

ELLIMAN INTEL

# Monthly Market Report

JUNE 2025

LOS ANGELES COUNTY  
ORANGE COUNTY  
SANTA BARBARA COUNTY  
MONTEREY COUNTY  
RIVERSIDE COUNTY  
SAN DIEGO COUNTY

# Reading the Report

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

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

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

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

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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

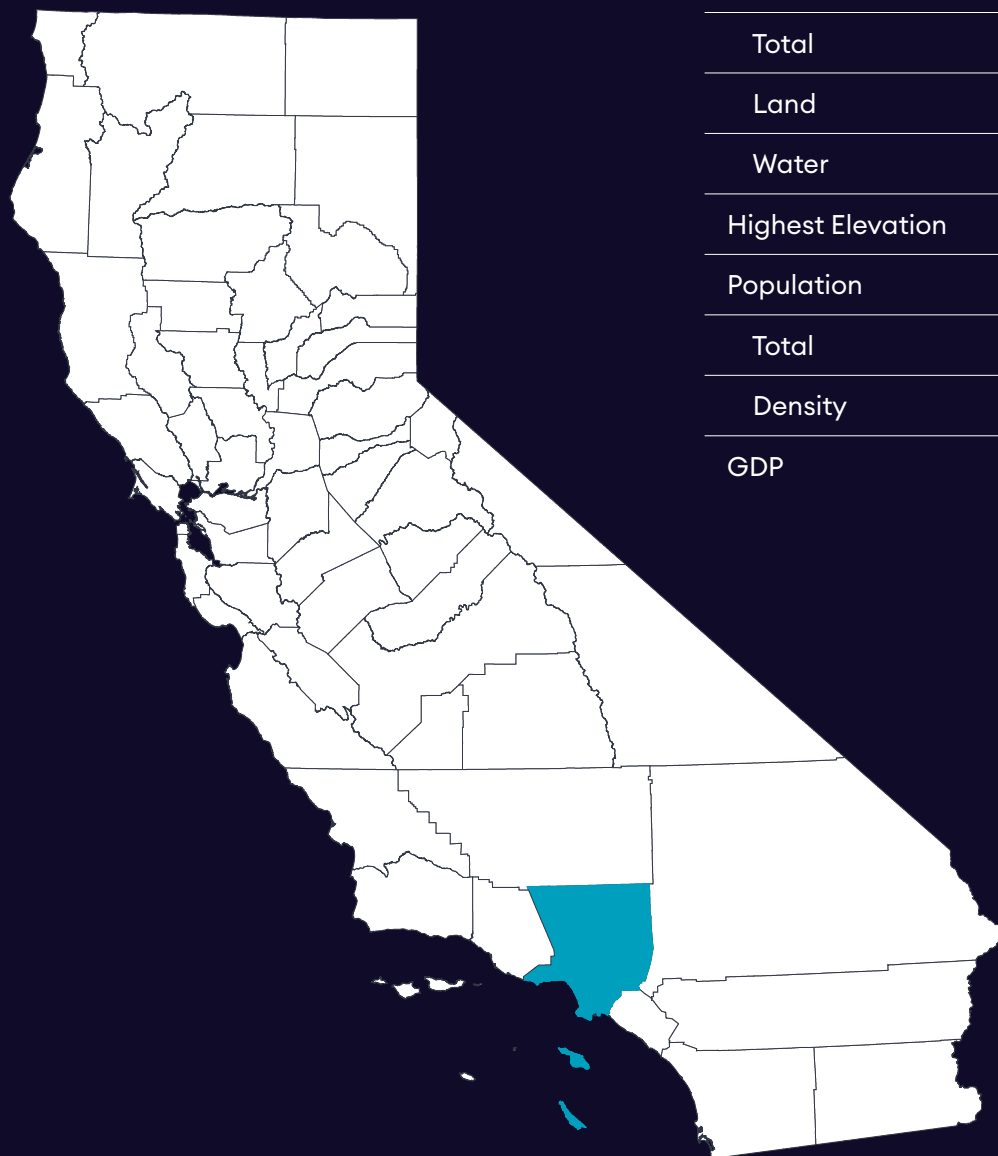
## Single Family Residences

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



## Los Angeles County

# At a Glance



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

Single Family Residences, June 2025



## Current Market Snapshot

\$1,085,000

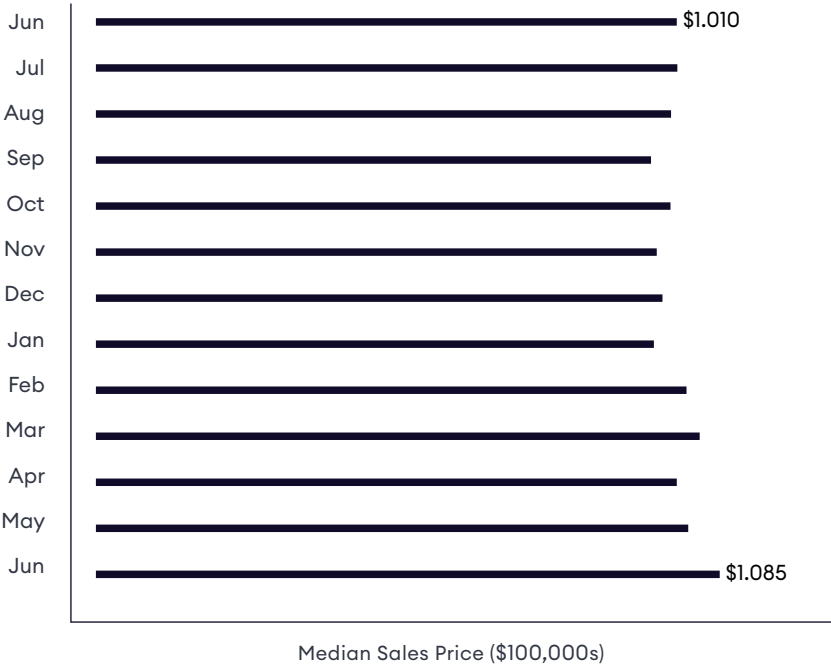
Median Sales Price 7.4% Δ YOY

\$752

Average \$/SF 6.8% Δ YOY

17,143

Properties For Sale 9.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,010,000	\$985,000	\$1,050,000	\$1,085,000	7.4%
Average Price per Square Foot	\$704	\$690	\$737	\$752	6.8%
Properties Sold	2981	2787	2744	2946	-1.2%
Properties Pending Sale	3047	2104	3129	3086	1.3%
Properties For Sale	15,599	13,770	16,510	17,143	9.9%
Days on Market (Pending Sale)	30	43	33	34	15.4%
Percent Under Contract	19.5%	15.3%	19.0%	18.0%	-7.8%
Average Median Price for Last 12 Months	\$952,417	\$1,028,667	\$1,041,667	\$1,009,000	5.6%

\*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, June 2025



## Current Market Snapshot

**\$4,300,000**

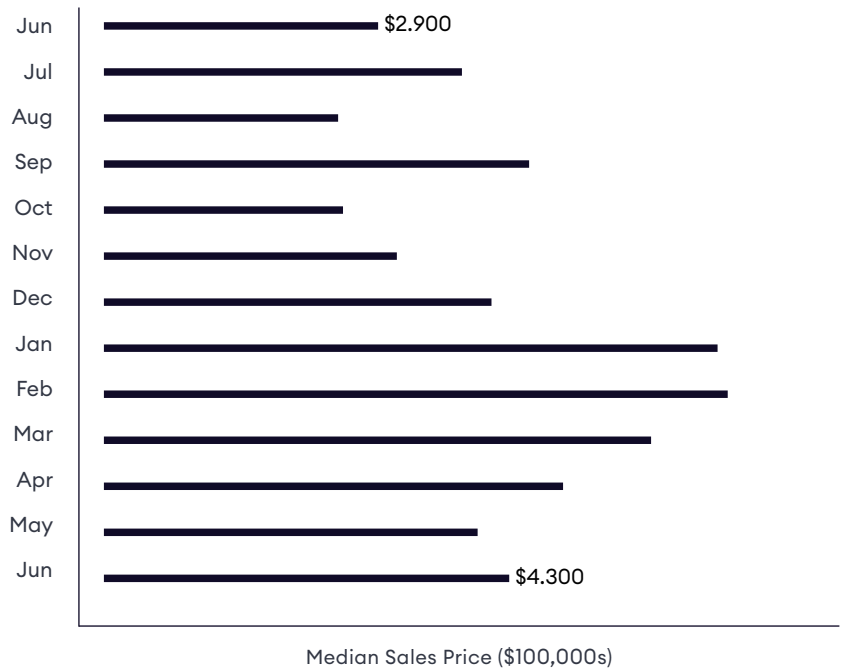
Median Sales Price **48.3% Δ YOY**

**\$1,671**

Average \$/SF **22.0% Δ YOY**

**216**

Properties For Sale **29.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,900,000	\$4,110,600	\$5,815,000	\$4,300,000	48.3%
Average Price per Square Foot	\$1,370	\$1,145	\$1,285	\$1,671	22.0%
Properties Sold	9	7	8	17	88.9%
Properties Pending Sale	11	7	14	16	45.5%
Properties For Sale	167	142	206	216	29.3%
Days on Market (Pending Sale)	53	77	44	74	38.7%
Percent Under Contract	6.6%	4.9%	6.8%	7.4%	12.5%
Average Median Price for Last 12 Months	\$2,939,898	\$5,351,817	\$4,379,167	\$4,271,292	31.2%

\*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, June 2025



## Current Market Snapshot

**\$2,597,500**

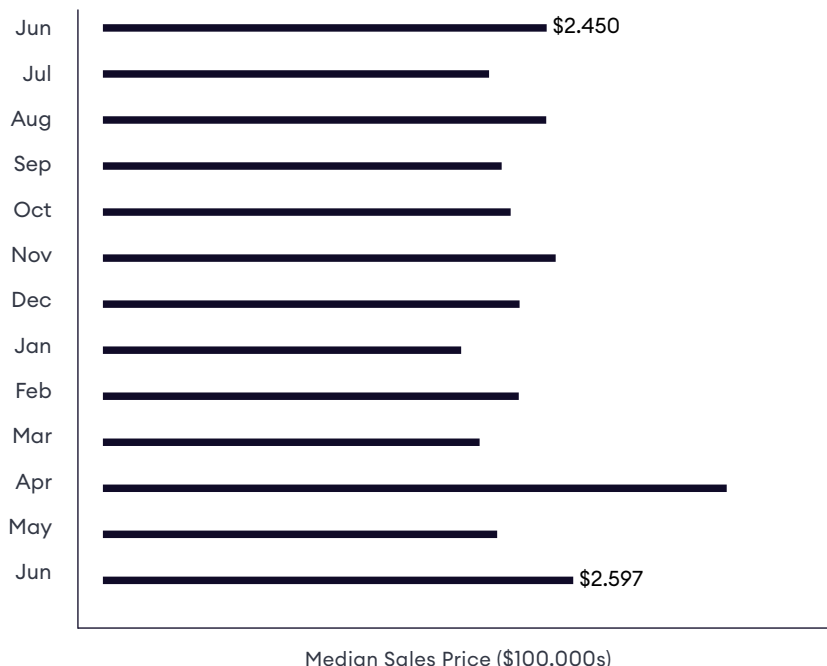
Median Sales Price **6.0% Δ YOY**

**\$995**

Average \$/SF **3.4% Δ YOY**

**116**

Properties For Sale **12.6% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,450,000	\$2,299,500	\$2,077,500	\$2,597,500	6.0%
Average Price per Square Foot	\$962	\$884	\$879	\$995	3.4%
Properties Sold	9	14	16	10	11.1%
Properties Pending Sale	10	11	13	14	40.0%
Properties For Sale	103	99	123	116	12.6%
Days on Market (Pending Sale)	56	81	95	30	-46.3%
Percent Under Contract	9.7%	11.1%	10.6%	12.1%	24.3%
Average Median Price for Last 12 Months	\$2,388,310	\$2,428,333	\$2,740,833	\$2,372,846	-0.7%

\*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, June 2025



## Current Market Snapshot

**\$7,100,000**

Median Sales Price **1.4% Δ YOY**

**\$2,087**

Average \$/SF **26.0% Δ YOY**

**151**

Properties For Sale **1.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$7,000,000	\$5,264,500	\$11,260,000	\$7,100,000	1.4%
Average Price per Square Foot	\$1,656	\$2,362	\$1,991	\$2,087	26.0%
Properties Sold	9	10	9	13	44.4%
Properties Pending Sale	13	10	14	14	7.7%
Properties For Sale	149	130	161	151	1.3%
Days on Market (Pending Sale)	30	53	54	51	71.2%
Percent Under Contract	8.7%	7.7%	8.7%	9.3%	6.3%
Average Median Price for Last 12 Months	\$7,139,365	\$7,145,559	\$6,871,118	\$6,781,566	-5.3%

\*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, June 2025



## Current Market Snapshot

**\$4,200,000**

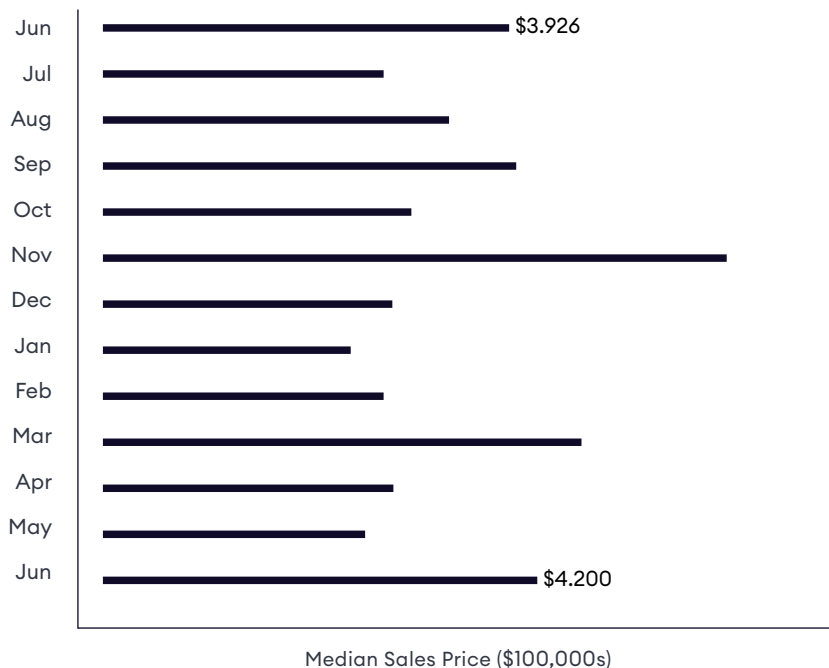
Median Sales Price **7.0% Δ YOY**

**\$1,589**

Average \$/SF **55.2% Δ YOY**

**206**

Properties For Sale **10.2% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,926,269	\$2,790,000	\$4,630,000	\$4,200,000	7.0%
Average Price per Square Foot	\$1,024	\$947	\$1,463	\$1,589	55.2%
Properties Sold	10	10	12	17	70.0%
Properties Pending Sale	10	7	10	12	20.0%
Properties For Sale	187	166	192	206	10.2%
Days on Market (Pending Sale)	41	92	40	102	146.8%
Percent Under Contract	5.3%	4.2%	5.2%	5.8%	8.9%
Average Median Price for Last 12 Months	\$3,880,789	\$3,207,500	\$3,175,000	\$3,463,144	-12.1%

\*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, June 2025



## Current Market Snapshot

**\$1,866,500**

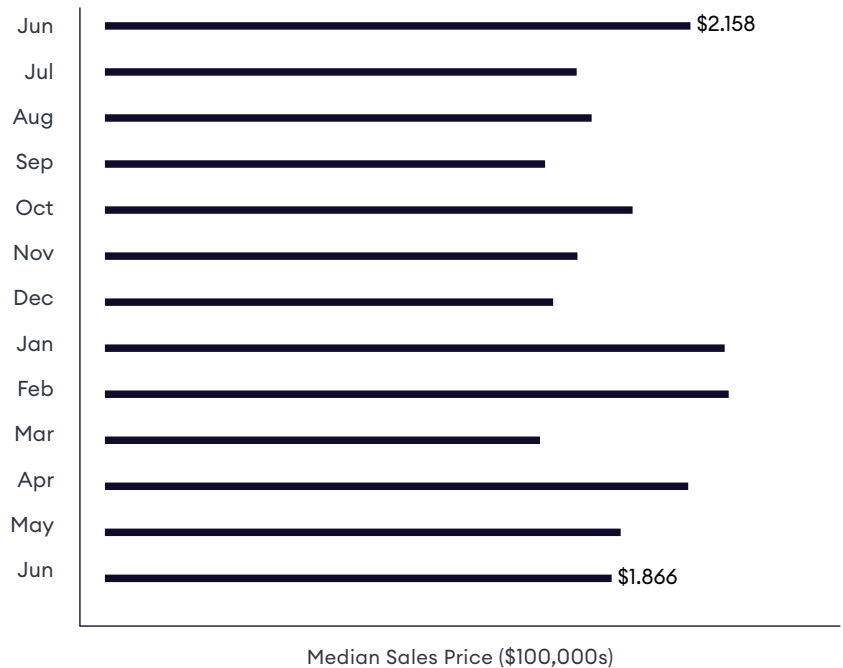
Median Sales Price **-13.5% Δ YOY**

**\$1,039**

Average \$/SF **-1.7% Δ YOY**

**71**

Properties For Sale **-2.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,158,285	\$1,650,000	\$1,601,250	\$1,866,500	-13.5%
Average Price per Square Foot	\$1,057	\$915	\$1,020	\$1,039	-1.7%
Properties Sold	6	9	14	8	33.3%
Properties Pending Sale	17	4	20	12	-29.4%
Properties For Sale	73	48	73	71	-2.7%
Days on Market (Pending Sale)	16	30	42	13	-18.9%
Percent Under Contract	23.3%	8.3%	27.4%	16.9%	-27.4%
Average Median Price for Last 12 Months	\$1,903,180	\$2,017,125	\$1,972,167	\$1,903,426	0.0%

\*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, June 2025



## Current Market Snapshot

\$4,429,375

Median Sales Price 23.9% Δ YOY

\$1,460

Average \$/SF 6.4% Δ YOY

236

Properties For Sale 47.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,575,500	\$3,600,000	\$4,530,600	\$4,429,375	23.9%
Average Price per Square Foot	\$1,372	\$1,636	\$1,610	\$1,460	6.4%
Properties Sold	20	9	17	23	15.0%
Properties Pending Sale	17	9	18	17	0.0%
Properties For Sale	160	119	204	236	47.5%
Days on Market (Pending Sale)	53	75	29	58	8.5%
Percent Under Contract	10.6%	7.6%	8.8%	7.2%	-32.2%
Average Median Price for Last 12 Months	\$3,725,708	\$4,875,663	\$4,151,458	\$4,340,537	14.2%

\*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, June 2025



## Current Market Snapshot

\$2,900,000

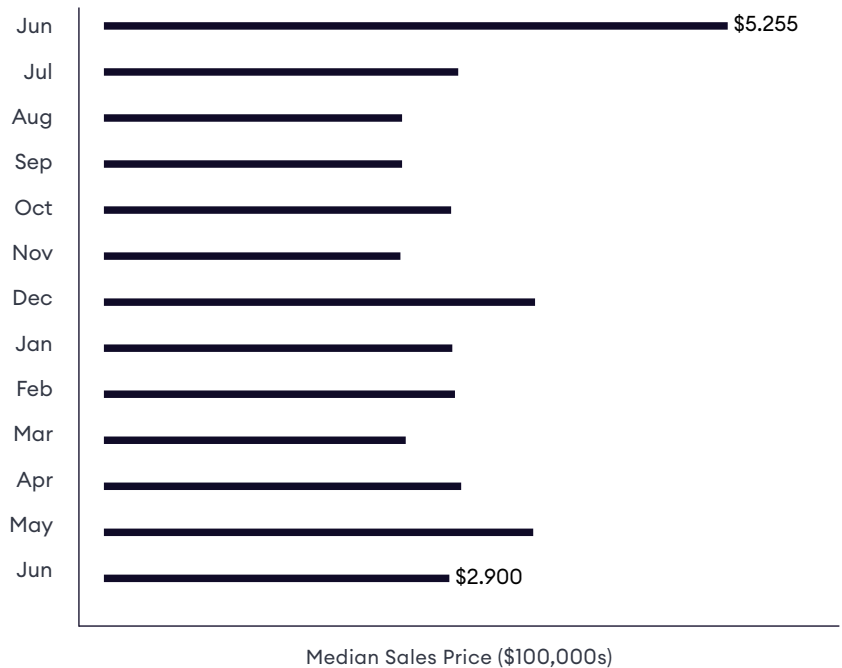
Median Sales Price -44.8% Δ YOY

\$944

Average \$/SF -22.2% Δ YOY

34

Properties For Sale 41.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$5,255,000	\$3,625,000	\$2,530,975	\$2,900,000	-44.8%
Average Price per Square Foot	\$1,213	\$1,107	\$1,174	\$944	-22.2%
Properties Sold	4	4	8	9	125.0%
Properties Pending Sale	5	6	7	7	40.0%
Properties For Sale	24	27	29	34	41.7%
Days on Market (Pending Sale)	12	78	33	29	135.4%
Percent Under Contract	20.8%	22.2%	24.1%	20.6%	-1.2%
Average Median Price for Last 12 Months	\$2,976,500	\$2,985,496	\$3,169,833	\$3,089,926	3.7%

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

# Culver City

Single Family Residences, June 2025



## Current Market Snapshot

**\$1,662,500**

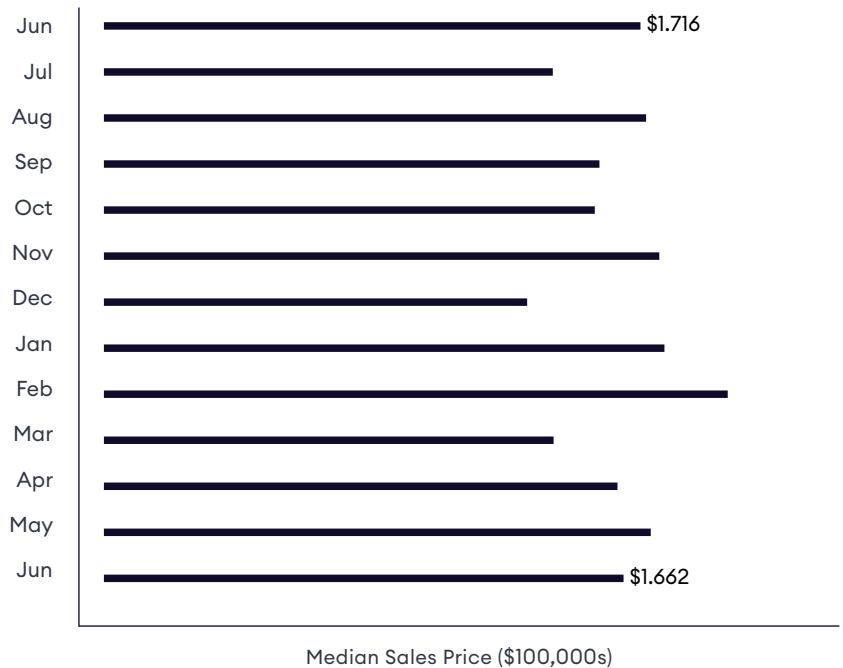
Median Sales Price **-3.2% Δ YOY**

**\$971**

Average \$/SF **-4.8% Δ YOY**

**99**

Properties For Sale **39.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,716,875	\$1,352,500	\$1,437,500	\$1,662,500	-3.2%
Average Price per Square Foot	\$1,020	\$1,032	\$1,103	\$971	-4.8%
Properties Sold	18	14	19	12	-33.3%
Properties Pending Sale	13	11	11	18	38.5%
Properties For Sale	71	70	89	99	39.4%
Days on Market (Pending Sale)	24	55	24	29	18.9%
Percent Under Contract	18.3%	15.7%	12.4%	18.2%	-0.7%
Average Median Price for Last 12 Months	\$1,646,244	\$1,714,083	\$1,685,167	\$1,650,490	0.3%

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

# Downtown

Single Family Residences, June 2025



## Current Market Snapshot

\$505,000

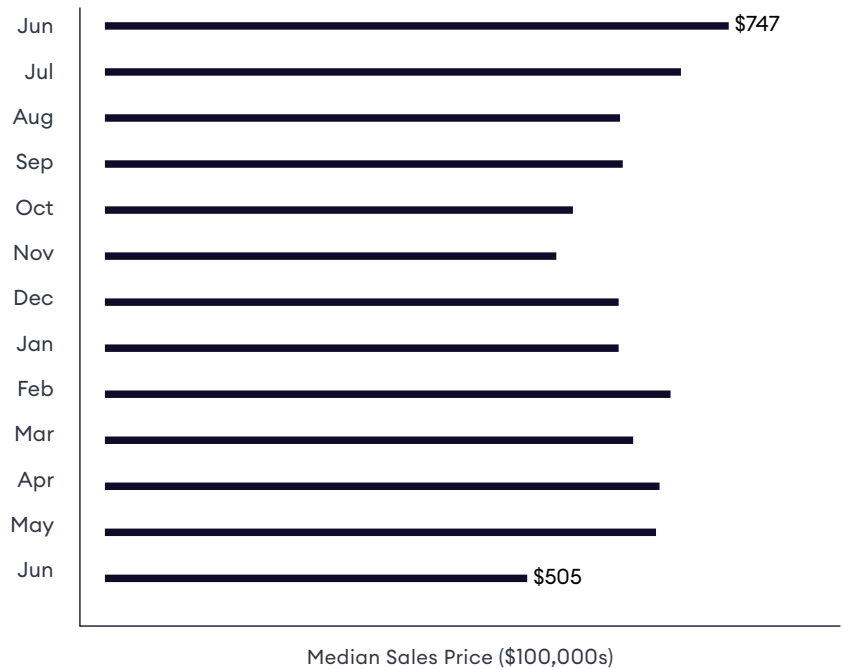
Median Sales Price -32.4% Δ YOY

\$476

Average \$/SF 9.7% Δ YOY

46

Properties For Sale -23.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$747,500	\$615,000	\$632,500	\$505,000	-32.4%
Average Price per Square Foot	\$434	\$462	\$485	\$476	9.7%
Properties Sold	4	7	8	9	125.0%
Properties Pending Sale	13	4	8	8	-38.5%
Properties For Sale	60	49	57	46	-23.3%
Days on Market (Pending Sale)	35	55	47	43	21.6%
Percent Under Contract	21.7%	8.2%	14.0%	17.4%	-19.7%
Average Median Price for Last 12 Months	\$615,587	\$625,708	\$609,750	\$626,419	1.7%

\*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, June 2025



## Current Market Snapshot

\$2,130,000

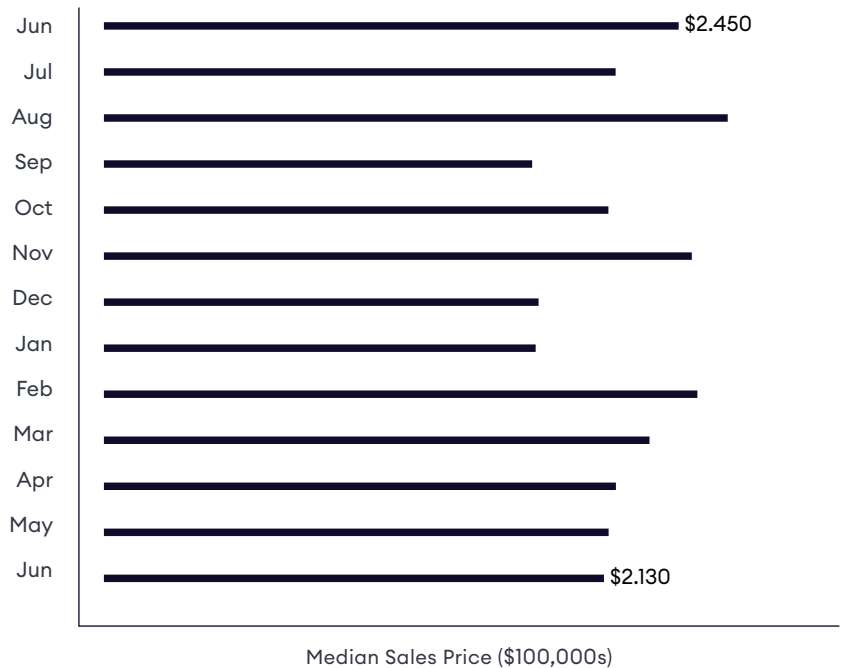
Median Sales Price -13.1% Δ YOY

\$974

Average \$/SF 3.3% Δ YOY

139

Properties For Sale 40.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,450,000	\$1,850,000	\$2,325,000	\$2,130,000	-13.1%
Average Price per Square Foot	\$943	\$976	\$986	\$974	3.3%
Properties Sold	18	15	16	20	11.1%
Properties Pending Sale	11	11	16	21	90.9%
Properties For Sale	99	96	113	139	40.4%
Days on Market (Pending Sale)	38	55	44	31	-19.7%
Percent Under Contract	11.1%	11.5%	14.2%	15.1%	36.0%
Average Median Price for Last 12 Months	\$2,206,482	\$2,192,294	\$2,153,734	\$2,213,190	0.3%

\*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, June 2025



## Current Market Snapshot

**\$1,083,500**

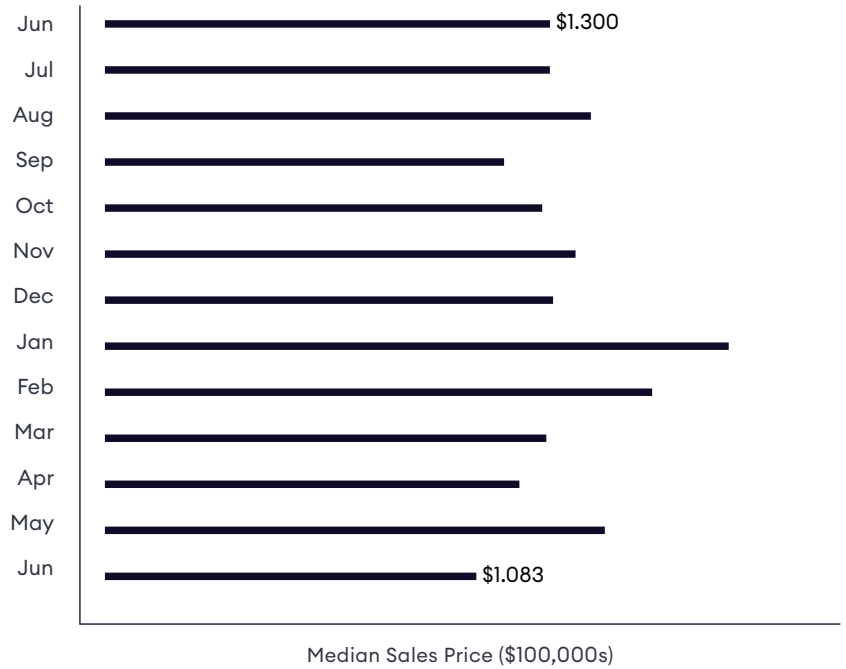
Median Sales Price **-16.7% Δ YOY**

**\$764**

Average \$/SF **-3.8% Δ YOY**

**89**

Properties For Sale **6.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,300,000	\$1,309,000	\$1,289,000	\$1,083,500	-16.7%
Average Price per Square Foot	\$794	\$789	\$781	\$764	-3.8%
Properties Sold	9	7	15	6	-33.3%
Properties Pending Sale	7	8	9	7	0.0%
Properties For Sale	84	90	73	89	6.0%
Days on Market (Pending Sale)	52	93	43	40	-23.8%
Percent Under Contract	8.3%	8.9%	12.3%	7.9%	-5.6%
Average Median Price for Last 12 Months	\$1,350,979	\$1,411,417	\$1,251,500	\$1,354,923	0.3%

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

# Hollywood Hills East

Single Family Residences, June 2025



## Current Market Snapshot

\$2,582,000

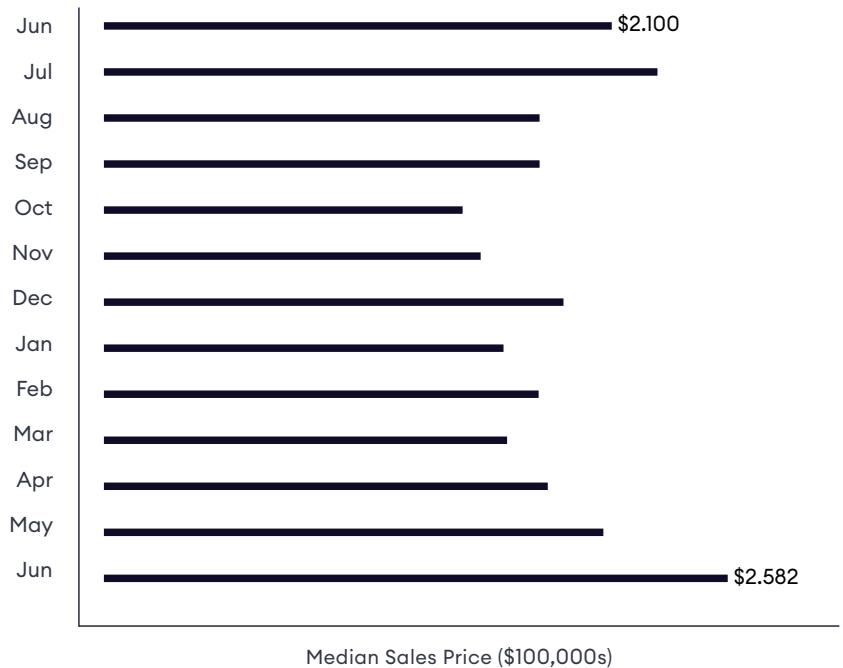
Median Sales Price 23.0% Δ YOY

\$700

Average \$/SF -20.3% Δ YOY

113

Properties For Sale 32.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,100,000	\$1,899,250	\$1,664,850	\$2,582,000	23.0%
Average Price per Square Foot	\$878	\$1,021	\$869	\$700	-20.3%
Properties Sold	7	2	10	9	28.6%
Properties Pending Sale	6	5	10	10	66.7%
Properties For Sale	85	85	114	113	32.9%
Days on Market (Pending Sale)	26	83	31	47	79.6%
Percent Under Contract	7.1%	5.9%	8.8%	8.8%	25.4%
Average Median Price for Last 12 Months	\$2,188,958	\$1,931,975	\$2,160,333	\$1,885,854	-16.1%

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

# Inglewood

Single Family Residences, June 2025



## Current Market Snapshot

\$890,000

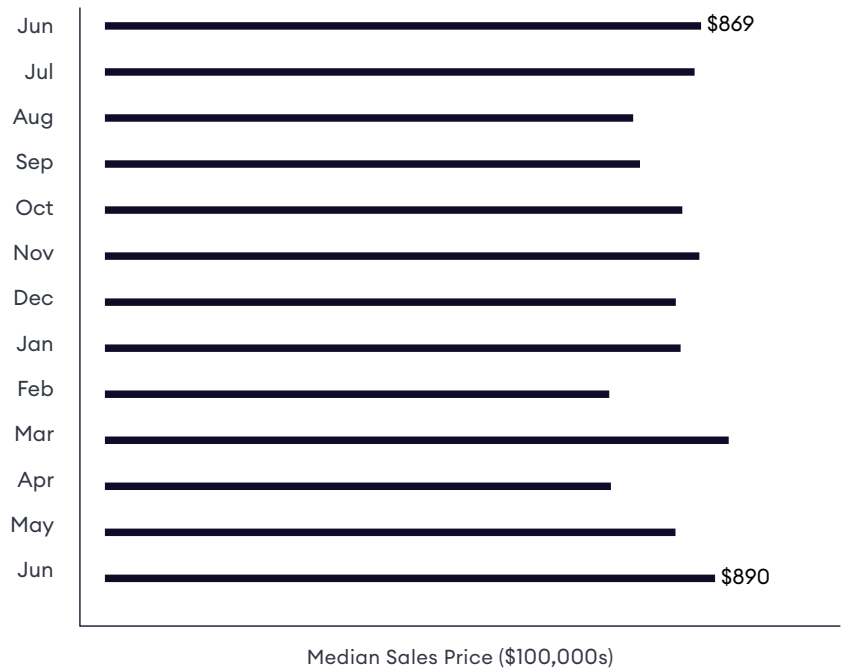
Median Sales Price 2.4% Δ YOY

\$608

Average \$/SF 2.4% Δ YOY

87

Properties For Sale -20.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$869,500	\$832,500	\$910,000	\$890,000	2.4%
Average Price per Square Foot	\$594	\$556	\$636	\$608	2.4%
Properties Sold	8	20	12	11	37.5%
Properties Pending Sale	14	10	19	7	-50.0%
Properties For Sale	109	74	94	87	-20.2%
Days on Market (Pending Sale)	19	42	49	39	113.1%
Percent Under Contract	12.8%	13.5%	20.2%	8.0%	-37.4%
Average Median Price for Last 12 Months	\$797,977	\$823,987	\$819,808	\$828,071	3.6%

\*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, June 2025



## Current Market Snapshot

\$2,062,500

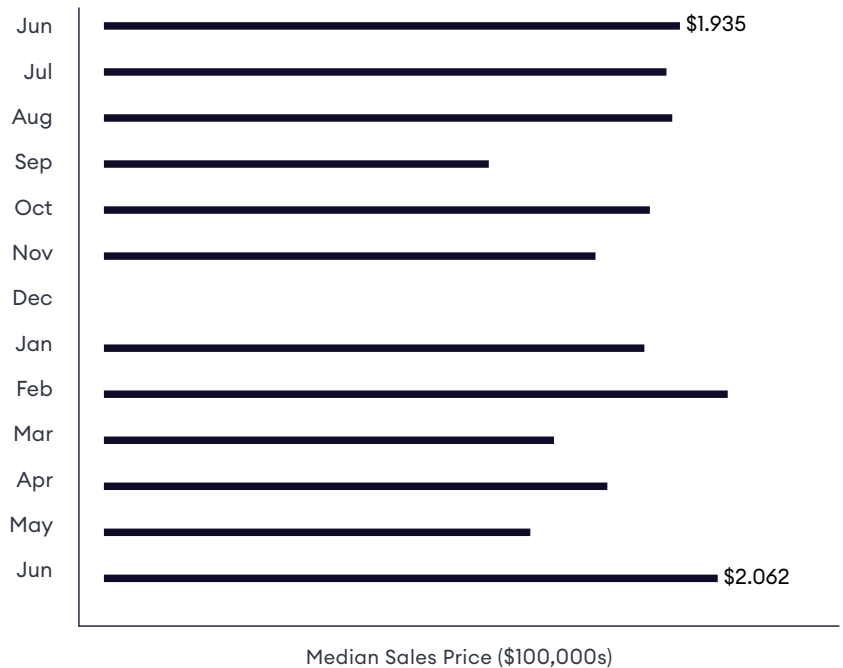
Median Sales Price 6.6% Δ YOY

\$608

Average \$/SF -21.5% Δ YOY

29

Properties For Sale 26.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,935,000	\$0	\$1,510,000	\$2,062,500	6.6%
Average Price per Square Foot	\$775	\$0	\$698	\$608	-21.5%
Properties Sold	5	0	5	4	-20.0%
Properties Pending Sale	3	7	5	2	-33.3%
Properties For Sale	23	32	28	29	26.1%
Days on Market (Pending Sale)	69	56	116	10	-85.5%
Percent Under Contract	13.0%	21.9%	17.9%	6.9%	-47.1%
Average Median Price for Last 12 Months	\$1,774,657	\$1,767,292	\$1,727,500	\$1,623,904	-9.3%

\*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, June 2025



## Current Market Snapshot

\$2,149,500

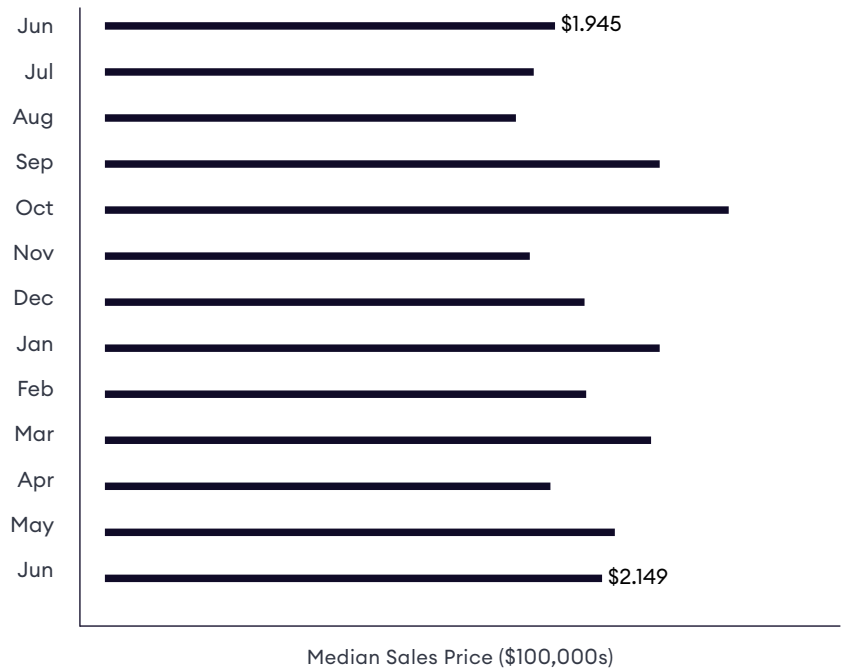
Median Sales Price 10.5% Δ YOY

\$1,053

Average \$/SF -3.6% Δ YOY

283

Properties For Sale 34.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,945,000	\$2,073,278	\$2,362,500	\$2,149,500	10.5%
Average Price per Square Foot	\$1,092	\$1,136	\$912	\$1,053	-3.6%
Properties Sold	19	22	15	18	-5.3%
Properties Pending Sale	18	17	23	31	72.2%
Properties For Sale	211	198	263	283	34.1%
Days on Market (Pending Sale)	34	49	35	43	26.6%
Percent Under Contract	8.5%	8.6%	8.7%	11.0%	28.4%
Average Median Price for Last 12 Months	\$2,289,457	\$2,187,071	\$2,093,167	\$2,131,044	-7.4%

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



## Current Market Snapshot

**\$2,125,000**

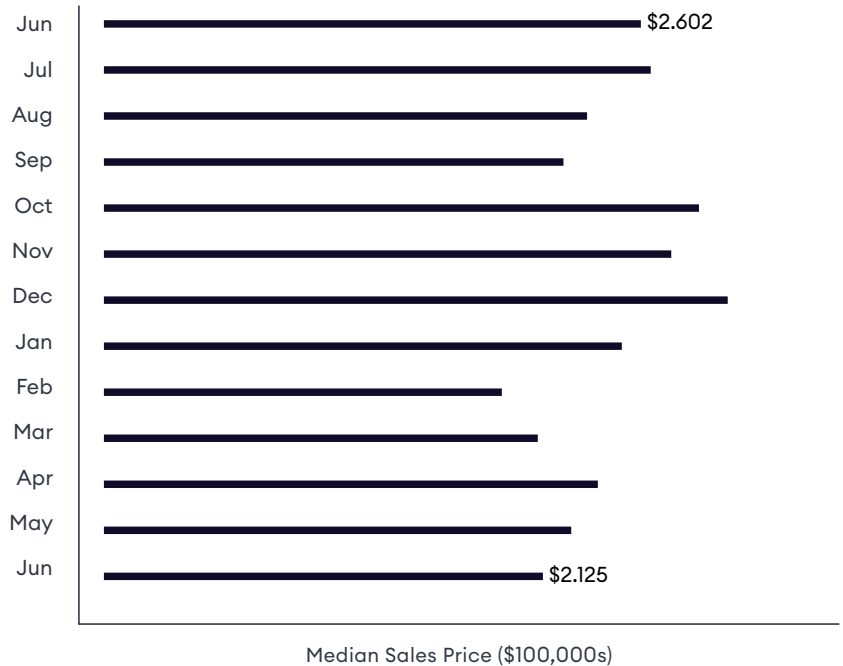
Median Sales Price **-18.3% Δ YOY**

**\$885**

Average \$/SF **-2.3% Δ YOY**

**122**

Properties For Sale **34.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,602,000	\$3,025,000	\$2,100,000	\$2,125,000	-18.3%
Average Price per Square Foot	\$906	\$1,138	\$996	\$885	-2.3%
Properties Sold	11	10	17	14	27.3%
Properties Pending Sale	15	9	20	17	13.3%
Properties For Sale	91	93	119	122	34.1%
Days on Market (Pending Sale)	36	36	45	52	42.0%
Percent Under Contract	16.5%	9.7%	16.8%	13.9%	-15.5%
Average Median Price for Last 12 Months	\$2,400,625	\$2,219,084	\$2,260,085	\$2,445,500	1.8%

\*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

**\$4,775,000**

Median Sales Price **15.8% Δ YOY**

**\$1,396**

Average \$/SF **28.8% Δ YOY**

**264**

Properties For Sale **21.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,125,000	\$4,400,000	\$5,575,000	\$4,775,000	15.8%
Average Price per Square Foot	\$1,084	\$1,403	\$1,861	\$1,396	28.8%
Properties Sold	15	12	6	6	-60.0%
Properties Pending Sale	13	9	4	10	-23.1%
Properties For Sale	218	206	228	264	21.1%
Days on Market (Pending Sale)	79	89	61	78	-1.8%
Percent Under Contract	6.0%	4.4%	1.8%	3.8%	-36.5%
Average Median Price for Last 12 Months	\$4,159,375	\$4,203,750	\$4,742,500	\$4,352,000	4.4%

\*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, June 2025



## Current Market Snapshot

### No Sales

Median Sales Price -100.0% Δ YOY

### No Sales

Average \$/SF -100.0% Δ YOY

### 74

Properties For Sale -18.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,050,000	\$8,650,000	\$9,000,000	\$0	-100.0%
Average Price per Square Foot	\$1,580	\$4,036	\$2,849	\$0	-100.0%
Properties Sold	1	1	3	0	-100.0%
Properties Pending Sale	2	0	2	0	-100.0%
Properties For Sale	91	81	73	74	-18.7%
Days on Market (Pending Sale)	59	0	22	0	-100.0%
Percent Under Contract	2.2%	0.0%	2.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$12,683,073	\$6,225,000	\$4,616,667	\$9,617,692	-31.9%

\*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, June 2025



## Current Market Snapshot

\$2,039,500

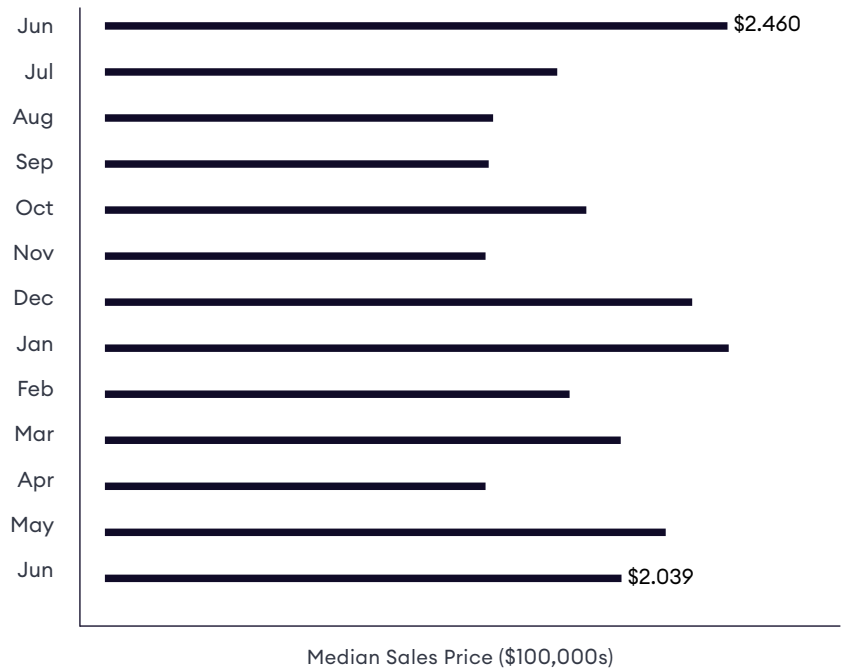
Median Sales Price -17.1% Δ YOY

\$909

Average \$/SF -16.4% Δ YOY

53

Properties For Sale 6.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,460,000	\$2,320,038	\$2,036,500	\$2,039,500	-17.1%
Average Price per Square Foot	\$1,087	\$840	\$1,019	\$909	-16.4%
Properties Sold	8	8	6	6	-25.0%
Properties Pending Sale	3	7	8	3	0.0%
Properties For Sale	50	43	46	53	6.0%
Days on Market (Pending Sale)	23	67	46	67	187.1%
Percent Under Contract	6.0%	16.3%	17.4%	5.7%	-5.7%
Average Median Price for Last 12 Months	\$1,990,237	\$2,014,917	\$1,918,166	\$1,930,503	-3.1%

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

# Mid Los Angeles

Single Family Residences, June 2025



## Current Market Snapshot

\$1,300,000

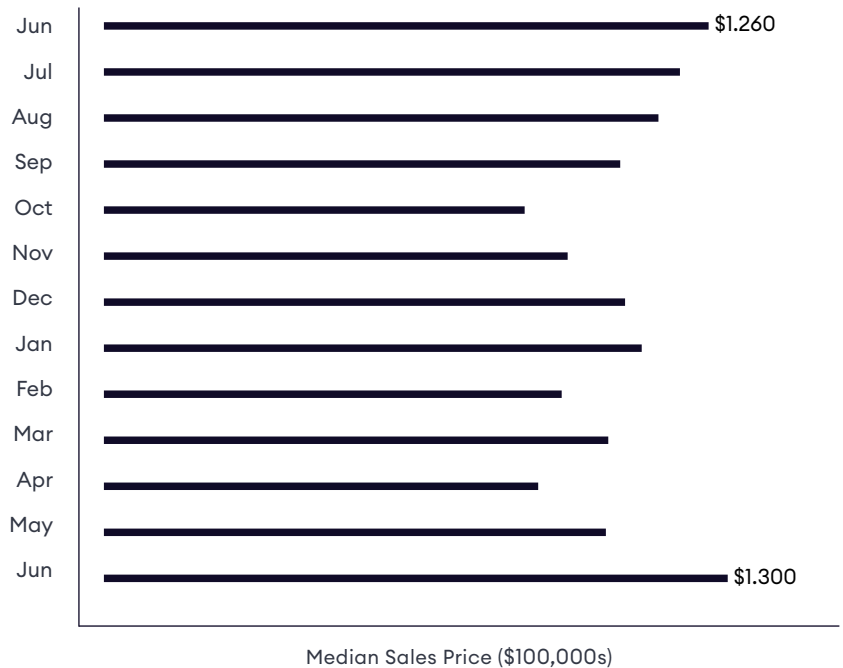
Median Sales Price 3.2% Δ YOY

\$686

Average \$/SF 2.8% Δ YOY

182

Properties For Sale 30.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,260,000	\$1,085,160	\$1,050,000	\$1,300,000	3.2%
Average Price per Square Foot	\$667	\$658	\$719	\$686	2.8%
Properties Sold	17	23	27	17	0.0%
Properties Pending Sale	25	20	18	30	20.0%
Properties For Sale	139	152	150	182	30.9%
Days on Market (Pending Sale)	39	50	40	27	-30.6%
Percent Under Contract	18.0%	13.2%	12.0%	16.5%	-8.4%
Average Median Price for Last 12 Months	\$1,054,767	\$1,061,804	\$1,082,775	\$1,075,845	2.0%

\*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, June 2025



## Current Market Snapshot

\$805,000

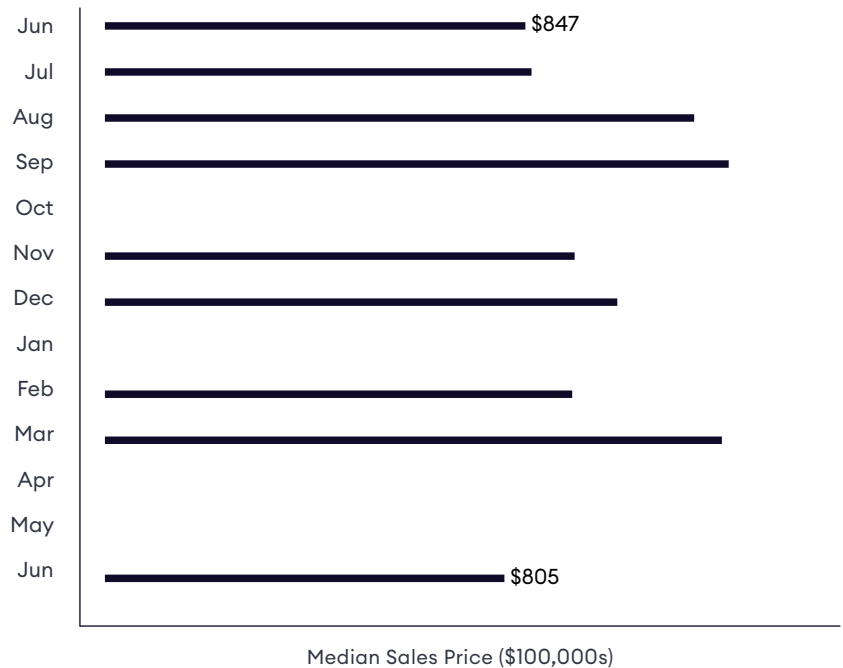
Median Sales Price -5.0% Δ YOY

\$658

Average \$/SF -21.1% Δ YOY

39

Properties For Sale 62.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$847,500	\$1,034,000	\$1,246,125	\$805,000	-5.0%
Average Price per Square Foot	\$834	\$511	\$595	\$658	-21.1%
Properties Sold	2	3	5	1	-50.0%
Properties Pending Sale	2	1	1	1	-50.0%
Properties For Sale	24	20	23	39	62.5%
Days on Market (Pending Sale)	11	60	3	21	90.9%
Percent Under Contract	8.3%	5.0%	4.3%	2.6%	-69.2%
Average Median Price for Last 12 Months	\$813,959	\$498,938	\$268,333	\$702,510	-15.9%

\*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, June 2025



## Current Market Snapshot

**\$2,525,000**

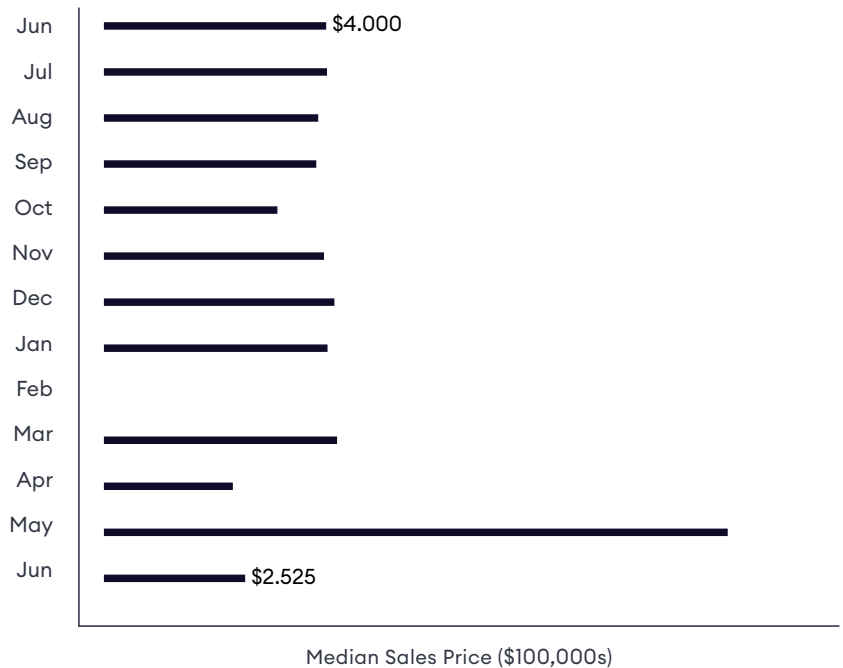
Median Sales Price **-36.9% Δ YOY**

**\$1,736**

Average \$/SF **13.8% Δ YOY**

**116**

Properties For Sale **-26.6% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,000,000	\$4,150,000	\$4,199,000	\$2,525,000	-36.9%
Average Price per Square Foot	\$1,526	\$1,301	\$1,368	\$1,736	13.8%
Properties Sold	13	19	3	5	-61.5%
Properties Pending Sale	18	5	4	9	-50.0%
Properties For Sale	158	122	117	116	-26.6%
Days on Market (Pending Sale)	31	88	37	35	11.3%
Percent Under Contract	11.4%	4.1%	3.4%	7.8%	-31.9%
Average Median Price for Last 12 Months	\$4,110,245	\$4,060,619	\$5,379,904	\$3,944,361	-4.2%

\*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, June 2025



## Current Market Snapshot

\$2,300,000

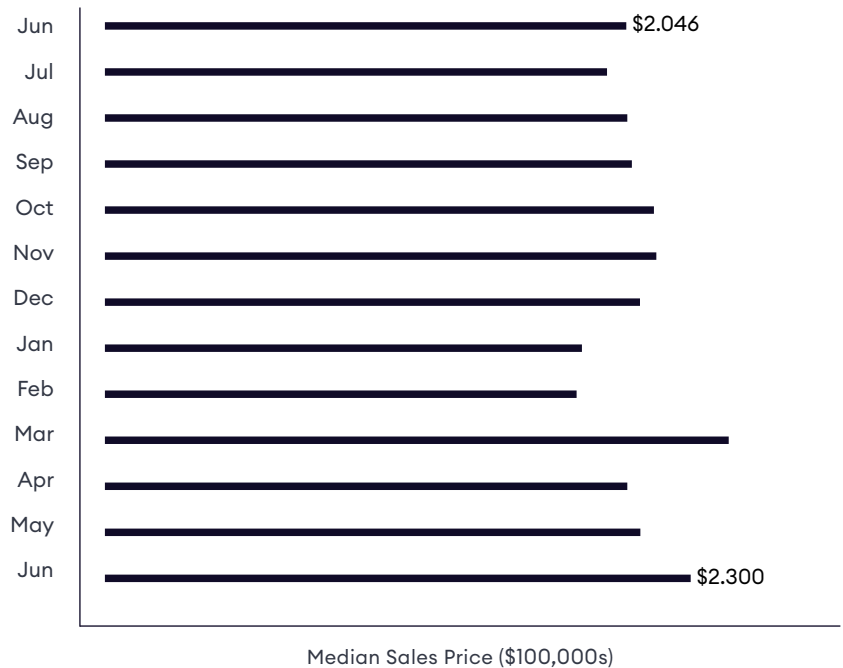
Median Sales Price 12.4% Δ YOY

\$1,116

Average \$/SF 4.0% Δ YOY

122

Properties For Sale -0.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,046,000	\$2,100,000	\$2,450,000	\$2,300,000	12.4%
Average Price per Square Foot	\$1,073	\$950	\$1,132	\$1,116	4.0%
Properties Sold	30	25	29	27	-10.0%
Properties Pending Sale	23	10	20	33	43.5%
Properties For Sale	123	82	96	122	-0.8%
Days on Market (Pending Sale)	38	45	26	25	-35.1%
Percent Under Contract	18.7%	12.2%	20.8%	27.0%	44.7%
Average Median Price for Last 12 Months	\$2,050,096	\$2,103,750	\$2,150,500	\$2,090,462	1.9%

\*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, June 2025



## Current Market Snapshot

\$1,080,000

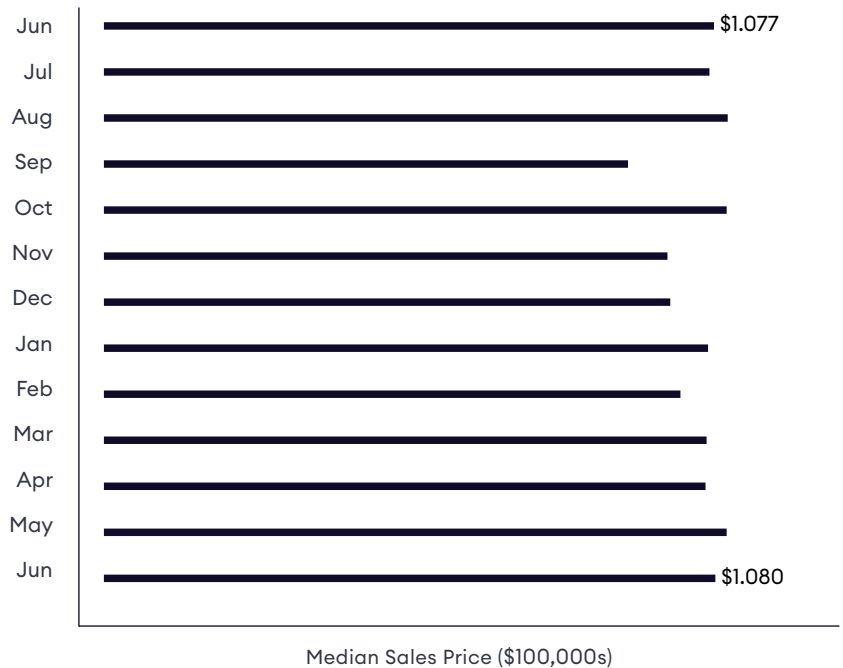
Median Sales Price 0.2%  $\Delta$  YOY

\$679

Average \$/SF 1.6%  $\Delta$  YOY

248

Properties For Sale 25.9%  $\Delta$  YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,077,500	\$1,000,000	\$1,064,400	\$1,080,000	0.2%
Average Price per Square Foot	\$668	\$690	\$631	\$679	1.6%
Properties Sold	38	33	42	29	-23.7%
Properties Pending Sale	40	28	40	32	-20.0%
Properties For Sale	197	188	223	248	25.9%
Days on Market (Pending Sale)	31	49	33	41	32.3%
Percent Under Contract	20.3%	14.9%	17.9%	12.9%	-36.5%
Average Median Price for Last 12 Months	\$1,039,495	\$1,065,317	\$1,080,833	\$1,050,830	1.1%

