

RE/MAX
ESTATE PROPERTIES

Market Intelligence Report LA's Westside Edition

Delivering the facts and trends of the most relevant market activities as they unfold in LA's Westside real estate communities

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Commercial Investment Division • International
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Westside Market Intelligence

RE/MAX Estate Properties tracks key data points in significant cities and areas throughout the Westside of Los Angeles.

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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 Sept. 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.

Beverly Hills

AUGUST STATS

Key Facts:

\$4,030,000
Median Sold Price

\$4,982,000
Average Sold Price

158
Listings for Sale

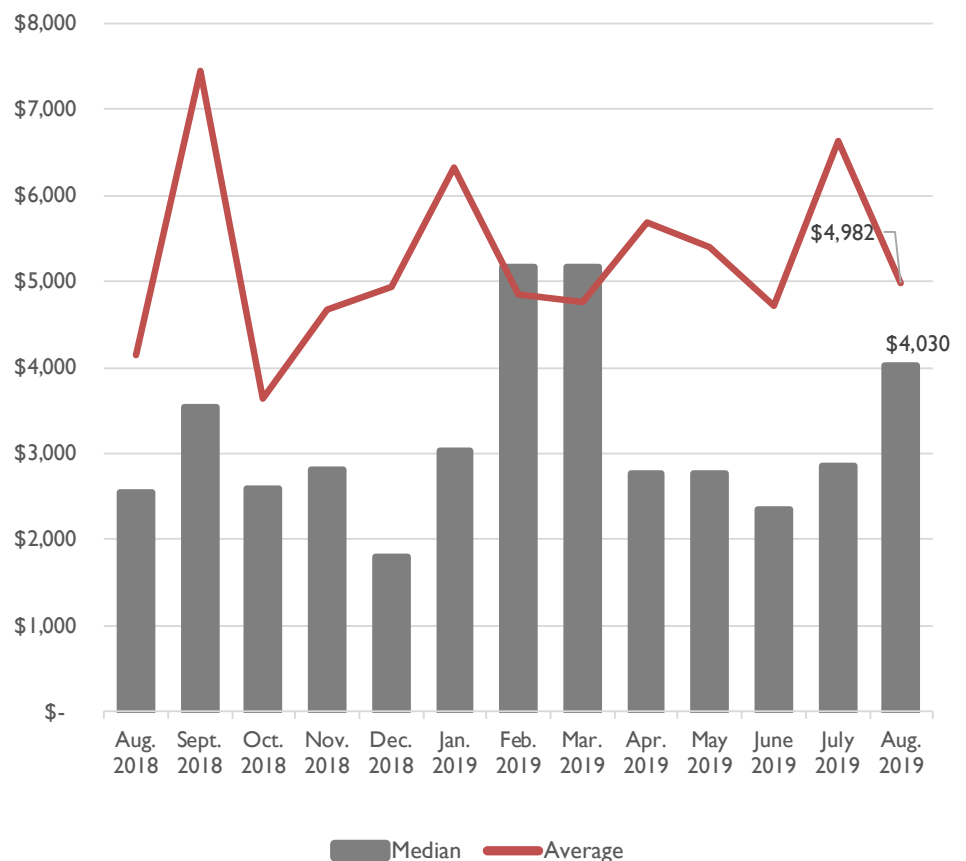
21
Listings Pending

22
Listings Sold

78
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$2,550	\$4,030	58%
Average Price Per Sq. Foot	\$1,281	\$1,374	7%
Properties for Sale	137	158	15%
Properties Pending Sales	17	21	24%
Properties Sold	21	22	5%
Days on Market (Sold Homes)	57	78	37%
Monthly Supply of Inventory	6.5	7.2	11%
Absorption Rate (closed sales)	15.3	13.9	-9%

AVERAGE & MEDIAN PRICE



Beverlywood

AUGUST STATS

Key Facts:

\$1,465,000
Median Sold Price

\$1,549,000
Average Sold Price

52
Listings for Sale

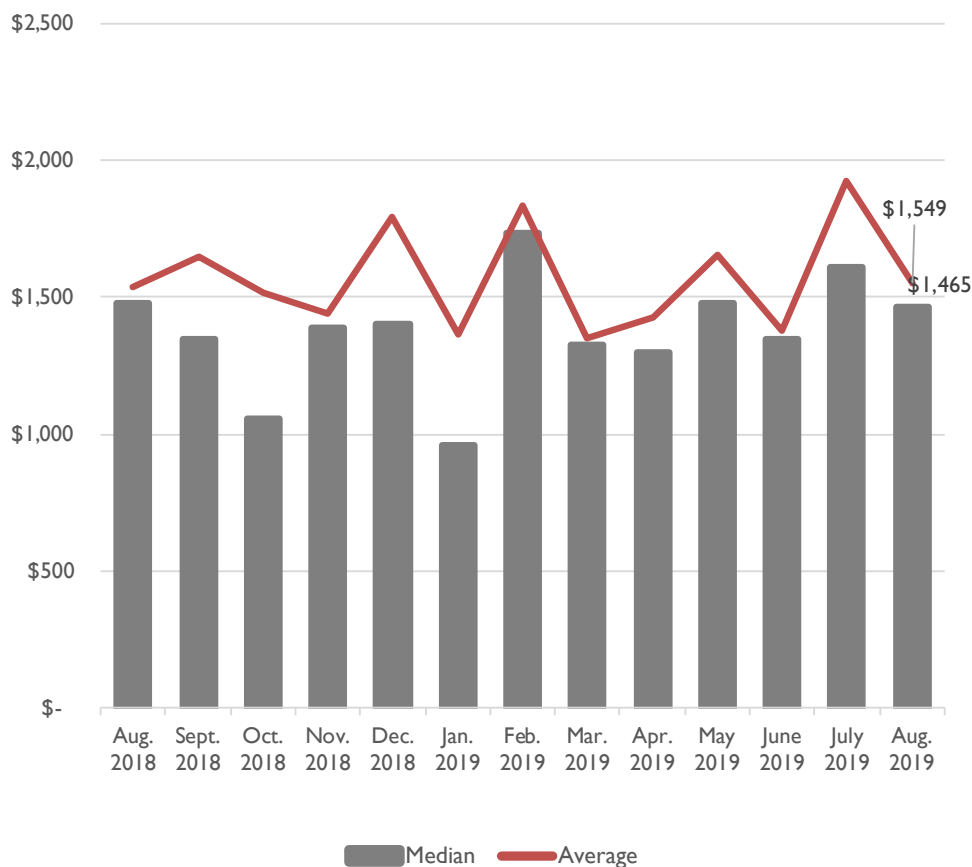
23
Listings Pending

23
Listings Sold

54
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,475	\$1,465	-1%
Average Price Per Sq. Foot	\$751	\$757	1%
Properties for Sale	46	52	13%
Properties Pending Sales	19	23	21%
Properties Sold	27	23	-15%
Days on Market (Sold Homes)	46	54	17%
Monthly Supply of Inventory	2.4	2.3	-4%
Absorption Rate (closed sales)	58.7	44.2	-25%

AVERAGE & MEDIAN PRICE



Brentwood

AUGUST STATS

Key Facts:

