

ELLIMAN INTEL

Monthly Market Report

JULY 2025

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

Reading the Report

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

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

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

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

Median Price:

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

Average Price per Square Foot:

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

Properties Sold:

The number of property transactions that closed and transferred ownership.

Properties Pending Sale:

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

Properties For Sale:

The number of properties on the market and seeking buyers.

Days on Market (Pending Sale):

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

Percent Under Contract:

The ratio of properties for sale to properties pending sale.

Average Median Price for Last 12:

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

Table of Contents



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

Los Angeles County

Single Family Residences

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

Los Angeles County

Single Family Residences, July 2025



Current Market Snapshot

\$1,040,000

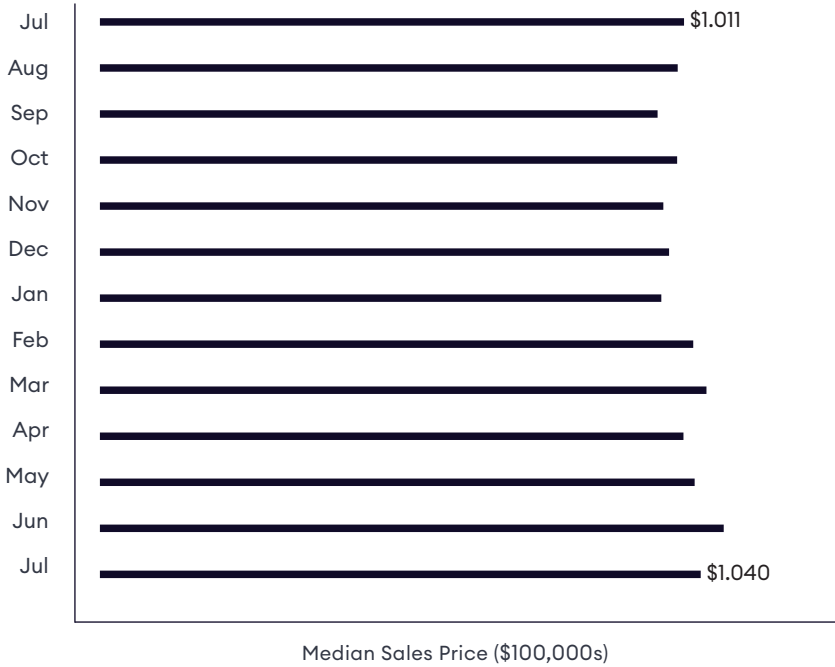
Median Sales Price 2.9% Δ YOY

\$751

Average \$/SF 3.7% Δ YOY

17,613

Properties For Sale 8.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,011,000	\$971,500	\$1,010,000	\$1,040,000	2.9%
Average Price per Square Foot	\$724	\$723	\$716	\$751	3.7%
Properties Sold	3188	2024	3143	3194	0.2%
Properties Pending Sale	3059	2321	3113	3137	2.5%
Properties For Sale	16,257	14,801	17,239	17,613	8.3%
Days on Market (Pending Sale)	29	43	31	38	30.7%
Percent Under Contract	18.8%	15.7%	18.1%	17.8%	-5.3%
Average Median Price for Last 12 Months	\$958,333	\$1,039,407	\$1,049,815	\$1,010,996	5.2%

*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, July 2025



Current Market Snapshot

\$3,495,000

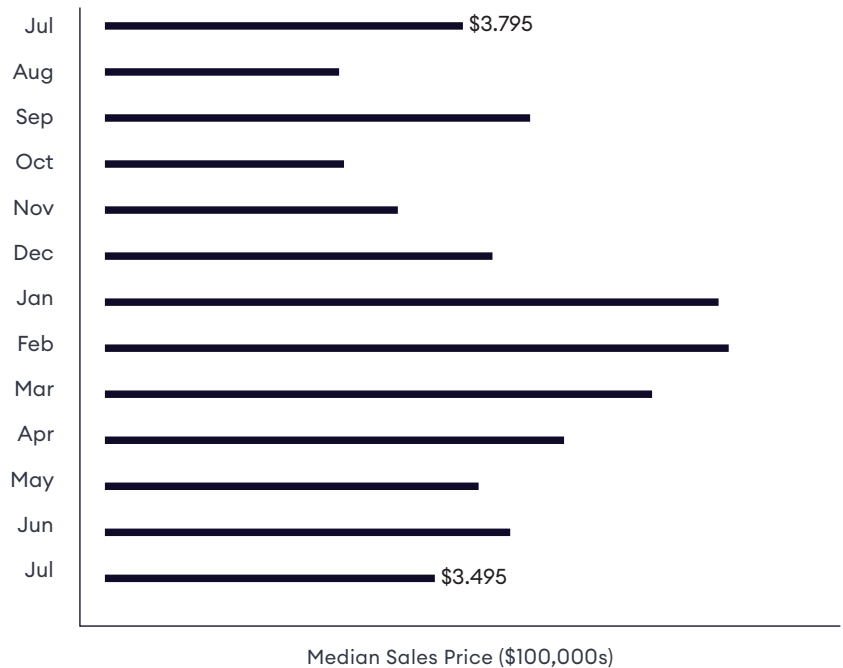
Median Sales Price -7.9% Δ YOY

\$1,566

Average \$/SF 53.1% Δ YOY

204

Properties For Sale 21.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,795,000	\$6,525,000	\$4,875,000	\$3,495,000	-7.9%
Average Price per Square Foot	\$1,023	\$1,057	\$1,141	\$1,566	53.1%
Properties Sold	10	8	16	15	50.0%
Properties Pending Sale	11	9	16	10	-9.1%
Properties For Sale	168	170	224	204	21.4%
Days on Market (Pending Sale)	53	75	53	41	-22.2%
Percent Under Contract	6.5%	5.3%	7.1%	4.9%	-25.1%
Average Median Price for Last 12 Months	\$3,080,106	\$4,846,817	\$3,919,167	\$4,317,062	28.7%

*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, July 2025



Current Market Snapshot

\$2,120,000

Median Sales Price -0.5% Δ YOY

\$916

Average \$/SF 2.1% Δ YOY

112

Properties For Sale 9.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,130,000	\$1,975,000	\$3,450,000	\$2,120,000	-0.5%
Average Price per Square Foot	\$897	\$821	\$924	\$916	2.1%
Properties Sold	10	12	13	18	80.0%
Properties Pending Sale	8	10	16	14	75.0%
Properties For Sale	102	112	125	112	9.8%
Days on Market (Pending Sale)	35	48	28	25	-27.3%
Percent Under Contract	7.8%	8.9%	12.8%	12.5%	59.4%
Average Median Price for Last 12 Months	\$2,382,476	\$2,452,500	\$2,297,500	\$2,347,462	-1.5%

*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, July 2025



Current Market Snapshot

\$4,984,600

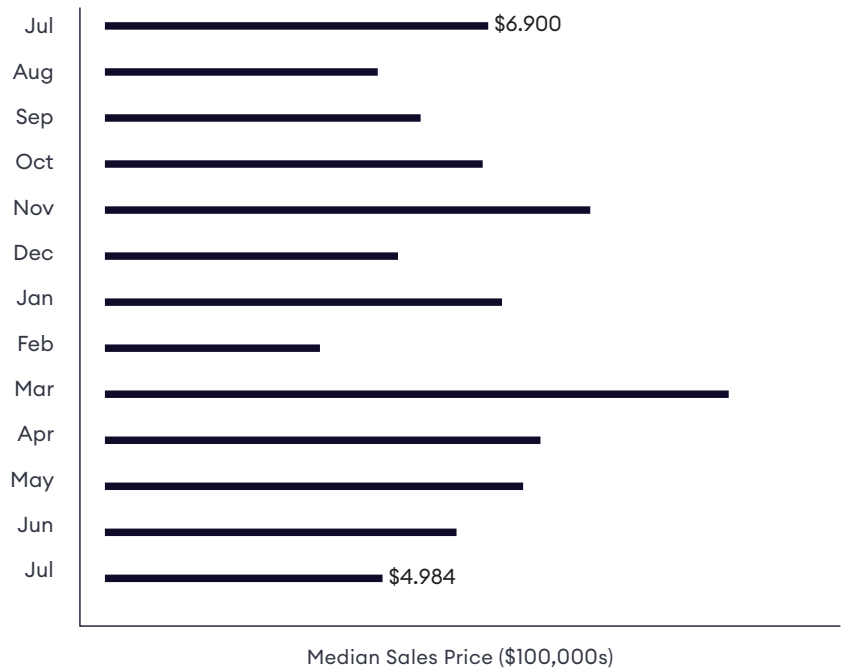
Median Sales Price **-27.8% Δ YOY**

\$1,604

Average \$/SF **7.1% Δ YOY**

148

Properties For Sale **-5.1% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$6,900,000	\$7,150,000	\$7,847,500	\$4,984,600	-27.8%
Average Price per Square Foot	\$1,498	\$1,550	\$2,199	\$1,604	7.1%
Properties Sold	10	15	12	15	50.0%
Properties Pending Sale	11	11	9	13	18.2%
Properties For Sale	156	148	164	148	-5.1%
Days on Market (Pending Sale)	54	74	57	53	-1.7%
Percent Under Contract	7.1%	7.4%	5.5%	8.8%	24.6%
Average Median Price for Last 12 Months	\$6,975,781	\$6,966,838	\$6,281,176	\$6,710,617	-4.0%

*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, July 2025



Current Market Snapshot

\$3,012,500

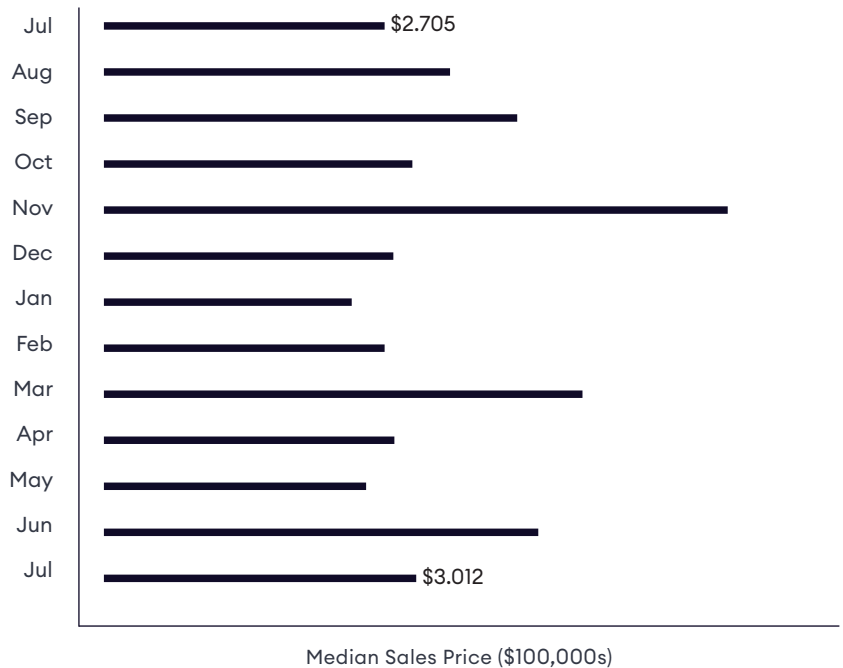
Median Sales Price **11.4% Δ YOY**

\$1,143

Average \$/SF **-10.2% Δ YOY**

201

Properties For Sale **1.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,705,000	\$2,385,000	\$2,800,000	\$3,012,500	11.4%
Average Price per Square Foot	\$1,273	\$1,059	\$1,212	\$1,143	-10.2%
Properties Sold	12	4	9	14	16.7%
Properties Pending Sale	14	3	14	9	-35.7%
Properties For Sale	199	202	202	201	1.0%
Days on Market (Pending Sale)	155	82	36	49	-68.2%
Percent Under Contract	7.0%	1.5%	6.9%	4.5%	-36.4%
Average Median Price for Last 12 Months	\$3,756,205	\$3,312,083	\$3,245,833	\$3,392,854	-10.7%

*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, July 2025



Current Market Snapshot

\$2,395,013

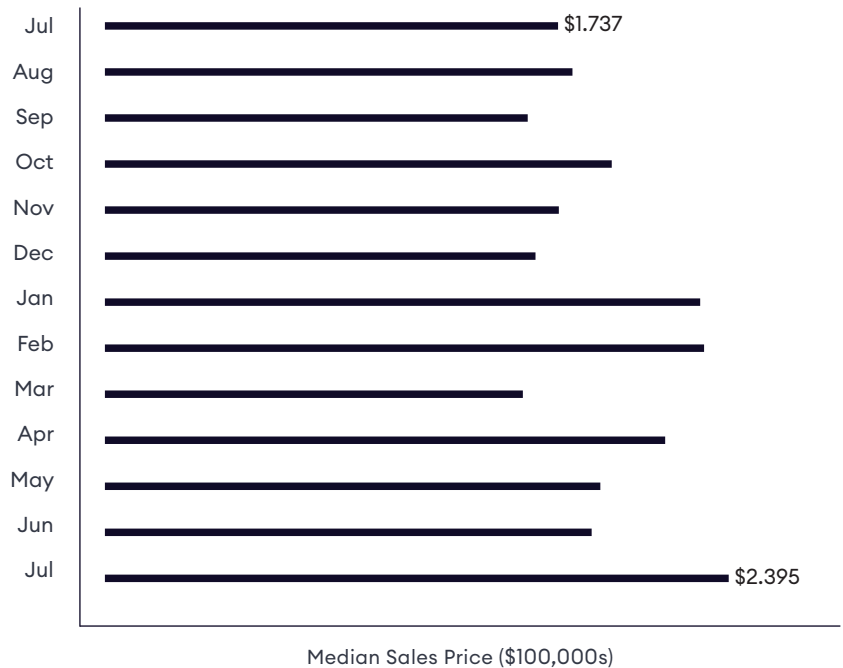
Median Sales Price 37.9% Δ YOY

\$1,030

Average \$/SF 9.3% Δ YOY

69

Properties For Sale 1.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,737,000	\$2,285,000	\$2,150,000	\$2,395,013	37.9%
Average Price per Square Foot	\$942	\$944	\$938	\$1,030	9.3%
Properties Sold	15	4	15	14	-6.7%
Properties Pending Sale	9	5	13	12	33.3%
Properties For Sale	68	62	67	69	1.5%
Days on Market (Pending Sale)	31	31	33	23	-23.6%
Percent Under Contract	13.2%	8.1%	19.4%	17.4%	31.4%
Average Median Price for Last 12 Months	\$1,895,013	\$2,035,461	\$2,053,838	\$1,921,636	1.4%

*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, July 2025



Current Market Snapshot

\$4,353,038

Median Sales Price 0.6% Δ YOY

\$1,408

Average \$/SF -10.9% Δ YOY

238

Properties For Sale 56.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,325,000	\$6,700,000	\$3,700,000	\$4,353,038	0.6%
Average Price per Square Foot	\$1,580	\$1,670	\$1,382	\$1,408	-10.9%
Properties Sold	11	9	25	20	81.8%
Properties Pending Sale	14	17	24	21	50.0%
Properties For Sale	152	171	229	238	56.6%
Days on Market (Pending Sale)	41	45	32	50	21.7%
Percent Under Contract	9.2%	9.9%	10.5%	8.8%	-4.2%
Average Median Price for Last 12 Months	\$3,776,583	\$4,484,502	\$4,369,138	\$4,400,347	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, July 2025



Current Market Snapshot

\$2,537,500

Median Sales Price **-14.7% Δ YOY**

\$1,128

Average \$/SF **12.1% Δ YOY**

33

Properties For Sale **37.5% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,975,000	\$2,925,000	\$3,000,000	\$2,537,500	-14.7%
Average Price per Square Foot	\$1,006	\$1,222	\$1,085	\$1,128	12.1%
Properties Sold	2	6	9	10	400.0%
Properties Pending Sale	3	10	7	12	300.0%
Properties For Sale	24	33	30	33	37.5%
Days on Market (Pending Sale)	134	18	20	28	-78.8%
Percent Under Contract	12.5%	30.3%	23.3%	36.4%	190.9%
Average Median Price for Last 12 Months	\$3,003,167	\$2,920,912	\$3,015,666	\$2,880,887	-4.2%

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



Current Market Snapshot

\$1,865,000

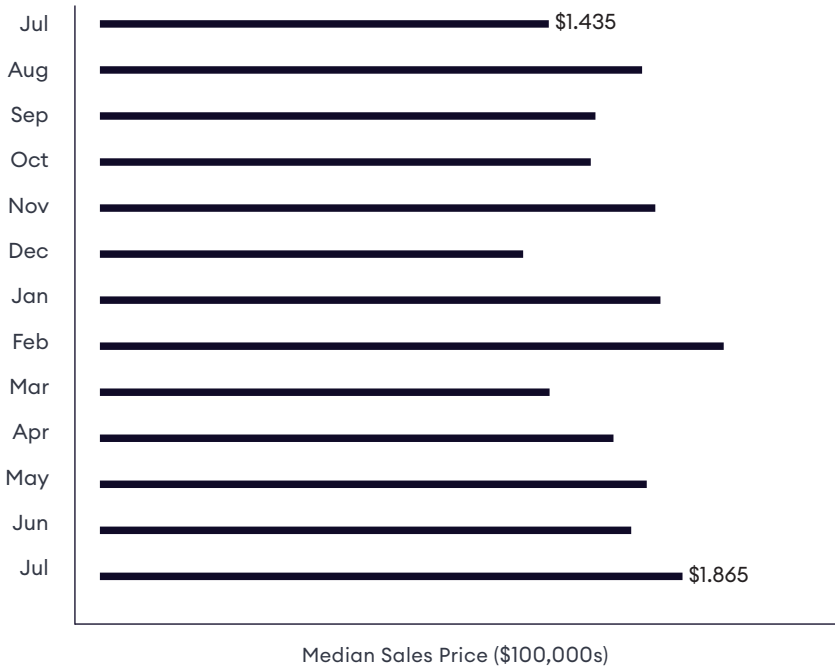
Median Sales Price 30.0% Δ YOY

\$1,130

Average \$/SF 16.1% Δ YOY

103

Properties For Sale 27.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,435,000	\$1,794,000	\$1,643,000	\$1,865,000	30.0%
Average Price per Square Foot	\$973	\$997	\$1,009	\$1,130	16.1%
Properties Sold	13	11	19	19	46.2%
Properties Pending Sale	17	20	19	24	41.2%
Properties For Sale	81	89	95	103	27.2%
Days on Market (Pending Sale)	18	41	29	43	147.4%
Percent Under Contract	21.0%	22.5%	20.0%	23.3%	11.0%
Average Median Price for Last 12 Months	\$1,651,244	\$1,732,167	\$1,771,667	\$1,664,769	0.8%

*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, July 2025



Current Market Snapshot

\$550,000

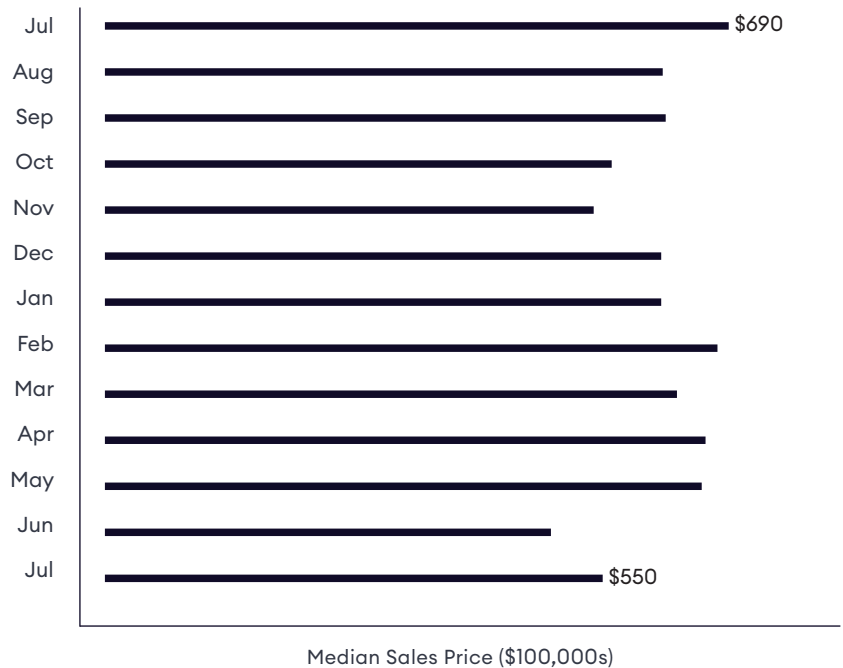
Median Sales Price -20.3% Δ YOY

\$430

Average \$/SF -17.8% Δ YOY

59

Properties For Sale 1.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$690,000	\$615,000	\$664,250	\$550,000	-20.3%
Average Price per Square Foot	\$523	\$419	\$512	\$430	-17.8%
Properties Sold	13	7	6	7	-46.2%
Properties Pending Sale	6	6	10	9	50.0%
Properties For Sale	58	50	60	59	1.7%
Days on Market (Pending Sale)	74	41	33	37	-49.8%
Percent Under Contract	10.3%	12.0%	16.7%	15.3%	47.5%
Average Median Price for Last 12 Months	\$618,503	\$612,792	\$567,500	\$610,265	-1.3%

*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, July 2025



Current Market Snapshot

\$2,992,500

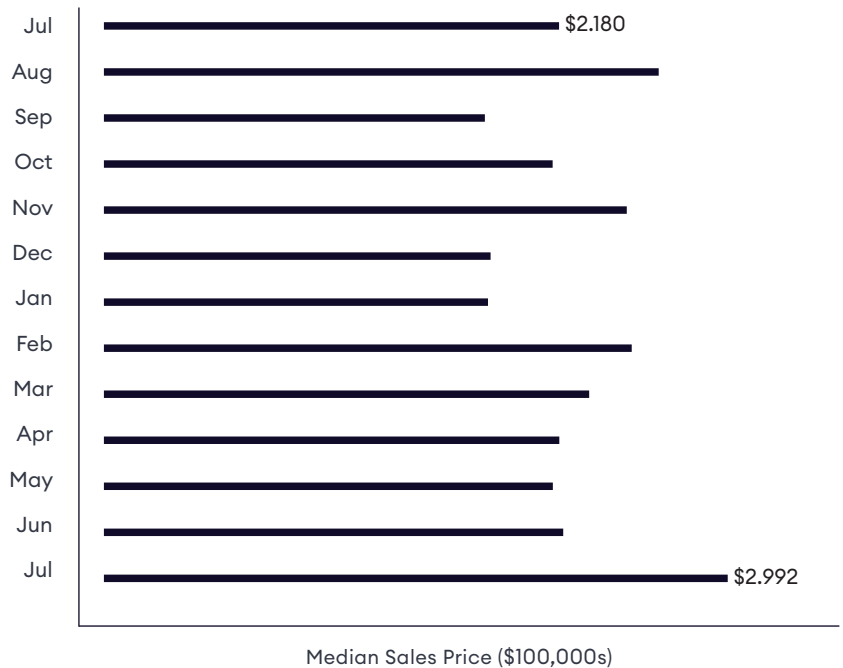
Median Sales Price 37.3% Δ YOY

\$944

Average \$/SF 7.0% Δ YOY

126

Properties For Sale 15.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,180,000	\$1,837,563	\$2,181,202	\$2,992,500	37.3%
Average Price per Square Foot	\$882	\$978	\$1,062	\$944	7.0%
Properties Sold	11	18	18	16	45.5%
Properties Pending Sale	15	16	17	17	13.3%
Properties For Sale	109	105	116	126	15.6%
Days on Market (Pending Sale)	20	42	44	29	41.5%
Percent Under Contract	13.8%	15.2%	14.7%	13.5%	-2.0%
Average Median Price for Last 12 Months	\$2,236,315	\$2,396,450	\$2,447,500	\$2,260,305	1.1%

*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, July 2025



Current Market Snapshot

\$1,050,000

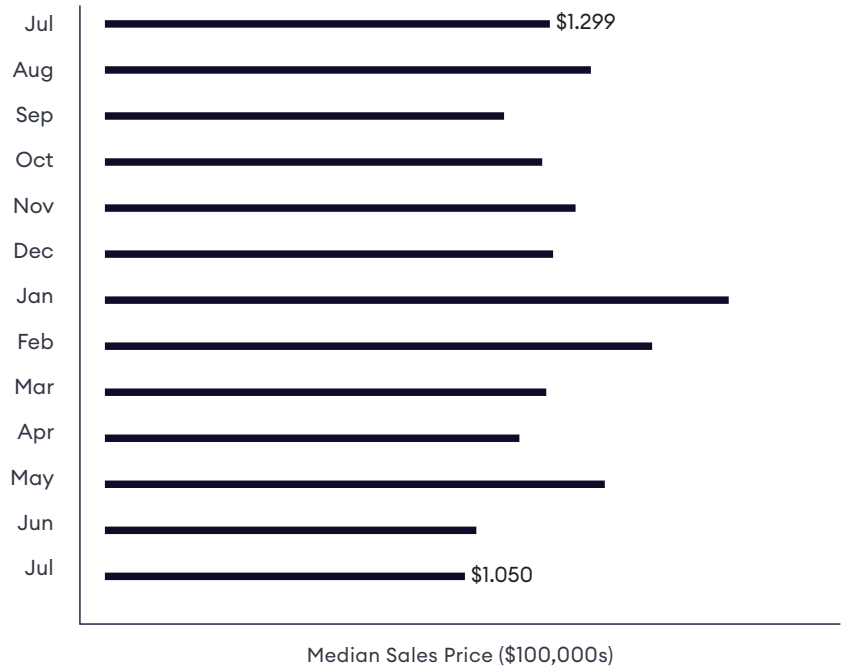
Median Sales Price **-19.2% Δ YOY**

\$652

Average \$/SF **-39.0% Δ YOY**

85

Properties For Sale **0.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,299,500	\$1,825,000	\$1,210,000	\$1,050,000	-19.2%
Average Price per Square Foot	\$1,068	\$854	\$918	\$652	-39.0%
Properties Sold	4	6	7	7	75.0%
Properties Pending Sale	9	9	5	4	-55.6%
Properties For Sale	85	97	81	85	0.0%
Days on Market (Pending Sale)	40	45	18	75	86.6%
Percent Under Contract	10.6%	9.3%	6.2%	4.7%	-55.6%
Average Median Price for Last 12 Months	\$1,348,229	\$1,282,250	\$1,198,167	\$1,335,692	-0.9%

