



Market Intelligence Report

South Bay Edition

Delivering the facts and trends of the most relevant market activities as they unfold in the South Bay real estate community



RE/MAX Estate Properties
650+ Local Agents • 14 Offices • Luxury Residential
Commercial Investment Division • International
Lic # 00450665, 00402754, 01879720

SouthBay Market Intelligence

RE/MAX Estate Properties tracks key data points in significant cities and areas throughout the SouthBay.

El Segundo.....	4
Gardena	5
Hawthorne.....	6
Hermosa Beach	7
Lawndale	8
Lomita.....	9
Manhattan Beach	10
Redondo Beach	11
Torrance.....	12





Market Intelligence Glossary

MEDIAN PRICE:

Median Price is the price of the property that falls in the middle of the total number of properties Sold in any given month.

AVERAGE PRICE PER SQUARE FOOT:

Found by taking the price of each property and dividing that by its square footage, then finding the average for all properties Sold.

PROPERTIES FOR SALE:

The number of properties that are for sale on the market.

PROPERTIES UNDER CONTRACT:

The number of properties with an accepted offer however they have not closed.

PROPERTIES SOLD:

The number of properties that SOLD and transferred ownership.

DAYS ON MARKET (CLOSED SALES):

The average number of days that properties were on ACTIVE on the market.

MONTHS SUPPLY OF INVENTORY:

This is calculated by dividing the total number of homes for sale in a particular month by the number of homes that sold in that month.

PROPERTIES PENDING SALE:

The number of properties placed in escrow during any given month.

ABSORPTION RATE (CLOSED SALES):

This is the rate at which properties sell. It is the number of properties sold divided by the total number of properties for sale.

REPORT NOTES:

Reports published in September 2019 are based on data available at the end of August 2019. All reports presented are based on data supplied by the CRMLS or TheMLS and Trendgraphix. Neither the Association nor its MLS guarantees or is in anyway responsible for its accuracy. Information deemed reliable but not guaranteed.

El Segundo

AUGUST STATS

Key Facts:

\$1,590,000
Median Sold Price

\$1,592,000
Average Sold Price

19
Listings for Sale

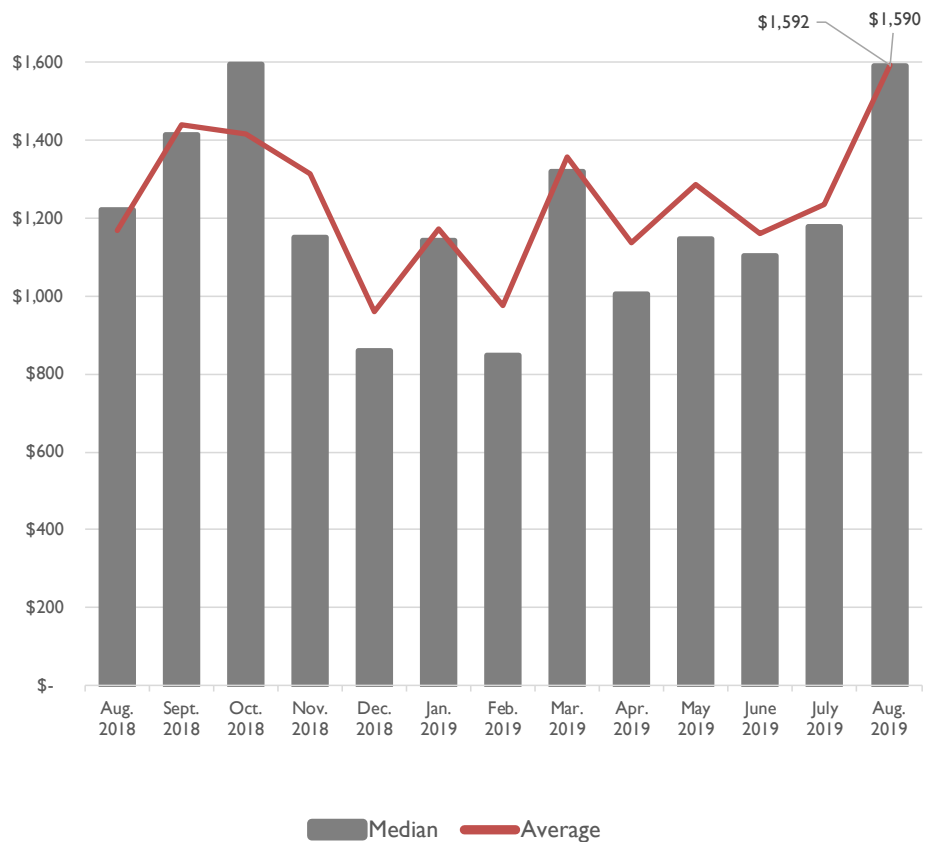
11
Listings Pending

8
Listings Sold

65
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,220	\$1,590	30%
Average Price Per Sq. Foot	\$664	\$689	4%
Properties for Sale	26	19	-27%
Properties Pending Sales	12	11	-8%
Properties Sold	17	8	-53%
Days on Market (Sold Homes)	39	65	67%
Monthly Supply of Inventory	1.5	2.4	60%
Absorption Rate (closed sales)	65.4	42.1	-36%

AVERAGE & MEDIAN PRICE



Gardena

AUGUST STATS

Key Facts:

\$565,000
Median Sold Price

\$542,000
Average Sold Price

50
Listings for Sale

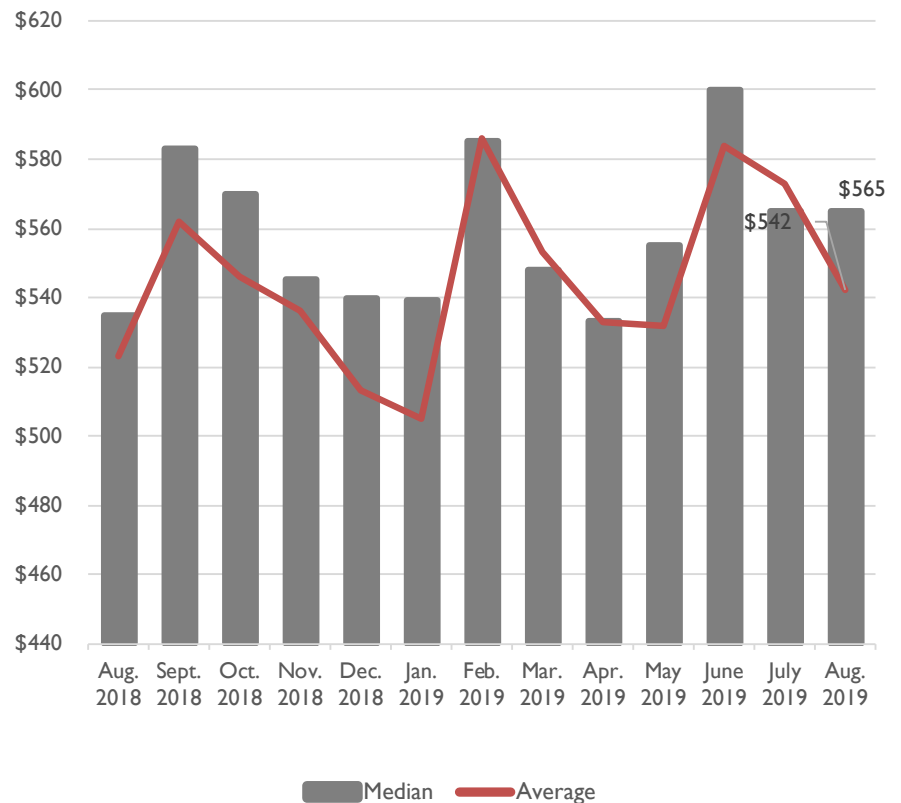
42
Listings Pending

45
Listings Sold

33
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$535	\$565	6%
Average Price Per Sq. Foot	\$404	\$413	2%
Properties for Sale	65	50	-23%
Properties Pending Sales	44	42	-5%
Properties Sold	39	45	15%
Days on Market (Sold Homes)	36	33	-8%
Monthly Supply of Inventory	1.7	1.1	-35%
Absorption Rate (closed sales)	60	90	50%