\$1,445,000
Median Sold Price

\$2,059,000
Average Sold Price

156
Listings for Sale

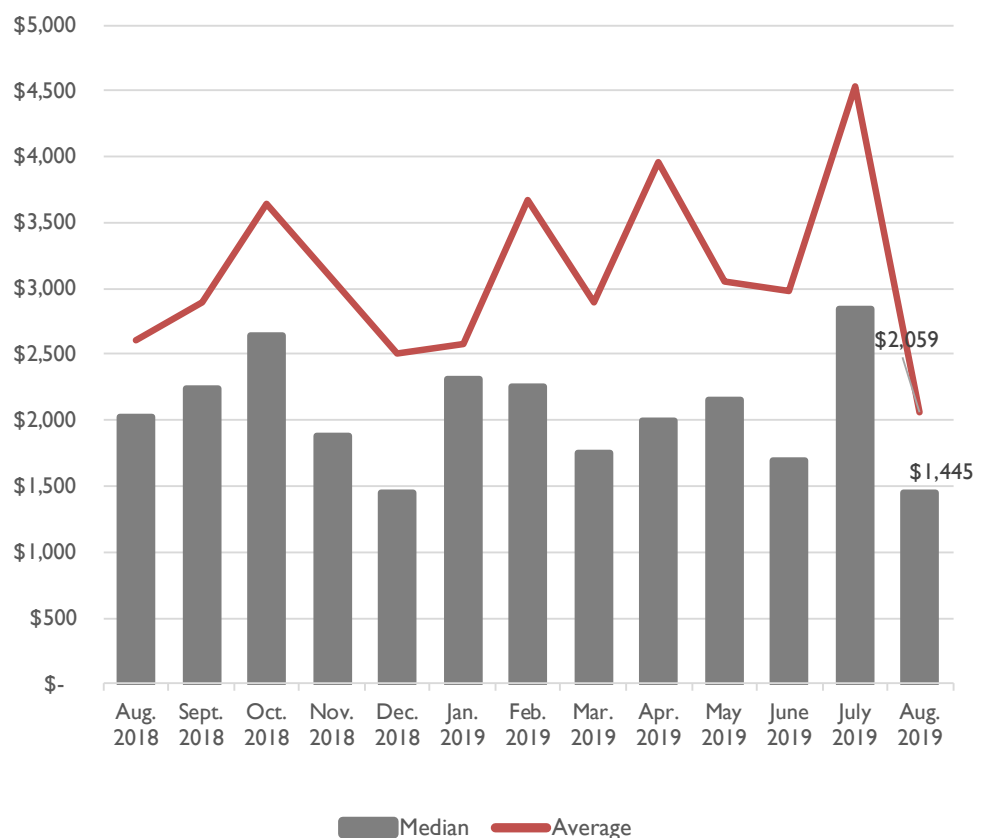
30
Listings Pending

35
Listings Sold

73
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$2,024	\$1,445	-29%
Average Price Per Sq. Foot	\$914	\$860	-6%
Properties for Sale	135	156	16%
Properties Pending Sales	29	30	3%
Properties Sold	44	35	-20%
Days on Market (Sold Homes)	57	73	28%
Monthly Supply of Inventory	4.7	5.2	11%
Absorption Rate (closed sales)	32.6	22.4	-31%

AVERAGE & MEDIAN PRICE



Cheviot Hills

AUGUST STATS

Key Facts:

\$1,474,000
Median Sold Price

\$1,567,000
Average Sold Price

16
Listings for Sale

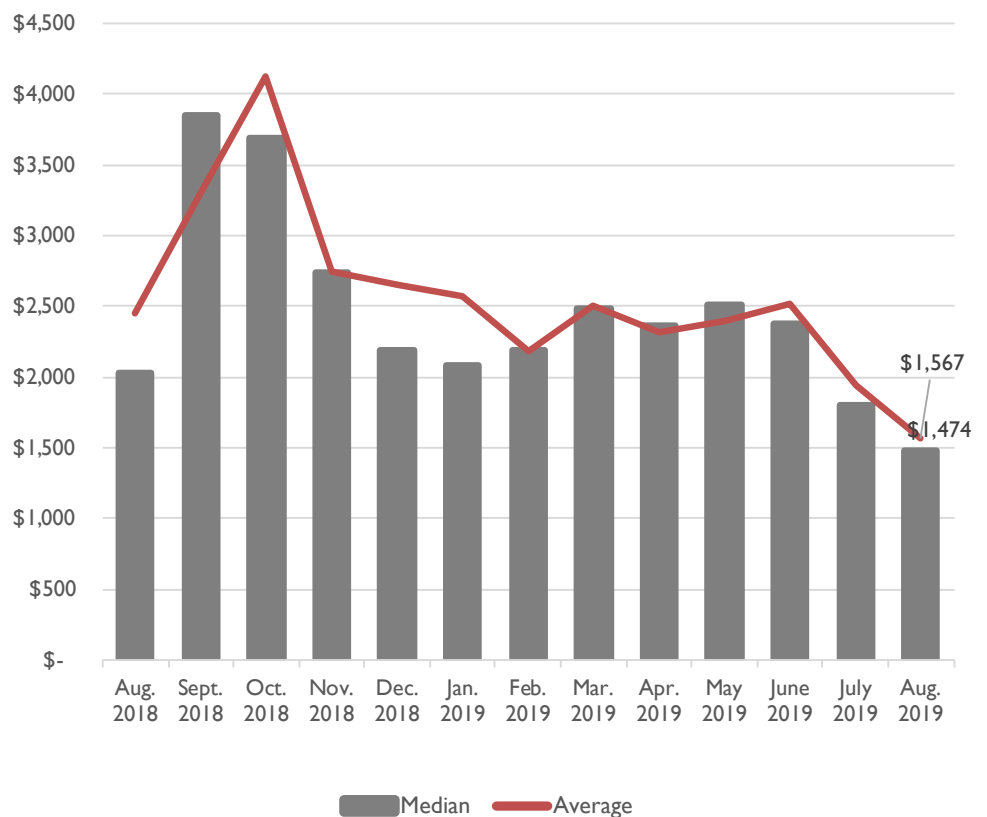
4
Listings Pending

3
Listings Sold

39
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$2,035	\$1,474	-28%
Average Price Per Sq. Foot	\$790	\$861	9%
Properties for Sale	11	16	45%
Properties Pending Sales	6	4	-33%
Properties Sold	17	3	-82%
Days on Market (Sold Homes)	43	39	-9%
Monthly Supply of Inventory	0.6	5.3	783%
Absorption Rate (closed sales)	154.5	18.8	-88%

AVERAGE & MEDIAN PRICE



Culver City

AUGUST STATS

Key Facts:

\$1,028,000
Median Sold Price

\$1,175,000
Average Sold Price

53
Listings for Sale

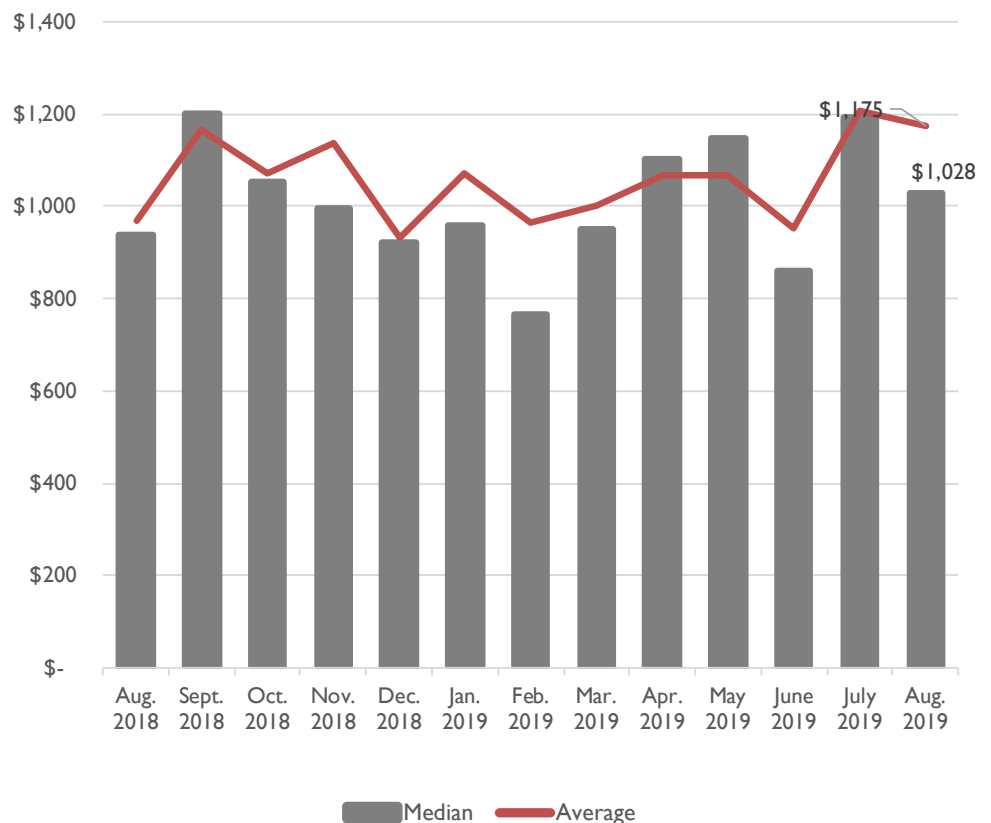
33
Listings Pending

33
Listings Sold

45
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$940	\$1,028	9%
Average Price Per Sq. Foot	\$765	\$762	0%
Properties for Sale	67	53	-21%
Properties Pending Sales	40	33	-18%
Properties Sold	45	33	-27%
Days on Market (Sold Homes)	31	45	45%
Monthly Supply of Inventory	1.5	1.6	7%
Absorption Rate (closed sales)	67.2	62.3	-7%

AVERAGE & MEDIAN PRICE



Hollywood

AUGUST STATS

Key Facts:

\$870,000
Median Sold Price

\$1,090,000
Average Sold Price

74
Listings for Sale

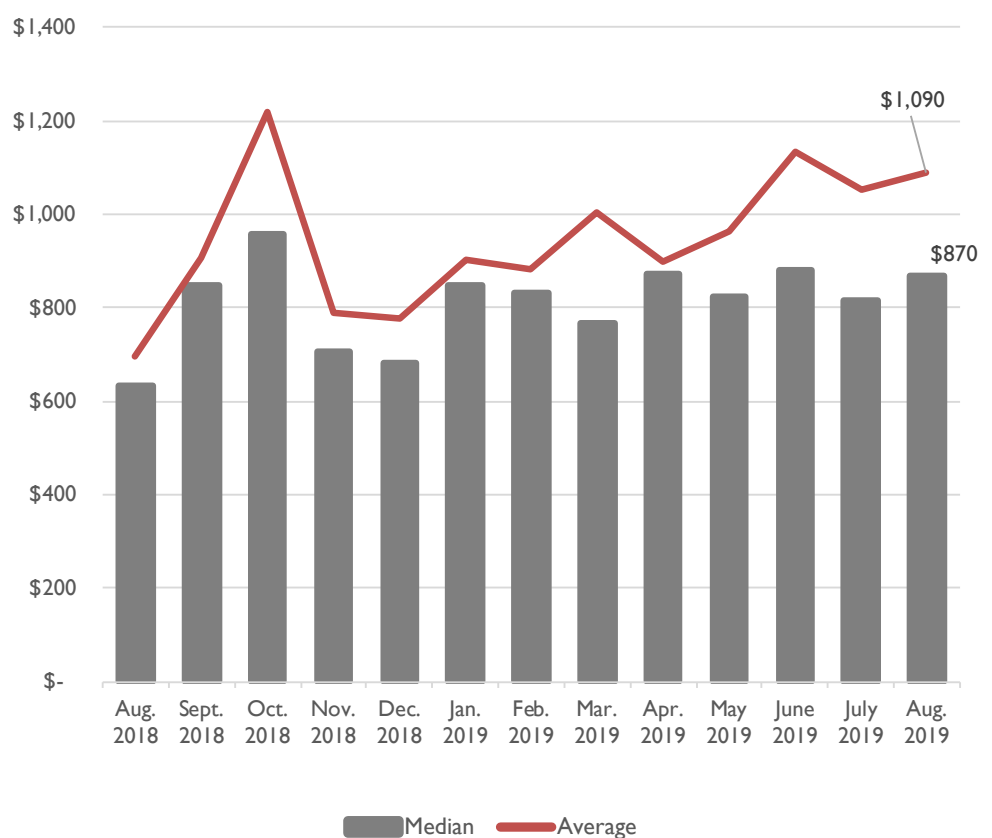
22
Listings Pending

20
Listings Sold

51
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$635	\$870	37%
Average Price Per Sq. Foot	\$593	\$597	1%
Properties for Sale	73	74	1%
Properties Pending Sales	22	22	0%
Properties Sold	16	20	25%
Days on Market (Sold Homes)	63	51	-19%
Monthly Supply of Inventory	3.3	3.4	3%
Absorption Rate (closed sales)	21.9	27	23%

AVERAGE & MEDIAN PRICE



Inglewood

AUGUST STATS

Key Facts:

\$650,000
Median Sold Price

\$633,000
Average Sold Price

55
Listings for Sale

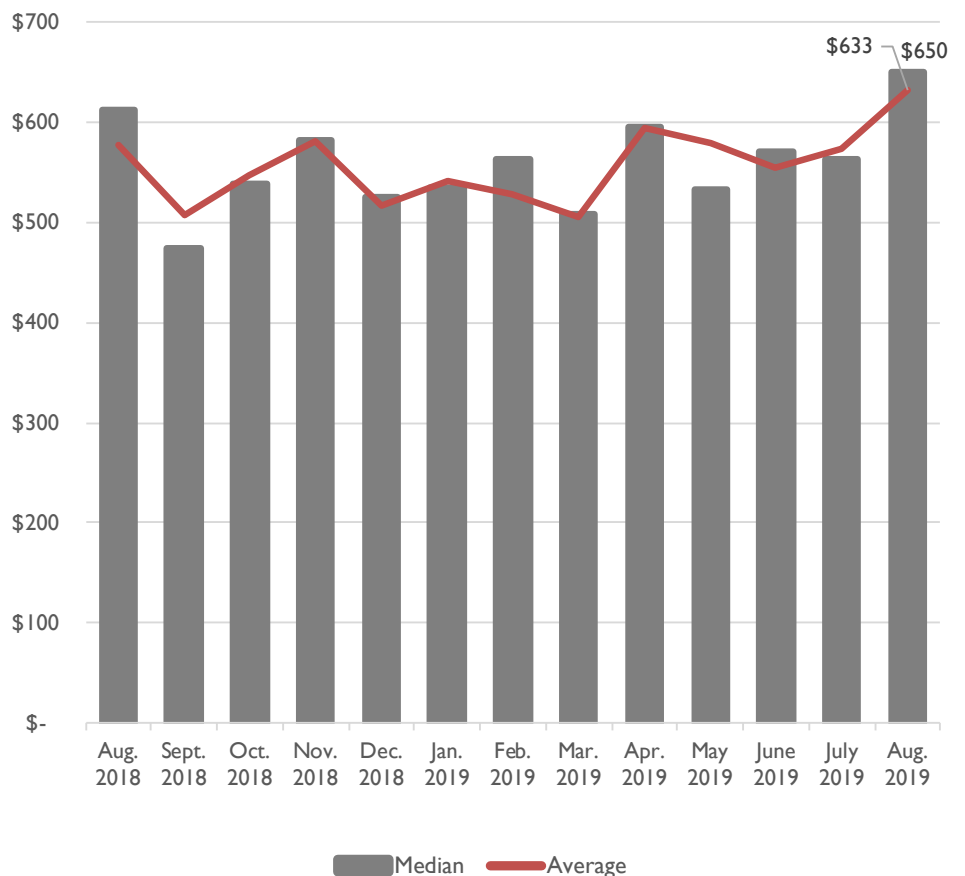
32
Listings Pending

25
Listings Sold

43
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$613	\$650	6%
Average Price Per Sq. Foot	\$398	\$451	13%
Properties for Sale	42	55	31%
Properties Pending Sales	38	32	-16%
Properties Sold	26	25	-4%
Days on Market (Sold Homes)	39	43	10%
Monthly Supply of Inventory	1.6	2.2	38%
Absorption Rate (closed sales)	61.9	45.5	-26%