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

Hollywood Hills East

Single Family Residences, July 2025



Current Market Snapshot

\$1,550,000

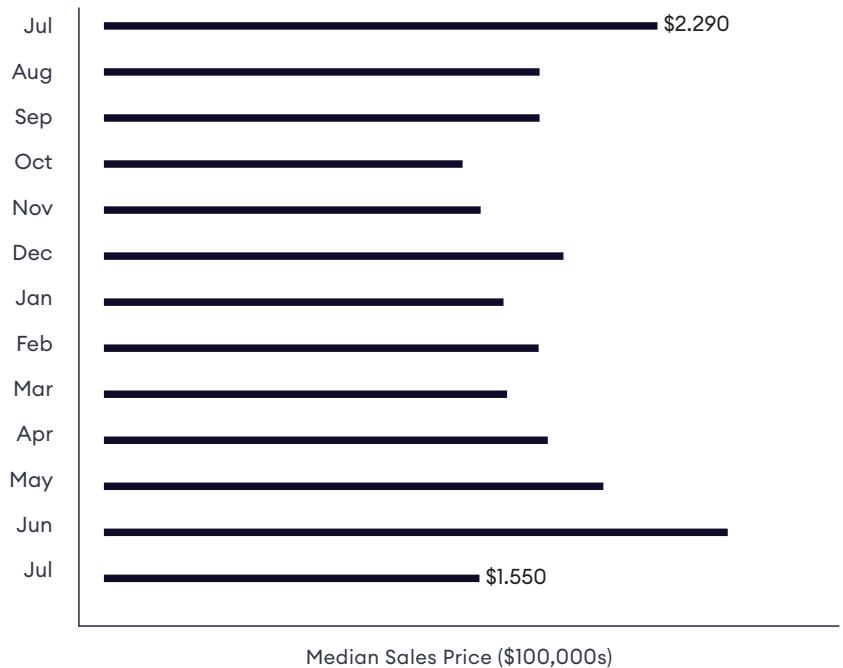
Median Sales Price **-32.3% Δ YOY**

\$887

Average \$/SF **-19.6% Δ YOY**

120

Properties For Sale **37.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,290,000	\$1,650,000	\$1,834,000	\$1,550,000	-32.3%
Average Price per Square Foot	\$1,103	\$916	\$920	\$887	-19.6%
Properties Sold	7	6	15	12	71.4%
Properties Pending Sale	6	7	16	14	133.3%
Properties For Sale	87	103	114	120	37.9%
Days on Market (Pending Sale)	43	75	39	26	-39.0%
Percent Under Contract	6.9%	6.8%	14.0%	11.7%	69.2%
Average Median Price for Last 12 Months	\$2,238,958	\$1,915,308	\$2,065,667	\$1,843,546	-21.4%

*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, July 2025



Current Market Snapshot

\$785,000

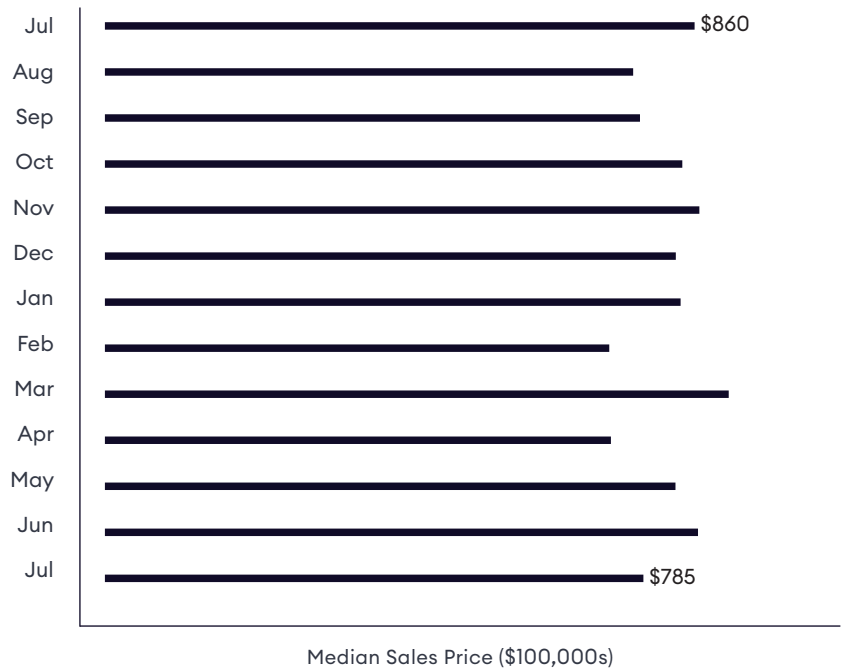
Median Sales Price **-8.7% Δ YOY**

\$518

Average \$/SF **-5.8% Δ YOY**

103

Properties For Sale **-8.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$860,000	\$839,500	\$737,423	\$785,000	-8.7%
Average Price per Square Foot	\$550	\$565	\$561	\$518	-5.8%
Properties Sold	21	8	10	11	-47.6%
Properties Pending Sale	17	6	10	9	-47.1%
Properties For Sale	112	82	94	103	-8.0%
Days on Market (Pending Sale)	47	63	73	39	-16.6%
Percent Under Contract	15.2%	7.3%	10.6%	8.7%	-42.4%
Average Median Price for Last 12 Months	\$798,185	\$810,737	\$827,333	\$819,648	2.6%

*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, July 2025



Current Market Snapshot

\$1,960,000

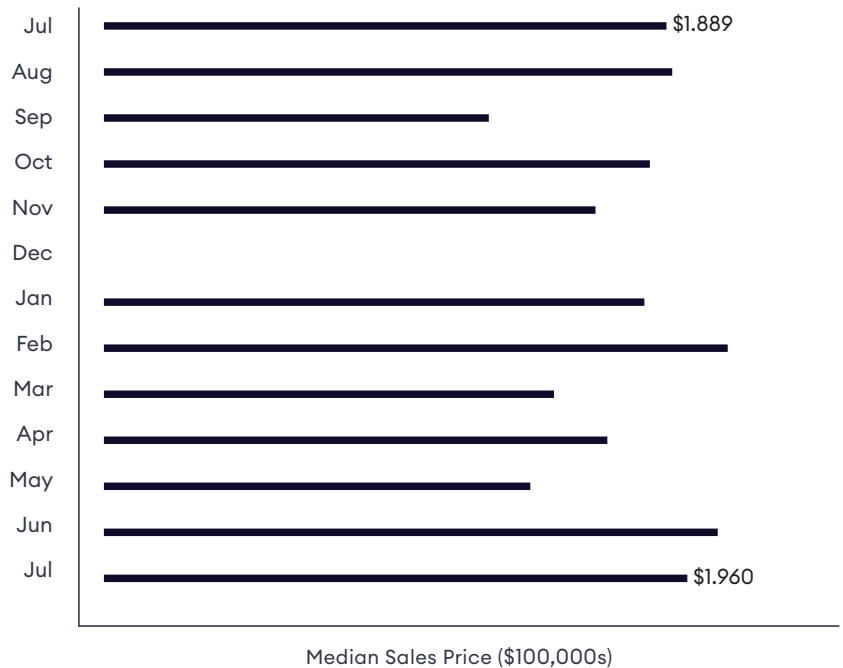
Median Sales Price 3.7% Δ YOY

\$749

Average \$/SF 7.6% Δ YOY

33

Properties For Sale 17.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,889,500	\$1,815,000	\$1,690,000	\$1,960,000	3.7%
Average Price per Square Foot	\$696	\$751	\$611	\$749	7.6%
Properties Sold	4	5	7	5	25.0%
Properties Pending Sale	3	9	6	7	133.3%
Properties For Sale	28	35	32	33	17.9%
Days on Market (Pending Sale)	29	77	35	45	58.5%
Percent Under Contract	10.7%	25.7%	18.8%	21.2%	98.0%
Average Median Price for Last 12 Months	\$1,777,949	\$1,791,458	\$1,817,500	\$1,625,827	-9.4%

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

Laurel Canyon

Single Family Residences, July 2025



Current Market Snapshot

\$2,400,000

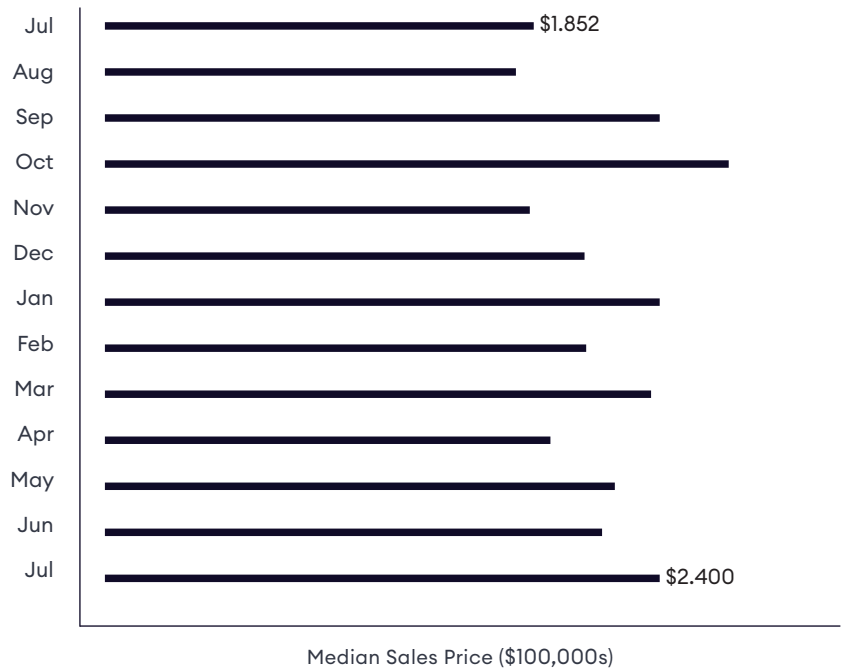
Median Sales Price **29.6% Δ YOY**

\$974

Average \$/SF **-7.5% Δ YOY**

264

Properties For Sale **26.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,852,500	\$2,400,000	\$1,925,000	\$2,400,000	29.6%
Average Price per Square Foot	\$1,053	\$763	\$970	\$974	-7.5%
Properties Sold	19	9	24	29	52.6%
Properties Pending Sale	23	11	15	23	0.0%
Properties For Sale	208	225	281	264	26.9%
Days on Market (Pending Sale)	44	56	46	54	23.1%
Percent Under Contract	11.1%	4.9%	5.3%	8.7%	-21.2%
Average Median Price for Last 12 Months	\$2,236,749	\$2,187,071	\$2,251,500	\$2,166,044	-3.3%

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

Los Feliz

Single Family Residences, July 2025



Current Market Snapshot

\$2,370,000

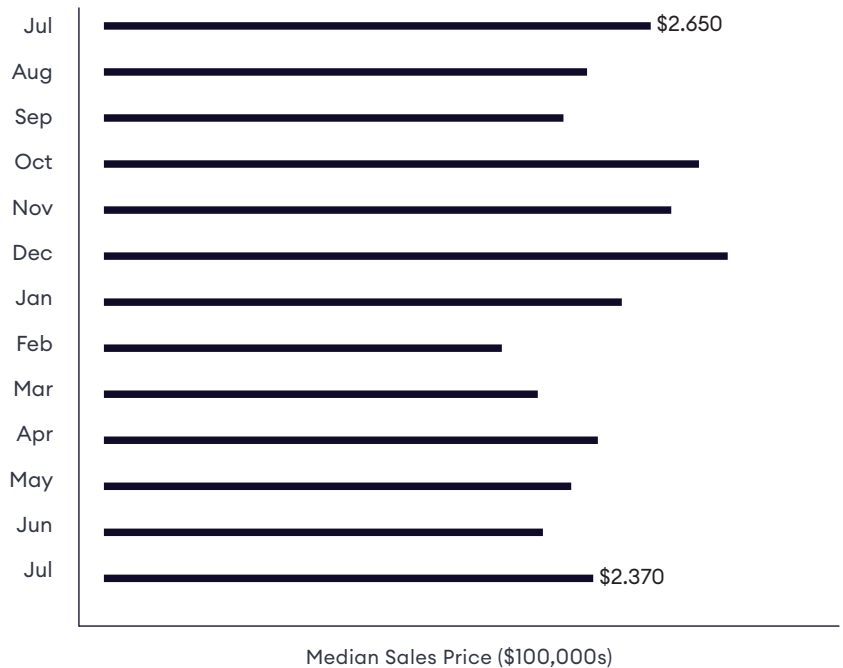
Median Sales Price **-10.6% Δ YOY**

\$908

Average \$/SF **-12.3% Δ YOY**

132

Properties For Sale **30.7% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,650,000	\$2,509,250	\$2,392,500	\$2,370,000	-10.6%
Average Price per Square Foot	\$1,035	\$1,192	\$990	\$908	-12.3%
Properties Sold	19	6	24	18	-5.3%
Properties Pending Sale	18	10	15	17	-5.6%
Properties For Sale	101	113	114	132	30.7%
Days on Market (Pending Sale)	24	30	21	35	43.4%
Percent Under Contract	17.8%	8.8%	13.2%	12.9%	-27.7%
Average Median Price for Last 12 Months	\$2,421,458	\$2,195,876	\$2,252,585	\$2,427,654	0.3%

*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

\$3,805,000

Median Sales Price **-21.1% Δ YOY**

\$945

Average \$/SF **-62.0% Δ YOY**

278

Properties For Sale **18.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,825,000	\$2,850,000	\$4,627,500	\$3,805,000	-21.1%
Average Price per Square Foot	\$2,488	\$968	\$1,429	\$945	-62.0%
Properties Sold	16	9	4	6	-62.5%
Properties Pending Sale	12	1	3	12	0.0%
Properties For Sale	234	235	245	278	18.8%
Days on Market (Pending Sale)	100	215	183	97	-2.3%
Percent Under Contract	5.1%	0.4%	1.2%	4.3%	-15.8%
Average Median Price for Last 12 Months	\$3,961,458	\$4,362,917	\$4,468,333	\$4,327,385	8.5%

*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, July 2025



Current Market Snapshot

\$30,500,000

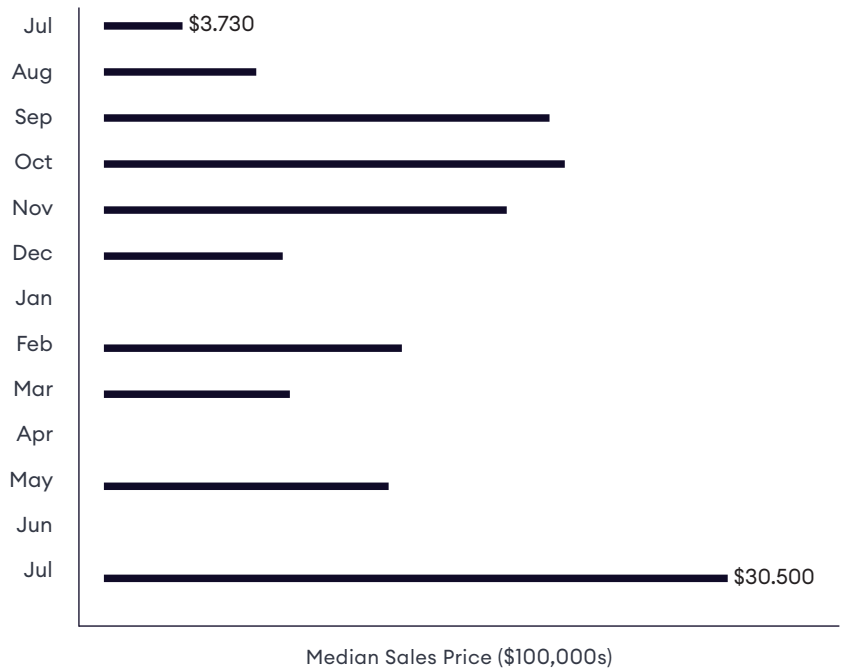
Median Sales Price **717.7% Δ YOY**

\$4,530

Average \$/SF **168.2% Δ YOY**

81

Properties For Sale **-17.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,730,000	\$0	\$0	\$30,500,000	717.7%
Average Price per Square Foot	\$1,689	\$0	\$0	\$4,530	168.2%
Properties Sold	3	0	0	3	0.0%
Properties Pending Sale	4	0	2	3	-25.0%
Properties For Sale	98	85	79	81	-17.3%
Days on Market (Pending Sale)	95	0	214	110	15.4%
Percent Under Contract	4.1%	0.0%	2.5%	3.7%	-9.3%
Average Median Price for Last 12 Months	\$12,610,573	\$11,308,333	\$14,783,333	\$11,652,308	-8.2%

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

Marina Del Rey

Single Family Residences, July 2025



Current Market Snapshot

\$1,780,000

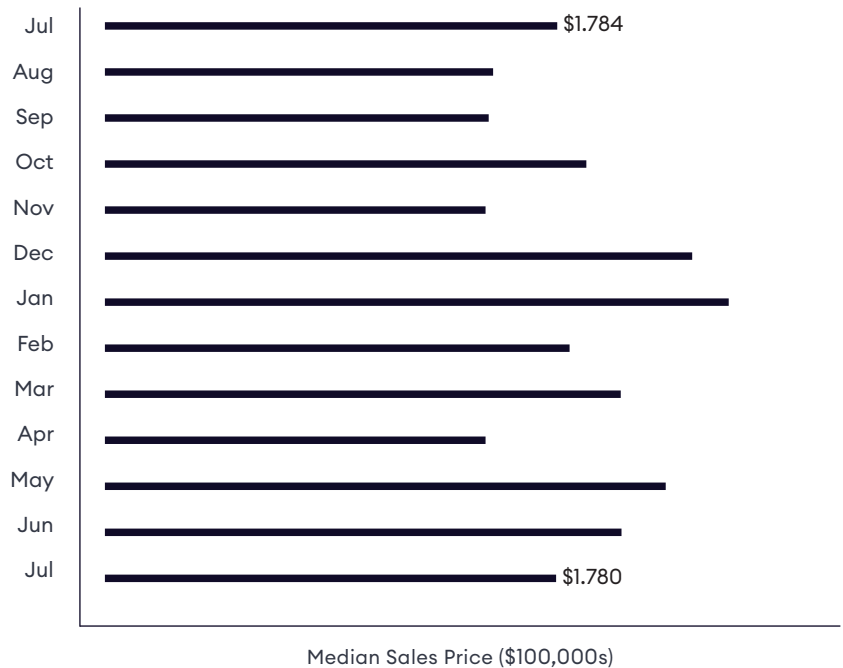
Median Sales Price -0.3% Δ YOY

\$1,032

Average \$/SF 8.9% Δ YOY

55

Properties For Sale -6.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,784,500	\$2,465,000	\$1,499,999	\$1,780,000	-0.3%
Average Price per Square Foot	\$948	\$1,149	\$1,079	\$1,032	8.9%
Properties Sold	2	6	9	5	150.0%
Properties Pending Sale	5	7	10	17	240.0%
Properties For Sale	59	45	48	55	-6.8%
Days on Market (Pending Sale)	26	25	43	41	56.4%
Percent Under Contract	8.5%	15.6%	20.8%	30.9%	264.7%
Average Median Price for Last 12 Months	\$2,001,445	\$1,900,750	\$2,011,500	\$1,878,195	-6.6%

*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.

Mid Los Angeles

Single Family Residences, July 2025



Current Market Snapshot

\$1,137,500

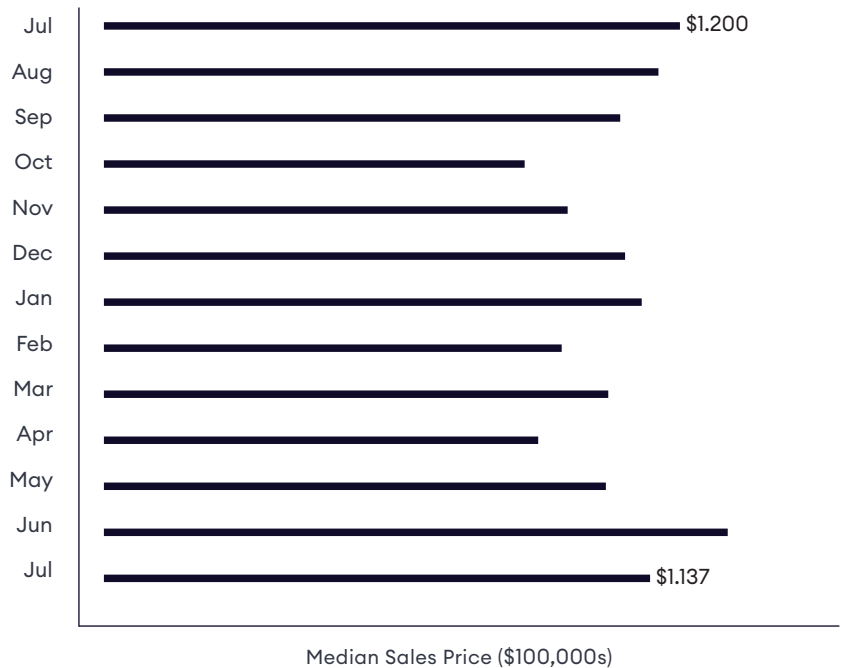
Median Sales Price **-5.2% Δ YOY**

\$716

Average \$/SF **4.8% Δ YOY**

182

Properties For Sale **23.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,200,000	\$1,119,999	\$903,325	\$1,137,500	-5.2%
Average Price per Square Foot	\$683	\$695	\$599	\$716	4.8%
Properties Sold	26	19	12	26	0.0%
Properties Pending Sale	19	19	19	30	57.9%
Properties For Sale	148	160	164	182	23.0%
Days on Market (Pending Sale)	39	50	22	48	21.9%
Percent Under Contract	12.8%	11.9%	11.6%	16.5%	28.4%
Average Median Price for Last 12 Months	\$1,069,351	\$1,064,721	\$1,160,833	\$1,066,422	-0.3%

*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, July 2025



Current Market Snapshot

\$812,206

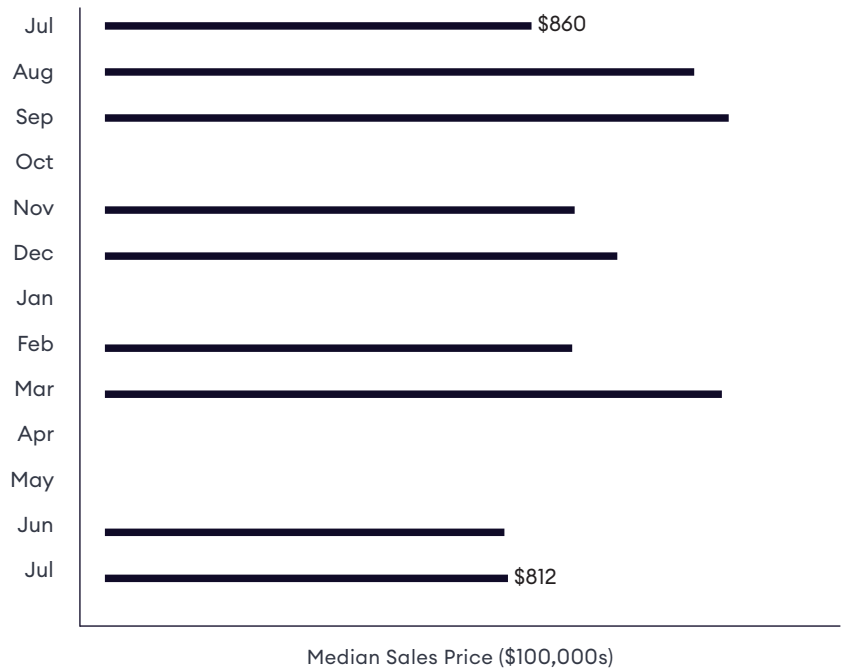
Median Sales Price -5.6% Δ YOY

\$665

Average \$/SF -15.3% Δ YOY

37

Properties For Sale 48.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$860,000	\$0	\$0	\$812,206	-5.6%
Average Price per Square Foot	\$785	\$0	\$0	\$665	-15.3%
Properties Sold	3	0	0	2	-33.3%
Properties Pending Sale	2	3	0	1	-50.0%
Properties For Sale	25	24	27	37	48.0%
Days on Market (Pending Sale)	29	48	0	43	48.3%
Percent Under Contract	8.0%	12.5%	0.0%	2.7%	-66.2%
Average Median Price for Last 12 Months	\$781,042	\$634,305	\$539,069	\$699,795	-11.6%

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

Pacific Palisades

Single Family Residences, July 2025



Current Market Snapshot

\$2,650,000

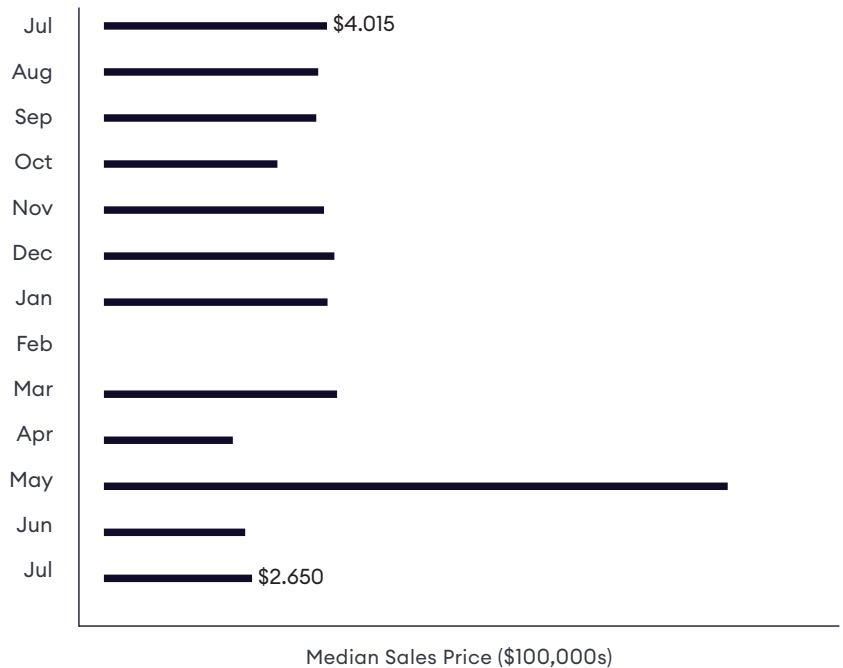
Median Sales Price **-34.0% Δ YOY**

\$1,111

Average \$/SF **-13.1% Δ YOY**

100

Properties For Sale **-34.2% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,015,000	\$4,025,000	\$2,300,000	\$2,650,000	-34.0%
Average Price per Square Foot	\$1,278	\$1,236	\$1,738	\$1,111	-13.1%
Properties Sold	21	1	5	9	-57.1%
Properties Pending Sale	22	0	5	8	-63.6%
Properties For Sale	152	113	116	100	-34.2%
Days on Market (Pending Sale)	37	0	26	56	52.6%
Percent Under Contract	14.5%	0.0%	4.3%	8.0%	-44.7%
Average Median Price for Last 12 Months	\$4,148,995	\$3,831,452	\$5,496,571	\$3,840,515	-8.0%