\*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, June 2025



## Current Market Snapshot

\$2,539,363

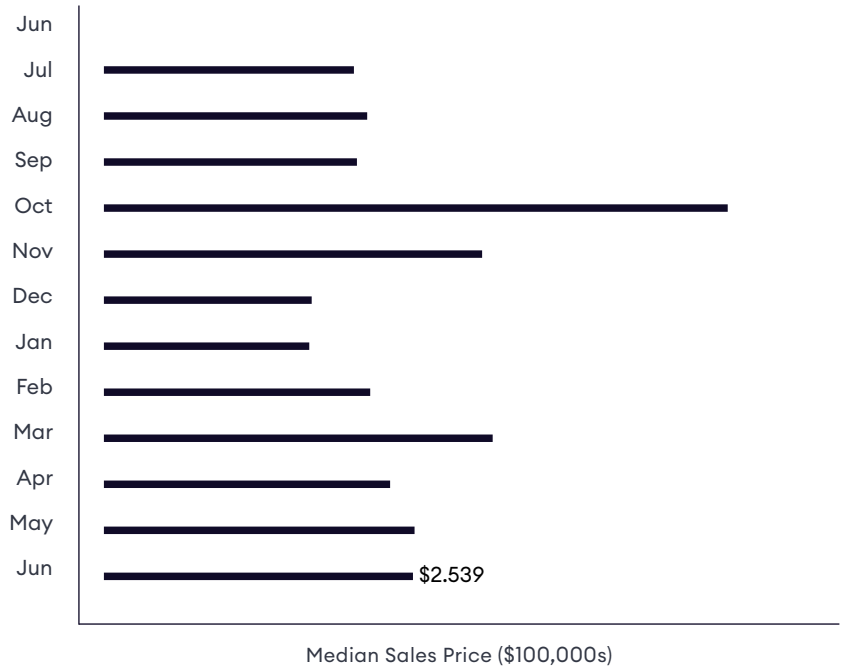
Median Sales Price n/a Δ YOY

\$1,042

Average \$/SF n/a Δ YOY

29

Properties For Sale 31.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$0	\$1,700,000	\$3,200,000	\$2,539,363	n/a
Average Price per Square Foot	\$0	\$712	\$772	\$1,042	n/a
Properties Sold	0	2	3	5	n/a
Properties Pending Sale	3	3	4	2	-33.3%
Properties For Sale	22	24	25	29	31.8%
Days on Market (Pending Sale)	12	32	67	46	273.0%
Percent Under Contract	13.6%	12.5%	16.0%	6.9%	-49.4%
Average Median Price for Last 12 Months	\$2,097,829	\$2,417,811	\$2,480,621	\$2,365,566	11.3%

\*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, June 2025



## Current Market Snapshot

\$2,660,000

Median Sales Price -26.5% Δ YOY

\$1,116

Average \$/SF 9.8% Δ YOY

11

Properties For Sale -8.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,620,000	\$2,170,000	\$2,805,000	\$2,660,000	-26.5%
Average Price per Square Foot	\$1,016	\$913	\$888	\$1,116	9.8%
Properties Sold	3	1	2	1	-66.7%
Properties Pending Sale	1	0	1	1	0.0%
Properties For Sale	12	12	11	11	-8.3%
Days on Market (Pending Sale)	29	0	12	53	82.8%
Percent Under Contract	8.3%	0.0%	9.1%	9.1%	9.1%
Average Median Price for Last 12 Months	\$2,701,115	\$2,595,742	\$3,176,667	\$2,908,996	7.1%

\*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, June 2025



## Current Market Snapshot

\$3,250,000

Median Sales Price 28.2% Δ YOY

\$1,434

Average \$/SF -2.4% Δ YOY

177

Properties For Sale 41.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,535,000	\$4,002,349	\$3,364,000	\$3,250,000	28.2%
Average Price per Square Foot	\$1,470	\$1,408	\$1,624	\$1,434	-2.4%
Properties Sold	21	12	24	27	28.6%
Properties Pending Sale	13	13	19	25	92.3%
Properties For Sale	125	123	165	177	41.6%
Days on Market (Pending Sale)	26	36	26	27	5.1%
Percent Under Contract	10.4%	10.6%	11.5%	14.1%	35.8%
Average Median Price for Last 12 Months	\$3,371,230	\$4,255,815	\$4,197,717	\$3,791,980	11.1%

\*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, June 2025

## Current Market Snapshot

\$2,423,250

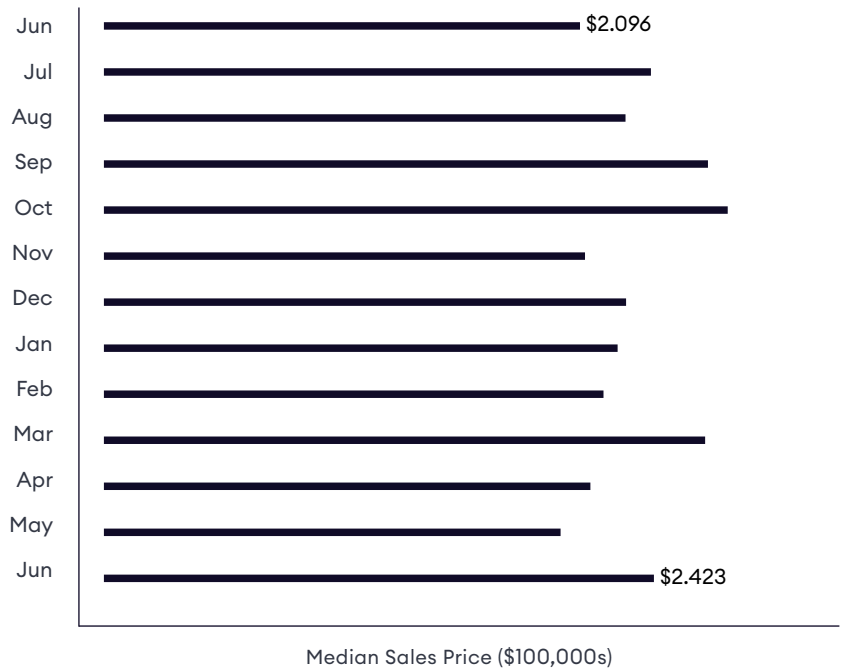
Median Sales Price 15.6% Δ YOY

\$1,082

Average \$/SF -7.9% Δ YOY

440

Properties For Sale 18.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,096,000	\$2,300,000	\$2,650,000	\$2,423,250	15.6%
Average Price per Square Foot	\$1,175	\$1,348	\$1,028	\$1,082	-7.9%
Properties Sold	21	27	31	26	23.8%
Properties Pending Sale	22	25	33	42	90.9%
Properties For Sale	370	340	449	440	18.9%
Days on Market (Pending Sale)	55	54	30	47	-13.3%
Percent Under Contract	5.9%	7.4%	7.3%	9.5%	60.5%
Average Median Price for Last 12 Months	\$2,341,637	\$2,281,292	\$2,191,750	\$2,332,454	-0.4%

\*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

\$2,100,000

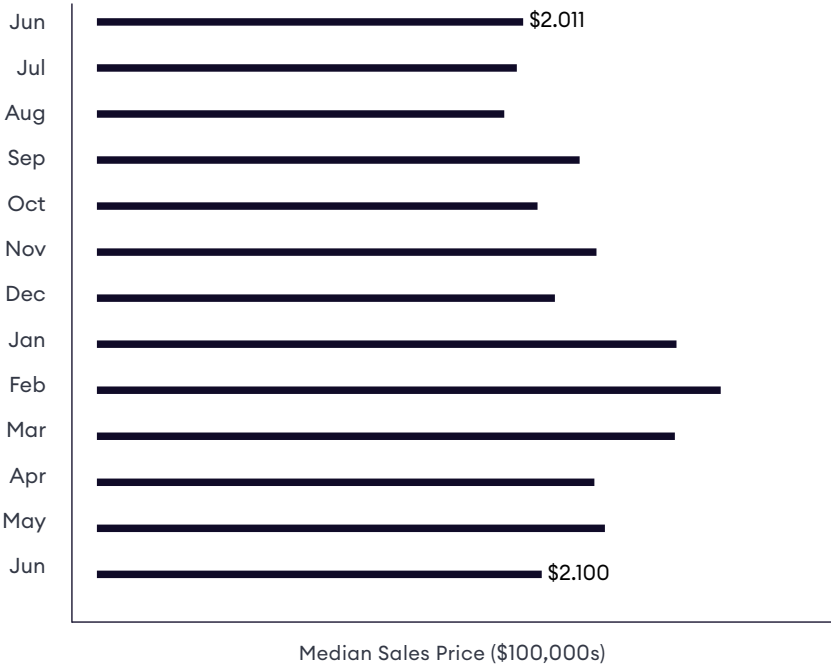
Median Sales Price 4.4% Δ YOY

\$1,202

Average \$/SF -0.7% Δ YOY

148

Properties For Sale -10.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,011,760	\$2,162,500	\$2,732,250	\$2,100,000	4.4%
Average Price per Square Foot	\$1,210	\$1,233	\$1,414	\$1,202	-0.7%
Properties Sold	16	20	20	25	56.2%
Properties Pending Sale	10	10	22	16	60.0%
Properties For Sale	165	135	151	148	-10.3%
Days on Market (Pending Sale)	30	49	39	50	63.2%
Percent Under Contract	6.1%	7.4%	14.6%	10.8%	78.4%
Average Median Price for Last 12 Months	\$2,487,322	\$2,545,375	\$2,283,333	\$2,313,090	-7.5%

\*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

\$998,500

Median Sales Price -21.7% Δ YOY

\$718

Average \$/SF -4.9% Δ YOY

81

Properties For Sale 20.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,275,000	\$997,800	\$1,043,000	\$998,500	-21.7%
Average Price per Square Foot	\$755	\$655	\$782	\$718	-4.9%
Properties Sold	11	7	17	16	45.5%
Properties Pending Sale	15	12	11	13	-13.3%
Properties For Sale	67	72	66	81	20.9%
Days on Market (Pending Sale)	30	58	34	17	-41.7%
Percent Under Contract	22.4%	16.7%	16.7%	16.0%	-28.3%
Average Median Price for Last 12 Months	\$1,091,833	\$1,081,583	\$1,110,500	\$1,112,485	1.9%

\*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, June 2025



## Current Market Snapshot

\$1,818,000

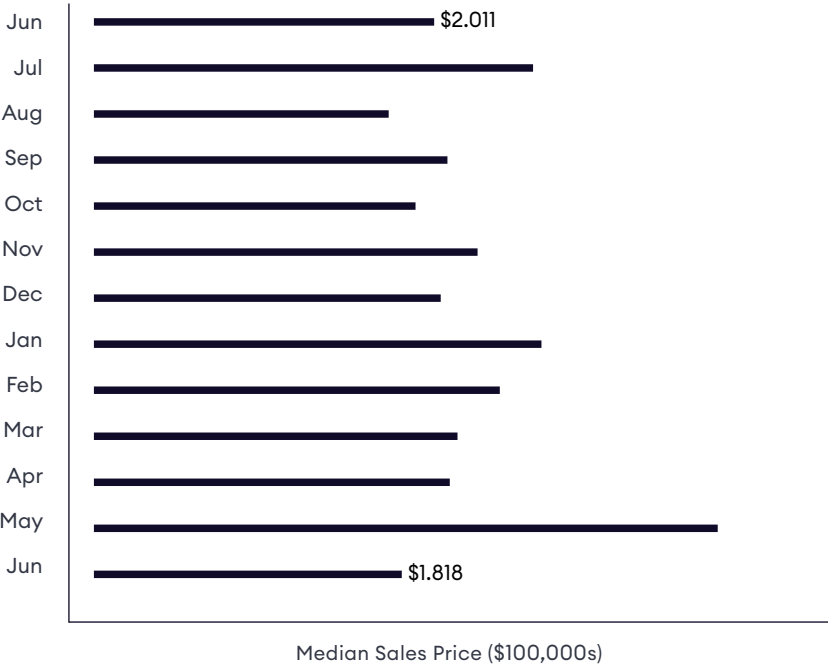
Median Sales Price -9.6% Δ YOY

\$1,066

Average \$/SF 0.2% Δ YOY

126

Properties For Sale 24.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,011,000	\$2,050,000	\$2,150,000	\$1,818,000	-9.6%
Average Price per Square Foot	\$1,064	\$1,160	\$1,051	\$1,066	0.2%
Properties Sold	9	11	9	13	44.4%
Properties Pending Sale	12	7	10	8	-33.3%
Properties For Sale	101	94	125	126	24.8%
Days on Market (Pending Sale)	38	71	56	53	42.0%
Percent Under Contract	11.9%	7.4%	8.0%	6.3%	-46.6%
Average Median Price for Last 12 Months	\$2,112,667	\$2,470,667	\$2,540,667	\$2,268,038	6.9%

\*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, June 2025



## Current Market Snapshot

\$1,800,000

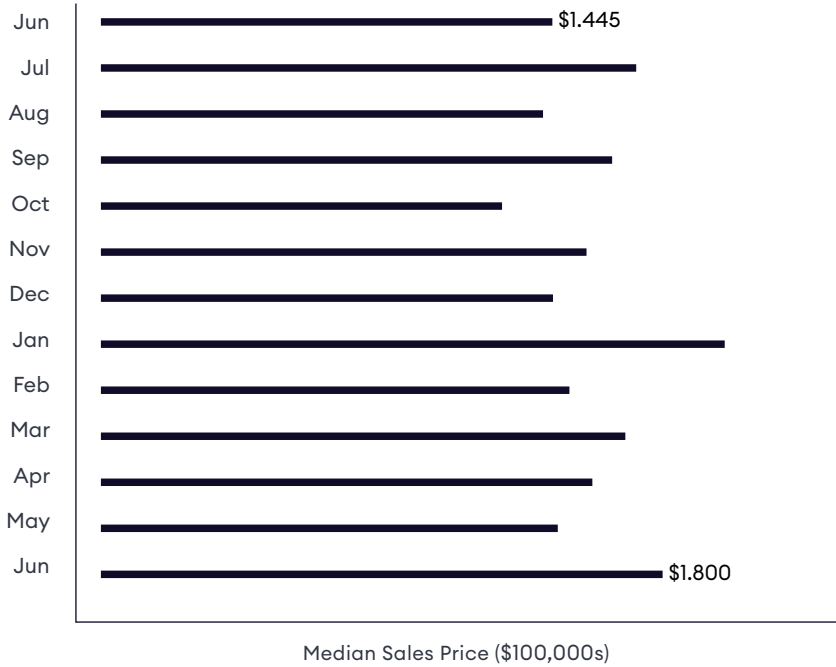
Median Sales Price 24.6% Δ YOY

\$924

Average \$/SF 5.6% Δ YOY

58

Properties For Sale -4.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,445,000	\$1,447,000	\$1,680,000	\$1,800,000	24.6%
Average Price per Square Foot	\$875	\$945	\$845	\$924	5.6%
Properties Sold	8	9	6	13	62.5%
Properties Pending Sale	12	5	14	11	-8.3%
Properties For Sale	61	47	55	58	-4.9%
Days on Market (Pending Sale)	27	26	35	17	-38.7%
Percent Under Contract	19.7%	10.6%	25.5%	19.0%	-3.6%
Average Median Price for Last 12 Months	\$1,705,955	\$1,669,378	\$1,612,089	\$1,577,982	-8.1%

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



## Current Market Snapshot

\$1,865,000

Median Sales Price 19.9% Δ YOY

\$985

Average \$/SF 16.2% Δ YOY

103

Properties For Sale -2.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,555,000	\$1,930,000	\$2,079,000	\$1,865,000	19.9%
Average Price per Square Foot	\$848	\$839	\$956	\$985	16.2%
Properties Sold	33	21	17	23	-30.3%
Properties Pending Sale	31	14	30	20	-35.5%
Properties For Sale	106	88	108	103	-2.8%
Days on Market (Pending Sale)	26	35	20	35	32.2%
Percent Under Contract	29.2%	15.9%	27.8%	19.4%	-33.6%
Average Median Price for Last 12 Months	\$1,586,629	\$1,826,167	\$1,730,333	\$1,732,885	8.4%

\*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, June 2025



## Current Market Snapshot

\$1,808,875

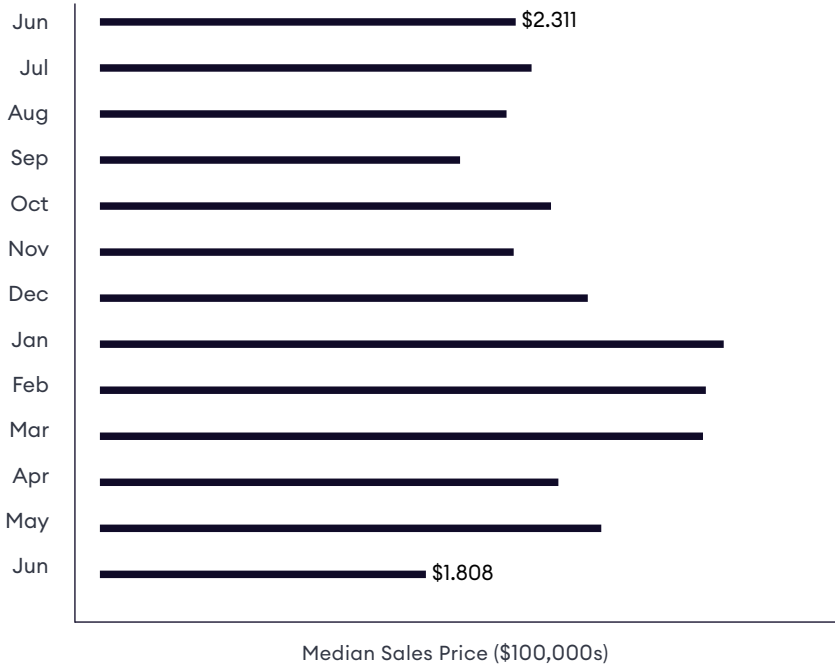
Median Sales Price -21.7% Δ YOY

\$1,273

Average \$/SF 18.1% Δ YOY

81

Properties For Sale -4.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,311,300	\$2,714,500	\$3,359,000	\$1,808,875	-21.7%
Average Price per Square Foot	\$1,078	\$1,052	\$1,227	\$1,273	18.1%
Properties Sold	13	14	15	8	-38.5%
Properties Pending Sale	14	6	17	16	14.3%
Properties For Sale	85	67	87	81	-4.7%
Days on Market (Pending Sale)	23	44	28	29	24.1%
Percent Under Contract	16.5%	9.0%	19.5%	19.8%	19.9%
Average Median Price for Last 12 Months	\$2,598,926	\$2,892,979	\$2,382,958	\$2,604,033	0.2%

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



# South Bay Macro Market

Single Family Residences, June 2025



## Current Market Snapshot

\$1,615,000

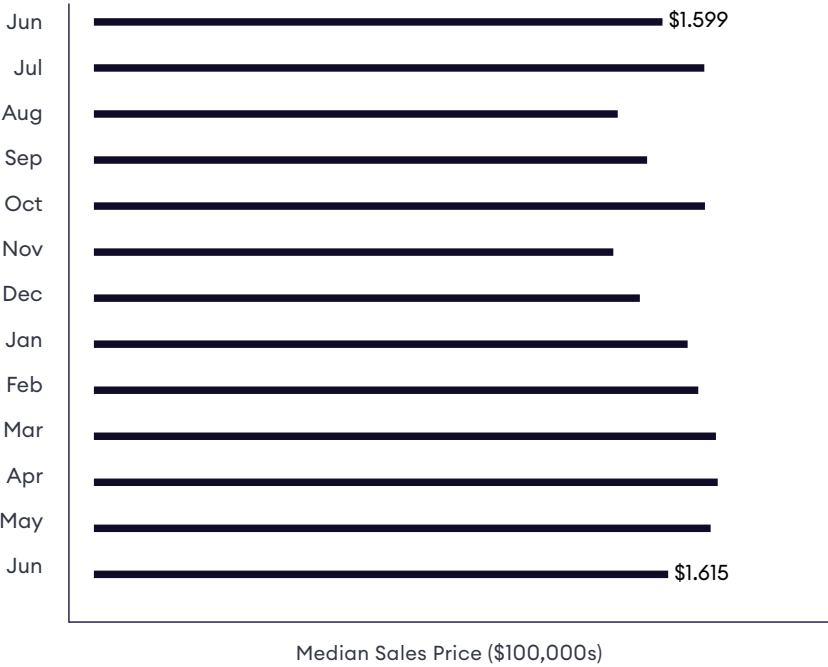
Median Sales Price 1.0% Δ YOY

\$943

Average \$/SF -0.8% Δ YOY

912

Properties For Sale 7.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,599,000	\$1,535,000	\$1,750,000	\$1,615,000	1.0%
Average Price per Square Foot	\$951	\$921	\$1,007	\$943	-0.8%
Properties Sold	173	157	183	182	5.2%
Properties Pending Sale	183	97	190	204	11.5%
Properties For Sale	847	651	867	912	7.7%
Days on Market (Pending Sale)	25	42	30	32	30.8%
Percent Under Contract	21.6%	14.9%	21.9%	22.4%	3.5%
Average Median Price for Last 12 Months	\$1,561,104	\$1,704,167	\$1,701,667	\$1,637,154	4.9%

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

# El Segundo

Single Family Residences, June 2025



## Current Market Snapshot

**\$1,882,000**

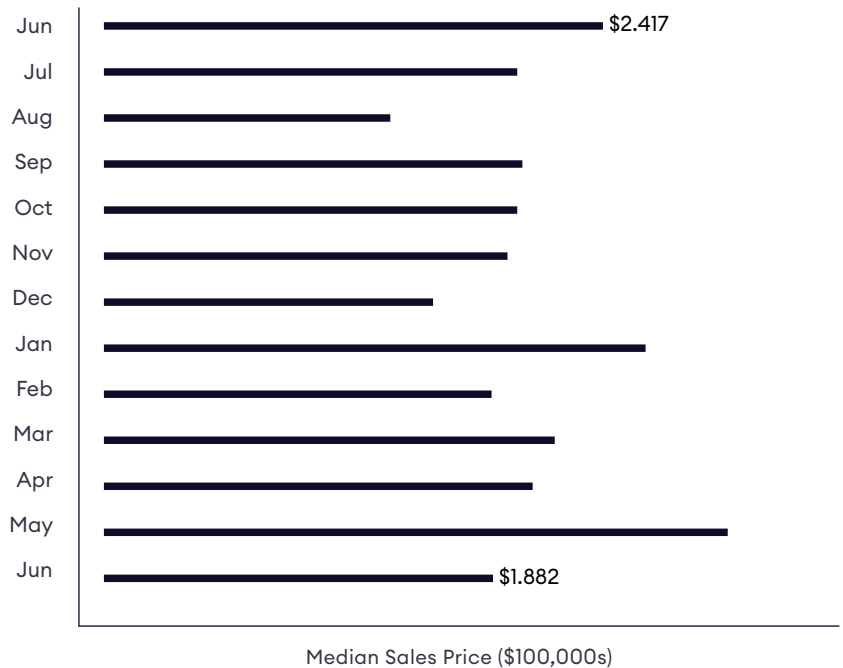
Median Sales Price **-22.2% Δ YOY**

**\$990**

Average \$/SF **15.3% Δ YOY**

**20**

Properties For Sale **-13.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,417,500	\$1,590,000	\$2,182,500	\$1,882,000	-22.2%
Average Price per Square Foot	\$859	\$1,022	\$1,170	\$990	15.3%
Properties Sold	2	6	5	5	150.0%
Properties Pending Sale	3	7	7	5	66.7%
Properties For Sale	23	19	17	20	-13.0%
Days on Market (Pending Sale)	10	25	5	14	36.0%
Percent Under Contract	13.0%	36.8%	41.2%	25.0%	91.7%
Average Median Price for Last 12 Months	\$1,938,292	\$2,277,417	\$2,327,333	\$2,079,327	7.3%

\*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, June 2025



## Current Market Snapshot

**\$1,910,000**

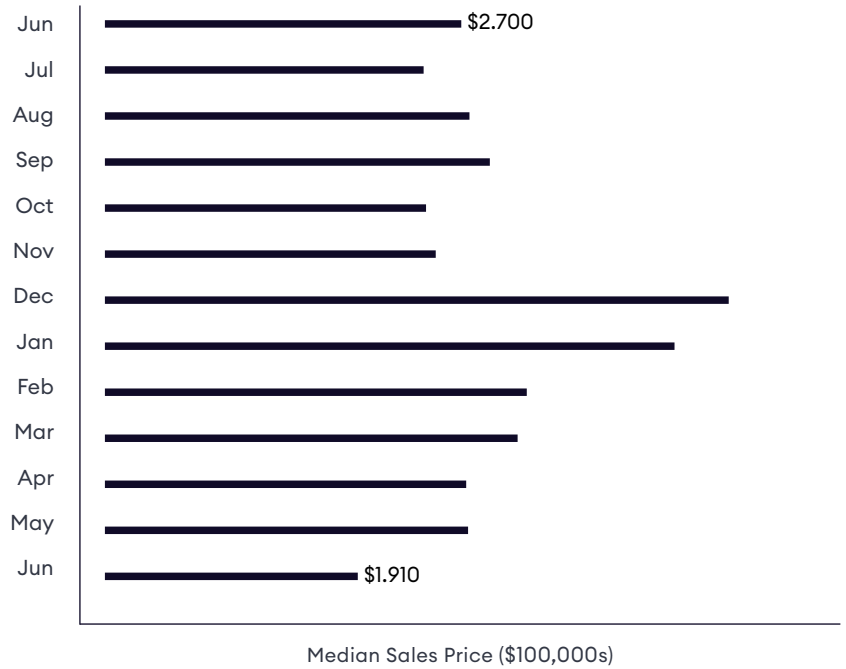
Median Sales Price **-29.3% Δ YOY**

**\$1,539**

Average \$/SF **-3.0% Δ YOY**

**43**

Properties For Sale **-4.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,700,000	\$4,741,500	\$3,130,000	\$1,910,000	-29.3%
Average Price per Square Foot	\$1,586	\$1,883	\$1,477	\$1,539	-3.0%
Properties Sold	7	8	9	6	-14.3%
Properties Pending Sale	10	0	8	8	-20.0%
Properties For Sale	45	32	48	43	-4.4%
Days on Market (Pending Sale)	37	0	61	48	28.4%
Percent Under Contract	22.2%	0.0%	16.7%	18.6%	-16.3%
Average Median Price for Last 12 Months	\$2,709,167	\$3,009,521	\$2,466,458	\$2,963,663	9.4%

\*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, June 2025



## Current Market Snapshot

\$1,093,000

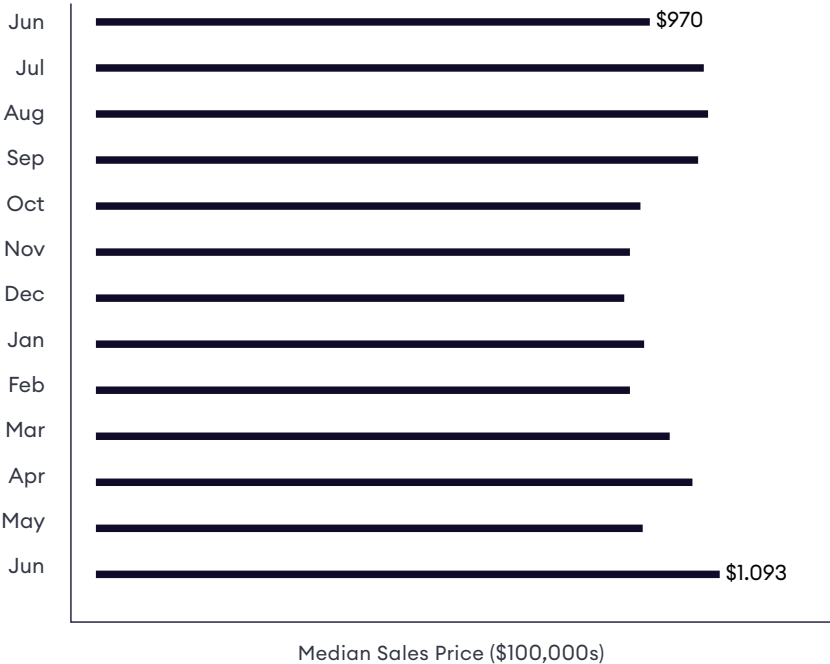
Median Sales Price 12.7% Δ YOY

\$770

Average \$/SF 5.8% Δ YOY

474

Properties For Sale -3.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$970,000	\$925,000	\$1,005,000	\$1,093,000	12.7%
Average Price per Square Foot	\$728	\$714	\$749	\$770	5.8%
Properties Sold	119	92	95	134	12.6%
Properties Pending Sale	121	80	113	129	6.6%
Properties For Sale	491	393	470	474	-3.5%
Days on Market (Pending Sale)	22	36	34	30	37.0%
Percent Under Contract	24.6%	20.4%	24.0%	27.2%	10.4%
Average Median Price for Last 12 Months	\$934,833	\$999,250	\$1,031,833	\$997,808	6.7%

\*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, June 2025



## Current Market Snapshot

**\$3,439,906**

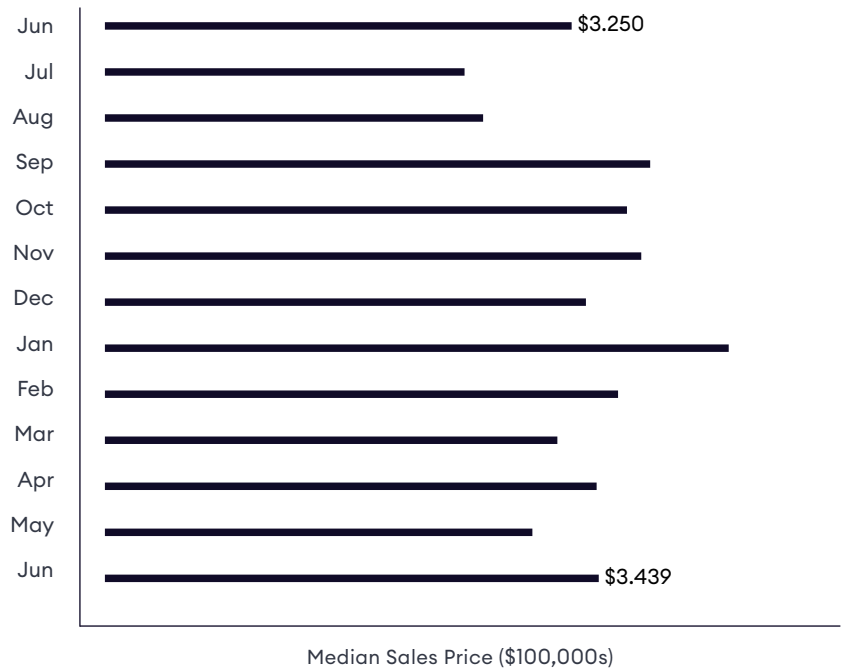
Median Sales Price **5.8% Δ YOY**

**\$1,470**

Average \$/SF **12.0% Δ YOY**

**136**

Properties For Sale **2.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,250,000	\$3,350,000	\$3,150,000	\$3,439,906	5.8%
Average Price per Square Foot	\$1,312	\$1,274	\$1,434	\$1,470	12.0%
Properties Sold	15	19	27	22	46.7%
Properties Pending Sale	24	12	16	28	16.7%
Properties For Sale	133	97	108	136	2.3%
Days on Market (Pending Sale)	26	53	31	23	-11.9%
Percent Under Contract	18.0%	12.4%	14.8%	20.6%	14.1%
Average Median Price for Last 12 Months	\$3,025,500	\$3,485,818	\$3,279,969	\$3,370,762	11.4%

\*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, June 2025



## Current Market Snapshot

**\$3,022,500**

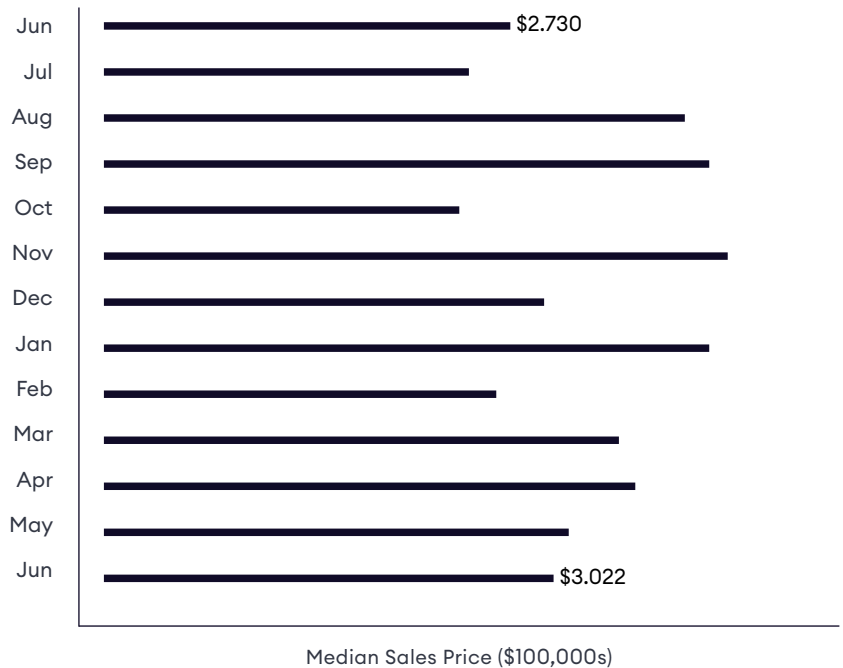
Median Sales Price **10.7% Δ YOY**

**\$1,048**

Average \$/SF **-5.2% Δ YOY**

**21**

Properties For Sale **-8.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,730,000	\$2,958,500	\$3,464,250	\$3,022,500	10.7%
Average Price per Square Foot	\$1,106	\$1,136	\$1,160	\$1,048	-5.2%
Properties Sold	5	4	6	2	-60.0%
Properties Pending Sale	5	2	3	6	20.0%
Properties For Sale	23	15	16	21	-8.7%
Days on Market (Pending Sale)	19	71	11	15	-21.9%
Percent Under Contract	21.7%	13.3%	18.8%	28.6%	31.4%
Average Median Price for Last 12 Months	\$2,069,094	\$3,316,125	\$3,240,833	\$3,277,327	58.4%

\*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, June 2025



## Current Market Snapshot

**\$2,624,500**

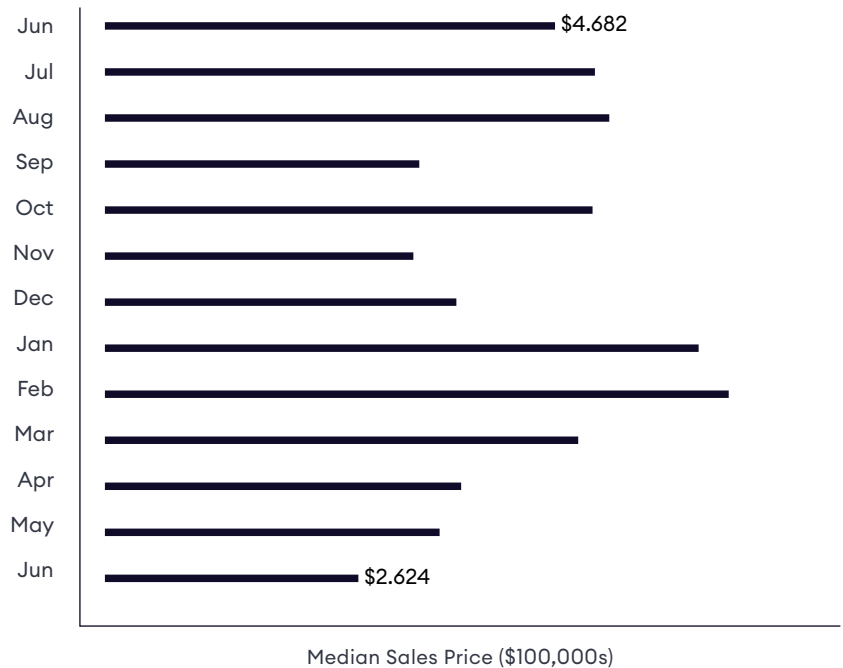
Median Sales Price **-44.0% Δ YOY**

**\$1,709**

Average \$/SF **22.1% Δ YOY**

**53**

Properties For Sale **12.8% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,682,500	\$3,650,000	\$4,925,000	\$2,624,500	-44.0%
Average Price per Square Foot	\$1,400	\$1,171	\$1,914	\$1,709	22.1%
Properties Sold	4	3	4	6	50.0%
Properties Pending Sale	5	4	4	7	40.0%
Properties For Sale	47	34	37	53	12.8%
Days on Market (Pending Sale)	36	67	94	19	-47.4%
Percent Under Contract	10.6%	11.8%	10.8%	13.2%	24.2%
Average Median Price for Last 12 Months	\$4,560,625	\$4,568,180	\$3,266,360	\$4,432,968	-2.8%

\*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, June 2025



## Current Market Snapshot

**\$3,700,000**

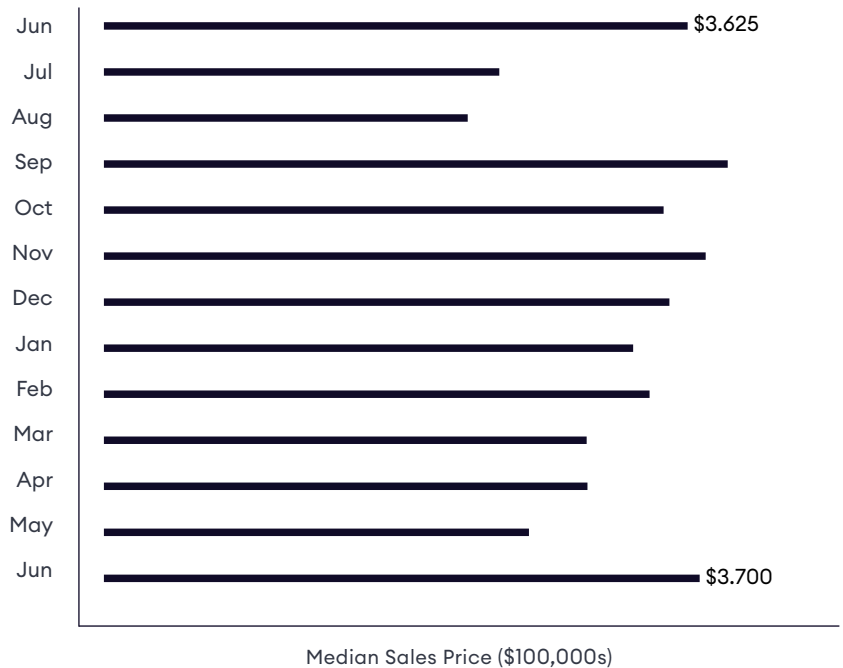
Median Sales Price **2.1% Δ YOY**

**\$1,517**

Average \$/SF **28.6% Δ YOY**

**37**

Properties For Sale **-9.8% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,625,000	\$3,511,250	\$2,995,000	\$3,700,000	2.1%
Average Price per Square Foot	\$1,180	\$1,461	\$1,591	\$1,517	28.6%
Properties Sold	4	7	9	10	150.0%
Properties Pending Sale	9	2	8	10	11.1%
Properties For Sale	41	24	37	37	-9.8%
Days on Market (Pending Sale)	32	9	9	35	10.9%
Percent Under Contract	22.0%	8.3%	21.6%	27.0%	23.1%
Average Median Price for Last 12 Months	\$3,153,235	\$3,167,083	\$3,111,667	\$3,225,327	2.3%

\*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, June 2025



## Current Market Snapshot

\$3,335,000

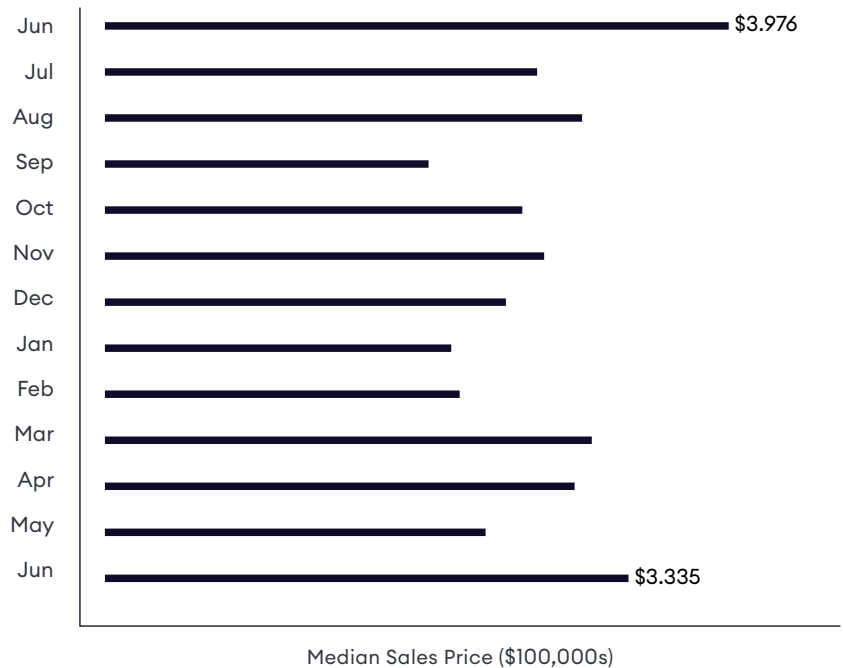
Median Sales Price -16.1% Δ YOY

\$1,093

Average \$/SF 10.7% Δ YOY

97

Properties For Sale 16.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,976,500	\$2,550,000	\$3,100,000	\$3,335,000	-16.1%
Average Price per Square Foot	\$987	\$1,117	\$1,101	\$1,093	10.7%
Properties Sold	12	5	12	11	-8.3%
Properties Pending Sale	9	8	15	14	55.6%
Properties For Sale	83	61	92	97	16.9%
Days on Market (Pending Sale)	42	37	18	62	48.8%
Percent Under Contract	10.8%	13.1%	16.3%	14.4%	33.1%
Average Median Price for Last 12 Months	\$2,892,219	\$2,716,500	\$2,915,000	\$2,778,346	-3.9%

\*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, June 2025



## Current Market Snapshot

\$1,940,000

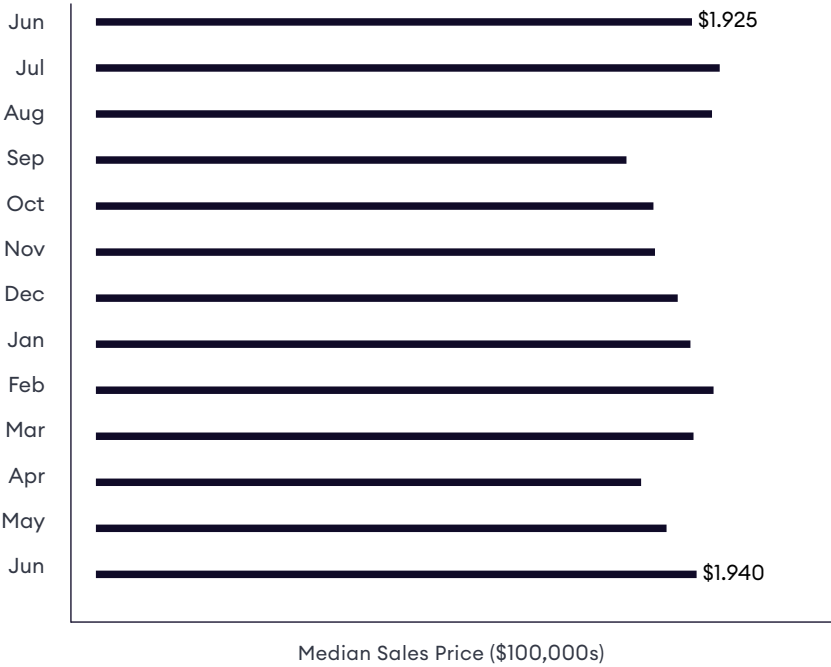
Median Sales Price 0.8% Δ YOY

\$754

Average \$/SF -10.7% Δ YOY

181

Properties For Sale 16.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,925,000	\$1,878,750	\$1,930,000	\$1,940,000	0.8%
Average Price per Square Foot	\$844	\$762	\$718	\$754	-10.7%
Properties Sold	32	28	24	19	-40.6%
Properties Pending Sale	24	10	27	29	20.8%
Properties For Sale	155	134	174	181	16.8%
Days on Market (Pending Sale)	30	60	48	45	50.5%
Percent Under Contract	15.5%	7.5%	15.5%	16.0%	3.5%
Average Median Price for Last 12 Months	\$1,807,708	\$1,897,917	\$1,847,500	\$1,885,673	4.3%

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

# Redondo Beach - North

Single Family Residences, June 2025



## Current Market Snapshot

**\$1,585,000**

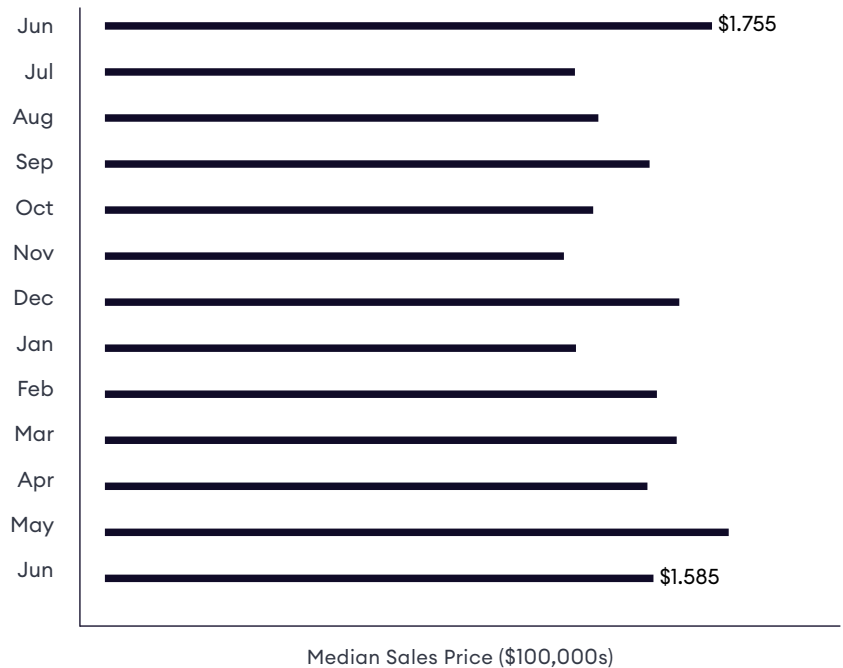
Median Sales Price **-9.7% Δ YOY**

**\$961**

Average \$/SF **6.2% Δ YOY**

**39**

Properties For Sale **0.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,755,000	\$1,660,000	\$1,652,500	\$1,585,000	-9.7%
Average Price per Square Foot	\$905	\$752	\$958	\$961	6.2%
Properties Sold	3	11	14	14	366.7%
Properties Pending Sale	7	2	16	15	114.3%
Properties For Sale	39	26	44	39	0.0%
Days on Market (Pending Sale)	9	10	22	31	230.3%
Percent Under Contract	17.9%	7.7%	36.4%	38.5%	114.3%
Average Median Price for Last 12 Months	\$1,488,042	\$1,593,917	\$1,652,000	\$1,543,788	3.7%

\*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, June 2025



## Current Market Snapshot

**\$1,817,500**

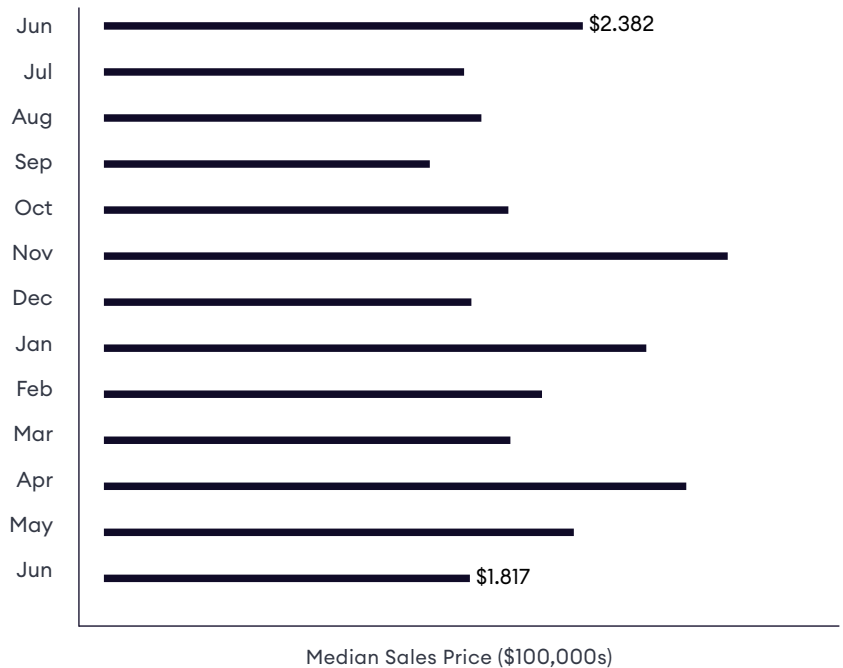
Median Sales Price **-23.7% Δ YOY**

**\$1,031**

Average \$/SF **-6.4% Δ YOY**

**43**

Properties For Sale **10.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,382,500	\$1,825,000	\$2,020,150	\$1,817,500	-23.7%
Average Price per Square Foot	\$1,102	\$946	\$1,200	\$1,031	-6.4%
Properties Sold	12	11	13	12	0.0%
Properties Pending Sale	11	8	16	18	63.6%
Properties For Sale	39	29	44	43	10.3%
Days on Market (Pending Sale)	21	36	18	41	101.5%
Percent Under Contract	28.2%	27.6%	36.4%	41.9%	48.4%
Average Median Price for Last 12 Months	\$2,164,333	\$2,325,567	\$2,351,667	\$2,196,823	1.5%

\*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, June 2025



## Current Market Snapshot

### No Sales

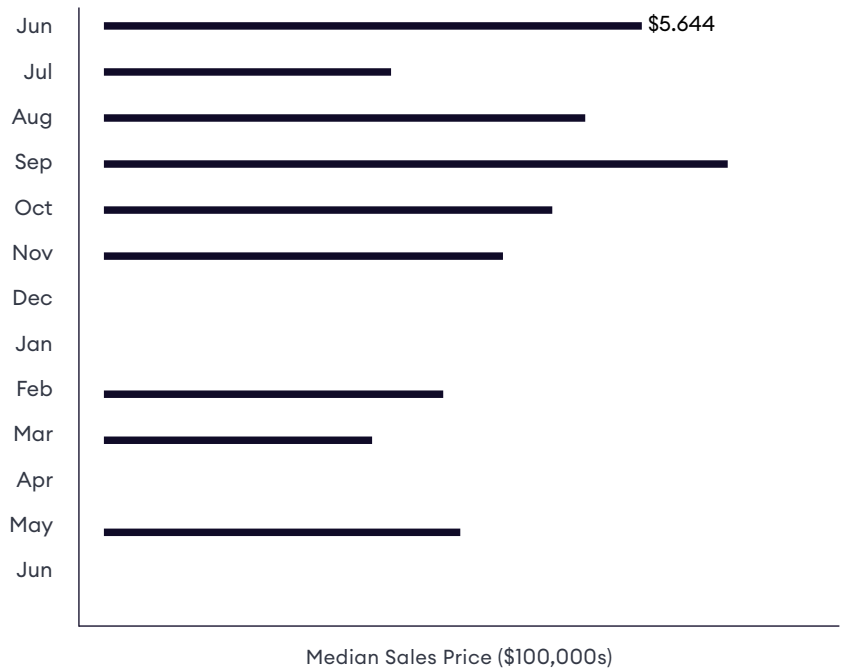
Median Sales Price **-100.0% Δ YOY**

### No Sales

Average \$/SF **-100.0% Δ YOY**

### 27

Properties For Sale **22.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$5,644,297	\$0	\$2,800,000	\$0	-100.0%
Average Price per Square Foot	\$1,695	\$0	\$1,003	\$0	-100.0%
Properties Sold	2	0	1	0	-100.0%
Properties Pending Sale	2	0	1	1	-50.0%
Properties For Sale	22	17	22	27	22.7%
Days on Market (Pending Sale)	46	0	118	8	-82.6%
Percent Under Contract	9.1%	0.0%	4.5%	3.7%	-59.3%
Average Median Price for Last 12 Months	\$5,117,516	\$1,680,000	\$1,243,333	\$3,015,523	-41.1%

\*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, June 2025



## Current Market Snapshot

**\$1,750,000**

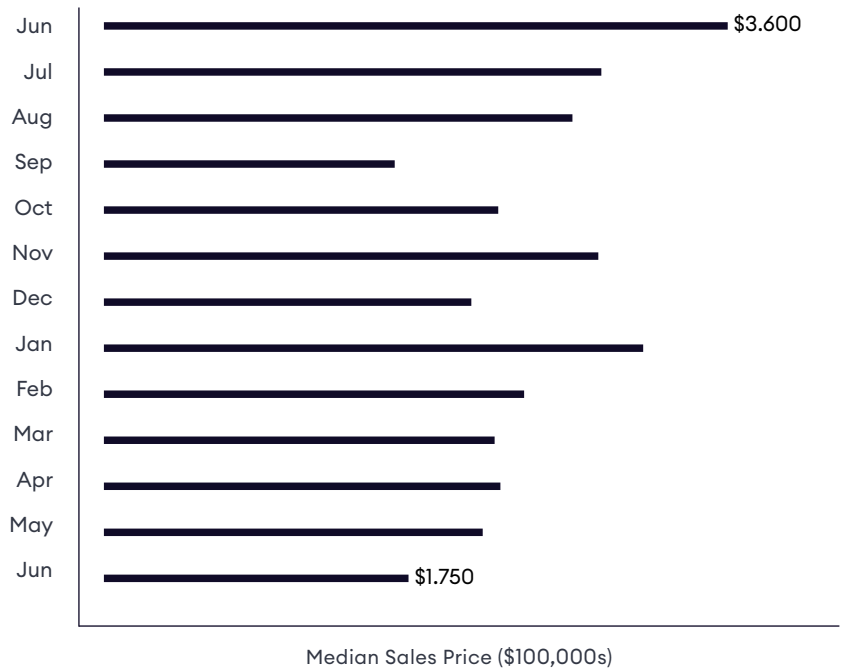
Median Sales Price **-51.4% Δ YOY**

**\$833**

Average \$/SF **-25.0% Δ YOY**

**19**

Properties For Sale **-5.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,600,000	\$2,114,025	\$2,249,000	\$1,750,000	-51.4%
Average Price per Square Foot	\$1,111	\$972	\$1,133	\$833	-25.0%
Properties Sold	3	2	3	3	0.0%
Properties Pending Sale	7	3	3	4	-42.9%
Properties For Sale	20	16	18	19	-5.0%
Days on Market (Pending Sale)	39	62	56	28	-29.6%
Percent Under Contract	35.0%	18.8%	16.7%	21.1%	-39.8%
Average Median Price for Last 12 Months	\$2,717,167	\$2,331,917	\$2,070,833	\$2,466,387	-9.2%

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

# San Pedro

Single Family Residences, June 2025



## Current Market Snapshot

\$1,012,500

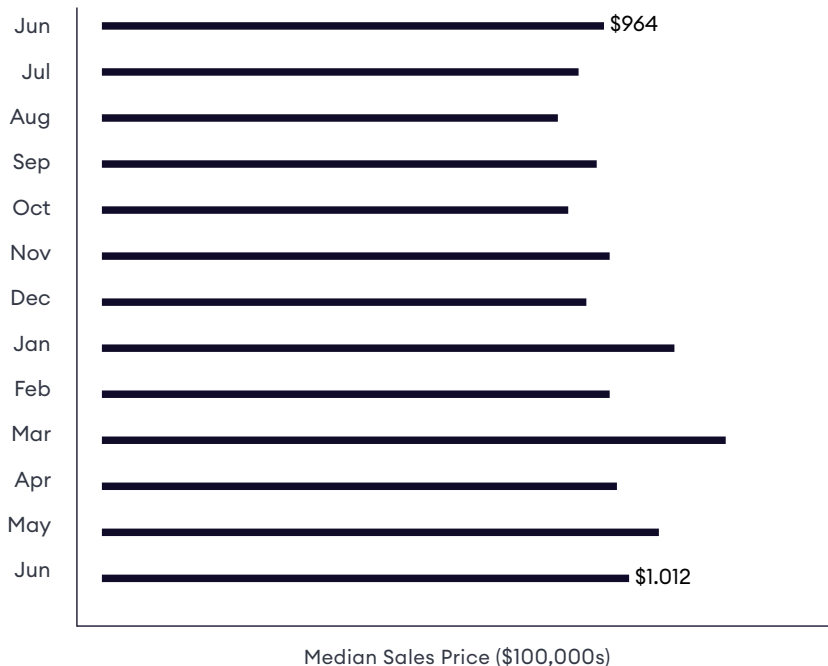
Median Sales Price 5.0% Δ YOY

\$594

Average \$/SF -4.8% Δ YOY

112

Properties For Sale -2.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$964,000	\$929,990	\$1,199,000	\$1,012,500	5.0%
Average Price per Square Foot	\$624	\$574	\$649	\$594	-4.8%
Properties Sold	27	21	23	26	-3.7%
Properties Pending Sale	21	14	26	24	14.3%
Properties For Sale	115	89	112	112	-2.6%
Days on Market (Pending Sale)	29	53	43	23	-19.9%
Percent Under Contract	18.3%	15.7%	23.2%	21.4%	17.3%
Average Median Price for Last 12 Months	\$975,886	\$1,057,583	\$1,023,833	\$988,422	1.3%

\*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, June 2025



## Current Market Snapshot

\$950,000

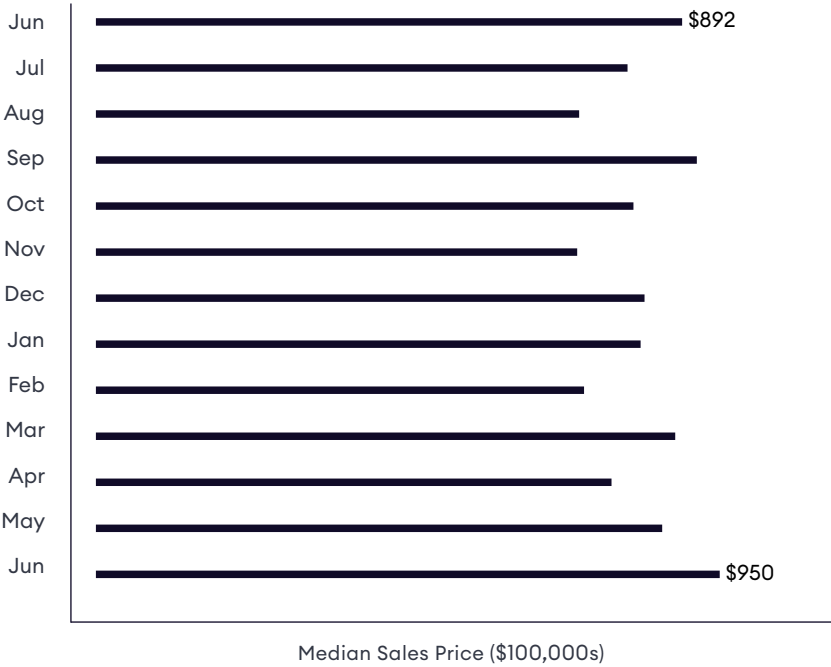
Median Sales Price 6.4% Δ YOY

\$571

Average \$/SF -8.2% Δ YOY

10

Properties For Sale 0.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$892,500	\$835,000	\$881,944	\$950,000	6.4%
Average Price per Square Foot	\$622	\$594	\$494	\$571	-8.2%
Properties Sold	2	5	4	3	50.0%
Properties Pending Sale	6	1	6	3	-50.0%
Properties For Sale	10	7	11	10	0.0%
Days on Market (Pending Sale)	24	32	22	10	-58.9%
Percent Under Contract	60.0%	14.3%	54.5%	30.0%	-50.0%
Average Median Price for Last 12 Months	\$827,896	\$841,657	\$865,500	\$829,730	0.2%