AVERAGE & MEDIAN PRICE



Marina Del Rey

AUGUST STATS

Key Facts:

\$1,055,000
Median Sold Price

\$1,231,000
Average Sold Price

100
Listings for Sale

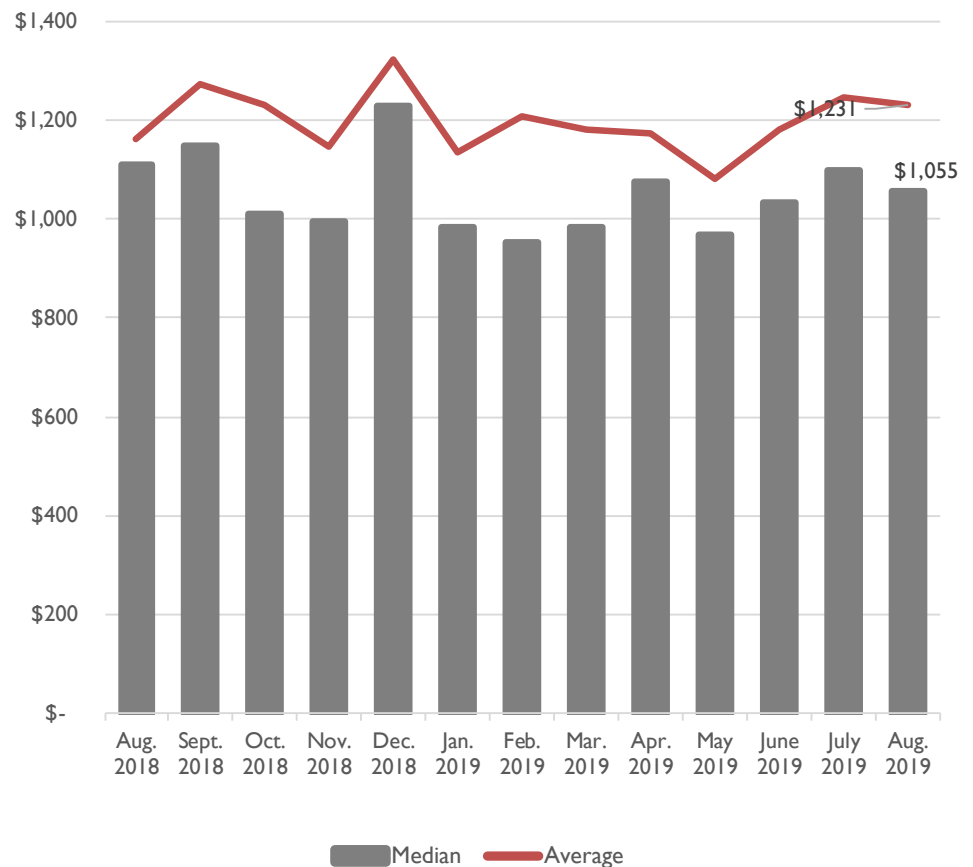
32
Listings Pending

41
Listings Sold

56
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,109	\$1,055	-5%
Average Price Per Sq. Foot	\$725	\$783	8%
Properties for Sale	94	100	6%
Properties Pending Sales	37	32	-14%
Properties Sold	48	41	-15%
Days on Market (Sold Homes)	43	56	30%
Monthly Supply of Inventory	2	2.4	20%
Absorption Rate (closed sales)	51.1	41	-20%

AVERAGE & MEDIAN PRICE



Pacific Palisades

AUGUST STATS

Key Facts:

\$3,246,000
Median Sold Price

\$3,913,000
Average Sold Price

126
Listings for Sale

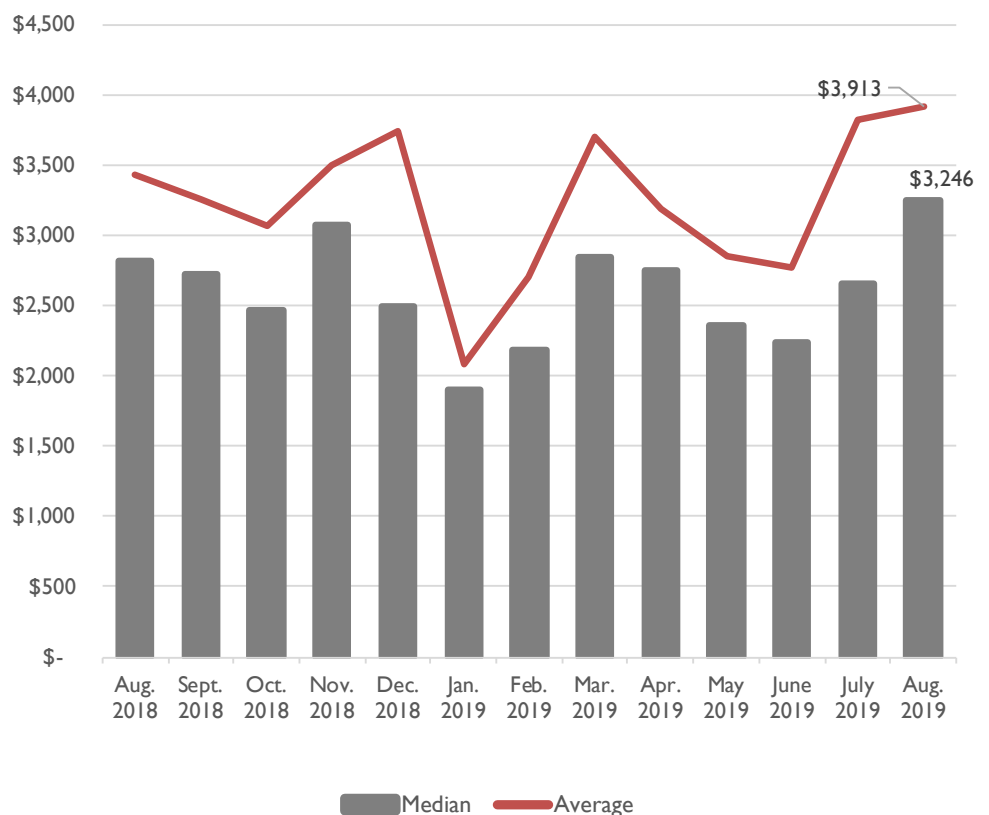
31
Listings Pending

22
Listings Sold

56
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$2,813	\$3,246	15%
Average Price Per Sq. Foot	\$1,277	\$1,017	-20%
Properties for Sale	104	126	21%
Properties Pending Sales	24	31	29%
Properties Sold	20	22	10%
Days on Market (Sold Homes)	49	56	14%
Monthly Supply of Inventory	5.2	5.7	10%
Absorption Rate (closed sales)	19.2	17.5	-9%

AVERAGE & MEDIAN PRICE



Palms/Mar Vista

AUGUST STATS

Key Facts:

\$1,584,000
Median Sold Price

\$1,694,000
Average Sold Price

52
Listings for Sale

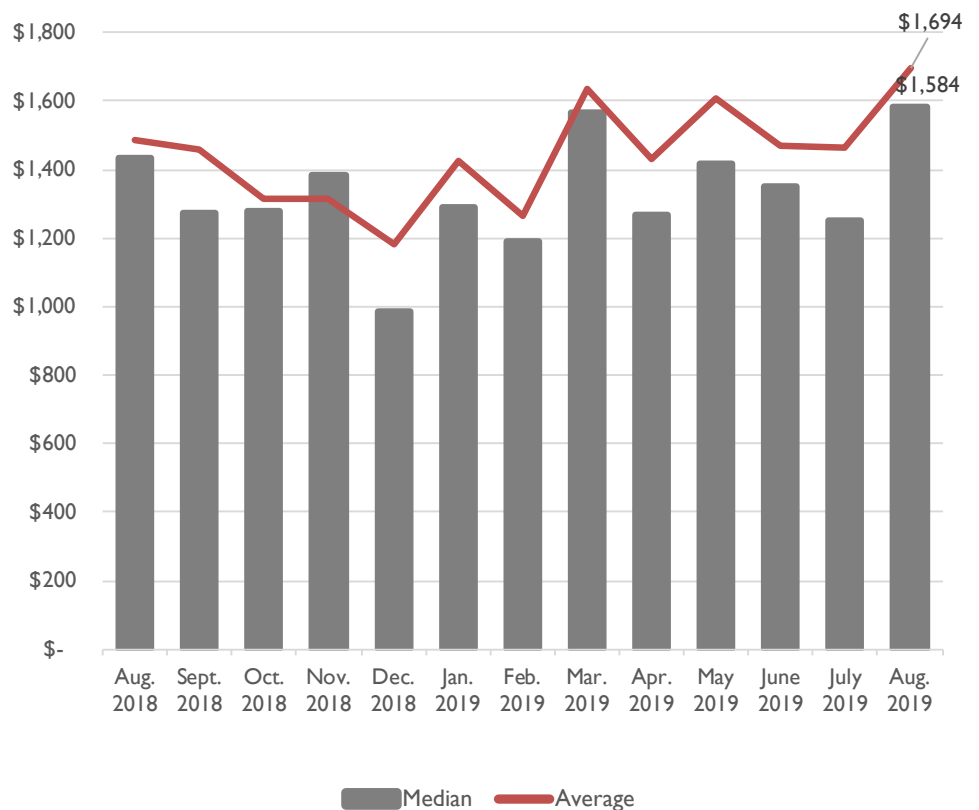
33
Listings Pending

40
Listings Sold

38
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,434	\$1,584	10%
Average Price Per Sq. Foot	\$794	\$800	1%
Properties for Sale	72	52	-28%
Properties Pending Sales	38	33	-13%
Properties Sold	36	40	11%
Days on Market (Sold Homes)	37	38	3%
Monthly Supply of Inventory	2	1.3	-35%
Absorption Rate (closed sales)	50	76.9	54%

AVERAGE & MEDIAN PRICE



Playa del Rey

AUGUST STATS

Key Facts:

\$710,000
Median Sold Price

\$804,000
Average Sold Price

39
Listings for Sale

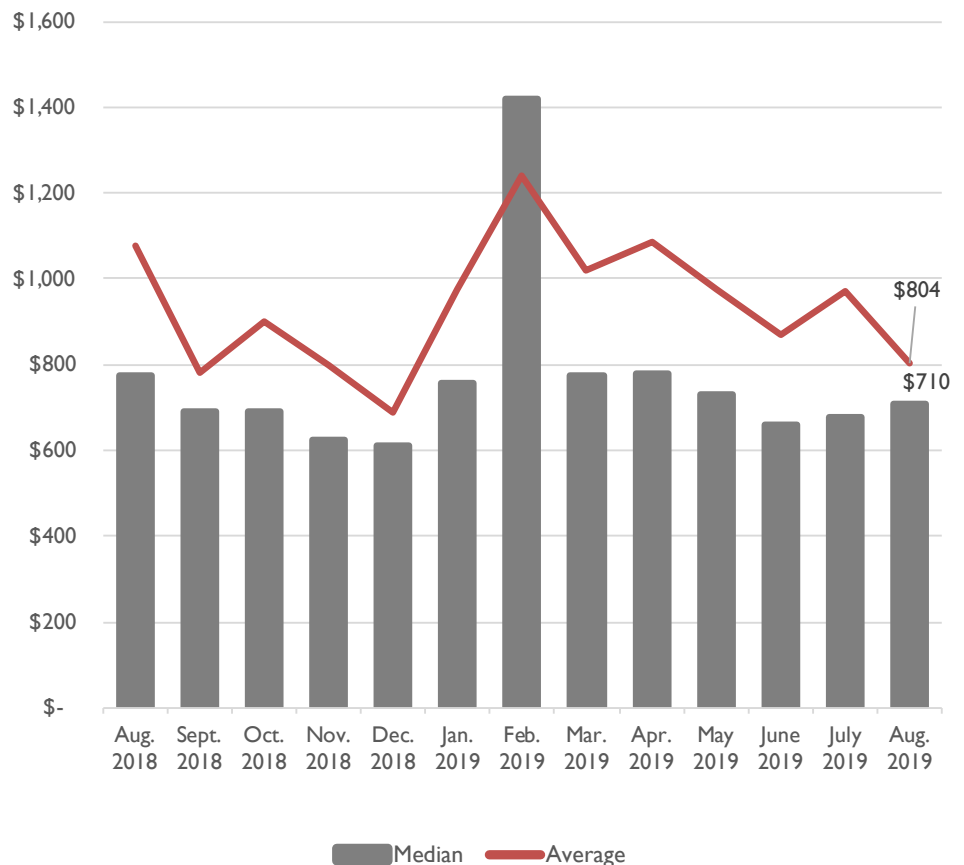
24
Listings Pending

18
Listings Sold

30
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$775	\$710	-8%
Average Price Per Sq. Foot	\$697	\$619	-11%
Properties for Sale	21	39	86%
Properties Pending Sales	19	24	26%
Properties Sold	17	18	6%
Days on Market (Sold Homes)	34	30	-12%
Monthly Supply of Inventory	1.2	2.2	83%
Absorption Rate (closed sales)	81	46.2	-43%

AVERAGE & MEDIAN PRICE



Playa Vista

AUGUST STATS

Key Facts:

\$1,120,000
Median Sold Price

\$1,301,000
Average Sold Price

41
Listings for Sale

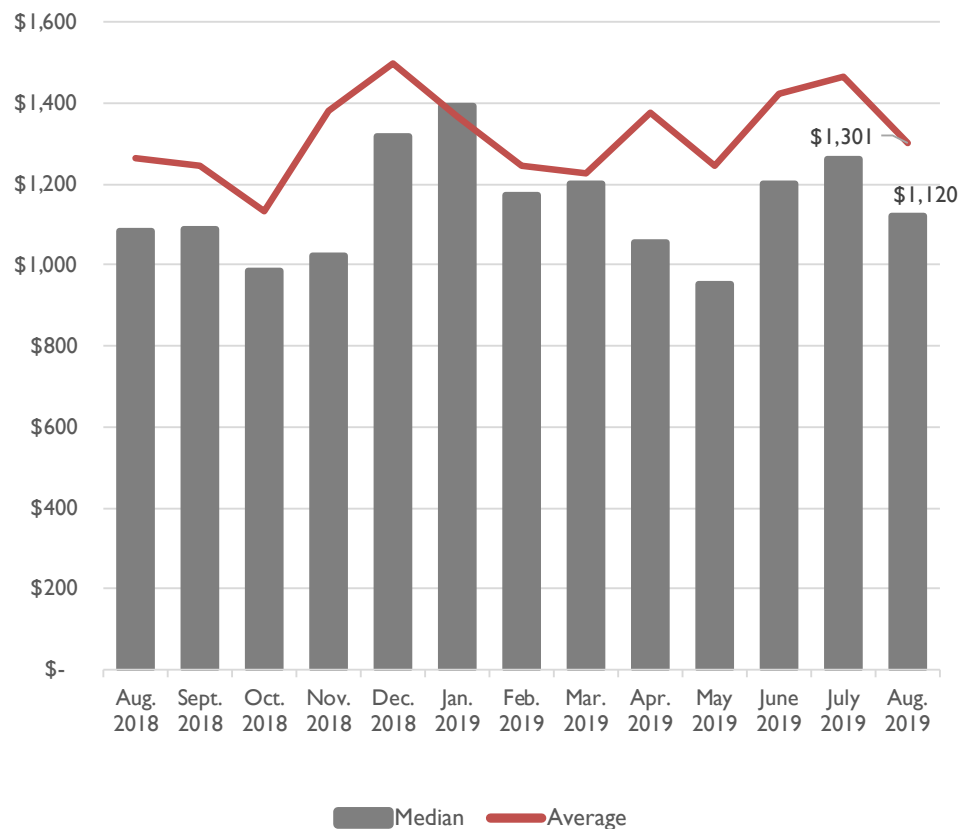
14
Listings Pending

14
Listings Sold

42
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,083	\$1,120	3%
Average Price Per Sq. Foot	\$747	\$707	-5%
Properties for Sale	37	41	11%
Properties Pending Sales	9	14	56%
Properties Sold	16	14	-13%
Days on Market (Sold Homes)	38	42	11%
Monthly Supply of Inventory	2.3	2.9	26%
Absorption Rate (closed sales)	43.2	34.1	-21%

