0.3%
Average Price per Square Foot	\$473	\$504	\$483	\$502	6.1%
Properties Sold	63	56	68	40	-36.5%
Properties Pending Sale	68	60	43	55	-19.1%
Properties For Sale	598	758	776	868	45.2%
Days on Market (Pending Sale)	26	24	43	29	11.1%
Percent Under Contract	11.4%	7.9%	5.5%	6.3%	-44.3%
Average Median Price for Last 12 Months	\$835,446	\$862,500	\$851,667	\$866,115	3.7%

\*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, March 2025



## Current Market Snapshot

\$2,045,000

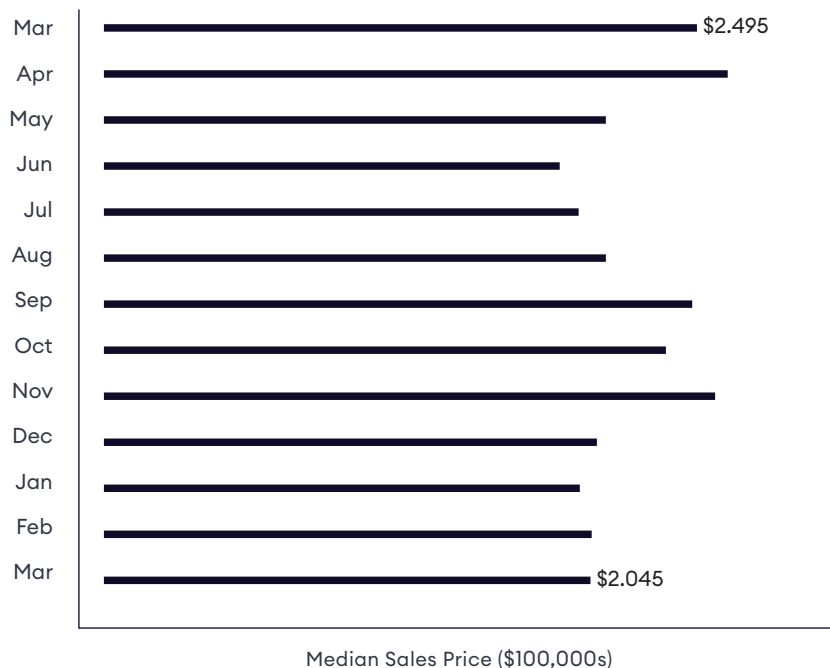
Median Sales Price -18.0% Δ YOY

\$1,029

Average \$/SF -11.2% Δ YOY

397

Properties For Sale 45.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,495,000	\$2,475,000	\$2,072,000	\$2,045,000	-18.0%
Average Price per Square Foot	\$1,159	\$982	\$960	\$1,029	-11.2%
Properties Sold	21	19	16	33	57.1%
Properties Pending Sale	25	21	14	33	32.0%
Properties For Sale	273	351	350	397	45.4%
Days on Market (Pending Sale)	39	51	54	25	-34.9%
Percent Under Contract	9.2%	6.0%	4.0%	8.3%	-9.2%
Average Median Price for Last 12 Months	\$2,254,792	\$2,183,777	\$2,031,704	\$2,217,512	-1.7%

\*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, March 2025



## Current Market Snapshot

\$889,888

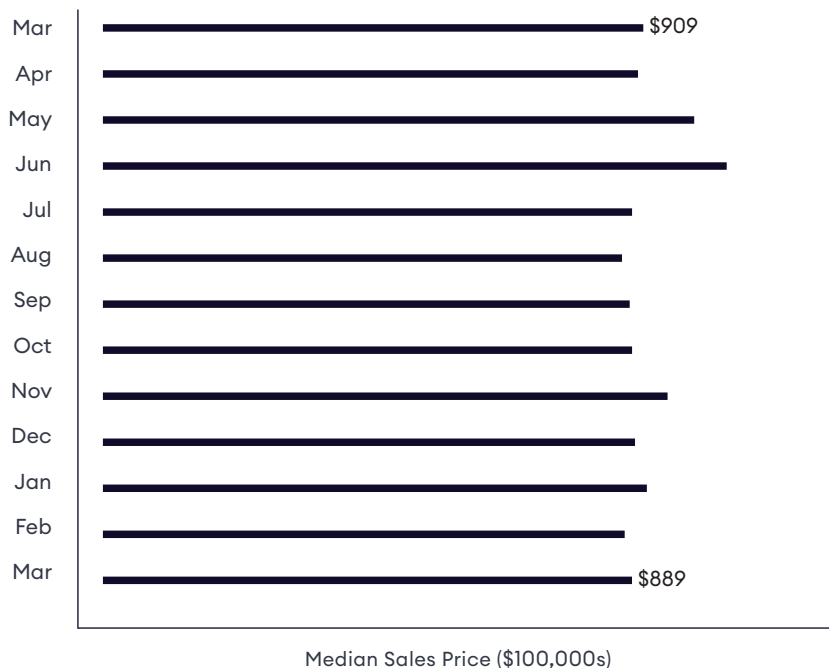
Median Sales Price -2.1% Δ YOY

\$481

Average \$/SF 0.8% Δ YOY

1,119

Properties For Sale 47.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$909,000	\$886,000	\$895,000	\$889,888	-2.1%
Average Price per Square Foot	\$477	\$490	\$469	\$481	0.8%
Properties Sold	76	55	55	73	-3.9%
Properties Pending Sale	68	70	52	94	38.2%
Properties For Sale	759	976	996	1,119	47.4%
Days on Market (Pending Sale)	26	38	54	40	54.0%
Percent Under Contract	9.0%	7.2%	5.2%	8.4%	-6.2%
Average Median Price for Last 12 Months	\$886,175	\$902,898	\$894,129	\$916,953	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, March 2025



## Current Market Snapshot

\$785,000

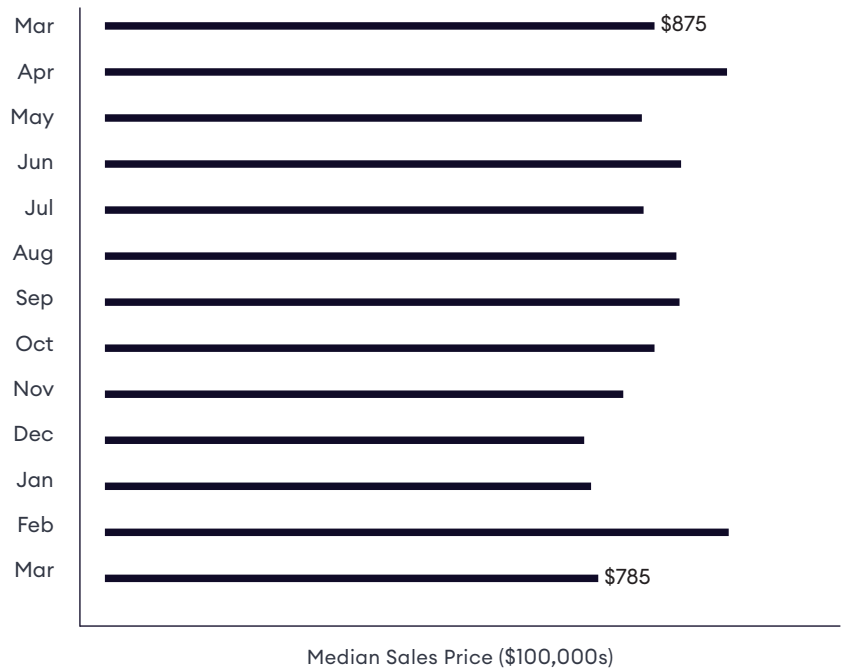
Median Sales Price -10.3% Δ YOY

\$655

Average \$/SF 26.9% Δ YOY

211

Properties For Sale 71.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$875,000	\$915,000	\$762,500	\$785,000	-10.3%
Average Price per Square Foot	\$516	\$620	\$603	\$655	26.9%
Properties Sold	8	7	12	7	-12.5%
Properties Pending Sale	4	10	9	8	100.0%
Properties For Sale	123	185	187	211	71.5%
Days on Market (Pending Sale)	177	46	50	66	-62.8%
Percent Under Contract	3.3%	5.4%	4.8%	3.8%	16.6%
Average Median Price for Last 12 Months	\$910,488	\$835,783	\$850,732	\$871,957	-4.2%

\*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.



## Current Market Snapshot

**\$3,350,000**

Median Sales Price **17.3% Δ YOY**

**\$1,441**

Average \$/SF **6.3% Δ YOY**

**583**

Properties For Sale **44.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,855,000	\$3,105,500	\$3,005,000	\$3,350,000	17.3%
Average Price per Square Foot	\$1,355	\$1,167	\$1,258	\$1,441	6.3%
Properties Sold	18	20	24	19	5.6%
Properties Pending Sale	19	26	13	26	36.8%
Properties For Sale	404	532	535	583	44.3%
Days on Market (Pending Sale)	46	41	50	23	-51.2%
Percent Under Contract	4.7%	4.9%	2.4%	4.5%	-5.2%
Average Median Price for Last 12 Months	\$3,246,803	\$3,488,333	\$3,591,667	\$3,489,654	7.5%

\*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, March 2025



## Current Market Snapshot

\$910,000

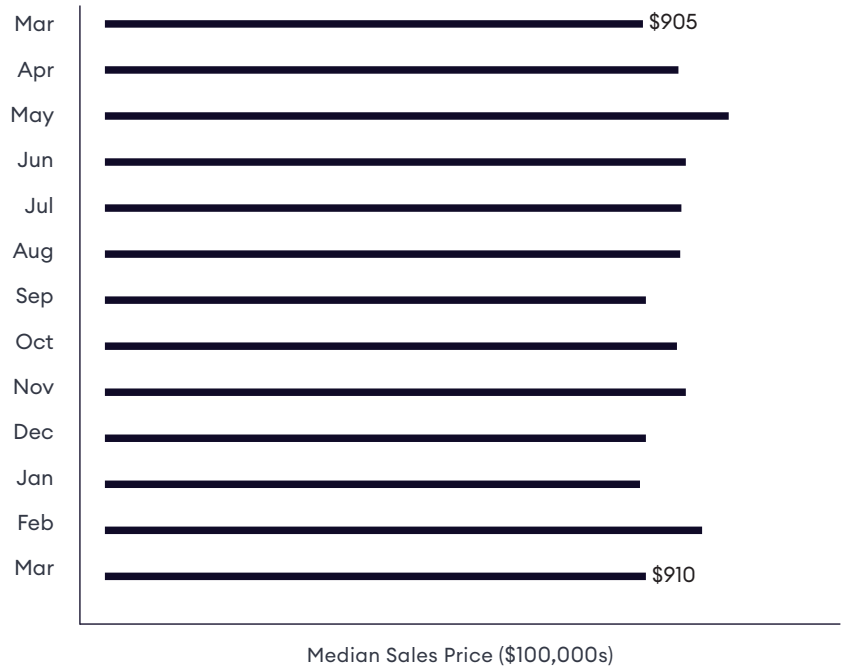
Median Sales Price 0.6% Δ YOY

\$596

Average \$/SF 15.3% Δ YOY

523

Properties For Sale 59.5% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$905,000	\$910,000	\$910,000	\$910,000	0.6%
Average Price per Square Foot	\$517	\$599	\$528	\$596	15.3%
Properties Sold	30	29	27	39	30.0%
Properties Pending Sale	35	41	26	42	20.0%
Properties For Sale	328	458	458	523	59.5%
Days on Market (Pending Sale)	22	37	60	22	-1.3%
Percent Under Contract	10.7%	9.0%	5.7%	8.0%	-24.7%
Average Median Price for Last 12 Months	\$925,729	\$944,167	\$938,333	\$954,654	3.1%