\*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, June 2025



## Current Market Snapshot

**\$1,050,000**

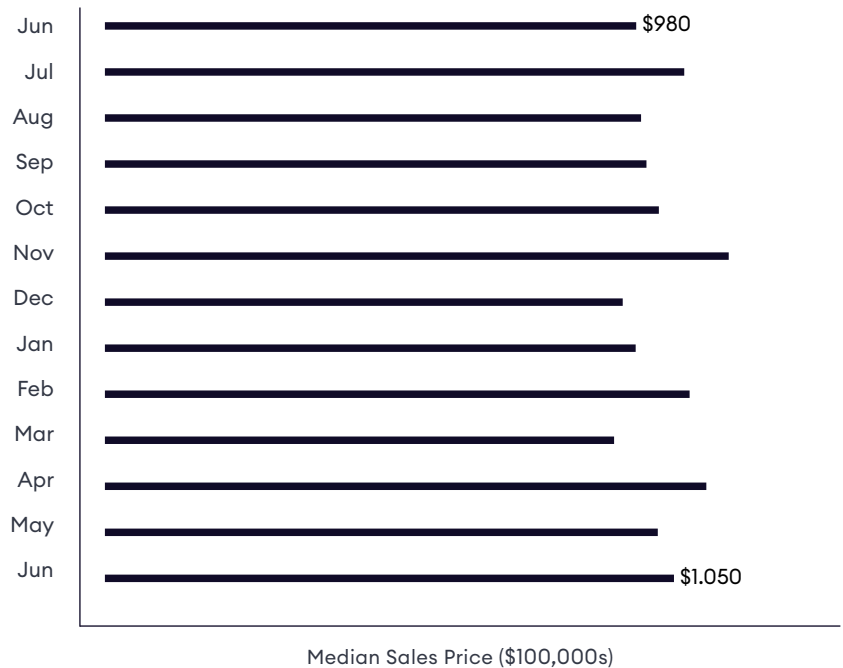
Median Sales Price **7.1% Δ YOY**

**\$735**

Average \$/SF **6.7% Δ YOY**

**42**

Properties For Sale **31.2% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$980,000	\$955,000	\$939,000	\$1,050,000	7.1%
Average Price per Square Foot	\$689	\$706	\$819	\$735	6.7%
Properties Sold	13	16	6	19	46.2%
Properties Pending Sale	11	11	9	11	0.0%
Properties For Sale	32	31	35	42	31.2%
Days on Market (Pending Sale)	27	43	8	11	-58.9%
Percent Under Contract	34.4%	35.5%	25.7%	26.2%	-23.8%
Average Median Price for Last 12 Months	\$973,167	\$1,029,500	\$1,060,000	\$1,026,350	5.5%

\*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, June 2025



## Current Market Snapshot

\$1,565,000

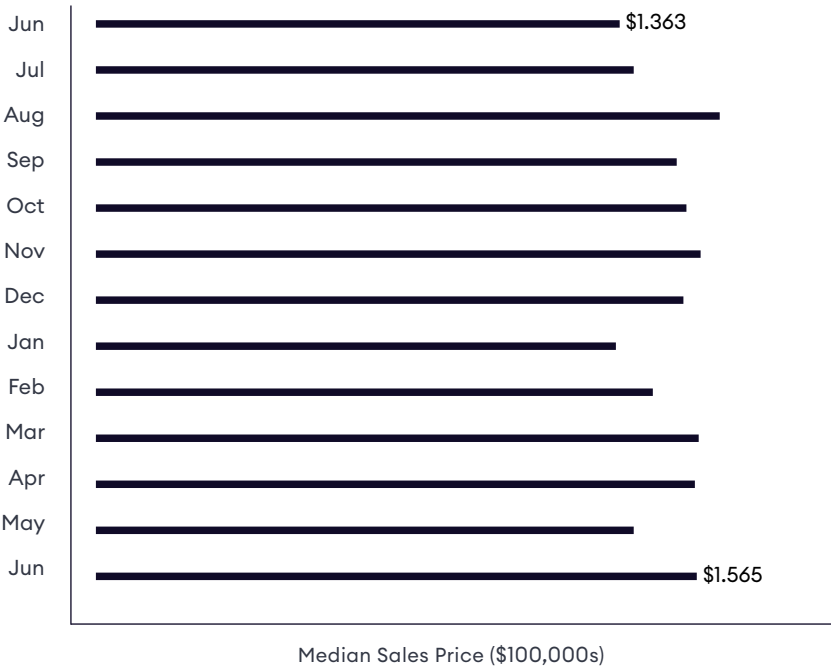
Median Sales Price 14.8% Δ YOY

\$868

Average \$/SF 14.1% Δ YOY

65

Properties For Sale 51.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,363,294	\$1,530,000	\$1,570,000	\$1,565,000	14.8%
Average Price per Square Foot	\$761	\$938	\$872	\$868	14.1%
Properties Sold	12	8	16	20	66.7%
Properties Pending Sale	15	7	23	20	33.3%
Properties For Sale	43	34	73	65	51.2%
Days on Market (Pending Sale)	11	32	28	31	182.1%
Percent Under Contract	34.9%	20.6%	31.5%	30.8%	-11.8%
Average Median Price for Last 12 Months	\$1,395,212	\$1,483,063	\$1,508,333	\$1,495,544	7.2%

\*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, June 2025



## Current Market Snapshot

**\$815,000**

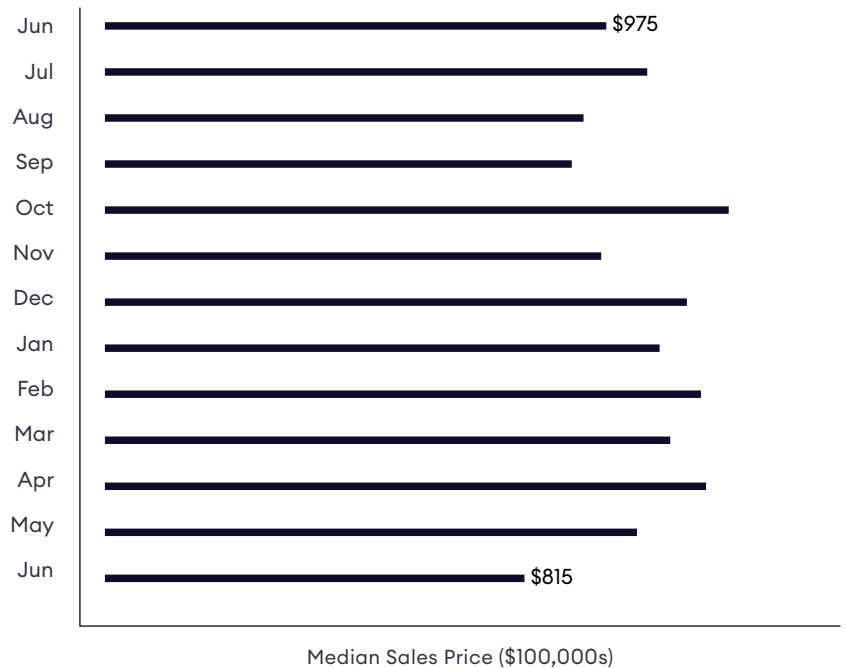
Median Sales Price -16.4% Δ YOY

**\$682**

Average \$/SF -3.1% Δ YOY

**44**

Properties For Sale 0.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$975,000	\$1,132,500	\$1,100,000	\$815,000	-16.4%
Average Price per Square Foot	\$704	\$579	\$663	\$682	-3.1%
Properties Sold	13	4	13	6	-53.8%
Properties Pending Sale	12	8	9	12	0.0%
Properties For Sale	44	30	29	44	0.0%
Days on Market (Pending Sale)	19	28	19	26	37.7%
Percent Under Contract	27.3%	26.7%	31.0%	27.3%	0.0%
Average Median Price for Last 12 Months	\$1,001,576	\$1,059,875	\$1,006,667	\$1,041,465	4.0%

\*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, June 2025



## Current Market Snapshot

\$1,475,776

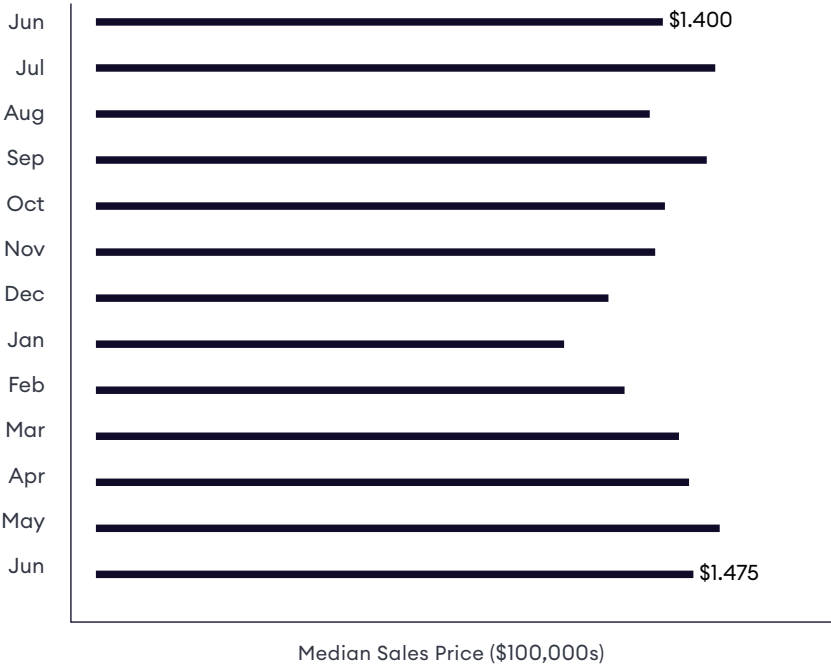
Median Sales Price 5.4% Δ YOY

\$788

Average \$/SF -5.5% Δ YOY

35

Properties For Sale -20.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,400,000	\$1,265,000	\$1,440,000	\$1,475,776	5.4%
Average Price per Square Foot	\$834	\$842	\$934	\$788	-5.5%
Properties Sold	18	13	13	16	-11.1%
Properties Pending Sale	21	6	8	12	-42.9%
Properties For Sale	44	29	41	35	-20.5%
Days on Market (Pending Sale)	15	26	11	33	115.2%
Percent Under Contract	47.7%	20.7%	19.5%	34.3%	-28.2%
Average Median Price for Last 12 Months	\$1,343,125	\$1,396,979	\$1,493,959	\$1,403,040	4.5%

\*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, June 2025

## Current Market Snapshot

\$1,550,000

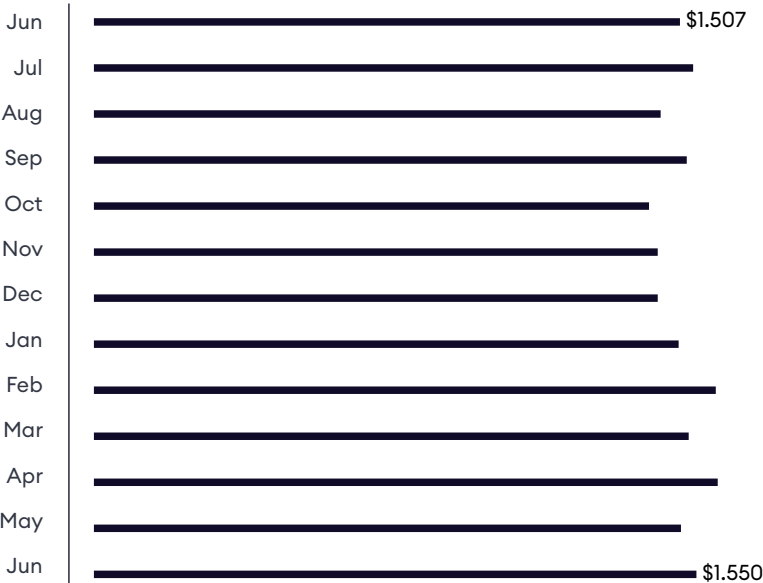
Median Sales Price 2.8% Δ YOY

\$748

Average \$/SF -0.7% Δ YOY

2,397

Properties For Sale 11.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,507,437	\$1,450,000	\$1,530,000	\$1,550,000	2.8%
Average Price per Square Foot	\$753	\$741	\$763	\$748	-0.7%
Properties Sold	363	369	315	382	5.2%
Properties Pending Sale	378	233	351	347	-8.2%
Properties For Sale	2,144	1,762	2,236	2,397	11.8%
Days on Market (Pending Sale)	30	46	33	33	12.7%
Percent Under Contract	17.6%	13.2%	15.7%	14.5%	-17.9%
Average Median Price for Last 12 Months	\$1,452,807	\$1,549,833	\$1,555,000	\$1,512,149	4.1%

\*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, June 2025



## Current Market Snapshot

\$1,875,000

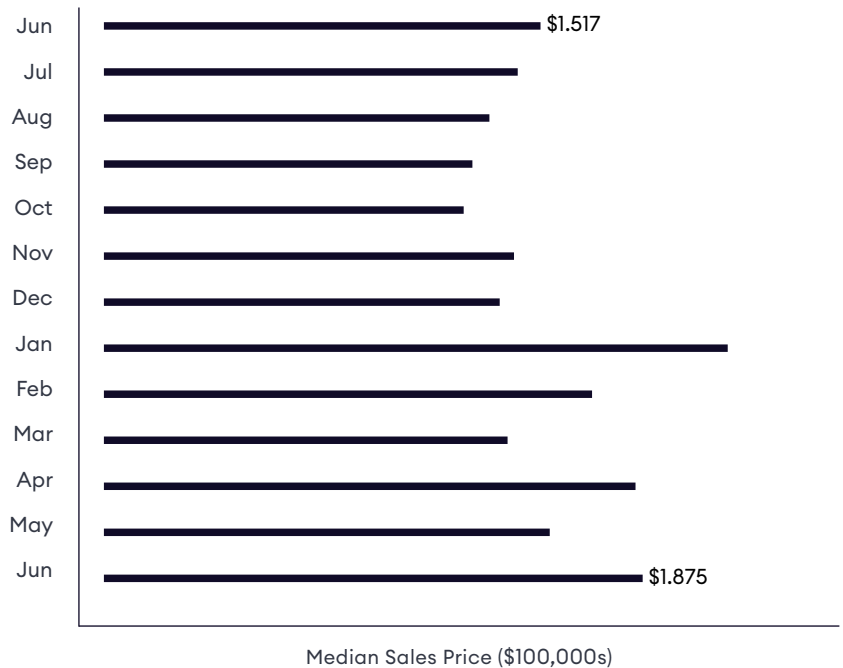
Median Sales Price 23.5% Δ YOY

\$708

Average \$/SF 19.0% Δ YOY

111

Properties For Sale 42.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,517,750	\$1,375,000	\$1,402,500	\$1,875,000	23.5%
Average Price per Square Foot	\$595	\$675	\$639	\$708	19.0%
Properties Sold	18	13	16	14	-22.2%
Properties Pending Sale	13	8	20	15	15.4%
Properties For Sale	78	70	93	111	42.3%
Days on Market (Pending Sale)	34	52	39	21	-38.1%
Percent Under Contract	16.7%	11.4%	21.5%	13.5%	-18.9%
Average Median Price for Last 12 Months	\$1,470,347	\$1,758,000	\$1,758,333	\$1,551,635	5.5%

\*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, June 2025



## Current Market Snapshot

\$1,350,000

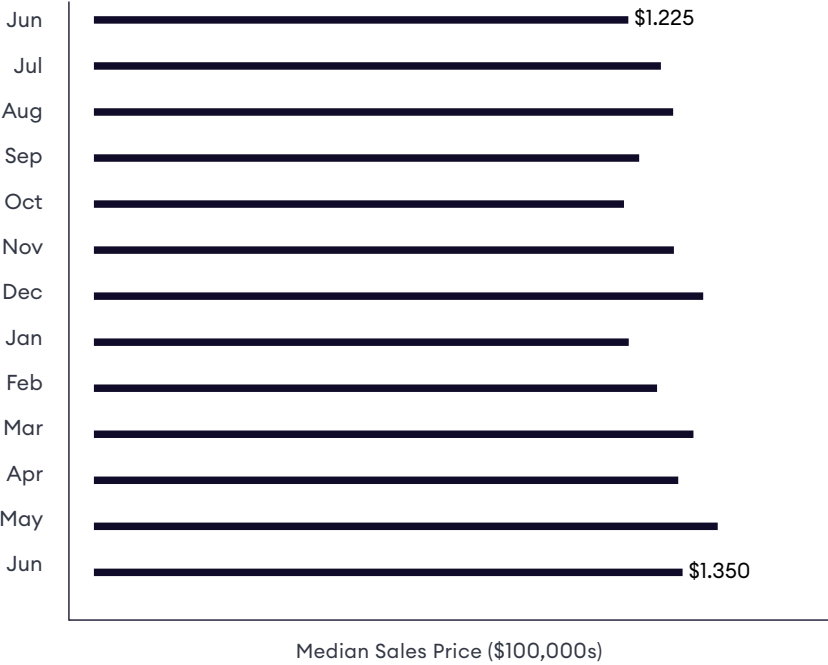
Median Sales Price 10.2% Δ YOY

\$863

Average \$/SF 0.3% Δ YOY

150

Properties For Sale 2.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,225,000	\$1,397,500	\$1,375,000	\$1,350,000	10.2%
Average Price per Square Foot	\$860	\$791	\$862	\$863	0.3%
Properties Sold	37	48	31	33	-10.8%
Properties Pending Sale	43	22	38	30	-30.2%
Properties For Sale	146	114	150	150	2.7%
Days on Market (Pending Sale)	25	30	19	25	0.9%
Percent Under Contract	29.5%	19.3%	25.3%	20.0%	-32.1%
Average Median Price for Last 12 Months	\$1,263,019	\$1,335,517	\$1,373,643	\$1,312,220	3.9%

\*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, June 2025



## Current Market Snapshot

\$2,075,000

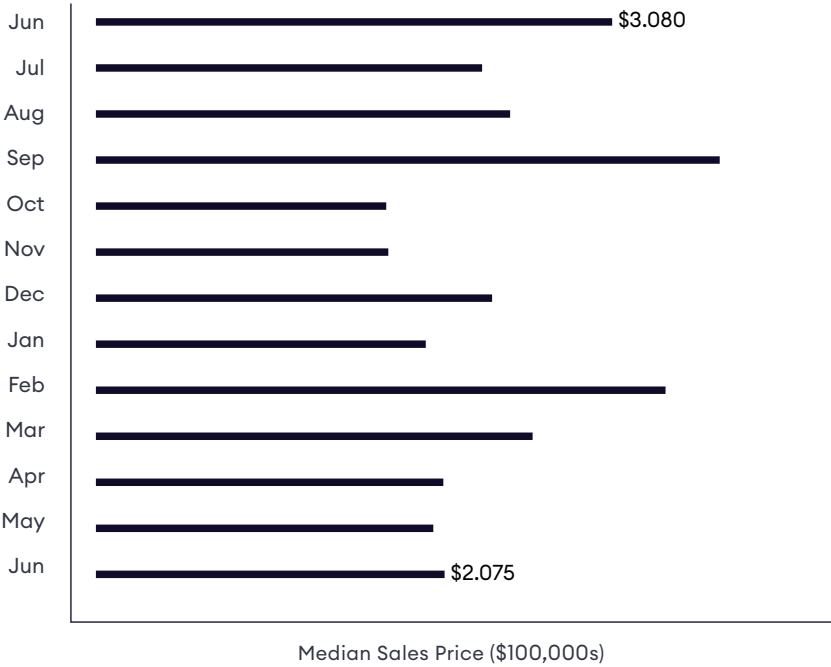
Median Sales Price -32.6% Δ YOY

\$684

Average \$/SF -7.6% Δ YOY

183

Properties For Sale 63.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,080,000	\$2,360,000	\$2,603,000	\$2,075,000	-32.6%
Average Price per Square Foot	\$740	\$780	\$800	\$684	-7.6%
Properties Sold	17	16	16	17	0.0%
Properties Pending Sale	18	12	22	15	-16.7%
Properties For Sale	112	103	150	183	63.4%
Days on Market (Pending Sale)	43	71	28	21	-52.4%
Percent Under Contract	16.1%	11.7%	14.7%	8.2%	-49.0%
Average Median Price for Last 12 Months	\$2,098,361	\$2,352,518	\$2,049,950	\$2,423,889	15.5%

\*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

**\$2,364,000**

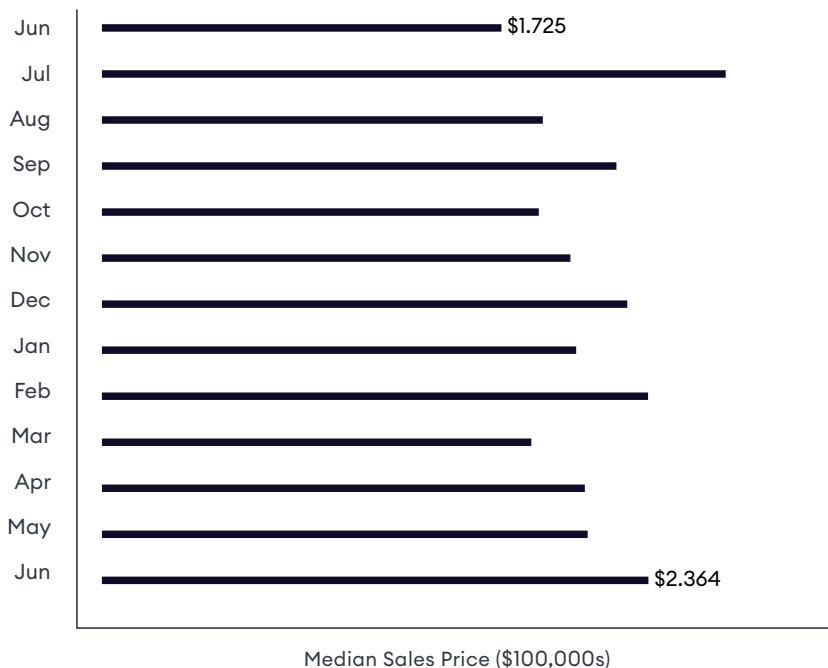
Median Sales Price **37.0% Δ YOY**

**\$785**

Average \$/SF **1.4% Δ YOY**

**275**

Properties For Sale **15.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,725,000	\$2,272,000	\$1,855,000	\$2,364,000	37.0%
Average Price per Square Foot	\$774	\$836	\$801	\$785	1.4%
Properties Sold	23	36	26	33	43.5%
Properties Pending Sale	29	23	22	31	6.9%
Properties For Sale	239	206	258	275	15.1%
Days on Market (Pending Sale)	34	59	55	45	33.7%
Percent Under Contract	12.1%	11.2%	8.5%	11.3%	-7.1%
Average Median Price for Last 12 Months	\$2,136,208	\$2,136,500	\$2,183,833	\$2,119,885	-0.8%

\*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, June 2025



## Current Market Snapshot

**\$1,467,500**

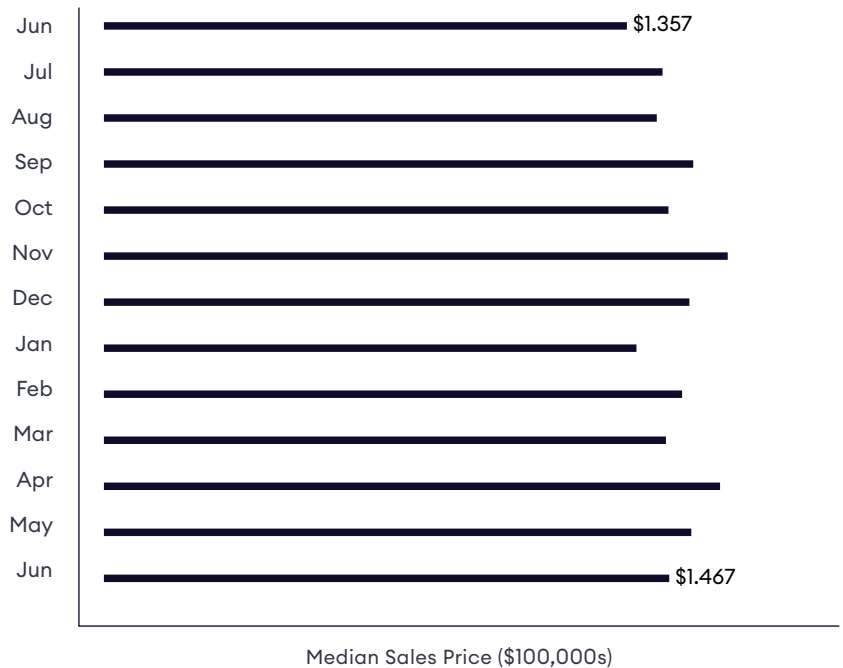
Median Sales Price **8.1% Δ YOY**

**\$819**

Average \$/SF **-4.7% Δ YOY**

**183**

Properties For Sale **0.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,357,000	\$1,520,000	\$1,458,888	\$1,467,500	8.1%
Average Price per Square Foot	\$859	\$740	\$771	\$819	-4.7%
Properties Sold	41	33	37	40	-2.4%
Properties Pending Sale	42	17	31	35	-16.7%
Properties For Sale	182	149	181	183	0.5%
Days on Market (Pending Sale)	19	40	23	27	38.6%
Percent Under Contract	23.1%	11.4%	17.1%	19.1%	-17.1%
Average Median Price for Last 12 Months	\$1,427,958	\$1,489,065	\$1,530,833	\$1,485,530	4.0%

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

# Hidden Hills

Single Family Residences, June 2025



## Current Market Snapshot

\$5,000,000

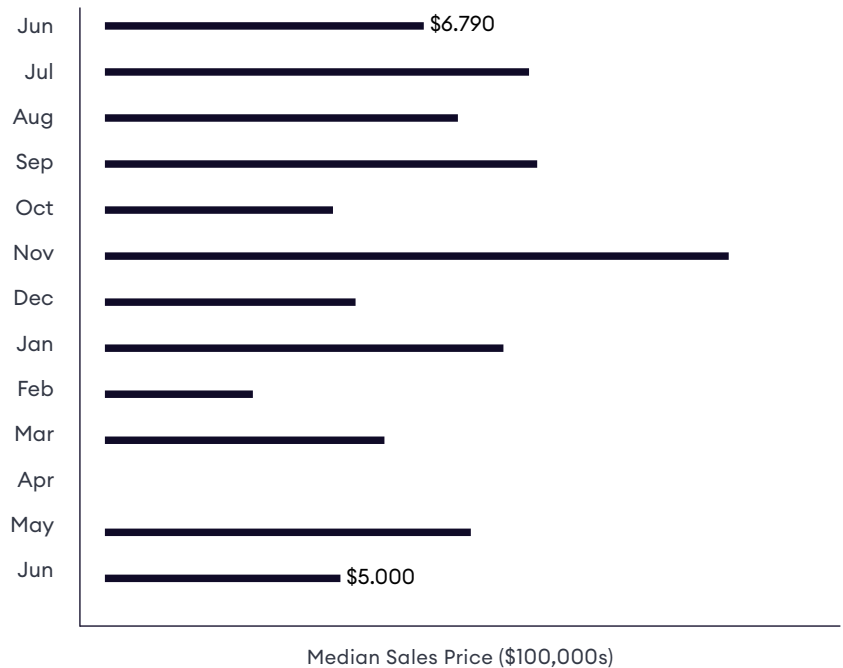
Median Sales Price -26.4% Δ YOY

\$712

Average \$/SF -41.6% Δ YOY

43

Properties For Sale -8.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$6,790,000	\$5,325,000	\$5,945,000	\$5,000,000	-26.4%
Average Price per Square Foot	\$1,220	\$1,579	\$1,488	\$712	-41.6%
Properties Sold	3	2	1	1	-66.7%
Properties Pending Sale	3	1	2	1	-66.7%
Properties For Sale	47	31	42	43	-8.5%
Days on Market (Pending Sale)	74	125	72	33	-55.6%
Percent Under Contract	6.4%	3.2%	4.8%	2.3%	-63.6%
Average Median Price for Last 12 Months	\$1,666,875	\$5,060,833	\$4,266,667	\$6,650,385	299.0%

\*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

**\$1,308,000**

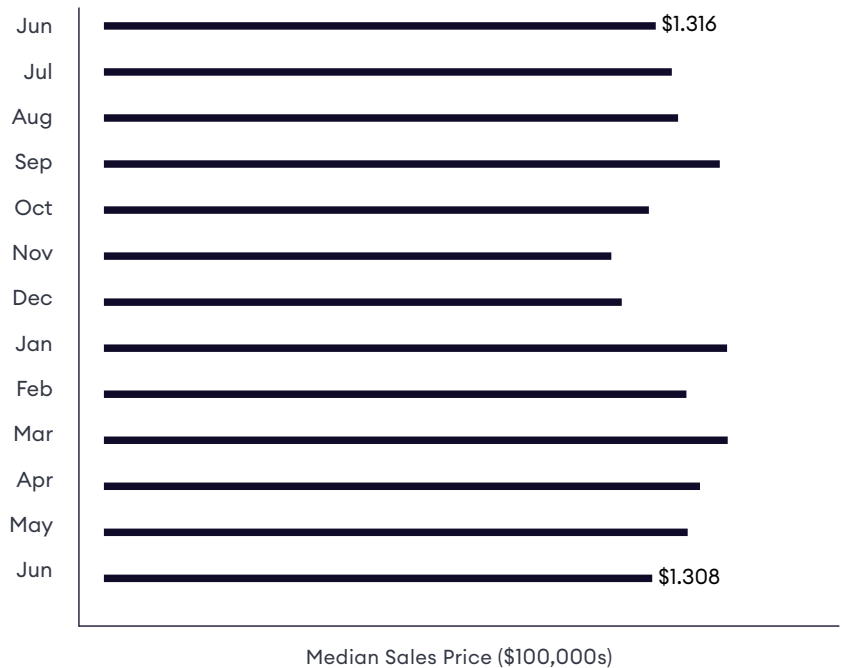
Median Sales Price **-0.6% Δ YOY**

**\$762**

Average \$/SF **-9.9% Δ YOY**

**76**

Properties For Sale **-3.8% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,316,500	\$1,235,000	\$1,489,000	\$1,308,000	-0.6%
Average Price per Square Foot	\$846	\$807	\$770	\$762	-9.9%
Properties Sold	18	8	9	17	-5.6%
Properties Pending Sale	16	7	11	19	18.8%
Properties For Sale	79	50	70	76	-3.8%
Days on Market (Pending Sale)	27	36	14	27	3.4%
Percent Under Contract	20.3%	14.0%	15.7%	25.0%	23.4%
Average Median Price for Last 12 Months	\$1,321,833	\$1,415,000	\$1,374,500	\$1,365,115	3.3%

\*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, June 2025



## Current Market Snapshot

\$933,000

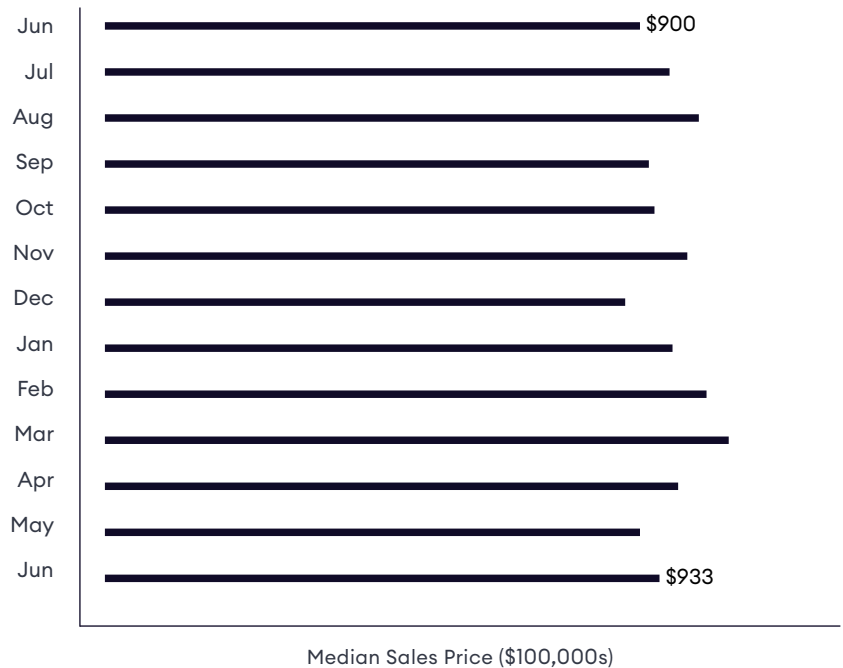
Median Sales Price 3.7% Δ YOY

\$631

Average \$/SF 7.3% Δ YOY

135

Properties For Sale -12.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$900,000	\$875,000	\$1,050,000	\$933,000	3.7%
Average Price per Square Foot	\$588	\$683	\$612	\$631	7.3%
Properties Sold	21	31	30	22	4.8%
Properties Pending Sale	28	25	30	30	7.1%
Properties For Sale	154	137	148	135	-12.3%
Days on Market (Pending Sale)	42	46	55	33	-21.9%
Percent Under Contract	18.2%	18.2%	20.3%	22.2%	22.2%
Average Median Price for Last 12 Months	\$922,458	\$969,167	\$932,500	\$950,692	3.1%

\*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, June 2025



## Current Market Snapshot

\$1,170,000

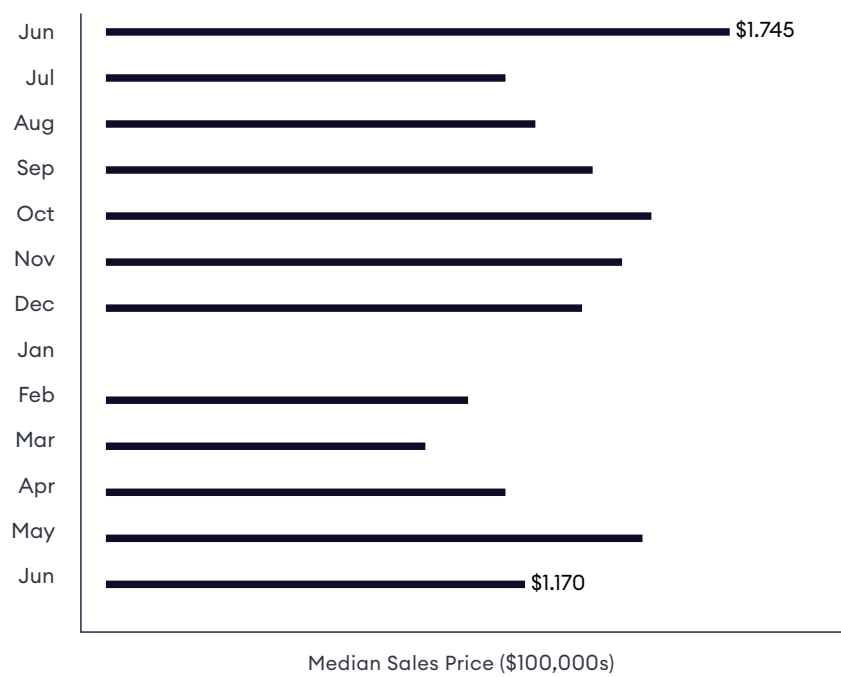
Median Sales Price -33.0% Δ YOY

\$687

Average \$/SF 51.0% Δ YOY

8

Properties For Sale -33.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,745,000	\$1,330,000	\$890,000	\$1,170,000	-33.0%
Average Price per Square Foot	\$455	\$476	\$718	\$687	51.0%
Properties Sold	2	2	1	3	50.0%
Properties Pending Sale	1	1	2	1	0.0%
Properties For Sale	12	13	13	8	-33.3%
Days on Market (Pending Sale)	47	85	16	34	-27.7%
Percent Under Contract	8.3%	7.7%	15.4%	12.5%	50.0%
Average Median Price for Last 12 Months	\$1,456,333	\$947,500	\$1,261,667	\$1,184,731	-18.6%

\*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, June 2025



## Current Market Snapshot

\$1,925,000

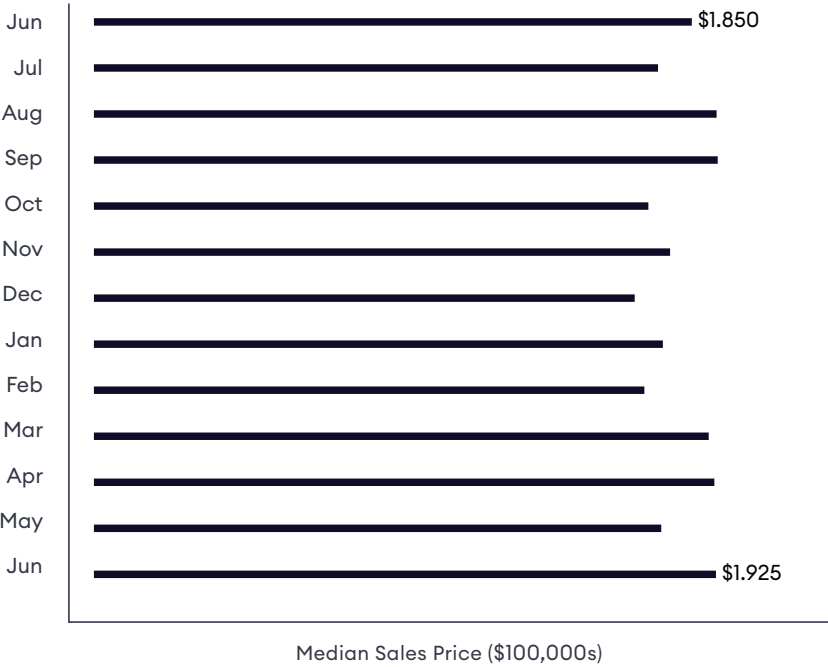
Median Sales Price 4.1% Δ YOY

\$803

Average \$/SF -5.8% Δ YOY

288

Properties For Sale 18.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,850,000	\$1,672,500	\$1,902,500	\$1,925,000	4.1%
Average Price per Square Foot	\$852	\$791	\$835	\$803	-5.8%
Properties Sold	51	34	42	42	-17.6%
Properties Pending Sale	40	36	40	31	-22.5%
Properties For Sale	243	209	266	288	18.5%
Days on Market (Pending Sale)	23	47	41	44	88.5%
Percent Under Contract	16.5%	17.2%	15.0%	10.8%	-34.6%
Average Median Price for Last 12 Months	\$1,764,681	\$1,827,500	\$1,866,667	\$1,814,423	2.8%

\*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

**\$2,200,000**

Median Sales Price **7.3% Δ YOY**

**\$842**

Average \$/SF **-3.3% Δ YOY**

**192**

Properties For Sale **11.6% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,050,000	\$2,157,500	\$2,949,500	\$2,200,000	7.3%
Average Price per Square Foot	\$871	\$942	\$919	\$842	-3.3%
Properties Sold	27	22	22	29	7.4%
Properties Pending Sale	17	10	22	25	47.1%
Properties For Sale	172	158	190	192	11.6%
Days on Market (Pending Sale)	36	61	30	25	-29.5%
Percent Under Contract	9.9%	6.3%	11.6%	13.0%	31.7%
Average Median Price for Last 12 Months	\$2,173,529	\$2,137,277	\$1,957,917	\$2,166,165	-0.3%

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





## Current Market Snapshot

\$760,000

Median Sales Price -14.6% Δ YOY

\$582

Average \$/SF -8.2% Δ YOY

60

Properties For Sale 0.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$890,000	\$914,000	\$935,500	\$760,000	-14.6%
Average Price per Square Foot	\$634	\$609	\$607	\$582	-8.2%
Properties Sold	9	16	16	11	22.2%
Properties Pending Sale	14	12	16	15	7.1%
Properties For Sale	60	49	57	60	0.0%
Days on Market (Pending Sale)	18	48	19	16	-9.6%
Percent Under Contract	23.3%	24.5%	28.1%	25.0%	7.1%
Average Median Price for Last 12 Months	\$825,256	\$856,917	\$891,500	\$881,885	6.9%

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

# Sunland/Tujunga

Single Family Residences, June 2025



## Current Market Snapshot

\$950,000

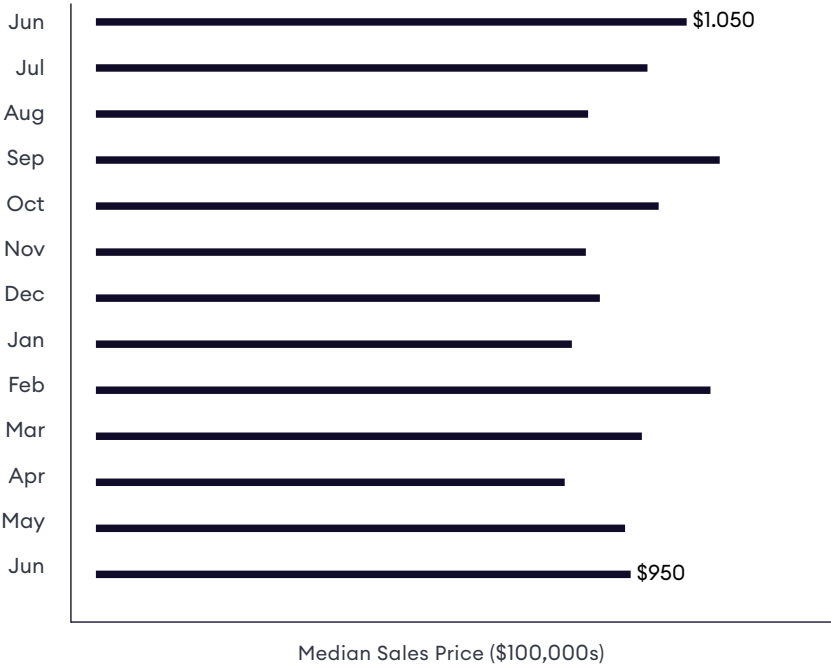
Median Sales Price -9.5% Δ YOY

\$655

Average \$/SF 2.5% Δ YOY

127

Properties For Sale 8.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,050,000	\$895,000	\$970,000	\$950,000	-9.5%
Average Price per Square Foot	\$639	\$684	\$679	\$655	2.5%
Properties Sold	27	24	22	21	-22.2%
Properties Pending Sale	28	15	27	23	-17.9%
Properties For Sale	117	100	115	127	8.5%
Days on Market (Pending Sale)	22	39	33	25	13.9%
Percent Under Contract	23.9%	15.0%	23.5%	18.1%	-24.3%
Average Median Price for Last 12 Months	\$916,021	\$938,292	\$907,417	\$954,442	4.2%

\*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.



## Current Market Snapshot

\$1,857,000

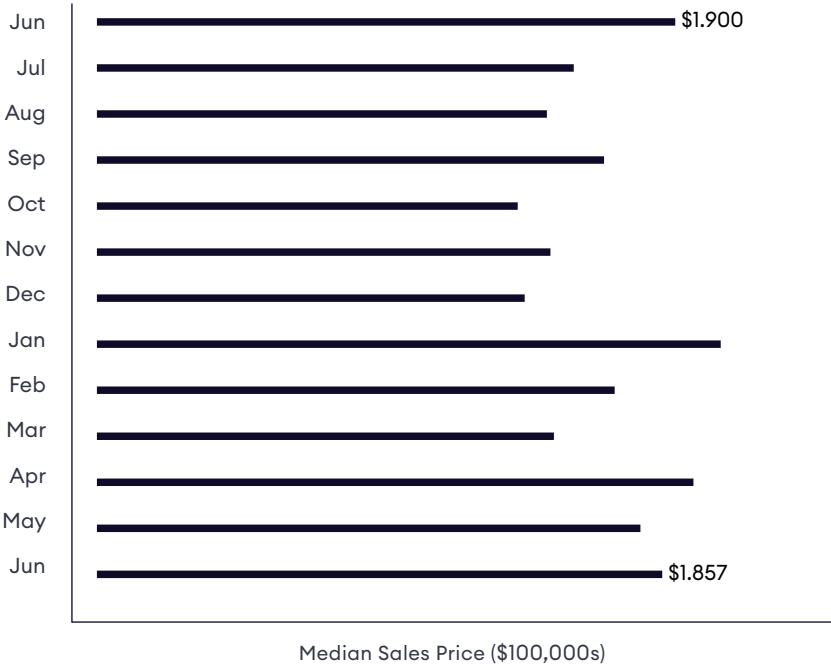
Median Sales Price -2.3% Δ YOY

\$647

Average \$/SF 7.1% Δ YOY

144

Properties For Sale 6.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,900,000	\$1,403,000	\$1,499,500	\$1,857,000	-2.3%
Average Price per Square Foot	\$604	\$653	\$661	\$647	7.1%
Properties Sold	12	24	14	15	25.0%
Properties Pending Sale	16	9	22	11	-31.2%
Properties For Sale	135	106	144	144	6.7%
Days on Market (Pending Sale)	26	36	24	44	70.9%
Percent Under Contract	11.9%	8.5%	15.3%	7.6%	-35.5%
Average Median Price for Last 12 Months	\$1,691,083	\$1,808,583	\$1,867,333	\$1,671,442	-1.2%

\*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, June 2025



## Current Market Snapshot

\$2,427,500

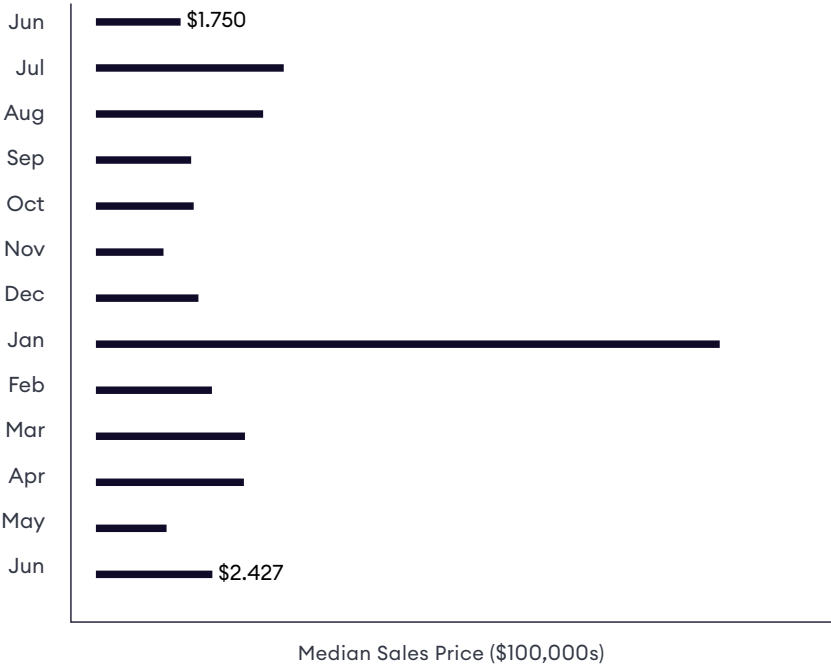
Median Sales Price 38.7% Δ YOY

\$876

Average \$/SF -9.1% Δ YOY

27

Properties For Sale -10.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,750,000	\$2,130,000	\$3,122,500	\$2,427,500	38.7%
Average Price per Square Foot	\$964	\$572	\$971	\$876	-9.1%
Properties Sold	4	4	2	2	-50.0%
Properties Pending Sale	4	2	8	6	50.0%
Properties For Sale	30	24	25	27	-10.0%
Days on Market (Pending Sale)	53	86	48	37	-30.8%
Percent Under Contract	13.3%	8.3%	32.0%	22.2%	66.7%
Average Median Price for Last 12 Months	\$1,428,417	\$4,294,667	\$2,325,833	\$3,269,005	128.9%

\*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, June 2025



## Current Market Snapshot

\$1,651,000

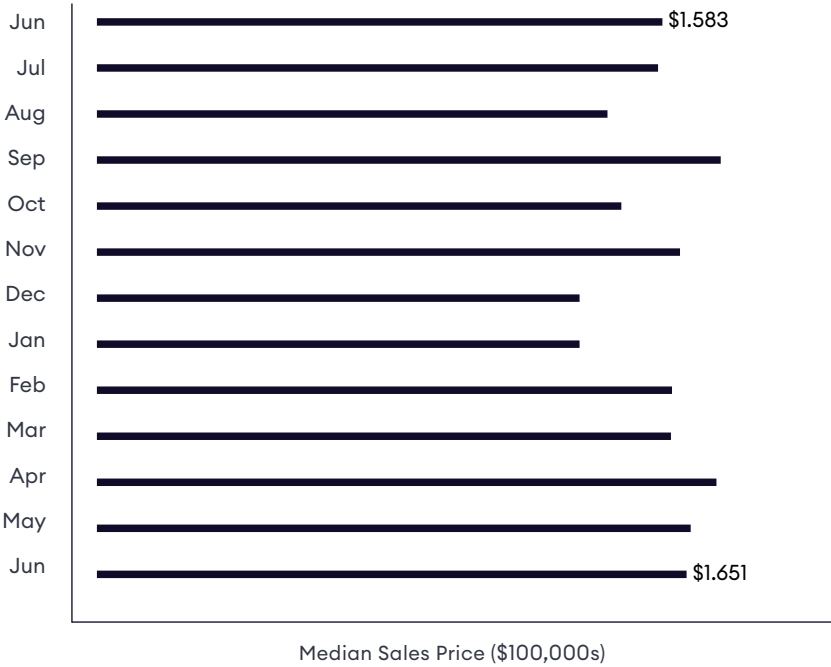
Median Sales Price 4.3% Δ YOY

\$735

Average \$/SF 6.4% Δ YOY

53

Properties For Sale 1.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,583,000	\$1,350,000	\$1,607,000	\$1,651,000	4.3%
Average Price per Square Foot	\$691	\$746	\$776	\$735	6.4%
Properties Sold	7	7	9	17	142.9%
Properties Pending Sale	8	8	14	7	-12.5%
Properties For Sale	52	57	71	53	1.9%
Days on Market (Pending Sale)	25	38	31	20	-18.4%
Percent Under Contract	15.4%	14.0%	19.7%	13.2%	-14.2%
Average Median Price for Last 12 Months	\$1,587,375	\$1,602,583	\$1,682,833	\$1,568,827	-1.2%

\*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, June 2025

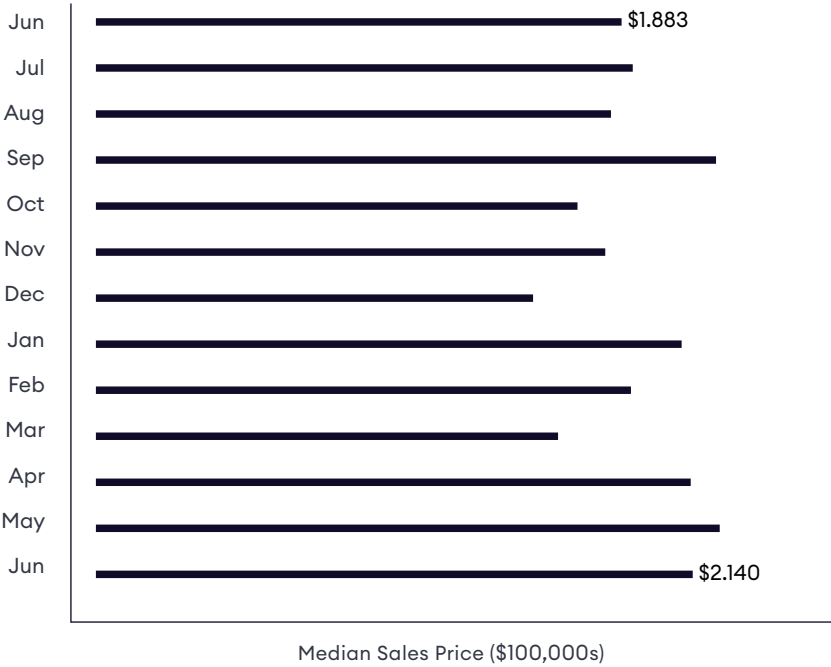


## Current Market Snapshot

\$2,140,000  
Median Sales Price 13.6% Δ YOY

\$742  
Average \$/SF 0.5% Δ YOY

158  
Properties For Sale 14.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,883,750	\$1,565,000	\$1,655,000	\$2,140,000	13.6%
Average Price per Square Foot	\$738	\$622	\$797	\$742	0.5%
Properties Sold	24	18	14	31	29.2%
Properties Pending Sale	28	11	19	26	-7.1%
Properties For Sale	138	94	144	158	14.5%
Days on Market (Pending Sale)	44	65	39	41	-5.6%
Percent Under Contract	20.3%	11.7%	13.2%	16.5%	-18.9%
Average Median Price for Last 12 Months	\$1,796,688	\$2,030,417	\$2,170,001	\$1,936,519	7.8%

\*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, June 2025



## Current Market Snapshot

\$1,314,500

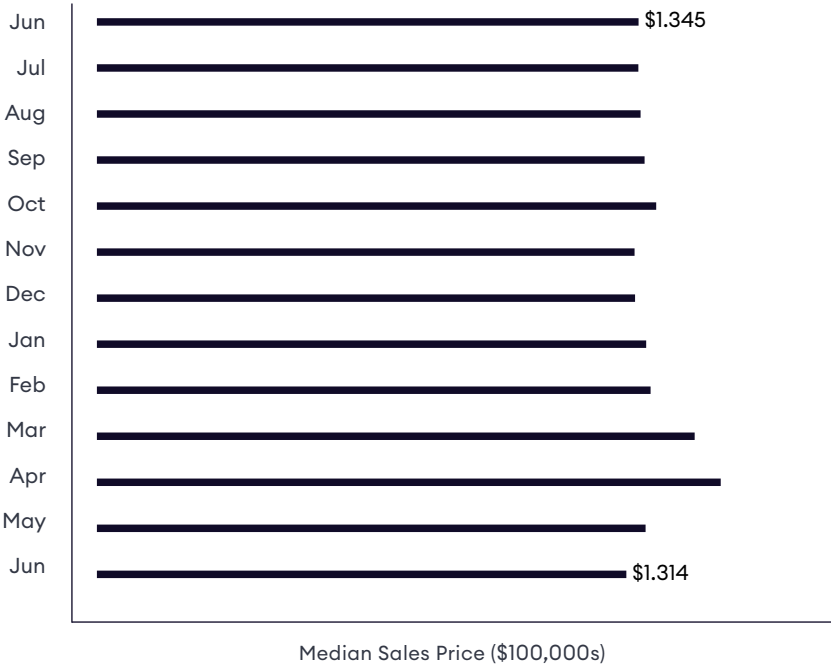
Median Sales Price -2.3% Δ YOY

\$635

Average \$/SF 0.5% Δ YOY

354

Properties For Sale 7.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,345,000	\$1,336,250	\$1,485,000	\$1,314,500	-2.3%
Average Price per Square Foot	\$632	\$633	\$610	\$635	0.5%
Properties Sold	49	58	37	52	6.1%
Properties Pending Sale	66	35	40	52	-21.2%
Properties For Sale	329	235	288	354	7.6%
Days on Market (Pending Sale)	23	35	21	41	74.0%
Percent Under Contract	20.1%	14.9%	13.9%	14.7%	-26.8%
Average Median Price for Last 12 Months	\$1,352,212	\$1,408,500	\$1,409,000	\$1,377,750	1.9%

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

# San Gabriel Valley Macro Market

Single Family Residences, June 2025



## Current Market Snapshot

\$1,477,500

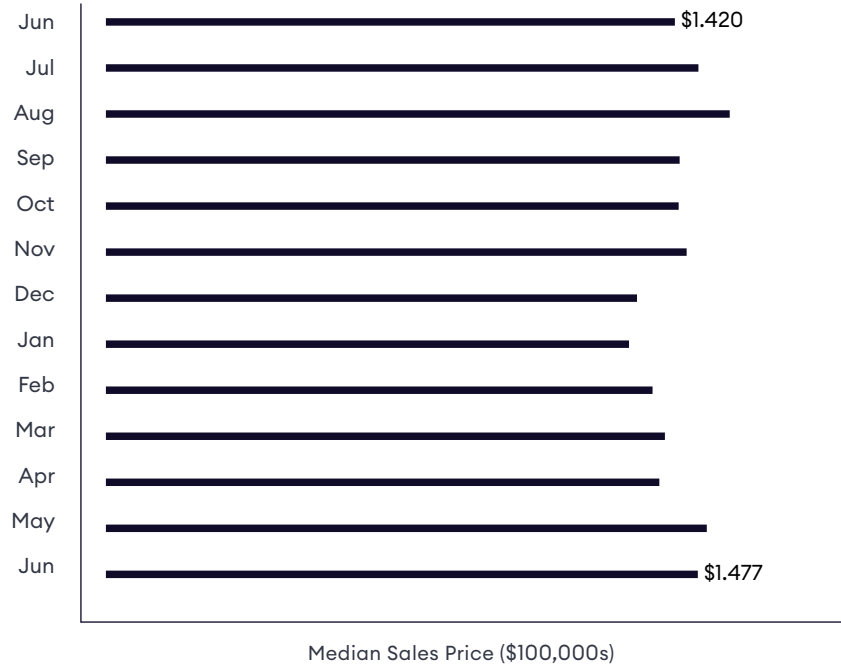
Median Sales Price 4.0% Δ YOY

\$873

Average \$/SF 2.8% Δ YOY

989

Properties For Sale 4.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,420,000	\$1,325,000	\$1,395,000	\$1,477,500	4.0%
Average Price per Square Foot	\$849	\$790	\$840	\$873	2.8%
Properties Sold	188	165	155	202	7.4%
Properties Pending Sale	200	126	172	189	-5.5%
Properties For Sale	945	755	905	989	4.7%
Days on Market (Pending Sale)	24	41	25	26	9.7%
Percent Under Contract	21.2%	16.7%	19.0%	19.1%	-9.7%
Average Median Price for Last 12 Months	\$1,363,203	\$1,403,750	\$1,452,833	\$1,424,226	4.5%

\*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

\$932,500

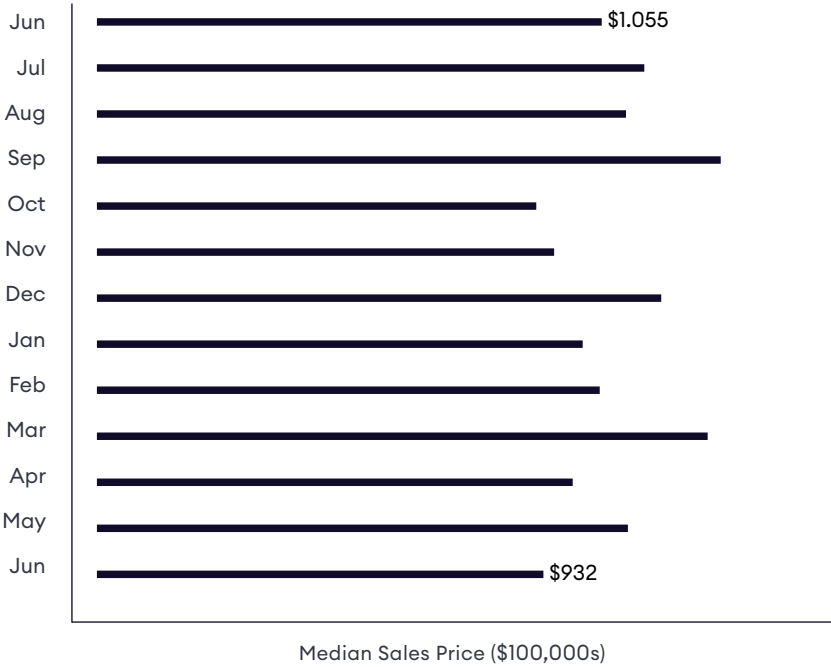
Median Sales Price -11.6% Δ YOY

\$752

Average \$/SF 11.4% Δ YOY

59

Properties For Sale -13.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,055,000	\$1,180,000	\$1,277,500	\$932,500	-11.6%
Average Price per Square Foot	\$675	\$640	\$630	\$752	11.4%
Properties Sold	17	15	12	10	-41.2%
Properties Pending Sale	18	14	7	7	-61.1%
Properties For Sale	68	59	54	59	-13.2%
Days on Market (Pending Sale)	19	39	28	15	-24.2%
Percent Under Contract	26.5%	23.7%	13.0%	11.9%	-55.2%
Average Median Price for Last 12 Months	\$1,001,333	\$1,063,300	\$1,012,167	\$1,080,211	7.9%

\*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

\$1,030,000

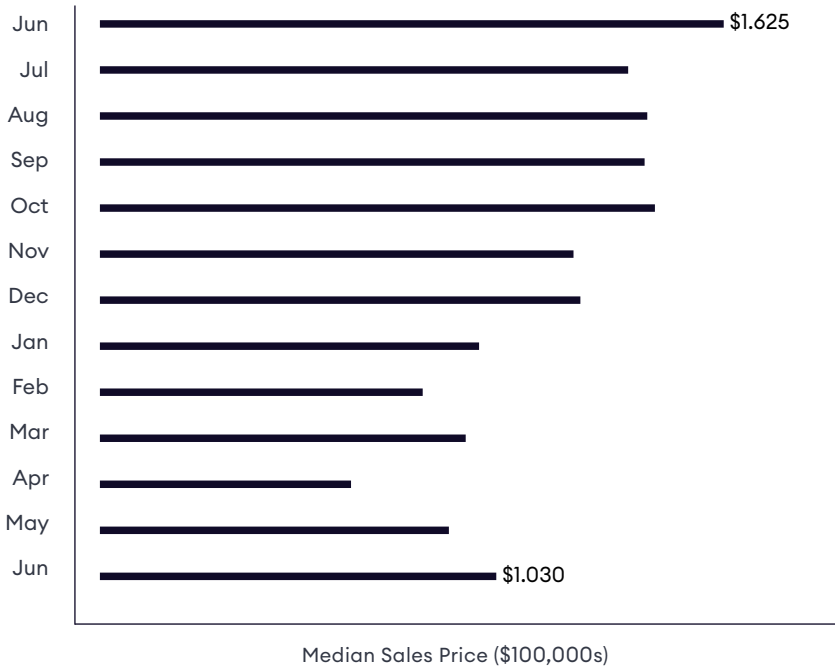
Median Sales Price -36.6% Δ YOY

\$661

Average \$/SF -8.7% Δ YOY

103

Properties For Sale 6.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,625,000	\$1,250,000	\$950,000	\$1,030,000	-36.6%
Average Price per Square Foot	\$724	\$774	\$823	\$661	-8.7%
Properties Sold	27	21	11	16	-40.7%
Properties Pending Sale	27	9	11	23	-14.8%
Properties For Sale	97	69	85	103	6.2%
Days on Market (Pending Sale)	22	27	14	28	26.3%
Percent Under Contract	27.8%	13.0%	12.9%	22.3%	-19.8%
Average Median Price for Last 12 Months	\$1,373,156	\$893,083	\$862,000	\$1,163,731	-15.3%