AVERAGE & MEDIAN PRICE



Santa Monica

AUGUST STATS

Key Facts:

\$1,466,000
Median Sold Price

\$1,946,000
Average Sold Price

177
Listings for Sale

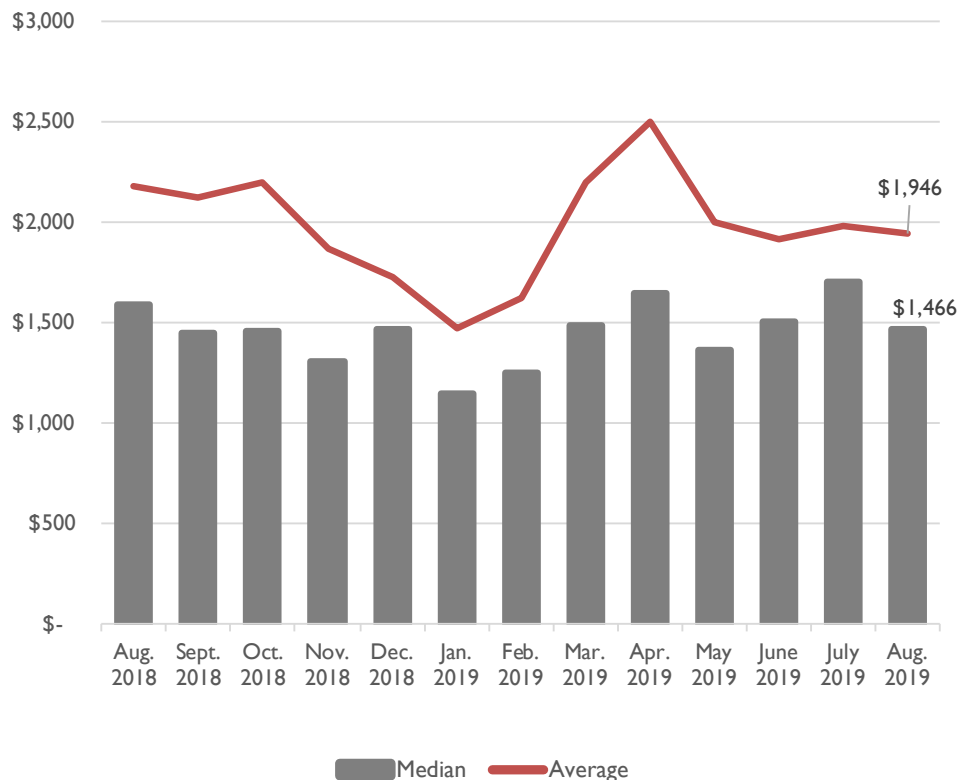
57
Listings Pending

49
Listings Sold

65
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,588	\$1,466	-8%
Average Price Per Sq. Foot	\$1,125	\$1,103	-2%
Properties for Sale	147	177	20%
Properties Pending Sales	55	57	4%
Properties Sold	46	49	7%
Days on Market (Sold Homes)	42	65	55%
Monthly Supply of Inventory	3.2	3.6	13%
Absorption Rate (closed sales)	31.3	27.7	-12%

AVERAGE & MEDIAN PRICE



Sherman Oaks

AUGUST STATS

Key Facts:

\$1,100,000
Median Sold Price

\$1,181,000
Average Sold Price

200
Listings for Sale

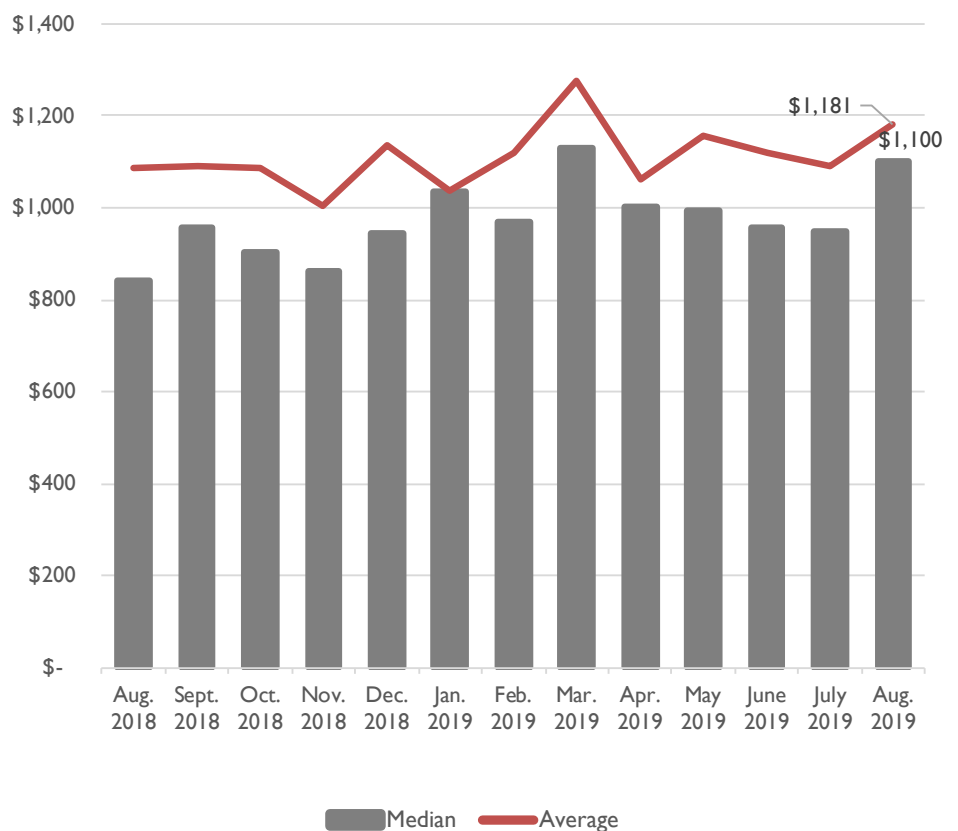
104
Listings Pending

102
Listings Sold

57
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$840	\$1,100	31%
Average Price Per Sq. Foot	\$544	\$551	1%
Properties for Sale	202	200	-1%
Properties Pending Sales	76	104	37%
Properties Sold	89	102	15%
Days on Market (Sold Homes)	46	57	24%
Monthly Supply of Inventory	2.3	2	-13%
Absorption Rate (closed sales)	44.1	51	16%

AVERAGE & MEDIAN PRICE



Venice

AUGUST STATS

Key Facts:

\$2,001,000
Median Sold Price

\$2,131,000
Average Sold Price

94
Listings for Sale

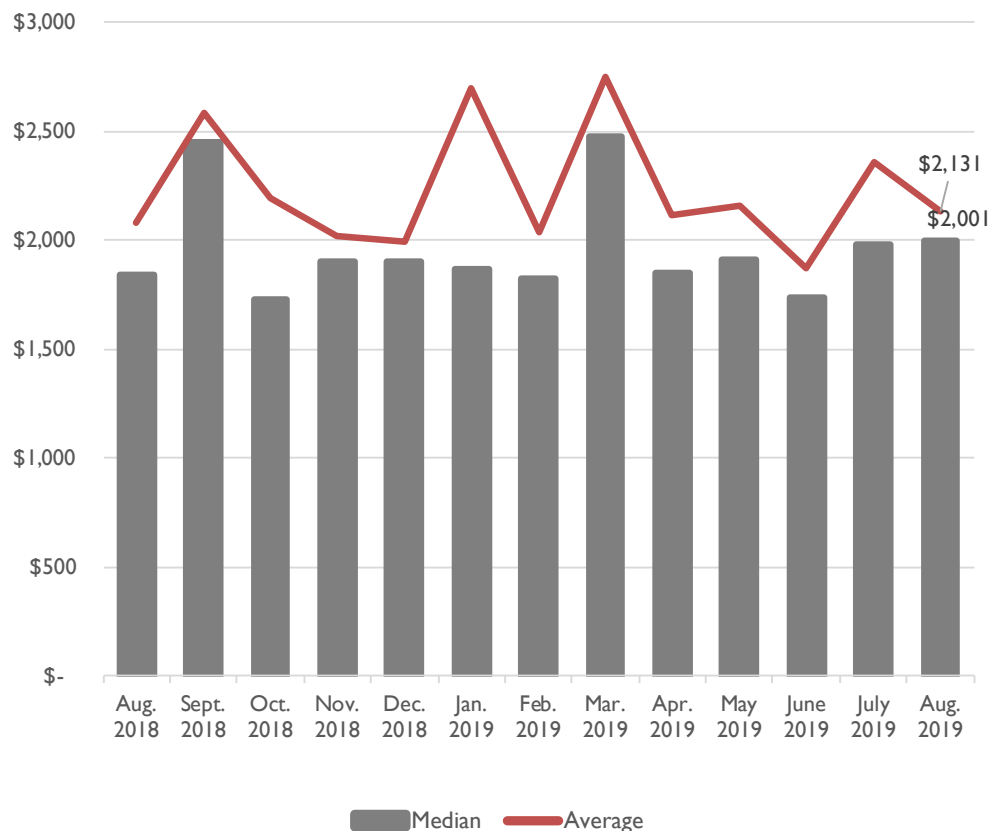
23
Listings Pending

25
Listings Sold

64
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,843	\$2,001	9%
Average Price Per Sq. Foot	\$1,258	\$1,142	-9%
Properties for Sale	70	94	34%
Properties Pending Sales	16	23	44%
Properties Sold	24	25	4%
Days on Market (Sold Homes)	53	64	21%
Monthly Supply of Inventory	2.9	3.8	31%
Absorption Rate (closed sales)	34.3	26.6	-22%

AVERAGE & MEDIAN PRICE



West Hollywood

AUGUST STATS

Key Facts:

\$815,000
Median Sold Price

\$1,061,000
Average Sold Price

126
Listings for Sale

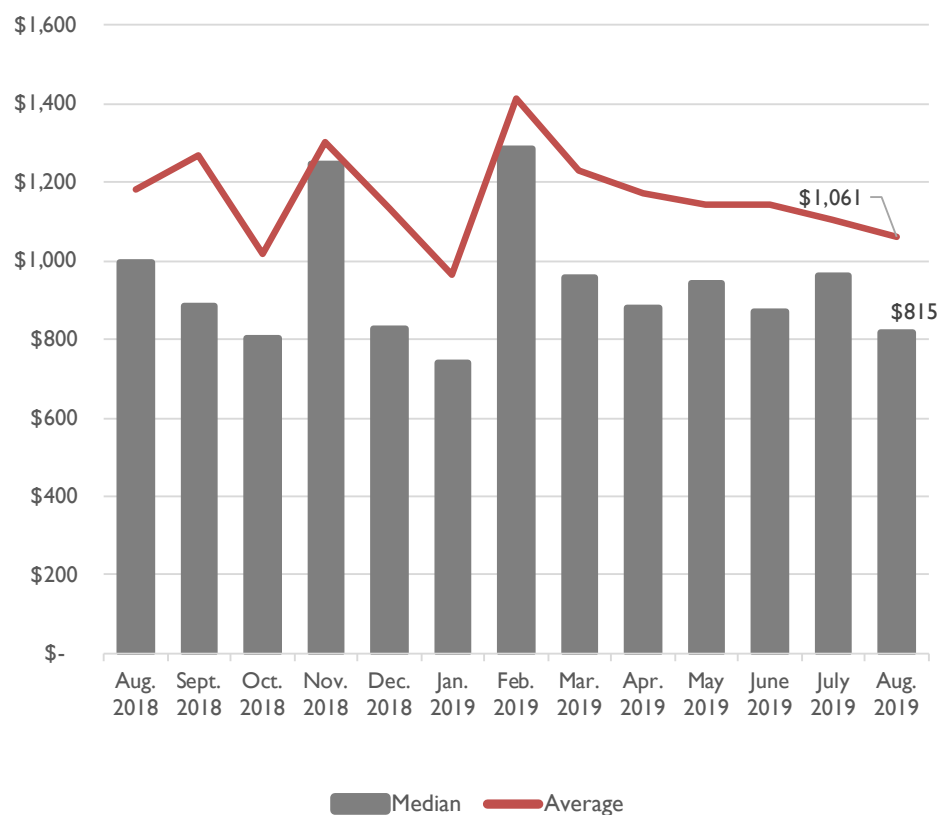
47
Listings Pending

46
Listings Sold

46
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$994	\$815	-18%
Average Price Per Sq. Foot	\$790	\$784	-1%
Properties for Sale	103	126	22%
Properties Pending Sales	42	47	12%
Properties Sold	52	46	-12%
Days on Market (Sold Homes)	44	46	5%
Monthly Supply of Inventory	2	2.7	35%
Absorption Rate (closed sales)	50.5	36.5	-28%

AVERAGE & MEDIAN PRICE



West Los Angeles

AUGUST STATS

Key Facts:

\$985,000
Median Sold Price

\$969,000
Average Sold Price

43
Listings for Sale

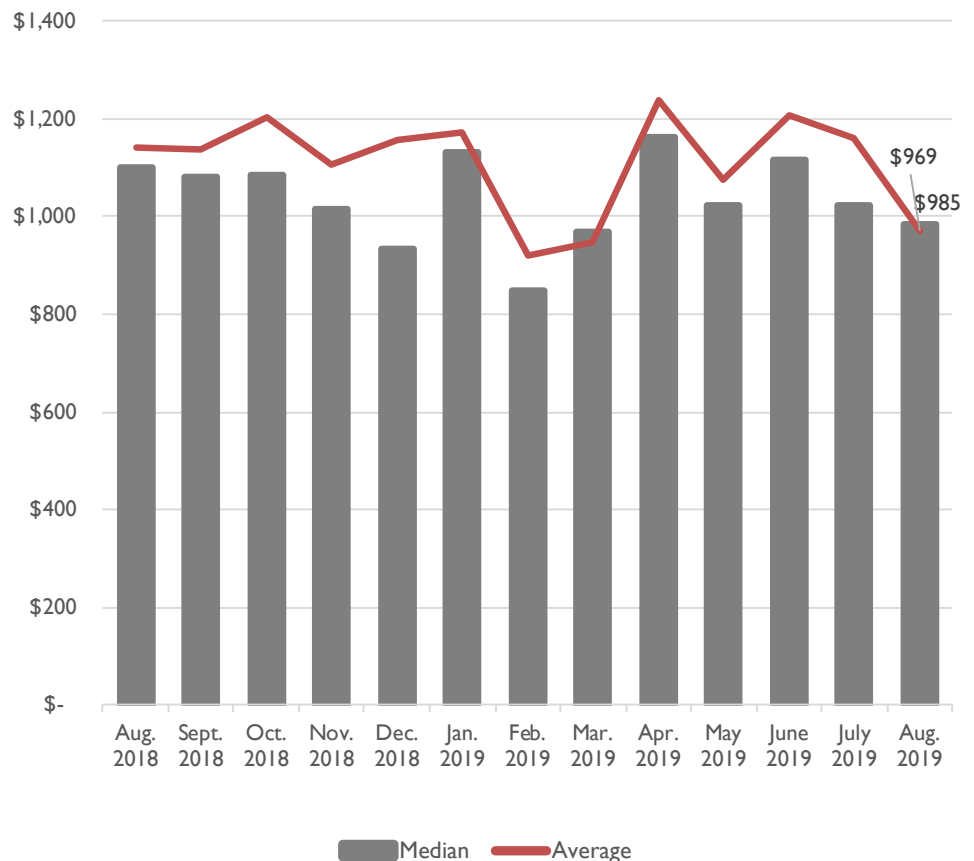
23
Listings Pending

17
Listings Sold

52
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,100	\$985	-10%
Average Price Per Sq. Foot	\$716	\$654	-9%
Properties for Sale	48	43	-10%
Properties Pending Sales	26	23	-12%
Properties Sold	28	17	-39%
Days on Market (Sold Homes)	35	52	49%
Monthly Supply of Inventory	1.7	2.5	47%
Absorption Rate (closed sales)	58.3	39.5	-32%

AVERAGE & MEDIAN PRICE



Westchester

AUGUST STATS

Key Facts:

\$1,108,000
Median Sold Price

\$1,186,000
Average Sold Price

55
Listings for Sale

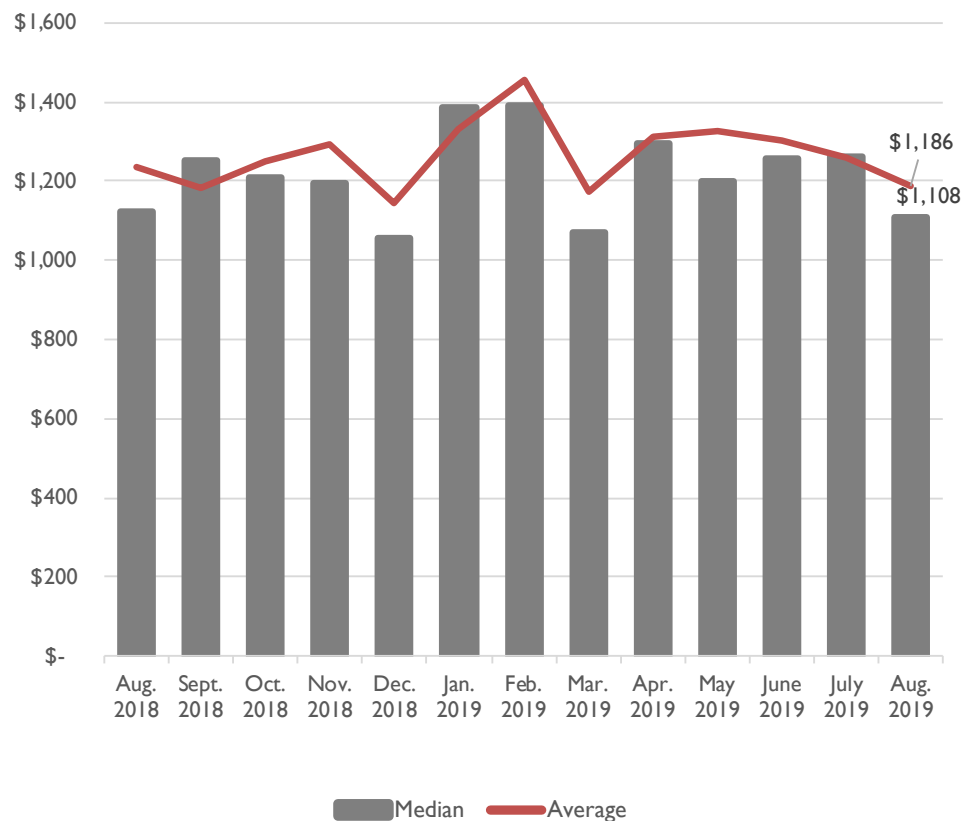
35
Listings Pending

37
Listings Sold

38
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,125	\$1,108	-2%
Average Price Per Sq. Foot	\$669	\$646	-3%
Properties for Sale	57	55	-4%
Properties Pending Sales	40	35	-13%
Properties Sold	37	37	0%
Days on Market (Sold Homes)	29	38	31%
Monthly Supply of Inventory	1.5	1.5	0%
Absorption Rate (closed sales)	64.9	67.3	4%

AVERAGE & MEDIAN PRICE



Westwood/Century City

AUGUST STATS

Key Facts:

\$988,000
Median Sold Price

\$1,535,000
Average Sold Price

222
Listings for Sale

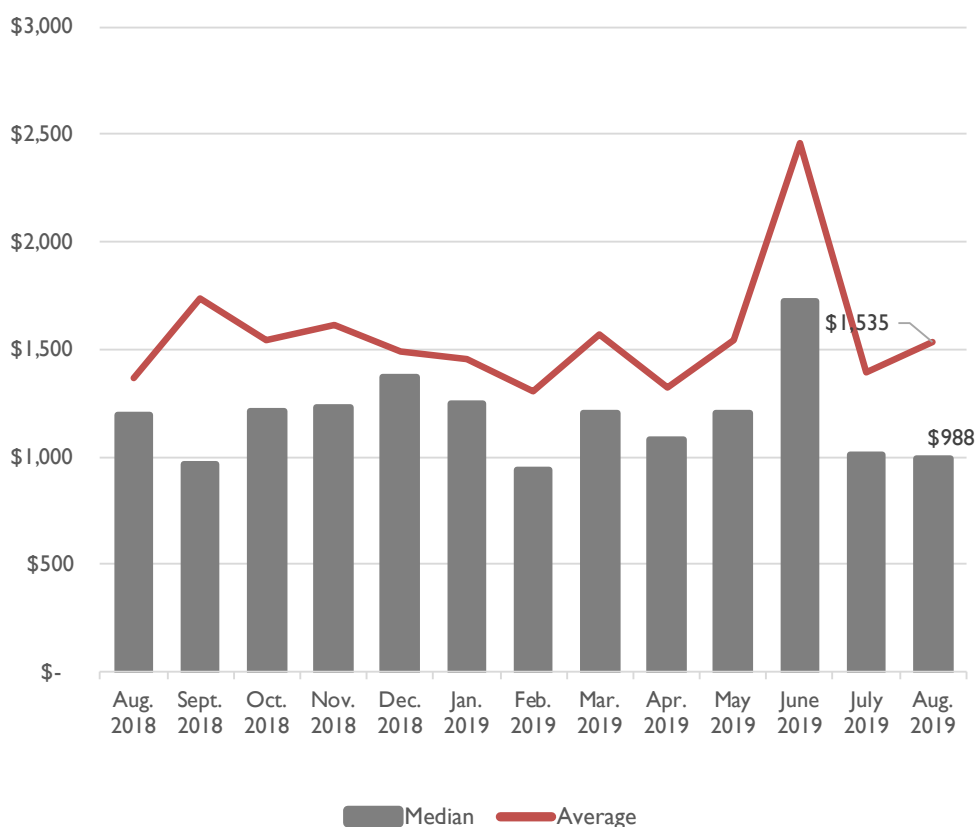
69
Listings Pending

57
Listings Sold

49
Days On Market

	AUG 2018	AUG 2019	% Change
Median Price (in \$,000)	\$1,198	\$988	-4%
Average Price Per Sq. Foot	\$785	\$831	-5%
Properties for Sale	163	222	111%
Properties Pending Sales	60	69	-12%
Properties Sold	50	57	-34%
Days on Market (Sold Homes)	53	49	-5%
Monthly Supply of Inventory	3.3	3.9	209%
Absorption Rate (closed sales)	30.7	25.7	-69%

AVERAGE & MEDIAN PRICE





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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

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