*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, July 2025



Current Market Snapshot

\$2,550,000

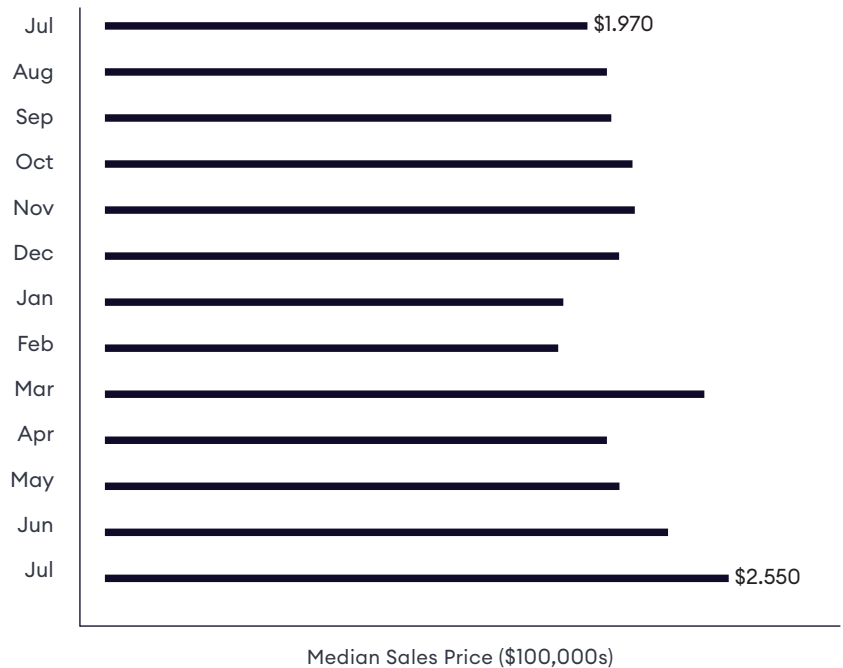
Median Sales Price 29.4% Δ YOY

\$1,146

Average \$/SF 13.1% Δ YOY

114

Properties For Sale -3.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,970,000	\$1,871,000	\$2,050,000	\$2,550,000	29.4%
Average Price per Square Foot	\$1,013	\$991	\$1,115	\$1,146	13.1%
Properties Sold	18	16	19	42	133.3%
Properties Pending Sale	16	25	24	26	62.5%
Properties For Sale	118	99	105	114	-3.4%
Days on Market (Pending Sale)	21	75	19	31	49.7%
Percent Under Contract	13.6%	25.3%	22.9%	22.8%	68.2%
Average Median Price for Last 12 Months	\$2,040,513	\$2,217,083	\$2,317,500	\$2,129,308	4.2%

*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, July 2025



Current Market Snapshot

\$1,093,995

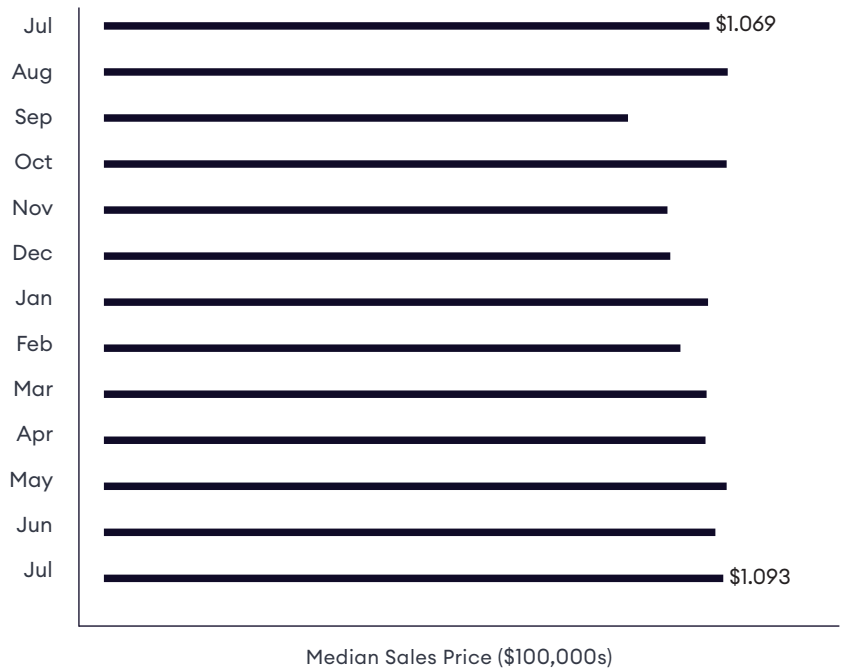
Median Sales Price **2.3% Δ YOY**

\$678

Average \$/SF **0.6% Δ YOY**

250

Properties For Sale **32.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,069,500	\$1,067,000	\$1,062,500	\$1,093,995	2.3%
Average Price per Square Foot	\$674	\$632	\$624	\$678	0.6%
Properties Sold	34	25	46	30	-11.8%
Properties Pending Sale	34	28	29	49	44.1%
Properties For Sale	189	209	228	250	32.3%
Days on Market (Pending Sale)	35	45	28	51	44.8%
Percent Under Contract	18.0%	13.4%	12.7%	19.6%	9.0%
Average Median Price for Last 12 Months	\$1,036,475	\$1,069,816	\$1,091,332	\$1,052,099	1.5%

*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, July 2025



Current Market Snapshot

\$1,499,000

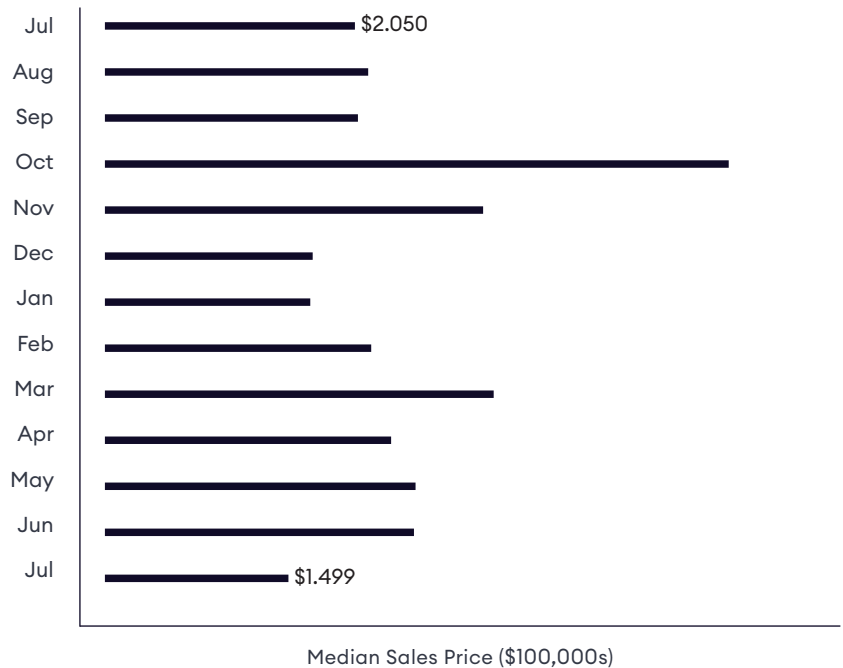
Median Sales Price **-26.9% Δ YOY**

\$1,147

Average \$/SF **12.7% Δ YOY**

27

Properties For Sale **28.6% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,050,000	\$1,680,000	\$2,350,000	\$1,499,000	-26.9%
Average Price per Square Foot	\$1,018	\$851	\$1,066	\$1,147	12.7%
Properties Sold	5	6	2	1	-80.0%
Properties Pending Sale	0	2	5	8	n/a
Properties For Sale	21	22	30	27	28.6%
Days on Market (Pending Sale)	0	61	33	37	n/a
Percent Under Contract	0.0%	9.1%	16.7%	29.6%	n/a
Average Median Price for Last 12 Months	\$2,065,038	\$2,387,644	\$2,196,954	\$2,480,874	16.8%

*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, July 2025



Current Market Snapshot

\$2,300,000

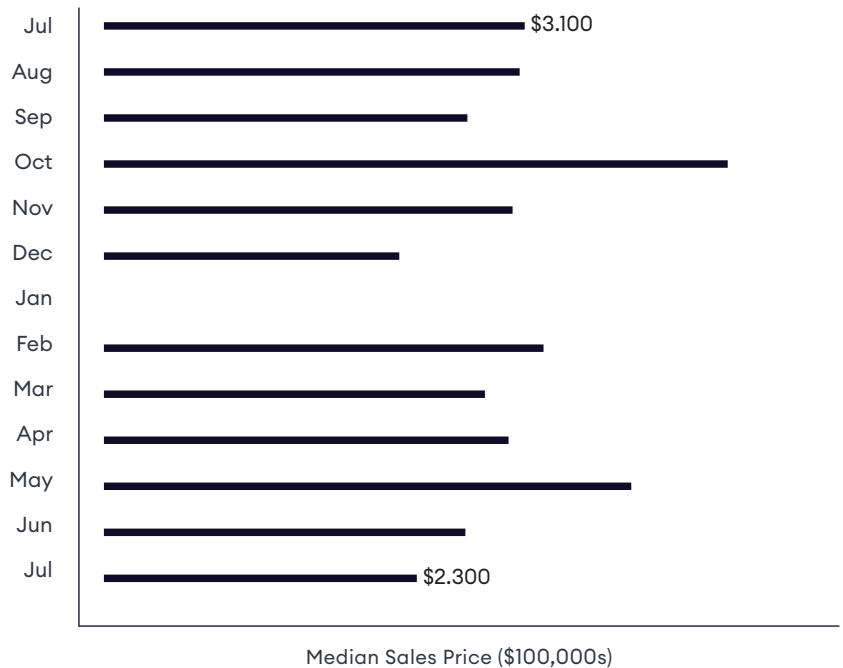
Median Sales Price -25.8% Δ YOY

\$785

Average \$/SF -4.6% Δ YOY

11

Properties For Sale -35.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,100,000	\$0	\$2,980,000	\$2,300,000	-25.8%
Average Price per Square Foot	\$823	\$0	\$1,112	\$785	-4.6%
Properties Sold	1	0	1	1	0.0%
Properties Pending Sale	1	4	1	0	-100.0%
Properties For Sale	17	16	11	11	-35.3%
Days on Market (Pending Sale)	68	19	14	0	-100.0%
Percent Under Contract	5.9%	25.0%	9.1%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,770,698	\$2,979,075	\$2,950,000	\$2,807,458	1.3%

*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, July 2025



Current Market Snapshot

\$4,950,000

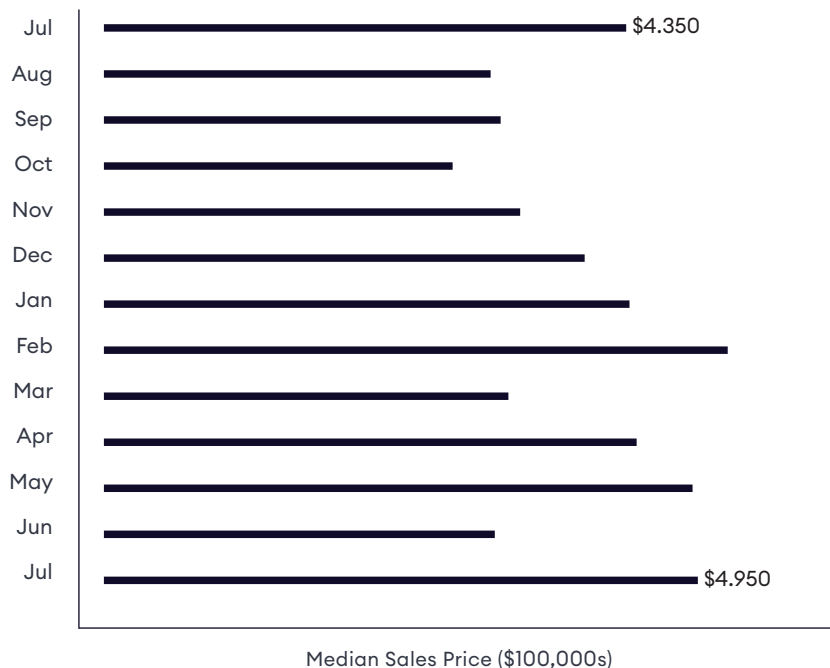
Median Sales Price 13.8% Δ YOY

\$1,790

Average \$/SF 16.4% Δ YOY

170

Properties For Sale 37.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,350,000	\$4,377,738	\$4,437,500	\$4,950,000	13.8%
Average Price per Square Foot	\$1,538	\$1,534	\$1,708	\$1,790	16.4%
Properties Sold	12	18	22	27	125.0%
Properties Pending Sale	17	33	36	24	41.2%
Properties For Sale	124	159	182	170	37.1%
Days on Market (Pending Sale)	42	38	41	31	-27.4%
Percent Under Contract	13.7%	20.8%	19.8%	14.1%	3.0%
Average Median Price for Last 12 Months	\$3,465,147	\$4,351,192	\$4,368,550	\$3,977,749	12.9%

*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.

Sunset Strip - Hollywood Hills West

Single Family Residences, July 2025

Current Market Snapshot

\$2,345,000

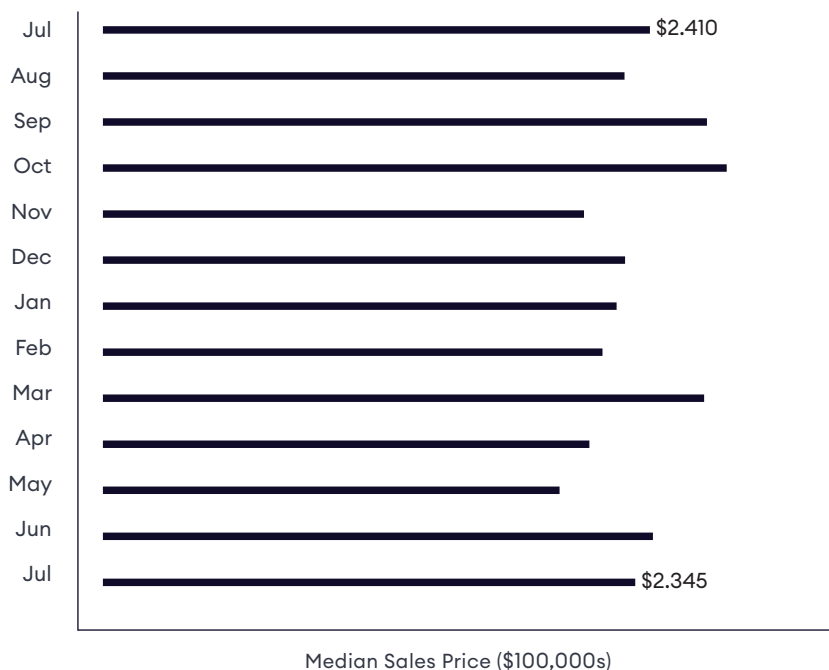
Median Sales Price -2.7% Δ YOY

\$1,132

Average \$/SF 7.6% Δ YOY

433

Properties For Sale 13.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,410,000	\$2,262,500	\$2,142,000	\$2,345,000	-2.7%
Average Price per Square Foot	\$1,052	\$925	\$1,158	\$1,132	7.6%
Properties Sold	28	16	31	47	67.9%
Properties Pending Sale	24	18	27	34	41.7%
Properties For Sale	380	377	463	433	13.9%
Days on Market (Pending Sale)	48	71	38	57	18.2%
Percent Under Contract	6.3%	4.8%	5.8%	7.9%	24.3%
Average Median Price for Last 12 Months	\$2,360,804	\$2,295,042	\$2,259,417	\$2,351,608	-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

\$2,590,000

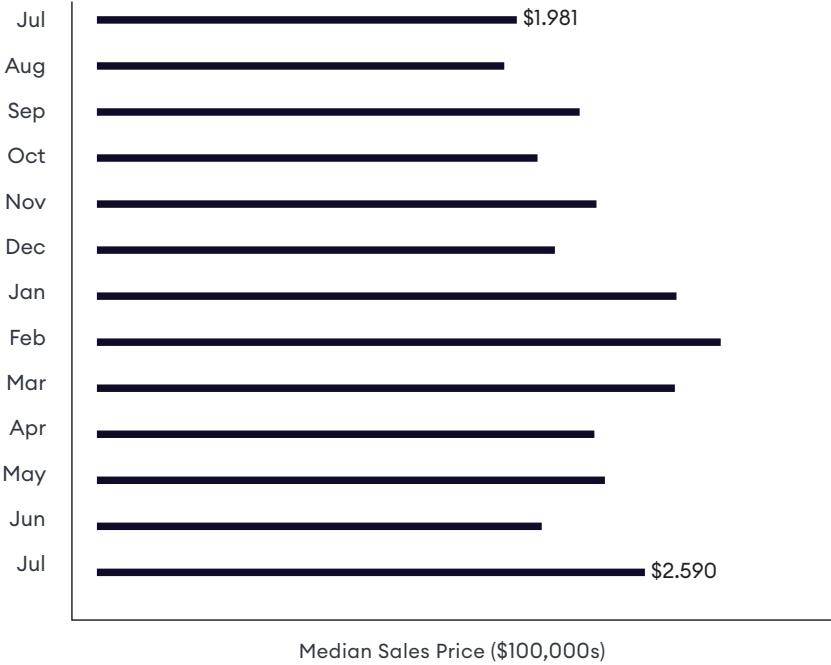
Median Sales Price 30.7% Δ YOY

\$1,174

Average \$/SF 2.0% Δ YOY

145

Properties For Sale -18.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,981,688	\$2,740,000	\$2,350,000	\$2,590,000	30.7%
Average Price per Square Foot	\$1,151	\$1,164	\$1,259	\$1,174	2.0%
Properties Sold	17	15	21	17	0.0%
Properties Pending Sale	21	37	24	18	-14.3%
Properties For Sale	178	162	165	145	-18.5%
Days on Market (Pending Sale)	48	60	33	45	-5.4%
Percent Under Contract	11.8%	22.8%	14.5%	12.4%	5.2%
Average Median Price for Last 12 Months	\$2,425,379	\$2,520,375	\$2,363,333	\$2,357,570	-2.9%

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



Current Market Snapshot

\$1,275,000

Median Sales Price 6.2% Δ YOY

\$842

Average \$/SF 2.7% Δ YOY

80

Properties For Sale 15.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,200,000	\$1,140,000	\$1,148,000	\$1,275,000	6.2%
Average Price per Square Foot	\$820	\$746	\$780	\$842	2.7%
Properties Sold	15	13	6	9	-40.0%
Properties Pending Sale	7	7	6	13	85.7%
Properties For Sale	69	75	76	80	15.9%
Days on Market (Pending Sale)	18	38	22	27	51.0%
Percent Under Contract	10.1%	9.3%	7.9%	16.2%	60.2%
Average Median Price for Last 12 Months	\$1,104,125	\$1,104,083	\$1,152,833	\$1,112,485	0.8%

*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, July 2025



Current Market Snapshot

\$3,100,000

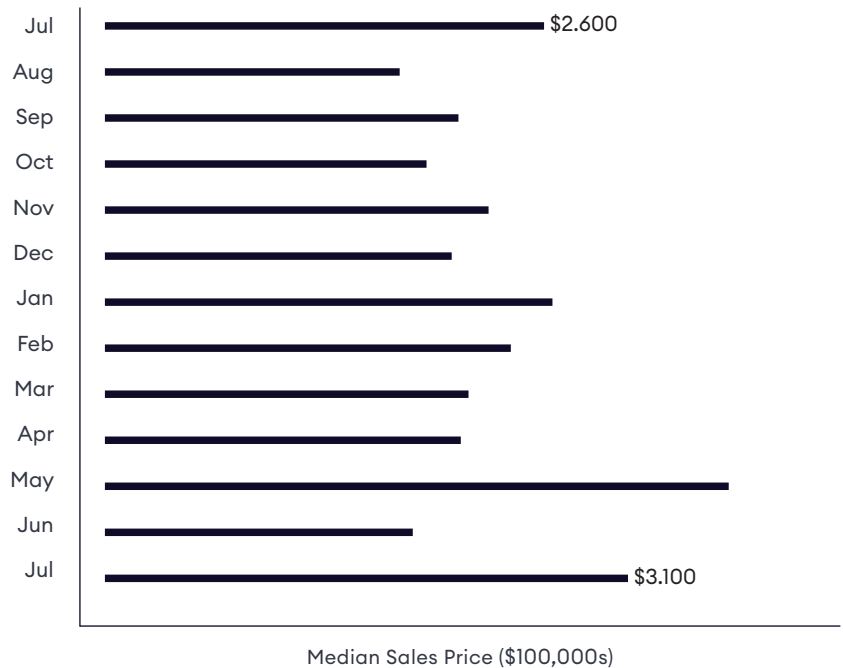
Median Sales Price **19.2% Δ YOY**

\$1,473

Average \$/SF **41.5% Δ YOY**

114

Properties For Sale **9.6% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,600,000	\$2,650,000	\$2,104,000	\$3,100,000	19.2%
Average Price per Square Foot	\$1,041	\$1,179	\$972	\$1,473	41.5%
Properties Sold	10	7	12	5	-50.0%
Properties Pending Sale	11	9	8	12	9.1%
Properties For Sale	104	116	129	114	9.6%
Days on Market (Pending Sale)	27	57	33	62	125.5%
Percent Under Contract	10.6%	7.8%	6.2%	10.5%	-0.5%
Average Median Price for Last 12 Months	\$2,089,042	\$2,545,667	\$2,872,667	\$2,351,808	11.2%

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

West Los Angeles

Single Family Residences, July 2025



Current Market Snapshot

\$1,454,000

Median Sales Price -15.2% Δ YOY

\$951

Average \$/SF 1.7% Δ YOY

53

Properties For Sale -17.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,715,000	\$2,000,000	\$1,573,768	\$1,454,000	-15.2%
Average Price per Square Foot	\$935	\$963	\$887	\$951	1.7%
Properties Sold	13	7	12	12	-7.7%
Properties Pending Sale	8	5	7	10	25.0%
Properties For Sale	64	50	48	53	-17.2%
Days on Market (Pending Sale)	15	43	38	35	142.8%
Percent Under Contract	12.5%	10.0%	14.6%	18.9%	50.9%
Average Median Price for Last 12 Months	\$1,680,122	\$1,538,378	\$1,492,167	\$1,560,213	-7.7%

*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

\$1,822,500

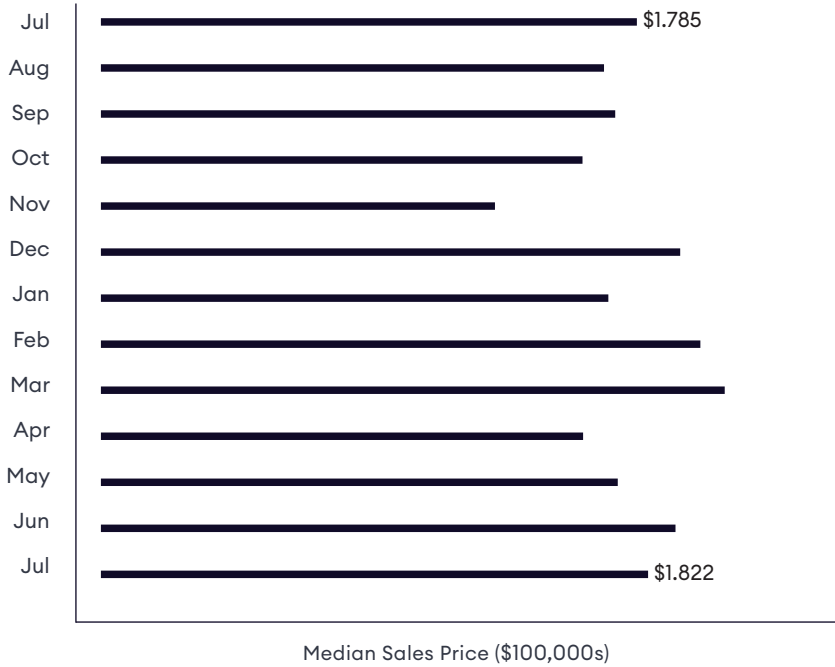
Median Sales Price 2.1% Δ YOY

\$937

Average \$/SF 3.9% Δ YOY

105

Properties For Sale 1.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,785,000	\$1,689,500	\$1,605,000	\$1,822,500	2.1%
Average Price per Square Foot	\$902	\$867	\$989	\$937	3.9%
Properties Sold	29	14	25	20	-31.0%
Properties Pending Sale	23	23	23	17	-26.1%
Properties For Sale	104	95	101	105	1.0%
Days on Market (Pending Sale)	30	40	40	77	154.4%
Percent Under Contract	22.1%	24.2%	22.8%	16.2%	-26.8%
Average Median Price for Last 12 Months	\$1,590,691	\$1,856,542	\$1,819,250	\$1,757,250	9.5%

*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, July 2025



Current Market Snapshot

\$2,436,000

Median Sales Price 1.5% Δ YOY

\$1,133

Average \$/SF -2.0% Δ YOY

89

Properties For Sale -6.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,400,000	\$3,475,000	\$2,550,000	\$2,436,000	1.5%
Average Price per Square Foot	\$1,156	\$1,396	\$1,087	\$1,133	-2.0%
Properties Sold	15	11	17	17	13.3%
Properties Pending Sale	18	23	10	14	-22.2%
Properties For Sale	95	83	78	89	-6.3%
Days on Market (Pending Sale)	35	39	23	20	-42.3%
Percent Under Contract	18.9%	27.7%	12.8%	15.7%	-17.0%
Average Median Price for Last 12 Months	\$2,577,676	\$2,719,813	\$2,344,958	\$2,613,625	1.4%