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



## Current Market Snapshot

\$1,808,000

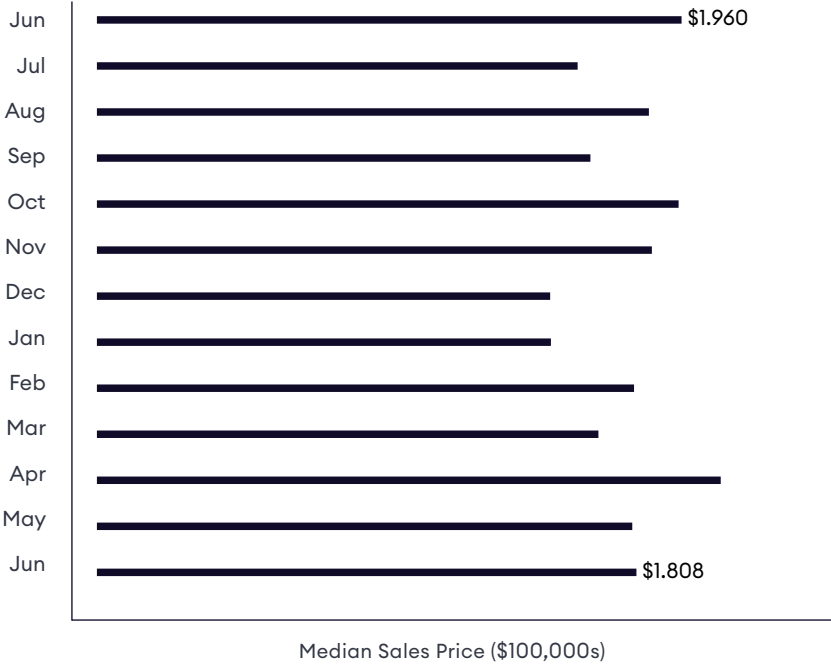
Median Sales Price -7.8% Δ YOY

\$695

Average \$/SF -5.7% Δ YOY

178

Properties For Sale 11.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,960,000	\$1,517,500	\$1,680,000	\$1,808,000	-7.8%
Average Price per Square Foot	\$737	\$733	\$703	\$695	-5.7%
Properties Sold	29	22	26	30	3.4%
Properties Pending Sale	26	22	26	26	0.0%
Properties For Sale	160	132	151	178	11.2%
Days on Market (Pending Sale)	39	35	47	28	-28.4%
Percent Under Contract	16.2%	16.7%	17.2%	14.6%	-10.1%
Average Median Price for Last 12 Months	\$1,688,587	\$1,782,315	\$1,897,963	\$1,776,491	5.2%

\*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

**\$755,000**

Median Sales Price **-10.7% Δ YOY**

**\$605**

Average \$/SF **2.5% Δ YOY**

**37**

Properties For Sale **-19.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
<b>Median Price</b>	\$845,000	\$962,500	\$815,000	\$755,000	-10.7%
<b>Average Price per Square Foot</b>	\$590	\$580	\$598	\$605	2.5%
<b>Properties Sold</b>	11	6	7	13	18.2%
<b>Properties Pending Sale</b>	11	9	11	10	-9.1%
<b>Properties For Sale</b>	46	36	39	37	-19.6%
<b>Days on Market (Pending Sale)</b>	7	37	25	24	250.8%
<b>Percent Under Contract</b>	23.9%	25.0%	28.2%	27.0%	13.0%
<b>Average Median Price for Last 12 Months</b>	\$801,975	\$780,167	\$787,000	\$820,423	2.3%

\*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

**\$1,325,000**

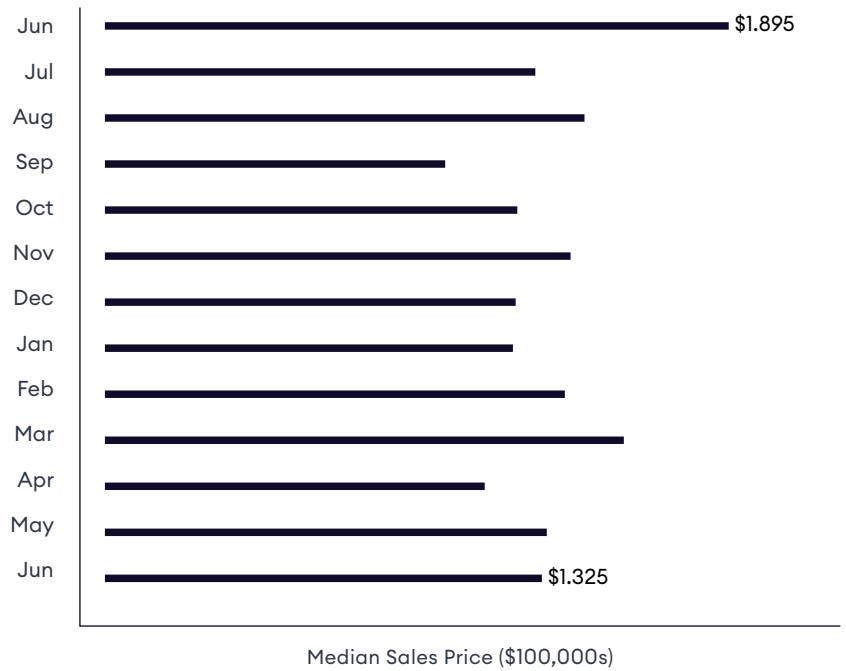
Median Sales Price **-30.1% Δ YOY**

**\$825**

Average \$/SF **5.8% Δ YOY**

**56**

Properties For Sale **7.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,895,000	\$1,245,000	\$1,575,000	\$1,325,000	-30.1%
Average Price per Square Foot	\$780	\$803	\$887	\$825	5.8%
Properties Sold	6	12	16	11	83.3%
Properties Pending Sale	5	8	14	17	240.0%
Properties For Sale	52	37	47	56	7.7%
Days on Market (Pending Sale)	24	31	29	24	-0.7%
Percent Under Contract	9.6%	21.6%	29.8%	30.4%	215.7%
Average Median Price for Last 12 Months	\$1,385,584	\$1,337,023	\$1,271,833	\$1,354,972	-2.2%

\*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, June 2025



## Current Market Snapshot

\$2,438,000

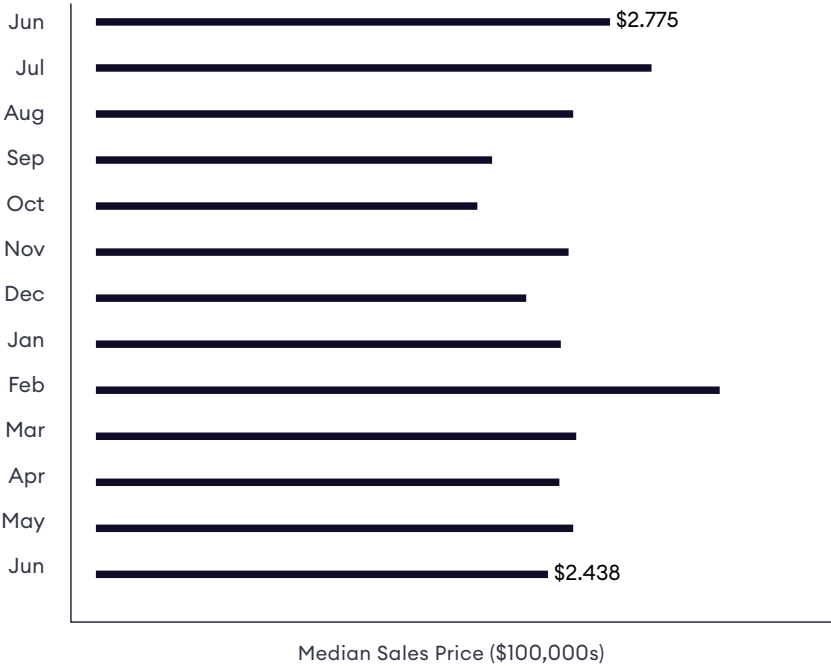
Median Sales Price -12.1% Δ YOY

\$1,072

Average \$/SF 23.4% Δ YOY

107

Properties For Sale 8.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,775,000	\$2,320,000	\$2,591,500	\$2,438,000	-12.1%
Average Price per Square Foot	\$869	\$905	\$1,003	\$1,072	23.4%
Properties Sold	8	7	16	18	125.0%
Properties Pending Sale	10	4	17	18	80.0%
Properties For Sale	99	79	112	107	8.1%
Days on Market (Pending Sale)	34	34	29	28	-19.3%
Percent Under Contract	10.1%	5.1%	15.2%	16.8%	66.5%
Average Median Price for Last 12 Months	\$2,494,396	\$2,663,750	\$2,504,333	\$2,568,654	3.0%

\*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, June 2025



## Current Market Snapshot

**\$1,009,000**

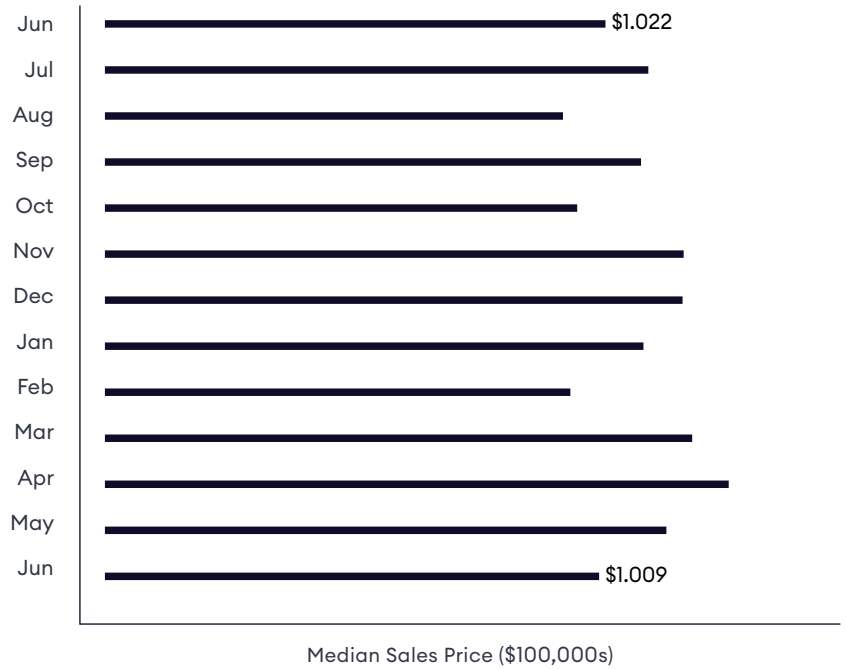
Median Sales Price **-1.3% Δ YOY**

**\$720**

Average \$/SF **-5.5% Δ YOY**

**66**

Properties For Sale **34.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,022,000	\$1,180,250	\$1,200,000	\$1,009,000	-1.3%
Average Price per Square Foot	\$762	\$689	\$749	\$720	-5.5%
Properties Sold	17	16	13	15	-11.8%
Properties Pending Sale	10	10	13	16	60.0%
Properties For Sale	49	49	57	66	34.7%
Days on Market (Pending Sale)	30	71	31	24	-19.1%
Percent Under Contract	20.4%	20.4%	22.8%	24.2%	18.8%
Average Median Price for Last 12 Months	\$1,028,500	\$1,113,500	\$1,143,667	\$1,089,962	6.0%

\*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, June 2025



## Current Market Snapshot

\$1,600,000

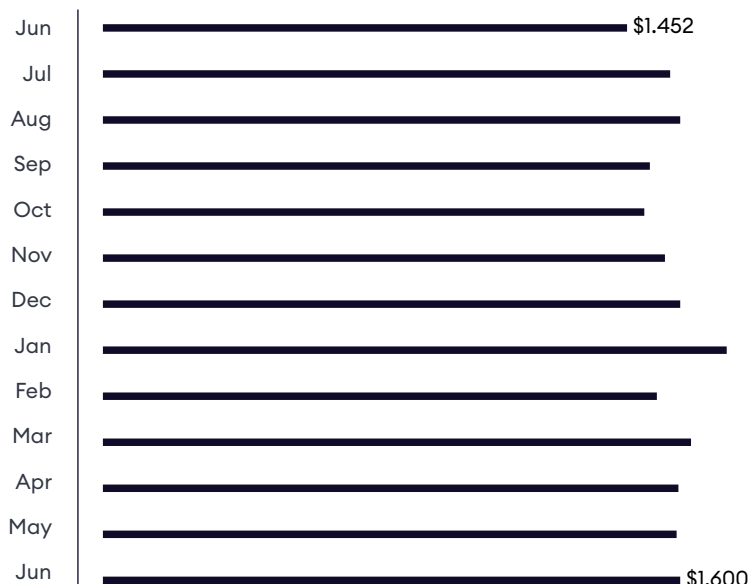
Median Sales Price 10.2% Δ YOY

\$1,064

Average \$/SF 26.1% Δ YOY

301

Properties For Sale 3.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,452,000	\$1,600,001	\$1,630,115	\$1,600,000	10.2%
Average Price per Square Foot	\$844	\$904	\$969	\$1,064	26.1%
Properties Sold	44	36	52	71	61.4%
Properties Pending Sale	59	27	70	59	0.0%
Properties For Sale	292	230	306	301	3.1%
Days on Market (Pending Sale)	17	36	20	26	50.9%
Percent Under Contract	20.2%	11.7%	22.9%	19.6%	-3.0%
Average Median Price for Last 12 Months	\$1,448,494	\$1,613,269	\$1,595,000	\$1,575,124	8.7%

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



# San Gabriel

Single Family Residences, June 2025



## Current Market Snapshot

\$1,450,000

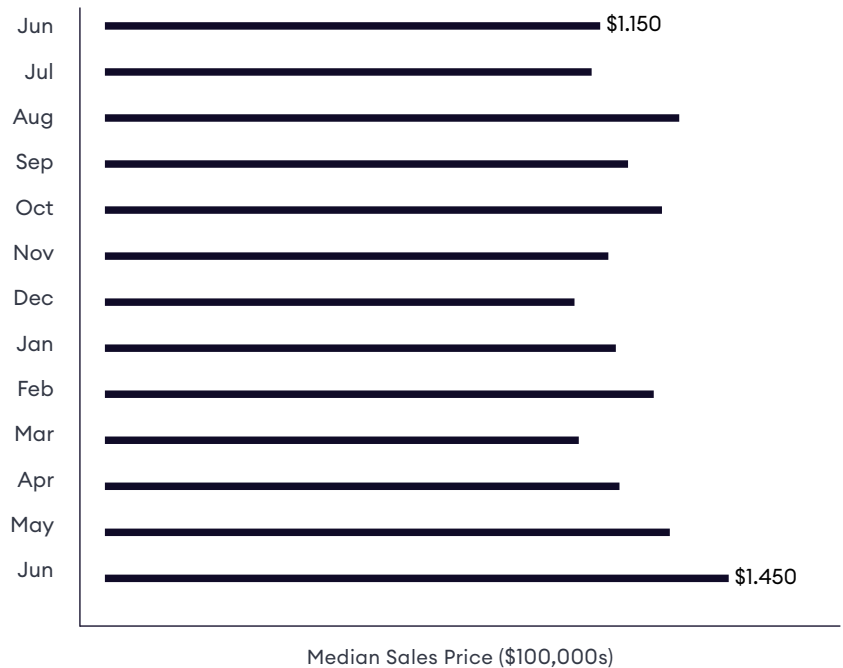
Median Sales Price 26.1% Δ YOY

\$745

Average \$/SF -9.6% Δ YOY

54

Properties For Sale 10.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,150,000	\$1,090,000	\$1,100,000	\$1,450,000	26.1%
Average Price per Square Foot	\$824	\$780	\$760	\$745	-9.6%
Properties Sold	15	17	13	15	0.0%
Properties Pending Sale	14	12	15	12	-14.3%
Properties For Sale	49	43	55	54	10.2%
Days on Market (Pending Sale)	25	22	23	15	-39.3%
Percent Under Contract	28.6%	27.9%	27.3%	22.2%	-22.2%
Average Median Price for Last 12 Months	\$1,204,033	\$1,253,167	\$1,319,167	\$1,223,206	1.6%

\*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.



## Current Market Snapshot

\$3,150,000

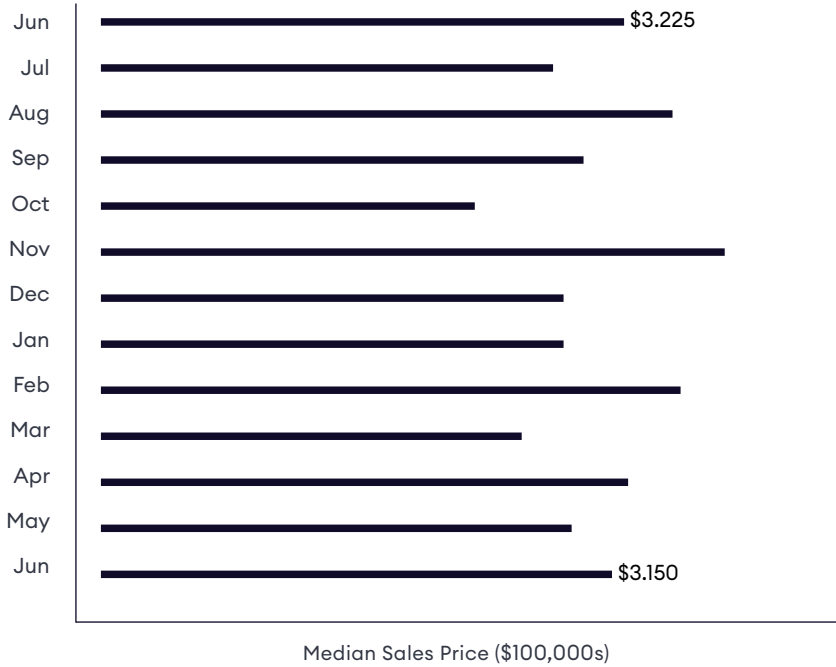
Median Sales Price -2.3% Δ YOY

\$1,087

Average \$/SF -14.1% Δ YOY

71

Properties For Sale -11.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,225,000	\$2,850,000	\$2,590,500	\$3,150,000	-2.3%
Average Price per Square Foot	\$1,266	\$1,008	\$1,139	\$1,087	-14.1%
Properties Sold	14	8	4	13	-7.1%
Properties Pending Sale	17	4	6	9	-47.1%
Properties For Sale	80	45	53	71	-11.2%
Days on Market (Pending Sale)	37	68	24	36	-3.0%
Percent Under Contract	21.2%	8.9%	11.3%	12.7%	-40.3%
Average Median Price for Last 12 Months	\$2,969,583	\$3,052,583	\$3,100,000	\$3,063,288	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, June 2025



## Current Market Snapshot

\$1,750,000

Median Sales Price 11.6% Δ YOY

\$789

Average \$/SF -3.3% Δ YOY

55

Properties For Sale 37.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,568,000	\$1,669,000	\$1,515,000	\$1,750,000	11.6%
Average Price per Square Foot	\$816	\$656	\$743	\$789	-3.3%
Properties Sold	6	6	6	7	16.7%
Properties Pending Sale	7	7	4	13	85.7%
Properties For Sale	40	34	44	55	37.5%
Days on Market (Pending Sale)	11	55	27	36	224.5%
Percent Under Contract	17.5%	20.6%	9.1%	23.6%	35.1%
Average Median Price for Last 12 Months	\$1,553,983	\$1,265,667	\$1,619,333	\$1,325,308	-14.7%

\*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, June 2025



## Current Market Snapshot

\$2,100,000

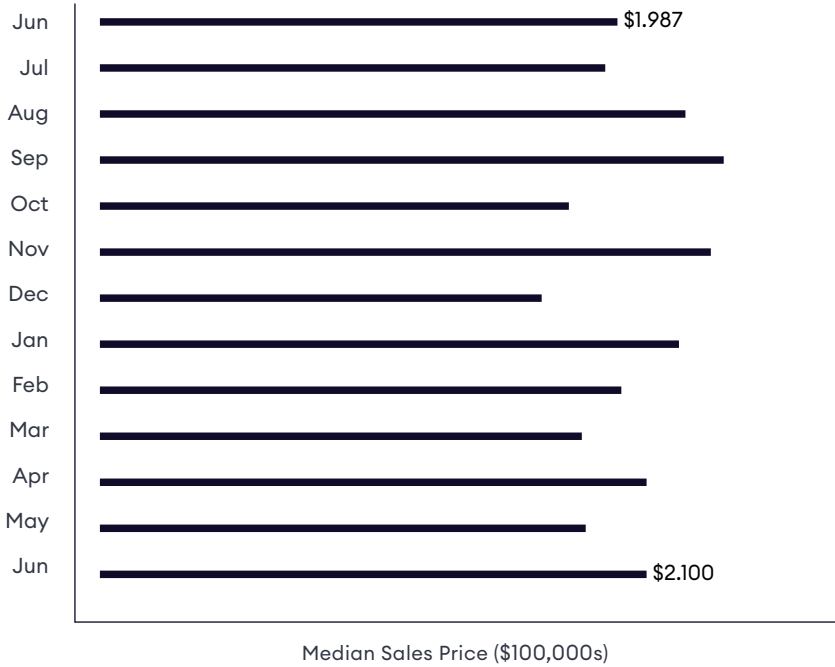
Median Sales Price 5.7% Δ YOY

\$924

Average \$/SF -14.3% Δ YOY

54

Properties For Sale 8.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,987,500	\$1,695,000	\$1,850,000	\$2,100,000	5.7%
Average Price per Square Foot	\$1,078	\$871	\$1,084	\$924	-14.3%
Properties Sold	8	14	8	11	37.5%
Properties Pending Sale	10	11	8	12	20.0%
Properties For Sale	50	48	50	54	8.0%
Days on Market (Pending Sale)	33	58	16	22	-34.8%
Percent Under Contract	20.0%	22.9%	16.0%	22.2%	11.1%
Average Median Price for Last 12 Months	\$1,917,125	\$2,023,750	\$2,021,667	\$2,043,165	6.6%

\*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

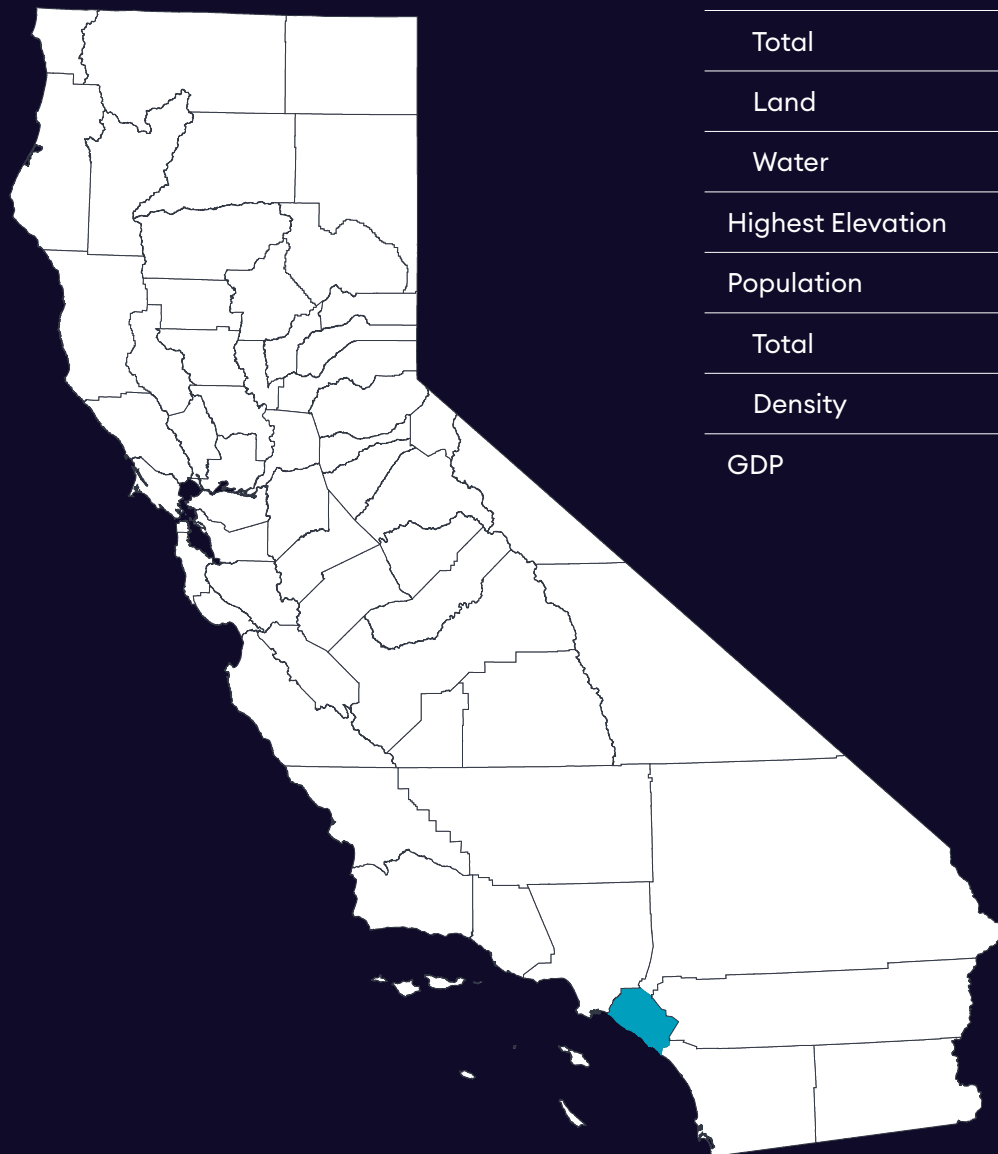
## Single Family Residences

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



## 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, June 2025



## Current Market Snapshot

\$1,450,000

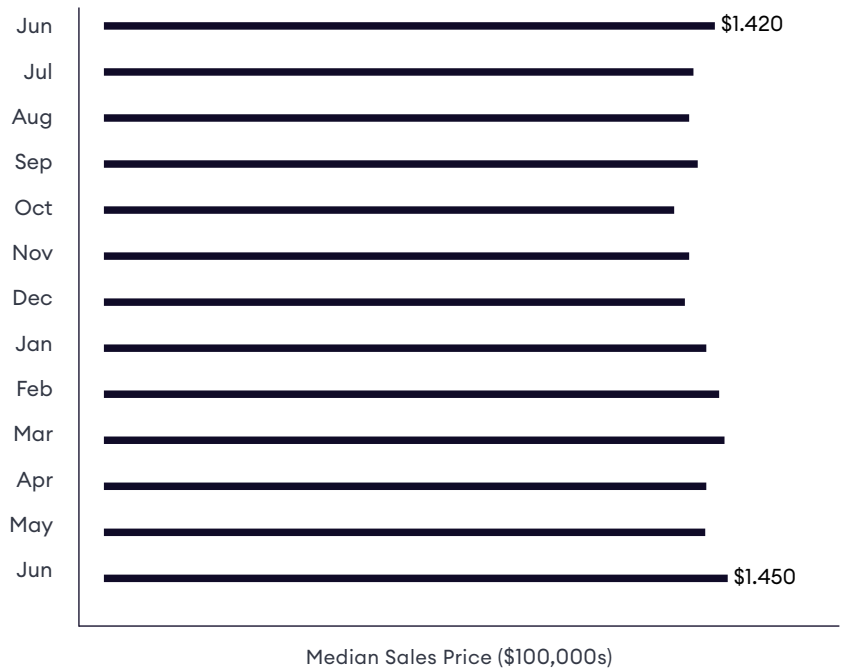
Median Sales Price 2.1% Δ YOY

\$862

Average \$/SF 7.5% Δ YOY

4,760

Properties For Sale 14.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,420,000	\$1,350,000	\$1,442,500	\$1,450,000	2.1%
Average Price per Square Foot	\$802	\$794	\$870	\$862	7.5%
Properties Sold	1117	985	1098	1108	-0.8%
Properties Pending Sale	1146	701	1217	1122	-2.1%
Properties For Sale	4,161	3,356	4,614	4,760	14.4%
Days on Market (Pending Sale)	21	42	25	36	70.0%
Percent Under Contract	27.5%	20.9%	26.4%	23.6%	-14.4%
Average Median Price for Last 12 Months	\$1,328,521	\$1,420,000	\$1,415,833	\$1,391,154	4.7%

\*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

\$1,375,000

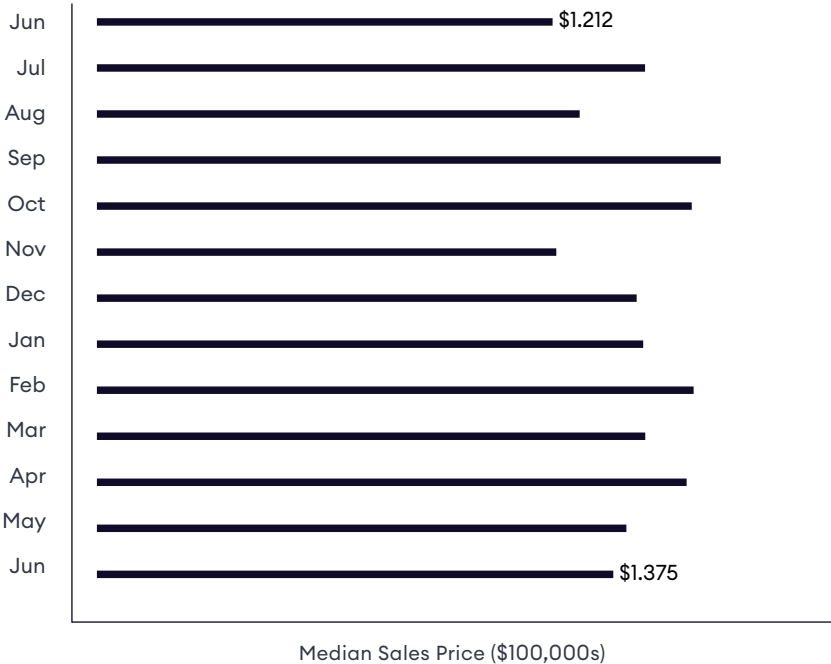
Median Sales Price 13.4% Δ YOY

\$750

Average \$/SF -0.8% Δ YOY

37

Properties For Sale 0.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,212,500	\$1,437,500	\$1,460,500	\$1,375,000	13.4%
Average Price per Square Foot	\$756	\$725	\$713	\$750	-0.8%
Properties Sold	8	12	12	7	-12.5%
Properties Pending Sale	13	4	12	8	-38.5%
Properties For Sale	37	18	32	37	0.0%
Days on Market (Pending Sale)	16	33	12	30	87.6%
Percent Under Contract	35.1%	22.2%	37.5%	21.6%	-38.5%
Average Median Price for Last 12 Months	\$1,352,125	\$1,476,958	\$1,452,083	\$1,440,519	6.5%

\*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, June 2025



## Current Market Snapshot

\$6,500,000

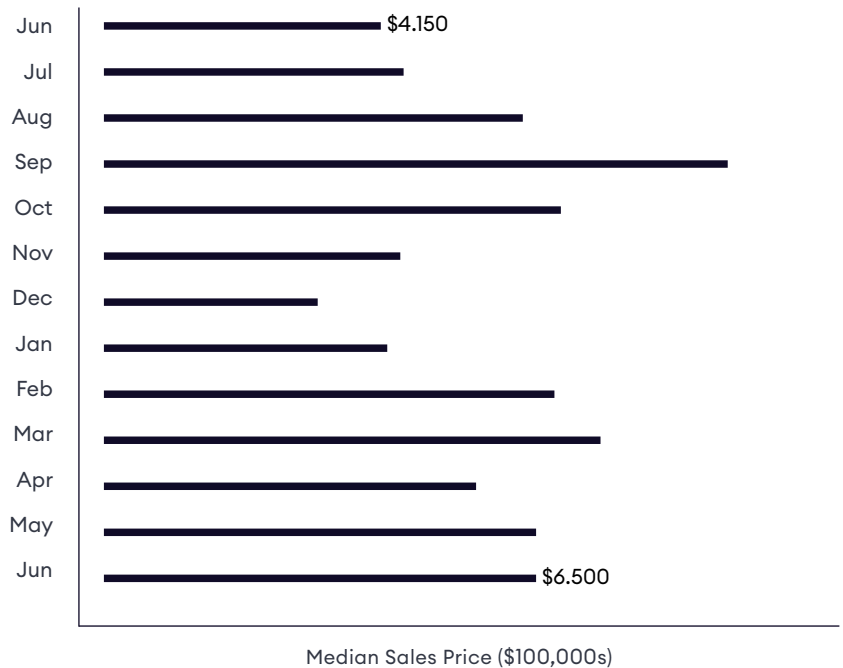
Median Sales Price 56.6% Δ YOY

\$2,856

Average \$/SF 51.9% Δ YOY

44

Properties For Sale -8.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,150,000	\$3,195,000	\$7,475,000	\$6,500,000	56.6%
Average Price per Square Foot	\$1,880	\$1,487	\$2,665	\$2,856	51.9%
Properties Sold	4	5	4	8	100.0%
Properties Pending Sale	7	3	8	3	-57.1%
Properties For Sale	48	29	42	44	-8.3%
Days on Market (Pending Sale)	94	100	26	87	-7.7%
Percent Under Contract	14.6%	10.3%	19.0%	6.8%	-53.2%
Average Median Price for Last 12 Months	\$6,268,247	\$6,181,983	\$6,197,300	\$5,842,377	-6.8%

\*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, June 2025



## Current Market Snapshot

**\$1,700,000**

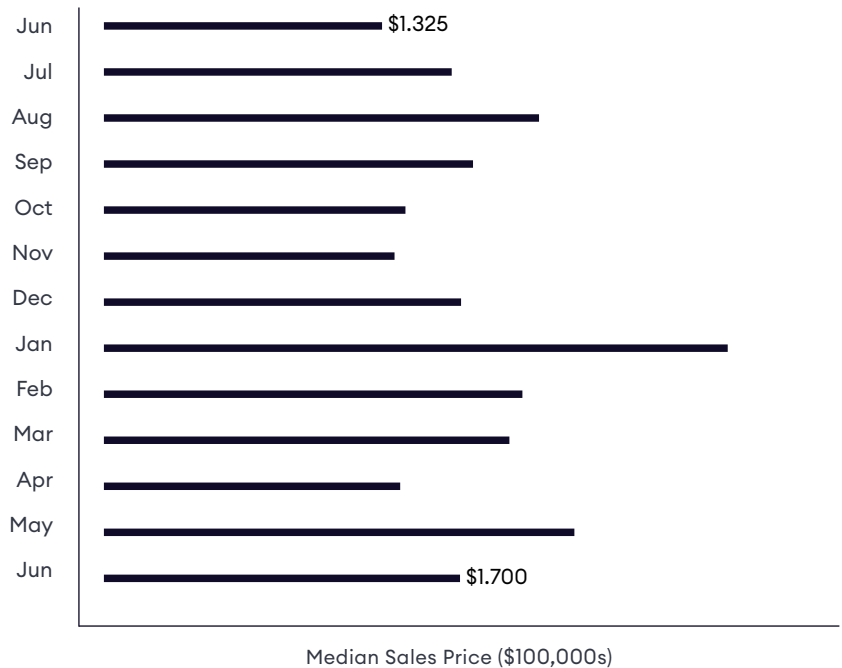
Median Sales Price **28.3% Δ YOY**

**\$893**

Average \$/SF **2.4% Δ YOY**

**30**

Properties For Sale **-26.8% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,325,000	\$1,705,000	\$1,937,500	\$1,700,000	28.3%
Average Price per Square Foot	\$872	\$855	\$1,115	\$893	2.4%
Properties Sold	3	6	8	7	133.3%
Properties Pending Sale	6	3	7	3	-50.0%
Properties For Sale	41	28	47	30	-26.8%
Days on Market (Pending Sale)	41	5	89	51	25.1%
Percent Under Contract	14.6%	10.7%	14.9%	10.0%	-31.7%
Average Median Price for Last 12 Months	\$1,561,537	\$2,047,866	\$1,787,399	\$1,818,630	16.5%

\*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, June 2025



## Current Market Snapshot

\$6,300,000

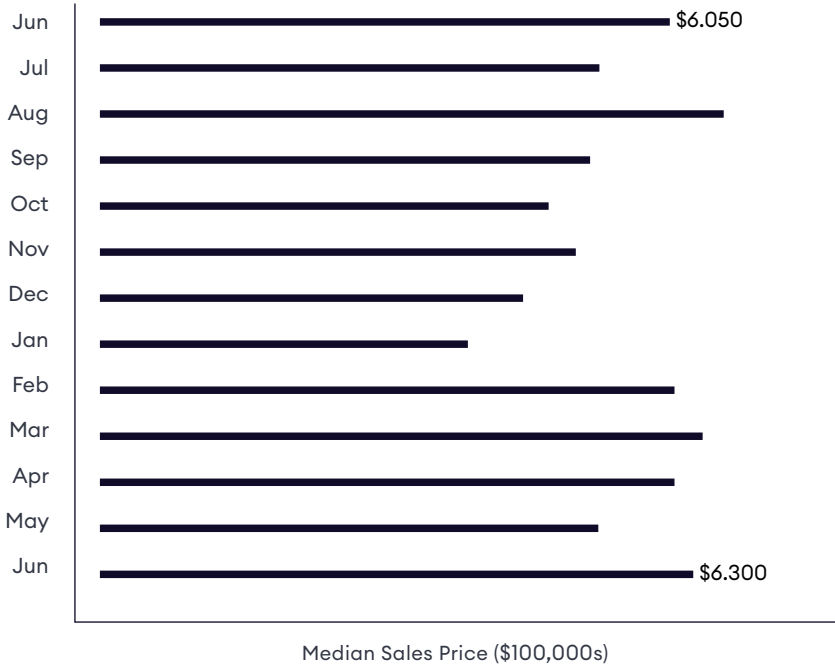
Median Sales Price 4.1% Δ YOY

\$2,124

Average \$/SF 7.0% Δ YOY

71

Properties For Sale -4.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$6,050,000	\$4,485,000	\$6,400,000	\$6,300,000	4.1%
Average Price per Square Foot	\$1,985	\$2,035	\$2,352	\$2,124	7.0%
Properties Sold	10	10	13	11	10.0%
Properties Pending Sale	10	10	22	8	-20.0%
Properties For Sale	74	81	71	71	-4.1%
Days on Market (Pending Sale)	51	88	51	67	32.9%
Percent Under Contract	13.5%	12.3%	31.0%	11.3%	-16.6%
Average Median Price for Last 12 Months	\$5,589,250	\$5,680,615	\$5,895,833	\$5,503,668	-1.5%

\*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, June 2025



## Current Market Snapshot

**\$6,300,000**

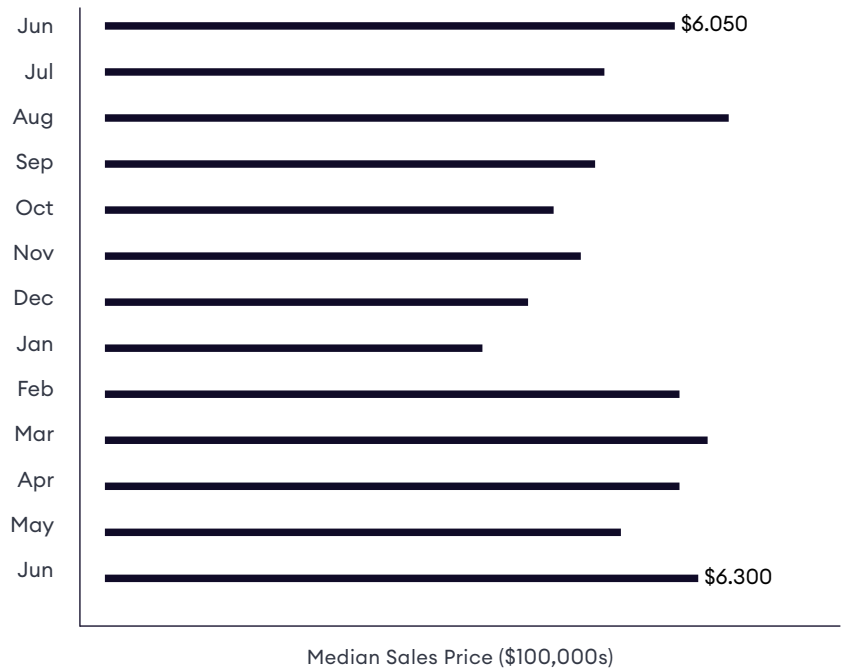
Median Sales Price **4.1% Δ YOY**

**\$2,124**

Average \$/SF **7.0% Δ YOY**

**68**

Properties For Sale **-6.8% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$6,050,000	\$4,485,000	\$6,400,000	\$6,300,000	4.1%
Average Price per Square Foot	\$1,985	\$2,035	\$2,352	\$2,124	7.0%
Properties Sold	10	10	13	11	10.0%
Properties Pending Sale	10	9	22	7	-30.0%
Properties For Sale	73	79	70	68	-6.8%
Days on Market (Pending Sale)	51	98	51	73	44.8%
Percent Under Contract	13.7%	11.4%	31.4%	10.3%	-24.9%
Average Median Price for Last 12 Months	\$5,615,458	\$5,728,849	\$5,958,333	\$5,525,930	-1.6%

\*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.



## Current Market Snapshot

\$1,575,000

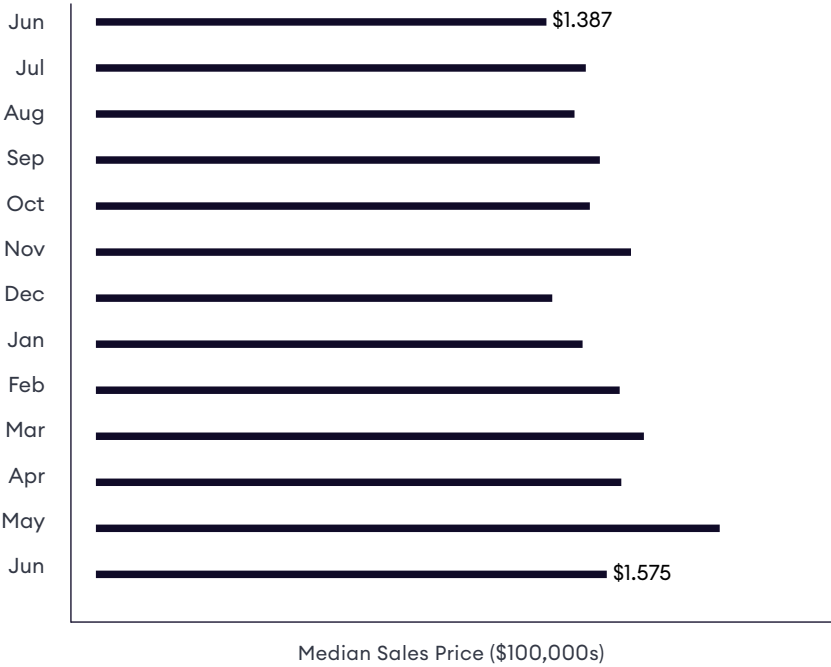
Median Sales Price 13.5% Δ YOY

\$901

Average \$/SF 4.2% Δ YOY

111

Properties For Sale -11.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,387,950	\$1,406,000	\$1,690,000	\$1,575,000	13.5%
Average Price per Square Foot	\$865	\$898	\$929	\$901	4.2%
Properties Sold	36	21	41	46	27.8%
Properties Pending Sale	41	21	41	29	-29.3%
Properties For Sale	126	89	133	111	-11.9%
Days on Market (Pending Sale)	21	44	24	26	26.3%
Percent Under Contract	32.5%	23.6%	30.8%	26.1%	-19.7%
Average Median Price for Last 12 Months	\$1,441,725	\$1,654,167	\$1,706,667	\$1,571,535	9.0%

\*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.



## Current Market Snapshot

\$2,710,000

Median Sales Price 33.0% Δ YOY

\$677

Average \$/SF 4.6% Δ YOY

74

Properties For Sale 45.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,037,500	\$2,275,000	\$2,412,500	\$2,710,000	33.0%
Average Price per Square Foot	\$647	\$637	\$743	\$677	4.6%
Properties Sold	14	8	10	17	21.4%
Properties Pending Sale	9	7	17	14	55.6%
Properties For Sale	51	41	83	74	45.1%
Days on Market (Pending Sale)	18	39	27	52	196.6%
Percent Under Contract	17.6%	17.1%	20.5%	18.9%	7.2%
Average Median Price for Last 12 Months	\$2,139,117	\$2,333,854	\$2,398,833	\$2,355,048	10.1%

\*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, June 2025



## Current Market Snapshot

\$7,000,000

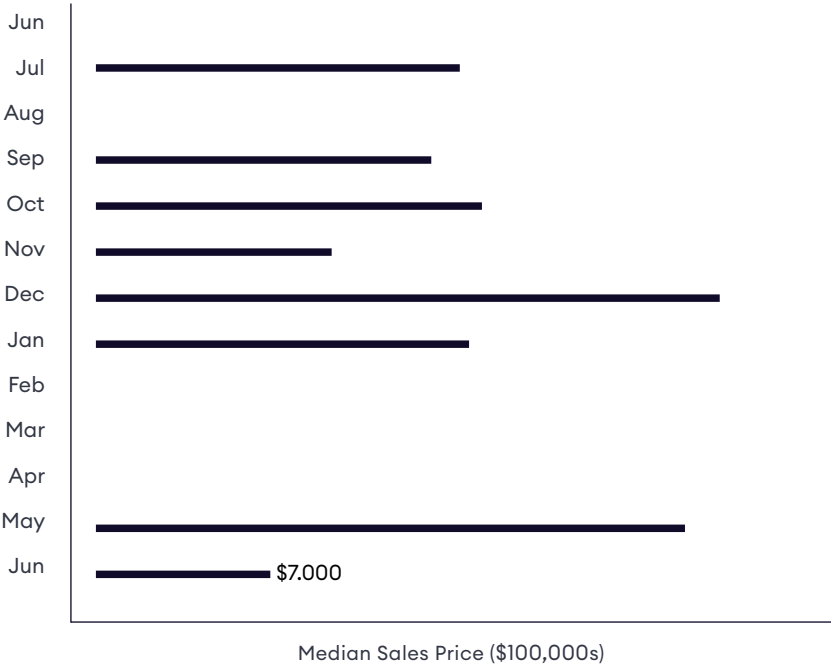
Median Sales Price n/a Δ YOY

\$2,256

Average \$/SF n/a Δ YOY

10

Properties For Sale -58.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$0	\$25,316,500	\$0	\$7,000,000	n/a
Average Price per Square Foot	\$0	\$2,456	\$0	\$2,256	n/a
Properties Sold	0	2	0	1	n/a
Properties Pending Sale	0	4	0	0	n/a
Properties For Sale	24	16	13	10	-58.3%
Days on Market (Pending Sale)	0	47	0	0	n/a
Percent Under Contract	0.0%	25.0%	0.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$4,798,333	\$7,666,667	\$10,300,000	\$9,594,154	99.9%

\*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, June 2025



## Current Market Snapshot

**\$2,385,000**

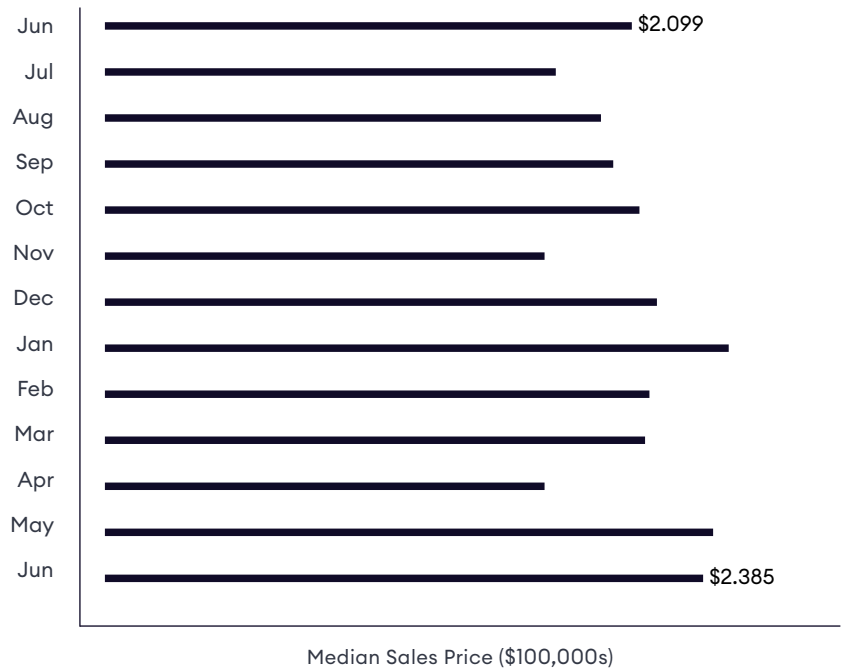
Median Sales Price **13.6% Δ YOY**

**\$1,170**

Average \$/SF **4.1% Δ YOY**

**125**

Properties For Sale **-14.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,099,500	\$2,200,000	\$2,152,500	\$2,385,000	13.6%
Average Price per Square Foot	\$1,124	\$1,270	\$1,140	\$1,170	4.1%
Properties Sold	20	32	28	25	25.0%
Properties Pending Sale	24	19	28	27	12.5%
Properties For Sale	146	114	143	125	-14.4%
Days on Market (Pending Sale)	33	37	48	73	123.2%
Percent Under Contract	16.4%	16.7%	19.6%	21.6%	31.4%
Average Median Price for Last 12 Months	\$2,054,458	\$2,228,333	\$2,186,667	\$2,103,492	2.4%

\*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, June 2025



## Current Market Snapshot

\$2,950,000

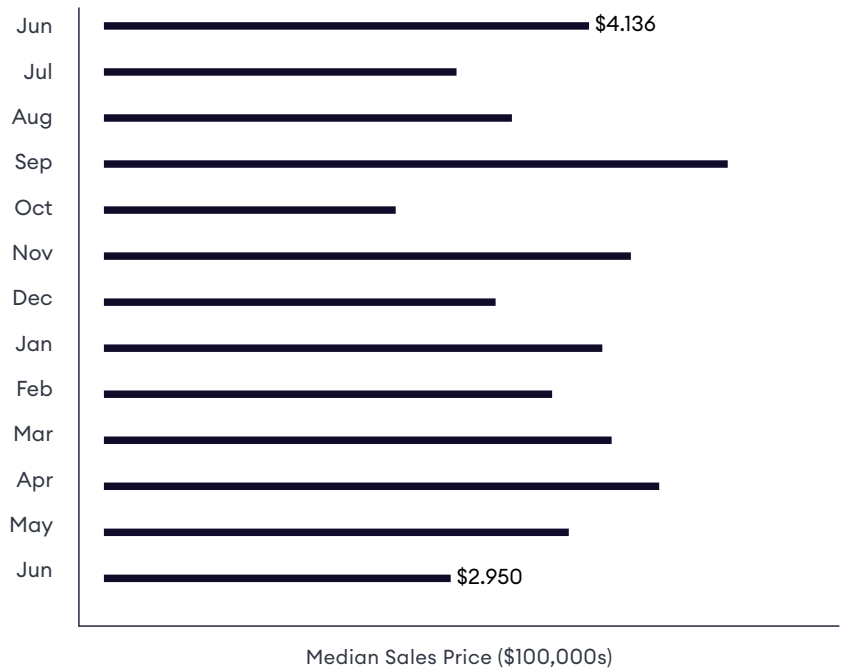
Median Sales Price -28.7% Δ YOY

\$1,193

Average \$/SF 3.4% Δ YOY

51

Properties For Sale -16.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,136,250	\$3,335,000	\$4,329,900	\$2,950,000	-28.7%
Average Price per Square Foot	\$1,154	\$1,186	\$1,224	\$1,193	3.4%
Properties Sold	10	13	14	11	10.0%
Properties Pending Sale	14	6	14	9	-35.7%
Properties For Sale	61	40	46	51	-16.4%
Days on Market (Pending Sale)	45	40	38	32	-27.3%
Percent Under Contract	23.0%	15.0%	30.4%	17.6%	-23.1%
Average Median Price for Last 12 Months	\$3,453,563	\$4,008,254	\$3,883,333	\$3,868,810	12.0%

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

# East Costa Mesa

Single Family Residences, June 2025



## Current Market Snapshot

\$1,880,000

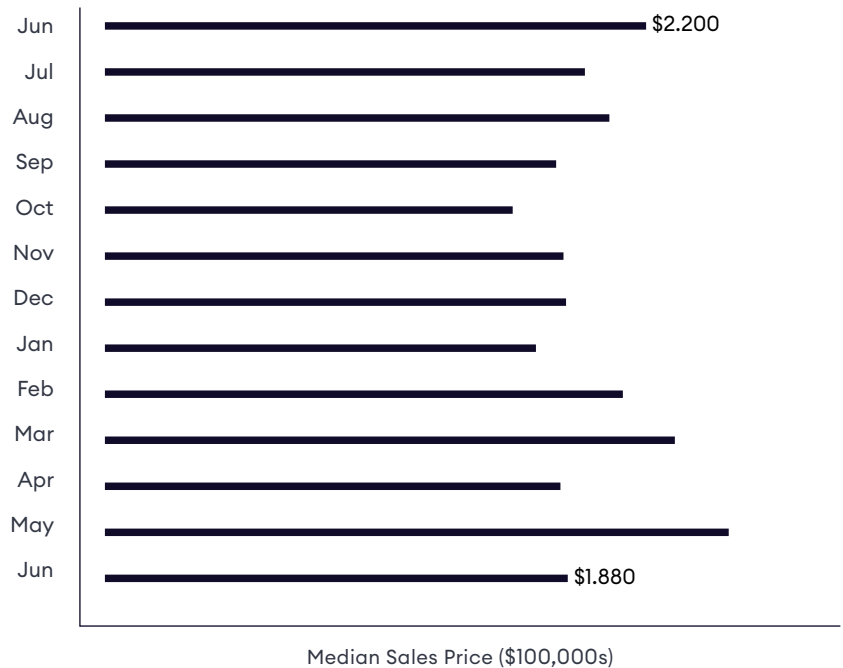
Median Sales Price -14.5% Δ YOY

\$1,001

Average \$/SF 2.2% Δ YOY

39

Properties For Sale 50.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,200,000	\$1,873,000	\$2,317,500	\$1,880,000	-14.5%
Average Price per Square Foot	\$979	\$1,175	\$1,096	\$1,001	2.2%
Properties Sold	7	6	10	13	85.7%
Properties Pending Sale	7	7	15	7	0.0%
Properties For Sale	26	28	50	39	50.0%
Days on Market (Pending Sale)	26	34	18	33	25.7%
Percent Under Contract	26.9%	25.0%	30.0%	17.9%	-33.3%
Average Median Price for Last 12 Months	\$1,814,333	\$2,073,333	\$2,089,167	\$1,989,462	9.7%

\*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, June 2025



## Current Market Snapshot

\$1,600,000

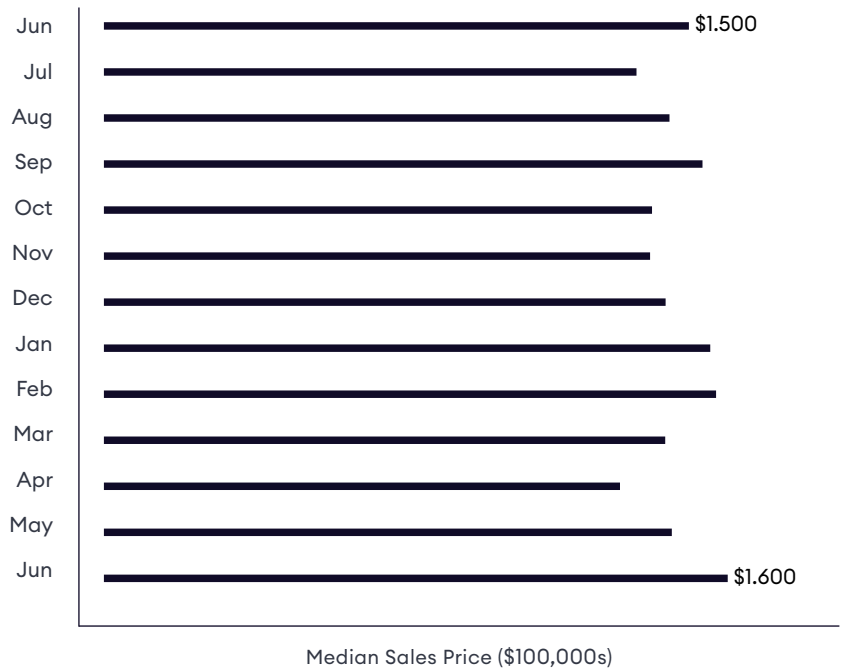
Median Sales Price 6.7% Δ YOY

\$684

Average \$/SF -2.1% Δ YOY

76

Properties For Sale 26.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,500,000	\$1,440,000	\$1,439,000	\$1,600,000	6.7%
Average Price per Square Foot	\$699	\$742	\$698	\$684	-2.1%
Properties Sold	27	17	27	20	-25.9%
Properties Pending Sale	21	15	26	18	-14.3%
Properties For Sale	60	73	85	76	26.7%
Days on Market (Pending Sale)	11	21	26	22	100.8%
Percent Under Contract	35.0%	20.5%	30.6%	23.7%	-32.3%
Average Median Price for Last 12 Months	\$1,357,929	\$1,490,417	\$1,459,500	\$1,464,423	7.8%

\*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, June 2025



## Current Market Snapshot

**\$1,525,000**

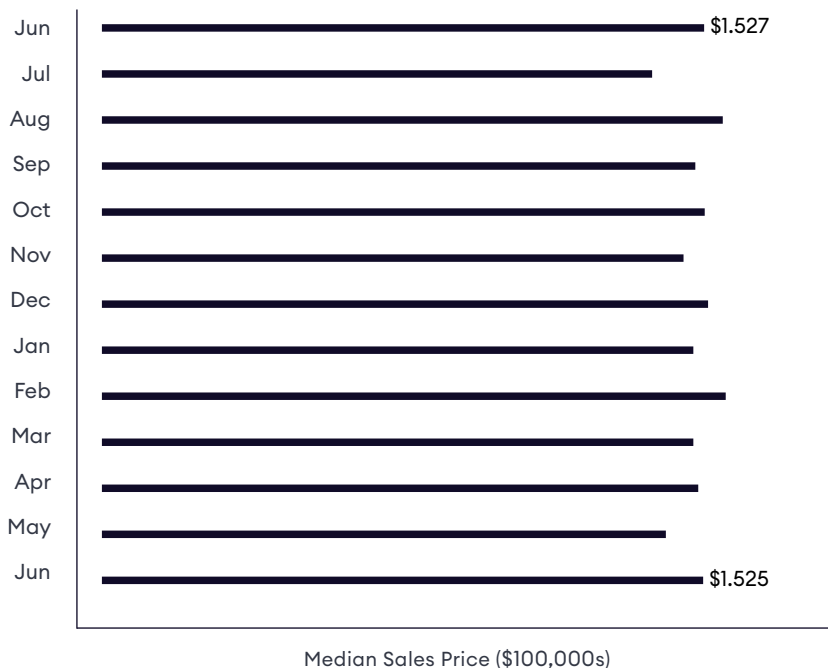
Median Sales Price **-0.2% Δ YOY**

**\$837**

Average \$/SF **1.8% Δ YOY**

**312**

Properties For Sale **15.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,527,500	\$1,537,544	\$1,500,000	\$1,525,000	-0.2%
Average Price per Square Foot	\$822	\$823	\$817	\$837	1.8%
Properties Sold	76	80	87	84	10.5%
Properties Pending Sale	76	56	98	94	23.7%
Properties For Sale	271	235	343	312	15.1%
Days on Market (Pending Sale)	20	43	21	37	84.2%
Percent Under Contract	28.0%	23.8%	28.6%	30.1%	7.4%
Average Median Price for Last 12 Months	\$1,408,495	\$1,508,333	\$1,489,167	\$1,507,238	7.0%