AVERAGE & MEDIAN PRICE



Hawthorne

AUGUST STATS

Key Facts:

\$700,000
Median Sold Price

\$705,000
Average Sold Price

45
Listings for Sale

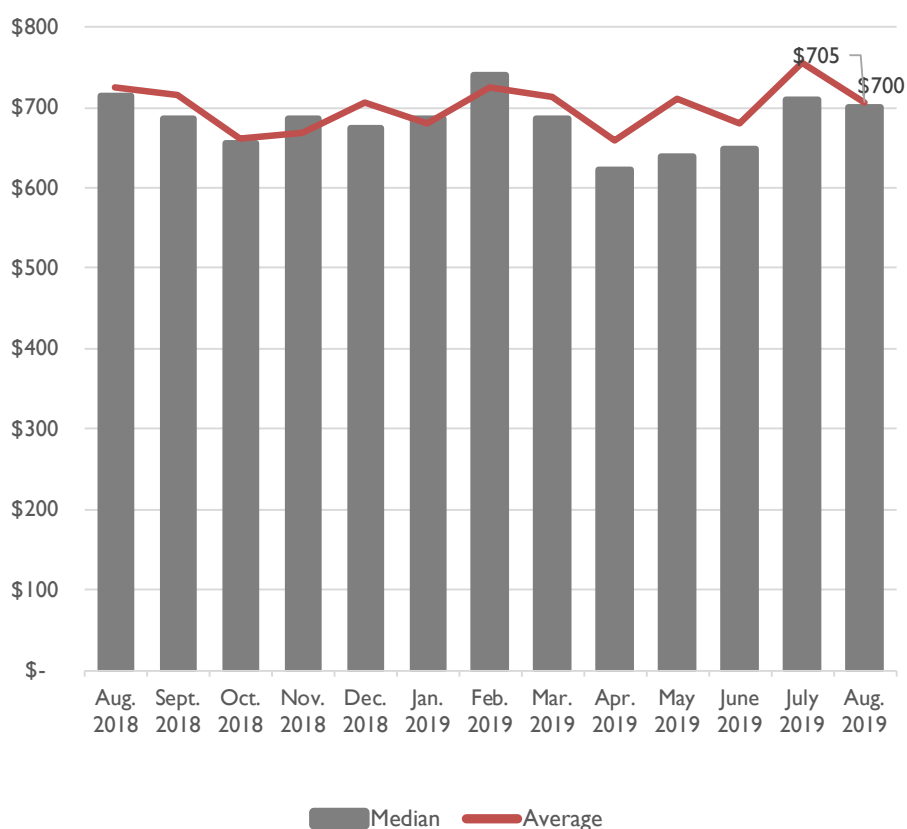
37
Listings Pending

27
Listings Sold

27
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$715	\$700	-2%
Average Price Per Sq. Foot	\$550	\$495	-10%
Properties for Sale	29	45	55%
Properties Pending Sales	27	37	37%
Properties Sold	41	27	-34%
Days on Market (Sold Homes)	16	27	69%
Monthly Supply of Inventory	0.7	1.7	143%
Absorption Rate (closed sales)	141.4	60	-58%

AVERAGE & MEDIAN PRICE



Hermosa Beach

AUGUST STATS

Key Facts:

\$1,620,000
Median Sold Price

\$2,112,000
Average Sold Price

67
Listings for Sale

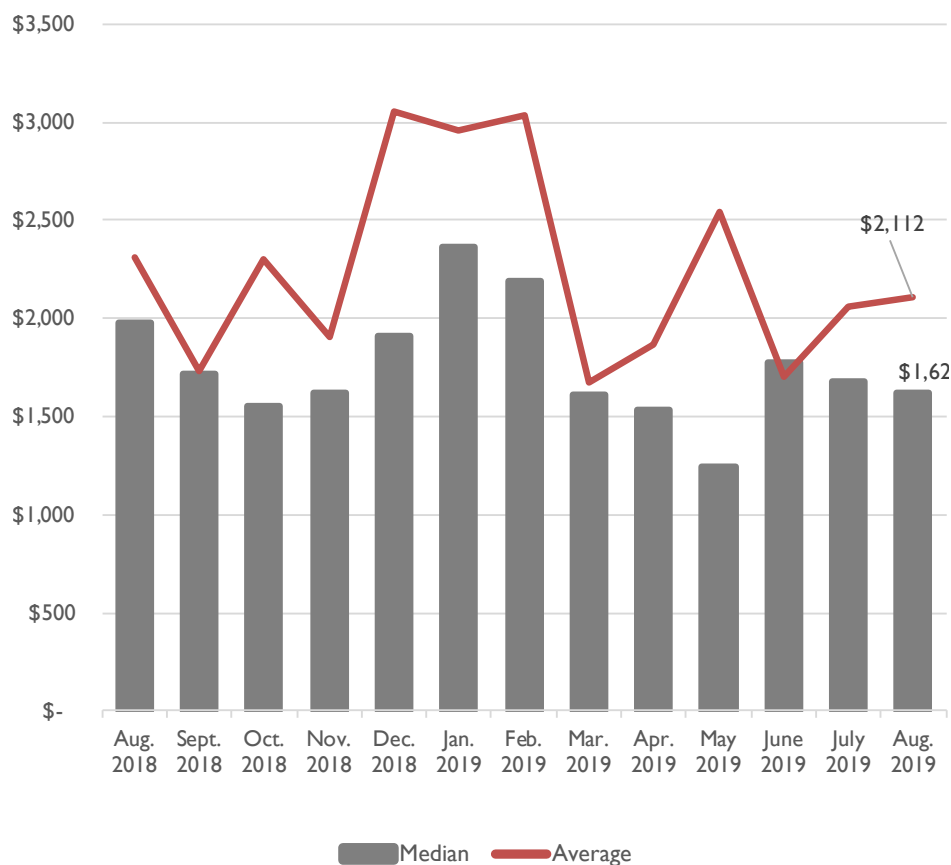
19
Listings Pending

19
Listings Sold

54
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,975	\$1,620	-18%
Average Price Per Sq. Foot	\$1,115	\$952	-15%
Properties for Sale	64	67	5%
Properties Pending Sales	16	19	19%
Properties Sold	18	19	6%
Days on Market (Sold Homes)	23	54	135%
Monthly Supply of Inventory	3.6	3.5	-3%
Absorption Rate (closed sales)	28.1	28.4	1%

AVERAGE & MEDIAN PRICE



Lawndale

AUGUST STATS

Key Facts:

\$583,000
Median Sold Price

\$577,000
Average Sold Price

9
Listings for Sale

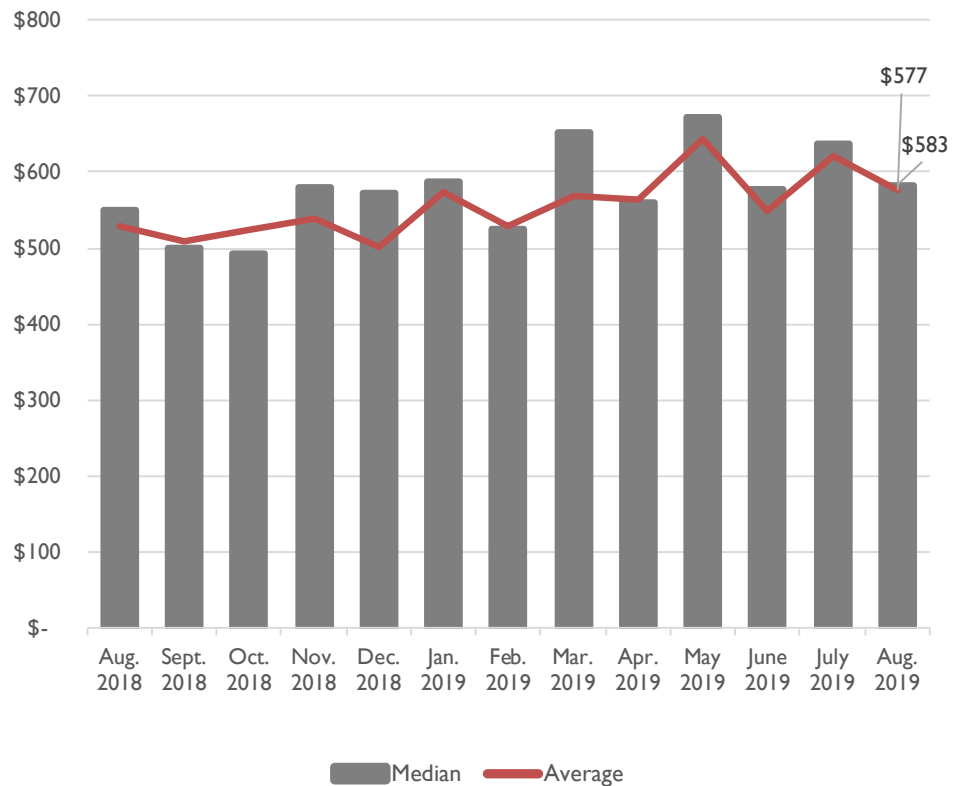
19
Listings Pending

18
Listings Sold

31
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$549	\$583	6%
Average Price Per Sq. Foot	\$365	\$440	21%
Properties for Sale	16	9	-44%
Properties Pending Sales	11	19	73%
Properties Sold	15	18	20%
Days on Market (Sold Homes)	39	31	-21%
Monthly Supply of Inventory	1.1	0.5	-55%
Absorption Rate (closed sales)	93.8	200	113%

AVERAGE & MEDIAN PRICE



Lomita

AUGUST STATS

Key Facts:

\$765,000
Median Sold Price

\$764,000
Average Sold Price

18
Listings for Sale

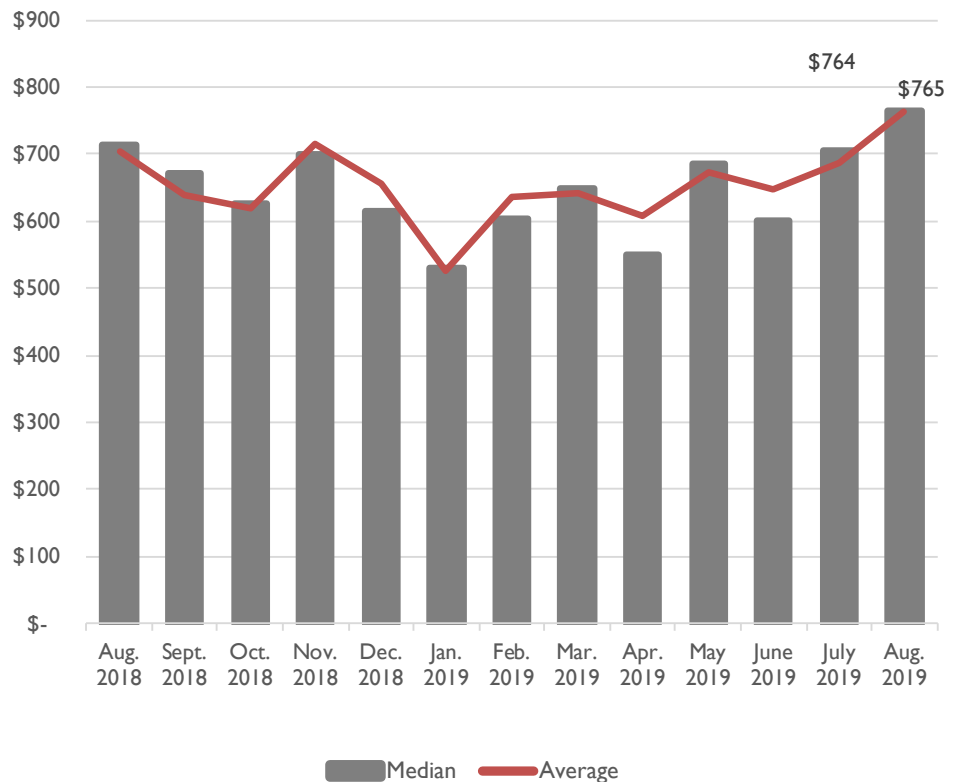
14
Listings Pending

15
Listings Sold

39
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$715	\$765	7%
Average Price Per Sq. Foot	\$419	\$372	-11%
Properties for Sale	26	18	-31%
Properties Pending Sales	14	14	0%
Properties Sold	15	15	0%
Days on Market (Sold Homes)	28	39	39%
Monthly Supply of Inventory	1.7	1.2	-29%
Absorption Rate (closed sales)	57.7	83.3	44%

AVERAGE & MEDIAN PRICE



Manhattan Beach

AUGUST STATS

Key Facts:

\$2,651,000
Median Sold Price

\$3,010,000
Average Sold Price

124
Listings for Sale

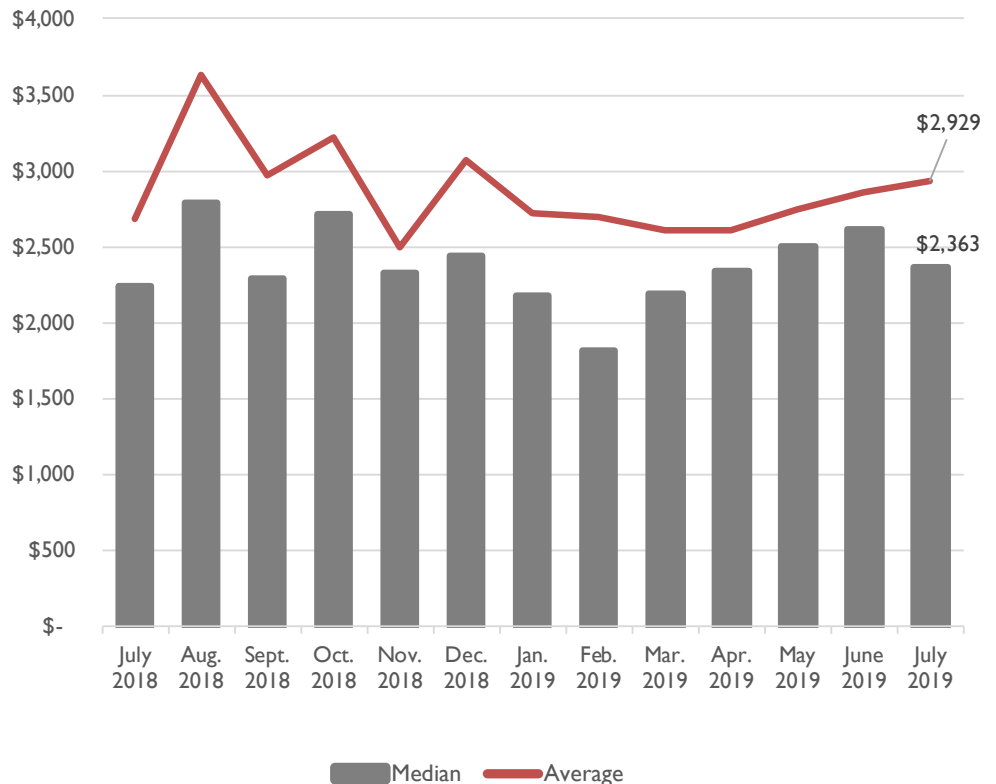
26
Listings Pending

39
Listings Sold

58
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$2,790	\$2,651	-5%
Average Price Per Sq. Foot	\$1,232	\$1,192	-3%
Properties for Sale	98	124	27%
Properties Pending Sales	29	26	-10%
Properties Sold	38	39	3%
Days on Market (Sold Homes)	58	58	0%
Monthly Supply of Inventory	2.6	3.2	23%
Absorption Rate (closed sales)	38.8	31.5	-19%