*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, July 2025



Current Market Snapshot

\$1,747,500

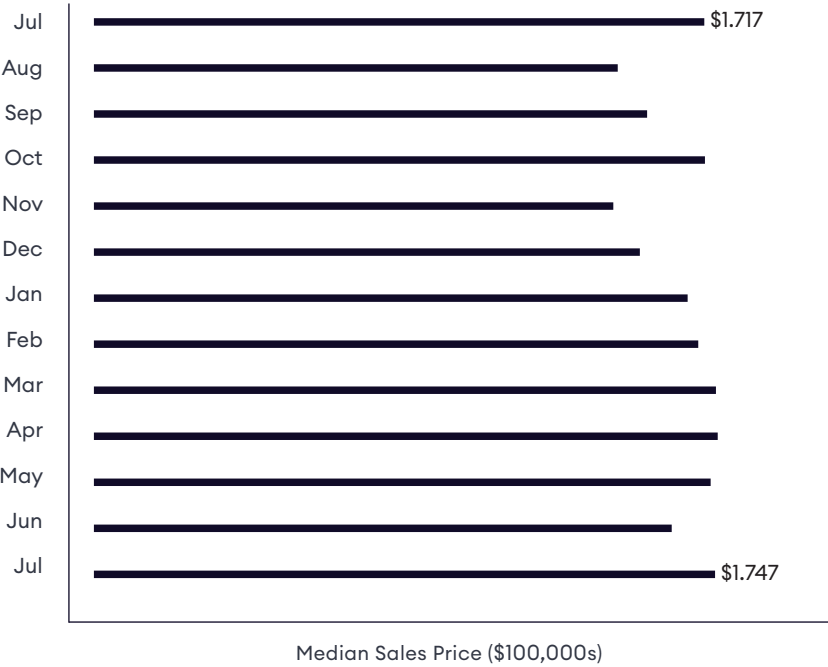
Median Sales Price 1.8% Δ YOY

\$1,037

Average \$/SF 2.2% Δ YOY

899

Properties For Sale 0.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,717,075	\$1,670,000	\$1,755,000	\$1,747,500	1.8%
Average Price per Square Foot	\$1,015	\$1,041	\$982	\$1,037	2.2%
Properties Sold	214	117	184	222	3.7%
Properties Pending Sale	185	190	199	188	1.6%
Properties For Sale	894	763	921	899	0.6%
Days on Market (Pending Sale)	28	47	25	35	25.5%
Percent Under Contract	20.7%	24.9%	21.6%	20.9%	1.1%
Average Median Price for Last 12 Months	\$1,577,694	\$1,718,750	\$1,702,500	\$1,649,346	4.5%

*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, July 2025



Current Market Snapshot

\$1,785,000

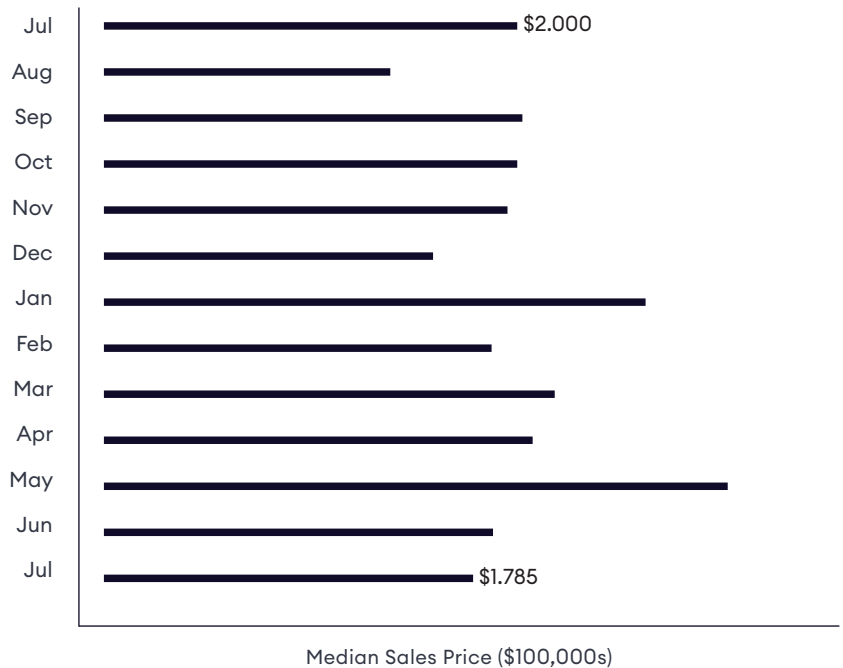
Median Sales Price **-10.8% Δ YOY**

\$1,186

Average \$/SF **20.7% Δ YOY**

20

Properties For Sale **-33.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,000,000	\$2,625,000	\$2,075,000	\$1,785,000	-10.8%
Average Price per Square Foot	\$983	\$927	\$1,037	\$1,186	20.7%
Properties Sold	9	3	8	3	-66.7%
Properties Pending Sale	7	5	5	3	-57.1%
Properties For Sale	30	14	18	20	-33.3%
Days on Market (Pending Sale)	38	44	63	26	-29.9%
Percent Under Contract	23.3%	35.7%	27.8%	15.0%	-35.7%
Average Median Price for Last 12 Months	\$1,960,792	\$2,137,417	\$2,230,667	\$2,030,673	3.6%

*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, July 2025



Current Market Snapshot

\$3,081,563

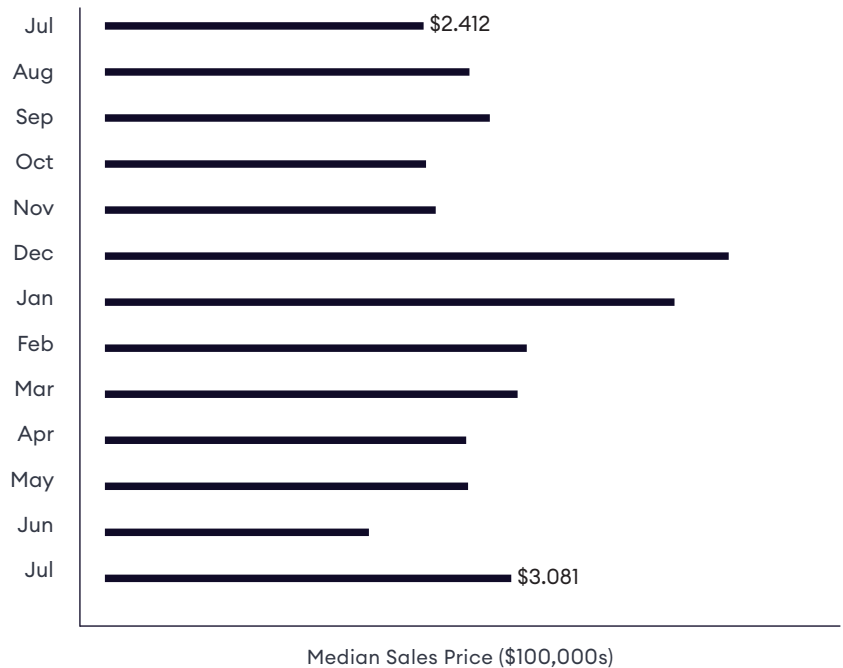
Median Sales Price 27.7% Δ YOY

\$1,773

Average \$/SF 18.5% Δ YOY

42

Properties For Sale -4.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,412,500	\$4,327,750	\$2,737,500	\$3,081,563	27.7%
Average Price per Square Foot	\$1,496	\$1,293	\$1,498	\$1,773	18.5%
Properties Sold	10	2	6	12	20.0%
Properties Pending Sale	8	13	11	7	-12.5%
Properties For Sale	44	51	56	42	-4.5%
Days on Market (Pending Sale)	21	73	28	53	158.5%
Percent Under Contract	18.2%	25.5%	19.6%	16.7%	-8.3%
Average Median Price for Last 12 Months	\$2,663,333	\$2,815,990	\$2,609,479	\$2,999,553	12.6%

*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, July 2025



Current Market Snapshot

\$960,000

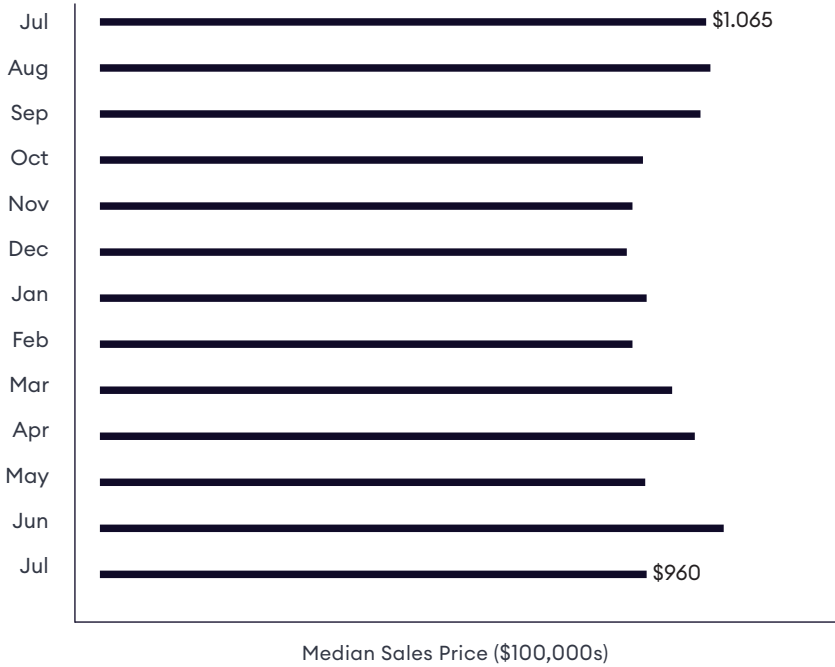
Median Sales Price -9.9% Δ YOY

\$684

Average \$/SF 1.0% Δ YOY

490

Properties For Sale -3.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,065,000	\$960,000	\$1,045,000	\$960,000	-9.9%
Average Price per Square Foot	\$677	\$711	\$699	\$684	1.0%
Properties Sold	145	91	112	121	-16.6%
Properties Pending Sale	133	82	116	121	-9.0%
Properties For Sale	509	413	507	490	-3.7%
Days on Market (Pending Sale)	25	42	28	35	36.4%
Percent Under Contract	26.1%	19.9%	22.9%	24.7%	-5.5%
Average Median Price for Last 12 Months	\$944,417	\$999,750	\$1,004,500	\$997,269	5.6%

*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, July 2025



Current Market Snapshot

\$3,299,000

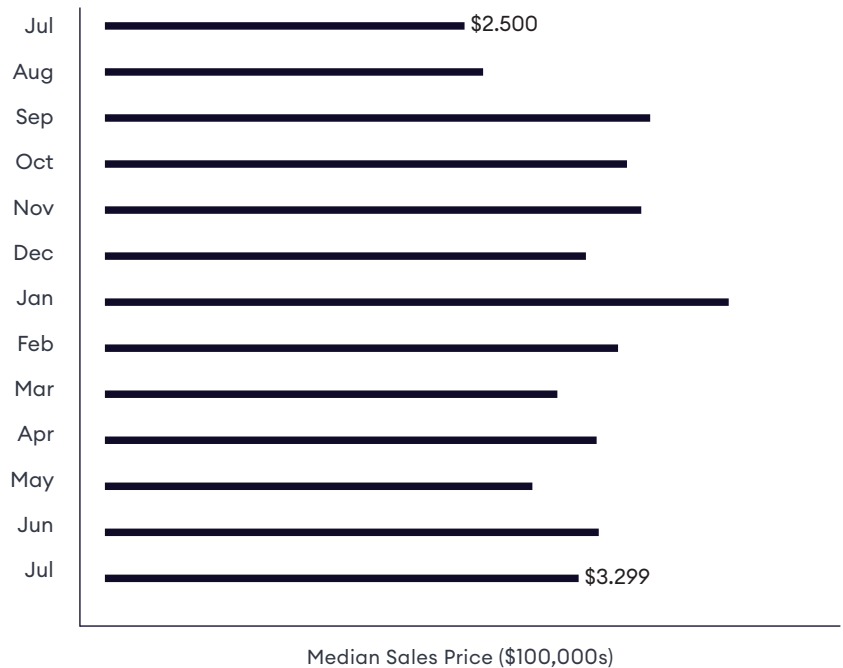
Median Sales Price **32.0% Δ YOY**

\$1,695

Average \$/SF **-9.7% Δ YOY**

127

Properties For Sale **0.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,500,000	\$4,350,000	\$3,425,000	\$3,299,000	32.0%
Average Price per Square Foot	\$1,877	\$1,766	\$1,535	\$1,695	-9.7%
Properties Sold	25	19	18	29	16.0%
Properties Pending Sale	12	40	21	19	58.3%
Properties For Sale	127	122	125	127	0.0%
Days on Market (Pending Sale)	39	43	18	49	28.5%
Percent Under Contract	9.4%	32.8%	16.8%	15.0%	58.3%
Average Median Price for Last 12 Months	\$3,014,042	\$3,310,651	\$3,237,969	\$3,374,531	12.0%

*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, July 2025



Current Market Snapshot

\$2,898,969

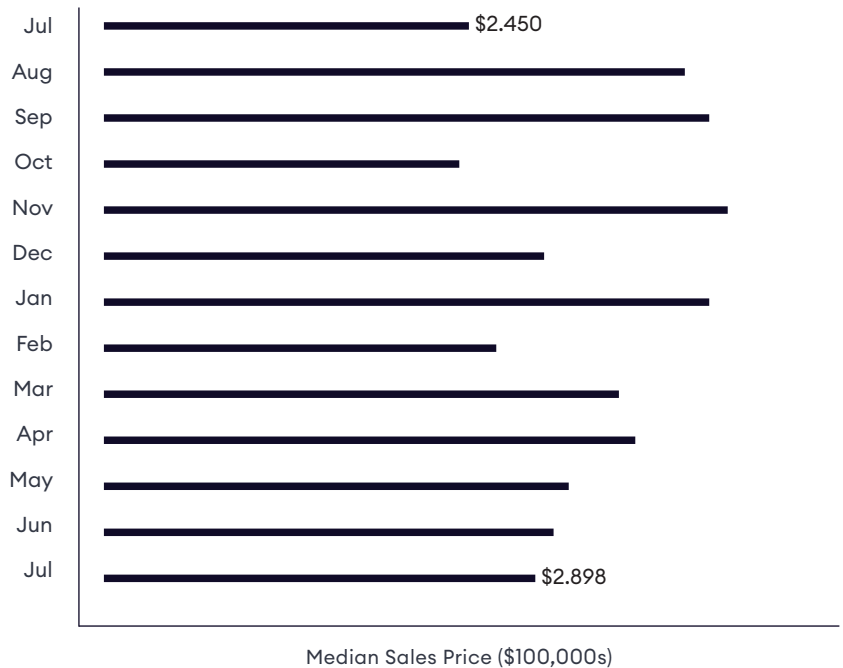
Median Sales Price **18.3% Δ YOY**

\$1,189

Average \$/SF **-11.4% Δ YOY**

25

Properties For Sale **13.6% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,450,000	\$4,075,000	\$3,575,000	\$2,898,969	18.3%
Average Price per Square Foot	\$1,342	\$1,244	\$1,166	\$1,189	-11.4%
Properties Sold	6	2	5	8	33.3%
Properties Pending Sale	3	7	6	6	100.0%
Properties For Sale	22	19	22	25	13.6%
Days on Market (Pending Sale)	55	30	13	9	-83.4%
Percent Under Contract	13.6%	36.8%	27.3%	24.0%	76.0%
Average Median Price for Last 12 Months	\$2,121,177	\$3,120,120	\$3,015,490	\$3,290,325	55.1%

*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, July 2025



Current Market Snapshot

\$3,579,500

Median Sales Price **-29.8% Δ YOY**

\$2,865

Average \$/SF **9.9% Δ YOY**

48

Properties For Sale **4.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$5,100,000	\$6,185,000	\$3,700,000	\$3,579,500	-29.8%
Average Price per Square Foot	\$2,606	\$2,134	\$3,078	\$2,865	9.9%
Properties Sold	7	8	4	10	42.9%
Properties Pending Sale	3	16	3	3	0.0%
Properties For Sale	46	45	45	48	4.3%
Days on Market (Pending Sale)	41	40	28	20	-51.2%
Percent Under Contract	6.5%	35.6%	6.7%	6.2%	-4.2%
Average Median Price for Last 12 Months	\$4,732,500	\$4,133,930	\$3,226,194	\$4,348,122	-8.1%

*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, July 2025



Current Market Snapshot

\$4,200,000

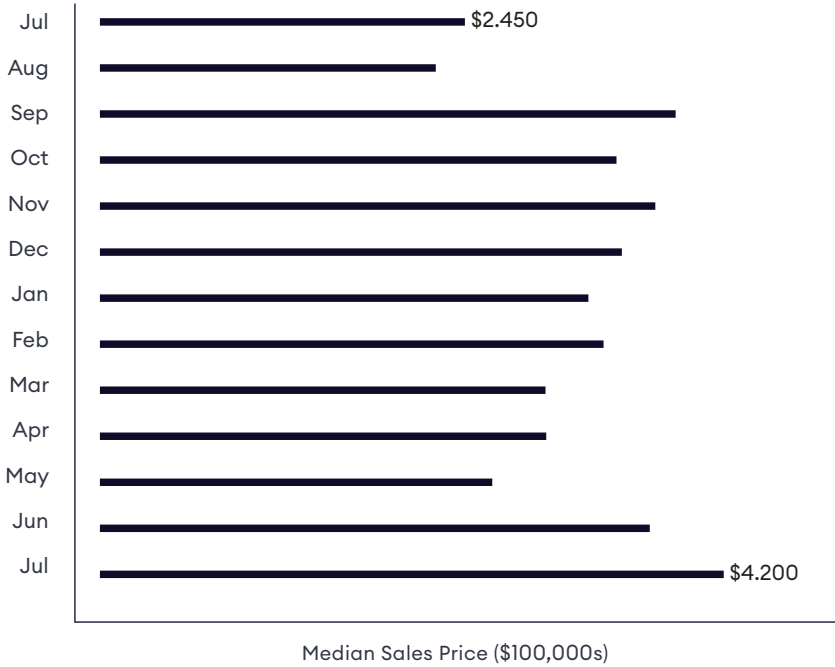
Median Sales Price 71.4% Δ YOY

\$1,393

Average \$/SF -8.1% Δ YOY

32

Properties For Sale -8.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,450,000	\$3,285,000	\$3,000,000	\$4,200,000	71.4%
Average Price per Square Foot	\$1,515	\$1,205	\$1,354	\$1,393	-8.1%
Properties Sold	9	3	8	9	0.0%
Properties Pending Sale	6	8	10	8	33.3%
Properties For Sale	35	31	38	32	-8.6%
Days on Market (Pending Sale)	29	54	15	82	183.1%
Percent Under Contract	17.1%	25.8%	26.3%	25.0%	45.8%
Average Median Price for Last 12 Months	\$3,132,402	\$3,319,583	\$3,511,667	\$3,269,558	4.4%

*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, July 2025



Current Market Snapshot

\$2,485,000

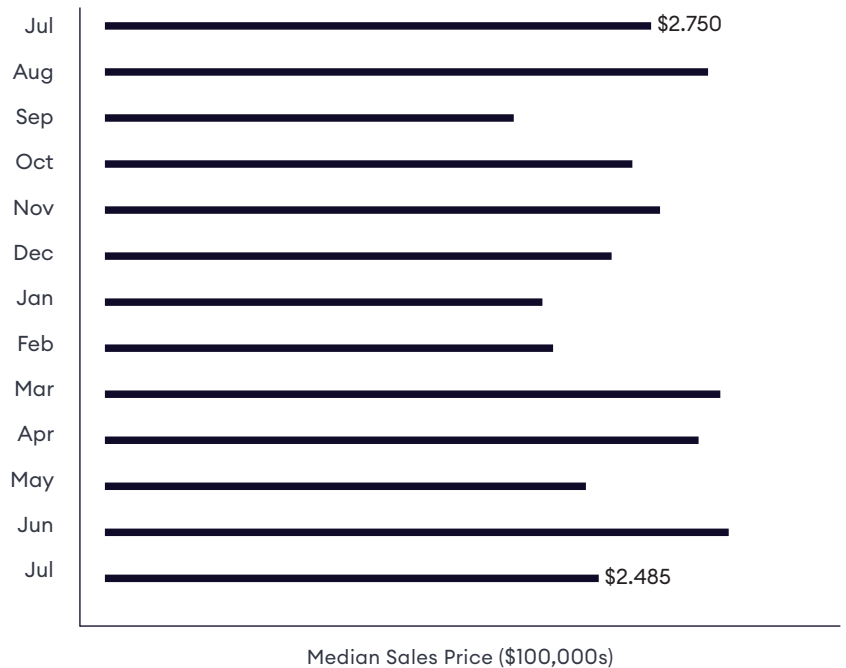
Median Sales Price **-9.6% Δ YOY**

\$974

Average \$/SF **-7.9% Δ YOY**

87

Properties For Sale **-5.4% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,750,000	\$2,200,000	\$2,990,000	\$2,485,000	-9.6%
Average Price per Square Foot	\$1,057	\$907	\$1,055	\$974	-7.9%
Properties Sold	15	9	14	23	53.3%
Properties Pending Sale	15	10	14	16	6.7%
Properties For Sale	92	66	108	87	-5.4%
Days on Market (Pending Sale)	58	26	31	48	-17.2%
Percent Under Contract	16.3%	15.2%	13.0%	18.4%	12.8%
Average Median Price for Last 12 Months	\$2,918,052	\$2,731,917	\$2,682,500	\$2,648,808	-9.2%

*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, July 2025



Current Market Snapshot

\$1,960,000

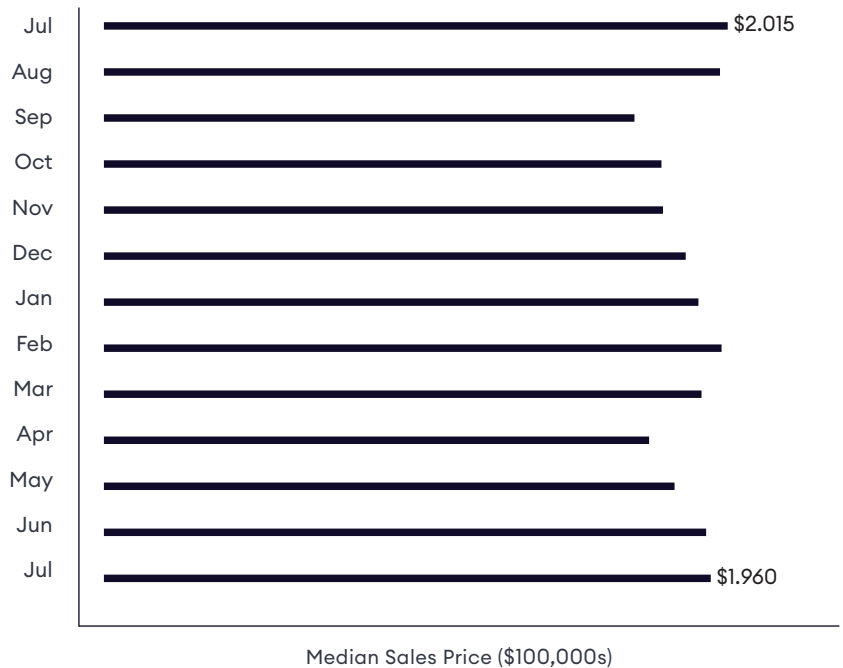
Median Sales Price **-2.7% Δ YOY**

\$846

Average \$/SF **-6.2% Δ YOY**

176

Properties For Sale **1.7% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,015,000	\$1,920,000	\$1,760,000	\$1,960,000	-2.7%
Average Price per Square Foot	\$902	\$796	\$790	\$846	-6.2%
Properties Sold	27	13	31	31	14.8%
Properties Pending Sale	30	19	34	27	-10.0%
Properties For Sale	173	148	183	176	1.7%
Days on Market (Pending Sale)	32	77	31	44	38.0%
Percent Under Contract	17.3%	12.8%	18.6%	15.3%	-11.5%
Average Median Price for Last 12 Months	\$1,832,708	\$1,905,417	\$1,915,833	\$1,888,750	3.1%

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

Redondo Beach - North

Single Family Residences, July 2025



Current Market Snapshot

\$1,521,500

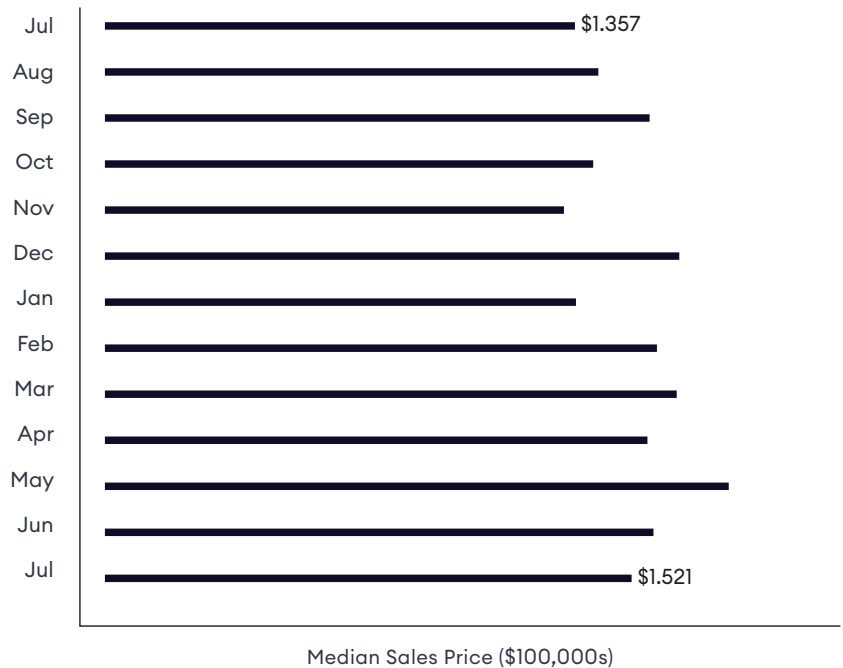
Median Sales Price 12.1% Δ YOY

\$1,014

Average \$/SF 2.4% Δ YOY

32

Properties For Sale -34.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,357,000	\$1,360,000	\$1,567,500	\$1,521,500	12.1%
Average Price per Square Foot	\$990	\$942	\$926	\$1,014	2.4%
Properties Sold	9	7	22	13	44.4%
Properties Pending Sale	12	13	18	14	16.7%
Properties For Sale	49	36	49	32	-34.7%
Days on Market (Pending Sale)	24	66	20	44	80.3%
Percent Under Contract	24.5%	36.1%	36.7%	43.8%	78.6%
Average Median Price for Last 12 Months	\$1,471,125	\$1,620,833	\$1,636,667	\$1,525,827	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, July 2025