\*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

\$2,300,000

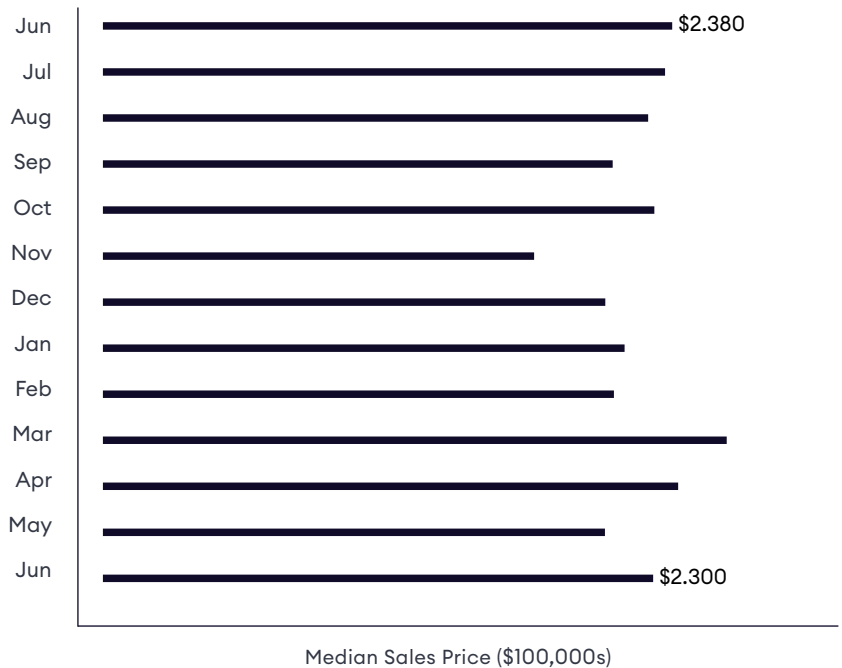
Median Sales Price -3.4% Δ YOY

\$960

Average \$/SF -4.8% Δ YOY

477

Properties For Sale 78.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,380,000	\$2,099,000	\$2,609,000	\$2,300,000	-3.4%
Average Price per Square Foot	\$1,008	\$937	\$1,072	\$960	-4.8%
Properties Sold	85	53	76	65	-23.5%
Properties Pending Sale	59	25	89	53	-10.2%
Properties For Sale	268	233	418	477	78.0%
Days on Market (Pending Sale)	16	45	24	37	133.1%
Percent Under Contract	22.0%	10.7%	21.3%	11.1%	-49.5%
Average Median Price for Last 12 Months	\$2,149,500	\$2,287,780	\$2,267,500	\$2,236,129	4.0%

\*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, June 2025



## Current Market Snapshot

**\$1,650,000**

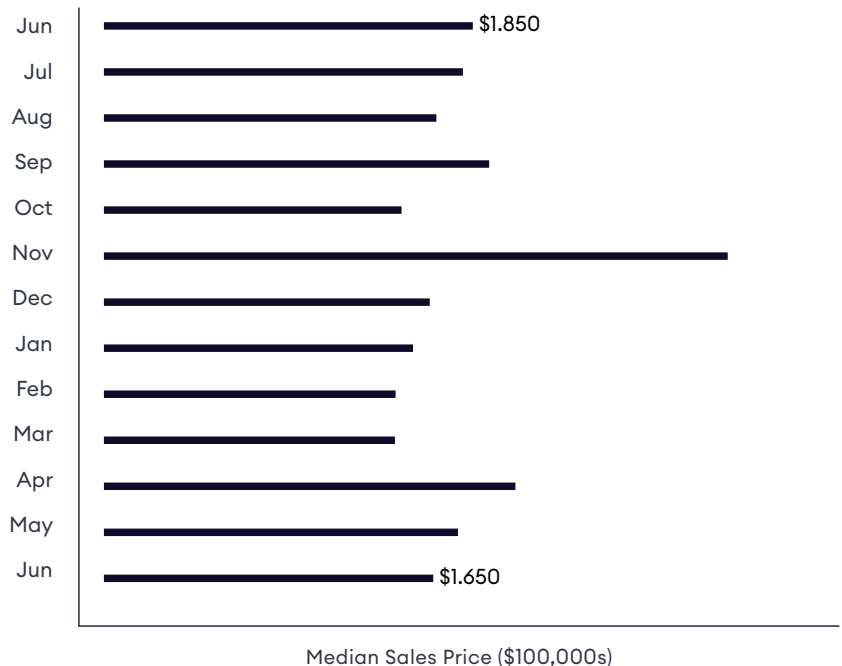
Median Sales Price **-10.8% Δ YOY**

**\$717**

Average \$/SF **4.7% Δ YOY**

**54**

Properties For Sale **31.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,850,000	\$1,632,500	\$1,456,500	\$1,650,000	-10.8%
Average Price per Square Foot	\$685	\$631	\$622	\$717	4.7%
Properties Sold	10	12	11	13	30.0%
Properties Pending Sale	10	5	9	13	30.0%
Properties For Sale	41	27	47	54	31.7%
Days on Market (Pending Sale)	18	50	24	24	34.3%
Percent Under Contract	24.4%	18.5%	19.1%	24.1%	-1.3%
Average Median Price for Last 12 Months	\$1,911,234	\$1,659,083	\$1,830,000	\$1,804,846	-5.6%

\*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, June 2025



## Current Market Snapshot

**\$1,650,000**

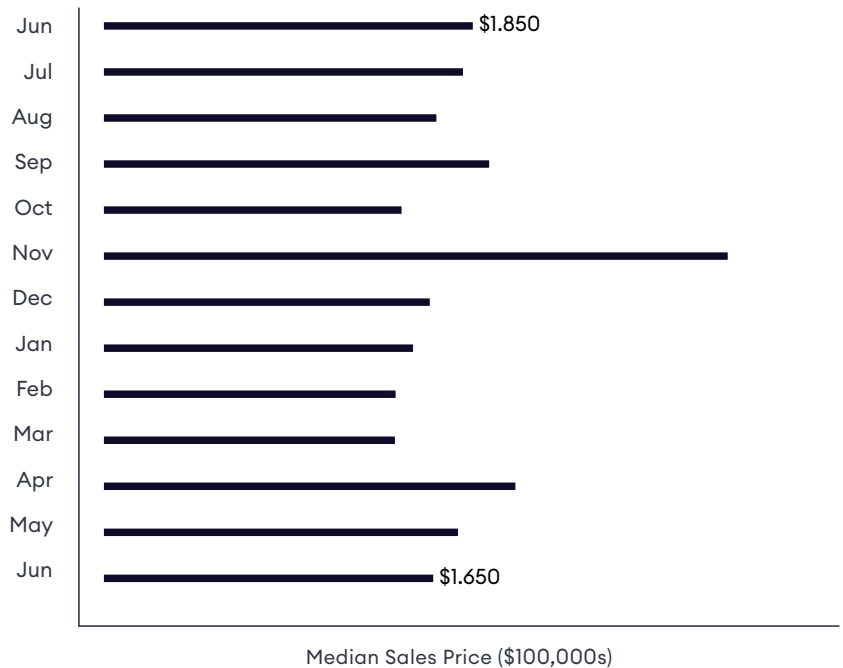
Median Sales Price **-10.8% Δ YOY**

**\$717**

Average \$/SF **4.7% Δ YOY**

**54**

Properties For Sale **31.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,850,000	\$1,632,500	\$1,456,500	\$1,650,000	-10.8%
Average Price per Square Foot	\$685	\$631	\$622	\$717	4.7%
Properties Sold	10	12	11	13	30.0%
Properties Pending Sale	10	5	9	13	30.0%
Properties For Sale	41	27	47	54	31.7%
Days on Market (Pending Sale)	18	50	24	24	34.3%
Percent Under Contract	24.4%	18.5%	19.1%	24.1%	-1.3%
Average Median Price for Last 12 Months	\$1,911,234	\$1,659,083	\$1,830,000	\$1,804,846	-5.6%

\*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, June 2025



## Current Market Snapshot

\$1,160,000

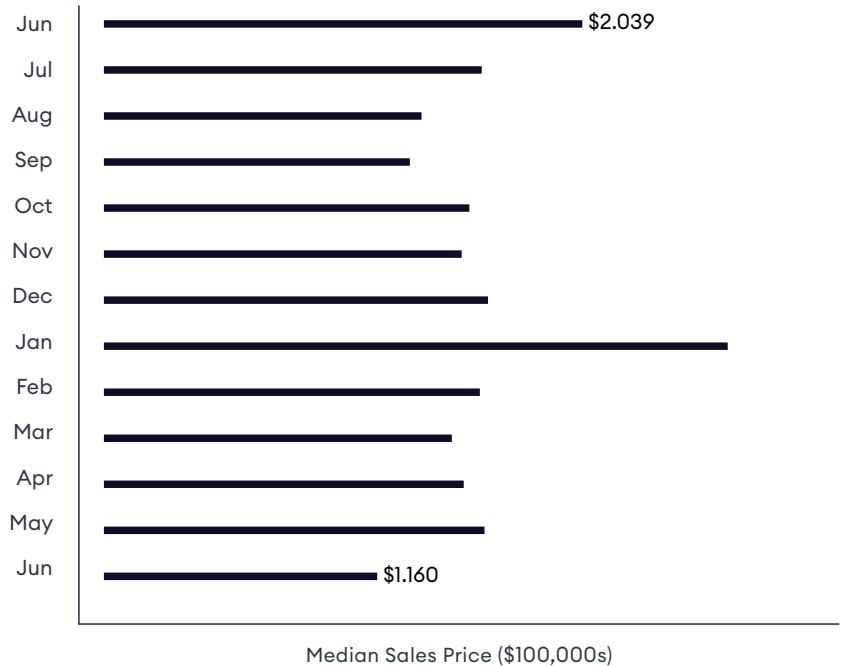
Median Sales Price -43.1% Δ YOY

\$822

Average \$/SF 19.1% Δ YOY

74

Properties For Sale 51.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,039,150	\$1,635,000	\$1,480,000	\$1,160,000	-43.1%
Average Price per Square Foot	\$690	\$765	\$626	\$822	19.1%
Properties Sold	11	12	17	6	-45.5%
Properties Pending Sale	8	4	19	16	100.0%
Properties For Sale	49	34	57	74	51.0%
Days on Market (Pending Sale)	15	34	27	48	222.3%
Percent Under Contract	16.3%	11.8%	33.3%	21.6%	32.4%
Average Median Price for Last 12 Months	\$1,428,962	\$1,675,542	\$1,436,917	\$1,620,204	13.4%

\*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, June 2025



## Current Market Snapshot

\$1,845,000

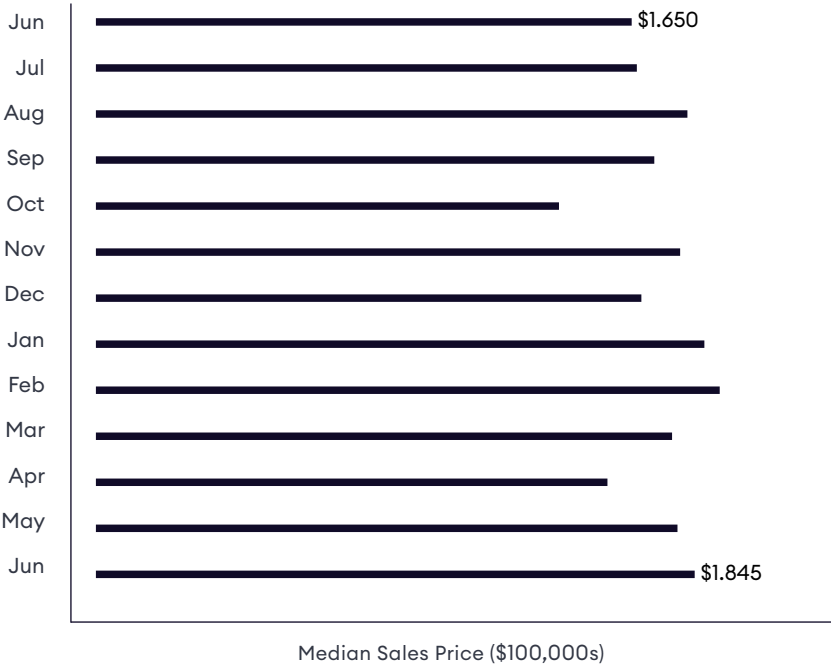
Median Sales Price 11.8% Δ YOY

\$815

Average \$/SF -3.0% Δ YOY

162

Properties For Sale 10.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,650,000	\$1,680,000	\$1,775,000	\$1,845,000	11.8%
Average Price per Square Foot	\$840	\$814	\$829	\$815	-3.0%
Properties Sold	47	24	30	41	-12.8%
Properties Pending Sale	35	21	30	38	8.6%
Properties For Sale	147	119	149	162	10.2%
Days on Market (Pending Sale)	27	42	26	31	15.3%
Percent Under Contract	23.8%	17.6%	20.1%	23.5%	-1.5%
Average Median Price for Last 12 Months	\$1,649,067	\$1,797,375	\$1,737,250	\$1,734,442	5.2%

\*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, June 2025



## Current Market Snapshot

\$1,330,000

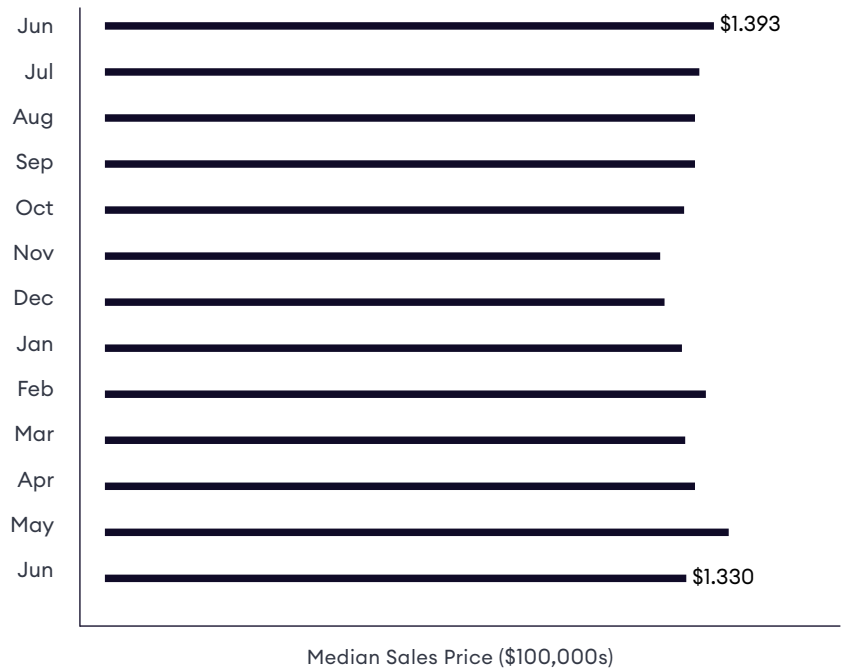
Median Sales Price -4.6% Δ YOY

\$674

Average \$/SF -5.9% Δ YOY

194

Properties For Sale 28.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,393,500	\$1,280,000	\$1,327,500	\$1,330,000	-4.6%
Average Price per Square Foot	\$716	\$642	\$708	\$674	-5.9%
Properties Sold	38	26	26	36	-5.3%
Properties Pending Sale	55	18	44	42	-23.6%
Properties For Sale	151	107	162	194	28.5%
Days on Market (Pending Sale)	18	42	17	34	90.2%
Percent Under Contract	36.4%	16.8%	27.2%	21.6%	-40.6%
Average Median Price for Last 12 Months	\$1,387,837	\$1,355,000	\$1,369,167	\$1,342,962	-3.2%

\*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, June 2025

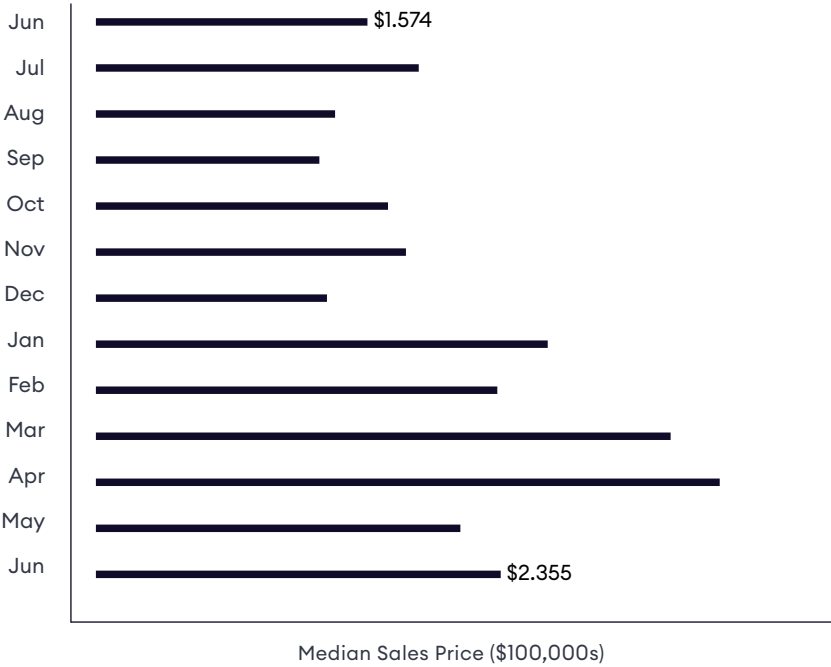


## Current Market Snapshot

\$2,355,000  
Median Sales Price 49.6% Δ YOY

\$1,071  
Average \$/SF 18.1% Δ YOY

14  
Properties For Sale -17.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,574,500	\$1,337,500	\$3,350,000	\$2,355,000	49.6%
Average Price per Square Foot	\$907	\$1,070	\$1,069	\$1,071	18.1%
Properties Sold	2	2	4	4	100.0%
Properties Pending Sale	5	2	2	3	-40.0%
Properties For Sale	17	15	18	14	-17.6%
Days on Market (Pending Sale)	37	54	4	86	134.1%
Percent Under Contract	29.4%	13.3%	11.1%	21.4%	-27.1%
Average Median Price for Last 12 Months	\$2,127,292	\$2,737,742	\$2,703,733	\$2,106,650	-1.0%

\*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, June 2025

## Current Market Snapshot

**\$10,250,000**

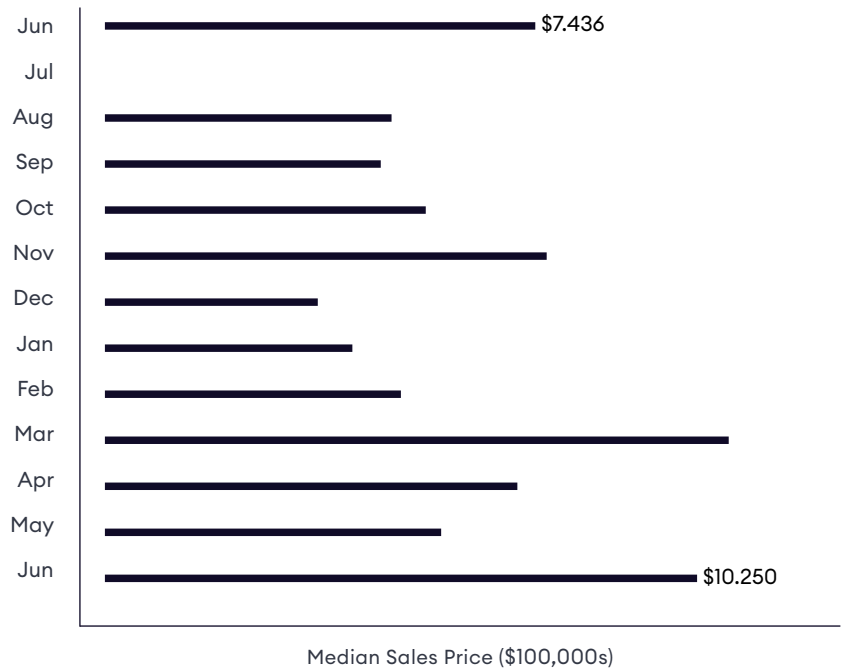
Median Sales Price **37.8% Δ YOY**

**\$3,568**

Average \$/SF **35.6% Δ YOY**

**32**

Properties For Sale **39.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$7,436,875	\$3,655,000	\$10,800,000	\$10,250,000	37.8%
Average Price per Square Foot	\$2,631	\$2,144	\$2,738	\$3,568	35.6%
Properties Sold	4	2	1	4	0.0%
Properties Pending Sale	0	0	4	5	n/a
Properties For Sale	23	17	24	32	39.1%
Days on Market (Pending Sale)	0	0	49	64	n/a
Percent Under Contract	0.0%	0.0%	16.7%	15.6%	n/a
Average Median Price for Last 12 Months	\$6,212,865	\$7,221,875	\$7,725,000	\$5,944,471	-4.3%

\*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.



## Current Market Snapshot

\$1,365,000

Median Sales Price 12.6% Δ YOY

\$664

Average \$/SF -0.9% Δ YOY

217

Properties For Sale 14.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,212,500	\$1,340,000	\$1,280,000	\$1,365,000	12.6%
Average Price per Square Foot	\$670	\$619	\$666	\$664	-0.9%
Properties Sold	64	59	59	65	1.6%
Properties Pending Sale	80	41	71	73	-8.8%
Properties For Sale	190	154	219	217	14.2%
Days on Market (Pending Sale)	18	31	19	28	53.2%
Percent Under Contract	42.1%	26.6%	32.4%	33.6%	-20.1%
Average Median Price for Last 12 Months	\$1,201,750	\$1,302,083	\$1,323,333	\$1,281,115	6.6%

\*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, June 2025



## Current Market Snapshot

**\$4,900,000**

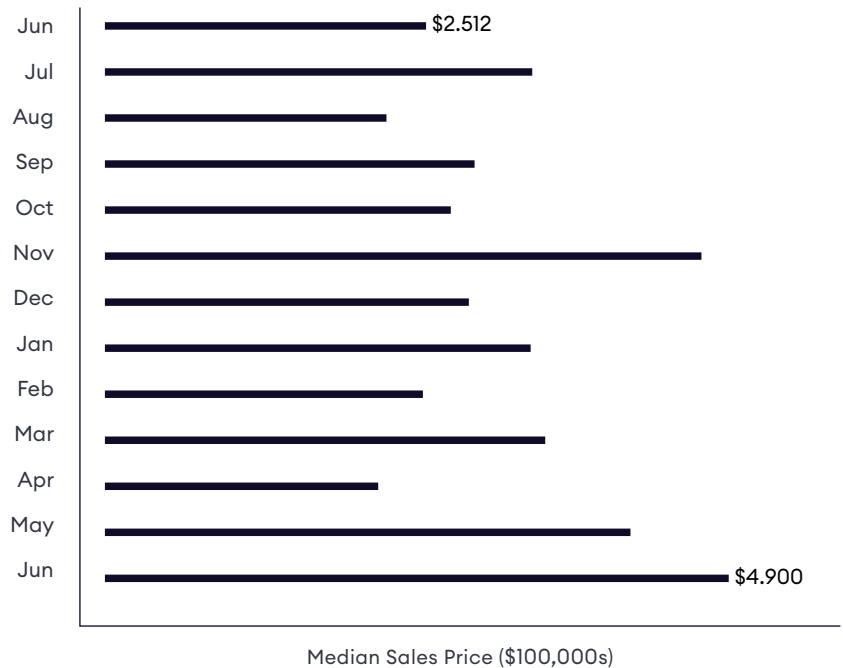
Median Sales Price **95.0% Δ YOY**

**\$1,611**

Average \$/SF **11.0% Δ YOY**

**50**

Properties For Sale **-27.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,512,500	\$2,850,000	\$3,452,500	\$4,900,000	95.0%
Average Price per Square Foot	\$1,451	\$1,907	\$1,473	\$1,611	11.0%
Properties Sold	8	14	8	7	-12.5%
Properties Pending Sale	4	10	11	10	150.0%
Properties For Sale	69	55	55	50	-27.5%
Days on Market (Pending Sale)	14	41	49	90	556.0%
Percent Under Contract	5.8%	18.2%	20.0%	20.0%	245.0%
Average Median Price for Last 12 Months	\$2,800,750	\$3,406,250	\$3,720,000	\$3,202,871	14.4%

\*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, June 2025



## Current Market Snapshot

\$4,510,000

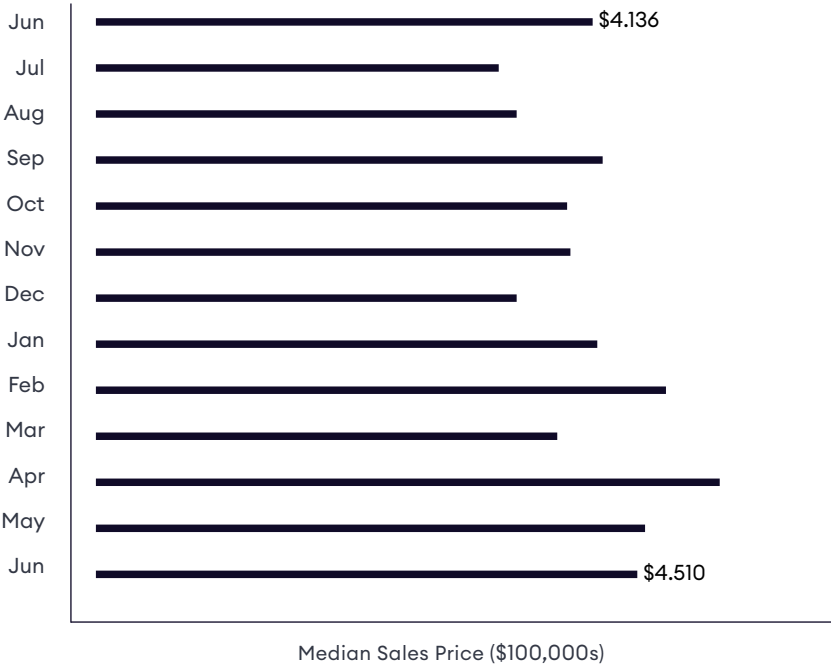
Median Sales Price 9.0% Δ YOY

\$2,162

Average \$/SF 32.6% Δ YOY

259

Properties For Sale 10.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,136,250	\$3,500,000	\$3,839,900	\$4,510,000	9.0%
Average Price per Square Foot	\$1,630	\$1,258	\$1,521	\$2,162	32.6%
Properties Sold	30	31	42	47	56.7%
Properties Pending Sale	38	20	40	36	-5.3%
Properties For Sale	235	172	210	259	10.2%
Days on Market (Pending Sale)	56	63	33	54	-3.0%
Percent Under Contract	16.2%	11.6%	19.0%	13.9%	-14.0%
Average Median Price for Last 12 Months	\$4,074,063	\$4,508,317	\$4,761,667	\$4,125,281	1.3%

\*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, June 2025



## Current Market Snapshot

\$5,312,500

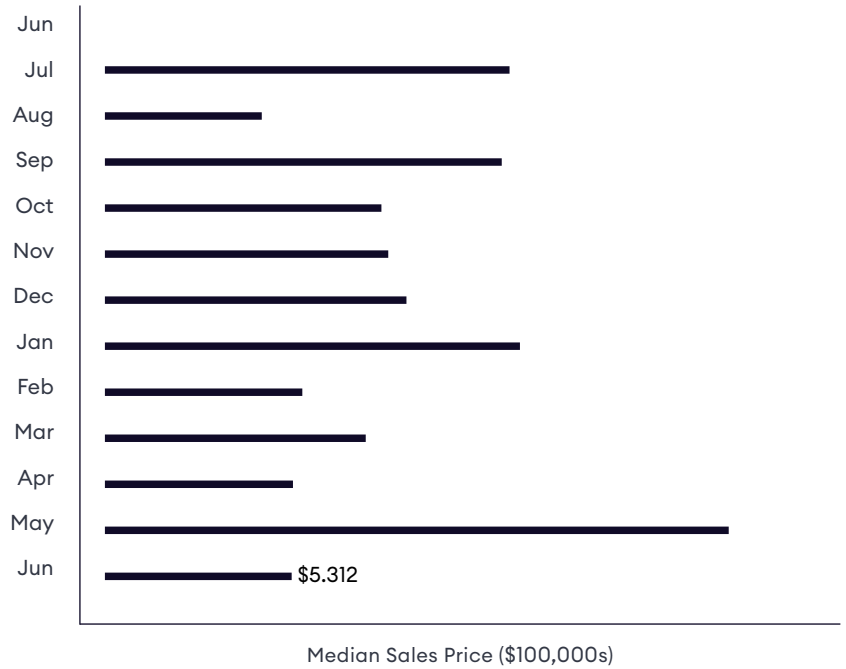
Median Sales Price n/a Δ YOY

\$1,750

Average \$/SF n/a Δ YOY

60

Properties For Sale -7.7% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$0	\$8,625,000	\$7,450,000	\$5,312,500	n/a
Average Price per Square Foot	\$0	\$2,059	\$1,964	\$1,750	n/a
Properties Sold	0	6	11	4	n/a
Properties Pending Sale	7	7	4	3	-57.1%
Properties For Sale	65	59	50	60	-7.7%
Days on Market (Pending Sale)	45	121	101	74	65.7%
Percent Under Contract	10.8%	11.9%	8.0%	5.0%	-53.6%
Average Median Price for Last 12 Months	\$7,231,042	\$8,926,250	\$9,529,167	\$8,123,846	12.3%

\*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, June 2025



## Current Market Snapshot

\$5,725,000

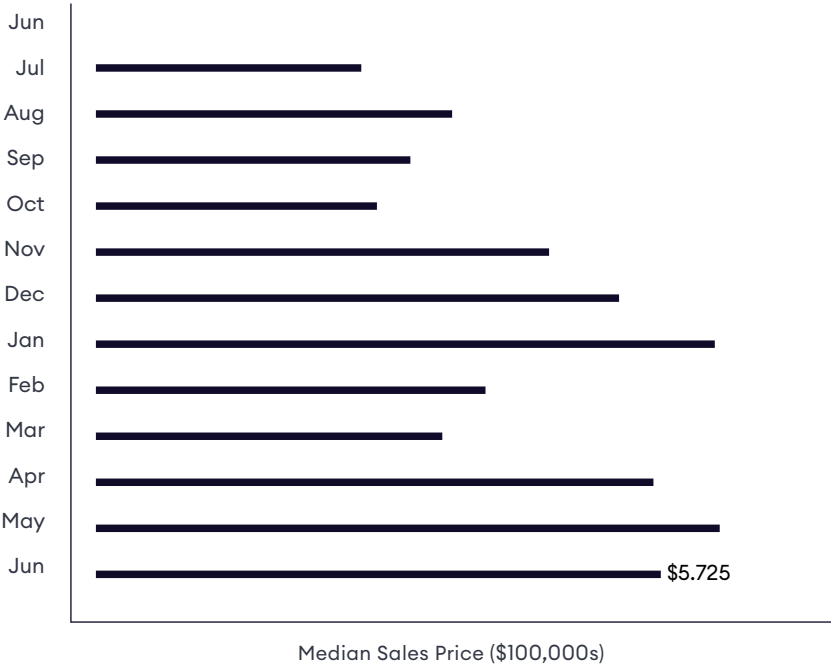
Median Sales Price n/a Δ YOY

\$1,570

Average \$/SF n/a Δ YOY

29

Properties For Sale 20.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$0	\$5,300,000	\$3,500,000	\$5,725,000	n/a
Average Price per Square Foot	\$0	\$863	\$1,824	\$1,570	n/a
Properties Sold	0	1	5	5	n/a
Properties Pending Sale	2	2	3	3	50.0%
Properties For Sale	24	19	26	29	20.8%
Days on Market (Pending Sale)	54	94	6	87	62.6%
Percent Under Contract	8.3%	10.5%	11.5%	10.3%	24.1%
Average Median Price for Last 12 Months	\$3,591,875	\$5,235,833	\$5,900,000	\$4,122,076	14.8%

\*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

\$932,500

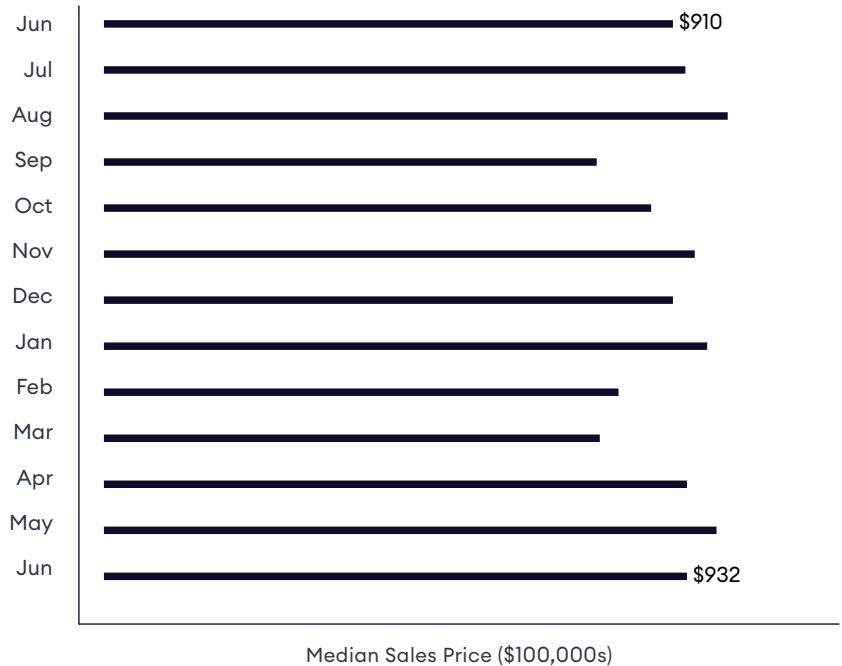
Median Sales Price 2.5% Δ YOY

\$500

Average \$/SF 12.1% Δ YOY

70

Properties For Sale 14.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$910,000	\$910,000	\$792,500	\$932,500	2.5%
Average Price per Square Foot	\$446	\$413	\$480	\$500	12.1%
Properties Sold	21	18	12	14	-33.3%
Properties Pending Sale	21	14	21	21	0.0%
Properties For Sale	61	56	67	70	14.8%
Days on Market (Pending Sale)	32	30	64	25	-22.5%
Percent Under Contract	34.4%	25.0%	31.3%	30.0%	-12.9%
Average Median Price for Last 12 Months	\$880,250	\$904,167	\$948,333	\$906,192	2.9%

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

# North Tustin

Single Family Residences, June 2025



## Current Market Snapshot

\$2,050,000

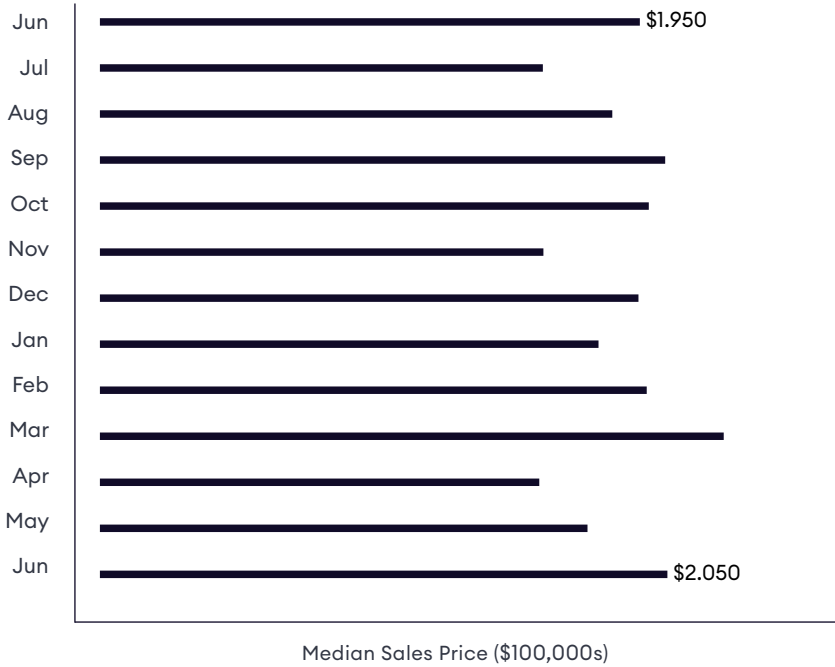
Median Sales Price 5.1% Δ YOY

\$780

Average \$/SF 8.3% Δ YOY

65

Properties For Sale 38.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,950,000	\$1,945,000	\$2,254,444	\$2,050,000	5.1%
Average Price per Square Foot	\$720	\$684	\$705	\$780	8.3%
Properties Sold	7	12	14	15	114.3%
Properties Pending Sale	11	8	14	22	100.0%
Properties For Sale	47	53	66	65	38.3%
Days on Market (Pending Sale)	30	62	19	33	9.3%
Percent Under Contract	23.4%	15.1%	21.2%	33.8%	44.6%
Average Median Price for Last 12 Months	\$1,845,458	\$1,904,074	\$1,798,333	\$1,876,303	1.7%

\*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

**\$1,297,500**

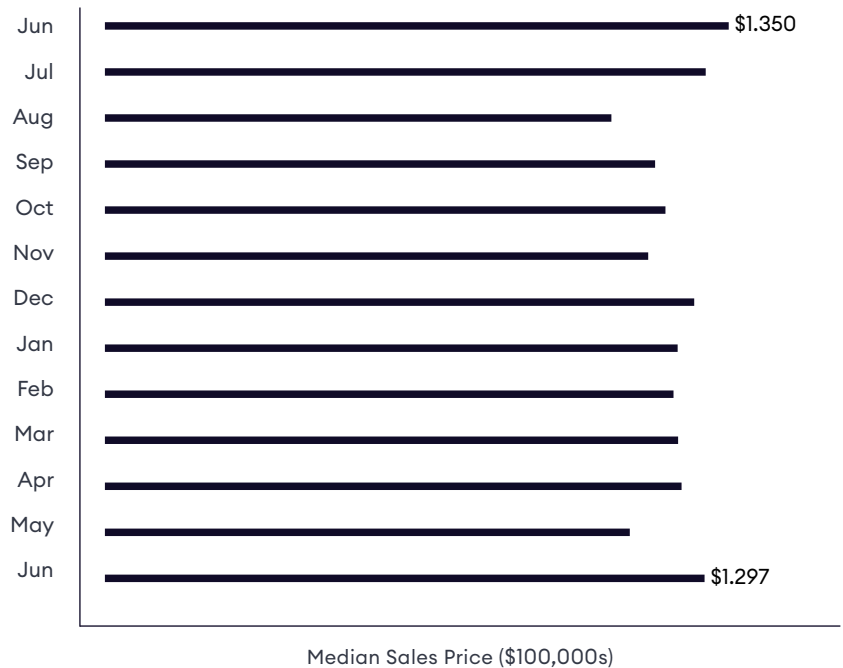
Median Sales Price **-3.9% Δ YOY**

**\$643**

Average \$/SF **1.6% Δ YOY**

**182**

Properties For Sale **23.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,350,000	\$1,275,000	\$1,240,000	\$1,297,500	-3.9%
Average Price per Square Foot	\$633	\$652	\$663	\$643	1.6%
Properties Sold	41	45	51	62	51.2%
Properties Pending Sale	45	21	54	66	46.7%
Properties For Sale	148	121	171	182	23.0%
Days on Market (Pending Sale)	26	50	23	37	41.4%
Percent Under Contract	30.4%	17.4%	31.6%	36.3%	19.3%
Average Median Price for Last 12 Months	\$1,139,333	\$1,231,500	\$1,226,667	\$1,229,731	7.9%

\*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, June 2025

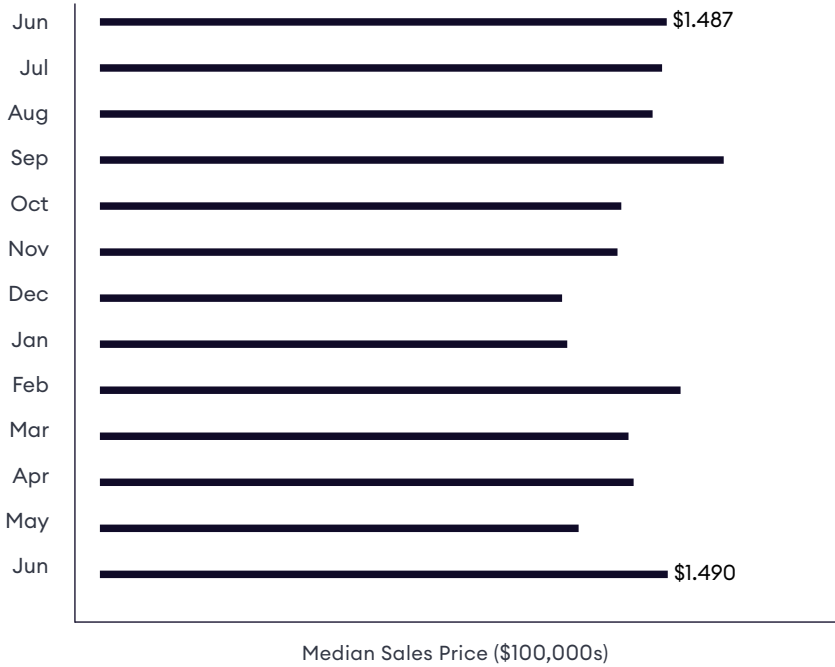


## Current Market Snapshot

\$1,490,000  
Median Sales Price 0.2% Δ YOY

\$740  
Average \$/SF 6.9% Δ YOY

75  
Properties For Sale 97.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,487,313	\$1,211,400	\$1,386,500	\$1,490,000	0.2%
Average Price per Square Foot	\$692	\$706	\$695	\$740	6.9%
Properties Sold	19	14	6	13	-31.6%
Properties Pending Sale	12	6	9	9	-25.0%
Properties For Sale	38	43	55	75	97.4%
Days on Market (Pending Sale)	20	41	25	23	18.6%
Percent Under Contract	31.6%	14.0%	16.4%	12.0%	-62.0%
Average Median Price for Last 12 Months	\$1,328,685	\$1,380,042	\$1,381,667	\$1,405,112	5.8%

\*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, June 2025



## Current Market Snapshot

\$1,440,000

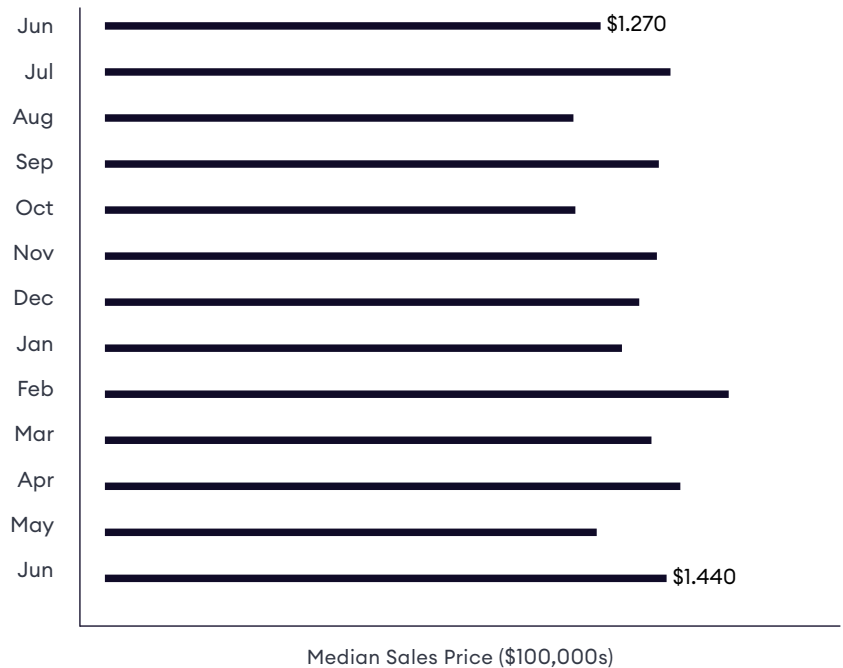
Median Sales Price 13.4% Δ YOY

\$642

Average \$/SF -0.5% Δ YOY

96

Properties For Sale 68.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,270,000	\$1,369,500	\$1,401,000	\$1,440,000	13.4%
Average Price per Square Foot	\$645	\$634	\$638	\$642	-0.5%
Properties Sold	21	20	18	26	23.8%
Properties Pending Sale	20	14	16	26	30.0%
Properties For Sale	57	50	88	96	68.4%
Days on Market (Pending Sale)	15	40	23	33	122.4%
Percent Under Contract	35.1%	28.0%	18.2%	27.1%	-22.8%
Average Median Price for Last 12 Months	\$1,323,492	\$1,416,897	\$1,391,794	\$1,371,606	3.6%

\*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, June 2025



## Current Market Snapshot

**\$1,852,500**

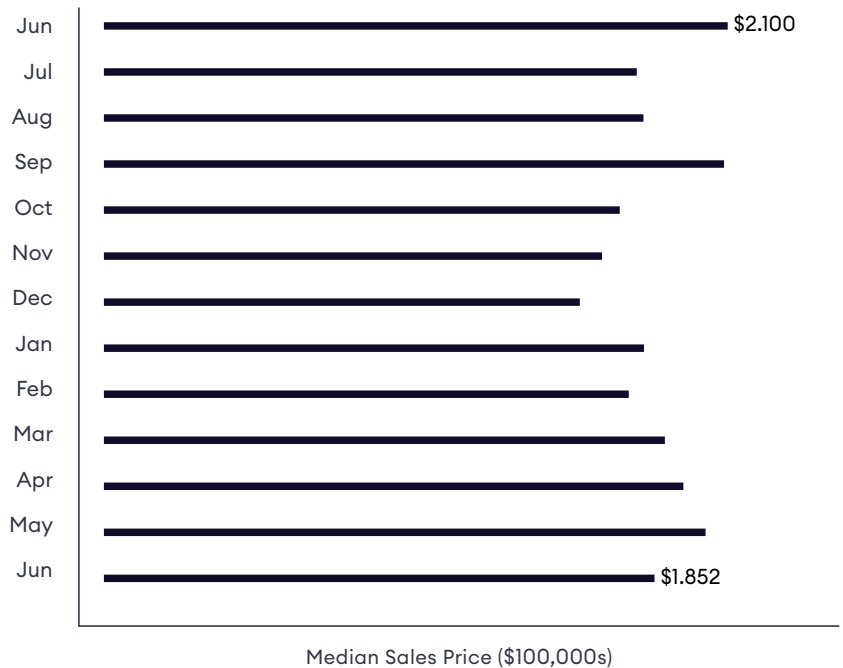
Median Sales Price **-11.8% Δ YOY**

**\$931**

Average \$/SF **14.7% Δ YOY**

**190**

Properties For Sale **-16.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,100,000	\$1,600,000	\$1,887,500	\$1,852,500	-11.8%
Average Price per Square Foot	\$812	\$760	\$891	\$931	14.7%
Properties Sold	46	33	48	46	0.0%
Properties Pending Sale	54	38	46	44	-18.5%
Properties For Sale	228	133	193	190	-16.7%
Days on Market (Pending Sale)	25	62	31	45	79.8%
Percent Under Contract	23.7%	28.6%	23.8%	23.2%	-2.2%
Average Median Price for Last 12 Months	\$1,777,604	\$1,882,917	\$1,942,500	\$1,854,038	4.3%

\*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, June 2025



## Current Market Snapshot

**\$2,302,500**

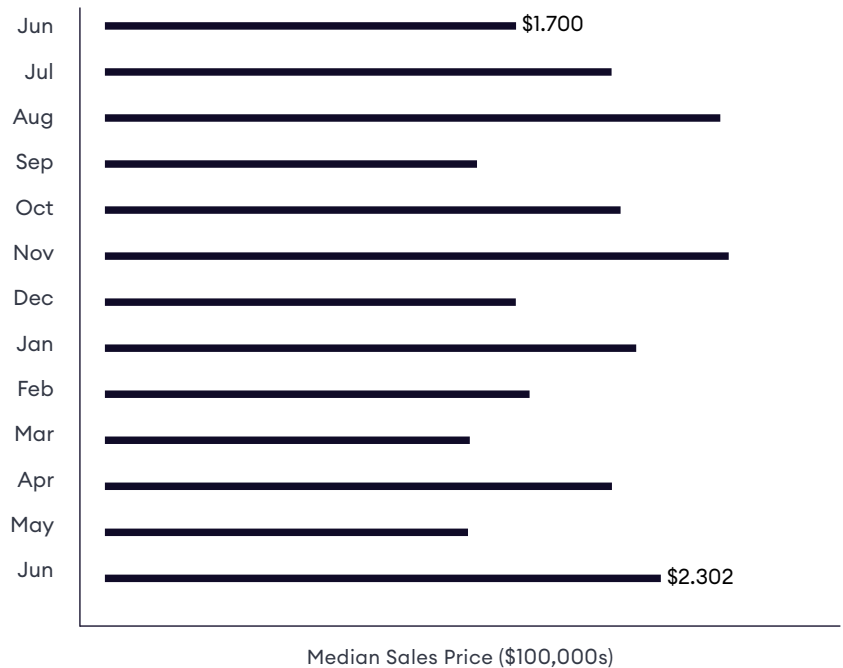
Median Sales Price **35.4% Δ YOY**

**\$734**

Average \$/SF **-5.3% Δ YOY**

**102**

Properties For Sale **15.9% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,700,000	\$1,699,000	\$1,507,500	\$2,302,500	35.4%
Average Price per Square Foot	\$775	\$918	\$738	\$734	-5.3%
Properties Sold	25	13	16	18	-28.0%
Properties Pending Sale	13	7	19	24	84.6%
Properties For Sale	88	61	104	102	15.9%
Days on Market (Pending Sale)	22	49	47	32	44.3%
Percent Under Contract	14.8%	11.5%	18.3%	23.5%	59.3%
Average Median Price for Last 12 Months	\$1,674,699	\$1,894,208	\$1,967,167	\$1,974,558	17.9%

\*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, June 2025



## Current Market Snapshot

\$920,000

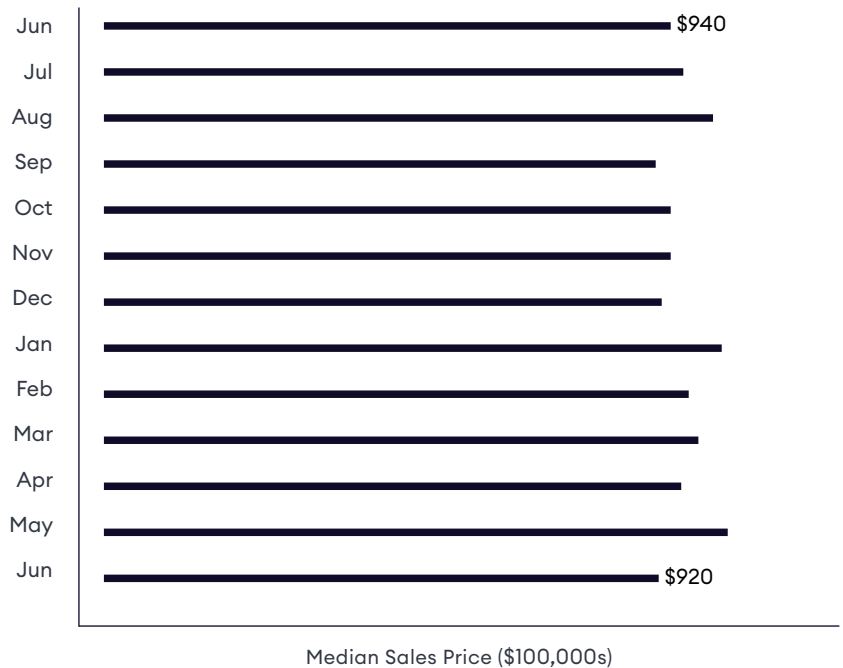
Median Sales Price -2.1% Δ YOY

\$650

Average \$/SF -1.2% Δ YOY

172

Properties For Sale 6.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$940,000	\$925,000	\$986,100	\$920,000	-2.1%
Average Price per Square Foot	\$658	\$634	\$695	\$650	-1.2%
Properties Sold	42	42	48	47	11.9%
Properties Pending Sale	33	31	38	49	48.5%
Properties For Sale	161	133	163	172	6.8%
Days on Market (Pending Sale)	27	23	34	32	19.7%
Percent Under Contract	20.5%	23.3%	23.3%	28.5%	39.0%
Average Median Price for Last 12 Months	\$887,375	\$982,267	\$970,833	\$963,469	8.6%

\*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, June 2025



## Current Market Snapshot

**\$1,560,000**

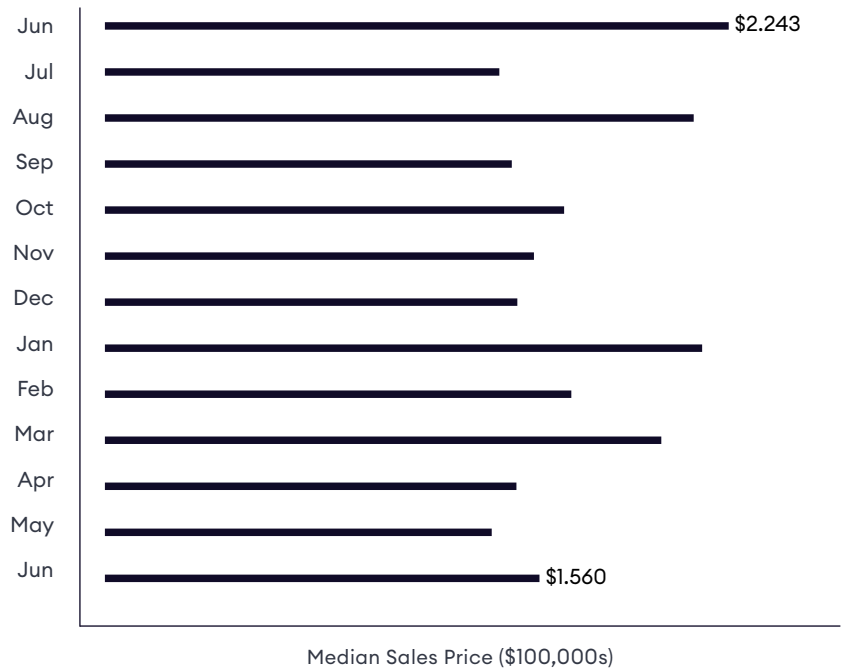
Median Sales Price **-30.5% Δ YOY**

**\$818**

Average \$/SF **-9.1% Δ YOY**

**33**

Properties For Sale **-2.9% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,243,498	\$1,480,000	\$2,000,000	\$1,560,000	-30.5%
Average Price per Square Foot	\$900	\$856	\$990	\$818	-9.1%
Properties Sold	6	7	7	7	16.7%
Properties Pending Sale	8	6	10	13	62.5%
Properties For Sale	34	36	43	33	-2.9%
Days on Market (Pending Sale)	8	110	21	51	522.0%
Percent Under Contract	23.5%	16.7%	23.3%	39.4%	67.4%
Average Median Price for Last 12 Months	\$1,500,638	\$1,707,792	\$1,474,750	\$1,703,944	13.5%

\*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, June 2025



## Current Market Snapshot

**\$6,500,000**

Median Sales Price **-27.8% Δ YOY**

**\$1,310**

Average \$/SF **-13.0% Δ YOY**

**11**

Properties For Sale **-8.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$9,000,000	\$8,880,000	\$10,800,000	\$6,500,000	-27.8%
Average Price per Square Foot	\$1,506	\$1,344	\$1,562	\$1,310	-13.0%
Properties Sold	2	1	4	3	50.0%
Properties Pending Sale	0	0	1	3	n/a
Properties For Sale	12	12	11	11	-8.3%
Days on Market (Pending Sale)	0	0	52	68	n/a
Percent Under Contract	0.0%	0.0%	9.1%	27.3%	n/a
Average Median Price for Last 12 Months	\$10,556,250	\$4,883,333	\$6,166,667	\$6,503,077	-38.4%

\*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, June 2025



## Current Market Snapshot

\$6,375,000

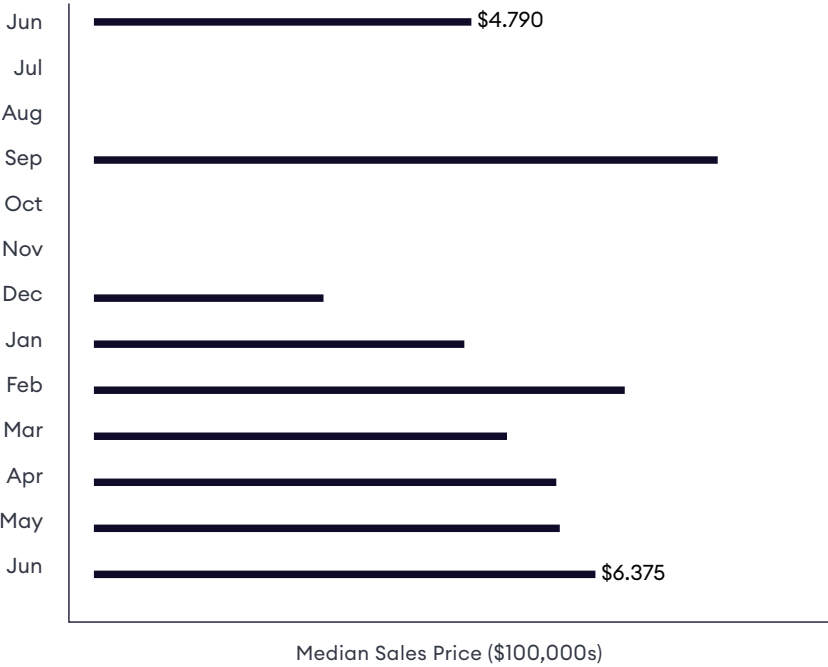
Median Sales Price 33.1% Δ YOY

\$1,378

Average \$/SF 0.3% Δ YOY

4

Properties For Sale -20.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,790,000	\$2,900,000	\$5,245,000	\$6,375,000	33.1%
Average Price per Square Foot	\$1,374	\$1,427	\$1,153	\$1,378	0.3%
Properties Sold	3	1	1	2	-33.3%
Properties Pending Sale	2	1	0	2	0.0%
Properties For Sale	5	4	3	4	-20.0%
Days on Market (Pending Sale)	2	197	0	4	100.0%
Percent Under Contract	40.0%	25.0%	0.0%	50.0%	25.0%
Average Median Price for Last 12 Months	\$2,869,583	\$5,810,750	\$6,056,500	\$3,884,038	35.4%

\*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

\$2,575,000

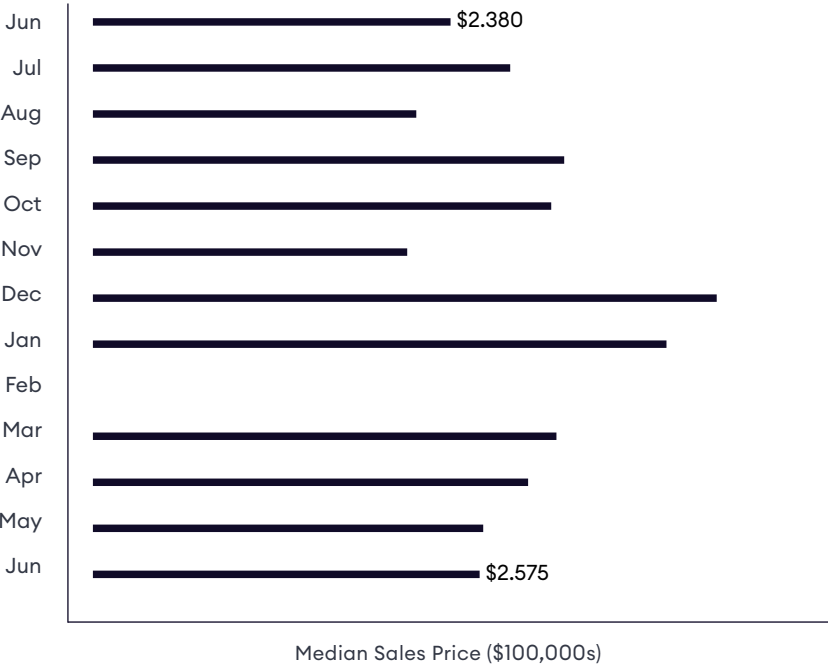
Median Sales Price 8.2% Δ YOY

\$1,210

Average \$/SF 1.5% Δ YOY

12

Properties For Sale 33.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,380,000	\$4,164,625	\$3,090,000	\$2,575,000	8.2%
Average Price per Square Foot	\$1,192	\$1,062	\$1,228	\$1,210	1.5%
Properties Sold	5	2	6	2	-60.0%
Properties Pending Sale	4	0	4	1	-75.0%
Properties For Sale	9	5	13	12	33.3%
Days on Market (Pending Sale)	9	0	7	8	-8.6%
Percent Under Contract	44.4%	0.0%	30.8%	8.3%	-81.2%
Average Median Price for Last 12 Months	\$2,652,708	\$2,498,625	\$2,691,333	\$2,673,313	0.8%