\*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, March 2025



## Current Market Snapshot

**\$1,041,000**

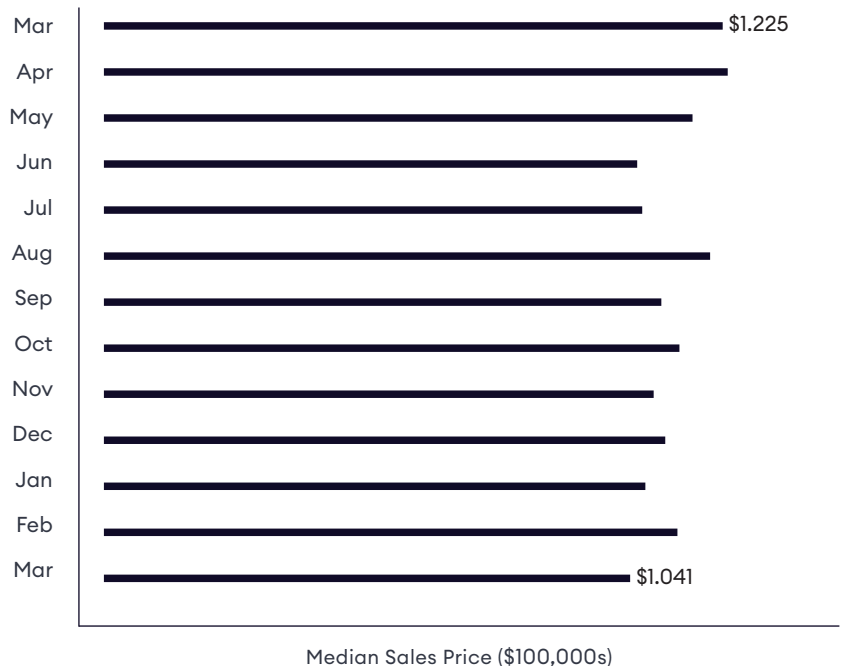
Median Sales Price **-15.0% Δ YOY**

**\$671**

Average \$/SF **-10.8% Δ YOY**

**158**

Properties For Sale **39.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,225,000	\$1,103,000	\$1,110,799	\$1,041,000	-15.0%
Average Price per Square Foot	\$752	\$718	\$744	\$671	-10.8%
Properties Sold	22	14	13	14	-36.4%
Properties Pending Sale	19	12	12	16	-15.8%
Properties For Sale	113	120	141	158	39.8%
Days on Market (Pending Sale)	10	28	48	21	114.6%
Percent Under Contract	16.8%	10.0%	8.5%	10.1%	-39.8%
Average Median Price for Last 12 Months	\$1,008,258	\$1,097,467	\$1,082,417	\$1,125,600	11.6%

\*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, March 2025



## Current Market Snapshot

\$780,000

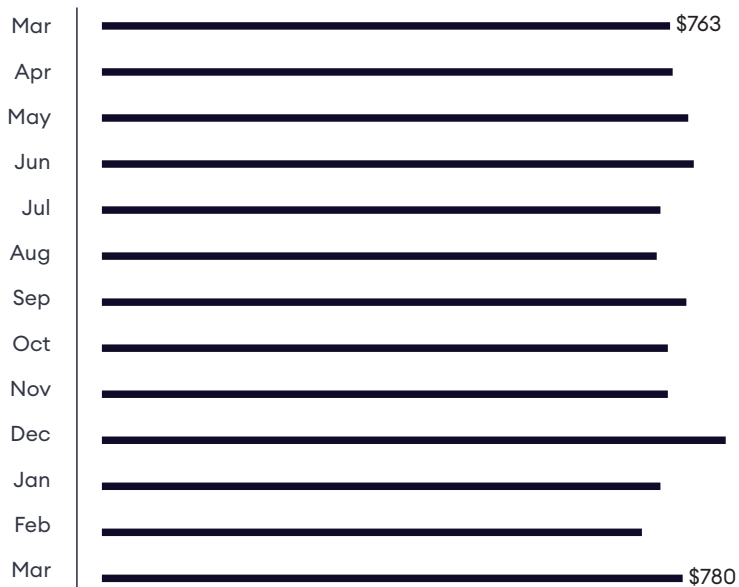
Median Sales Price 2.2% Δ YOY

\$562

Average \$/SF -1.6% Δ YOY

131

Properties For Sale 50.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$763,000	\$785,000	\$838,075	\$780,000	2.2%
Average Price per Square Foot	\$571	\$515	\$502	\$562	-1.6%
Properties Sold	12	10	16	17	41.7%
Properties Pending Sale	10	17	6	13	30.0%
Properties For Sale	87	123	121	131	50.6%
Days on Market (Pending Sale)	28	46	52	39	38.1%
Percent Under Contract	11.5%	13.8%	5.0%	9.9%	-13.7%
Average Median Price for Last 12 Months	\$713,250	\$768,846	\$751,667	\$769,621	7.9%

\*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.



## Current Market Snapshot

**\$627,500**

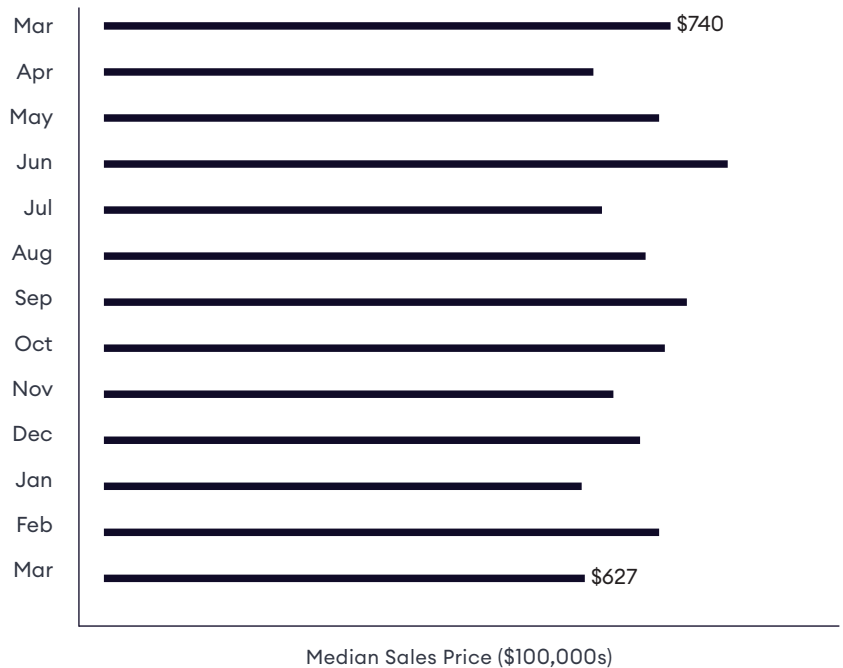
Median Sales Price **-15.2% Δ YOY**

**\$568**

Average \$/SF **7.6% Δ YOY**

**139**

Properties For Sale **35.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$740,000	\$761,400	\$700,000	\$627,500	-15.2%
Average Price per Square Foot	\$528	\$530	\$522	\$568	7.6%
Properties Sold	7	6	5	8	14.3%
Properties Pending Sale	9	11	4	10	11.1%
Properties For Sale	103	118	127	139	35.0%
Days on Market (Pending Sale)	54	55	45	18	-66.0%
Percent Under Contract	8.7%	9.3%	3.1%	7.2%	-17.7%
Average Median Price for Last 12 Months	\$673,083	\$678,896	\$658,625	\$700,829	4.1%

\*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, March 2025



## Current Market Snapshot

**\$1,705,000**

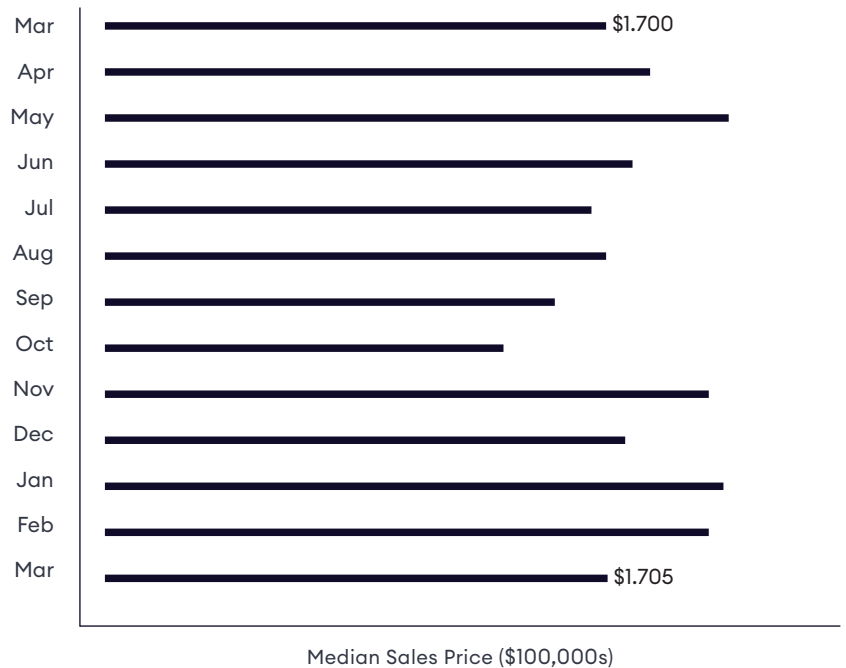
Median Sales Price **0.3% Δ YOY**

**\$1,029**

Average \$/SF **1.7% Δ YOY**

**180**

Properties For Sale **48.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,700,000	\$1,525,000	\$1,765,000	\$1,705,000	0.3%
Average Price per Square Foot	\$1,012	\$1,039	\$1,080	\$1,029	1.7%
Properties Sold	7	13	9	10	42.9%
Properties Pending Sale	8	13	11	9	12.5%
Properties For Sale	121	154	154	180	48.8%
Days on Market (Pending Sale)	18	27	75	29	63.2%
Percent Under Contract	6.6%	8.4%	7.1%	5.0%	-24.4%
Average Median Price for Last 12 Months	\$1,902,338	\$1,836,677	\$1,951,667	\$1,796,389	-5.6%