Current Market Snapshot

\$2,100,000

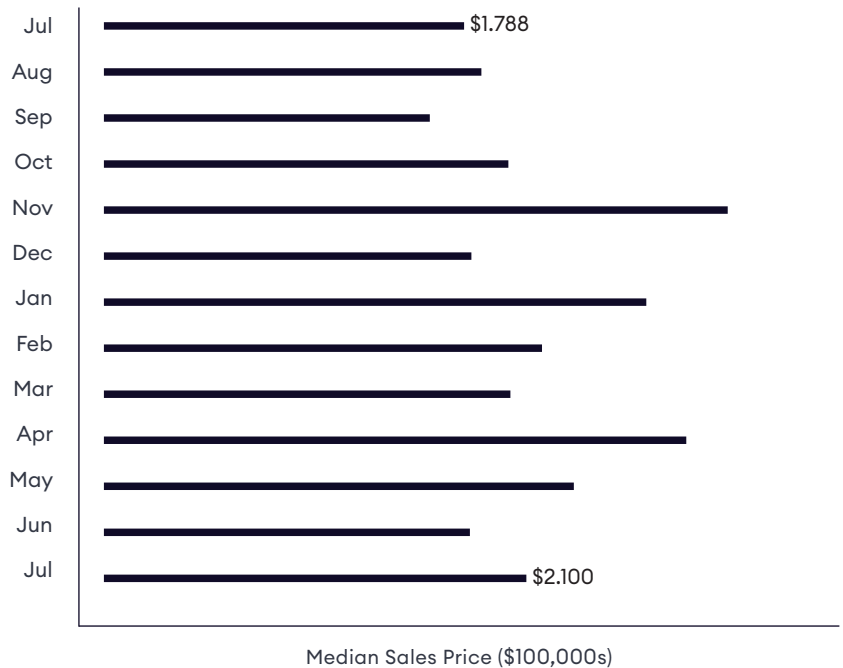
Median Sales Price 17.4% Δ YOY

\$969

Average \$/SF -3.7% Δ YOY

38

Properties For Sale -9.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,788,500	\$2,700,000	\$2,900,000	\$2,100,000	17.4%
Average Price per Square Foot	\$1,006	\$1,100	\$1,105	\$969	-3.7%
Properties Sold	14	11	13	15	7.1%
Properties Pending Sale	11	14	12	12	9.1%
Properties For Sale	42	35	43	38	-9.5%
Days on Market (Pending Sale)	12	24	11	24	105.5%
Percent Under Contract	26.2%	40.0%	27.9%	31.6%	20.6%
Average Median Price for Last 12 Months	\$2,136,292	\$2,225,567	\$2,085,000	\$2,175,092	1.8%

*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, July 2025



Current Market Snapshot

\$3,400,000

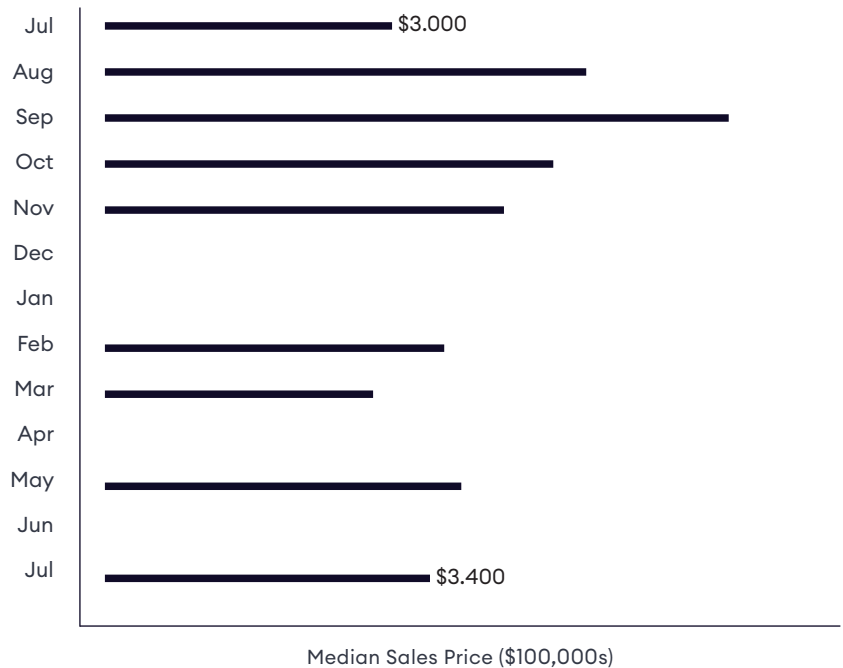
Median Sales Price **13.3% Δ YOY**

\$970

Average \$/SF **-2.3% Δ YOY**

30

Properties For Sale **42.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,000,000	\$0	\$0	\$3,400,000	13.3%
Average Price per Square Foot	\$993	\$0	\$0	\$970	-2.3%
Properties Sold	3	0	0	3	0.0%
Properties Pending Sale	1	2	1	3	200.0%
Properties For Sale	21	17	26	30	42.9%
Days on Market (Pending Sale)	78	182	73	50	-35.5%
Percent Under Contract	4.8%	11.8%	3.8%	10.0%	110.0%
Average Median Price for Last 12 Months	\$4,750,849	\$2,246,667	\$2,376,667	\$2,842,885	-40.2%

*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, July 2025



Current Market Snapshot

\$3,150,000

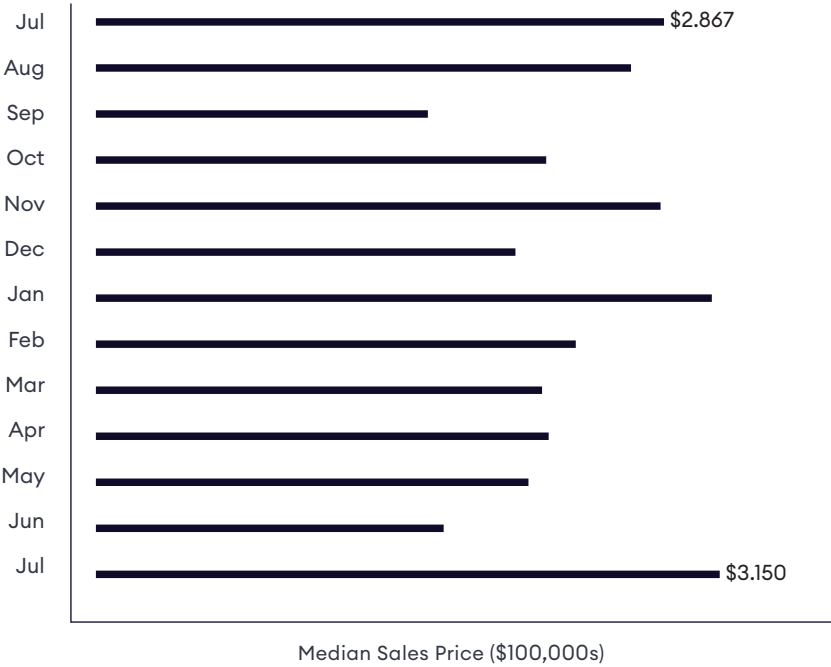
Median Sales Price 9.9% Δ YOY

\$1,001

Average \$/SF 18.9% Δ YOY

22

Properties For Sale 10.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,867,500	\$3,110,000	\$2,282,500	\$3,150,000	9.9%
Average Price per Square Foot	\$842	\$1,004	\$875	\$1,001	18.9%
Properties Sold	10	3	4	3	-70.0%
Properties Pending Sale	3	10	3	3	0.0%
Properties For Sale	20	22	17	22	10.0%
Days on Market (Pending Sale)	30	62	40	57	93.3%
Percent Under Contract	15.0%	45.5%	17.6%	13.6%	-9.1%
Average Median Price for Last 12 Months	\$2,798,583	\$2,338,583	\$2,360,000	\$2,431,771	-13.1%

*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, July 2025



Current Market Snapshot

\$1,034,000

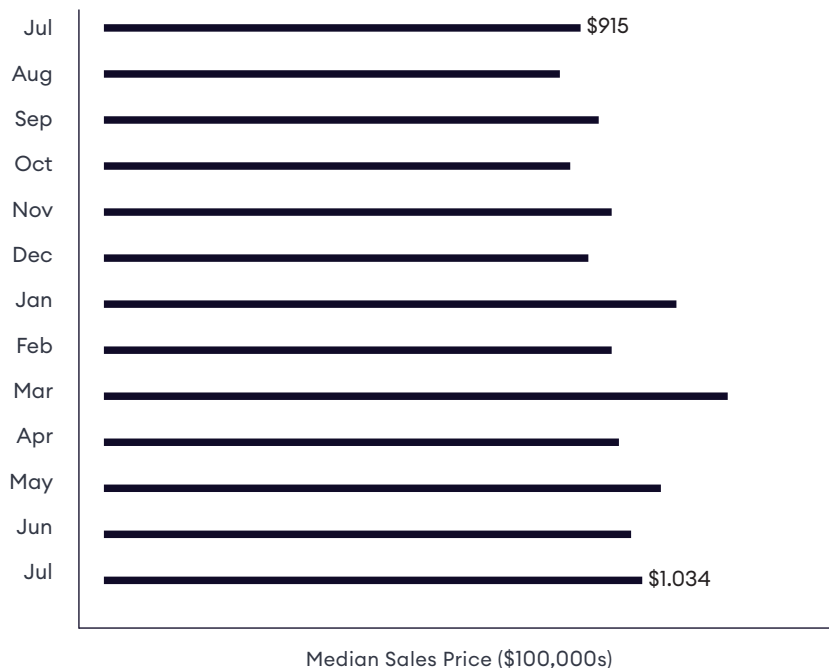
Median Sales Price **13.0% Δ YOY**

\$626

Average \$/SF **-5.7% Δ YOY**

107

Properties For Sale **-13.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$915,000	\$1,100,000	\$989,000	\$1,034,000	13.0%
Average Price per Square Foot	\$664	\$581	\$684	\$626	-5.7%
Properties Sold	19	17	21	20	5.3%
Properties Pending Sale	28	25	24	21	-25.0%
Properties For Sale	123	106	109	107	-13.0%
Days on Market (Pending Sale)	25	45	24	27	5.2%
Percent Under Contract	22.8%	23.6%	22.0%	19.6%	-13.8%
Average Median Price for Last 12 Months	\$976,238	\$1,046,583	\$1,038,833	\$993,806	1.8%

*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, July 2025



Current Market Snapshot

\$805,700

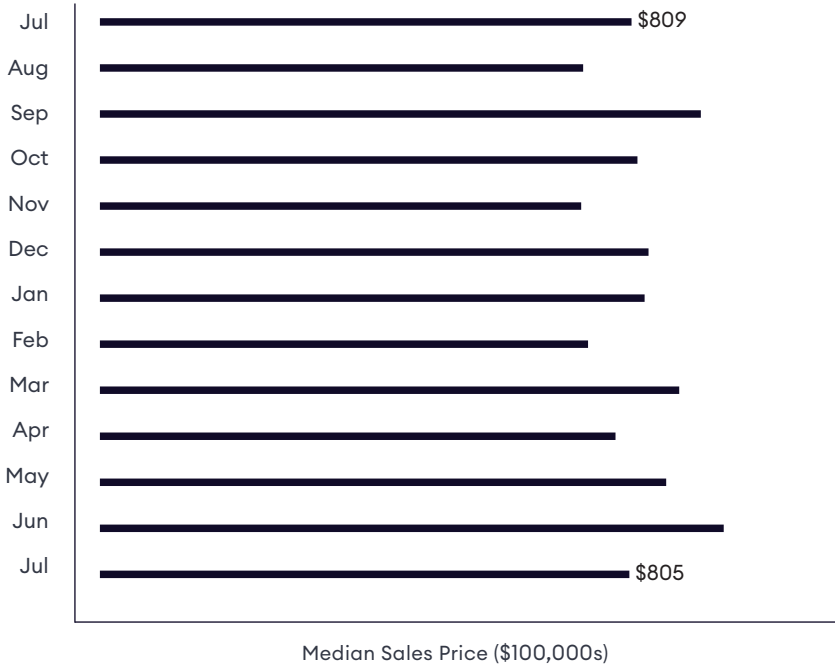
Median Sales Price -0.4% Δ YOY

\$574

Average \$/SF 2.3% Δ YOY

15

Properties For Sale 25.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$809,000	\$829,000	\$784,500	\$805,700	-0.4%
Average Price per Square Foot	\$561	\$872	\$583	\$574	2.3%
Properties Sold	7	1	4	4	-42.9%
Properties Pending Sale	6	2	3	6	0.0%
Properties For Sale	12	9	10	15	25.0%
Days on Market (Pending Sale)	32	8	21	29	-9.8%
Percent Under Contract	50.0%	22.2%	30.0%	40.0%	-20.0%
Average Median Price for Last 12 Months	\$831,354	\$837,774	\$872,567	\$823,053	-1.0%

*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, July 2025



Current Market Snapshot

\$1,072,000

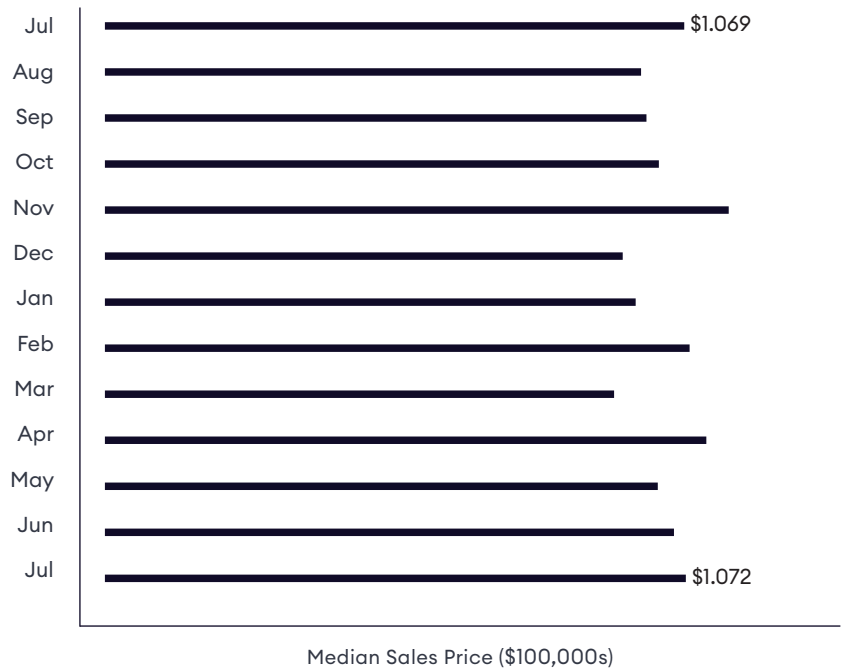
Median Sales Price **0.3% Δ YOY**

\$657

Average \$/SF **-10.5% Δ YOY**

53

Properties For Sale **51.4% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,069,050	\$979,000	\$1,110,000	\$1,072,000	0.3%
Average Price per Square Foot	\$734	\$629	\$769	\$657	-10.5%
Properties Sold	12	12	7	11	-8.3%
Properties Pending Sale	11	14	11	18	63.6%
Properties For Sale	35	30	38	53	51.4%
Days on Market (Pending Sale)	12	27	15	23	85.6%
Percent Under Contract	31.4%	46.7%	28.9%	34.0%	8.1%
Average Median Price for Last 12 Months	\$986,421	\$1,045,000	\$1,047,333	\$1,033,427	4.8%

*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, July 2025



Current Market Snapshot

\$1,450,000

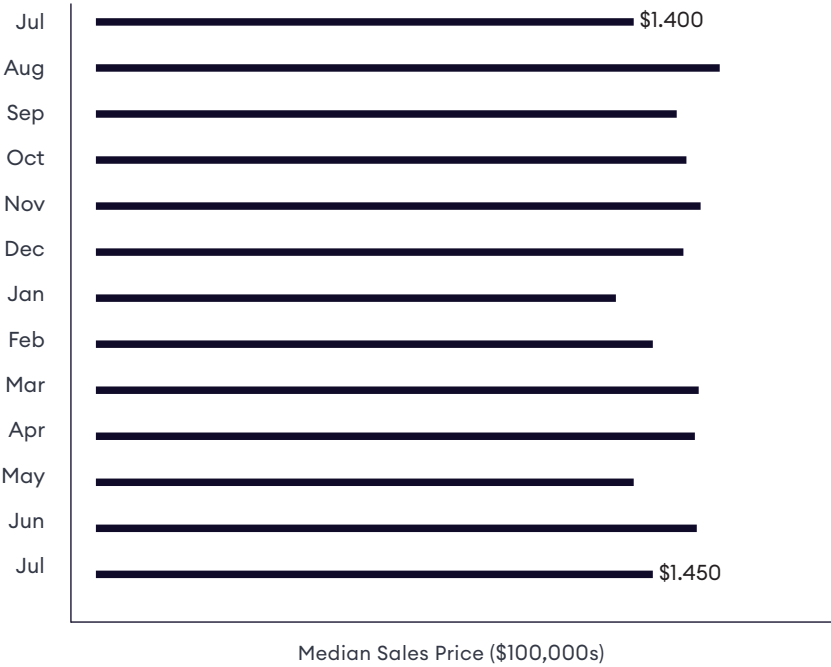
Median Sales Price 3.6% Δ YOY

\$822

Average \$/SF -7.5% Δ YOY

60

Properties For Sale 20.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,400,000	\$1,353,375	\$1,560,000	\$1,450,000	3.6%
Average Price per Square Foot	\$889	\$843	\$852	\$822	-7.5%
Properties Sold	21	8	19	27	28.6%
Properties Pending Sale	13	7	19	17	30.8%
Properties For Sale	50	45	67	60	20.0%
Days on Market (Pending Sale)	18	20	22	22	24.9%
Percent Under Contract	26.0%	15.6%	28.4%	28.3%	9.0%
Average Median Price for Last 12 Months	\$1,399,379	\$1,499,167	\$1,471,667	\$1,502,213	7.3%

*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, July 2025



Current Market Snapshot

\$1,100,000

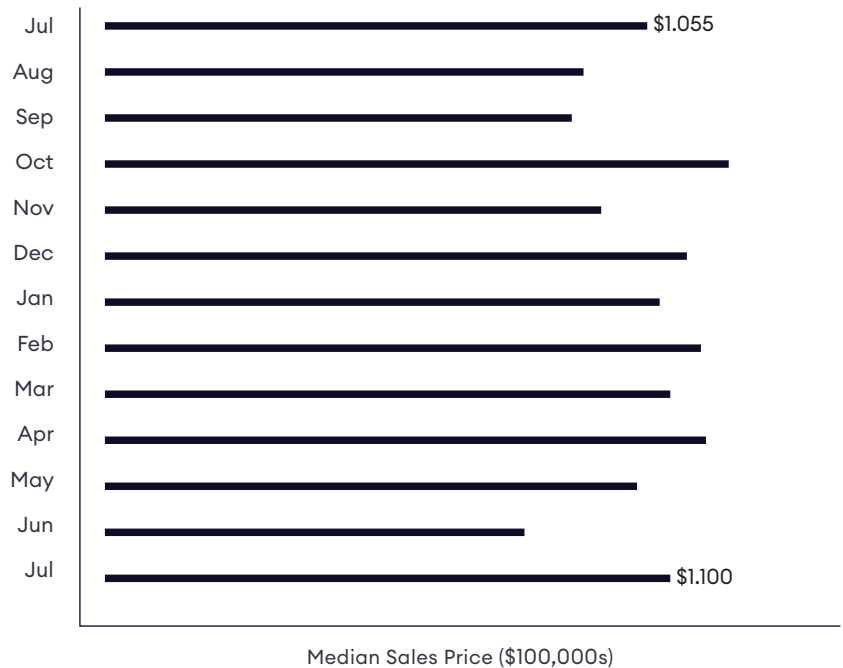
Median Sales Price **4.3% Δ YOY**

\$660

Average \$/SF **0.8% Δ YOY**

45

Properties For Sale **9.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,055,000	\$1,079,250	\$1,170,000	\$1,100,000	4.3%
Average Price per Square Foot	\$655	\$746	\$686	\$660	0.8%
Properties Sold	14	6	8	10	-28.6%
Properties Pending Sale	11	8	6	6	-45.5%
Properties For Sale	41	27	29	45	9.8%
Days on Market (Pending Sale)	39	22	47	50	28.1%
Percent Under Contract	26.8%	29.6%	20.7%	13.3%	-50.3%
Average Median Price for Last 12 Months	\$1,009,076	\$1,063,333	\$983,333	\$1,051,081	4.2%

*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.



Current Market Snapshot

\$1,525,000

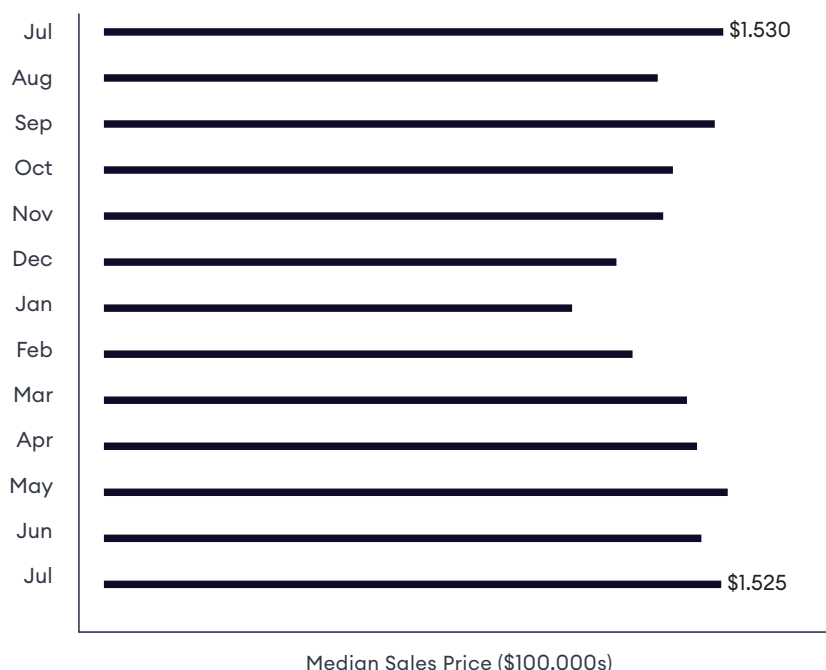
Median Sales Price -0.3% Δ YOY

\$809

Average \$/SF -3.0% Δ YOY

45

Properties For Sale 28.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,530,000	\$1,155,000	\$1,465,000	\$1,525,000	-0.3%
Average Price per Square Foot	\$834	\$781	\$826	\$809	-3.0%
Properties Sold	19	6	9	17	-10.5%
Properties Pending Sale	17	8	17	15	-11.8%
Properties For Sale	35	34	44	45	28.6%
Days on Market (Pending Sale)	13	42	22	17	33.9%
Percent Under Contract	48.6%	23.5%	38.6%	33.3%	-31.4%
Average Median Price for Last 12 Months	\$1,361,250	\$1,458,646	\$1,513,959	\$1,412,655	3.8%

*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, July 2025



Current Market Snapshot

\$1,550,000

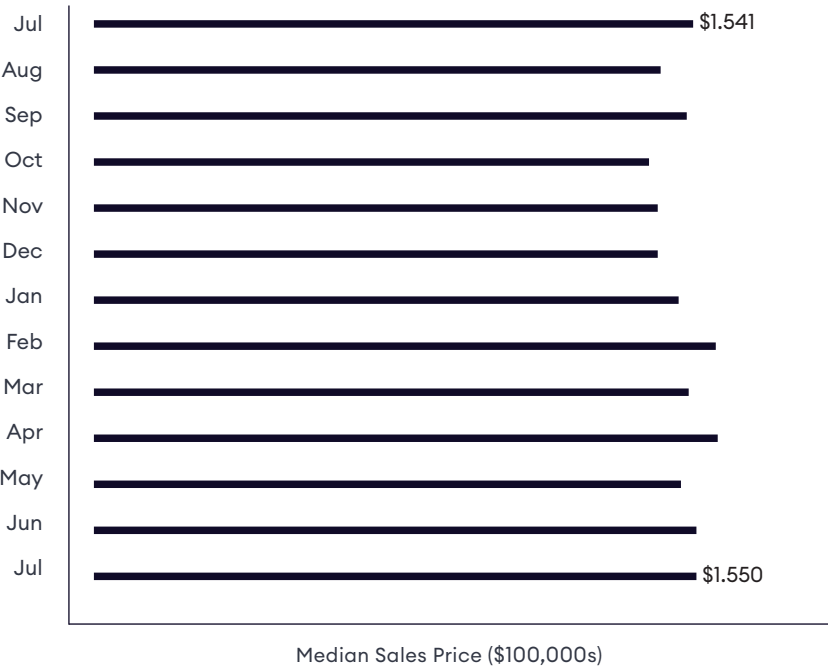
Median Sales Price 0.6% Δ YOY

\$742

Average \$/SF -1.7% Δ YOY

2,486

Properties For Sale 12.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,541,500	\$1,504,000	\$1,605,000	\$1,550,000	0.6%
Average Price per Square Foot	\$755	\$740	\$769	\$742	-1.7%
Properties Sold	411	227	376	369	-10.2%
Properties Pending Sale	383	243	369	388	1.3%
Properties For Sale	2,211	1,966	2,407	2,486	12.4%
Days on Market (Pending Sale)	30	45	32	39	27.6%
Percent Under Contract	17.3%	12.4%	15.3%	15.6%	-9.9%
Average Median Price for Last 12 Months	\$1,460,432	\$1,557,500	\$1,536,667	\$1,515,423	3.8%