\*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

\$1,450,000

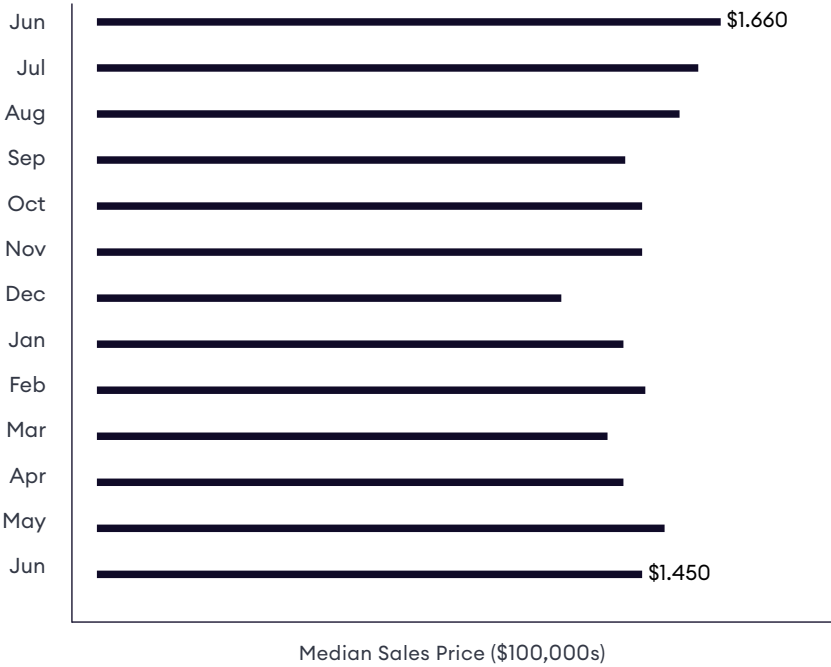
Median Sales Price -12.7% Δ YOY

\$737

Average \$/SF 2.1% Δ YOY

66

Properties For Sale -14.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,660,000	\$1,234,000	\$1,357,500	\$1,450,000	-12.7%
Average Price per Square Foot	\$722	\$663	\$722	\$737	2.1%
Properties Sold	25	15	10	23	-8.0%
Properties Pending Sale	26	14	20	19	-26.9%
Properties For Sale	77	39	63	66	-14.3%
Days on Market (Pending Sale)	12	48	23	40	244.6%
Percent Under Contract	33.8%	35.9%	31.7%	28.8%	-14.7%
Average Median Price for Last 12 Months	\$1,343,688	\$1,429,333	\$1,453,333	\$1,455,754	8.3%

\*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, June 2025



## Current Market Snapshot

**\$3,525,000**

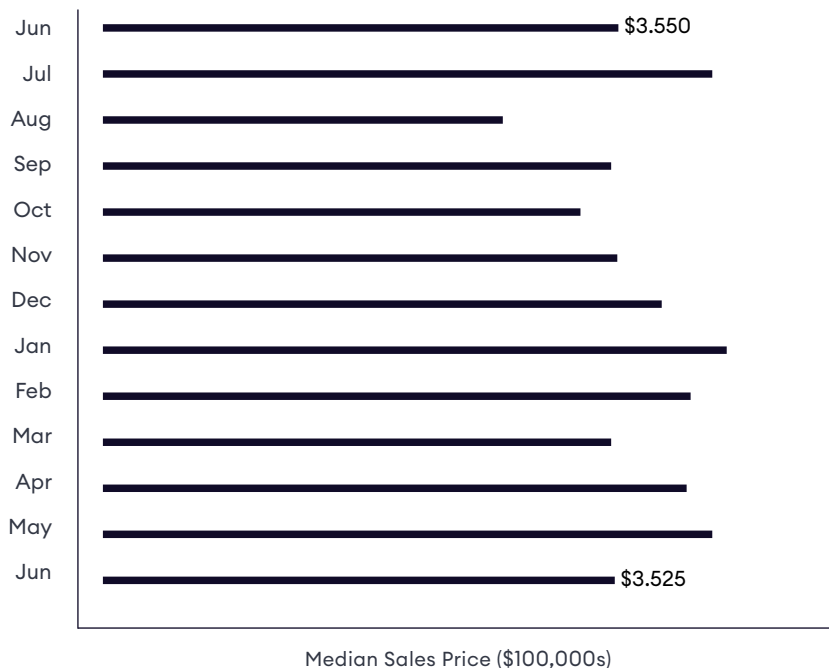
Median Sales Price **-0.7% Δ YOY**

**\$1,462**

Average \$/SF **26.0% Δ YOY**

**52**

Properties For Sale **10.6% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,550,000	\$3,850,000	\$3,500,000	\$3,525,000	-0.7%
Average Price per Square Foot	\$1,160	\$1,249	\$1,363	\$1,462	26.0%
Properties Sold	8	10	11	4	-50.0%
Properties Pending Sale	9	8	6	6	-33.3%
Properties For Sale	47	30	31	52	10.6%
Days on Market (Pending Sale)	35	60	38	29	-15.4%
Percent Under Contract	19.1%	26.7%	19.4%	11.5%	-39.7%
Average Median Price for Last 12 Months	\$3,467,854	\$3,932,917	\$3,915,833	\$3,713,654	7.1%

\*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, June 2025

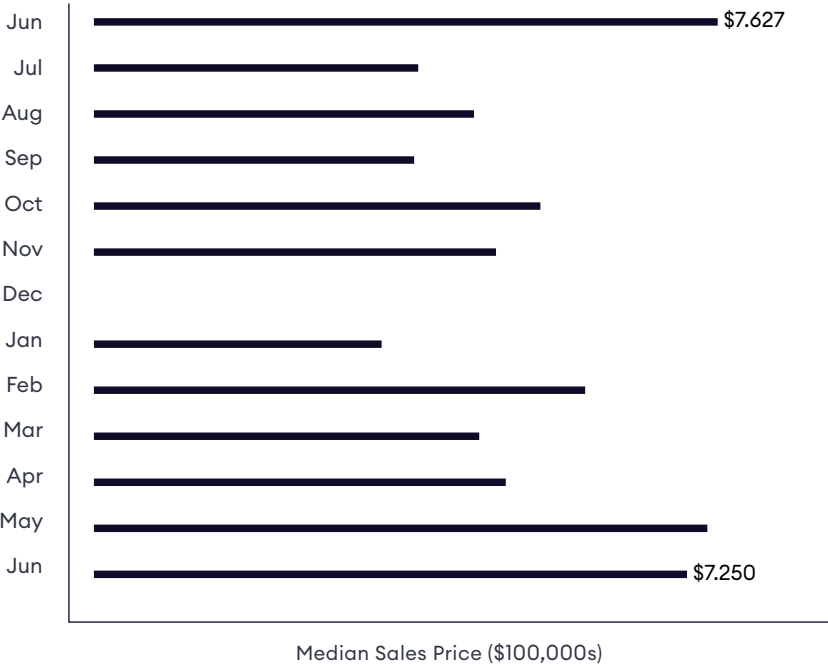


## Current Market Snapshot

\$7,250,000  
Median Sales Price -4.9% Δ YOY

\$2,468  
Average \$/SF 0.5% Δ YOY

48  
Properties For Sale 54.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$7,627,500	\$0	\$4,699,000	\$7,250,000	-4.9%
Average Price per Square Foot	\$2,456	\$0	\$2,108	\$2,468	0.5%
Properties Sold	4	0	4	15	275.0%
Properties Pending Sale	5	1	3	10	100.0%
Properties For Sale	31	36	38	48	54.8%
Days on Market (Pending Sale)	81	61	34	63	-22.2%
Percent Under Contract	16.1%	2.8%	7.9%	20.8%	29.2%
Average Median Price for Last 12 Months	\$4,893,958	\$5,662,333	\$6,591,667	\$4,957,038	1.3%

\*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

\$1,140,000

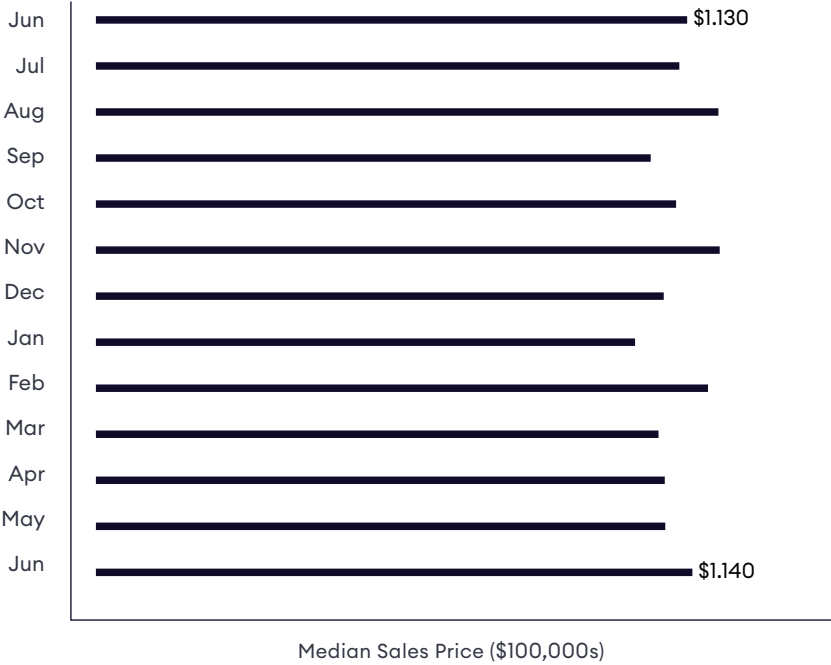
Median Sales Price 0.9% Δ YOY

\$696

Average \$/SF 13.7% Δ YOY

64

Properties For Sale 14.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,130,000	\$1,085,000	\$1,075,000	\$1,140,000	0.9%
Average Price per Square Foot	\$612	\$655	\$628	\$696	13.7%
Properties Sold	23	23	16	17	-26.1%
Properties Pending Sale	23	14	33	23	0.0%
Properties For Sale	56	51	70	64	14.3%
Days on Market (Pending Sale)	10	44	18	19	93.3%
Percent Under Contract	41.1%	27.5%	47.1%	35.9%	-12.5%
Average Median Price for Last 12 Months	\$1,056,396	\$1,098,333	\$1,105,000	\$1,113,173	5.4%

\*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, June 2025



## Current Market Snapshot

\$1,700,000

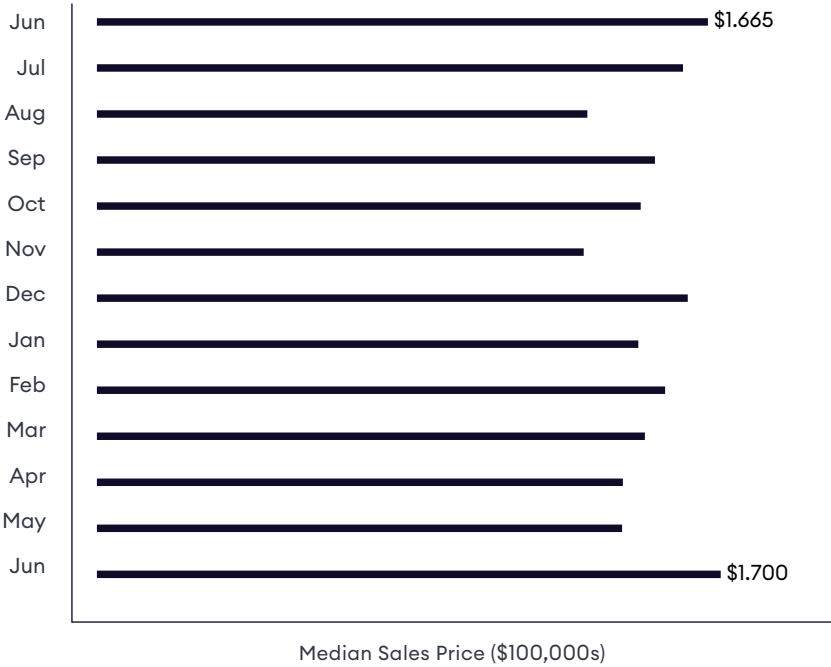
Median Sales Price 2.1% Δ YOY

\$651

Average \$/SF 3.7% Δ YOY

157

Properties For Sale 2.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,665,000	\$1,609,800	\$1,492,500	\$1,700,000	2.1%
Average Price per Square Foot	\$628	\$628	\$664	\$651	3.7%
Properties Sold	48	30	40	33	-31.2%
Properties Pending Sale	53	27	47	30	-43.4%
Properties For Sale	153	96	142	157	2.6%
Days on Market (Pending Sale)	22	37	15	24	11.9%
Percent Under Contract	34.6%	28.1%	33.1%	19.1%	-44.8%
Average Median Price for Last 12 Months	\$1,416,385	\$1,512,850	\$1,520,741	\$1,508,438	6.5%

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

# Santa Barbara County

## Single Family Residences

Carpinteria

Goleta

Hope Ranch

Montecito

Santa Barbara East of State

Santa Barbara West of State

Santa Ynez



## Santa Barbara County

# At a Glance



Country	United States
State	California
Region	California Central Coast
Formed	1850
County seat	Santa Barbara
Largest City (Area)	Santa Barbara
Largest City (Population)	Santa Maria
Incorporated Cities	8
Area	
Total	3,789 mi <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

\$2,166,500

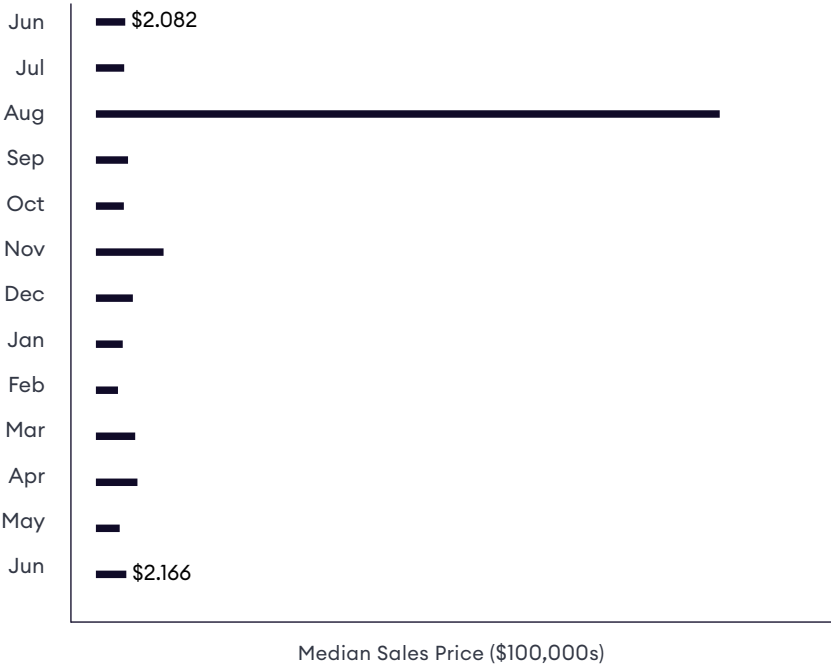
Median Sales Price 4.0% Δ YOY

\$1,384

Average \$/SF 32.6% Δ YOY

25

Properties For Sale -21.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,082,500	\$2,677,500	\$2,860,000	\$2,166,500	4.0%
Average Price per Square Foot	\$1,044	\$824	\$1,706	\$1,384	32.6%
Properties Sold	4	6	3	5	25.0%
Properties Pending Sale	6	6	8	5	-16.7%
Properties For Sale	32	23	29	25	-21.9%
Days on Market (Pending Sale)	67	46	75	152	126.0%
Percent Under Contract	18.8%	26.1%	27.6%	20.0%	6.7%
Average Median Price for Last 12 Months	\$1,827,665	\$2,185,667	\$2,283,833	\$5,978,692	227.1%

\*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

**\$1,650,000**

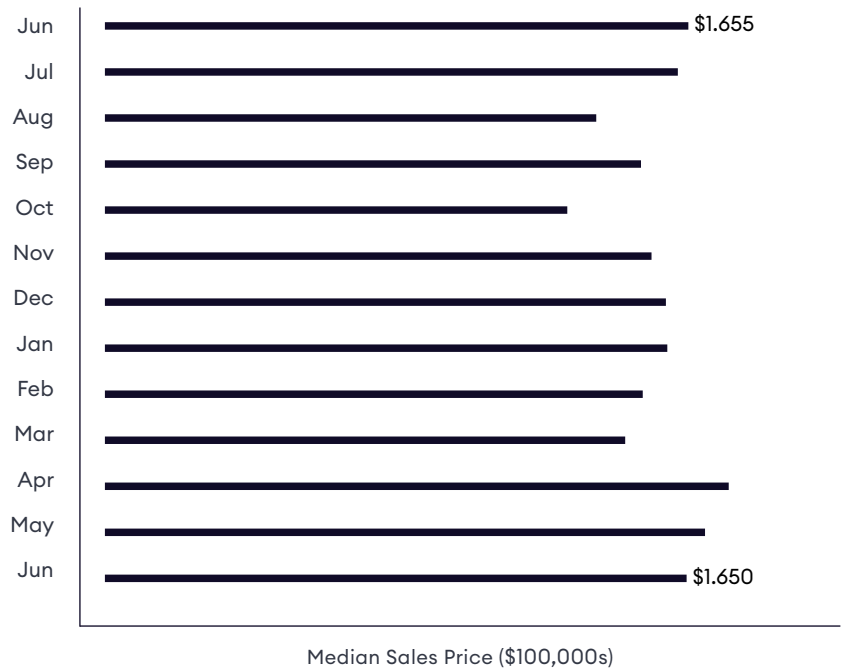
Median Sales Price -0.3% Δ YOY

**\$898**

Average \$/SF -2.0% Δ YOY

**28**

Properties For Sale 47.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,655,000	\$1,591,000	\$1,475,000	\$1,650,000	-0.3%
Average Price per Square Foot	\$916	\$813	\$740	\$898	-2.0%
Properties Sold	5	6	9	7	40.0%
Properties Pending Sale	6	2	12	7	16.7%
Properties For Sale	19	14	21	28	47.4%
Days on Market (Pending Sale)	26	11	22	14	-44.3%
Percent Under Contract	31.6%	14.3%	57.1%	25.0%	-20.8%
Average Median Price for Last 12 Months	\$1,550,017	\$1,619,583	\$1,707,500	\$1,566,231	1.0%

\*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, June 2025



## Current Market Snapshot

\$6,300,973

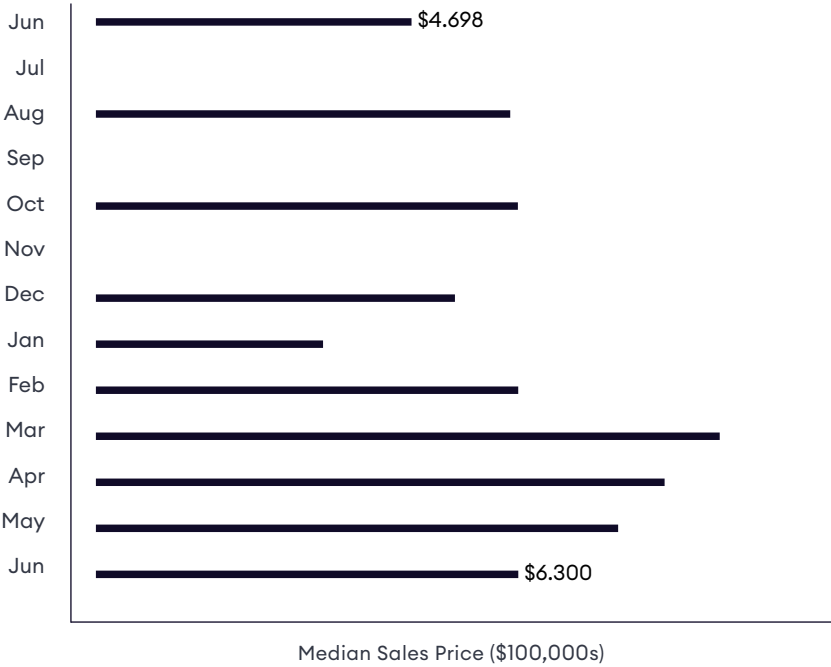
Median Sales Price 34.1% Δ YOY

\$1,677

Average \$/SF n/a Δ YOY

30

Properties For Sale 76.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,698,125	\$5,350,000	\$9,325,000	\$6,300,973	34.1%
Average Price per Square Foot	\$0	\$0	\$1,510	\$1,677	n/a
Properties Sold	3	1	5	3	0.0%
Properties Pending Sale	1	2	6	3	200.0%
Properties For Sale	17	18	24	30	76.5%
Days on Market (Pending Sale)	22	48	68	147	566.7%
Percent Under Contract	5.9%	11.1%	25.0%	10.0%	70.0%
Average Median Price for Last 12 Months	\$4,930,923	\$6,932,246	\$7,532,824	\$4,932,046	0.0%

\*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, June 2025



## Current Market Snapshot

**\$7,669,375**

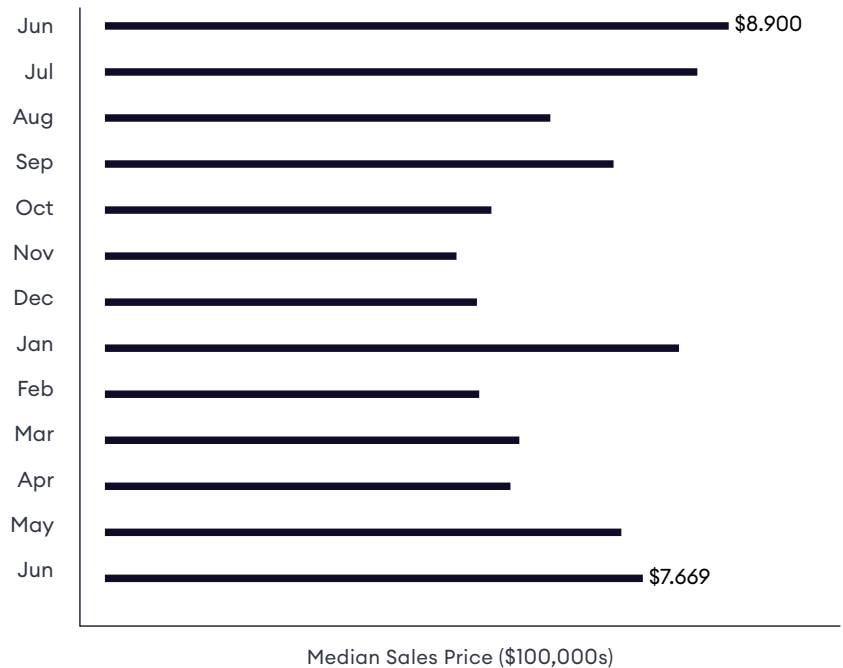
Median Sales Price **-13.8% Δ YOY**

**\$1,696**

Average \$/SF **-34.1% Δ YOY**

**121**

Properties For Sale **24.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$8,900,000	\$5,292,000	\$5,900,000	\$7,669,375	-13.8%
Average Price per Square Foot	\$2,573	\$1,449	\$1,723	\$1,696	-34.1%
Properties Sold	11	11	19	11	0.0%
Properties Pending Sale	7	16	19	13	85.7%
Properties For Sale	97	101	108	121	24.7%
Days on Market (Pending Sale)	59	95	33	85	43.7%
Percent Under Contract	7.2%	15.8%	17.6%	10.7%	48.9%
Average Median Price for Last 12 Months	\$5,906,375	\$6,702,660	\$6,934,487	\$6,688,608	13.2%

\*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, June 2025



## Current Market Snapshot

**\$3,100,000**

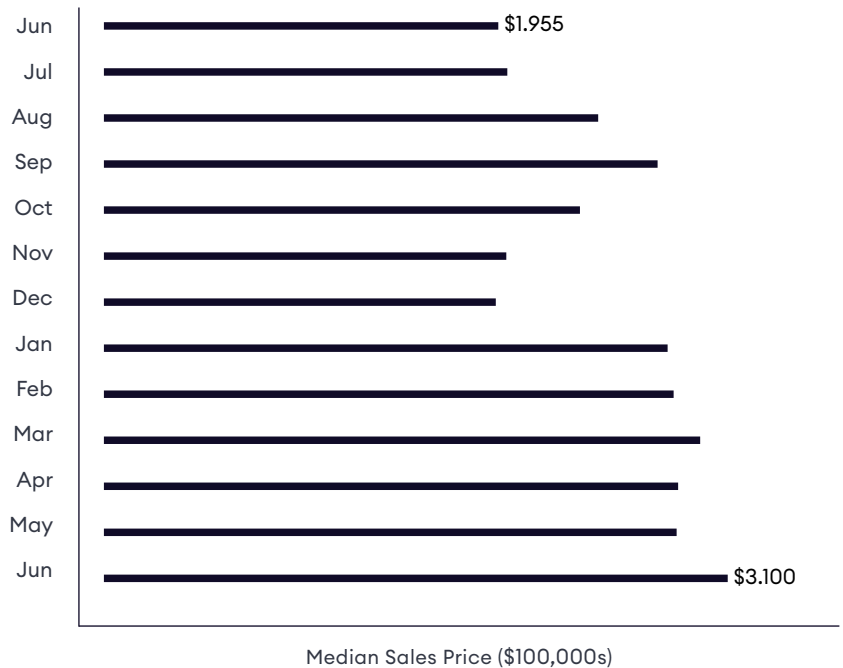
Median Sales Price **58.6% Δ YOY**

**\$1,168**

Average \$/SF **3.4% Δ YOY**

**99**

Properties For Sale **6.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,955,000	\$1,942,500	\$2,962,500	\$3,100,000	58.6%
Average Price per Square Foot	\$1,130	\$1,117	\$1,353	\$1,168	3.4%
Properties Sold	28	20	14	15	-46.4%
Properties Pending Sale	18	14	25	15	-16.7%
Properties For Sale	93	73	96	99	6.5%
Days on Market (Pending Sale)	17	56	21	34	98.4%
Percent Under Contract	19.4%	19.2%	26.0%	15.2%	-21.7%
Average Median Price for Last 12 Months	\$2,292,903	\$2,898,333	\$2,932,500	\$2,526,804	10.2%

\*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, June 2025



## Current Market Snapshot

**\$1,440,000**

Median Sales Price **-35.3% Δ YOY**

**\$1,237**

Average \$/SF **-16.6% Δ YOY**

**77**

Properties For Sale **40.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,225,000	\$1,787,000	\$2,553,000	\$1,440,000	-35.3%
Average Price per Square Foot	\$1,483	\$1,324	\$1,559	\$1,237	-16.6%
Properties Sold	13	13	18	19	46.2%
Properties Pending Sale	16	14	16	23	43.8%
Properties For Sale	55	48	55	77	40.0%
Days on Market (Pending Sale)	15	34	54	54	258.6%
Percent Under Contract	29.1%	29.2%	29.1%	29.9%	2.7%
Average Median Price for Last 12 Months	\$2,059,666	\$2,215,500	\$1,913,333	\$2,139,666	3.9%

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



## Current Market Snapshot

**\$2,054,000**

Median Sales Price **14.6% Δ YOY**

**\$980**

Average \$/SF **23.7% Δ YOY**

**94**

Properties For Sale **4.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,792,050	\$1,475,000	\$1,995,000	\$2,054,000	14.6%
Average Price per Square Foot	\$792	\$693	\$764	\$980	23.7%
Properties Sold	14	11	15	9	-35.7%
Properties Pending Sale	14	7	14	9	-35.7%
Properties For Sale	90	70	77	94	4.4%
Days on Market (Pending Sale)	35	119	67	93	161.6%
Percent Under Contract	15.6%	10.0%	18.2%	9.6%	-38.4%
Average Median Price for Last 12 Months	\$1,530,504	\$1,935,667	\$2,005,500	\$1,687,812	10.3%

\*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

**\$2,650,000**

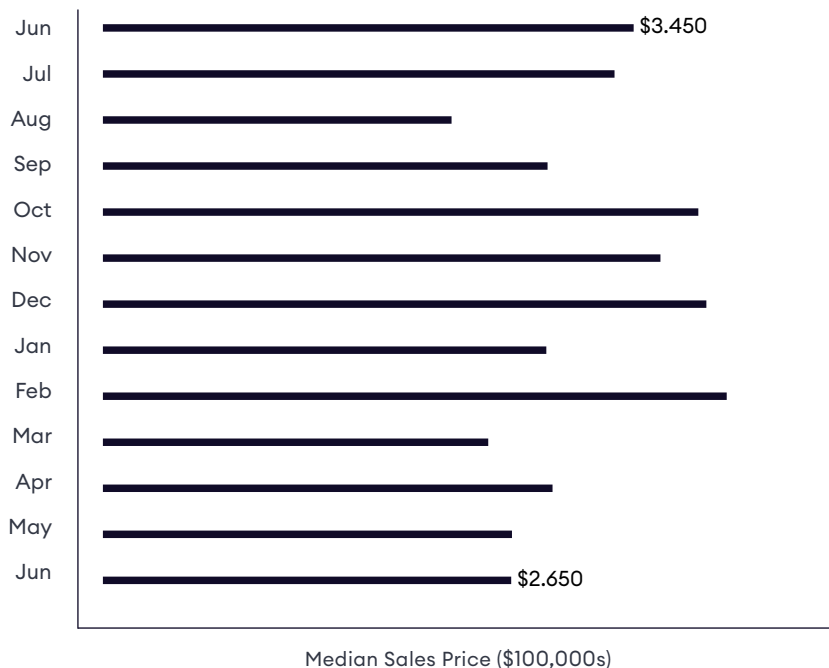
Median Sales Price **-23.2% Δ YOY**

**\$1,560**

Average \$/SF **-2.4% Δ YOY**

**108**

Properties For Sale **13.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,450,000	\$3,925,000	\$2,500,000	\$2,650,000	-23.2%
Average Price per Square Foot	\$1,599	\$1,555	\$1,399	\$1,560	-2.4%
Properties Sold	16	12	15	21	31.2%
Properties Pending Sale	17	14	12	18	5.9%
Properties For Sale	95	94	93	108	13.7%
Days on Market (Pending Sale)	34	61	89	89	164.5%
Percent Under Contract	17.9%	14.9%	12.9%	16.7%	-6.9%
Average Median Price for Last 12 Months	\$2,951,583	\$2,943,744	\$2,741,667	\$3,154,443	6.9%

\*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, June 2025



## Current Market Snapshot

\$1,904,750

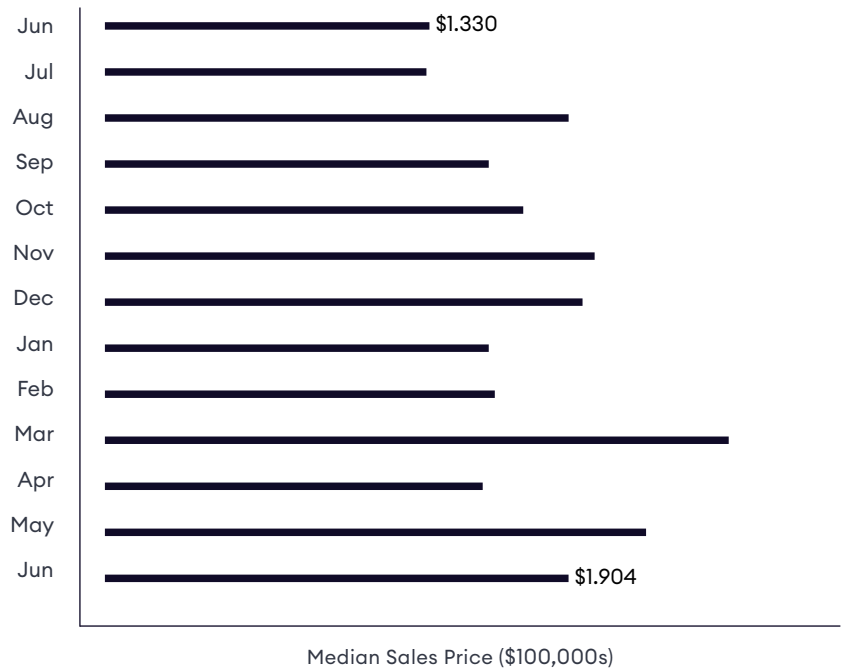
Median Sales Price 43.2% Δ YOY

\$804

Average \$/SF 17.4% Δ YOY

60

Properties For Sale 15.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,330,000	\$1,962,500	\$2,566,500	\$1,904,750	43.2%
Average Price per Square Foot	\$685	\$801	\$677	\$804	17.4%
Properties Sold	9	10	3	5	-44.4%
Properties Pending Sale	9	4	4	9	0.0%
Properties For Sale	52	46	43	60	15.4%
Days on Market (Pending Sale)	82	104	73	41	-50.5%
Percent Under Contract	17.3%	8.7%	9.3%	15.0%	-13.3%
Average Median Price for Last 12 Months	\$1,873,750	\$1,903,542	\$1,893,250	\$1,787,788	-4.6%

\*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

**\$1,000,000**

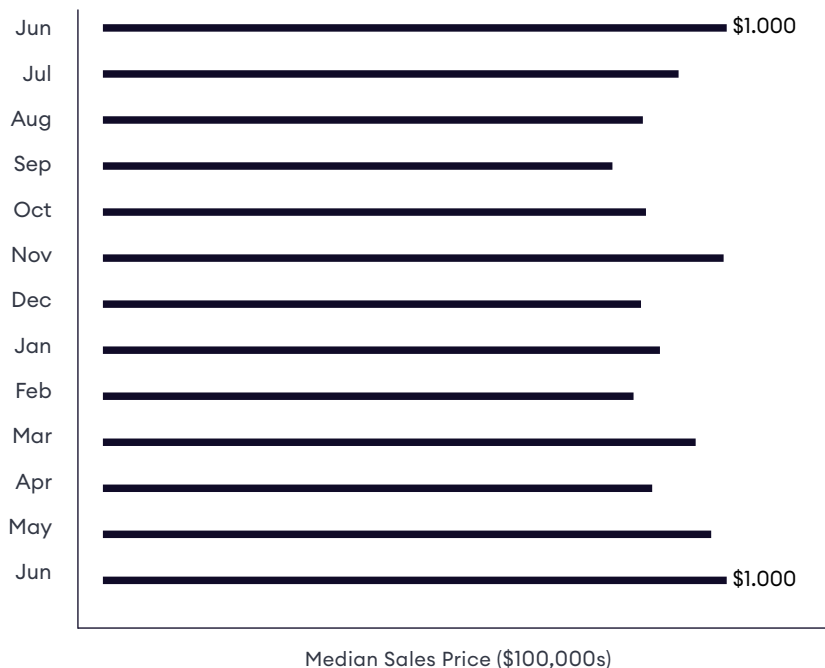
Median Sales Price 0.0% Δ YOY

**\$564**

Average \$/SF 1.8% Δ YOY

**45**

Properties For Sale 7.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,000,000	\$862,000	\$950,000	\$1,000,000	0.0%
Average Price per Square Foot	\$554	\$535	\$515	\$564	1.8%
Properties Sold	11	9	8	13	18.2%
Properties Pending Sale	9	10	14	11	22.2%
Properties For Sale	42	36	36	45	7.1%
Days on Market (Pending Sale)	37	44	24	30	-18.4%
Percent Under Contract	21.4%	27.8%	38.9%	24.4%	14.1%
Average Median Price for Last 12 Months	\$972,625	\$924,583	\$951,667	\$913,692	-6.1%

\*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, June 2025



## Current Market Snapshot

\$1,211,000

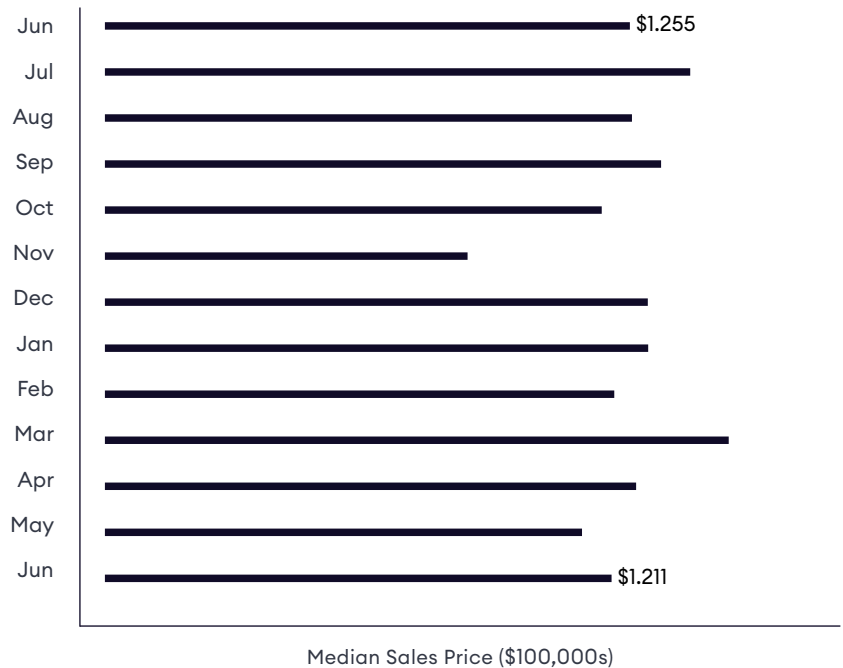
Median Sales Price -3.5% Δ YOY

\$745

Average \$/SF 2.6% Δ YOY

73

Properties For Sale 28.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,255,000	\$1,298,070	\$1,492,500	\$1,211,000	-3.5%
Average Price per Square Foot	\$726	\$795	\$708	\$745	2.6%
Properties Sold	14	7	8	15	7.1%
Properties Pending Sale	12	4	10	17	41.7%
Properties For Sale	57	36	41	73	28.1%
Days on Market (Pending Sale)	38	18	31	34	-10.8%
Percent Under Contract	21.1%	11.1%	24.4%	23.3%	10.6%
Average Median Price for Last 12 Months	\$1,287,396	\$1,271,667	\$1,207,000	\$1,248,111	-3.1%

\*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, June 2025



## Current Market Snapshot

**\$1,337,500**

Median Sales Price **-20.1% Δ YOY**

**\$986**

Average \$/SF **-17.6% Δ YOY**

**39**

Properties For Sale **21.9% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,675,000	\$1,380,000	\$1,548,000	\$1,337,500	-20.1%
Average Price per Square Foot	\$1,196	\$1,647	\$1,044	\$986	-17.6%
Properties Sold	6	6	13	8	33.3%
Properties Pending Sale	5	6	12	13	160.0%
Properties For Sale	32	27	31	39	21.9%
Days on Market (Pending Sale)	38	42	28	45	16.8%
Percent Under Contract	15.6%	22.2%	38.7%	33.3%	113.3%
Average Median Price for Last 12 Months	\$1,500,529	\$1,693,000	\$1,699,167	\$1,570,423	4.7%

\*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, June 2025



## Current Market Snapshot

**\$3,917,500**

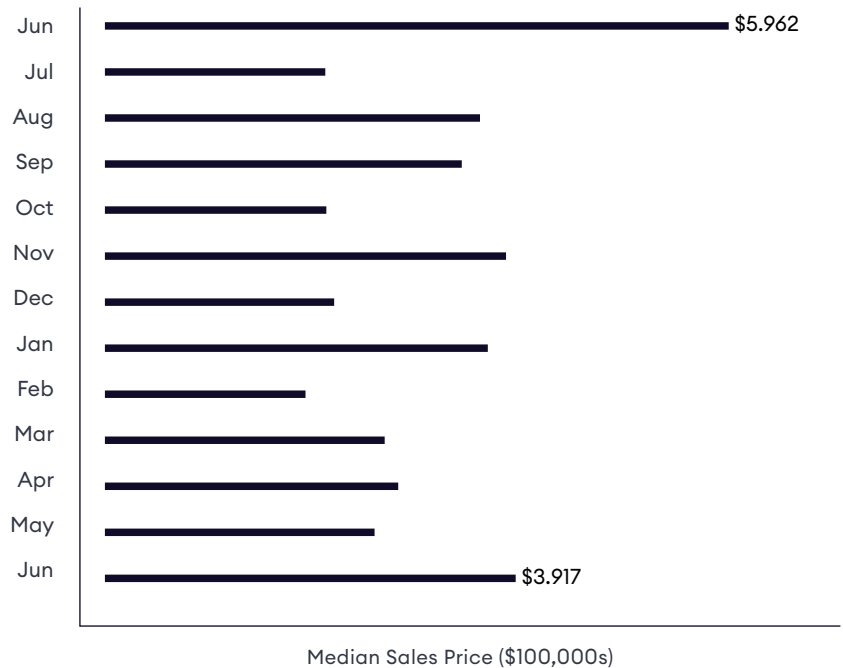
Median Sales Price **-34.3% Δ YOY**

**\$1,126**

Average \$/SF **-29.4% Δ YOY**

**50**

Properties For Sale **25.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$5,962,500	\$2,175,000	\$2,660,000	\$3,917,500	-34.3%
Average Price per Square Foot	\$1,595	\$1,223	\$1,246	\$1,126	-29.4%
Properties Sold	6	11	11	4	-33.3%
Properties Pending Sale	7	3	11	3	-57.1%
Properties For Sale	40	35	48	50	25.0%
Days on Market (Pending Sale)	55	53	15	93	69.5%
Percent Under Contract	17.5%	8.6%	22.9%	6.0%	-65.7%
Average Median Price for Last 12 Months	\$3,238,920	\$2,913,417	\$3,090,167	\$3,123,692	-3.6%

\*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

**\$759,128**

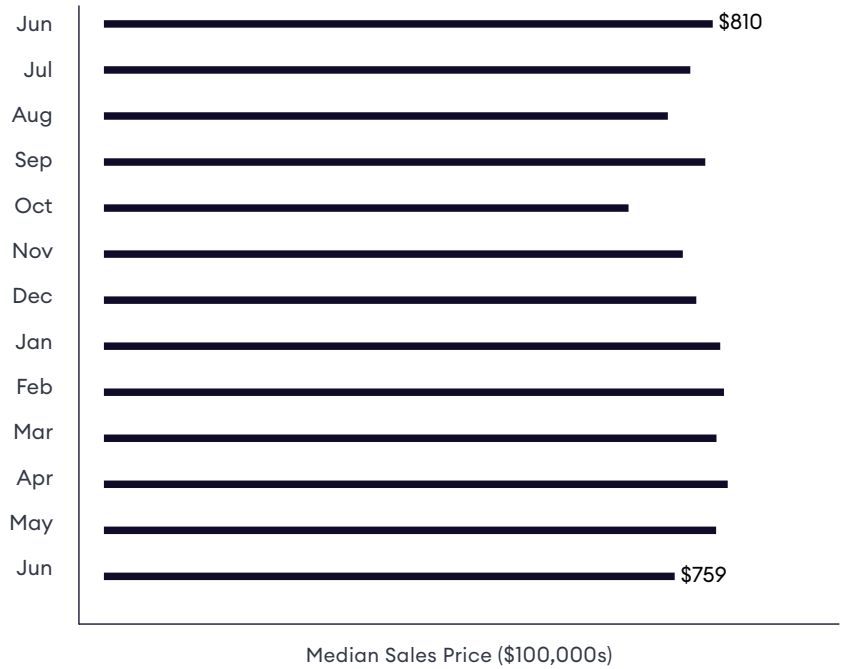
Median Sales Price **-6.3% Δ YOY**

**\$500**

Average \$/SF **-2.9% Δ YOY**

**105**

Properties For Sale **10.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$810,000	\$788,000	\$815,000	\$759,128	-6.3%
Average Price per Square Foot	\$515	\$469	\$472	\$500	-2.9%
Properties Sold	32	30	29	38	18.8%
Properties Pending Sale	30	24	42	40	33.3%
Properties For Sale	95	81	103	105	10.5%
Days on Market (Pending Sale)	17	39	32	39	137.2%
Percent Under Contract	31.6%	29.6%	40.8%	38.1%	20.6%
Average Median Price for Last 12 Months	\$765,708	\$810,605	\$801,209	\$789,164	3.1%

\*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, June 2025



## Current Market Snapshot

**\$825,000**

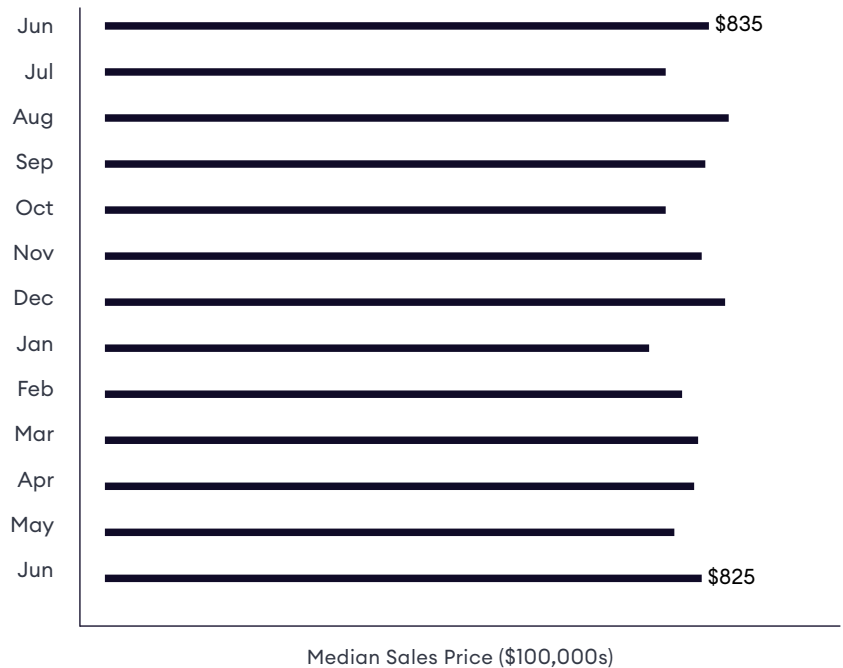
Median Sales Price -1.2% Δ YOY

**\$649**

Average \$/SF -6.3% Δ YOY

**37**

Properties For Sale 0.0% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$835,000	\$857,500	\$820,000	\$825,000	-1.2%
Average Price per Square Foot	\$693	\$565	\$670	\$649	-6.3%
Properties Sold	7	12	9	9	28.6%
Properties Pending Sale	9	7	12	12	33.3%
Properties For Sale	37	38	43	37	0.0%
Days on Market (Pending Sale)	35	60	44	53	52.4%
Percent Under Contract	24.3%	18.4%	27.9%	32.4%	33.3%
Average Median Price for Last 12 Months	\$843,912	\$799,378	\$808,833	\$812,021	-3.8%

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

Single Family Residences, June 2025



## Current Market Snapshot

**\$730,000**

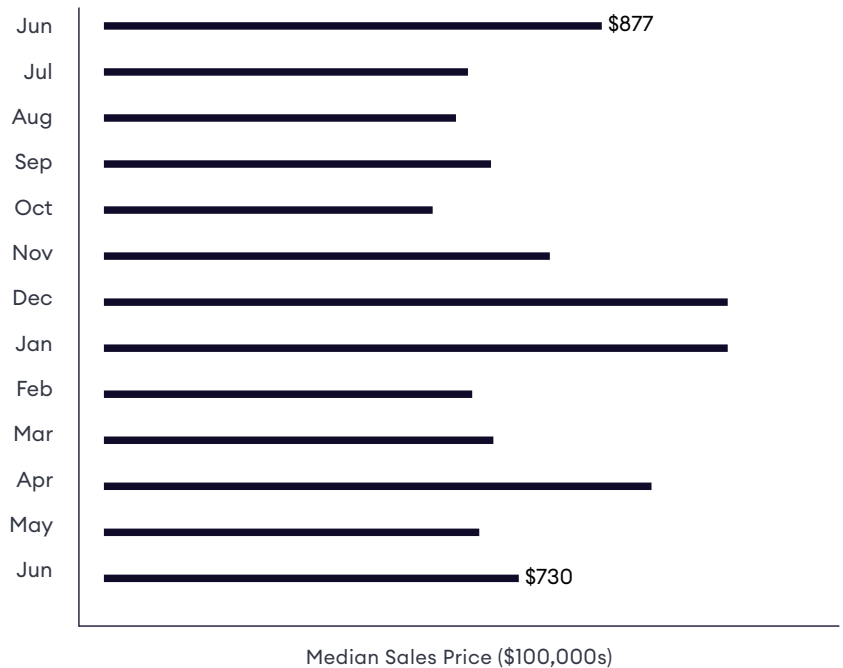
Median Sales Price **-16.8% Δ YOY**

**\$305**

Average \$/SF **-17.1% Δ YOY**

**66**

Properties For Sale **0.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$877,000	\$1,100,000	\$685,000	\$730,000	-16.8%
Average Price per Square Foot	\$368	\$313	\$309	\$305	-17.1%
Properties Sold	8	3	7	9	12.5%
Properties Pending Sale	10	5	9	12	20.0%
Properties For Sale	66	59	79	66	0.0%
Days on Market (Pending Sale)	84	38	40	73	-13.4%
Percent Under Contract	15.2%	8.5%	11.4%	18.2%	20.0%
Average Median Price for Last 12 Months	\$849,000	\$797,917	\$785,000	\$774,346	-9.6%

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

# Cathedral City

Single Family Residences, June 2025



## Current Market Snapshot

\$553,000

Median Sales Price -1.4% Δ YOY

\$328

Average \$/SF 0.9% Δ YOY

309

Properties For Sale 13.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$561,000	\$568,000	\$564,100	\$553,000	-1.4%
Average Price per Square Foot	\$325	\$315	\$321	\$328	0.9%
Properties Sold	36	43	37	36	0.0%
Properties Pending Sale	32	44	35	43	34.4%
Properties For Sale	273	288	311	309	13.2%
Days on Market (Pending Sale)	49	81	51	54	9.6%
Percent Under Contract	11.7%	15.3%	11.3%	13.9%	18.7%
Average Median Price for Last 12 Months	\$553,916	\$567,350	\$566,667	\$566,121	2.2%

\*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, June 2025



## Current Market Snapshot

\$447,500

Median Sales Price -8.5% Δ YOY

\$302

Average \$/SF 10.2% Δ YOY

67

Properties For Sale -18.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$489,000	\$431,500	\$475,000	\$447,500	-8.5%
Average Price per Square Foot	\$274	\$281	\$248	\$302	10.2%
Properties Sold	7	8	8	10	42.9%
Properties Pending Sale	7	10	9	16	128.6%
Properties For Sale	82	72	82	67	-18.3%
Days on Market (Pending Sale)	25	71	44	65	164.8%
Percent Under Contract	8.5%	13.9%	11.0%	23.9%	179.7%
Average Median Price for Last 12 Months	\$483,326	\$473,250	\$498,167	\$476,433	-1.4%

\*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

**\$1,253,000**

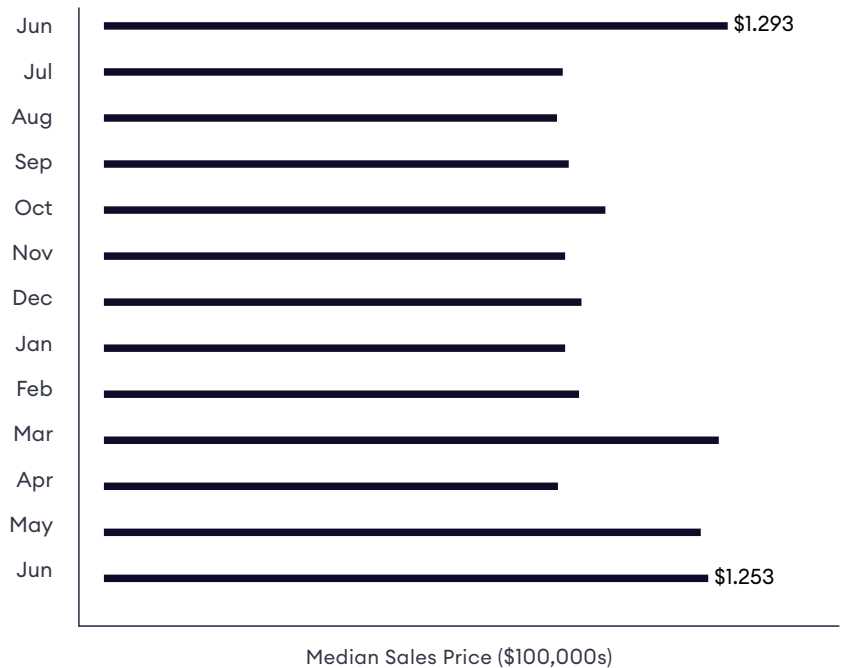
Median Sales Price **-3.1% Δ YOY**

**\$683**

Average \$/SF **14.4% Δ YOY**

**69**

Properties For Sale **-1.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,293,581	\$989,000	\$1,275,000	\$1,253,000	-3.1%
Average Price per Square Foot	\$597	\$587	\$598	\$683	14.4%
Properties Sold	24	17	17	19	-20.8%
Properties Pending Sale	18	16	24	19	5.6%
Properties For Sale	70	52	68	69	-1.4%
Days on Market (Pending Sale)	11	32	18	40	268.7%
Percent Under Contract	25.7%	30.8%	35.3%	27.5%	7.1%
Average Median Price for Last 12 Months	\$1,045,507	\$1,107,417	\$1,143,500	\$1,059,337	1.3%

\*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, June 2025



## Current Market Snapshot

**\$410,000**

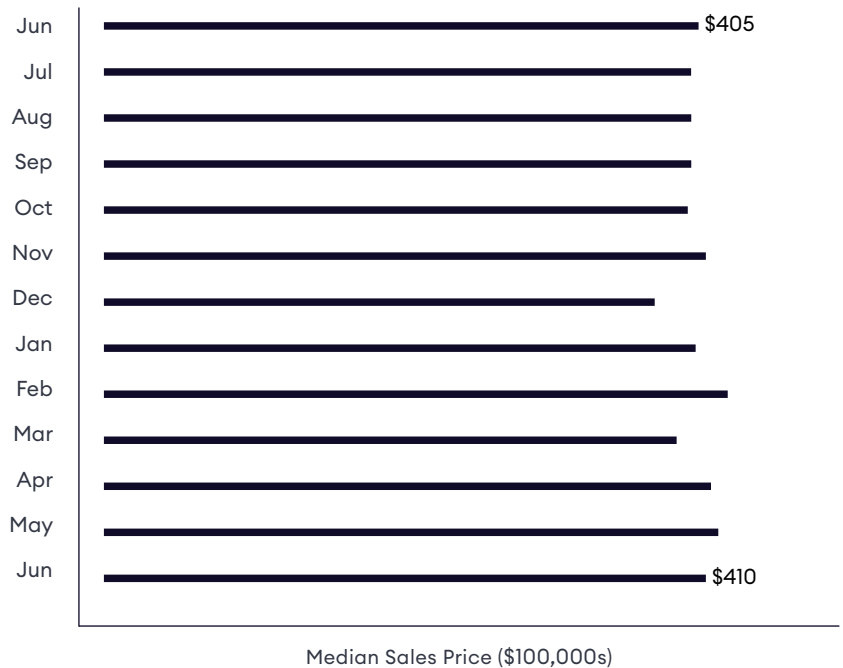
Median Sales Price **1.2% Δ YOY**

**\$255**

Average \$/SF **-7.9% Δ YOY**

**370**

Properties For Sale **10.1% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$405,000	\$375,000	\$390,000	\$410,000	1.2%
Average Price per Square Foot	\$277	\$248	\$249	\$255	-7.9%
Properties Sold	31	39	33	24	-22.6%
Properties Pending Sale	45	22	46	56	24.4%
Properties For Sale	336	357	412	370	10.1%
Days on Market (Pending Sale)	41	62	63	42	2.1%
Percent Under Contract	13.4%	6.2%	11.2%	15.1%	13.0%
Average Median Price for Last 12 Months	\$395,913	\$409,992	\$414,000	\$403,652	1.9%

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

# Indian Wells

Single Family Residences, June 2025



## Current Market Snapshot

\$2,165,500

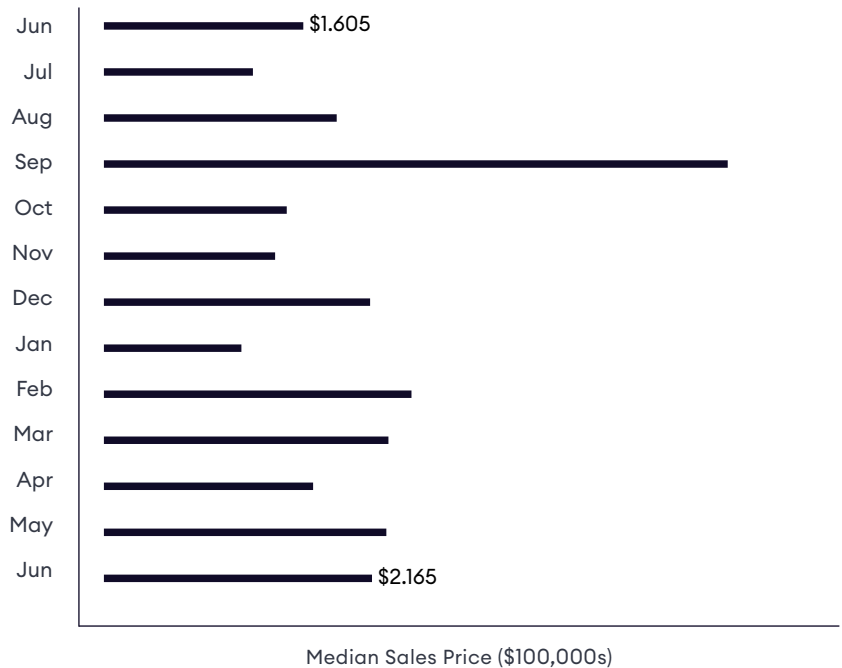
Median Sales Price 34.9% Δ YOY

\$715

Average \$/SF 30.7% Δ YOY

139

Properties For Sale 17.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,605,000	\$2,150,000	\$2,299,500	\$2,165,500	34.9%
Average Price per Square Foot	\$547	\$746	\$776	\$715	30.7%
Properties Sold	12	11	22	16	33.3%
Properties Pending Sale	12	10	27	18	50.0%
Properties For Sale	118	151	186	139	17.8%
Days on Market (Pending Sale)	86	52	62	79	-8.6%
Percent Under Contract	10.2%	6.6%	14.5%	12.9%	27.3%
Average Median Price for Last 12 Months	\$1,713,913	\$2,003,333	\$2,044,333	\$2,058,385	16.7%

\*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

**\$575,000**

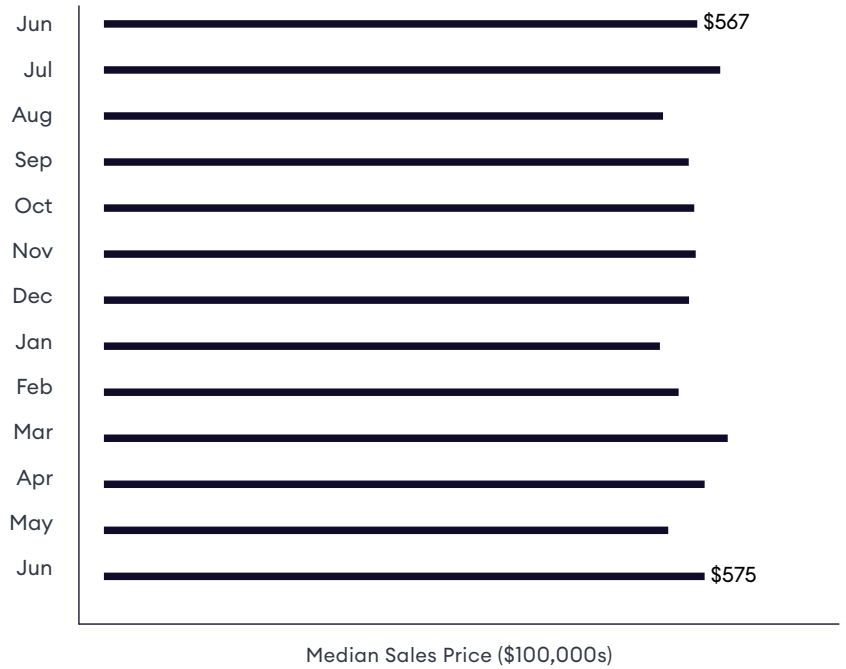
Median Sales Price **1.3% Δ YOY**

**\$286**

Average \$/SF **-5.0% Δ YOY**

**666**

Properties For Sale **14.6% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$567,900	\$560,000	\$597,200	\$575,000	1.3%
Average Price per Square Foot	\$301	\$292	\$304	\$286	-5.0%
Properties Sold	87	79	100	83	-4.6%
Properties Pending Sale	80	76	90	120	50.0%
Properties For Sale	581	667	776	666	14.6%
Days on Market (Pending Sale)	69	52	66	70	1.6%
Percent Under Contract	13.8%	11.4%	11.6%	18.0%	30.9%
Average Median Price for Last 12 Months	\$543,181	\$561,533	\$563,333	\$562,557	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

**\$780,000**

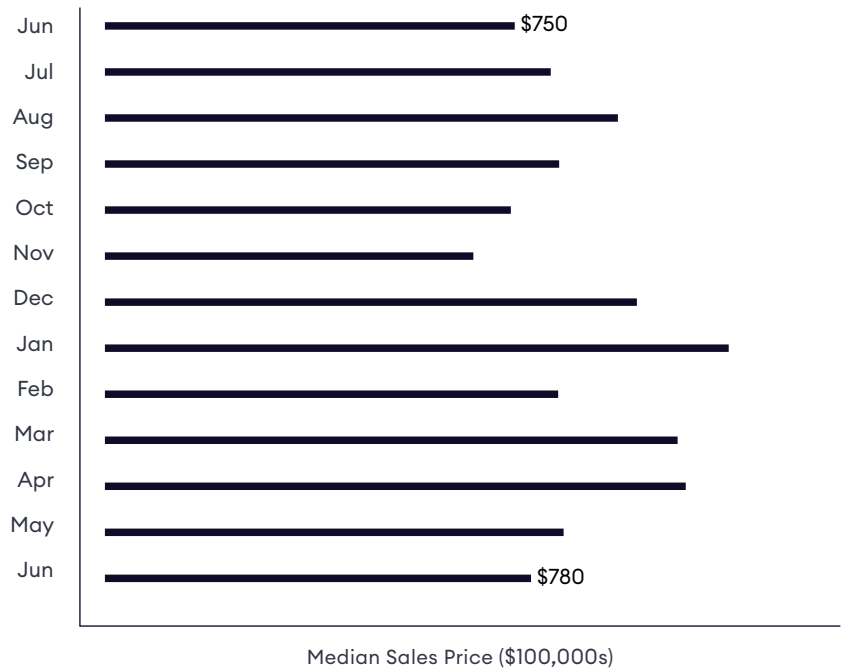
Median Sales Price **4.0% Δ YOY**

**\$524**

Average \$/SF **28.4% Δ YOY**

**664**

Properties For Sale **2.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$750,000	\$975,000	\$1,050,000	\$780,000	4.0%
Average Price per Square Foot	\$408	\$574	\$556	\$524	28.4%
Properties Sold	77	71	118	92	19.5%
Properties Pending Sale	86	79	131	123	43.0%
Properties For Sale	649	740	825	664	2.3%
Days on Market (Pending Sale)	68	63	70	67	-1.4%
Percent Under Contract	13.3%	10.7%	15.9%	18.5%	39.8%
Average Median Price for Last 12 Months	\$858,447	\$951,526	\$895,000	\$879,919	2.4%