\*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, March 2025



## Current Market Snapshot

\$985,000

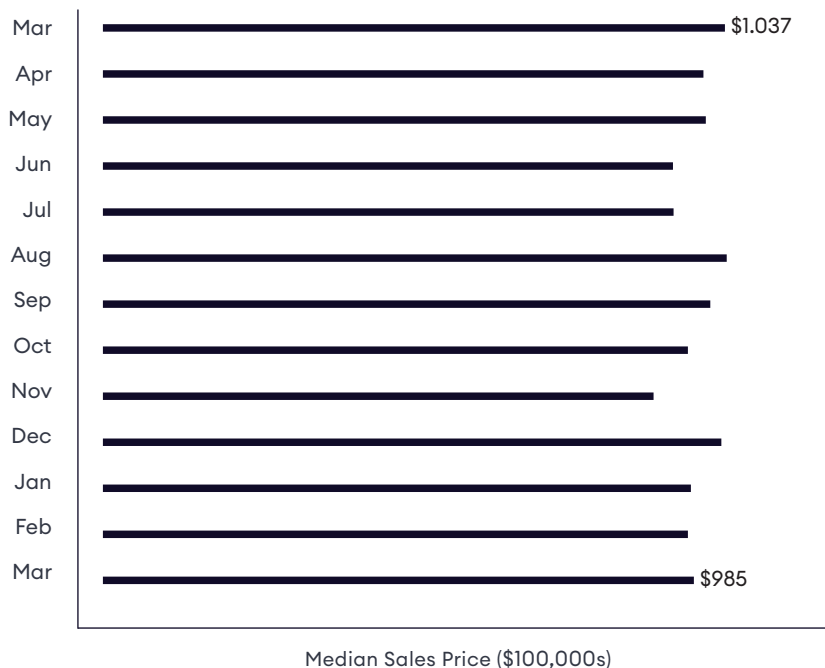
Median Sales Price -5.0% Δ YOY

\$561

Average \$/SF -4.6% Δ YOY

841

Properties For Sale 41.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,037,000	\$1,012,500	\$1,031,000	\$985,000	-5.0%
Average Price per Square Foot	\$588	\$574	\$538	\$561	-4.6%
Properties Sold	57	62	60	67	17.5%
Properties Pending Sale	82	65	41	88	7.3%
Properties For Sale	594	756	744	841	41.6%
Days on Market (Pending Sale)	29	40	47	38	32.2%
Percent Under Contract	13.8%	8.6%	5.5%	10.5%	-24.2%
Average Median Price for Last 12 Months	\$923,917	\$977,250	\$980,000	\$989,231	7.1%

\*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, March 2025



## Current Market Snapshot

\$1,675,000

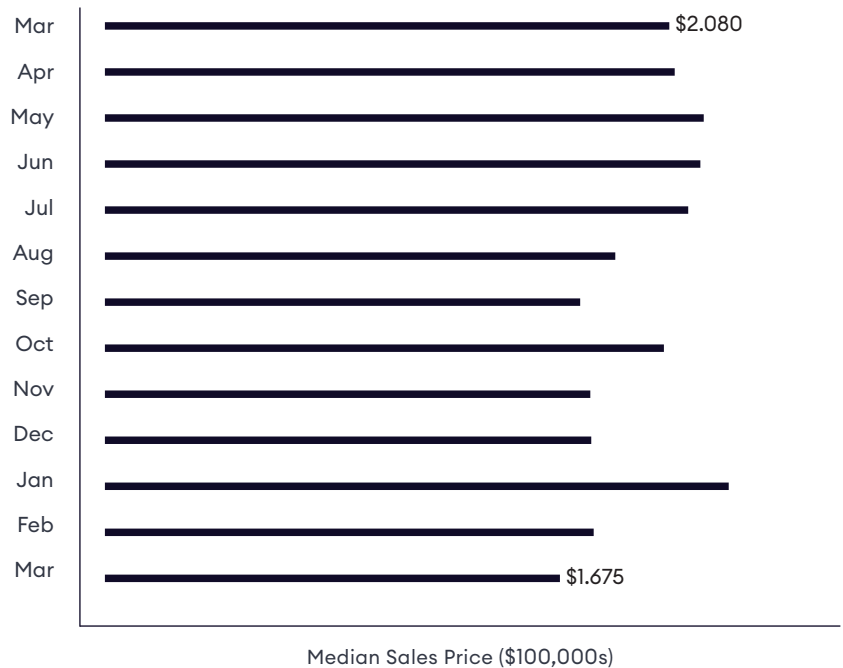
Median Sales Price -19.5% Δ YOY

\$1,621

Average \$/SF 28.2% Δ YOY

271

Properties For Sale 41.1% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,080,000	\$1,750,000	\$1,791,000	\$1,675,000	-19.5%
Average Price per Square Foot	\$1,264	\$1,075	\$1,144	\$1,621	28.2%
Properties Sold	11	7	16	9	-18.2%
Properties Pending Sale	18	10	10	13	-27.8%
Properties For Sale	192	248	242	271	41.1%
Days on Market (Pending Sale)	36	25	62	63	76.4%
Percent Under Contract	9.4%	4.0%	4.1%	4.8%	-48.8%
Average Median Price for Last 12 Months	\$2,078,697	\$1,902,250	\$1,925,000	\$1,982,769	-4.6%

\*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, March 2025



## Current Market Snapshot

\$1,855,000

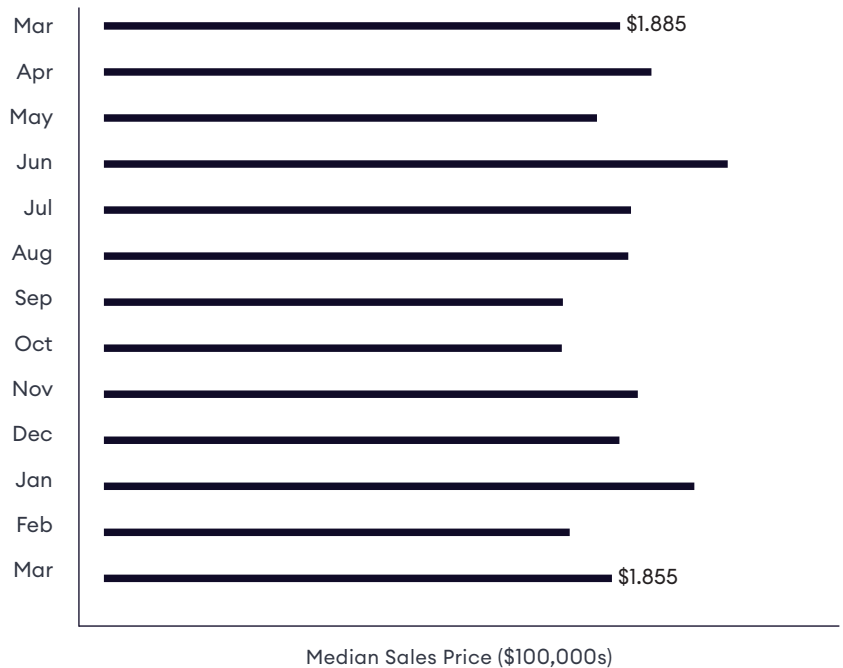
Median Sales Price -1.6% Δ YOY

\$938

Average \$/SF 2.7% Δ YOY

288

Properties For Sale 61.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,885,000	\$1,675,000	\$1,882,500	\$1,855,000	-1.6%
Average Price per Square Foot	\$913	\$909	\$886	\$938	2.7%
Properties Sold	15	10	12	9	-40.0%
Properties Pending Sale	12	13	3	14	16.7%
Properties For Sale	178	230	238	288	61.8%
Days on Market (Pending Sale)	34	33	94	41	22.5%
Percent Under Contract	6.7%	5.7%	1.3%	4.9%	-27.9%
Average Median Price for Last 12 Months	\$157,127	\$1,869,337	\$1,904,167	\$1,899,702	1109.0%

\*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

**\$1,790,000**

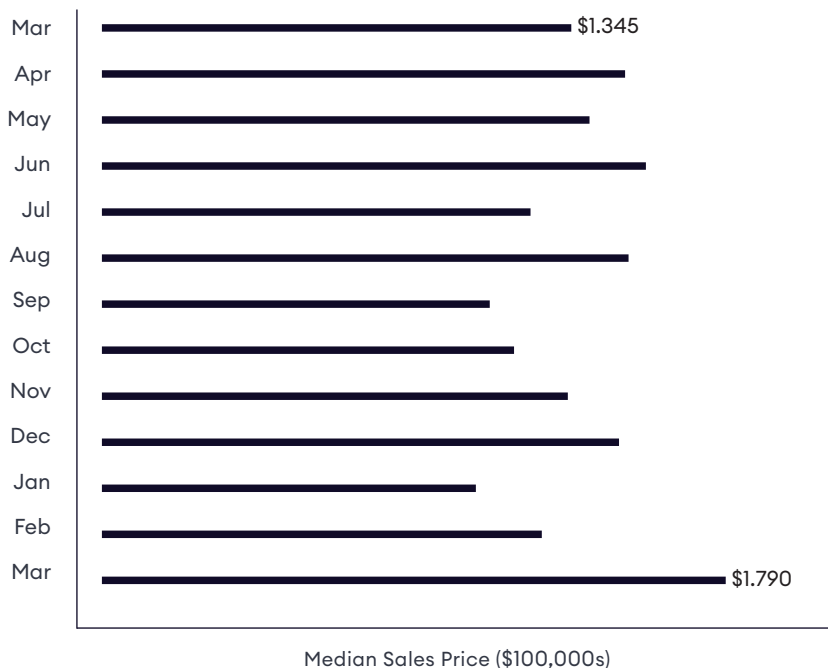
Median Sales Price **33.1% Δ YOY**

**\$605**

Average \$/SF **-5.8% Δ YOY**

**439**

Properties For Sale **54.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,345,000	\$1,110,000	\$1,482,500	\$1,790,000	33.1%
Average Price per Square Foot	\$642	\$663	\$554	\$605	-5.8%
Properties Sold	24	21	18	17	-29.2%
Properties Pending Sale	40	30	15	25	-37.5%
Properties For Sale	284	377	376	439	54.6%
Days on Market (Pending Sale)	19	37	50	32	69.3%
Percent Under Contract	14.1%	8.0%	4.0%	5.7%	-59.6%
Average Median Price for Last 12 Months	\$1,301,788	\$1,352,917	\$1,373,333	\$1,366,731	5.0%

\*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, March 2025



## Current Market Snapshot

**\$1,535,500**

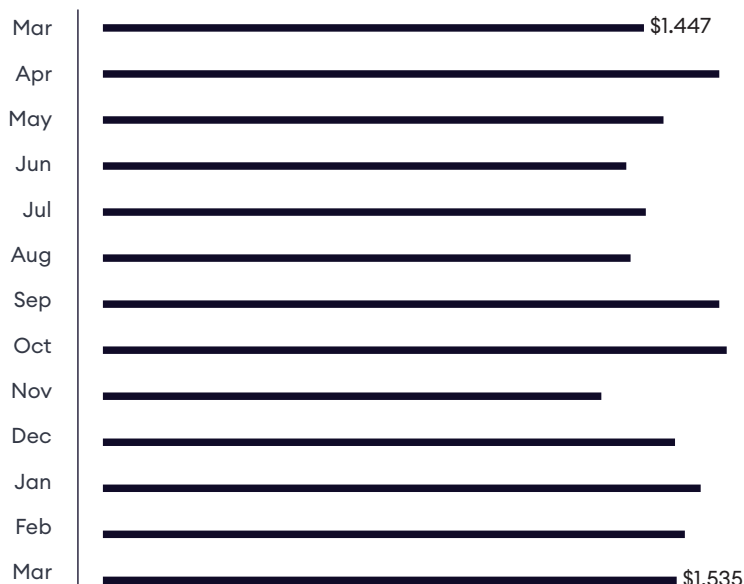
Median Sales Price **6.1% Δ YOY**

**\$739**

Average \$/SF **2.4% Δ YOY**

**731**

Properties For Sale **46.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,447,500	\$1,650,000	\$1,531,000	\$1,535,500	6.1%
Average Price per Square Foot	\$722	\$707	\$747	\$739	2.4%
Properties Sold	48	49	35	42	-12.5%
Properties Pending Sale	55	41	34	65	18.2%
Properties For Sale	498	637	631	731	46.8%
Days on Market (Pending Sale)	20	29	44	32	61.6%
Percent Under Contract	11.0%	6.4%	5.4%	8.9%	-19.5%
Average Median Price for Last 12 Months	\$1,351,924	\$1,537,808	\$1,564,317	\$1,518,335	12.3%