*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, July 2025



Current Market Snapshot

\$1,525,000

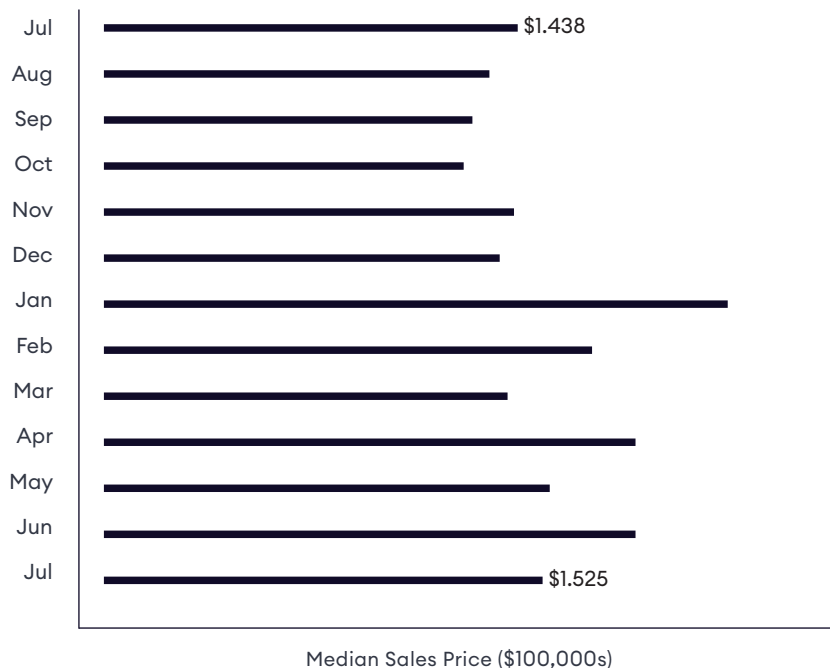
Median Sales Price 6.1% Δ YOY

\$580

Average \$/SF -2.2% Δ YOY

103

Properties For Sale 13.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,438,000	\$2,172,500	\$1,850,000	\$1,525,000	6.1%
Average Price per Square Foot	\$593	\$624	\$725	\$580	-2.2%
Properties Sold	24	6	14	13	-45.8%
Properties Pending Sale	20	10	8	15	-25.0%
Properties For Sale	91	66	86	103	13.2%
Days on Market (Pending Sale)	23	72	80	45	93.0%
Percent Under Contract	22.0%	15.2%	9.3%	14.6%	-33.7%
Average Median Price for Last 12 Months	\$1,447,264	\$1,645,917	\$1,641,667	\$1,550,269	7.1%

*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, July 2025



Current Market Snapshot

\$1,306,900

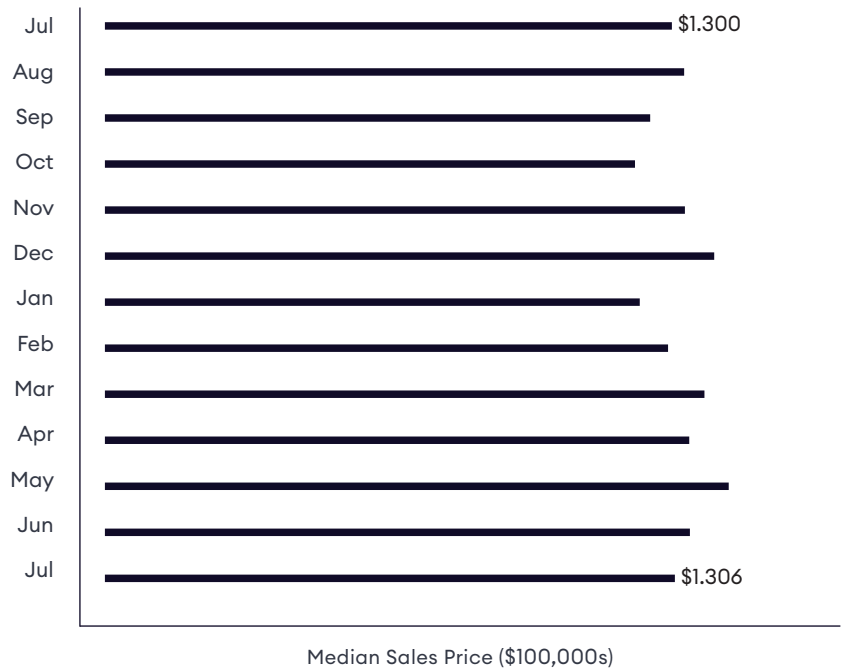
Median Sales Price 0.5% Δ YOY

\$799

Average \$/SF -7.3% Δ YOY

170

Properties For Sale 14.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,300,000	\$1,226,000	\$1,340,000	\$1,306,900	0.5%
Average Price per Square Foot	\$862	\$883	\$862	\$799	-7.3%
Properties Sold	39	22	41	32	-17.9%
Properties Pending Sale	33	25	39	47	42.4%
Properties For Sale	149	123	151	170	14.1%
Days on Market (Pending Sale)	20	37	22	32	60.7%
Percent Under Contract	22.1%	20.3%	25.8%	27.6%	24.8%
Average Median Price for Last 12 Months	\$1,260,102	\$1,347,584	\$1,359,776	\$1,317,866	4.6%

*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, July 2025



Current Market Snapshot

\$1,560,000

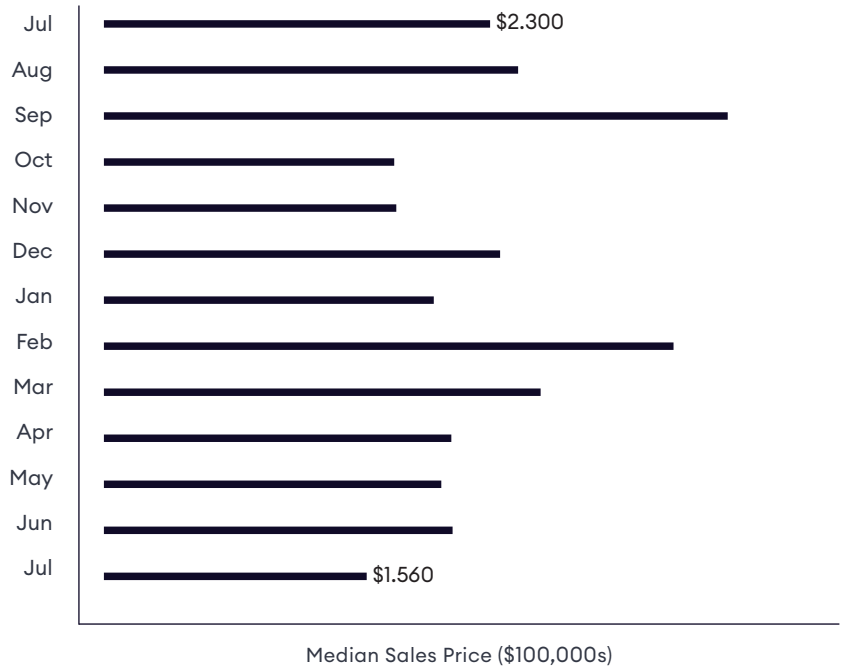
Median Sales Price **-32.2% Δ YOY**

\$717

Average \$/SF **-2.7% Δ YOY**

198

Properties For Sale **58.4% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,300,000	\$1,962,259	\$2,067,500	\$1,560,000	-32.2%
Average Price per Square Foot	\$737	\$732	\$710	\$717	-2.7%
Properties Sold	21	12	18	21	0.0%
Properties Pending Sale	14	8	17	29	107.1%
Properties For Sale	125	117	168	198	58.4%
Days on Market (Pending Sale)	23	13	32	44	95.2%
Percent Under Contract	11.2%	6.8%	10.1%	14.6%	30.8%
Average Median Price for Last 12 Months	\$2,113,153	\$2,285,475	\$1,880,783	\$2,306,966	9.2%

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



Current Market Snapshot

\$2,100,000

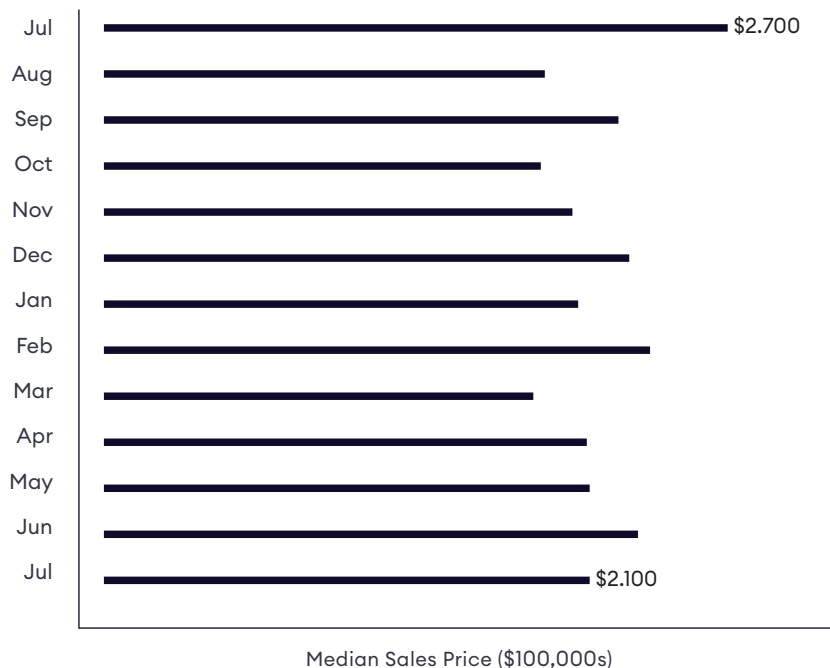
Median Sales Price **-22.2% Δ YOY**

\$822

Average \$/SF **1.0% Δ YOY**

277

Properties For Sale **13.5% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,700,000	\$2,050,000	\$2,087,500	\$2,100,000	-22.2%
Average Price per Square Foot	\$814	\$738	\$769	\$822	1.0%
Properties Sold	37	19	24	29	-21.6%
Properties Pending Sale	33	20	25	25	-24.2%
Properties For Sale	244	239	269	277	13.5%
Days on Market (Pending Sale)	35	38	38	53	50.4%
Percent Under Contract	13.5%	8.4%	9.3%	9.0%	-33.3%
Average Median Price for Last 12 Months	\$2,211,208	\$2,135,833	\$2,170,000	\$2,144,577	-3.0%

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

Glendale

Single Family Residences, July 2025



Current Market Snapshot

\$1,800,000

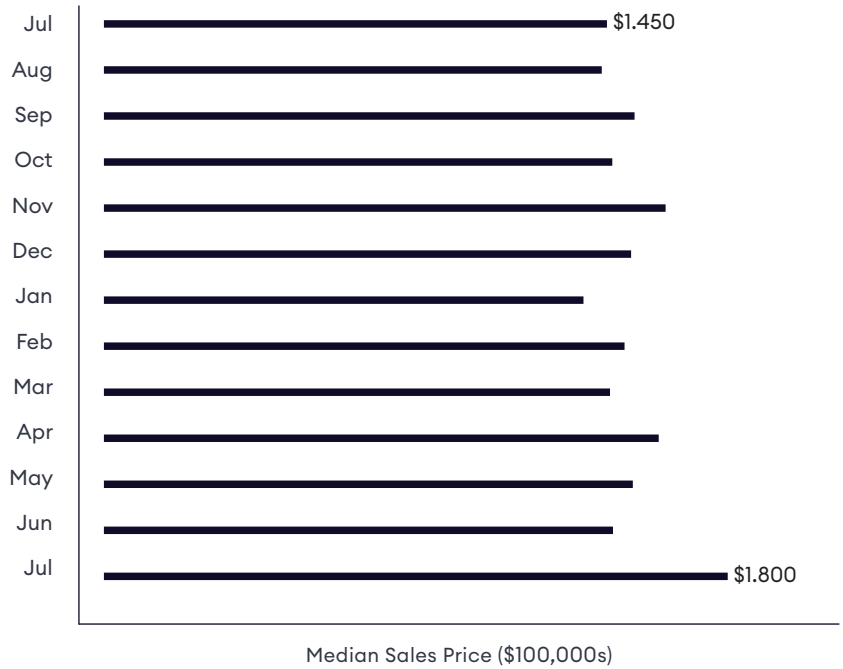
Median Sales Price **24.1% Δ YOY**

\$783

Average \$/SF **2.0% Δ YOY**

200

Properties For Sale **20.5% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,450,000	\$1,382,000	\$1,600,000	\$1,800,000	24.1%
Average Price per Square Foot	\$768	\$788	\$820	\$783	2.0%
Properties Sold	41	20	31	37	-9.8%
Properties Pending Sale	32	27	50	45	40.6%
Properties For Sale	166	154	201	200	20.5%
Days on Market (Pending Sale)	33	43	22	26	-21.2%
Percent Under Contract	19.3%	17.5%	24.9%	22.5%	16.7%
Average Median Price for Last 12 Months	\$1,428,792	\$1,558,731	\$1,597,500	\$1,519,607	6.4%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

42

Properties For Sale 2.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$9,050,000	\$8,500,000	\$0	\$0	-100.0%
Average Price per Square Foot	\$1,281	\$1,483	\$0	\$0	-100.0%
Properties Sold	3	4	0	0	-100.0%
Properties Pending Sale	2	3	1	1	-50.0%
Properties For Sale	41	36	43	42	2.4%
Days on Market (Pending Sale)	105	95	6	20	-80.9%
Percent Under Contract	4.9%	8.3%	2.3%	2.4%	-51.2%
Average Median Price for Last 12 Months	\$1,320,000	\$3,560,833	\$4,100,000	\$6,089,615	361.3%

*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

\$1,414,000

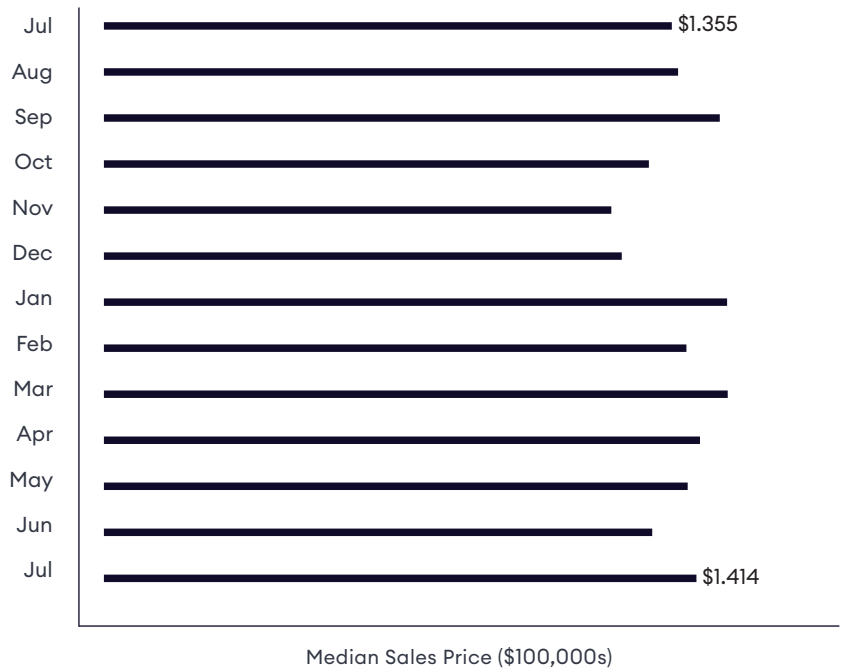
Median Sales Price **4.4% Δ YOY**

\$725

Average \$/SF **-14.1% Δ YOY**

75

Properties For Sale **0.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,355,000	\$1,487,500	\$1,422,500	\$1,414,000	4.4%
Average Price per Square Foot	\$844	\$768	\$805	\$725	-14.1%
Properties Sold	21	6	16	14	-33.3%
Properties Pending Sale	17	8	19	16	-5.9%
Properties For Sale	75	45	83	75	0.0%
Days on Market (Pending Sale)	18	32	21	31	72.5%
Percent Under Contract	22.7%	17.8%	22.9%	21.3%	-5.9%
Average Median Price for Last 12 Months	\$1,309,750	\$1,402,750	\$1,371,667	\$1,372,615	4.8%

*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, July 2025



Current Market Snapshot

\$922,000

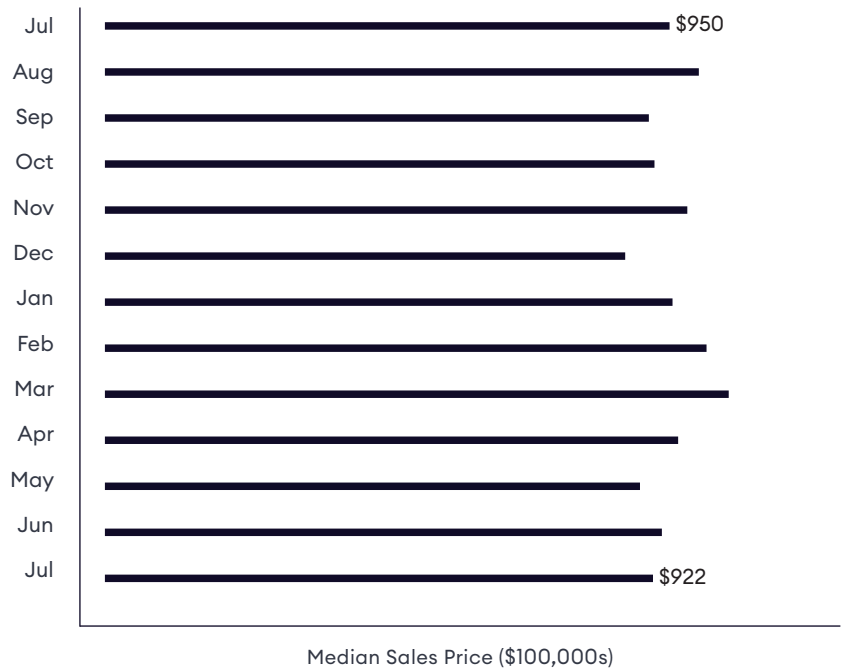
Median Sales Price -2.9% Δ YOY

\$622

Average \$/SF -13.7% Δ YOY

140

Properties For Sale -11.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$950,000	\$955,000	\$964,500	\$922,000	-2.9%
Average Price per Square Foot	\$721	\$633	\$661	\$622	-13.7%
Properties Sold	19	24	34	28	47.4%
Properties Pending Sale	23	22	20	22	-4.3%
Properties For Sale	159	145	150	140	-11.9%
Days on Market (Pending Sale)	35	54	46	28	-19.9%
Percent Under Contract	14.5%	15.2%	13.3%	15.7%	8.6%
Average Median Price for Last 12 Months	\$930,208	\$964,333	\$919,667	\$952,692	2.4%

*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, July 2025



Current Market Snapshot

\$900,000

Median Sales Price -19.3% Δ YOY

\$734

Average \$/SF 19.7% Δ YOY

10

Properties For Sale -37.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,115,000	\$0	\$1,115,000	\$900,000	-19.3%
Average Price per Square Foot	\$613	\$0	\$582	\$734	19.7%
Properties Sold	3	0	2	1	-66.7%
Properties Pending Sale	2	1	1	3	50.0%
Properties For Sale	16	12	11	10	-37.5%
Days on Market (Pending Sale)	42	139	6	27	-35.7%
Percent Under Contract	12.5%	8.3%	9.1%	30.0%	140.0%
Average Median Price for Last 12 Months	\$1,463,250	\$1,097,500	\$1,190,000	\$1,119,731	-23.5%

*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, July 2025



Current Market Snapshot

\$2,150,000

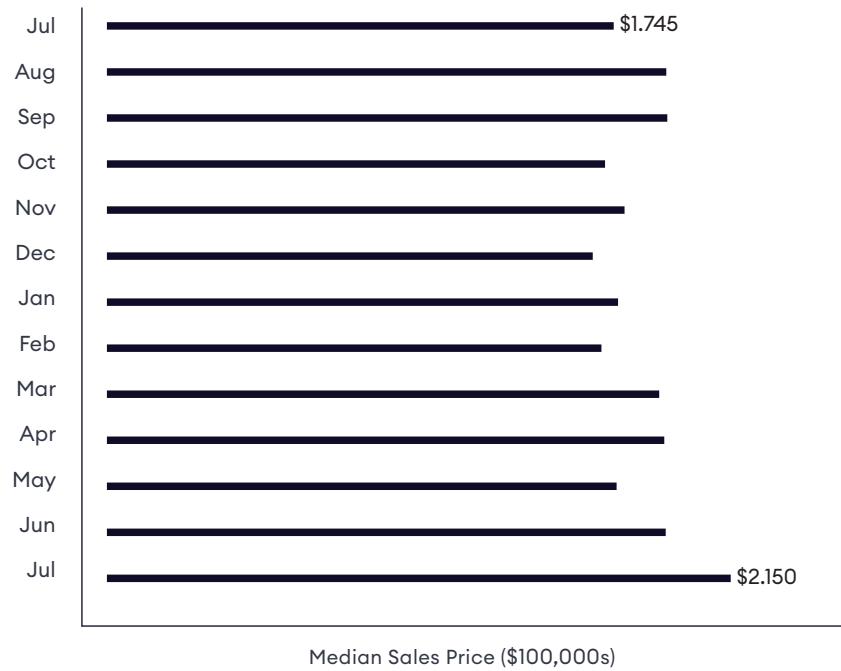
Median Sales Price 23.2% Δ YOY

\$793

Average \$/SF -2.6% Δ YOY

295

Properties For Sale 11.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,745,000	\$1,760,000	\$1,920,000	\$2,150,000	23.2%
Average Price per Square Foot	\$814	\$738	\$842	\$793	-2.6%
Properties Sold	38	33	43	41	7.9%
Properties Pending Sale	46	20	39	34	-26.1%
Properties For Sale	264	246	304	295	11.7%
Days on Market (Pending Sale)	30	71	36	51	70.2%
Percent Under Contract	17.4%	8.1%	12.8%	11.5%	-33.9%
Average Median Price for Last 12 Months	\$1,774,681	\$1,892,500	\$1,943,333	\$1,837,500	3.5%

*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

\$2,117,000

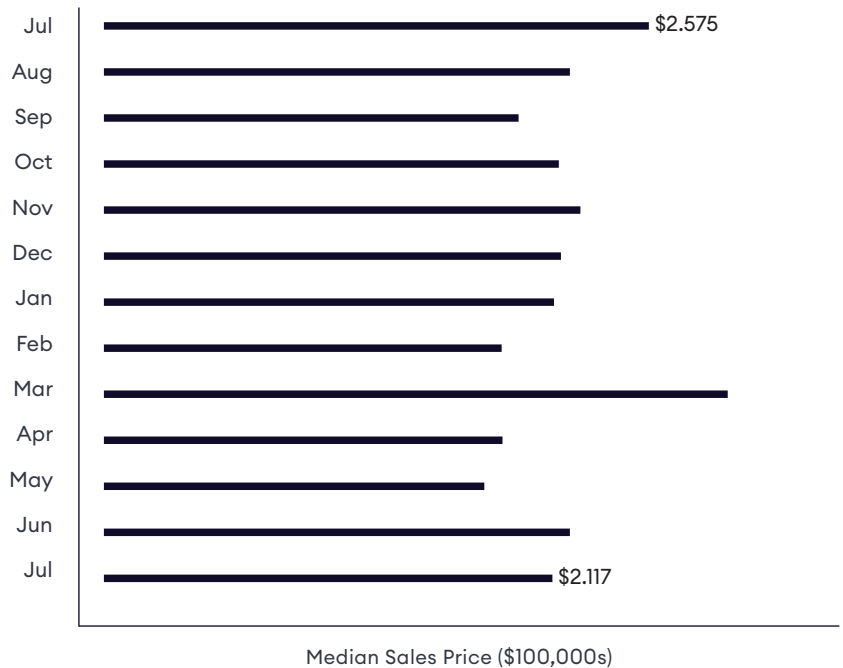
Median Sales Price -17.8% Δ YOY

\$938

Average \$/SF -4.3% Δ YOY

183

Properties For Sale -1.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,575,000	\$2,124,500	\$1,880,000	\$2,117,000	-17.8%
Average Price per Square Foot	\$980	\$856	\$899	\$938	-4.3%
Properties Sold	22	14	27	29	31.8%
Properties Pending Sale	23	17	26	17	-26.1%
Properties For Sale	186	190	198	183	-1.6%
Days on Market (Pending Sale)	31	37	36	30	-3.3%
Percent Under Contract	12.4%	8.9%	13.1%	9.3%	-24.9%
Average Median Price for Last 12 Months	\$2,205,613	\$2,136,027	\$2,036,917	\$2,171,319	-1.6%

*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

\$910,000

Median Sales Price 3.1% Δ YOY

\$645

Average \$/SF -4.3% Δ YOY

63

Properties For Sale -1.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$882,500	\$776,500	\$970,000	\$910,000	3.1%
Average Price per Square Foot	\$674	\$571	\$645	\$645	-4.3%
Properties Sold	16	8	13	21	31.2%
Properties Pending Sale	13	8	12	11	-15.4%
Properties For Sale	64	51	54	63	-1.6%
Days on Market (Pending Sale)	37	19	29	30	-20.2%
Percent Under Contract	20.3%	15.7%	22.2%	17.5%	-14.0%
Average Median Price for Last 12 Months	\$829,883	\$878,333	\$869,833	\$883,038	6.4%

*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, July 2025



Current Market Snapshot

\$857,000

Median Sales Price **-12.6% Δ YOY**

\$659

Average \$/SF **4.4% Δ YOY**

128

Properties For Sale **18.5% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$980,000	\$845,000	\$832,250	\$857,000	-12.6%
Average Price per Square Foot	\$631	\$715	\$597	\$659	4.4%
Properties Sold	31	9	24	23	-25.8%
Properties Pending Sale	19	14	22	25	31.6%
Properties For Sale	108	101	128	128	18.5%
Days on Market (Pending Sale)	15	17	19	30	97.4%
Percent Under Contract	17.6%	13.9%	17.2%	19.5%	11.0%
Average Median Price for Last 12 Months	\$925,604	\$940,292	\$915,667	\$939,596	1.5%