AVERAGE & MEDIAN PRICE



Redondo Beach

AUGUST STATS

Key Facts:

\$1,100,000
Median Sold Price

\$1,174,000
Average Sold Price

117
Listings for Sale

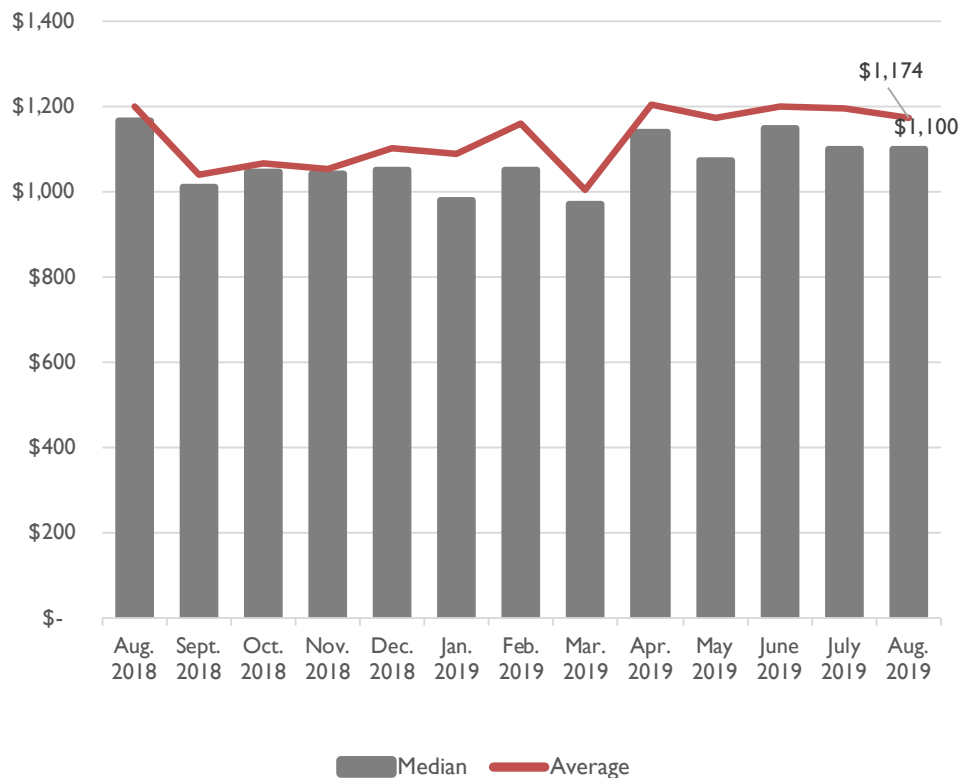
74
Listings Pending

59
Listings Sold

25
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,165	\$1,100	-6%
Average Price Per Sq. Foot	\$600	\$660	10%
Properties for Sale	108	117	8%
Properties Pending Sales	62	74	19%
Properties Sold	87	59	-32%
Days on Market (Sold Homes)	27	25	-7%
Monthly Supply of Inventory	1.2	2	67%
Absorption Rate (closed sales)	80.6	50.4	-37%

AVERAGE & MEDIAN PRICE



Torrance

AUGUST STATS

Key Facts:

\$866,000
Median Sold Price

\$938,000
Average Sold Price

133
Listings for Sale

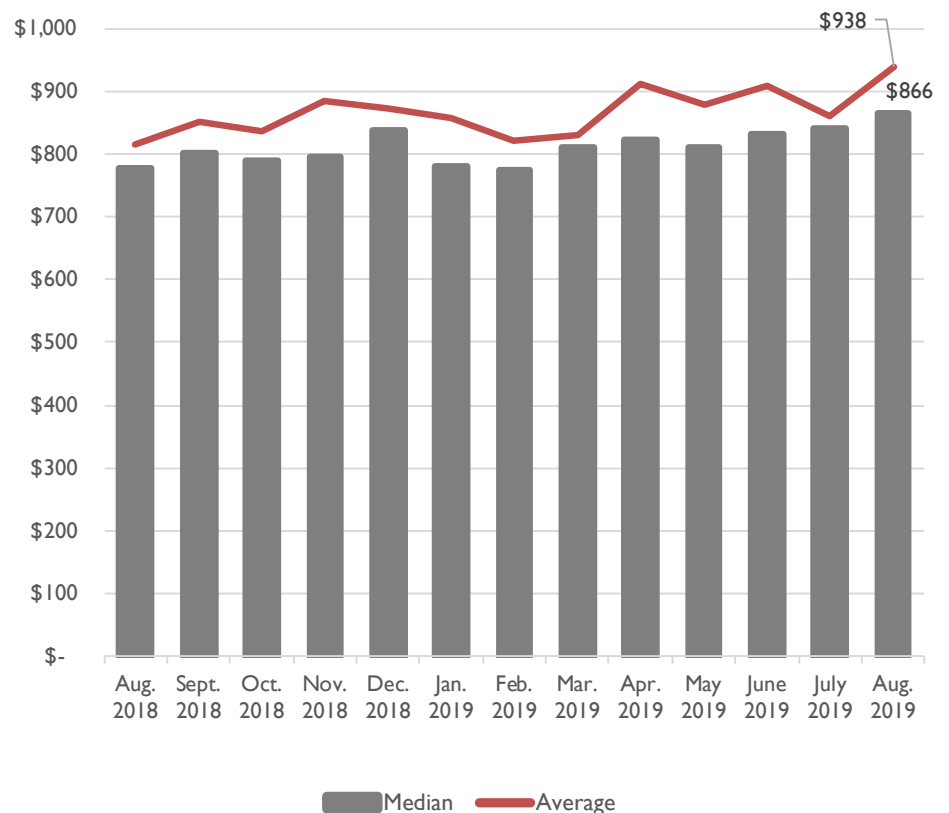
116
Listings Pending

102
Listings Sold

33
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$778	\$866	11%
Average Price Per Sq. Foot	\$521	\$559	7%
Properties for Sale	145	133	-8%
Properties Pending Sales	114	116	2%
Properties Sold	112	102	-9%
Days on Market (Sold Homes)	22	33	50%
Monthly Supply of Inventory	1.3	1.3	0%
Absorption Rate (closed sales)	77.2	76.7	-1%

AVERAGE & MEDIAN PRICE





RE/MAX

ESTATE PROPERTIES

RE/MAX Estate Properties • 600+ Local Agents • 14 Offices • Luxury Residential International • Commercial Division

BEVERLY HILLS

9454 Wilshire Blvd. Suite 600
Beverly Hills, CA 90212

WEST LOS ANGELES

10931 W. Pico Blvd.
Los Angeles, CA 90064

MARINA DEL REY / VENICE

124 Washington Blvd.
Marina Del Rey, CA 90292

SILICON BEACH

7131 W. Manchester Ave.
Los Angeles, CA 90045

EL SEGUNDO

402 Main Street
El Segundo, CA 90245

MANHATTAN BEACH-DOWNTOWN

1401 Highland Avenue
Manhattan Beach, CA 90266

MANHATTAN BEACH

1040 Manhattan Beach Blvd.
Manhattan Beach, CA 90266

HERMOSA BEACH

2601 Pacific Coast Hwy.
Hermosa Beach, CA 90254

SOUTH BAY

23740 Hawthorne Blvd., 2nd Flr
Torrance, CA 90505

REDONDO BEACH

1720 S. Elena Avenue
Redondo Beach, CA 90277

MALAGA COVE

63 Malaga Cove Plaza
Palos Verdes Estates, CA 90274

SILVER SPUR

450 Silver Spur Road
Rancho Palos Verdes, CA 90274

MIRALESTE

5 Miraleste Plaza
Rancho Palos Verdes, CA 90275

SAN PEDRO COASTLINE

1416 W 25th Street
San Pedro, CA 90732



CONNECT WITH US



REMAXEstateProperties



EPLAHomes



remaxepla



RE/MAX Estate Properties



REMAXEPLA