\*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, March 2025



## Current Market Snapshot

**\$4,840,000**

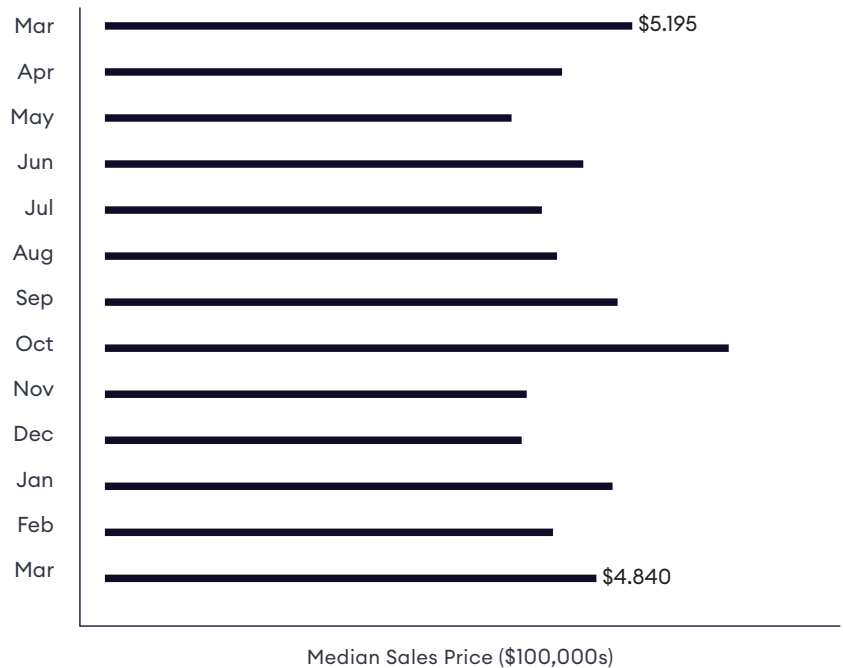
Median Sales Price **-6.8% Δ YOY**

**\$859**

Average \$/SF **-5.1% Δ YOY**

**498**

Properties For Sale **53.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$5,195,000	\$5,050,000	\$4,100,000	\$4,840,000	-6.8%
Average Price per Square Foot	\$905	\$857	\$1,093	\$859	-5.1%
Properties Sold	13	15	7	14	7.7%
Properties Pending Sale	15	18	15	16	6.7%
Properties For Sale	325	430	449	498	53.2%
Days on Market (Pending Sale)	44	61	124	68	54.0%
Percent Under Contract	4.6%	4.2%	3.3%	3.2%	-30.4%
Average Median Price for Last 12 Months	\$4,497,500	\$4,775,000	\$4,750,000	\$4,681,154	4.1%

\*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, March 2025



## Current Market Snapshot

**\$1,200,000**

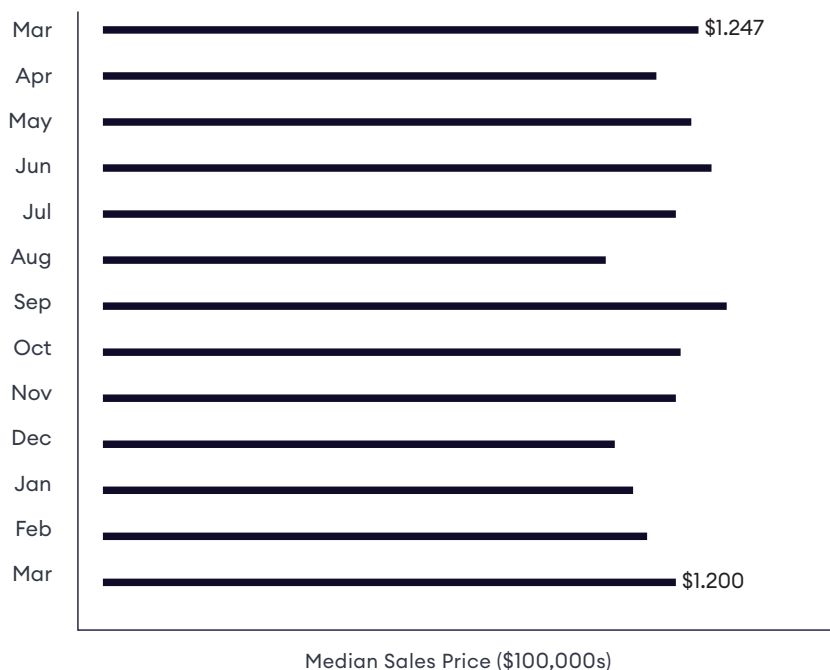
Median Sales Price **-3.8% Δ YOY**

**\$563**

Average \$/SF **5.0% Δ YOY**

**447**

Properties For Sale **41.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,247,599	\$1,307,000	\$1,071,500	\$1,200,000	-3.8%
Average Price per Square Foot	\$536	\$510	\$568	\$563	5.0%
Properties Sold	31	32	23	33	6.5%
Properties Pending Sale	38	38	25	36	-5.3%
Properties For Sale	317	388	387	447	41.0%
Days on Market (Pending Sale)	29	48	41	31	7.6%
Percent Under Contract	12.0%	9.8%	6.5%	8.1%	-32.8%
Average Median Price for Last 12 Months	\$1,095,325	\$1,155,167	\$1,149,833	\$1,184,969	8.2%

\*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, March 2025



## Current Market Snapshot

\$1,210,000

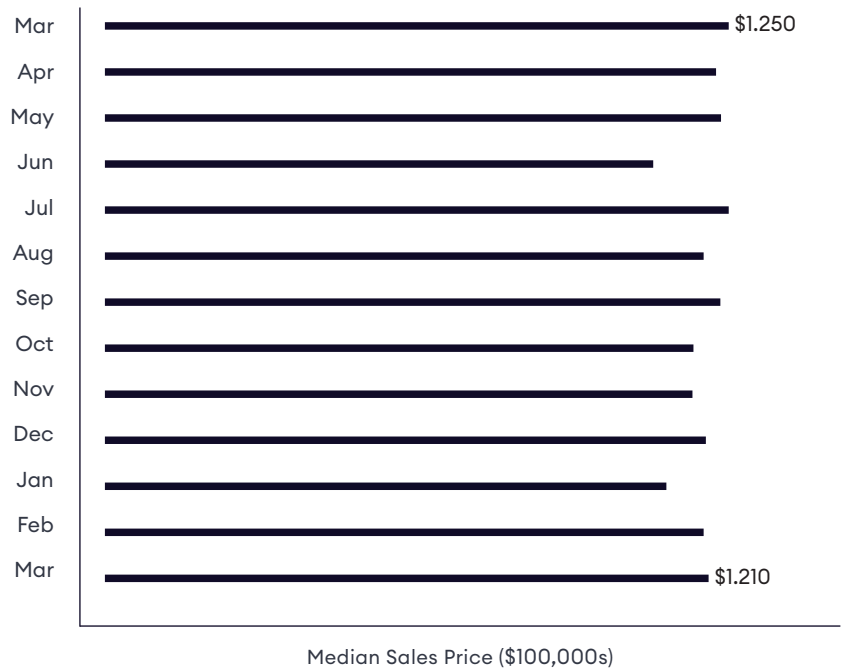
Median Sales Price -3.2% Δ YOY

\$773

Average \$/SF -2.9% Δ YOY

657

Properties For Sale 58.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,250,500	\$1,233,675	\$1,204,500	\$1,210,000	-3.2%
Average Price per Square Foot	\$796	\$807	\$748	\$773	-2.9%
Properties Sold	54	43	46	43	-20.4%
Properties Pending Sale	52	40	38	60	15.4%
Properties For Sale	414	509	569	657	58.7%
Days on Market (Pending Sale)	12	26	35	31	162.6%
Percent Under Contract	12.6%	7.9%	6.7%	9.1%	-27.3%
Average Median Price for Last 12 Months	\$1,110,634	\$1,182,750	\$1,178,333	\$1,199,206	8.0%

\*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

\$825,000

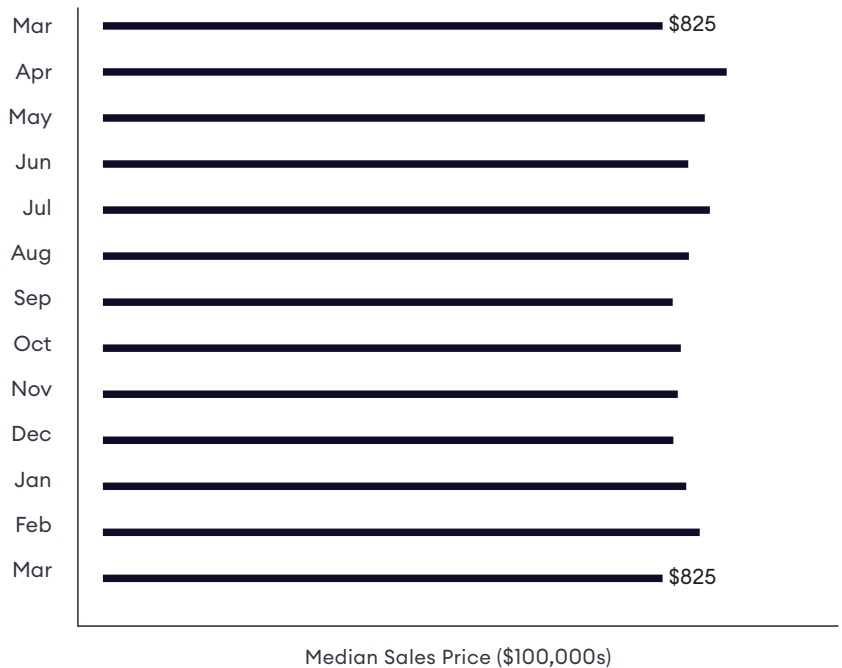
Median Sales Price 0.0% Δ YOY

\$563

Average \$/SF 6.8% Δ YOY

278

Properties For Sale 31.8% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$825,000	\$840,000	\$841,000	\$825,000	0.0%
Average Price per Square Foot	\$527	\$554	\$554	\$563	6.8%
Properties Sold	22	28	24	19	-13.6%
Properties Pending Sale	19	29	12	28	47.4%
Properties For Sale	211	251	241	278	31.8%
Days on Market (Pending Sale)	22	26	22	23	5.5%
Percent Under Contract	9.0%	11.6%	5.0%	10.1%	11.9%
Average Median Price for Last 12 Months	\$809,500	\$850,917	\$855,000	\$861,538	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, March 2025