*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

\$1,799,000

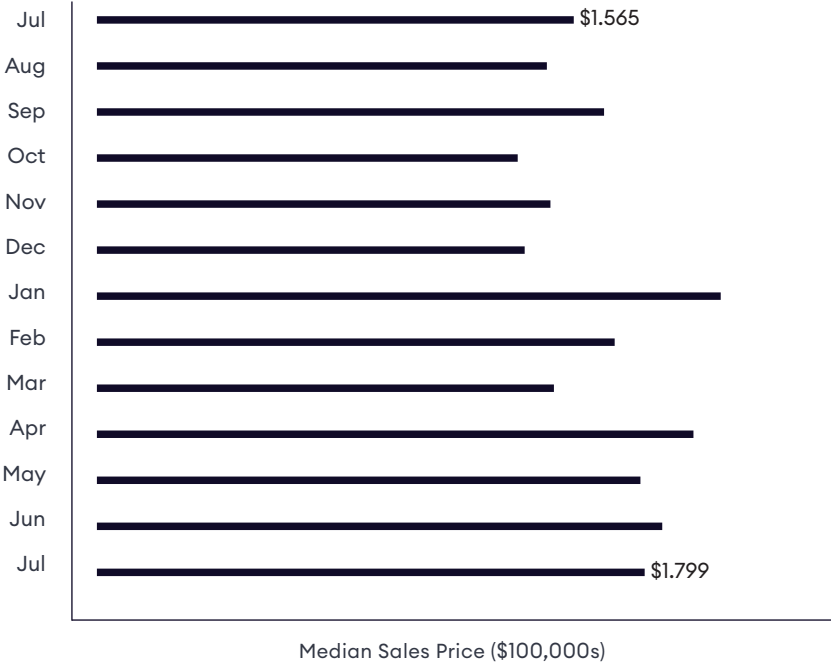
Median Sales Price 15.0% Δ YOY

\$646

Average \$/SF -5.3% Δ YOY

153

Properties For Sale 7.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,565,000	\$2,050,000	\$1,960,000	\$1,799,000	15.0%
Average Price per Square Foot	\$682	\$671	\$686	\$646	-5.3%
Properties Sold	13	7	25	15	15.4%
Properties Pending Sale	16	12	21	19	18.8%
Properties For Sale	143	122	145	153	7.0%
Days on Market (Pending Sale)	23	32	27	48	112.4%
Percent Under Contract	11.2%	9.8%	14.5%	12.4%	11.0%
Average Median Price for Last 12 Months	\$1,685,333	\$1,766,750	\$1,813,667	\$1,663,673	-1.3%

*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, July 2025



Current Market Snapshot

\$2,053,598

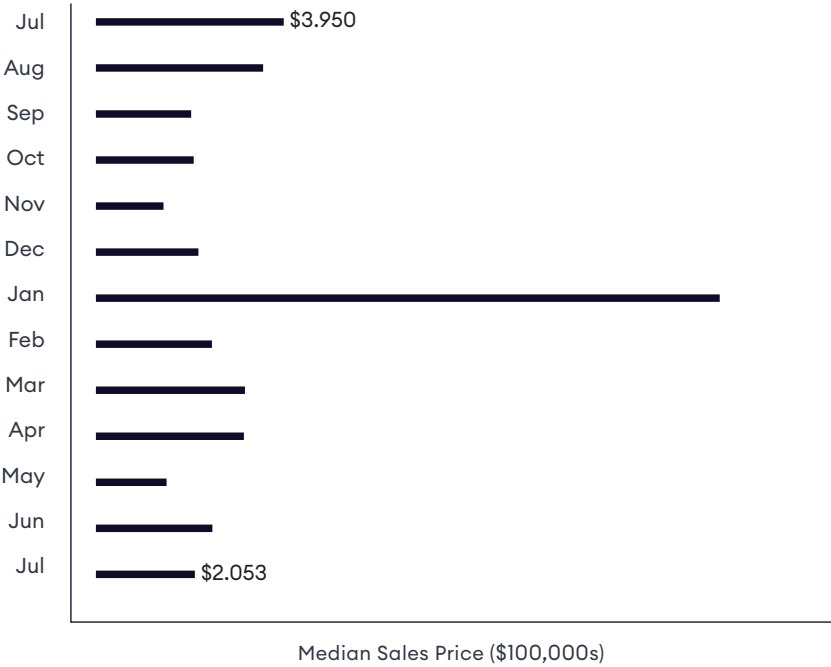
Median Sales Price -48.0% Δ YOY

\$823

Average \$/SF -6.4% Δ YOY

25

Properties For Sale -13.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,950,000	\$13,250,000	\$3,100,000	\$2,053,598	-48.0%
Average Price per Square Foot	\$879	\$1,580	\$1,070	\$823	-6.4%
Properties Sold	3	1	7	6	100.0%
Properties Pending Sale	3	3	2	5	66.7%
Properties For Sale	29	25	23	25	-13.8%
Days on Market (Pending Sale)	21	22	8	42	100.0%
Percent Under Contract	10.3%	12.0%	8.7%	20.0%	93.3%
Average Median Price for Last 12 Months	\$1,674,042	\$2,428,600	\$1,977,033	\$3,292,359	96.7%

*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, July 2025



Current Market Snapshot

\$1,330,000
Median Sales Price -15.3% Δ YOY

\$783
Average \$/SF 3.6% Δ YOY

56
Properties For Sale -16.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,570,750	\$1,350,000	\$1,735,000	\$1,330,000	-15.3%
Average Price per Square Foot	\$756	\$837	\$768	\$783	3.6%
Properties Sold	10	9	13	9	-10.0%
Properties Pending Sale	14	10	12	13	-7.1%
Properties For Sale	67	69	60	56	-16.4%
Days on Market (Pending Sale)	15	23	33	38	155.4%
Percent Under Contract	20.9%	14.5%	20.0%	23.2%	11.1%
Average Median Price for Last 12 Months	\$1,603,688	\$1,599,250	\$1,547,833	\$1,549,365	-3.4%

*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, July 2025



Current Market Snapshot

\$1,830,000

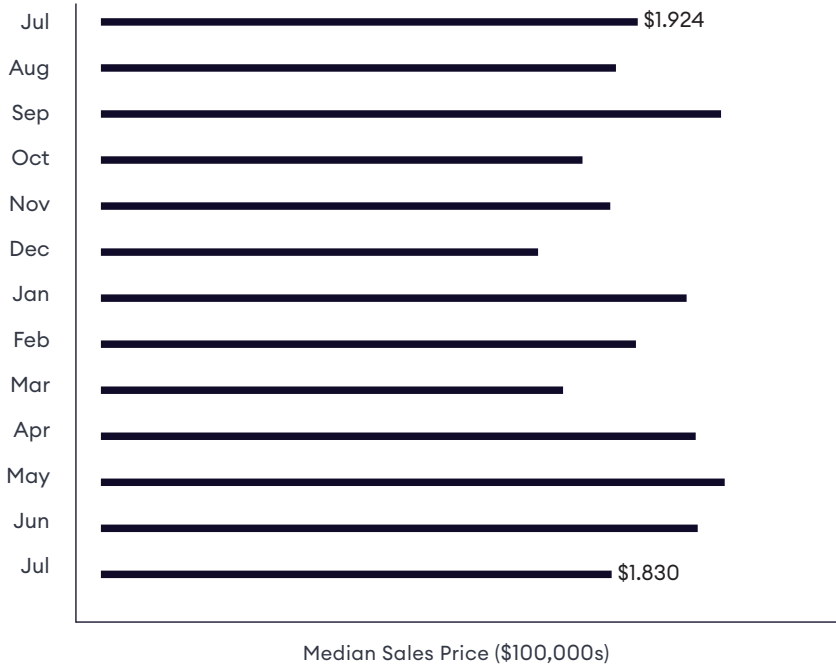
Median Sales Price -4.9% Δ YOY

\$695

Average \$/SF -4.4% Δ YOY

164

Properties For Sale 26.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,924,000	\$2,100,000	\$2,132,753	\$1,830,000	-4.9%
Average Price per Square Foot	\$727	\$839	\$723	\$695	-4.4%
Properties Sold	34	11	30	21	-38.2%
Properties Pending Sale	27	18	28	25	-7.4%
Properties For Sale	130	122	160	164	26.2%
Days on Market (Pending Sale)	45	49	46	43	-6.1%
Percent Under Contract	20.8%	14.8%	17.5%	15.2%	-26.6%
Average Median Price for Last 12 Months	\$1,783,063	\$1,985,417	\$2,069,083	\$1,932,385	8.4%

*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, July 2025



Current Market Snapshot

\$1,295,000

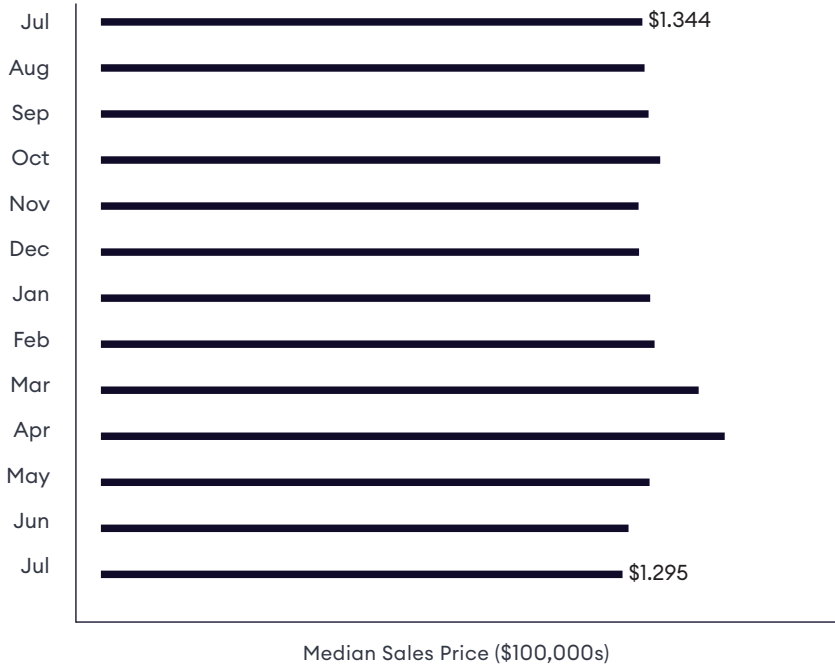
Median Sales Price -3.7% Δ YOY

\$623

Average \$/SF -3.0% Δ YOY

379

Properties For Sale 19.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,344,500	\$1,364,000	\$1,550,000	\$1,295,000	-3.7%
Average Price per Square Foot	\$642	\$594	\$672	\$623	-3.0%
Properties Sold	72	39	43	62	-13.9%
Properties Pending Sale	67	36	49	58	-13.4%
Properties For Sale	316	250	342	379	19.9%
Days on Market (Pending Sale)	38	52	32	44	16.0%
Percent Under Contract	21.2%	14.4%	14.3%	15.3%	-27.8%
Average Median Price for Last 12 Months	\$1,356,753	\$1,396,250	\$1,322,500	\$1,373,558	1.2%

*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, July 2025



Current Market Snapshot

\$1,466,500

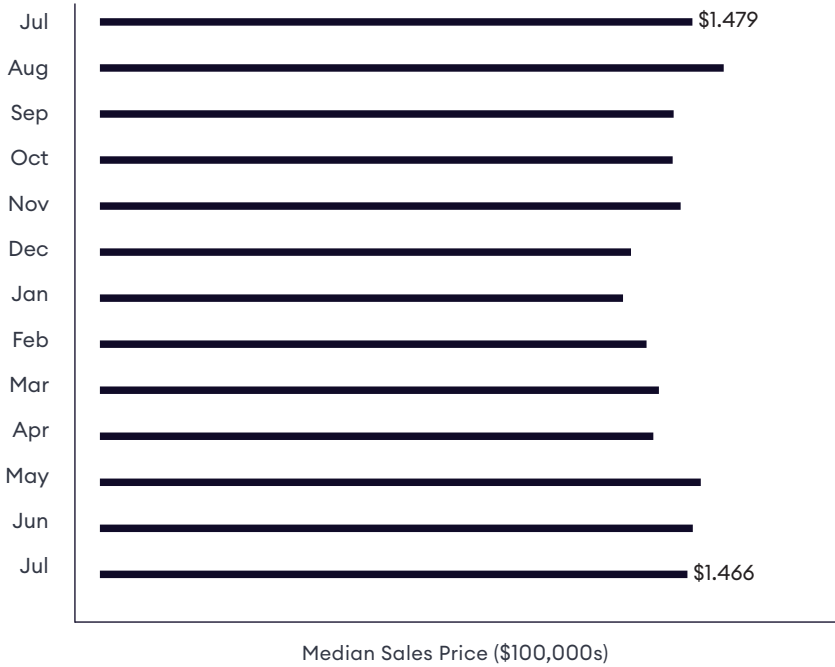
Median Sales Price -0.8% Δ YOY

\$835

Average \$/SF 2.6% Δ YOY

1,021

Properties For Sale 9.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,479,000	\$1,305,000	\$1,381,000	\$1,466,500	-0.8%
Average Price per Square Foot	\$814	\$792	\$815	\$835	2.6%
Properties Sold	196	113	182	188	-4.1%
Properties Pending Sale	194	109	195	201	3.6%
Properties For Sale	929	759	980	1,021	9.9%
Days on Market (Pending Sale)	31	42	27	33	5.8%
Percent Under Contract	20.9%	14.4%	19.9%	19.7%	-5.7%
Average Median Price for Last 12 Months	\$1,375,620	\$1,431,083	\$1,482,167	\$1,427,996	3.8%

*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

\$982,500

Median Sales Price -14.2% Δ YOY

\$642

Average \$/SF -12.2% Δ YOY

73

Properties For Sale 14.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,144,444	\$1,015,000	\$994,000	\$982,500	-14.2%
Average Price per Square Foot	\$731	\$686	\$635	\$642	-12.2%
Properties Sold	16	14	10	10	-37.5%
Properties Pending Sale	19	9	16	14	-26.3%
Properties For Sale	64	55	60	73	14.1%
Days on Market (Pending Sale)	21	55	16	25	18.3%
Percent Under Contract	29.7%	16.4%	26.7%	19.2%	-35.4%
Average Median Price for Last 12 Months	\$1,017,537	\$1,057,883	\$1,008,333	\$1,074,634	5.6%

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



Current Market Snapshot

\$1,140,000

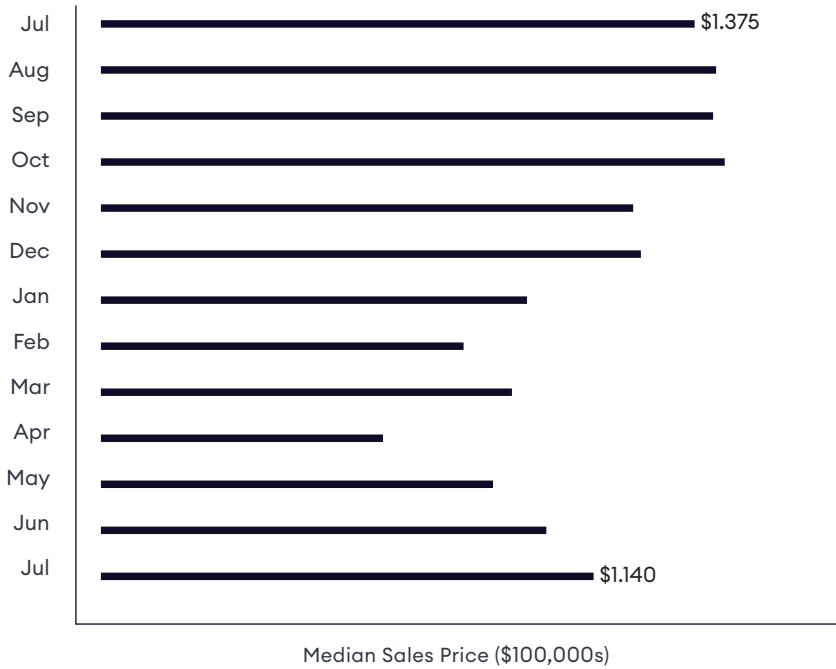
Median Sales Price -17.1% Δ YOY

\$699

Average \$/SF -11.5% Δ YOY

103

Properties For Sale 17.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,375,000	\$985,000	\$650,000	\$1,140,000	-17.1%
Average Price per Square Foot	\$790	\$806	\$662	\$699	-11.5%
Properties Sold	26	7	12	21	-19.2%
Properties Pending Sale	25	2	13	17	-32.0%
Properties For Sale	88	61	101	103	17.0%
Days on Market (Pending Sale)	28	119	22	44	60.0%
Percent Under Contract	28.4%	3.3%	12.9%	16.5%	-41.9%
Average Median Price for Last 12 Months	\$1,382,740	\$918,917	\$1,025,333	\$1,126,423	-18.5%

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



Current Market Snapshot

\$1,728,100

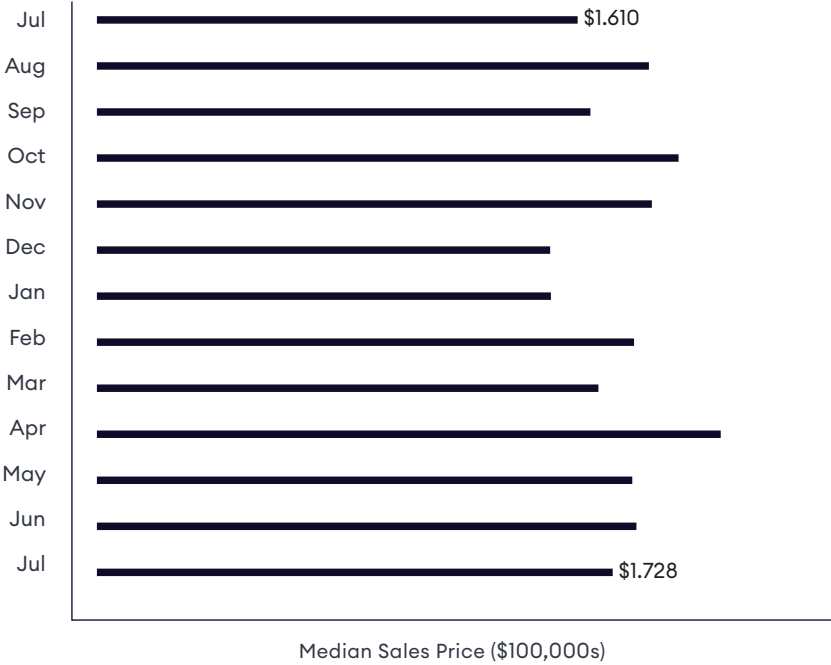
Median Sales Price 7.3% Δ YOY

\$801

Average \$/SF 9.9% Δ YOY

187

Properties For Sale 12.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,610,000	\$1,520,000	\$2,091,889	\$1,728,100	7.3%
Average Price per Square Foot	\$729	\$773	\$754	\$801	9.9%
Properties Sold	27	18	22	28	3.7%
Properties Pending Sale	30	20	24	40	33.3%
Properties For Sale	166	133	170	187	12.7%
Days on Market (Pending Sale)	46	35	19	30	-35.2%
Percent Under Contract	18.1%	15.0%	14.1%	21.4%	18.4%
Average Median Price for Last 12 Months	\$1,681,017	\$1,816,998	\$1,776,700	\$1,758,653	4.6%

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



Current Market Snapshot

\$990,000

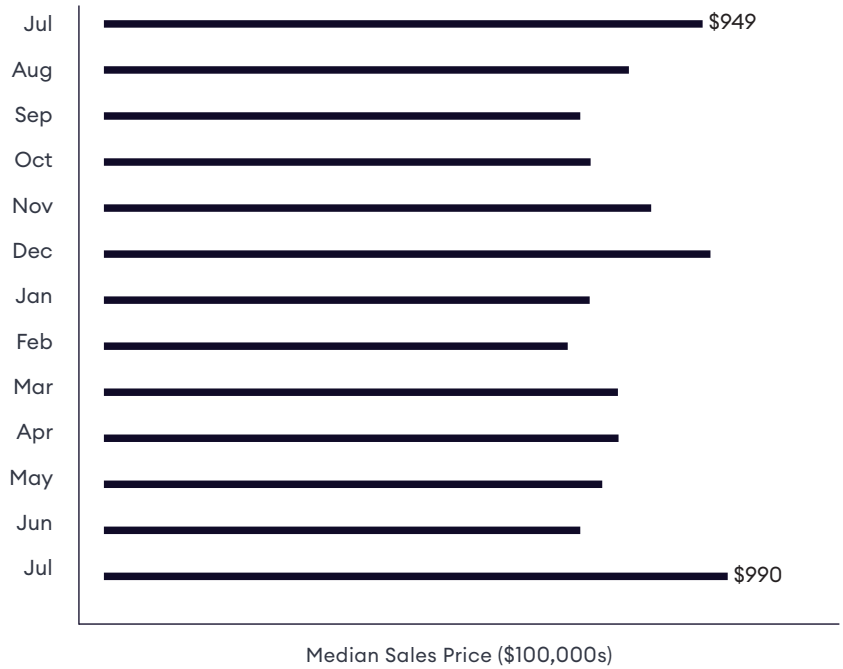
Median Sales Price **4.2% Δ YOY**

\$493

Average \$/SF **-20.0% Δ YOY**

34

Properties For Sale **-15.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$950,000	\$770,000	\$816,000	\$990,000	4.2%
Average Price per Square Foot	\$616	\$608	\$543	\$493	-20.0%
Properties Sold	12	9	18	8	-33.3%
Properties Pending Sale	8	6	11	8	0.0%
Properties For Sale	40	30	38	34	-15.0%
Days on Market (Pending Sale)	16	20	16	32	98.4%
Percent Under Contract	20.0%	20.0%	28.9%	23.5%	17.6%
Average Median Price for Last 12 Months	\$817,974	\$816,833	\$845,000	\$831,577	1.7%

*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.

Eagle Rock

Single Family Residences, July 2025



Current Market Snapshot

\$1,379,500

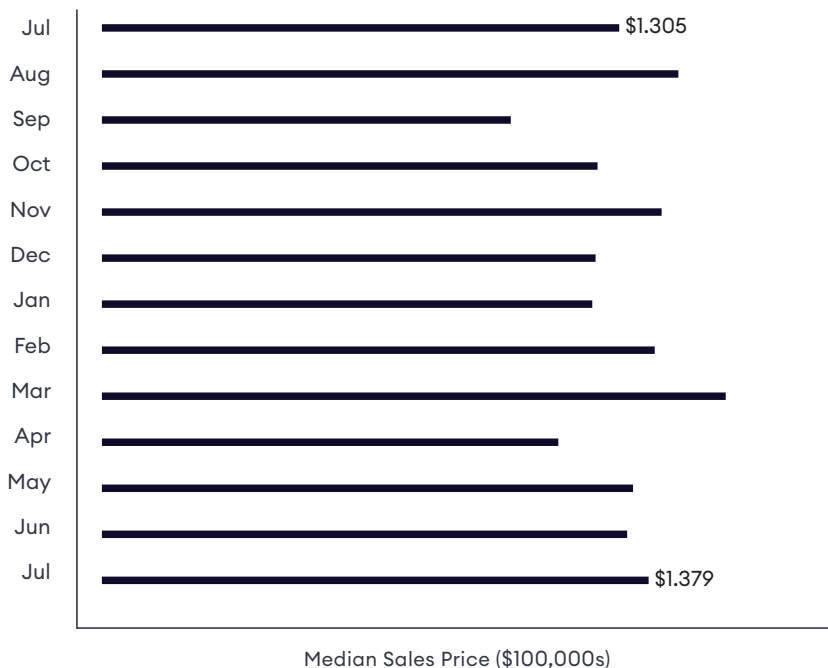
Median Sales Price **5.7% Δ YOY**

\$880

Average \$/SF **-9.9% Δ YOY**

48

Properties For Sale **-14.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,305,000	\$1,236,638	\$1,150,500	\$1,379,500	5.7%
Average Price per Square Foot	\$977	\$957	\$872	\$880	-9.9%
Properties Sold	8	6	16	16	100.0%
Properties Pending Sale	15	6	12	16	6.7%
Properties For Sale	56	38	49	48	-14.3%
Days on Market (Pending Sale)	24	47	20	45	86.7%
Percent Under Contract	26.8%	15.8%	24.5%	33.3%	24.4%
Average Median Price for Last 12 Months	\$1,386,001	\$1,360,833	\$1,348,167	\$1,315,318	-5.1%

*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, July 2025



Current Market Snapshot

\$2,200,000

Median Sales Price **-26.7% Δ YOY**

\$909

Average \$/SF **-2.3% Δ YOY**

113

Properties For Sale **-0.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,000,000	\$2,508,000	\$2,500,000	\$2,200,000	-26.7%
Average Price per Square Foot	\$930	\$1,015	\$1,024	\$909	-2.3%
Properties Sold	15	9	11	20	33.3%
Properties Pending Sale	24	7	20	24	0.0%
Properties For Sale	114	91	115	113	-0.9%
Days on Market (Pending Sale)	36	40	26	37	2.5%
Percent Under Contract	21.1%	7.7%	17.4%	21.2%	0.9%
Average Median Price for Last 12 Months	\$2,551,729	\$2,612,417	\$2,404,333	\$2,524,423	-1.1%