\*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

\$593,000

Median Sales Price -1.2% Δ YOY

\$286

Average \$/SF 2.5% Δ YOY

672

Properties For Sale 13.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$600,000	\$575,990	\$556,650	\$593,000	-1.2%
Average Price per Square Foot	\$279	\$284	\$285	\$286	2.5%
Properties Sold	153	117	144	140	-8.5%
Properties Pending Sale	152	106	151	147	-3.3%
Properties For Sale	592	576	670	672	13.5%
Days on Market (Pending Sale)	34	46	42	42	24.7%
Percent Under Contract	25.7%	18.4%	22.5%	21.9%	-14.8%
Average Median Price for Last 12 Months	\$579,100	\$586,869	\$596,917	\$590,092	1.9%

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

# Murrieta

Single Family Residences, June 2025



## Current Market Snapshot

\$727,500

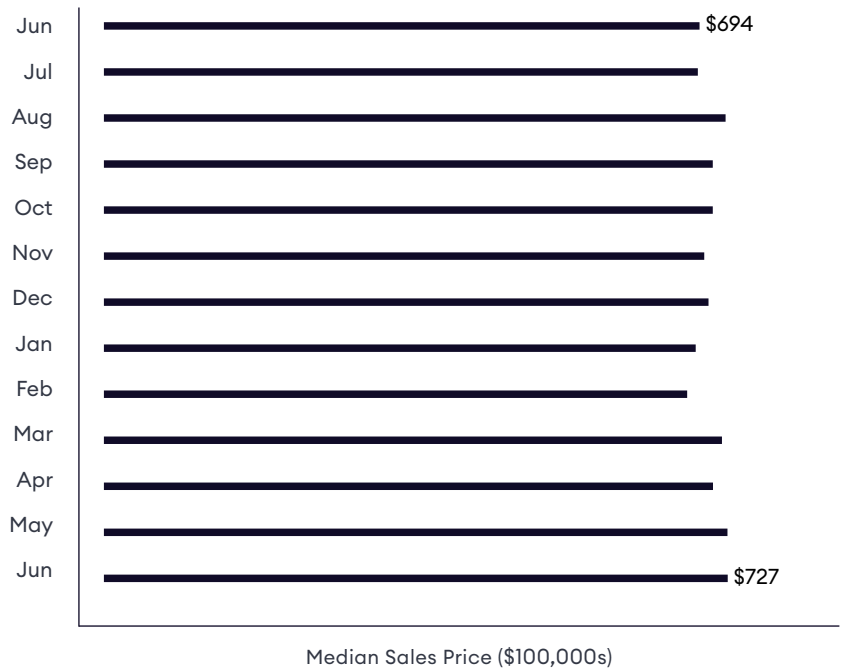
Median Sales Price 4.8% Δ YOY

\$318

Average \$/SF -3.0% Δ YOY

552

Properties For Sale 17.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$694,500	\$705,000	\$720,750	\$727,500	4.8%
Average Price per Square Foot	\$328	\$295	\$319	\$318	-3.0%
Properties Sold	124	95	108	120	-3.2%
Properties Pending Sale	105	62	138	118	12.4%
Properties For Sale	471	477	549	552	17.2%
Days on Market (Pending Sale)	27	54	46	37	36.1%
Percent Under Contract	22.3%	13.0%	25.1%	21.4%	-4.1%
Average Median Price for Last 12 Months	\$683,841	\$709,284	\$721,651	\$707,131	3.4%

\*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, June 2025



## Current Market Snapshot

\$625,000

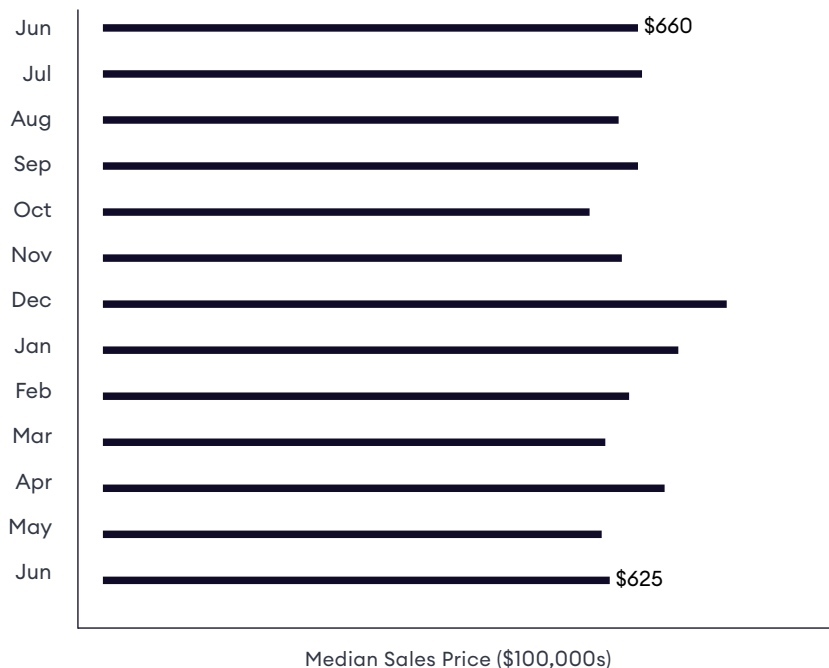
Median Sales Price -5.3% Δ YOY

\$346

Average \$/SF -20.1% Δ YOY

626

Properties For Sale 12.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$660,000	\$770,000	\$619,500	\$625,000	-5.3%
Average Price per Square Foot	\$433	\$517	\$370	\$346	-20.1%
Properties Sold	84	65	90	80	-4.8%
Properties Pending Sale	67	86	94	110	64.2%
Properties For Sale	557	593	726	626	12.4%
Days on Market (Pending Sale)	71	64	60	79	10.2%
Percent Under Contract	12.0%	14.5%	12.9%	17.6%	46.1%
Average Median Price for Last 12 Months	\$637,359	\$651,917	\$644,333	\$657,115	3.0%

\*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, June 2025



## Current Market Snapshot

**\$1,180,000**

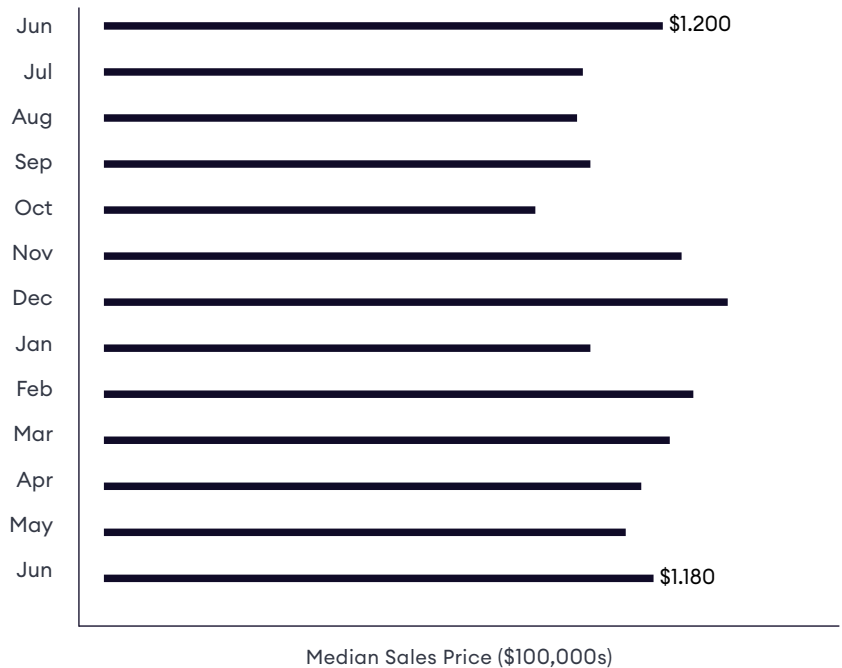
Median Sales Price **-1.7% Δ YOY**

**\$614**

Average \$/SF **1.8% Δ YOY**

**795**

Properties For Sale **2.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,200,000	\$1,340,000	\$1,215,000	\$1,180,000	-1.7%
Average Price per Square Foot	\$603	\$633	\$684	\$614	1.8%
Properties Sold	47	51	57	62	31.9%
Properties Pending Sale	51	54	72	77	51.0%
Properties For Sale	774	766	912	795	2.7%
Days on Market (Pending Sale)	100	65	71	74	-26.2%
Percent Under Contract	6.6%	7.0%	7.9%	9.7%	47.0%
Average Median Price for Last 12 Months	\$1,189,500	\$1,163,013	\$1,151,167	\$1,136,141	-4.7%

\*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, June 2025



## Current Market Snapshot

**\$1,192,500**

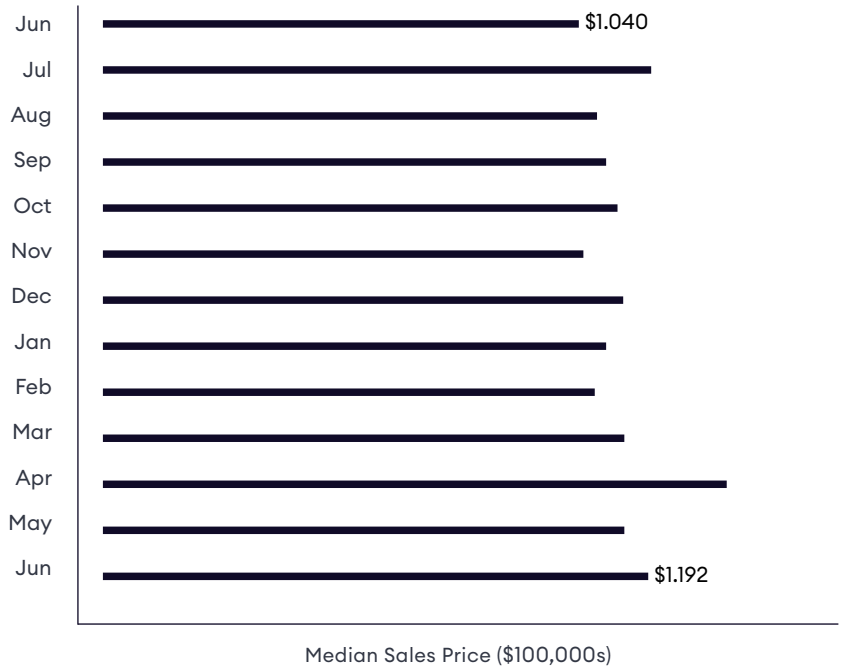
Median Sales Price **14.7% Δ YOY**

**\$460**

Average \$/SF **7.7% Δ YOY**

**459**

Properties For Sale **12.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,040,000	\$1,137,500	\$1,140,000	\$1,192,500	14.7%
Average Price per Square Foot	\$427	\$511	\$505	\$460	7.7%
Properties Sold	37	38	44	34	-8.1%
Properties Pending Sale	37	34	53	58	56.8%
Properties For Sale	410	436	569	459	12.0%
Days on Market (Pending Sale)	57	78	62	66	16.0%
Percent Under Contract	9.0%	7.8%	9.3%	12.6%	40.0%
Average Median Price for Last 12 Months	\$1,117,890	\$1,168,750	\$1,232,500	\$1,134,154	1.4%

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



## Current Market Snapshot

\$760,000

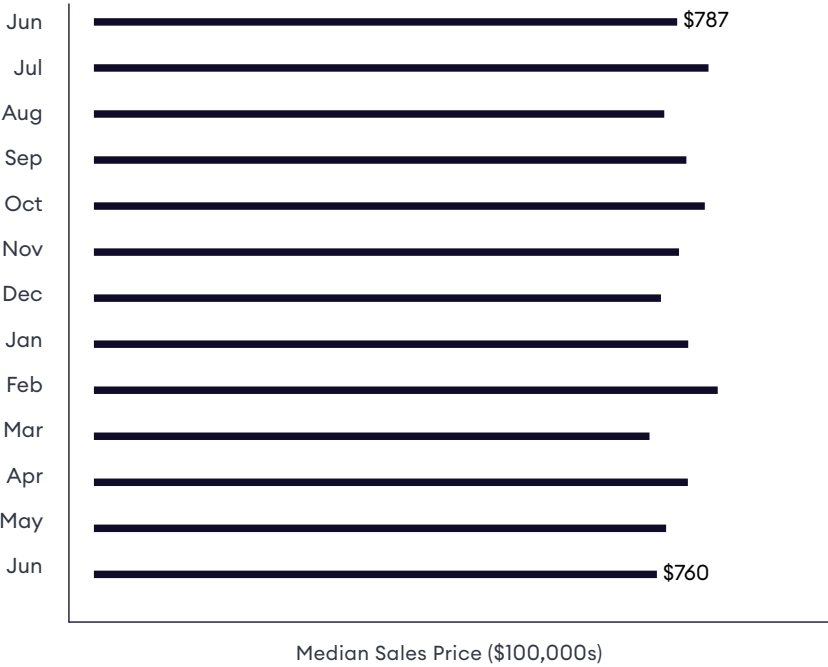
Median Sales Price -3.5% Δ YOY

\$369

Average \$/SF 2.8% Δ YOY

629

Properties For Sale 20.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$787,500	\$765,500	\$750,000	\$760,000	-3.5%
Average Price per Square Foot	\$359	\$383	\$367	\$369	2.8%
Properties Sold	108	90	83	109	0.9%
Properties Pending Sale	111	68	116	97	-12.6%
Properties For Sale	522	445	560	629	20.5%
Days on Market (Pending Sale)	24	39	25	27	11.7%
Percent Under Contract	21.3%	15.3%	20.7%	15.4%	-27.5%
Average Median Price for Last 12 Months	\$760,708	\$788,250	\$778,167	\$792,115	4.1%

\*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, June 2025



## Current Market Snapshot

\$610,000

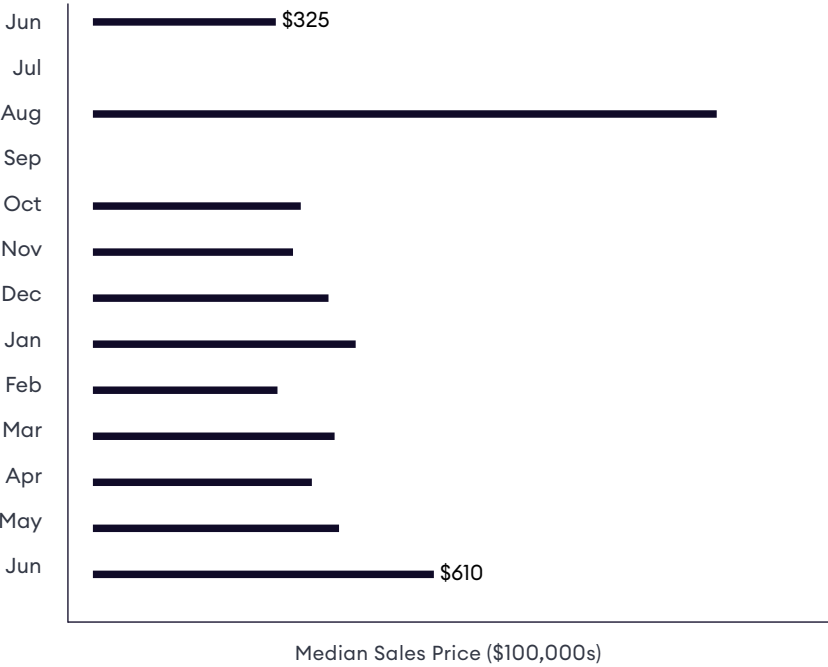
Median Sales Price 87.7% Δ YOY

\$275

Average \$/SF 7.0% Δ YOY

28

Properties For Sale 33.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$325,000	\$420,000	\$431,000	\$610,000	87.7%
Average Price per Square Foot	\$257	\$276	\$271	\$275	7.0%
Properties Sold	2	2	2	5	150.0%
Properties Pending Sale	0	2	5	5	n/a
Properties For Sale	21	29	37	28	33.3%
Days on Market (Pending Sale)	0	67	32	91	n/a
Percent Under Contract	0.0%	6.9%	13.5%	17.9%	n/a
Average Median Price for Last 12 Months	\$389,031	\$444,500	\$479,667	\$404,462	3.8%

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





# San Diego County

## Single Family Residences

San Diego Macro

Bay Park / Old Town / Midway District

Carlsbad

Carmel Valley

Chula Vista

Clairemont / Bay Ho / Bay Park

Coronado

Del Mar

El Cajon

Encinitas

Escondido

Imperial Beach

La Jolla

La Mesa

Linda Vista / Clairemont Mesa East

Lemon Grove

National City

Ocean Beach

Oceanside

Pacific & Mission Beach

Point Loma

Poway

Rancho Bernardo

Rancho Santa Fe

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, June 2025



## Current Market Snapshot

\$1,087,500

Median Sales Price -1.1% Δ YOY

\$641

Average \$/SF -4.8% Δ YOY

21,184

Properties For Sale 46.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,100,000	\$1,007,000	\$1,087,750	\$1,087,500	-1.1%
Average Price per Square Foot	\$673	\$640	\$684	\$641	-4.8%
Properties Sold	1196	1063	1102	1108	-7.4%
Properties Pending Sale	1304	828	1324	1209	-7.3%
Properties For Sale	14,434	16,508	19,031	21,184	46.8%
Days on Market (Pending Sale)	31	49	33	38	23.4%
Percent Under Contract	9.0%	5.0%	7.0%	5.7%	-36.8%
Average Median Price for Last 12 Months	\$1,030,167	\$1,083,542	\$1,095,500	\$1,068,519	3.7%

\*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, June 2025

## Current Market Snapshot

\$1,600,000

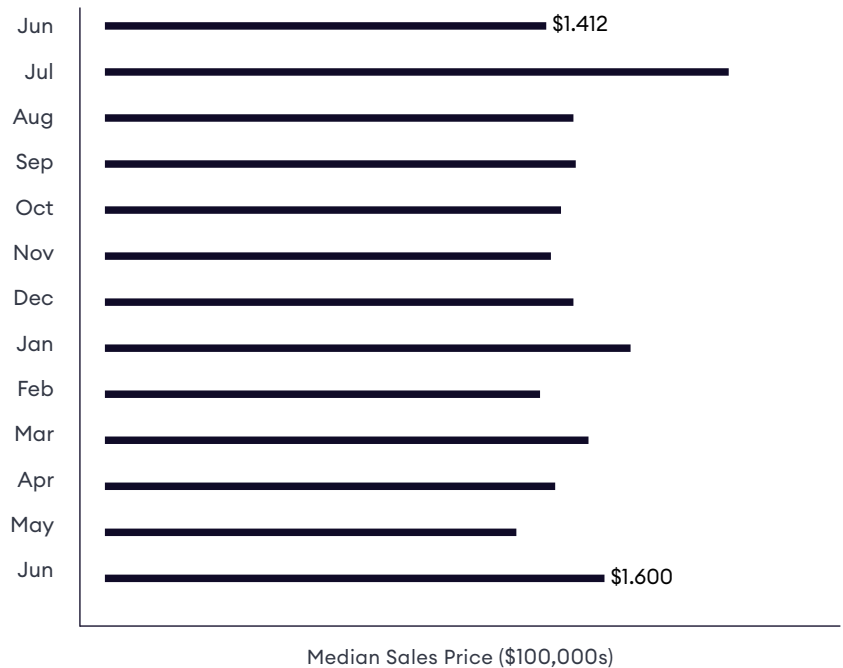
Median Sales Price 13.3% Δ YOY

\$945

Average \$/SF 13.4% Δ YOY

182

Properties For Sale 78.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,412,500	\$1,500,000	\$1,548,500	\$1,600,000	13.3%
Average Price per Square Foot	\$833	\$733	\$829	\$945	13.4%
Properties Sold	4	5	6	9	125.0%
Properties Pending Sale	6	4	7	15	150.0%
Properties For Sale	102	126	153	182	78.4%
Days on Market (Pending Sale)	23	36	19	42	84.6%
Percent Under Contract	5.9%	3.2%	4.6%	8.2%	40.1%
Average Median Price for Last 12 Months	\$1,440,529	\$1,497,083	\$1,452,500	\$1,522,308	5.7%

\*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

**\$1,899,500**

Median Sales Price **11.1% Δ YOY**

**\$738**

Average \$/SF **-1.9% Δ YOY**

**842**

Properties For Sale **39.4% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,710,000	\$1,787,500	\$1,950,000	\$1,899,500	11.1%
Average Price per Square Foot	\$752	\$733	\$782	\$738	-1.9%
Properties Sold	39	56	47	54	38.5%
Properties Pending Sale	61	32	59	60	-1.6%
Properties For Sale	604	662	772	842	39.4%
Days on Market (Pending Sale)	34	41	29	34	-1.3%
Percent Under Contract	10.1%	4.8%	7.6%	7.1%	-29.4%
Average Median Price for Last 12 Months	\$1,760,979	\$1,934,229	\$1,939,292	\$1,875,029	6.5%

\*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, June 2025



## Current Market Snapshot

**\$2,360,000**

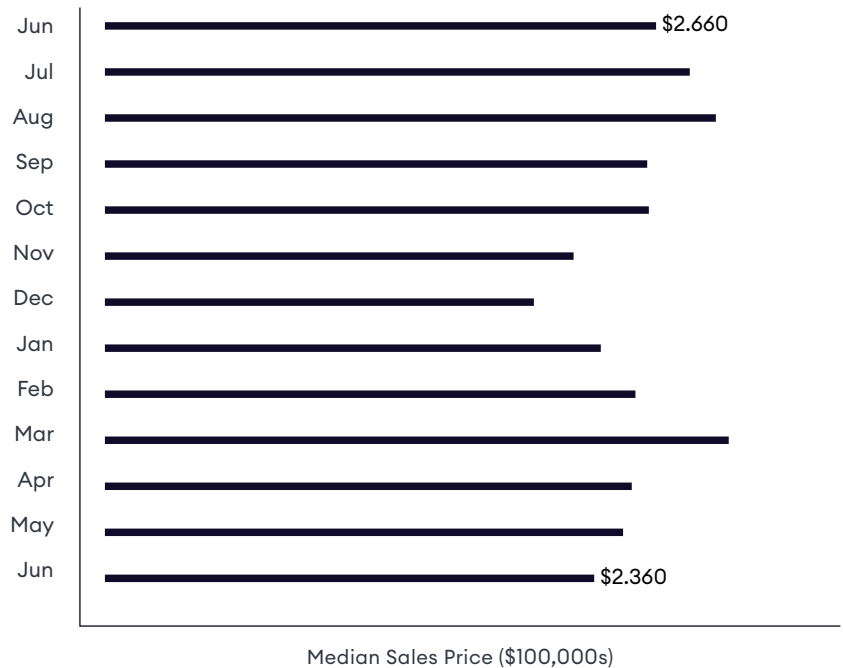
Median Sales Price **-11.3% Δ YOY**

**\$818**

Average \$/SF **-1.4% Δ YOY**

**325**

Properties For Sale **26.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,660,000	\$2,067,500	\$3,012,325	\$2,360,000	-11.3%
Average Price per Square Foot	\$830	\$846	\$867	\$818	-1.4%
Properties Sold	22	12	14	15	-31.8%
Properties Pending Sale	22	14	18	12	-45.5%
Properties For Sale	257	264	292	325	26.5%
Days on Market (Pending Sale)	41	47	19	21	-49.7%
Percent Under Contract	8.6%	5.3%	6.2%	3.7%	-56.9%
Average Median Price for Last 12 Months	\$2,435,083	\$2,561,072	\$2,467,368	\$2,566,879	5.4%

\*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

\$915,000

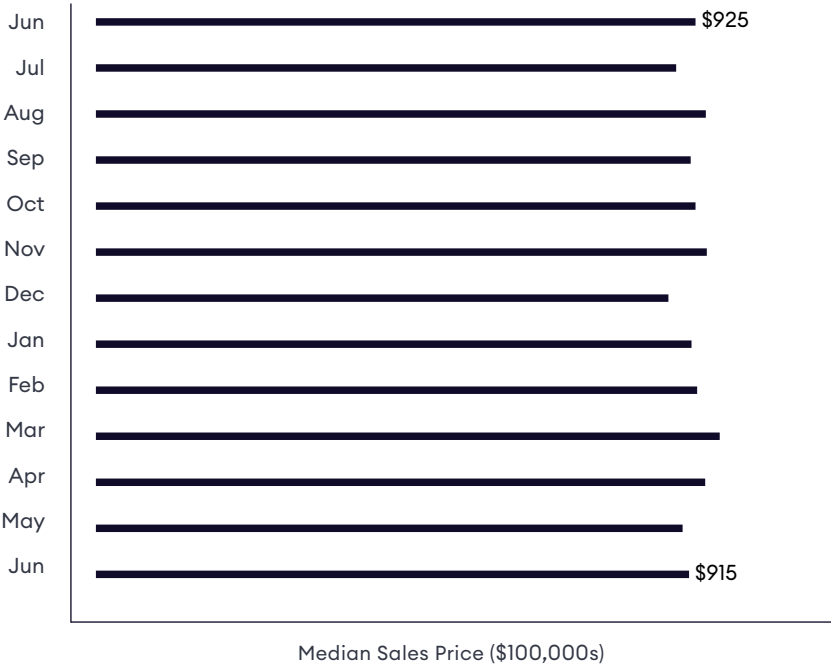
Median Sales Price -1.1% Δ YOY

\$485

Average \$/SF 4.5% Δ YOY

934

Properties For Sale 34.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$925,000	\$883,000	\$962,500	\$915,000	-1.1%
Average Price per Square Foot	\$464	\$477	\$469	\$485	4.5%
Properties Sold	69	62	58	72	4.3%
Properties Pending Sale	85	38	68	71	-16.5%
Properties For Sale	693	721	832	934	34.8%
Days on Market (Pending Sale)	32	44	34	37	14.2%
Percent Under Contract	12.3%	5.3%	8.2%	7.6%	-38.0%
Average Median Price for Last 12 Months	\$893,667	\$928,133	\$920,000	\$922,908	3.3%

\*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, June 2025



## Current Market Snapshot

**\$1,150,000**

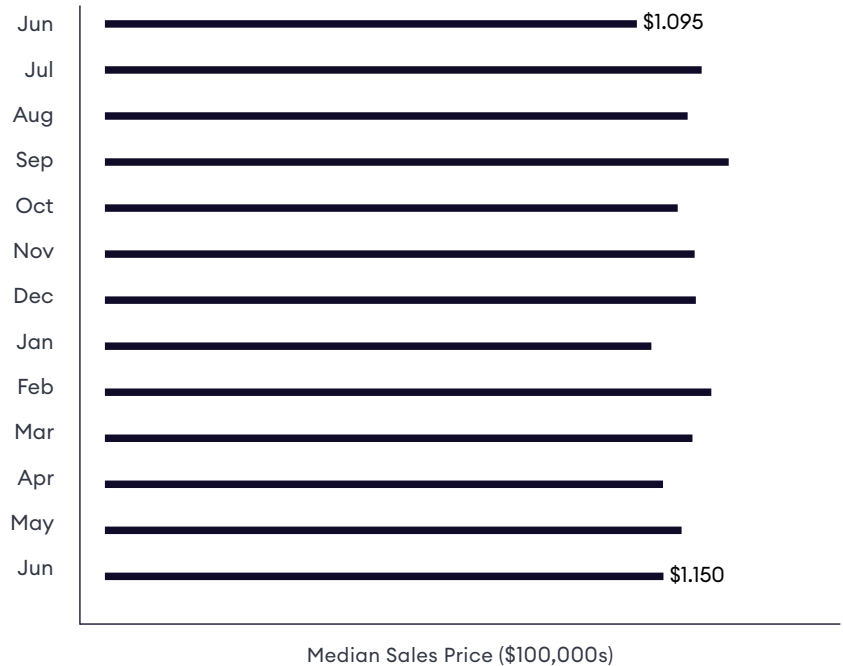
Median Sales Price **5.0% Δ YOY**

**\$834**

Average \$/SF **3.7% Δ YOY**

**404**

Properties For Sale **68.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,095,000	\$1,217,000	\$1,210,000	\$1,150,000	5.0%
Average Price per Square Foot	\$804	\$754	\$821	\$834	3.7%
Properties Sold	27	28	25	19	-29.6%
Properties Pending Sale	26	22	37	24	-7.7%
Properties For Sale	240	302	352	404	68.3%
Days on Market (Pending Sale)	14	28	34	36	156.4%
Percent Under Contract	10.8%	7.3%	10.5%	5.9%	-45.2%
Average Median Price for Last 12 Months	\$1,148,609	\$1,178,417	\$1,162,167	\$1,191,577	3.7%

\*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, June 2025



## Current Market Snapshot

**\$3,275,000**

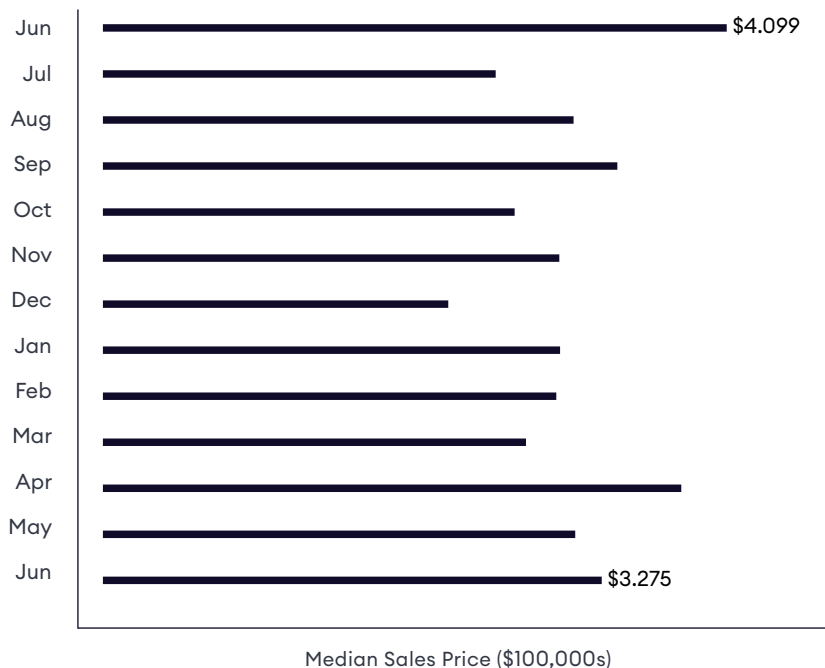
Median Sales Price **-20.1% Δ YOY**

**\$1,512**

Average \$/SF **-14.1% Δ YOY**

**293**

Properties For Sale **44.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,099,950	\$2,262,000	\$2,775,000	\$3,275,000	-20.1%
Average Price per Square Foot	\$1,761	\$1,289	\$1,713	\$1,512	-14.1%
Properties Sold	8	9	9	9	12.5%
Properties Pending Sale	10	4	10	10	0.0%
Properties For Sale	203	232	265	293	44.3%
Days on Market (Pending Sale)	72	103	87	58	-19.4%
Percent Under Contract	4.9%	1.7%	3.8%	3.4%	-30.7%
Average Median Price for Last 12 Months	\$3,439,458	\$3,154,167	\$3,391,667	\$3,078,765	-10.5%

\*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

**\$3,745,000**

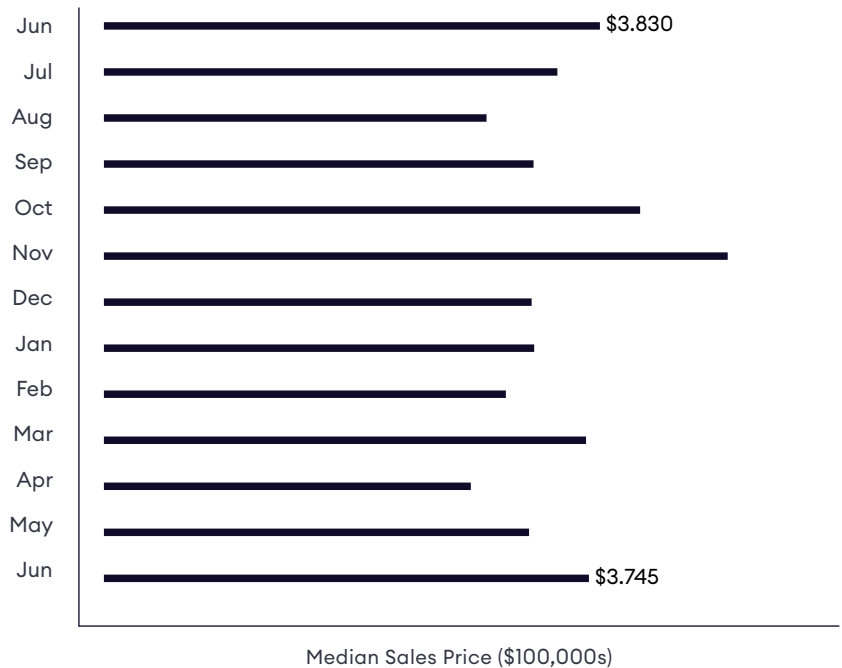
Median Sales Price **-2.2% Δ YOY**

**\$1,048**

Average \$/SF **-21.0% Δ YOY**

**273**

Properties For Sale **32.5% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,830,250	\$3,300,000	\$3,722,500	\$3,745,000	-2.2%
Average Price per Square Foot	\$1,327	\$1,241	\$1,594	\$1,048	-21.0%
Properties Sold	10	8	8	5	-50.0%
Properties Pending Sale	10	7	16	4	-60.0%
Properties For Sale	206	217	259	273	32.5%
Days on Market (Pending Sale)	18	83	34	56	205.7%
Percent Under Contract	4.9%	3.2%	6.2%	1.5%	-69.8%
Average Median Price for Last 12 Months	\$3,207,563	\$3,332,583	\$3,284,333	\$3,527,365	10.0%

\*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, June 2025



## Current Market Snapshot

# \$875,000

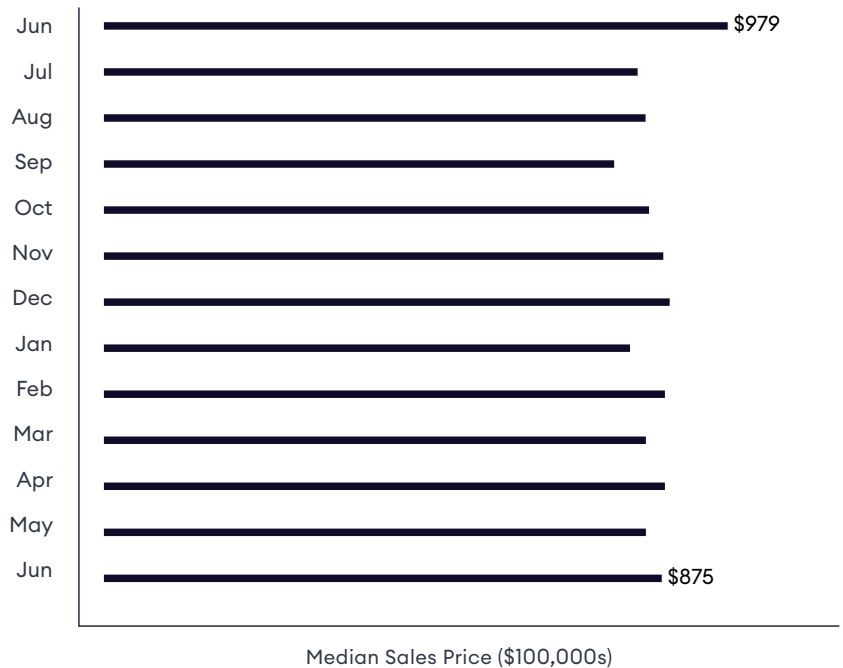
Median Sales Price -10.6% Δ YOY

# \$507

Average \$/SF -1.6% Δ YOY

# 974

Properties For Sale 42.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$979,000	\$887,500	\$850,000	\$875,000	-10.6%
Average Price per Square Foot	\$515	\$483	\$497	\$507	-1.6%
Properties Sold	67	68	42	59	-11.9%
Properties Pending Sale	74	43	48	69	-6.8%
Properties For Sale	682	778	886	974	42.8%
Days on Market (Pending Sale)	26	43	27	31	22.2%
Percent Under Contract	10.9%	5.5%	5.4%	7.1%	-34.7%
Average Median Price for Last 12 Months	\$863,604	\$860,000	\$868,333	\$865,038	0.2%

\*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, June 2025



## Current Market Snapshot

\$2,725,000

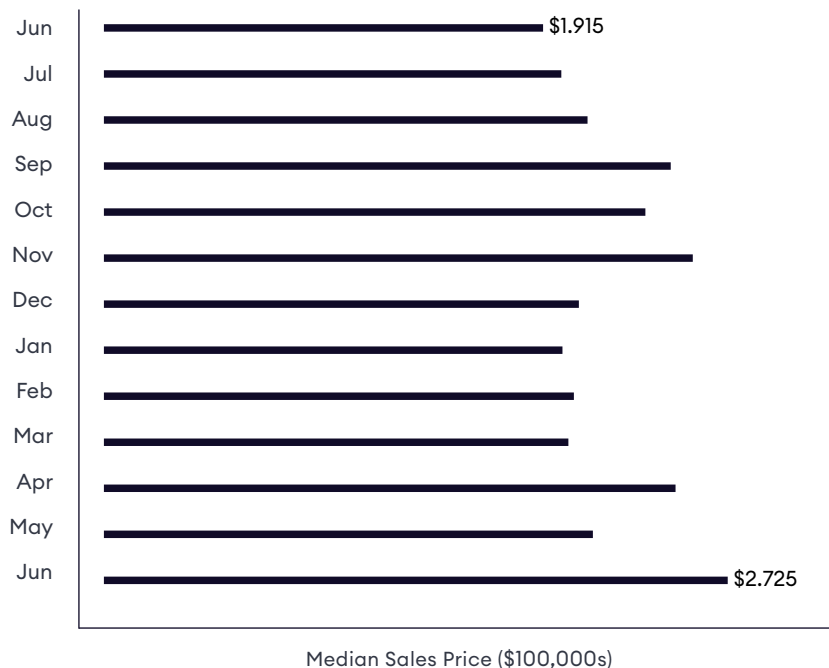
Median Sales Price 42.3% Δ YOY

\$1,128

Average \$/SF 4.1% Δ YOY

465

Properties For Sale 40.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,915,000	\$2,072,000	\$2,026,000	\$2,725,000	42.3%
Average Price per Square Foot	\$1,084	\$960	\$1,027	\$1,128	4.1%
Properties Sold	18	16	34	21	16.7%
Properties Pending Sale	21	14	31	26	23.8%
Properties For Sale	332	352	412	465	40.1%
Days on Market (Pending Sale)	40	54	26	42	5.1%
Percent Under Contract	6.3%	4.0%	7.5%	5.6%	-11.6%
Average Median Price for Last 12 Months	\$2,269,792	\$2,238,448	\$2,451,525	\$2,225,634	-1.9%

\*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, June 2025



## Current Market Snapshot

\$972,500

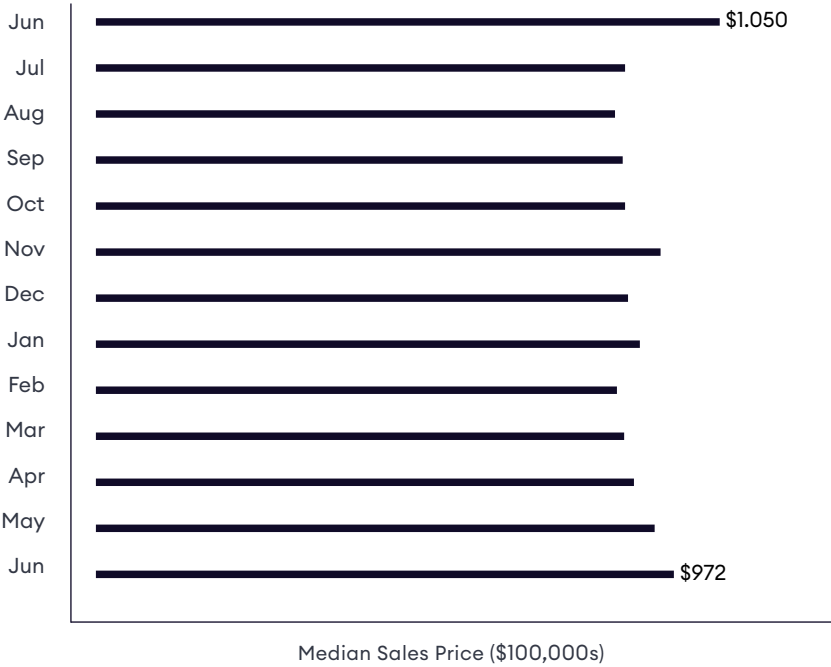
Median Sales Price -7.4% Δ YOY

\$467

Average \$/SF -6.8% Δ YOY

1,259

Properties For Sale 42.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,050,000	\$895,000	\$888,444	\$972,500	-7.4%
Average Price per Square Foot	\$501	\$469	\$480	\$467	-6.8%
Properties Sold	75	55	74	58	-22.7%
Properties Pending Sale	83	52	87	74	-10.8%
Properties For Sale	881	998	1,143	1,259	42.9%
Days on Market (Pending Sale)	39	54	40	46	19.1%
Percent Under Contract	9.4%	5.2%	7.6%	5.9%	-37.6%
Average Median Price for Last 12 Months	\$914,050	\$916,199	\$939,167	\$917,784	0.4%

\*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, June 2025



## Current Market Snapshot

\$820,000

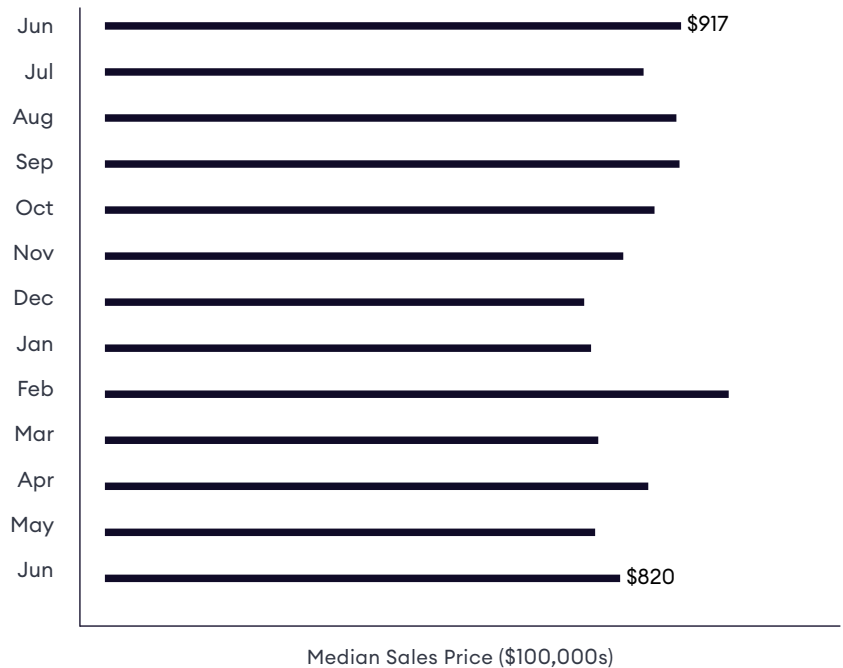
Median Sales Price -10.6% Δ YOY

\$624

Average \$/SF 7.6% Δ YOY

230

Properties For Sale 56.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$917,500	\$762,500	\$785,000	\$820,000	-10.6%
Average Price per Square Foot	\$580	\$603	\$655	\$624	7.6%
Properties Sold	12	12	7	10	-16.7%
Properties Pending Sale	10	9	9	9	-10.0%
Properties For Sale	147	187	211	230	56.5%
Days on Market (Pending Sale)	44	50	63	61	39.7%
Percent Under Contract	6.8%	4.8%	4.3%	3.9%	-42.5%
Average Median Price for Last 12 Months	\$928,350	\$836,199	\$821,667	\$852,284	-8.2%

\*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

**\$3,888,000**

Median Sales Price 1.0% Δ YOY

**\$1,457**

Average \$/SF 10.5% Δ YOY

**683**

Properties For Sale 44.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,850,000	\$3,005,000	\$3,225,000	\$3,888,000	1.0%
Average Price per Square Foot	\$1,318	\$1,258	\$1,411	\$1,457	10.5%
Properties Sold	25	24	21	13	-48.0%
Properties Pending Sale	26	13	28	28	7.7%
Properties For Sale	473	537	595	683	44.4%
Days on Market (Pending Sale)	32	50	26	44	38.6%
Percent Under Contract	5.5%	2.4%	4.7%	4.1%	-25.4%
Average Median Price for Last 12 Months	\$3,402,029	\$3,558,417	\$3,566,833	\$3,477,769	2.2%

\*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, June 2025



## Current Market Snapshot

\$895,000

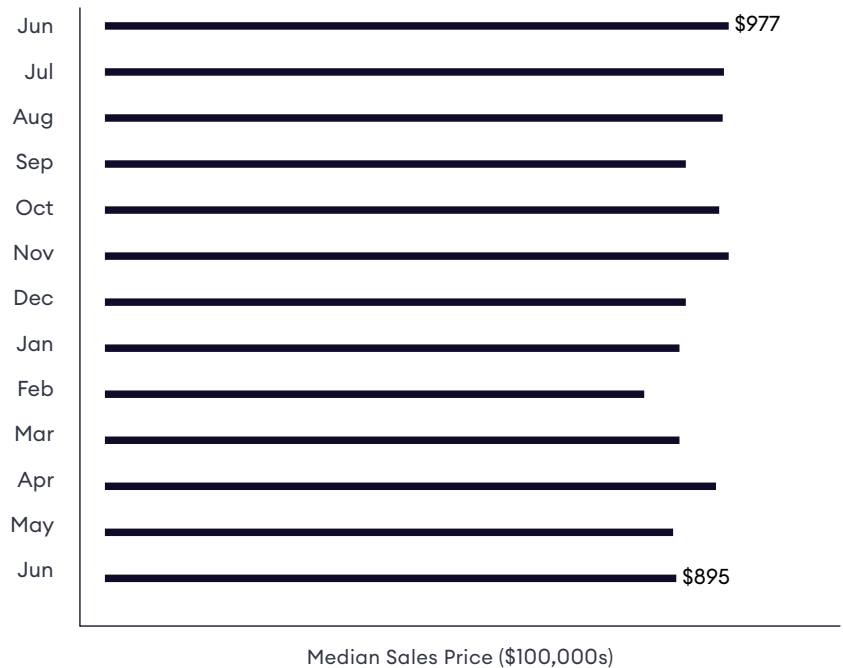
Median Sales Price -8.4% Δ YOY

\$559

Average \$/SF 5.3% Δ YOY

578

Properties For Sale 43.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$977,500	\$910,000	\$900,000	\$895,000	-8.4%
Average Price per Square Foot	\$531	\$528	\$595	\$559	5.3%
Properties Sold	32	27	43	36	12.5%
Properties Pending Sale	49	26	41	33	-32.7%
Properties For Sale	402	461	532	578	43.8%
Days on Market (Pending Sale)	25	60	22	26	5.7%
Percent Under Contract	12.2%	5.6%	7.7%	5.7%	-53.2%
Average Median Price for Last 12 Months	\$950,938	\$897,833	\$914,167	\$927,885	-2.4%

\*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, June 2025



## Current Market Snapshot

\$965,000

Median Sales Price -8.5% Δ YOY

\$743

Average \$/SF 8.2% Δ YOY

184

Properties For Sale 62.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,055,000	\$1,110,799	\$1,050,000	\$965,000	-8.5%
Average Price per Square Foot	\$687	\$744	\$679	\$743	8.2%
Properties Sold	19	13	15	14	-26.3%
Properties Pending Sale	16	12	15	19	18.8%
Properties For Sale	113	141	160	184	62.8%
Days on Market (Pending Sale)	19	48	19	17	-8.2%
Percent Under Contract	14.2%	8.5%	9.4%	10.3%	-27.1%
Average Median Price for Last 12 Months	\$1,056,592	\$1,076,042	\$1,066,667	\$1,093,600	3.5%

\*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, June 2025



## Current Market Snapshot

\$755,000

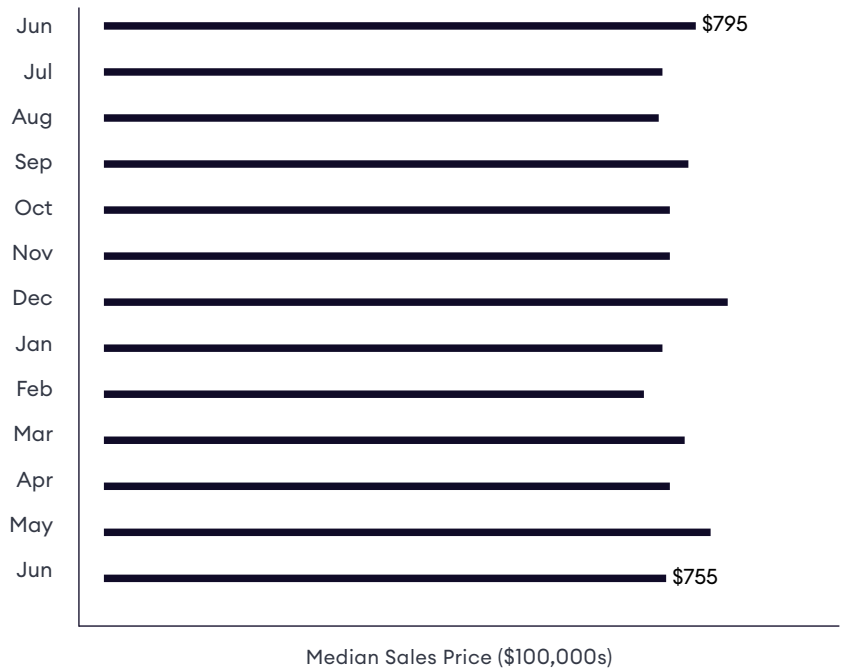
Median Sales Price -5.0% Δ YOY

\$555

Average \$/SF 3.9% Δ YOY

143

Properties For Sale 36.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$795,000	\$838,075	\$780,000	\$755,000	-5.0%
Average Price per Square Foot	\$534	\$502	\$562	\$555	3.9%
Properties Sold	9	16	17	14	55.6%
Properties Pending Sale	12	6	12	9	-25.0%
Properties For Sale	105	122	135	143	36.2%
Days on Market (Pending Sale)	39	52	40	60	54.3%
Percent Under Contract	11.4%	4.9%	8.9%	6.3%	-44.9%
Average Median Price for Last 12 Months	\$737,625	\$764,167	\$776,667	\$770,621	4.5%

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

# National City

Single Family Residences, June 2025



## Current Market Snapshot

**\$752,500**

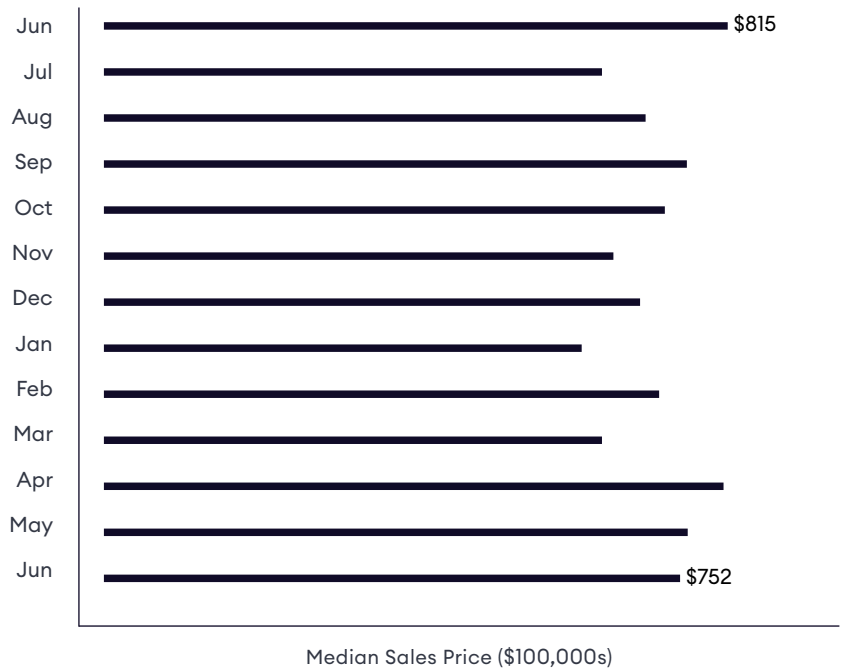
Median Sales Price **-7.7% Δ YOY**

**\$611**

Average \$/SF **23.7% Δ YOY**

**152**

Properties For Sale **38.2% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$815,000	\$700,000	\$650,000	\$752,500	-7.7%
Average Price per Square Foot	\$494	\$522	\$564	\$611	23.7%
Properties Sold	7	5	9	6	-14.3%
Properties Pending Sale	10	4	10	4	-60.0%
Properties For Sale	110	127	139	152	38.2%
Days on Market (Pending Sale)	39	45	19	28	-29.5%
Percent Under Contract	9.1%	3.1%	7.2%	2.6%	-71.1%
Average Median Price for Last 12 Months	\$703,188	\$720,479	\$774,833	\$719,540	2.3%

\*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, June 2025



## Current Market Snapshot

**\$1,699,750**

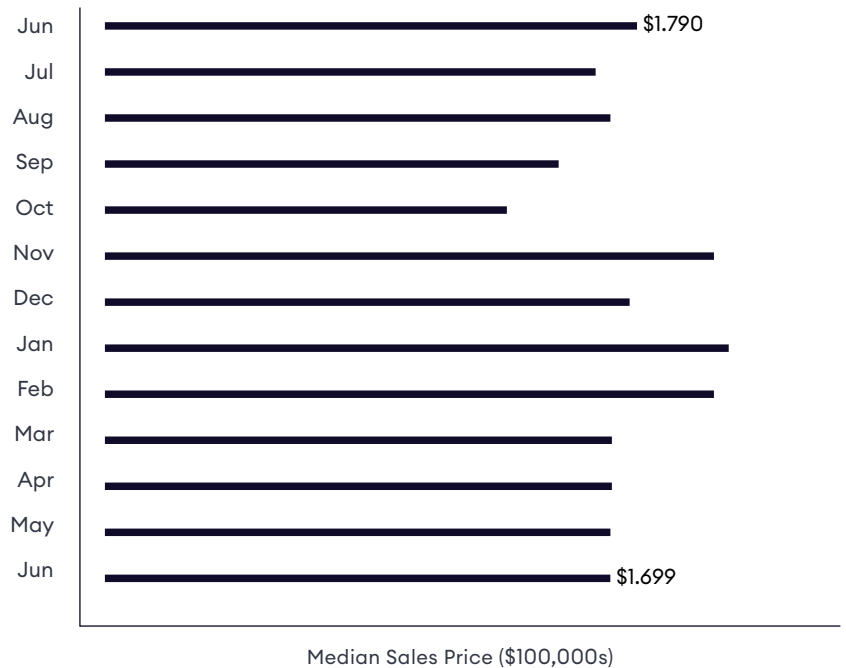
Median Sales Price **-5.0% Δ YOY**

**\$1,207**

Average \$/SF **23.0% Δ YOY**

**208**

Properties For Sale **52.9% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,790,000	\$1,765,000	\$1,705,000	\$1,699,750	-5.0%
Average Price per Square Foot	\$981	\$1,080	\$1,029	\$1,207	23.0%
Properties Sold	9	9	10	10	11.1%
Properties Pending Sale	8	11	10	12	50.0%
Properties For Sale	136	154	185	208	52.9%
Days on Market (Pending Sale)	40	75	33	49	21.6%
Percent Under Contract	5.9%	7.1%	5.4%	5.8%	-1.9%
Average Median Price for Last 12 Months	\$1,924,147	\$1,826,625	\$1,701,583	\$1,753,062	-8.9%

\*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, June 2025



## Current Market Snapshot

\$980,000

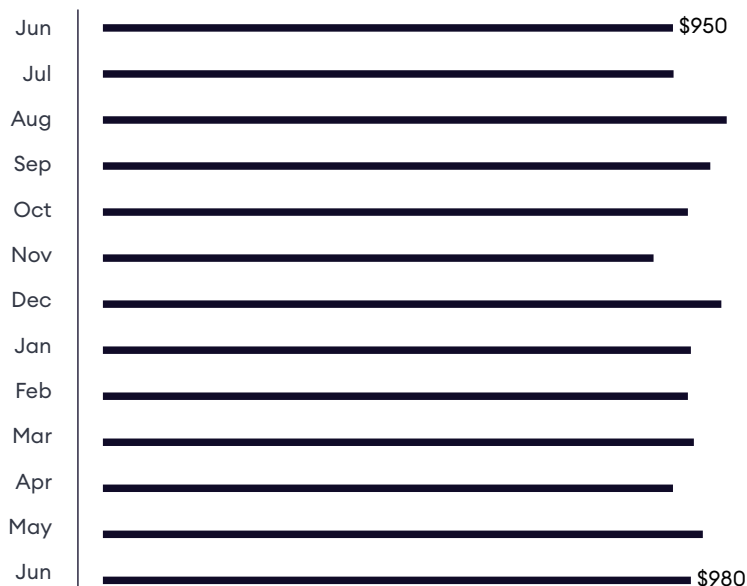
Median Sales Price 3.2% Δ YOY

\$523

Average \$/SF -10.6% Δ YOY

948

Properties For Sale 40.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$950,000	\$1,031,000	\$985,000	\$980,000	3.2%
Average Price per Square Foot	\$585	\$538	\$557	\$523	-10.6%
Properties Sold	69	60	69	60	-13.0%
Properties Pending Sale	68	41	82	73	7.4%
Properties For Sale	674	745	858	948	40.7%
Days on Market (Pending Sale)	28	47	39	28	1.6%
Percent Under Contract	10.1%	5.5%	9.6%	7.7%	-23.7%
Average Median Price for Last 12 Months	\$945,667	\$978,333	\$976,667	\$980,538	3.7%

\*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, June 2025



## Current Market Snapshot

\$1,885,000

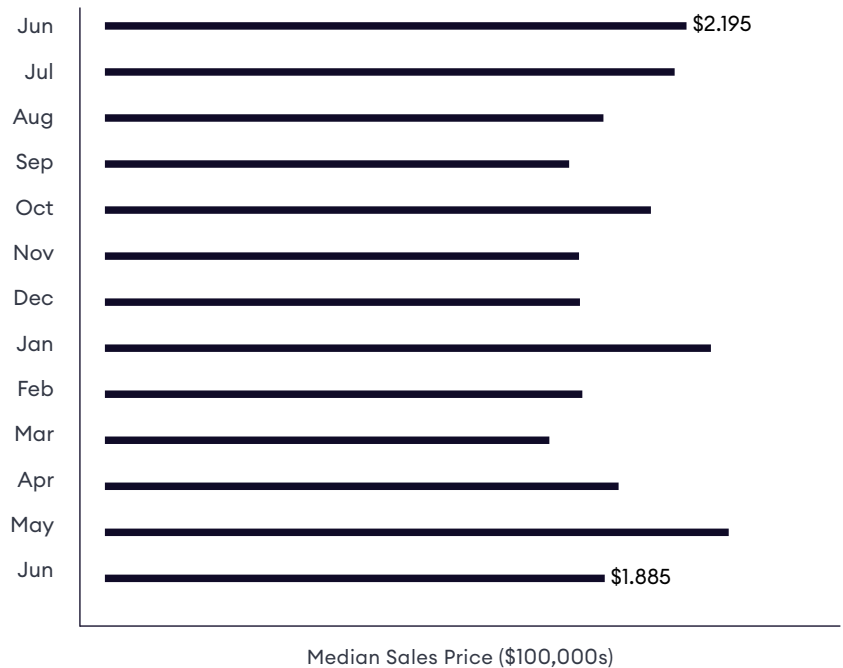
Median Sales Price -14.1% Δ YOY

\$1,216

Average \$/SF -6.5% Δ YOY

304

Properties For Sale 42.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,195,000	\$1,791,000	\$1,675,000	\$1,885,000	-14.1%
Average Price per Square Foot	\$1,300	\$1,144	\$1,620	\$1,216	-6.5%
Properties Sold	10	16	9	12	20.0%
Properties Pending Sale	10	10	12	9	-10.0%
Properties For Sale	214	243	273	304	42.1%
Days on Market (Pending Sale)	39	62	66	20	-48.3%
Percent Under Contract	4.7%	4.1%	4.4%	3.0%	-36.6%
Average Median Price for Last 12 Months	\$2,108,072	\$1,990,000	\$2,059,167	\$1,965,654	-6.8%