## Current Market Snapshot

\$3,417,500

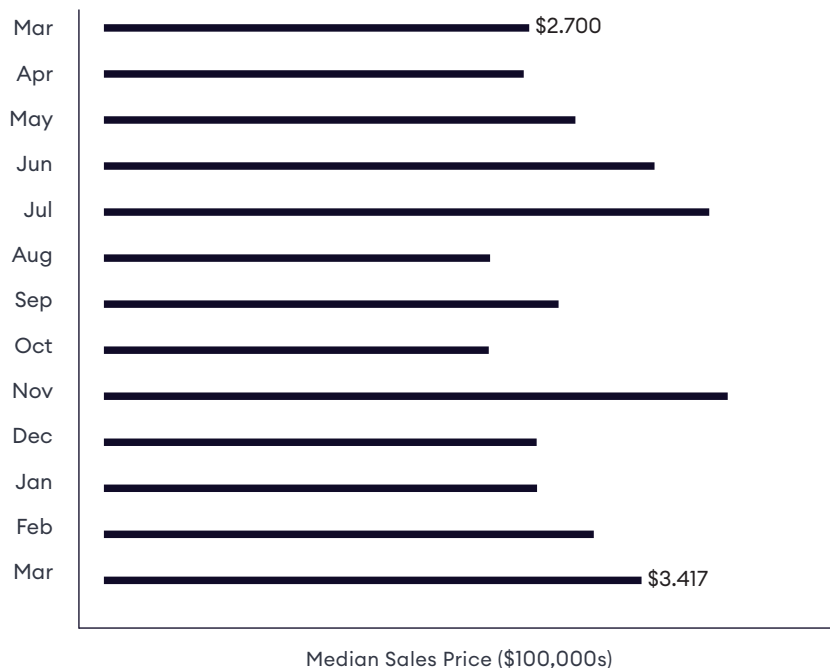
Median Sales Price 26.6% Δ YOY

\$1,907

Average \$/SF 90.5% Δ YOY

119

Properties For Sale 50.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,700,000	\$2,887,500	\$2,747,500	\$3,417,500	26.6%
Average Price per Square Foot	\$1,001	\$1,252	\$1,028	\$1,907	90.5%
Properties Sold	3	6	4	6	100.0%
Properties Pending Sale	6	4	2	4	-33.3%
Properties For Sale	79	101	104	119	50.6%
Days on Market (Pending Sale)	24	48	42	73	201.0%
Percent Under Contract	7.6%	4.0%	1.9%	3.4%	-55.7%
Average Median Price for Last 12 Months	\$2,925,750	\$3,072,848	\$3,093,333	\$3,037,314	3.8%

\*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, March 2025



## Current Market Snapshot

\$785,000

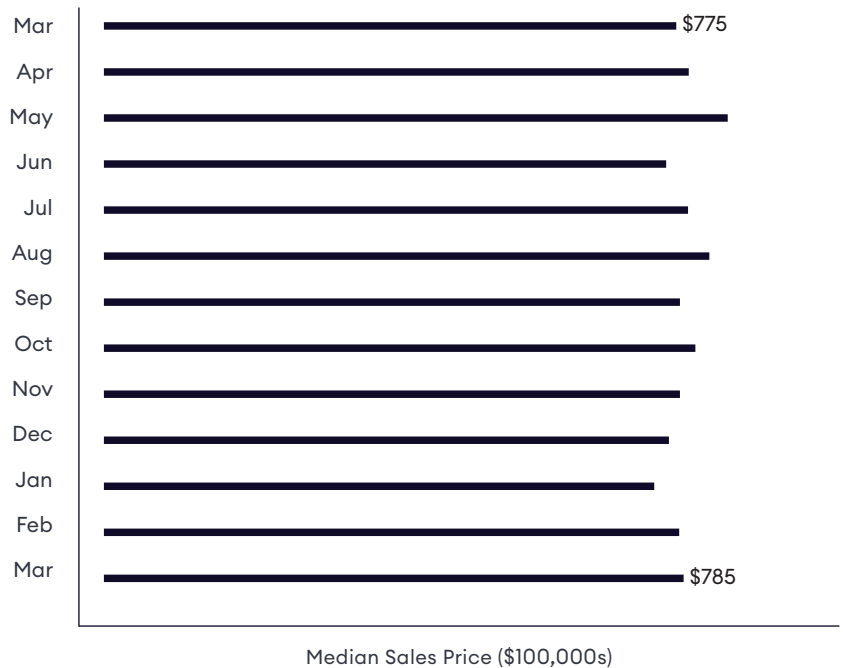
Median Sales Price 1.3%  $\Delta$  YOY

\$450

Average \$/SF -13.3%  $\Delta$  YOY

453

Properties For Sale 64.1%  $\Delta$  YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$775,000	\$780,000	\$765,000	\$785,000	1.3%
Average Price per Square Foot	\$519	\$498	\$451	\$450	-13.3%
Properties Sold	37	33	41	20	-45.9%
Properties Pending Sale	32	27	21	44	37.5%
Properties For Sale	276	396	405	453	64.1%
Days on Market (Pending Sale)	24	33	57	39	64.7%
Percent Under Contract	11.6%	6.8%	5.2%	9.7%	-16.2%
Average Median Price for Last 12 Months	\$762,250	\$775,833	\$769,667	\$786,096	3.1%

\*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

\$995,000

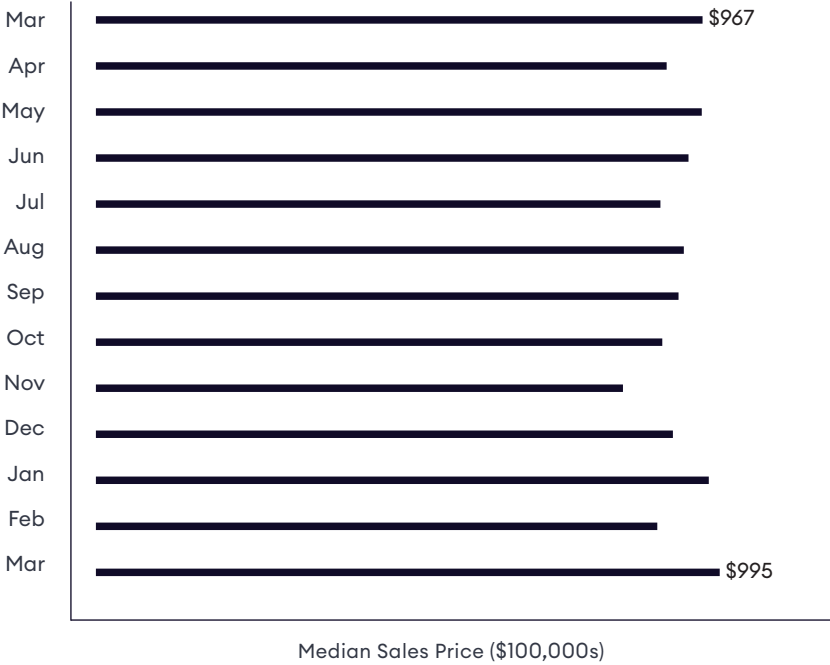
Median Sales Price 2.8% Δ YOY

\$508

Average \$/SF 4.7% Δ YOY

613

Properties For Sale 50.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$967,500	\$929,028	\$920,000	\$995,000	2.8%
Average Price per Square Foot	\$485	\$477	\$485	\$508	4.7%
Properties Sold	42	44	35	44	4.8%
Properties Pending Sale	38	39	31	46	21.1%
Properties For Sale	407	544	560	613	50.6%
Days on Market (Pending Sale)	28	31	43	27	-4.3%
Percent Under Contract	9.3%	7.2%	5.5%	7.5%	-19.6%
Average Median Price for Last 12 Months	\$911,000	\$921,750	\$955,833	\$929,675	2.0%

\*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, March 2025



## Current Market Snapshot

**\$1,048,000**

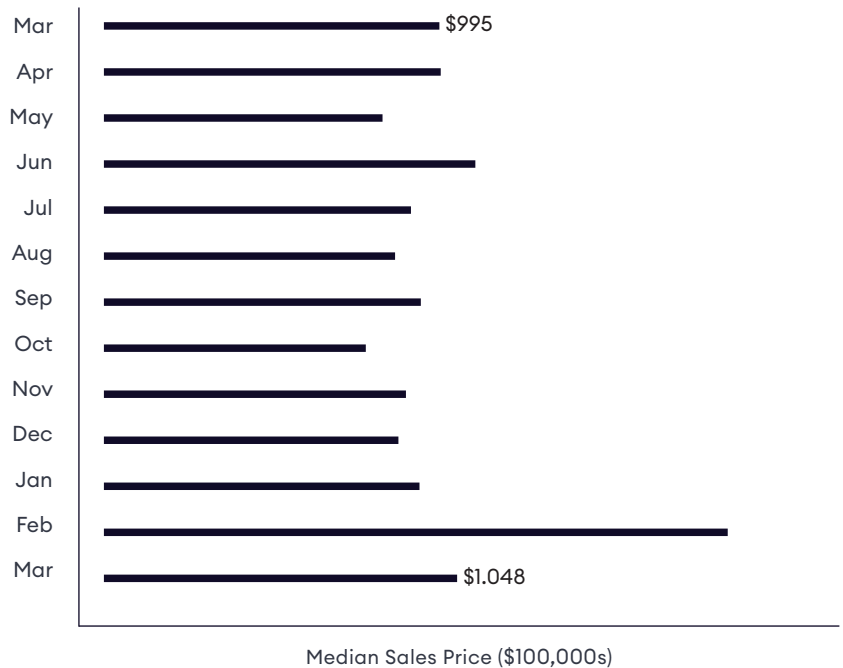
Median Sales Price **5.3% Δ YOY**

**\$833**

Average \$/SF **-4.6% Δ YOY**

**76**

Properties For Sale **10.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$995,000	\$939,500	\$872,500	\$1,048,000	5.3%
Average Price per Square Foot	\$873	\$848	\$720	\$833	-4.6%
Properties Sold	11	12	6	4	-63.6%
Properties Pending Sale	12	7	6	6	-50.0%
Properties For Sale	69	77	60	76	10.1%
Days on Market (Pending Sale)	76	29	87	41	-46.3%
Percent Under Contract	17.4%	9.1%	10.0%	7.9%	-54.6%
Average Median Price for Last 12 Months	\$1,021,333	\$1,063,833	\$1,280,167	\$1,001,269	-2.0%

\*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, March 2025



## Current Market Snapshot

\$2,050,000

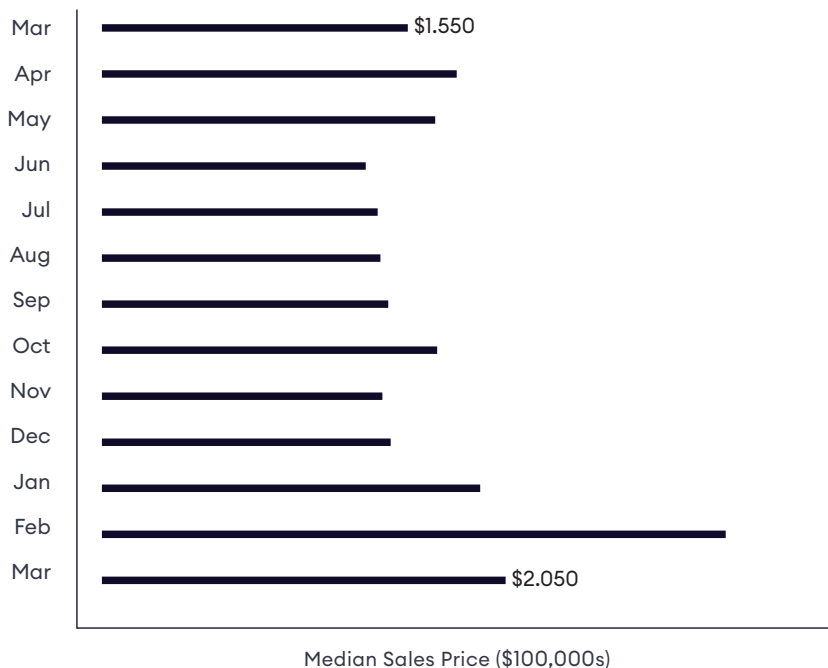
Median Sales Price 32.3% Δ YOY

\$1,504

Average \$/SF 67.7% Δ YOY

80

Properties For Sale 2.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,550,000	\$1,450,000	\$1,462,500	\$2,050,000	32.3%
Average Price per Square Foot	\$897	\$1,047	\$746	\$1,504	67.7%
Properties Sold	3	7	10	5	66.7%
Properties Pending Sale	6	4	6	11	83.3%
Properties For Sale	78	93	68	80	2.6%
Days on Market (Pending Sale)	90	66	62	53	-41.0%
Percent Under Contract	7.7%	4.3%	8.8%	13.8%	78.8%
Average Median Price for Last 12 Months	\$1,652,425	\$1,954,583	\$2,381,667	\$1,719,876	4.1%

\*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

Condominiums, March 2025



## Current Market Snapshot

**\$1,141,000**

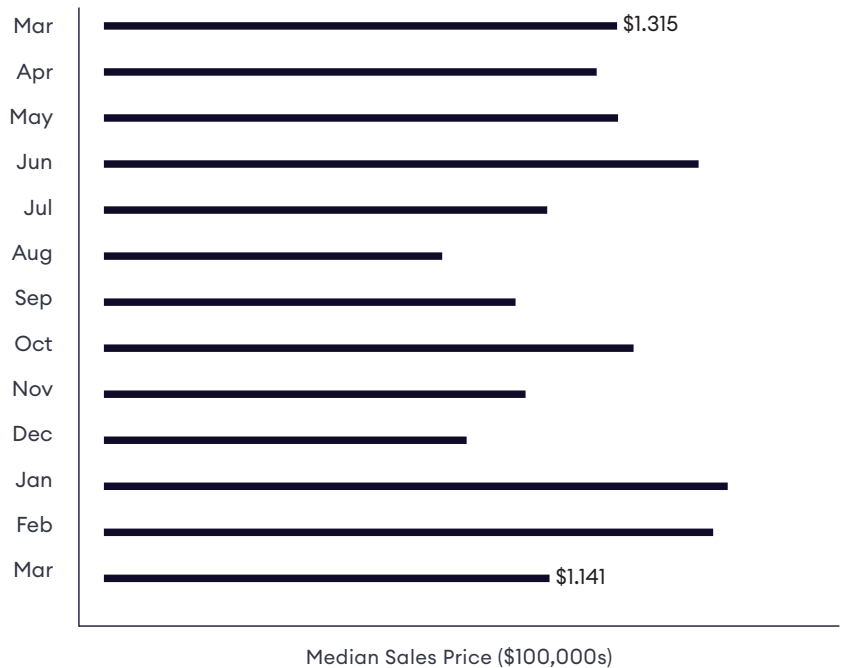
Median Sales Price **-13.2% Δ YOY**

**\$859**

Average \$/SF **11.4% Δ YOY**

**107**

Properties For Sale **94.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,315,000	\$1,053,500	\$927,500	\$1,141,000	-13.2%
Average Price per Square Foot	\$771	\$774	\$762	\$859	11.4%
Properties Sold	17	12	16	17	0.0%
Properties Pending Sale	10	12	11	18	80.0%
Properties For Sale	55	85	76	107	94.5%
Days on Market (Pending Sale)	50	45	53	32	-36.0%
Percent Under Contract	18.2%	14.1%	14.5%	16.8%	-7.5%
Average Median Price for Last 12 Months	\$1,014,458	\$1,277,960	\$1,434,500	\$1,241,597	22.4%

\*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.



## Current Market Snapshot

\$645,000

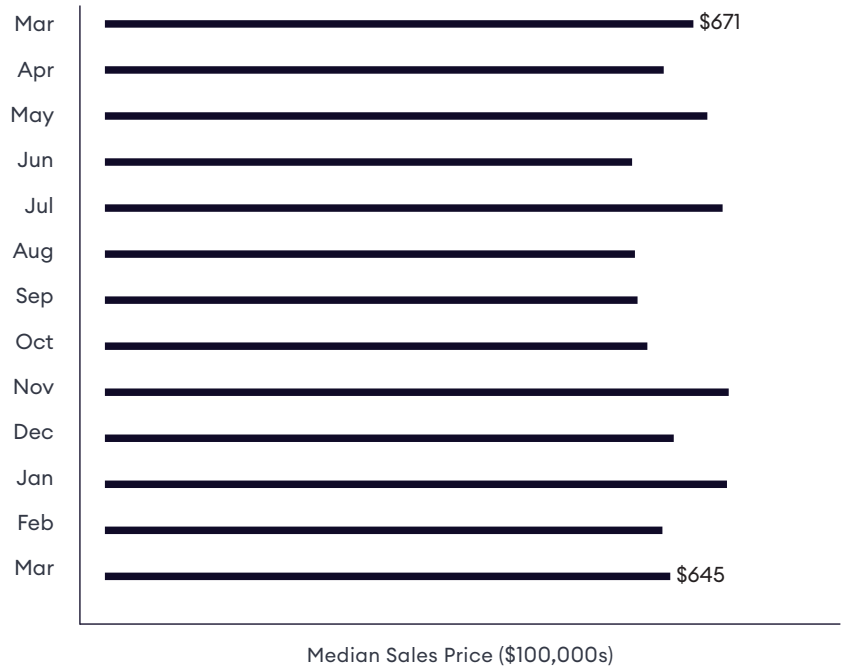
Median Sales Price -3.9% Δ YOY

\$674

Average \$/SF 2.3% Δ YOY

55

Properties For Sale 14.6% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$671,500	\$607,500	\$649,000	\$645,000	-3.9%
Average Price per Square Foot	\$659	\$609	\$611	\$674	2.3%
Properties Sold	14	12	12	10	-28.6%
Properties Pending Sale	14	17	17	15	7.1%
Properties For Sale	48	69	54	55	14.6%
Days on Market (Pending Sale)	27	47	39	26	-4.0%
Percent Under Contract	29.2%	24.6%	31.5%	27.3%	-6.5%
Average Median Price for Last 12 Months	\$656,537	\$661,792	\$663,667	\$652,731	-0.6%

\*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, March 2025



## Current Market Snapshot

\$550,000

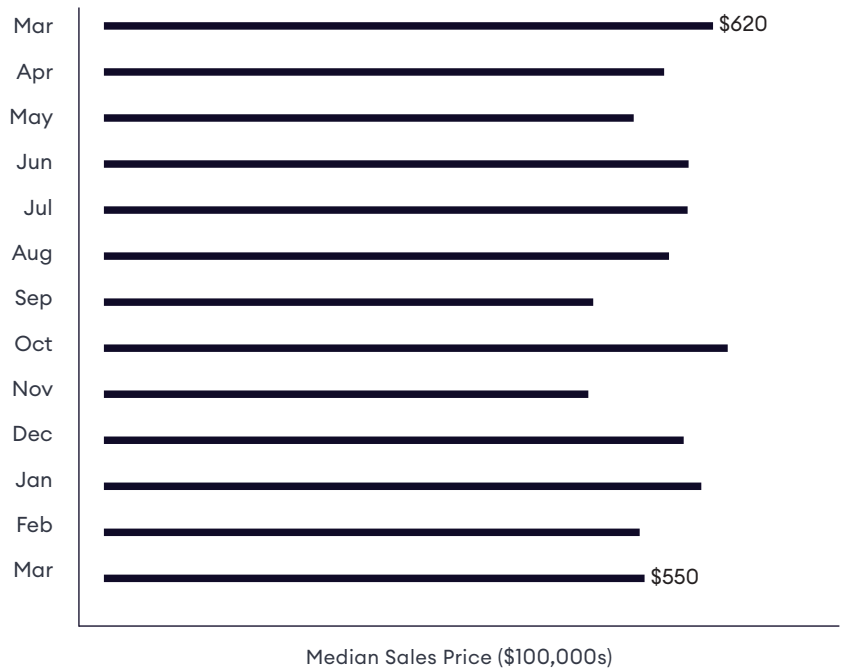
Median Sales Price -11.3% Δ YOY

\$650

Average \$/SF -1.1% Δ YOY

389

Properties For Sale 6.9% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$620,000	\$497,500	\$590,000	\$550,000	-11.3%
Average Price per Square Foot	\$657	\$584	\$640	\$650	-1.1%
Properties Sold	27	18	23	13	-51.9%
Properties Pending Sale	28	17	12	25	-10.7%
Properties For Sale	364	373	352	389	6.9%
Days on Market (Pending Sale)	44	74	112	78	78.3%
Percent Under Contract	7.7%	4.6%	3.4%	6.4%	-16.5%
Average Median Price for Last 12 Months	\$573,324	\$570,083	\$567,667	\$570,069	-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.



## Current Market Snapshot

**\$435,000**

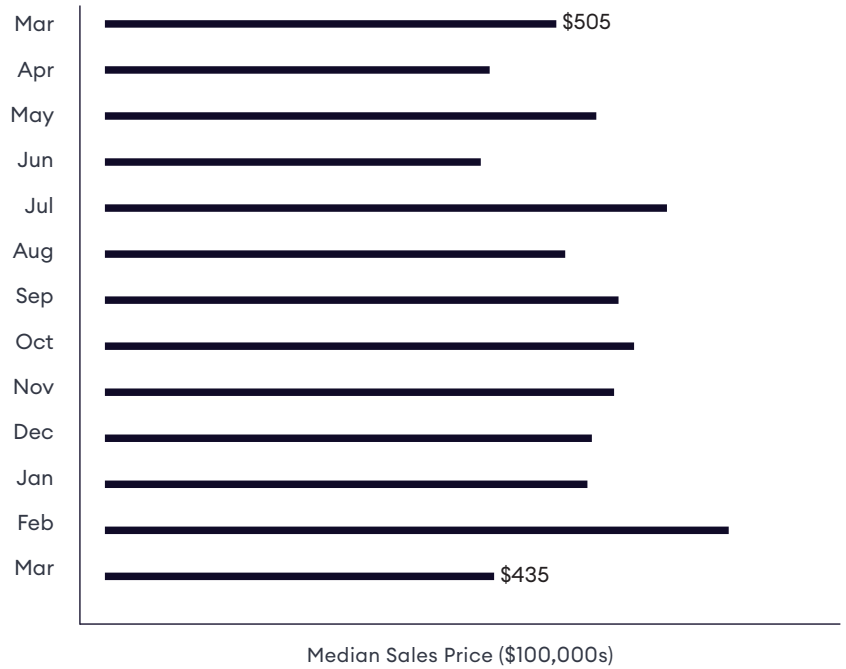
Median Sales Price **-13.9% Δ YOY**

**\$466**

Average \$/SF **0.2% Δ YOY**

**82**

Properties For Sale **60.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$505,000	\$575,000	\$545,000	\$435,000	-13.9%
Average Price per Square Foot	\$465	\$448	\$407	\$466	0.2%
Properties Sold	11	9	8	10	-9.1%
Properties Pending Sale	15	12	9	8	-46.7%
Properties For Sale	51	84	73	82	60.8%
Days on Market (Pending Sale)	22	47	56	57	158.3%
Percent Under Contract	29.4%	14.3%	12.3%	9.8%	-66.8%
Average Median Price for Last 12 Months	\$511,333	\$563,583	\$558,000	\$538,923	5.4%

\*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.