\*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, June 2025



## Current Market Snapshot

**\$1,832,600**

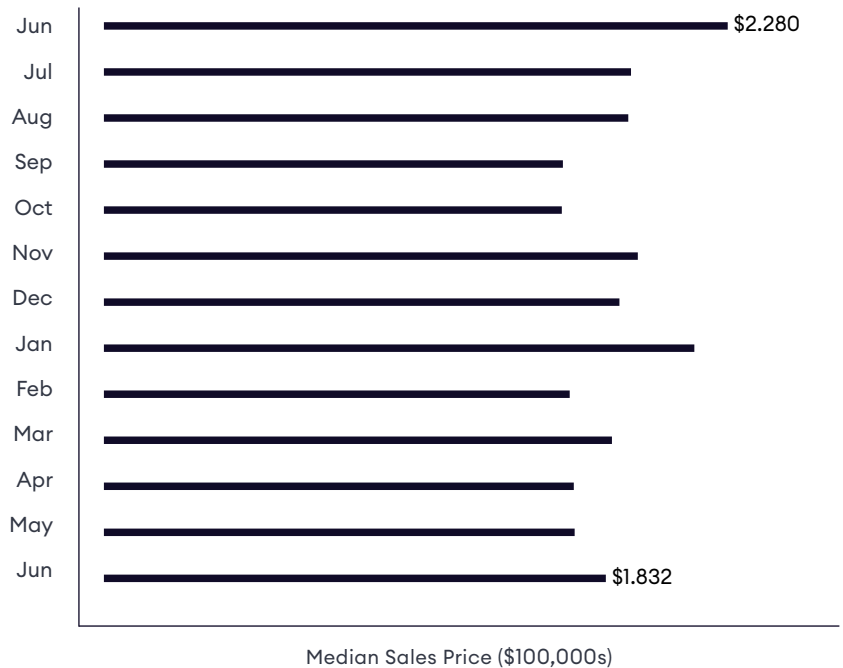
Median Sales Price -19.6% Δ YOY

**\$960**

Average \$/SF -1.9% Δ YOY

**324**

Properties For Sale 57.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$2,280,000	\$1,882,500	\$1,855,000	\$1,832,600	-19.6%
Average Price per Square Foot	\$979	\$886	\$938	\$960	-1.9%
Properties Sold	10	12	9	13	30.0%
Properties Pending Sale	14	3	13	10	-28.6%
Properties For Sale	206	238	290	324	57.3%
Days on Market (Pending Sale)	40	94	38	43	6.8%
Percent Under Contract	6.8%	1.3%	4.5%	3.1%	-54.6%
Average Median Price for Last 12 Months	\$190,036	\$1,829,704	\$1,755,242	\$1,867,442	882.7%

\*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

**\$1,310,000**

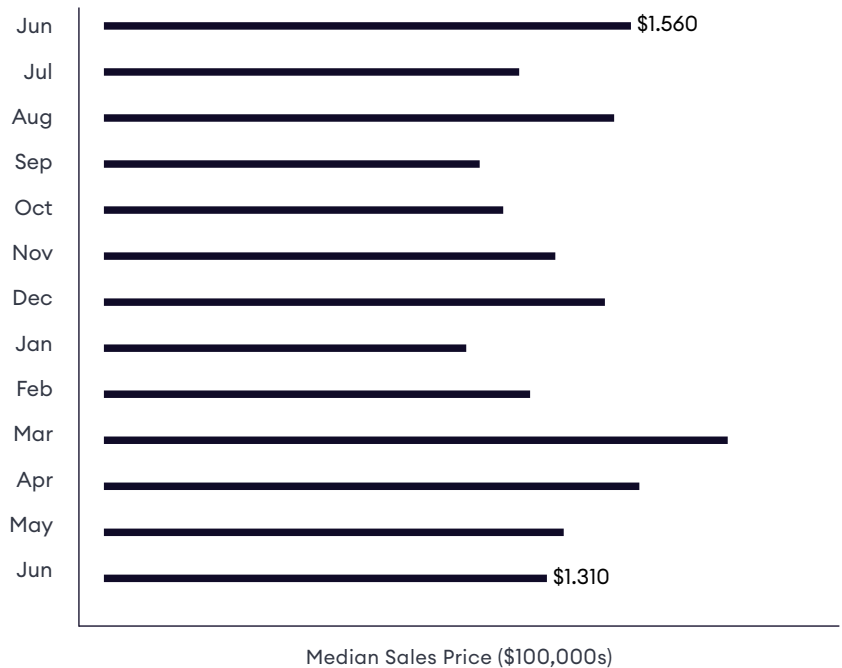
Median Sales Price **-16.0% Δ YOY**

**\$677**

Average \$/SF **-3.0% Δ YOY**

**536**

Properties For Sale **70.7% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,560,000	\$1,482,500	\$1,847,875	\$1,310,000	-16.0%
Average Price per Square Foot	\$698	\$554	\$612	\$677	-3.0%
Properties Sold	23	18	18	24	4.3%
Properties Pending Sale	24	15	24	25	4.2%
Properties For Sale	314	376	447	536	70.7%
Days on Market (Pending Sale)	16	50	33	36	130.7%
Percent Under Contract	7.6%	4.0%	5.4%	4.7%	-39.0%
Average Median Price for Last 12 Months	\$1,374,208	\$1,405,479	\$1,418,333	\$1,372,144	-0.2%

\*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, June 2025



## Current Market Snapshot

\$1,520,000

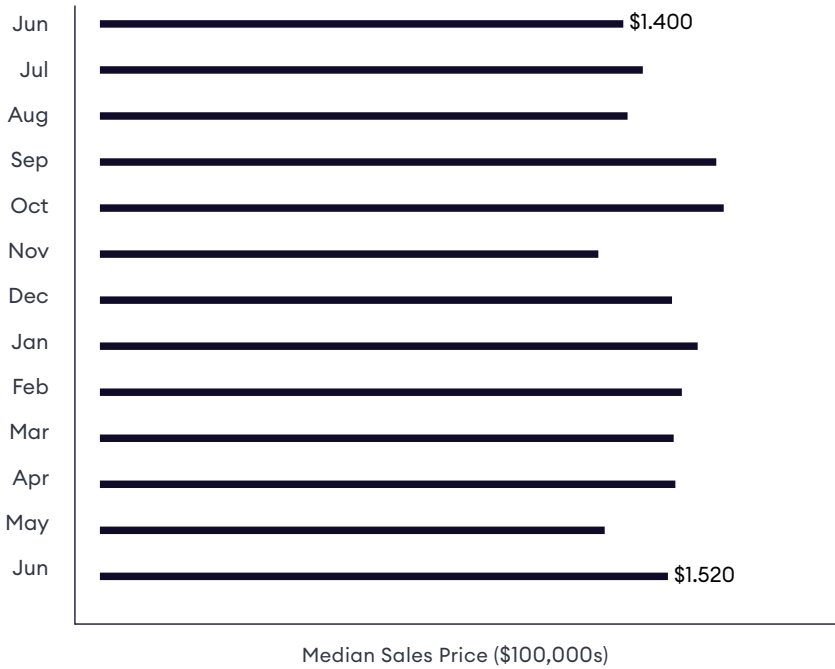
Median Sales Price 8.6% Δ YOY

\$771

Average \$/SF 8.6% Δ YOY

840

Properties For Sale 46.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,400,000	\$1,531,000	\$1,535,500	\$1,520,000	8.6%
Average Price per Square Foot	\$710	\$747	\$739	\$771	8.6%
Properties Sold	71	35	42	42	-40.8%
Properties Pending Sale	68	34	66	39	-42.6%
Properties For Sale	574	633	746	840	46.3%
Days on Market (Pending Sale)	21	44	32	28	29.0%
Percent Under Contract	11.8%	5.4%	8.8%	4.6%	-60.8%
Average Median Price for Last 12 Months	\$1,387,341	\$1,517,158	\$1,470,000	\$1,503,912	8.4%

\*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, June 2025



## Current Market Snapshot

\$5,800,000

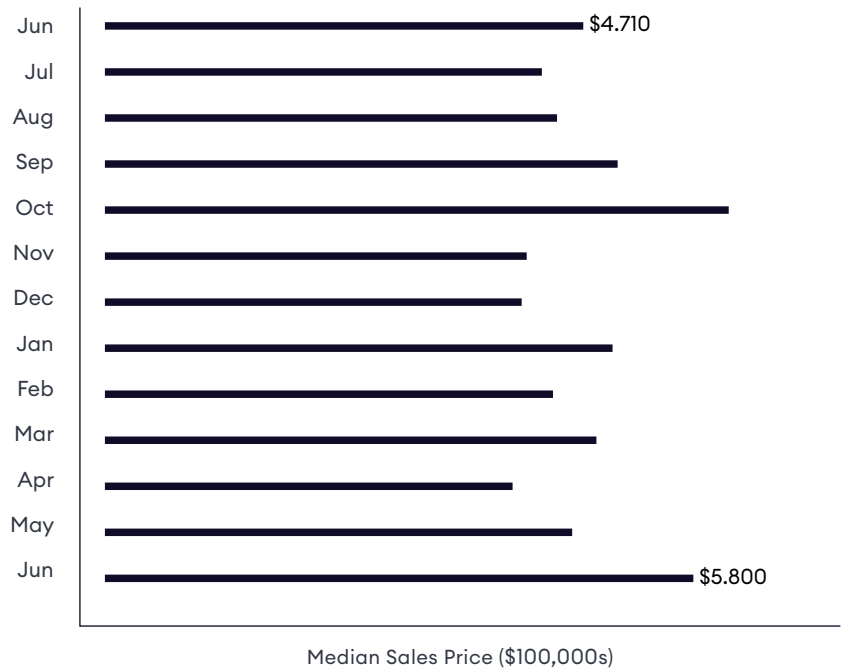
Median Sales Price 23.1% Δ YOY

\$956

Average \$/SF 7.1% Δ YOY

578

Properties For Sale 51.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$4,710,000	\$4,100,000	\$4,840,000	\$5,800,000	23.1%
Average Price per Square Foot	\$893	\$1,093	\$859	\$956	7.1%
Properties Sold	14	7	14	7	-50.0%
Properties Pending Sale	16	15	14	12	-25.0%
Properties For Sale	382	451	508	578	51.3%
Days on Market (Pending Sale)	52	124	74	66	27.7%
Percent Under Contract	4.2%	3.3%	2.8%	2.1%	-50.4%
Average Median Price for Last 12 Months	\$4,540,833	\$4,776,667	\$4,803,333	\$4,736,154	4.3%

\*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, June 2025



## Current Market Snapshot

**\$1,360,500**

Median Sales Price **6.7% Δ YOY**

**\$534**

Average \$/SF **-6.5% Δ YOY**

**541**

Properties For Sale **47.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,275,000	\$1,071,500	\$1,170,000	\$1,360,500	6.7%
Average Price per Square Foot	\$571	\$568	\$565	\$534	-6.5%
Properties Sold	45	23	34	42	-6.7%
Properties Pending Sale	48	25	41	47	-2.1%
Properties For Sale	368	389	469	541	47.0%
Days on Market (Pending Sale)	35	41	28	24	-30.1%
Percent Under Contract	13.0%	6.4%	8.7%	8.7%	-33.4%
Average Median Price for Last 12 Months	\$1,141,825	\$1,209,458	\$1,279,083	\$1,197,904	4.9%

\*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, June 2025



## Current Market Snapshot

\$1,116,250

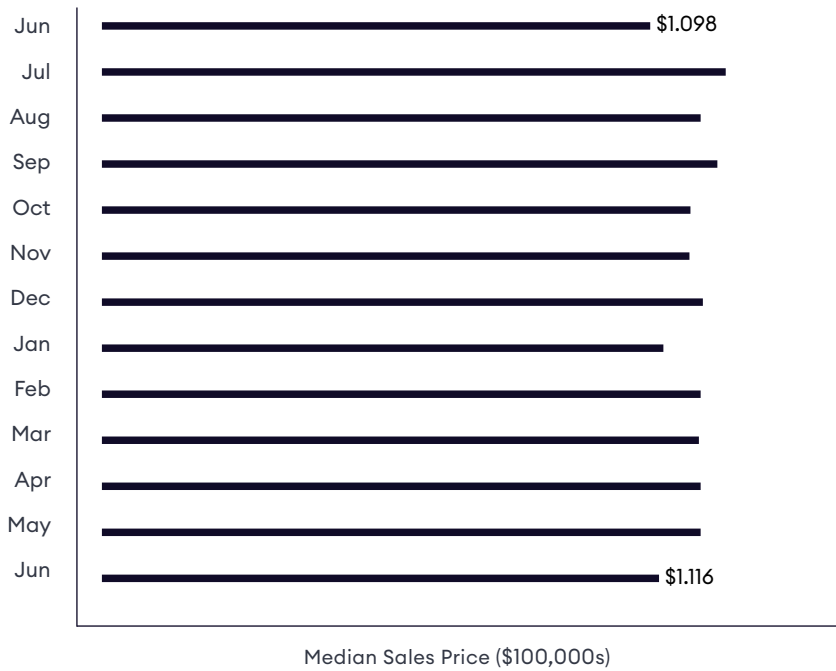
Median Sales Price 1.6% Δ YOY

\$831

Average \$/SF 9.2% Δ YOY

770

Properties For Sale 69.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,098,500	\$1,204,500	\$1,196,500	\$1,116,250	1.6%
Average Price per Square Foot	\$761	\$748	\$777	\$831	9.2%
Properties Sold	50	46	46	42	-16.0%
Properties Pending Sale	48	38	59	58	20.8%
Properties For Sale	455	569	665	770	69.2%
Days on Market (Pending Sale)	17	35	28	31	88.2%
Percent Under Contract	10.5%	6.7%	8.9%	7.5%	-28.6%
Average Median Price for Last 12 Months	\$1,139,259	\$1,172,958	\$1,172,083	\$1,183,225	3.9%

\*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

**\$860,000**

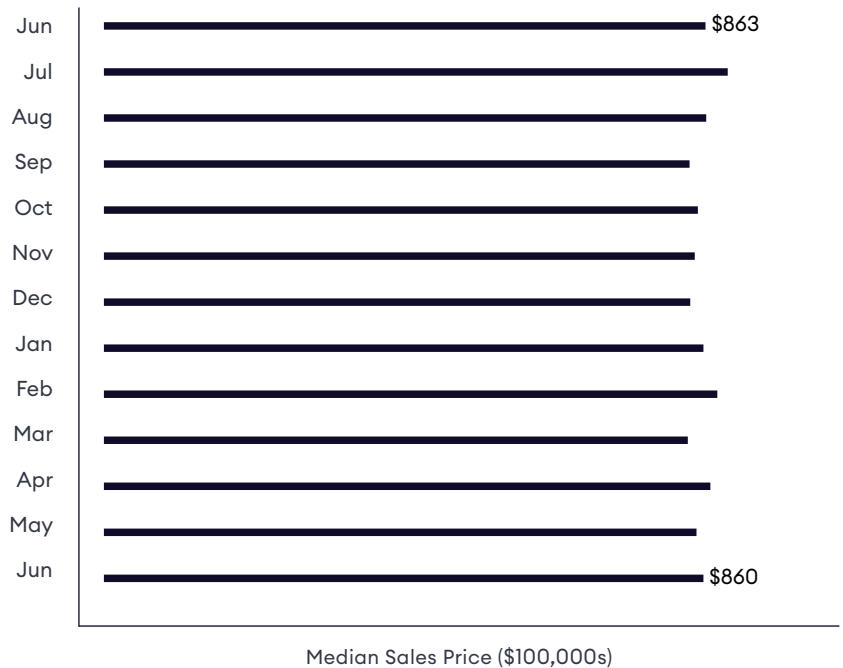
Median Sales Price -0.3% Δ YOY

**\$535**

Average \$/SF -5.1% Δ YOY

**334**

Properties For Sale 39.2% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$863,000	\$841,000	\$837,500	\$860,000	-0.3%
Average Price per Square Foot	\$564	\$554	\$553	\$535	-5.1%
Properties Sold	29	24	20	31	6.9%
Properties Pending Sale	28	12	27	33	17.9%
Properties For Sale	240	241	287	334	39.2%
Days on Market (Pending Sale)	25	22	25	36	45.6%
Percent Under Contract	11.7%	5.0%	9.4%	9.9%	-15.3%
Average Median Price for Last 12 Months	\$829,667	\$859,583	\$860,000	\$858,462	3.5%

\*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, June 2025



## Current Market Snapshot

\$2,275,000

Median Sales Price -35.0% Δ YOY

\$1,453

Average \$/SF 12.0% Δ YOY

147

Properties For Sale 45.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$3,500,500	\$2,747,500	\$3,417,500	\$2,275,000	-35.0%
Average Price per Square Foot	\$1,297	\$1,028	\$1,907	\$1,453	12.0%
Properties Sold	6	4	6	1	-83.3%
Properties Pending Sale	8	2	4	5	-37.5%
Properties For Sale	101	105	122	147	45.5%
Days on Market (Pending Sale)	52	42	73	62	18.2%
Percent Under Contract	7.9%	1.9%	3.3%	3.4%	-57.1%
Average Median Price for Last 12 Months	\$2,922,458	\$2,937,833	\$2,782,333	\$3,036,314	3.9%

\*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, June 2025



## Current Market Snapshot

\$823,000

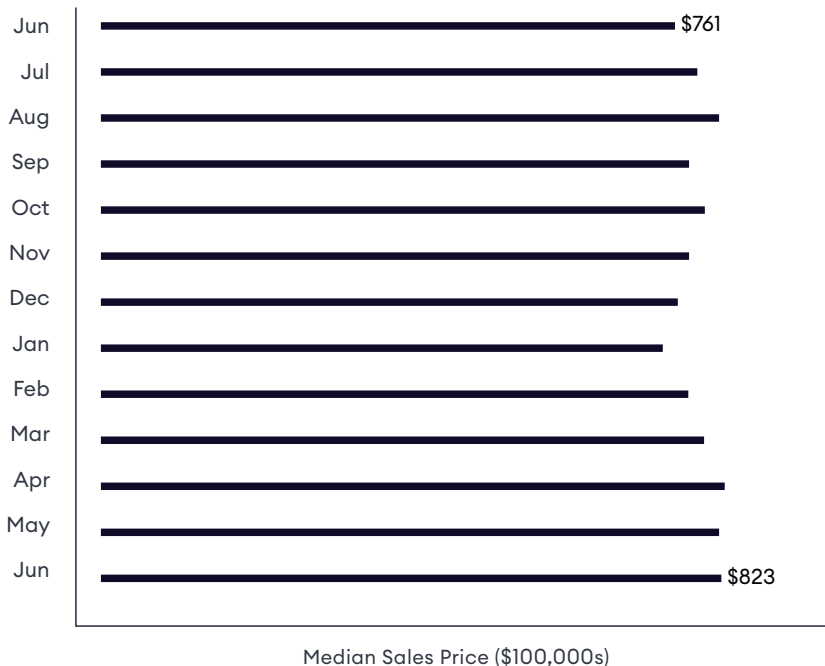
Median Sales Price 8.1% Δ YOY

\$469

Average \$/SF -6.8% Δ YOY

503

Properties For Sale 54.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$761,250	\$765,000	\$800,000	\$823,000	8.1%
Average Price per Square Foot	\$503	\$453	\$459	\$469	-6.8%
Properties Sold	32	42	22	32	0.0%
Properties Pending Sale	30	21	41	29	-3.3%
Properties For Sale	325	406	464	503	54.8%
Days on Market (Pending Sale)	29	57	34	24	-14.5%
Percent Under Contract	9.2%	5.2%	8.8%	5.8%	-37.5%
Average Median Price for Last 12 Months	\$773,438	\$799,083	\$823,500	\$791,750	2.4%

\*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

\$1,008,500

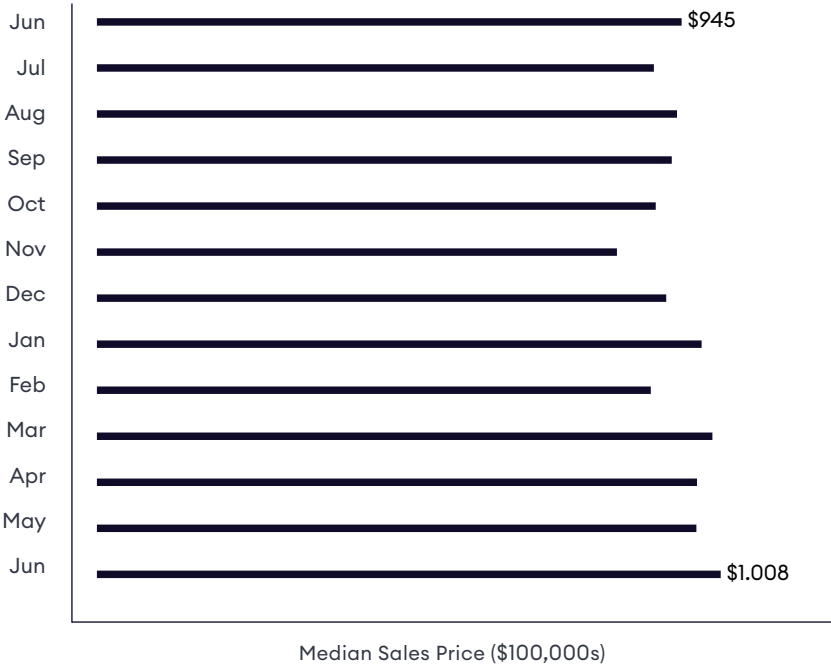
Median Sales Price 6.7% Δ YOY

\$496

Average \$/SF -2.4% Δ YOY

694

Properties For Sale 40.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$945,000	\$920,000	\$995,000	\$1,008,500	6.7%
Average Price per Square Foot	\$508	\$485	\$509	\$496	-2.4%
Properties Sold	35	35	46	36	2.9%
Properties Pending Sale	40	31	48	37	-7.5%
Properties For Sale	493	561	636	694	40.8%
Days on Market (Pending Sale)	28	43	31	56	96.8%
Percent Under Contract	8.1%	5.5%	7.5%	5.3%	-34.3%
Average Median Price for Last 12 Months	\$922,854	\$969,167	\$982,500	\$937,656	1.6%

\*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 Los Angeles

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, June 2025



## Current Market Snapshot

\$965,000

Median Sales Price -12.5% Δ YOY

\$725

Average \$/SF -27.0% Δ YOY

83

Properties For Sale 2.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,102,500	\$872,500	\$975,000	\$965,000	-12.5%
Average Price per Square Foot	\$993	\$720	\$756	\$725	-27.0%
Properties Sold	10	6	5	6	-40.0%
Properties Pending Sale	6	6	6	5	-16.7%
Properties For Sale	81	62	82	83	2.5%
Days on Market (Pending Sale)	72	87	51	42	-41.3%
Percent Under Contract	7.4%	9.7%	7.3%	6.0%	-18.7%
Average Median Price for Last 12 Months	\$1,026,708	\$1,122,638	\$989,442	\$1,007,140	-1.9%

\*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, June 2025



## Current Market Snapshot

\$1,400,000

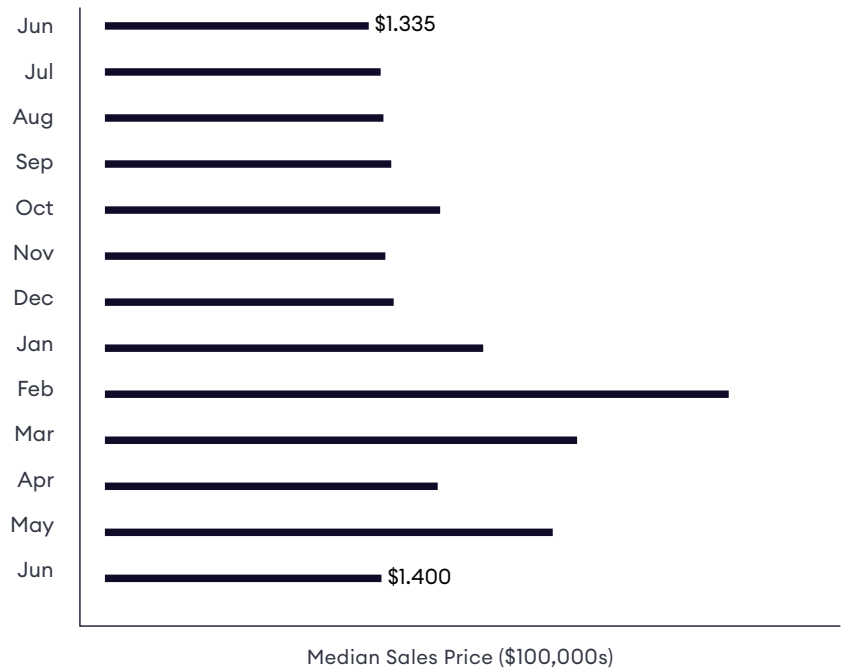
Median Sales Price 4.9% Δ YOY

\$750

Average \$/SF -4.5% Δ YOY

113

Properties For Sale 18.9% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,335,000	\$1,462,500	\$2,400,000	\$1,400,000	4.9%
Average Price per Square Foot	\$785	\$746	\$1,902	\$750	-4.5%
Properties Sold	7	10	6	9	28.6%
Properties Pending Sale	7	6	12	11	57.1%
Properties For Sale	95	70	88	113	18.9%
Days on Market (Pending Sale)	48	62	55	39	-18.9%
Percent Under Contract	7.4%	8.6%	13.6%	9.7%	32.1%
Average Median Price for Last 12 Months	\$1,618,467	\$2,143,000	\$1,787,667	\$1,771,645	9.5%

\*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, June 2025



## Current Market Snapshot

**\$1,364,350**

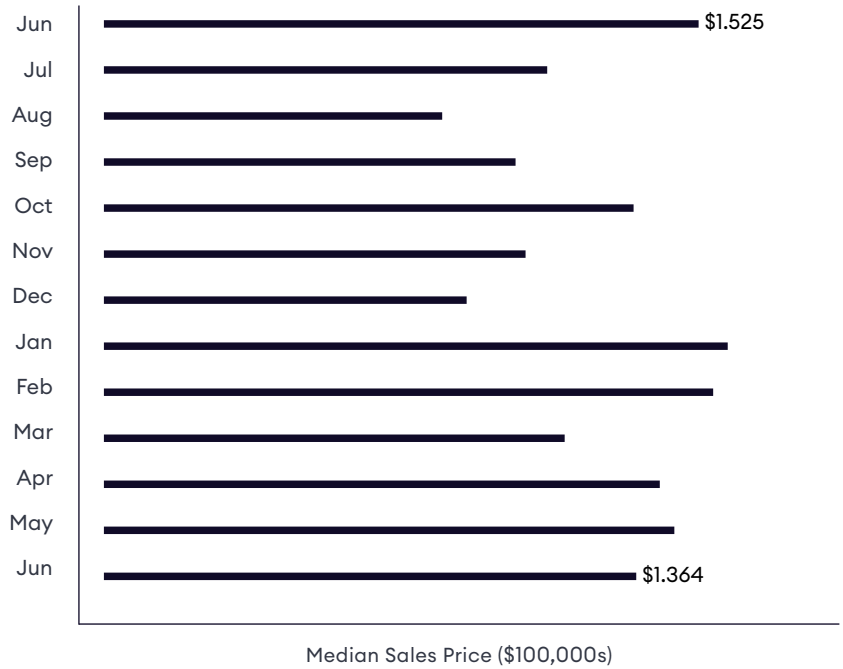
Median Sales Price -10.5% Δ YOY

**\$774**

Average \$/SF -1.3% Δ YOY

**130**

Properties For Sale 64.6% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,525,000	\$927,500	\$1,180,000	\$1,364,350	-10.5%
Average Price per Square Foot	\$784	\$762	\$911	\$774	-1.3%
Properties Sold	7	16	19	6	-14.3%
Properties Pending Sale	12	11	17	11	-8.3%
Properties For Sale	79	76	116	130	64.6%
Days on Market (Pending Sale)	26	53	33	27	6.3%
Percent Under Contract	15.2%	14.5%	14.7%	8.5%	-44.3%
Average Median Price for Last 12 Months	\$1,098,625	\$1,432,392	\$1,417,283	\$1,272,047	15.8%

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

# Culver City

Condominiums, June 2025



## Current Market Snapshot

\$632,500

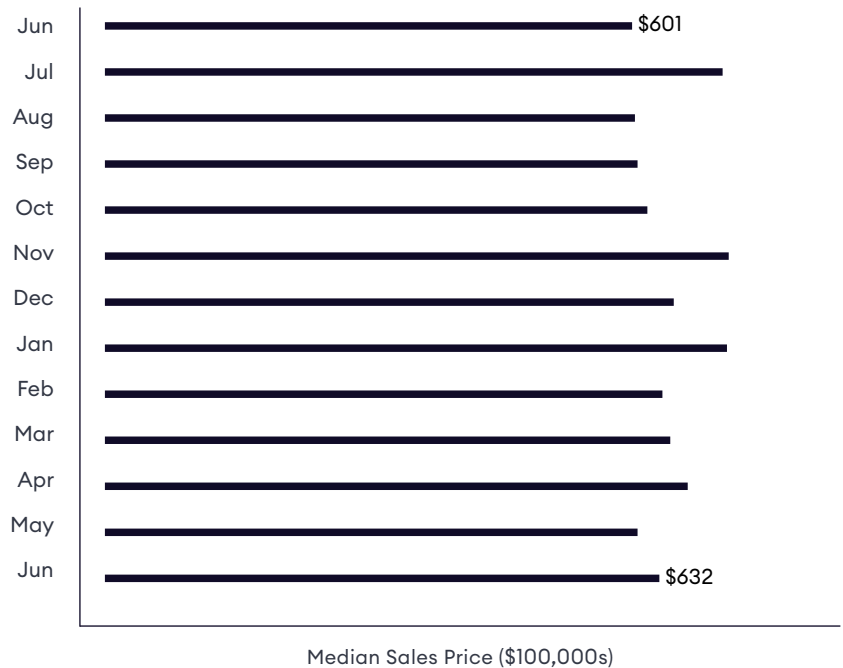
Median Sales Price 5.2% Δ YOY

\$636

Average \$/SF 0.2% Δ YOY

66

Properties For Sale 24.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$601,250	\$649,000	\$645,000	\$632,500	5.2%
Average Price per Square Foot	\$635	\$611	\$674	\$636	0.2%
Properties Sold	10	12	10	12	20.0%
Properties Pending Sale	11	17	15	11	0.0%
Properties For Sale	53	55	58	66	24.5%
Days on Market (Pending Sale)	27	39	25	30	11.7%
Percent Under Contract	20.8%	30.9%	25.9%	16.7%	-19.7%
Average Median Price for Last 12 Months	\$652,291	\$649,333	\$635,000	\$645,692	-1.0%

\*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 Los Angeles

Condominiums, June 2025



## Current Market Snapshot

\$615,000

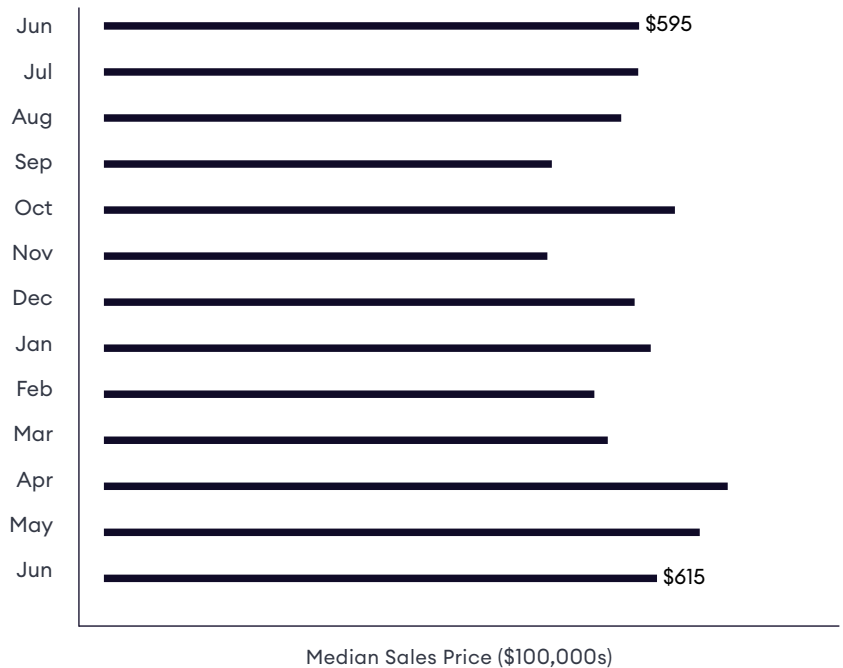
Median Sales Price 3.4% Δ YOY

\$595

Average \$/SF -8.6% Δ YOY

404

Properties For Sale 3.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$595,000	\$590,000	\$560,000	\$615,000	3.4%
Average Price per Square Foot	\$651	\$640	\$634	\$595	-8.6%
Properties Sold	22	23	15	9	-59.1%
Properties Pending Sale	22	12	26	16	-27.3%
Properties For Sale	391	360	413	404	3.3%
Days on Market (Pending Sale)	71	112	76	55	-22.5%
Percent Under Contract	5.6%	3.3%	6.3%	4.0%	-29.6%
Average Median Price for Last 12 Months	\$575,908	\$614,125	\$657,250	\$589,519	2.4%

\*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

**\$607,000**

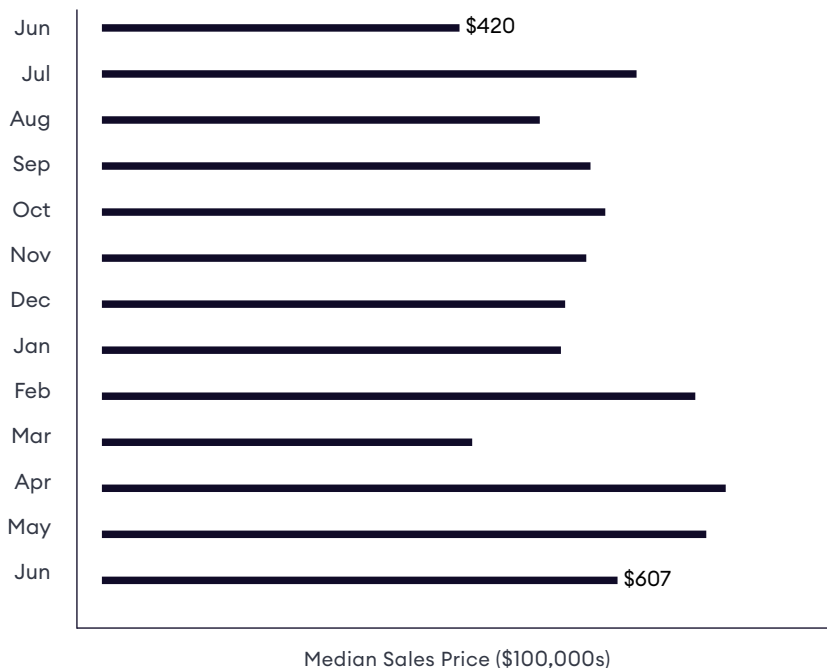
Median Sales Price 44.5% Δ YOY

**\$473**

Average \$/SF 7.0% Δ YOY

**122**

Properties For Sale 74.3% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$420,000	\$545,000	\$435,000	\$607,000	44.5%
Average Price per Square Foot	\$442	\$407	\$466	\$473	7.0%
Properties Sold	16	8	10	8	-50.0%
Properties Pending Sale	10	9	7	12	20.0%
Properties For Sale	70	74	87	122	74.3%
Days on Market (Pending Sale)	33	56	58	48	48.5%
Percent Under Contract	14.3%	12.2%	8.0%	9.8%	-31.1%
Average Median Price for Last 12 Months	\$504,583	\$621,333	\$684,667	\$582,692	15.5%

\*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

**\$1,050,000**

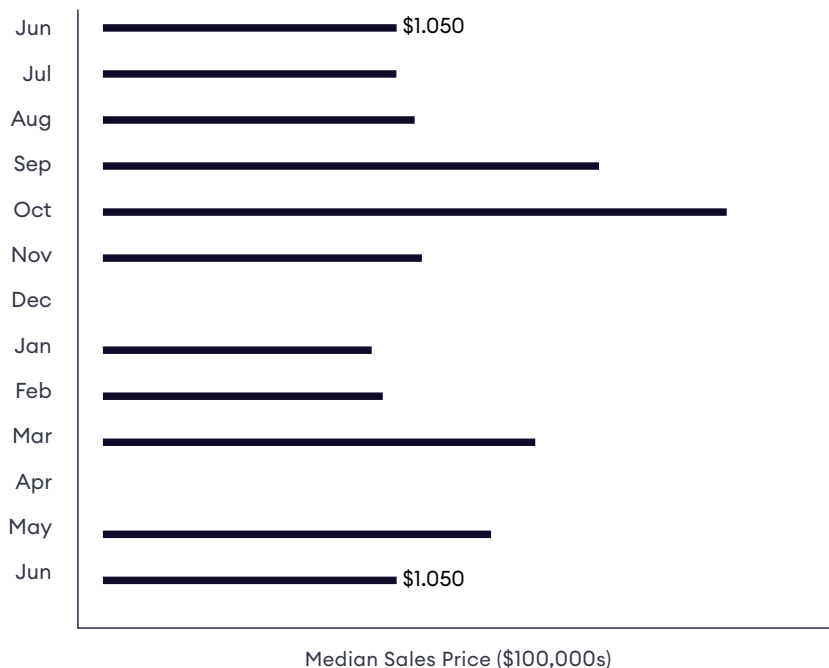
Median Sales Price 0.0% Δ YOY

**\$825**

Average \$/SF 0.1% Δ YOY

**45**

Properties For Sale 36.4% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,050,000	\$0	\$1,550,000	\$1,050,000	0.0%
Average Price per Square Foot	\$824	\$0	\$1,070	\$825	0.1%
Properties Sold	3	0	4	7	133.3%
Properties Pending Sale	2	1	2	3	50.0%
Properties For Sale	33	19	28	45	36.4%
Days on Market (Pending Sale)	35	9	99	45	29.5%
Percent Under Contract	6.1%	5.3%	7.1%	6.7%	10.0%
Average Median Price for Last 12 Months	\$985,267	\$991,750	\$813,500	\$1,102,010	11.8%

\*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, June 2025



## Current Market Snapshot

**\$1,360,000**

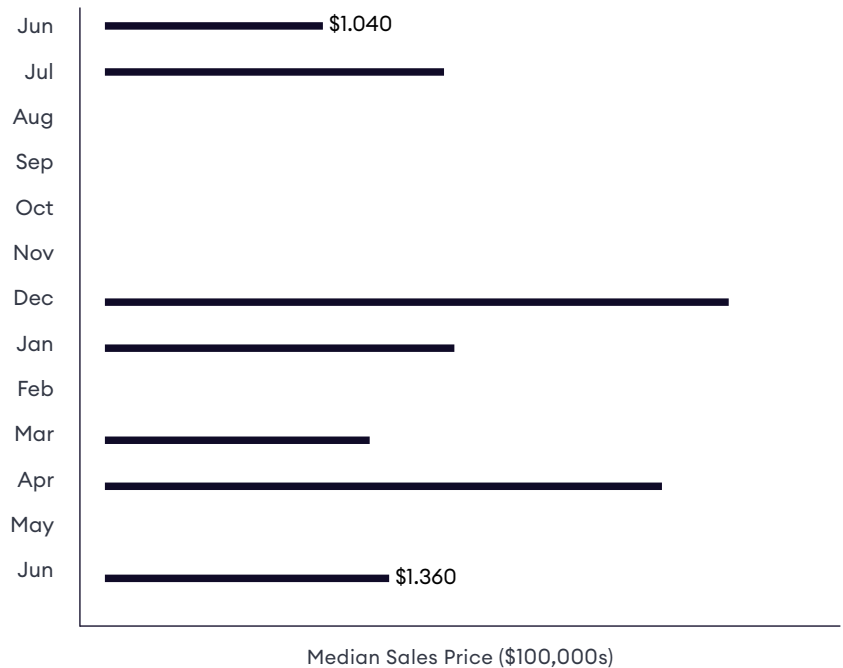
Median Sales Price **30.8% Δ YOY**

**\$1,962**

Average \$/SF **31.3% Δ YOY**

**20**

Properties For Sale **122.2% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,040,000	\$3,000,000	\$1,266,000	\$1,360,000	30.8%
Average Price per Square Foot	\$1,494	\$2,532	\$1,213	\$1,962	31.3%
Properties Sold	1	1	1	1	0.0%
Properties Pending Sale	1	1	2	0	-100.0%
Properties For Sale	9	14	20	20	122.2%
Days on Market (Pending Sale)	12	59	77	0	-100.0%
Percent Under Contract	11.1%	7.1%	10.0%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$971,583	\$1,163,083	\$1,345,833	\$972,577	0.1%

\*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, June 2025



## Current Market Snapshot

**\$1,274,500**

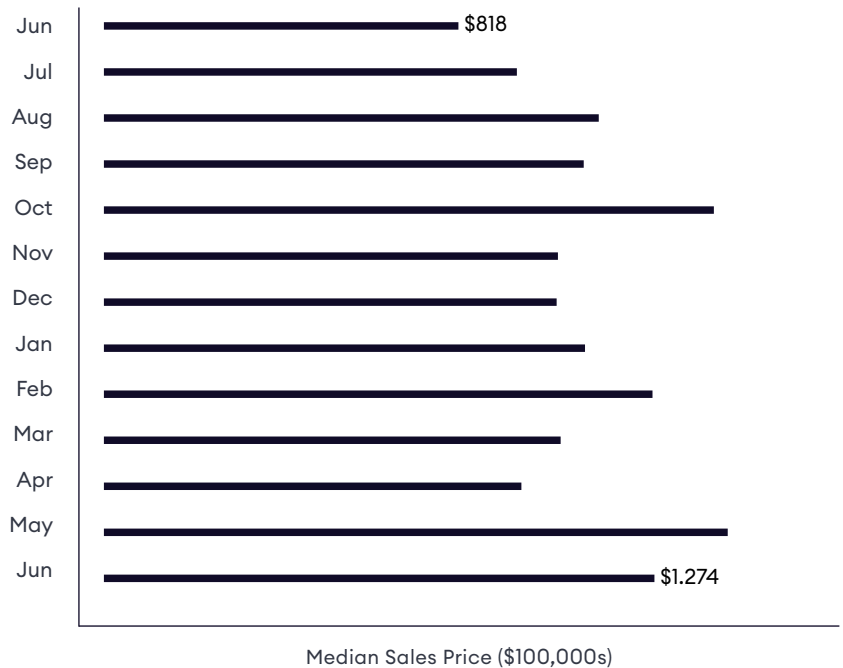
Median Sales Price **55.7% Δ YOY**

**\$895**

Average \$/SF **32.4% Δ YOY**

**134**

Properties For Sale **34.0% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$818,500	\$1,047,000	\$1,056,313	\$1,274,500	55.7%
Average Price per Square Foot	\$676	\$743	\$672	\$895	32.4%
Properties Sold	16	16	10	12	-25.0%
Properties Pending Sale	8	13	18	12	50.0%
Properties For Sale	100	95	113	134	34.0%
Days on Market (Pending Sale)	79	83	47	48	-39.2%
Percent Under Contract	8.0%	13.7%	15.9%	9.0%	11.9%
Average Median Price for Last 12 Months	\$1,109,771	\$1,187,302	\$1,228,167	\$1,127,814	1.6%

\*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, June 2025



## Current Market Snapshot

\$1,087,500

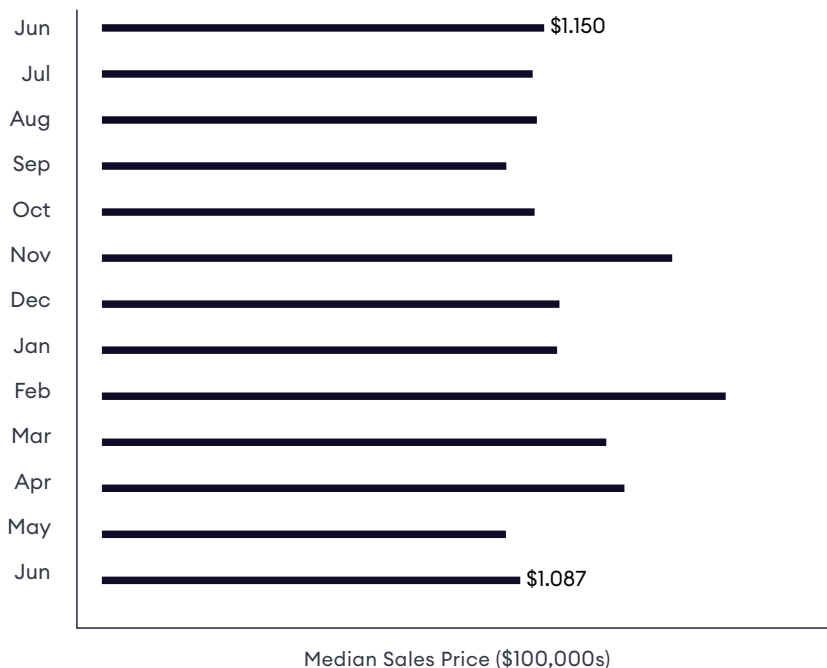
Median Sales Price -5.4% Δ YOY

\$1,019

Average \$/SF -7.5% Δ YOY

211

Properties For Sale 59.8% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,150,000	\$1,190,000	\$1,312,500	\$1,087,500	-5.4%
Average Price per Square Foot	\$1,102	\$905	\$1,203	\$1,019	-7.5%
Properties Sold	24	31	30	20	-16.7%
Properties Pending Sale	22	23	25	24	9.1%
Properties For Sale	132	130	191	211	59.8%
Days on Market (Pending Sale)	42	55	37	40	-5.3%
Percent Under Contract	16.7%	17.7%	13.1%	11.4%	-31.8%
Average Median Price for Last 12 Months	\$1,153,000	\$1,269,808	\$1,165,833	\$1,220,834	5.9%

\*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, June 2025



## Current Market Snapshot

\$670,000

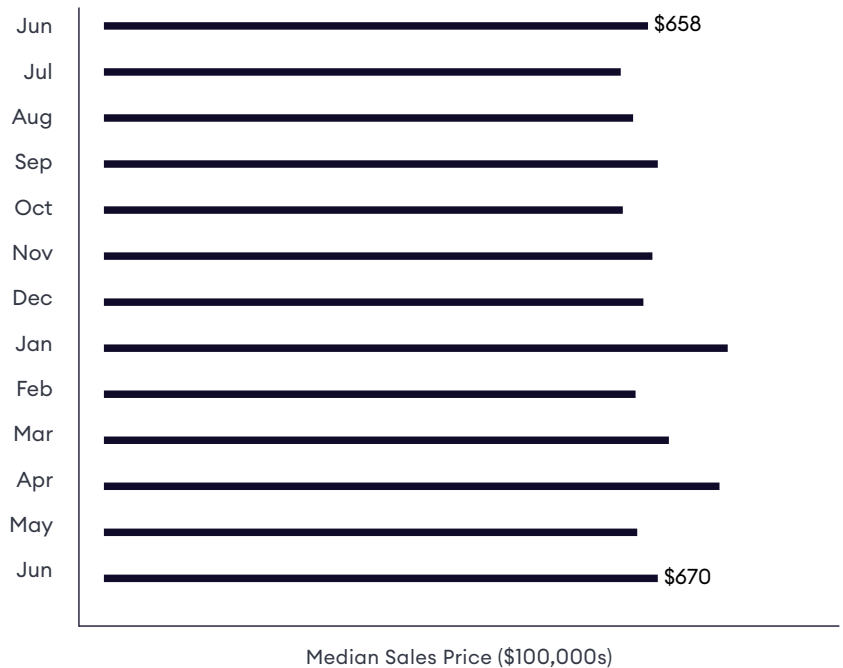
Median Sales Price 1.8%  $\Delta$  YOY

\$533

Average \$/SF -5.5%  $\Delta$  YOY

122

Properties For Sale 64.9%  $\Delta$  YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$658,125	\$652,500	\$683,500	\$670,000	1.8%
Average Price per Square Foot	\$564	\$523	\$535	\$533	-5.5%
Properties Sold	17	12	16	9	-47.1%
Properties Pending Sale	9	12	21	13	44.4%
Properties For Sale	74	76	115	122	64.9%
Days on Market (Pending Sale)	31	72	22	63	99.8%
Percent Under Contract	12.2%	15.8%	18.3%	10.7%	-12.4%
Average Median Price for Last 12 Months	\$693,406	\$690,250	\$686,667	\$667,544	-3.7%

\*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

\$824,950

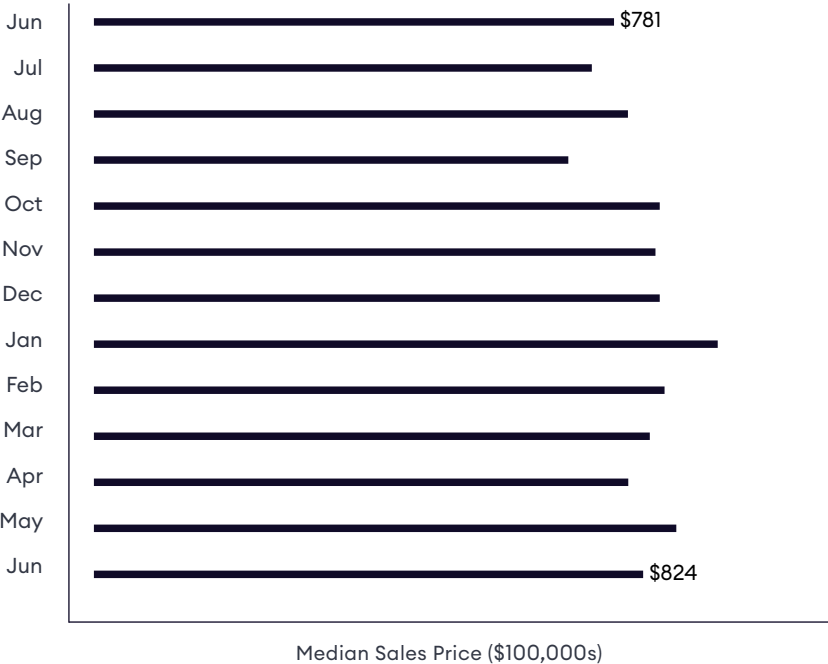
Median Sales Price 5.6% Δ YOY

\$628

Average \$/SF 7.0% Δ YOY

61

Properties For Sale 60.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$781,000	\$850,000	\$835,000	\$824,950	5.6%
Average Price per Square Foot	\$587	\$606	\$636	\$628	7.0%
Properties Sold	8	11	10	6	-25.0%
Properties Pending Sale	12	6	6	10	-16.7%
Properties For Sale	38	35	46	61	60.5%
Days on Market (Pending Sale)	41	63	15	41	-0.8%
Percent Under Contract	31.6%	17.1%	13.0%	16.4%	-48.1%
Average Median Price for Last 12 Months	\$830,417	\$855,367	\$834,150	\$824,481	-0.7%

\*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

\$1,150,000

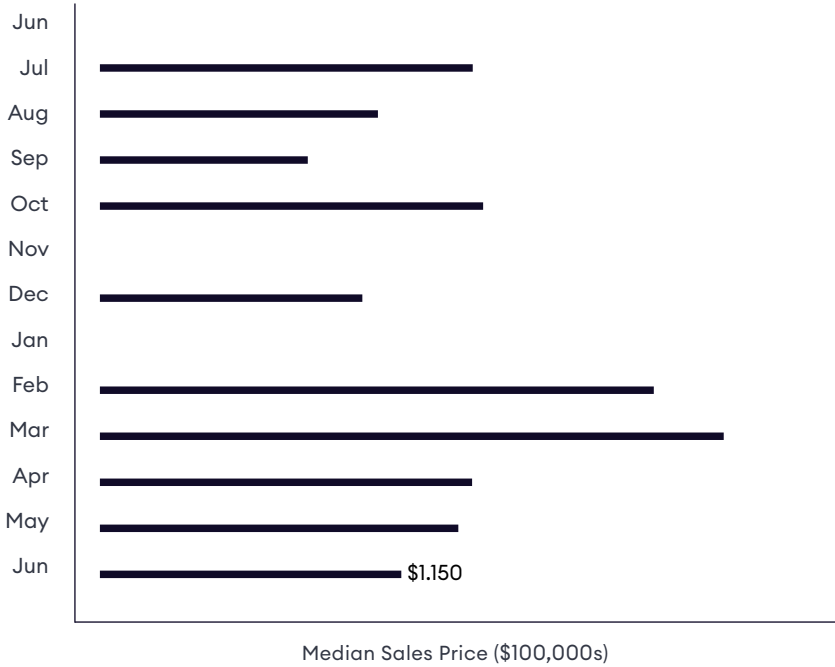
Median Sales Price n/a Δ YOY

\$1,109

Average \$/SF n/a Δ YOY

23

Properties For Sale 21.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$0	\$1,000,000	\$2,391,150	\$1,150,000	n/a
Average Price per Square Foot	\$0	\$872	\$1,181	\$1,109	n/a
Properties Sold	0	3	1	1	n/a
Properties Pending Sale	2	0	2	3	50.0%
Properties For Sale	19	17	23	23	21.1%
Days on Market (Pending Sale)	7	0	73	36	453.8%
Percent Under Contract	10.5%	0.0%	8.7%	13.0%	23.9%
Average Median Price for Last 12 Months	\$423,500	\$1,409,192	\$1,314,000	\$1,091,935	157.8%

\*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, June 2025



## Current Market Snapshot

\$850,000

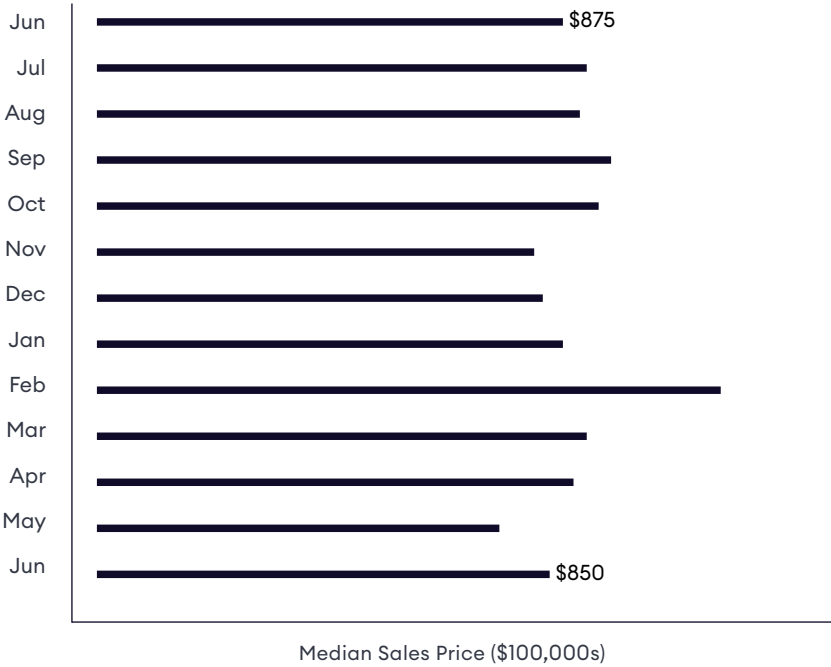
Median Sales Price -2.9% Δ YOY

\$839

Average \$/SF 8.4% Δ YOY

272

Properties For Sale 39.5% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$875,000	\$837,000	\$920,000	\$850,000	-2.9%
Average Price per Square Foot	\$774	\$1,293	\$1,379	\$839	8.4%
Properties Sold	16	18	21	19	18.8%
Properties Pending Sale	24	19	25	14	-41.7%
Properties For Sale	195	186	257	272	39.5%
Days on Market (Pending Sale)	39	68	78	49	25.9%
Percent Under Contract	12.3%	10.2%	9.7%	5.1%	-58.2%
Average Median Price for Last 12 Months	\$905,100	\$911,333	\$833,333	\$902,788	-0.3%

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

# West Los Angeles

Condominiums, June 2025



## Current Market Snapshot

\$879,000

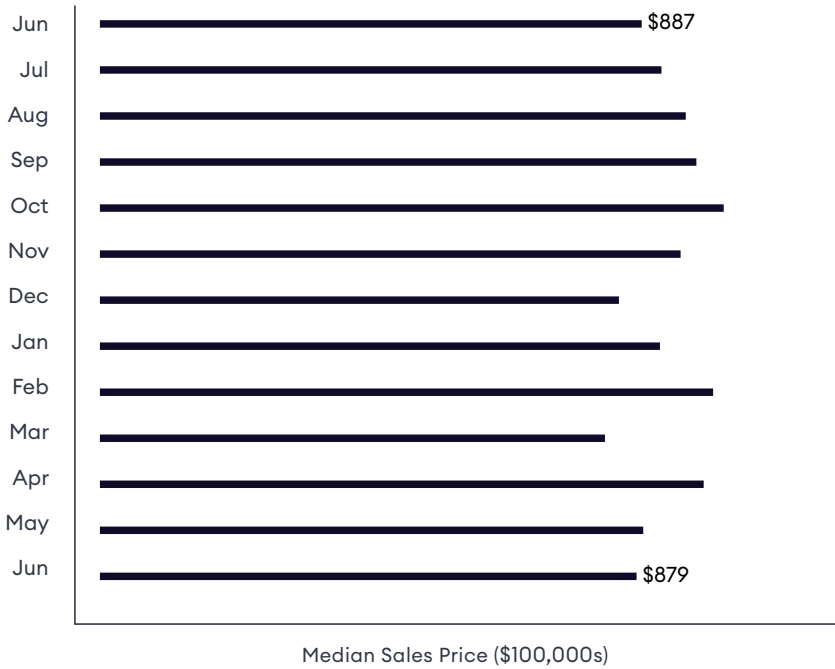
Median Sales Price -1.0% Δ YOY

\$758

Average \$/SF 12.6% Δ YOY

52

Properties For Sale 6.1% Δ YOY



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$887,500	\$850,000	\$827,000	\$879,000	-1.0%
Average Price per Square Foot	\$673	\$684	\$721	\$758	12.6%
Properties Sold	12	11	12	6	-50.0%
Properties Pending Sale	7	8	11	5	-28.6%
Properties For Sale	49	54	53	52	6.1%
Days on Market (Pending Sale)	33	71	46	38	15.9%
Percent Under Contract	14.3%	14.8%	20.8%	9.6%	-32.7%
Average Median Price for Last 12 Months	\$962,521	\$918,000	\$919,500	\$929,000	-3.5%

\*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, June 2025



## Current Market Snapshot

**\$1,050,000**

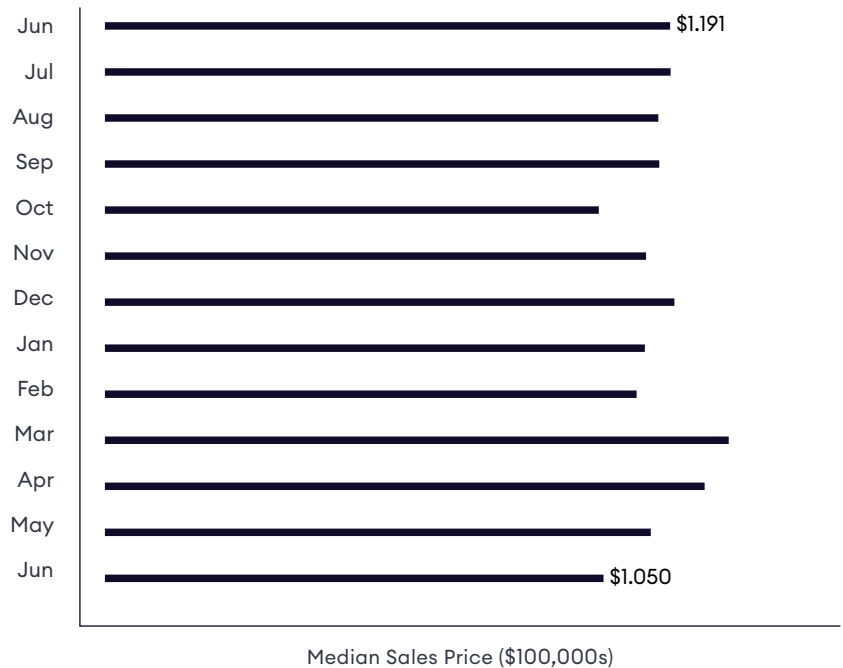
Median Sales Price **-11.8% Δ YOY**

**\$701**

Average \$/SF **-21.9% Δ YOY**

**356**

Properties For Sale **12.3% Δ YOY**



Data*	Jun 2024	6 Month	3 Month	Jun 2025	% Change
Median Price	\$1,191,000	\$1,200,000	\$1,315,000	\$1,050,000	-11.8%
Average Price per Square Foot	\$898	\$780	\$898	\$701	-21.9%
Properties Sold	39	29	55	29	-25.6%
Properties Pending Sale	24	23	50	41	70.8%
Properties For Sale	317	271	336	356	12.3%
Days on Market (Pending Sale)	55	57	46	46	-16.0%
Percent Under Contract	7.6%	8.5%	14.9%	11.5%	52.1%
Average Median Price for Last 12 Months	\$1,127,917	\$1,172,750	\$1,154,667	\$1,164,115	3.2%

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



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