## Current Market Snapshot

**\$1,300,000**

Median Sales Price **-31.6% Δ YOY**

**\$1,196**

Average \$/SF **-16.9% Δ YOY**

**26**

Properties For Sale **-3.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,900,000	\$1,780,000	\$0	\$1,300,000	-31.6%
Average Price per Square Foot	\$1,439	\$1,230	\$0	\$1,196	-16.9%
Properties Sold	1	4	0	3	200.0%
Properties Pending Sale	3	3	1	2	-33.3%
Properties For Sale	27	30	19	26	-3.7%
Days on Market (Pending Sale)	51	63	9	61	19.6%
Percent Under Contract	11.1%	10.0%	5.3%	7.7%	-30.8%
Average Median Price for Last 12 Months	\$957,308	\$1,106,938	\$1,086,667	\$1,228,510	28.3%

\*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

Condominiums, March 2025



## Current Market Snapshot

**\$1,266,000**

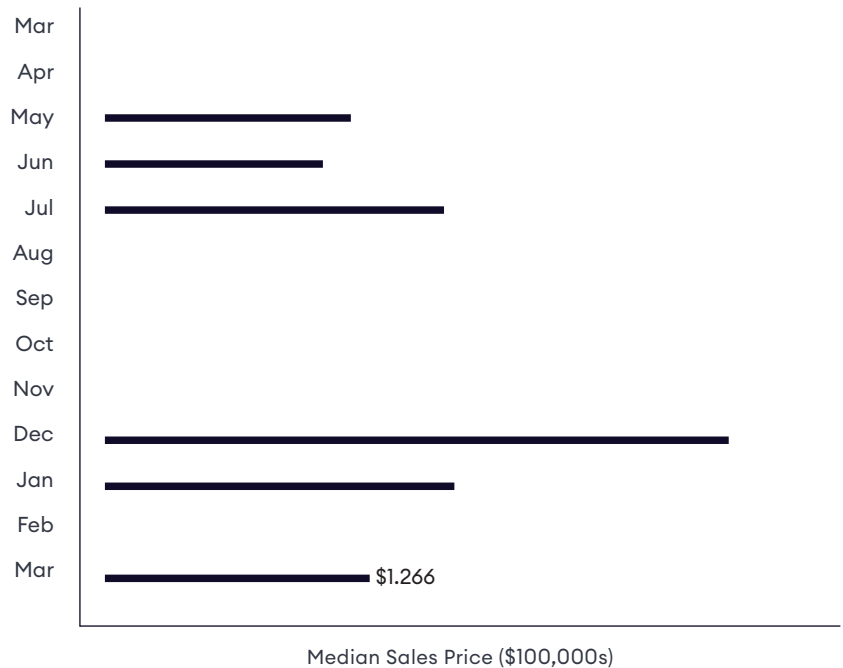
Median Sales Price n/a Δ YOY

**\$1,213**

Average \$/SF n/a Δ YOY

**21**

Properties For Sale 200.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$0	\$3,000,000	\$1,266,000	n/a
Average Price per Square Foot	\$0	\$0	\$2,532	\$1,213	n/a
Properties Sold	0	0	1	1	n/a
Properties Pending Sale	0	0	1	2	n/a
Properties For Sale	7	12	14	21	200.0%
Days on Market (Pending Sale)	0	0	59	78	n/a
Percent Under Contract	0.0%	0.0%	7.1%	9.5%	n/a
Average Median Price for Last 12 Months	\$1,020,333	\$990,167	\$980,333	\$752,385	-26.3%

\*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, March 2025



## Current Market Snapshot

\$1,056,313

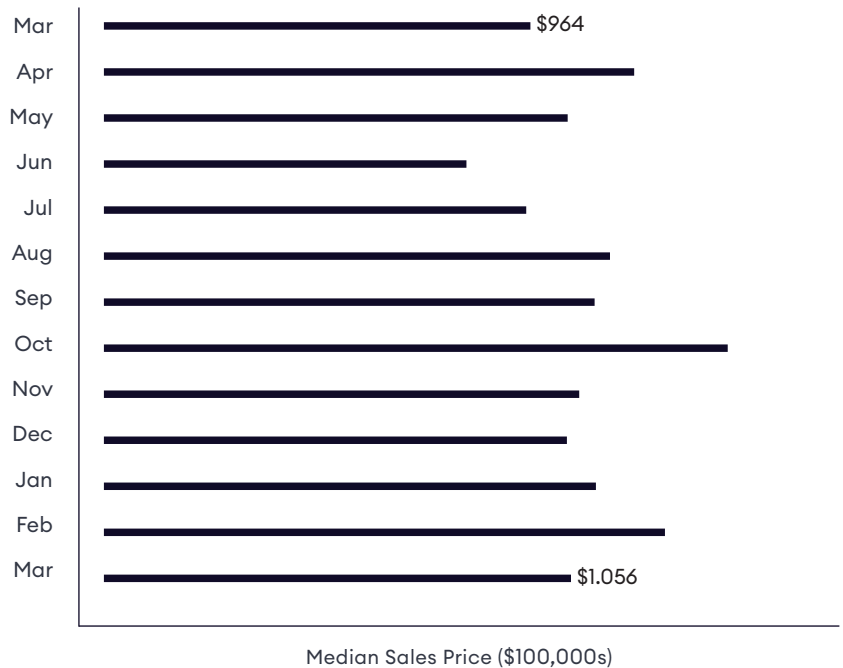
Median Sales Price 9.6% Δ YOY

\$672

Average \$/SF -20.7% Δ YOY

110

Properties For Sale 17.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$964,000	\$1,110,000	\$1,047,000	\$1,056,313	9.6%
Average Price per Square Foot	\$847	\$880	\$743	\$672	-20.7%
Properties Sold	17	13	16	10	-41.2%
Properties Pending Sale	14	10	13	19	35.7%
Properties For Sale	94	114	95	110	17.0%
Days on Market (Pending Sale)	42	29	83	47	12.7%
Percent Under Contract	14.9%	8.8%	13.7%	17.3%	16.0%
Average Median Price for Last 12 Months	\$1,161,324	\$1,162,348	\$1,146,438	\$1,093,449	-5.8%

\*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, March 2025



## Current Market Snapshot

**\$1,300,000**

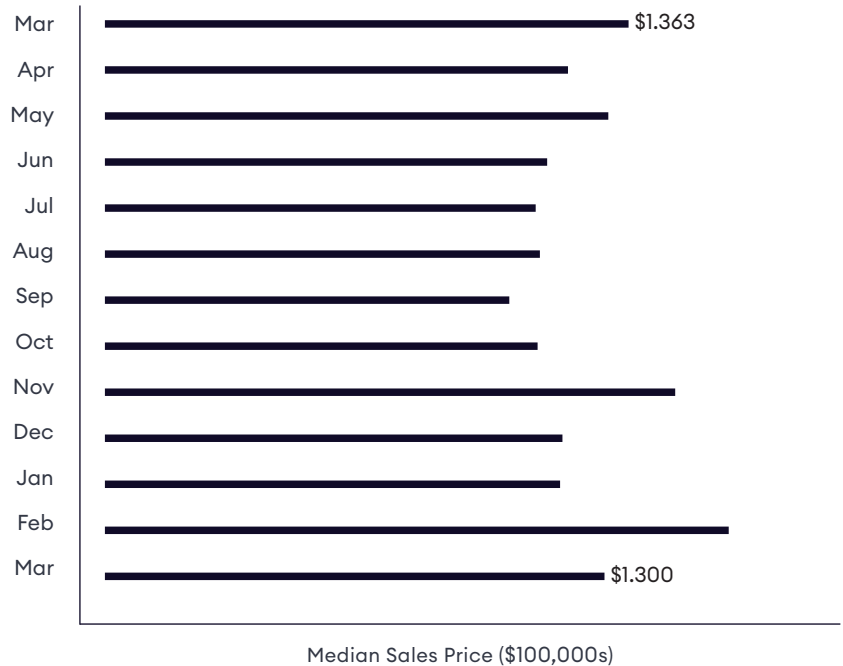
Median Sales Price **-4.6% Δ YOY**

**\$1,130**

Average \$/SF **4.5% Δ YOY**

**181**

Properties For Sale **50.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,363,000	\$1,051,000	\$1,190,000	\$1,300,000	-4.6%
Average Price per Square Foot	\$1,081	\$1,169	\$905	\$1,130	4.5%
Properties Sold	20	23	31	28	40.0%
Properties Pending Sale	21	27	23	27	28.6%
Properties For Sale	120	160	129	181	50.8%
Days on Market (Pending Sale)	41	39	55	43	4.3%
Percent Under Contract	17.5%	16.9%	17.8%	14.9%	-14.8%
Average Median Price for Last 12 Months	\$1,144,083	\$1,318,141	\$1,369,615	\$1,249,103	9.2%

\*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.

# Sherman Oaks

Condominiums, March 2025



## Current Market Snapshot

**\$715,000**

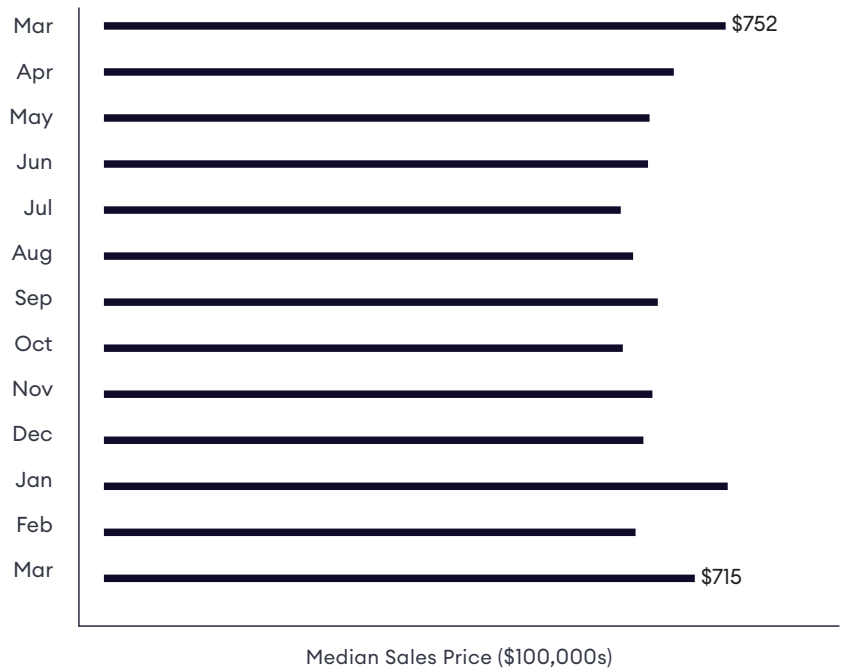
Median Sales Price **-5.0% Δ YOY**

**\$534**

Average \$/SF **-0.9% Δ YOY**

**110**

Properties For Sale **61.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$752,500	\$670,000	\$652,500	\$715,000	-5.0%
Average Price per Square Foot	\$539	\$516	\$523	\$534	-0.9%
Properties Sold	9	10	12	14	55.6%
Properties Pending Sale	9	10	12	22	144.4%
Properties For Sale	68	102	75	110	61.8%
Days on Market (Pending Sale)	37	41	72	23	-37.1%
Percent Under Contract	13.2%	9.8%	16.0%	20.0%	51.1%
Average Median Price for Last 12 Months	\$693,438	\$676,076	\$704,333	\$673,198	-2.9%

\*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

**\$835,000**

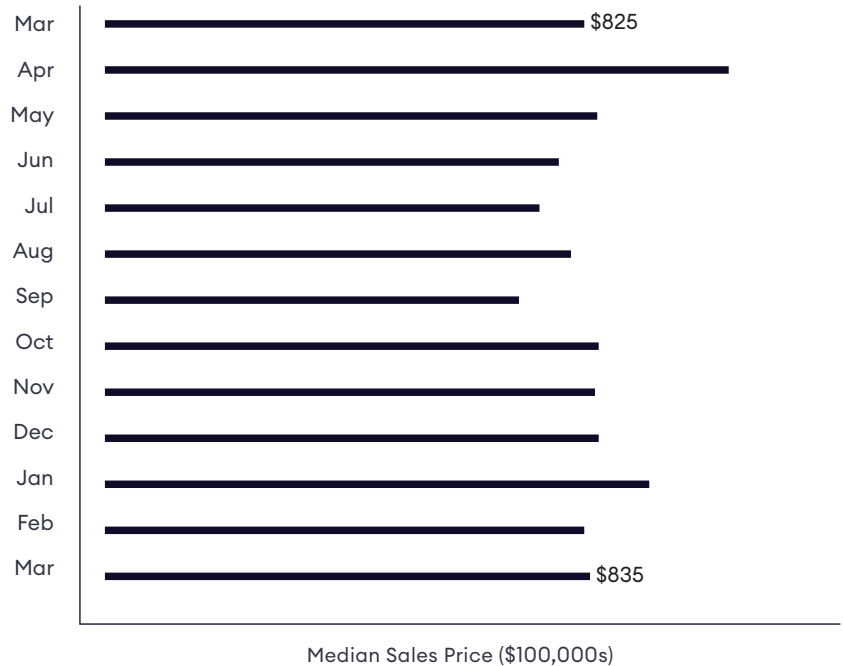
Median Sales Price **1.2% Δ YOY**

**\$636**

Average \$/SF **9.5% Δ YOY**

**41**

Properties For Sale **28.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$825,000	\$712,000	\$850,000	\$835,000	1.2%
Average Price per Square Foot	\$581	\$607	\$606	\$636	9.5%
Properties Sold	8	5	11	10	25.0%
Properties Pending Sale	8	11	6	6	-25.0%
Properties For Sale	32	49	35	41	28.1%
Days on Market (Pending Sale)	34	51	63	15	-56.5%
Percent Under Contract	25.0%	22.4%	17.1%	14.6%	-41.5%
Average Median Price for Last 12 Months	\$832,063	\$856,842	\$865,833	\$840,850	1.1%

\*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.



## Current Market Snapshot

\$2,391,150

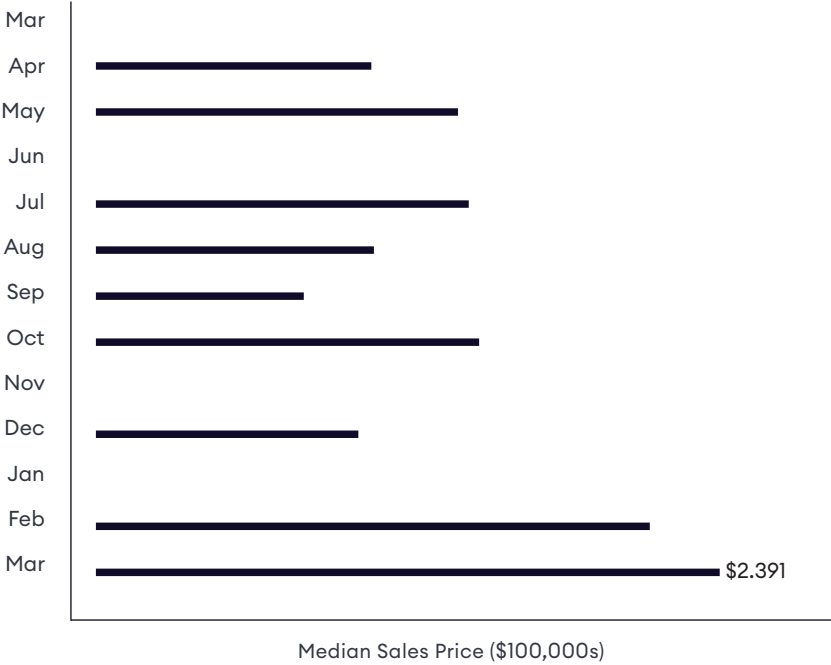
Median Sales Price n/a Δ YOY

\$1,181

Average \$/SF n/a Δ YOY

23

Properties For Sale 91.7% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$790,000	\$1,000,000	\$2,391,150	n/a
Average Price per Square Foot	\$0	\$1,013	\$872	\$1,181	n/a
Properties Sold	0	1	3	1	n/a
Properties Pending Sale	1	1	0	2	100.0%
Properties For Sale	12	25	17	23	91.7%
Days on Market (Pending Sale)	11	29	0	81	631.8%
Percent Under Contract	8.3%	4.0%	0.0%	8.7%	4.3%
Average Median Price for Last 12 Months	\$535,000	\$1,163,025	\$1,504,383	\$975,896	82.4%

\*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, March 2025



## Current Market Snapshot

**\$920,000**

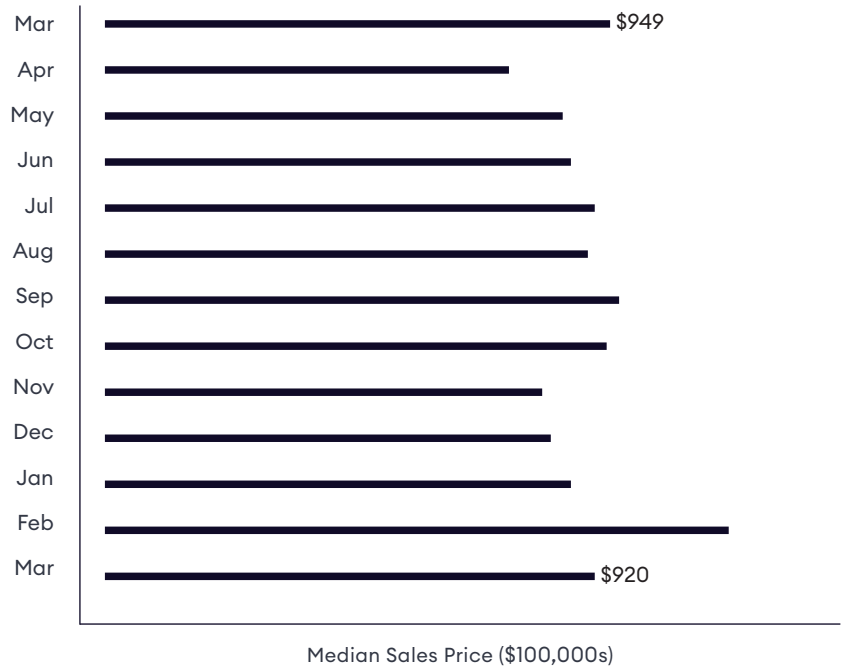
Median Sales Price **-3.1% Δ YOY**

**\$1,379**

Average \$/SF **65.3% Δ YOY**

**250**

Properties For Sale **51.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$949,000	\$966,000	\$837,000	\$920,000	-3.1%
Average Price per Square Foot	\$834	\$1,082	\$1,293	\$1,379	65.3%
Properties Sold	21	20	18	21	0.0%
Properties Pending Sale	23	17	19	25	8.7%
Properties For Sale	165	202	184	250	51.5%
Days on Market (Pending Sale)	53	74	68	76	43.0%
Percent Under Contract	13.9%	8.4%	10.3%	10.0%	-28.3%
Average Median Price for Last 12 Months	\$949,329	\$928,041	\$989,333	\$907,903	-4.4%

\*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, March 2025



## Current Market Snapshot

**\$827,000**

Median Sales Price **-13.4% Δ YOY**

**\$721**

Average \$/SF **0.3% Δ YOY**

**46**

Properties For Sale **43.8% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$955,000	\$977,500	\$850,000	\$827,000	-13.4%
Average Price per Square Foot	\$719	\$639	\$684	\$721	0.3%
Properties Sold	7	6	11	12	71.4%
Properties Pending Sale	7	9	8	10	42.9%
Properties For Sale	32	64	54	46	43.8%
Days on Market (Pending Sale)	40	43	71	48	21.4%
Percent Under Contract	21.9%	14.1%	14.8%	21.7%	-0.6%
Average Median Price for Last 12 Months	\$954,054	\$928,917	\$916,500	\$930,731	-2.4%

\*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, March 2025



## Current Market Snapshot

**\$1,332,500**

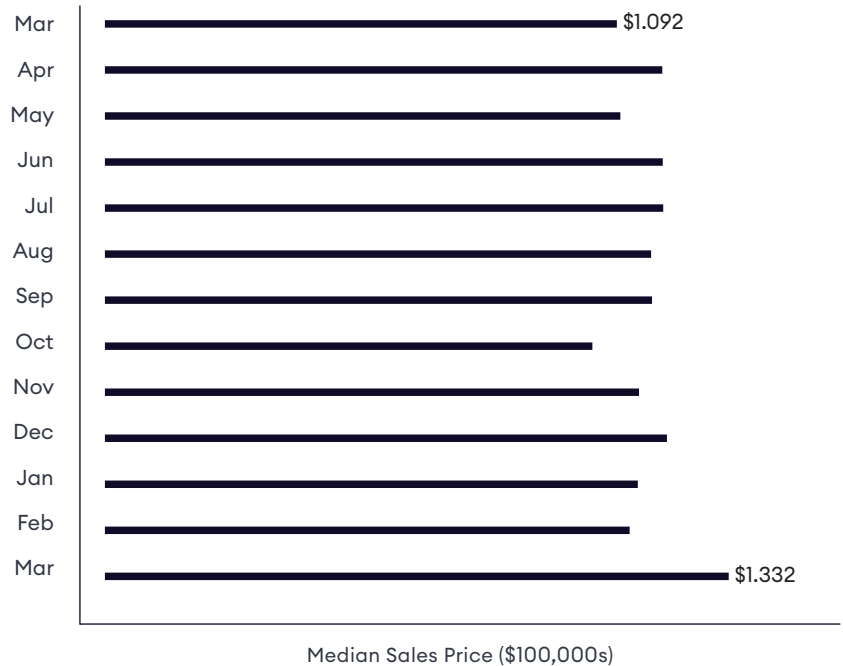
Median Sales Price **22.0% Δ YOY**

**\$909**

Average \$/SF **3.8% Δ YOY**

**315**

Properties For Sale **14.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,092,500	\$1,168,000	\$1,200,000	\$1,332,500	22.0%
Average Price per Square Foot	\$876	\$718	\$780	\$909	3.8%
Properties Sold	38	42	29	52	36.8%
Properties Pending Sale	53	29	23	49	-7.5%
Properties For Sale	276	312	270	315	14.1%
Days on Market (Pending Sale)	59	49	57	47	-20.7%
Percent Under Contract	19.2%	9.3%	8.5%	15.6%	-19.0%
Average Median Price for Last 12 Months	\$1,124,917	\$1,161,667	\$1,196,667	\$1,159,192	3.0%

\*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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