*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, July 2025



Current Market Snapshot

\$1,197,000

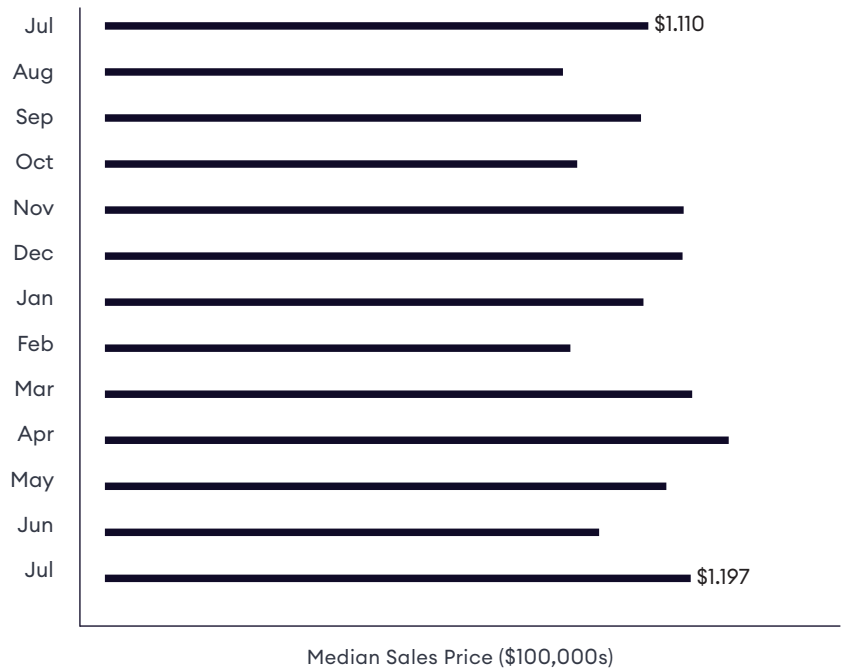
Median Sales Price 7.8% Δ YOY

\$737

Average \$/SF 17.5% Δ YOY

70

Properties For Sale 16.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,110,000	\$1,100,000	\$1,275,000	\$1,197,000	7.8%
Average Price per Square Foot	\$627	\$650	\$670	\$737	17.5%
Properties Sold	9	12	15	14	55.6%
Properties Pending Sale	10	8	14	18	80.0%
Properties For Sale	60	51	59	70	16.7%
Days on Market (Pending Sale)	29	50	14	36	21.4%
Percent Under Contract	16.7%	15.7%	23.7%	25.7%	54.3%
Average Median Price for Last 12 Months	\$1,035,583	\$1,129,667	\$1,117,667	\$1,103,423	6.6%

*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, July 2025



Current Market Snapshot

\$1,680,000

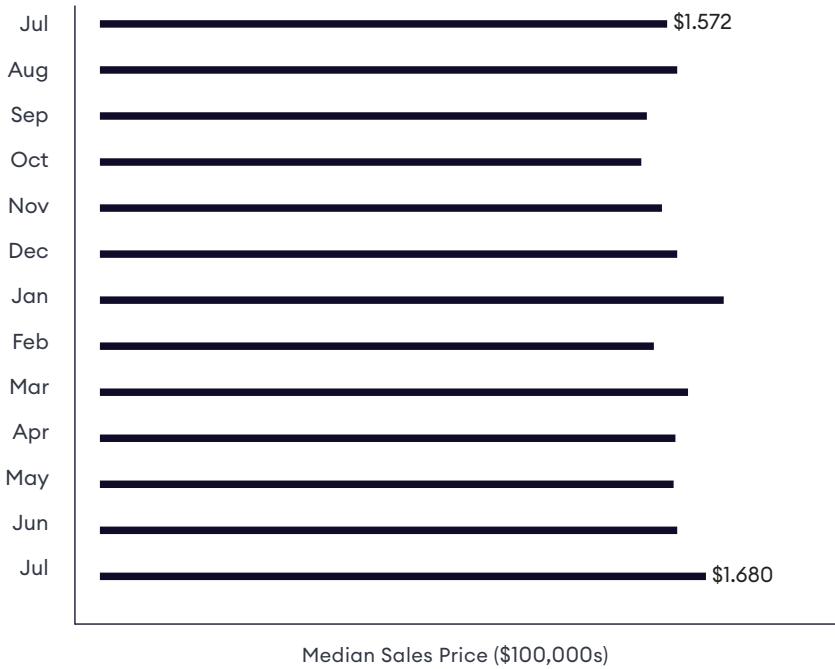
Median Sales Price 6.9% Δ YOY

\$910

Average \$/SF 7.4% Δ YOY

301

Properties For Sale 5.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,572,000	\$1,729,500	\$1,595,000	\$1,680,000	6.9%
Average Price per Square Foot	\$847	\$890	\$909	\$910	7.4%
Properties Sold	57	28	66	59	3.5%
Properties Pending Sale	52	37	60	56	7.7%
Properties For Sale	285	259	315	301	5.6%
Days on Market (Pending Sale)	22	32	31	35	59.3%
Percent Under Contract	18.2%	14.3%	19.0%	18.6%	2.0%
Average Median Price for Last 12 Months	\$1,467,286	\$1,605,019	\$1,623,333	\$1,592,663	8.5%

*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, July 2025



Current Market Snapshot

\$1,050,000

Median Sales Price **-7.1% Δ YOY**

\$779

Average \$/SF **2.4% Δ YOY**

66

Properties For Sale **26.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,130,000	\$1,186,500	\$1,195,000	\$1,050,000	-7.1%
Average Price per Square Foot	\$761	\$775	\$751	\$779	2.4%
Properties Sold	15	10	17	12	-20.0%
Properties Pending Sale	15	13	21	17	13.3%
Properties For Sale	52	47	57	66	26.9%
Days on Market (Pending Sale)	40	25	38	24	-39.4%
Percent Under Contract	28.8%	27.7%	36.8%	25.8%	-10.7%
Average Median Price for Last 12 Months	\$1,208,200	\$1,230,417	\$1,270,833	\$1,215,513	0.6%

*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

\$3,000,000

Median Sales Price 7.7% Δ YOY

\$1,013

Average \$/SF 2.8% Δ YOY

73

Properties For Sale 5.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,785,000	\$2,850,000	\$3,250,000	\$3,000,000	7.7%
Average Price per Square Foot	\$985	\$1,058	\$1,041	\$1,013	2.8%
Properties Sold	16	5	7	9	-43.8%
Properties Pending Sale	14	5	10	14	0.0%
Properties For Sale	69	45	58	73	5.8%
Days on Market (Pending Sale)	45	137	47	37	-18.1%
Percent Under Contract	20.3%	11.1%	17.2%	19.2%	-5.5%
Average Median Price for Last 12 Months	\$2,893,333	\$3,077,583	\$3,016,667	\$3,045,981	5.3%

*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, July 2025



Current Market Snapshot

\$1,450,000

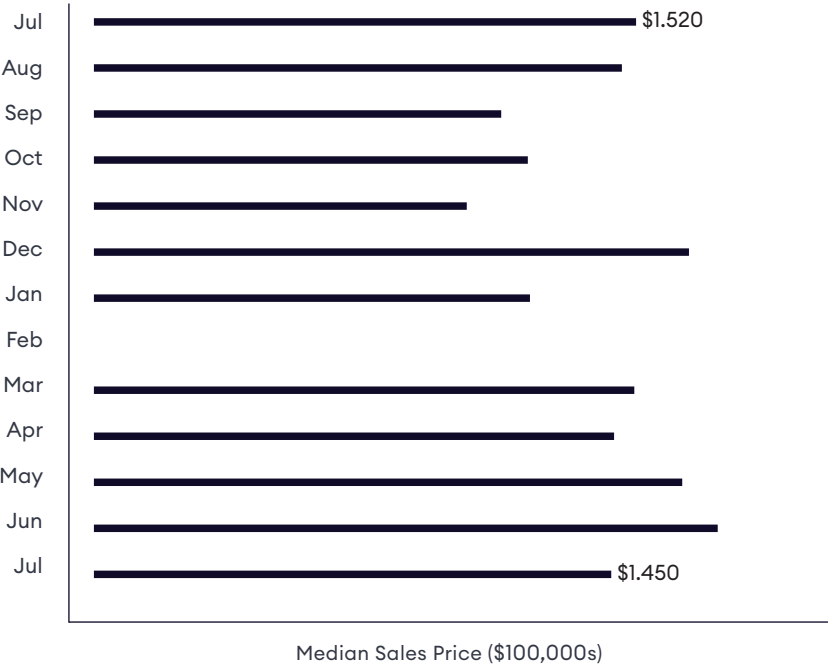
Median Sales Price -4.6% Δ YOY

\$790

Average \$/SF -4.9% Δ YOY

49

Properties For Sale 14.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,520,000	\$1,221,000	\$1,458,000	\$1,450,000	-4.6%
Average Price per Square Foot	\$831	\$658	\$790	\$790	-4.9%
Properties Sold	9	5	7	13	44.4%
Properties Pending Sale	8	2	15	4	-50.0%
Properties For Sale	43	28	55	49	14.0%
Days on Market (Pending Sale)	36	52	33	38	7.0%
Percent Under Contract	18.6%	7.1%	27.3%	8.2%	-56.1%
Average Median Price for Last 12 Months	\$1,550,858	\$1,303,833	\$1,616,667	\$1,316,231	-15.1%

*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, July 2025



Current Market Snapshot

\$2,384,440

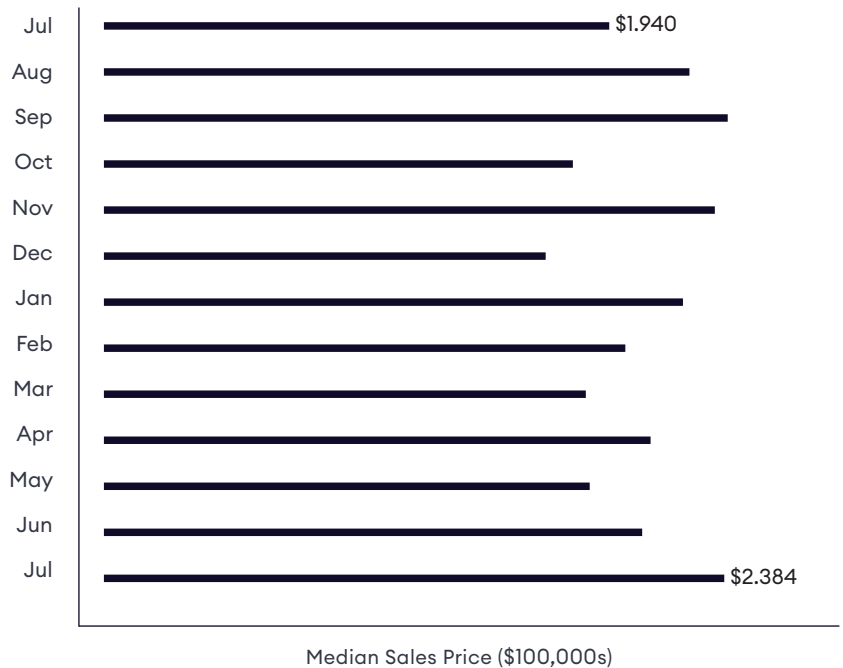
Median Sales Price 22.9% Δ YOY

\$1,047

Average \$/SF 2.2% Δ YOY

52

Properties For Sale 8.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,940,400	\$2,225,000	\$2,100,000	\$2,384,440	22.9%
Average Price per Square Foot	\$1,024	\$769	\$1,117	\$1,047	2.2%
Properties Sold	8	5	7	12	50.0%
Properties Pending Sale	9	5	10	10	11.1%
Properties For Sale	48	40	57	52	8.3%
Days on Market (Pending Sale)	19	40	15	30	54.8%
Percent Under Contract	18.8%	12.5%	17.5%	19.2%	2.6%
Average Median Price for Last 12 Months	\$1,886,742	\$2,044,907	\$2,105,647	\$2,071,199	9.8%

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



Orange County

At a Glance



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

Orange County

Single Family Residences, July 2025



Current Market Snapshot

\$1,400,000

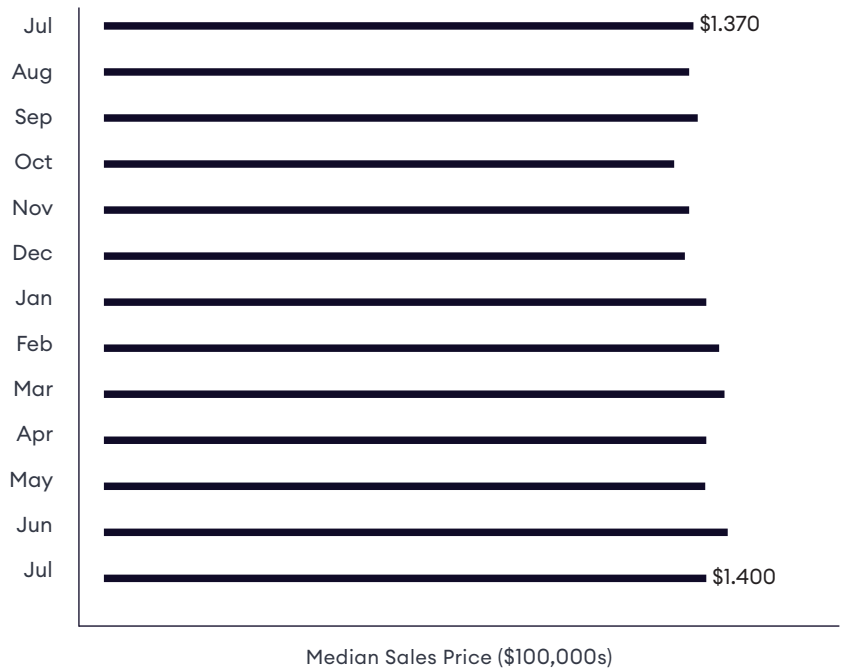
Median Sales Price 2.2% Δ YOY

\$832

Average \$/SF 1.3% Δ YOY

4,964

Properties For Sale 10.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,370,000	\$1,400,000	\$1,400,000	\$1,400,000	2.2%
Average Price per Square Foot	\$821	\$827	\$869	\$832	1.3%
Properties Sold	1233	779	1172	1203	-2.4%
Properties Pending Sale	1159	927	1113	1246	7.5%
Properties For Sale	4,479	3,779	4,983	4,964	10.8%
Days on Market (Pending Sale)	25	39	24	37	49.9%
Percent Under Contract	25.9%	24.5%	22.3%	25.1%	-3.0%
Average Median Price for Last 12 Months	\$1,336,438	\$1,420,000	\$1,415,833	\$1,389,615	4.0%

*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

\$1,600,000

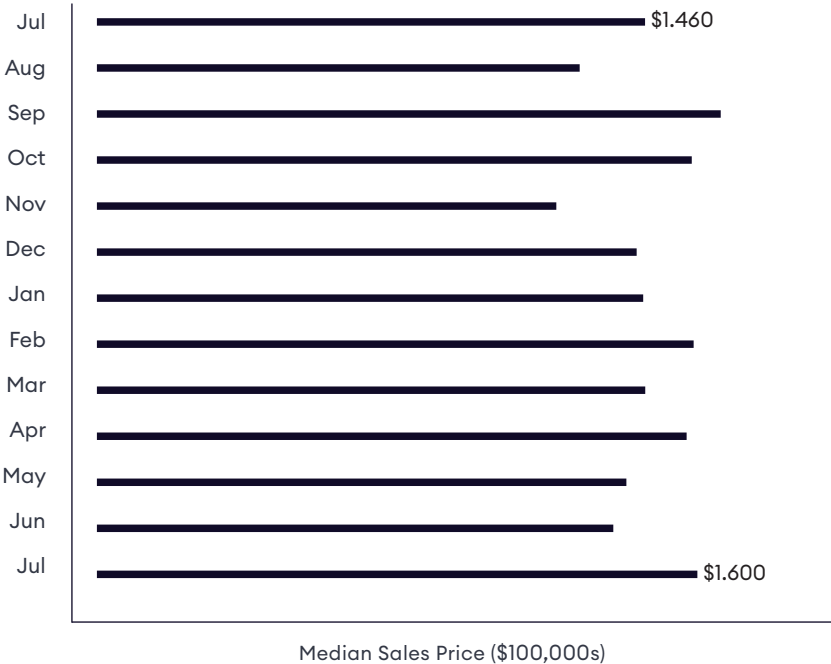
Median Sales Price 9.6% Δ YOY

\$667

Average \$/SF -10.7% Δ YOY

40

Properties For Sale 25.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,460,000	\$1,455,000	\$1,571,250	\$1,600,000	9.6%
Average Price per Square Foot	\$747	\$697	\$694	\$667	-10.7%
Properties Sold	13	5	12	9	-30.8%
Properties Pending Sale	12	5	6	11	-8.3%
Properties For Sale	32	24	29	40	25.0%
Days on Market (Pending Sale)	25	48	13	21	-15.8%
Percent Under Contract	37.5%	20.8%	20.7%	27.5%	-26.7%
Average Median Price for Last 12 Months	\$1,367,958	\$1,501,125	\$1,461,667	\$1,470,327	7.5%

*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, July 2025



Current Market Snapshot

\$3,200,000

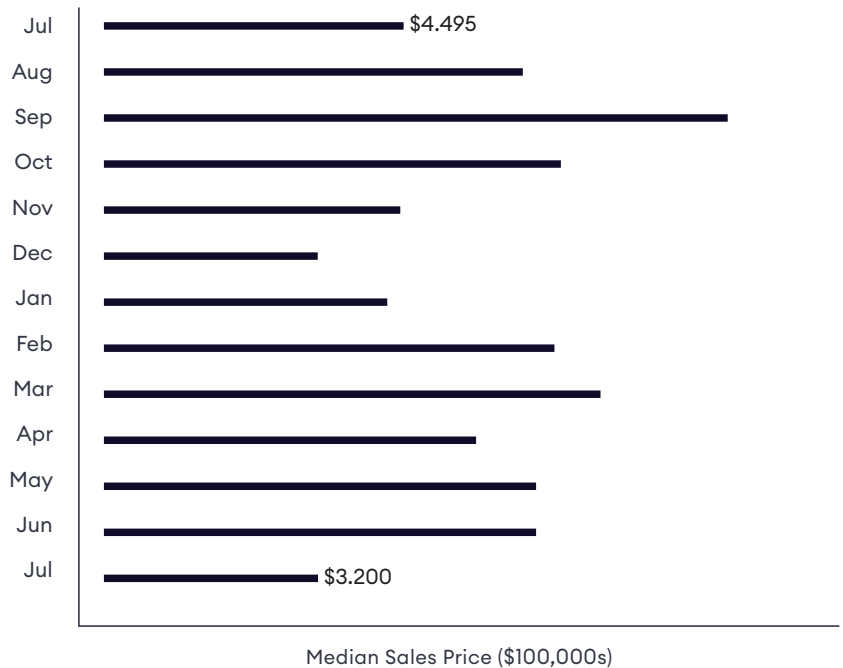
Median Sales Price **-28.8% Δ YOY**

\$1,531

Average \$/SF **-23.6% Δ YOY**

34

Properties For Sale **-26.1% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,495,000	\$4,247,500	\$5,591,900	\$3,200,000	-28.8%
Average Price per Square Foot	\$2,003	\$2,535	\$3,117	\$1,531	-23.6%
Properties Sold	7	4	9	1	-85.7%
Properties Pending Sale	5	5	3	3	-40.0%
Properties For Sale	46	30	46	34	-26.1%
Days on Market (Pending Sale)	44	37	42	78	74.9%
Percent Under Contract	10.9%	16.7%	6.5%	8.8%	-18.8%
Average Median Price for Last 12 Months	\$6,388,664	\$6,007,400	\$5,400,000	\$5,769,300	-9.7%

*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, July 2025



Current Market Snapshot

\$2,861,500

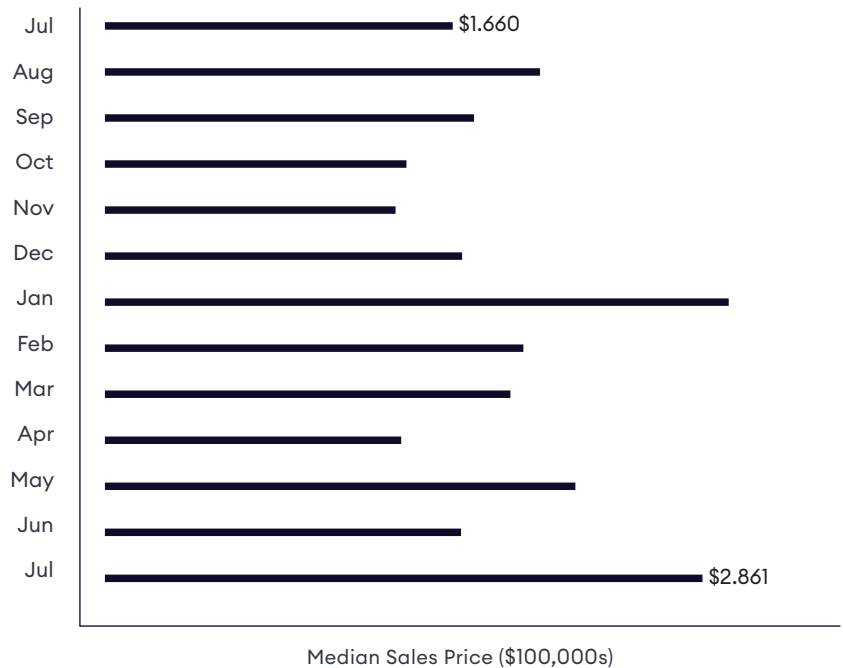
Median Sales Price 72.4% Δ YOY

\$1,121

Average \$/SF -11.6% Δ YOY

28

Properties For Sale -34.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,660,000	\$2,987,500	\$1,412,196	\$2,861,500	72.4%
Average Price per Square Foot	\$1,268	\$1,322	\$849	\$1,121	-11.6%
Properties Sold	6	6	6	4	-33.3%
Properties Pending Sale	7	2	9	4	-42.9%
Properties For Sale	43	37	45	28	-34.9%
Days on Market (Pending Sale)	85	37	34	65	-23.5%
Percent Under Contract	16.3%	5.4%	20.0%	14.3%	-12.2%
Average Median Price for Last 12 Months	\$1,583,204	\$2,026,866	\$2,270,500	\$1,936,823	22.3%

*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, July 2025



Current Market Snapshot

\$6,400,000

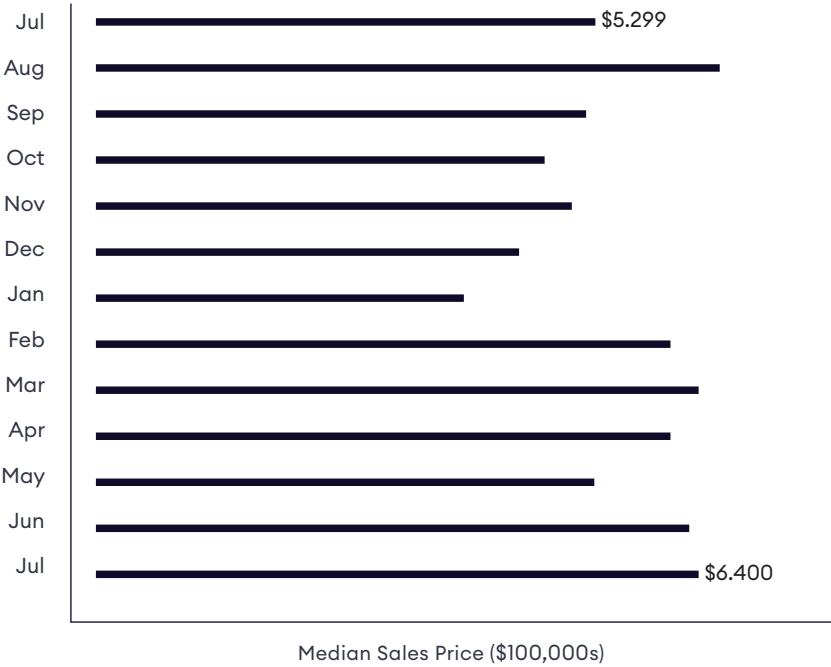
Median Sales Price 20.8% Δ YOY

\$2,142

Average \$/SF 6.6% Δ YOY

78

Properties For Sale 1.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$5,299,000	\$3,896,187	\$6,100,000	\$6,400,000	20.8%
Average Price per Square Foot	\$2,009	\$1,856	\$2,073	\$2,142	6.6%
Properties Sold	13	11	12	7	-46.2%
Properties Pending Sale	8	15	6	12	50.0%
Properties For Sale	77	79	67	78	1.3%
Days on Market (Pending Sale)	26	53	16	58	121.5%
Percent Under Contract	10.4%	19.0%	9.0%	15.4%	48.1%
Average Median Price for Last 12 Months	\$5,680,417	\$6,097,917	\$5,995,833	\$5,530,591	-2.6%

*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, July 2025



Current Market Snapshot

\$6,400,000

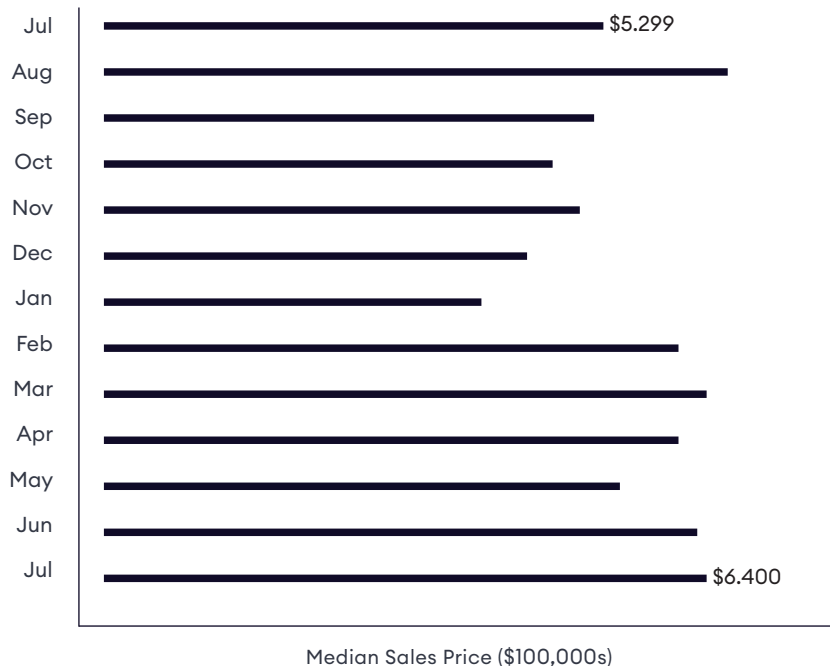
Median Sales Price **20.8% Δ YOY**

\$2,142

Average \$/SF **6.6% Δ YOY**

76

Properties For Sale **0.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$5,299,000	\$3,998,094	\$6,100,000	\$6,400,000	20.8%
Average Price per Square Foot	\$2,009	\$1,805	\$2,073	\$2,142	6.6%
Properties Sold	13	10	12	7	-46.2%
Properties Pending Sale	8	15	6	12	50.0%
Properties For Sale	76	78	66	76	0.0%
Days on Market (Pending Sale)	26	53	16	58	121.5%
Percent Under Contract	10.5%	19.2%	9.1%	15.8%	50.0%
Average Median Price for Last 12 Months	\$5,706,625	\$6,129,167	\$6,058,333	\$5,552,853	-2.7%

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

Costa Mesa

Single Family Residences, July 2025



Current Market Snapshot

\$1,647,500

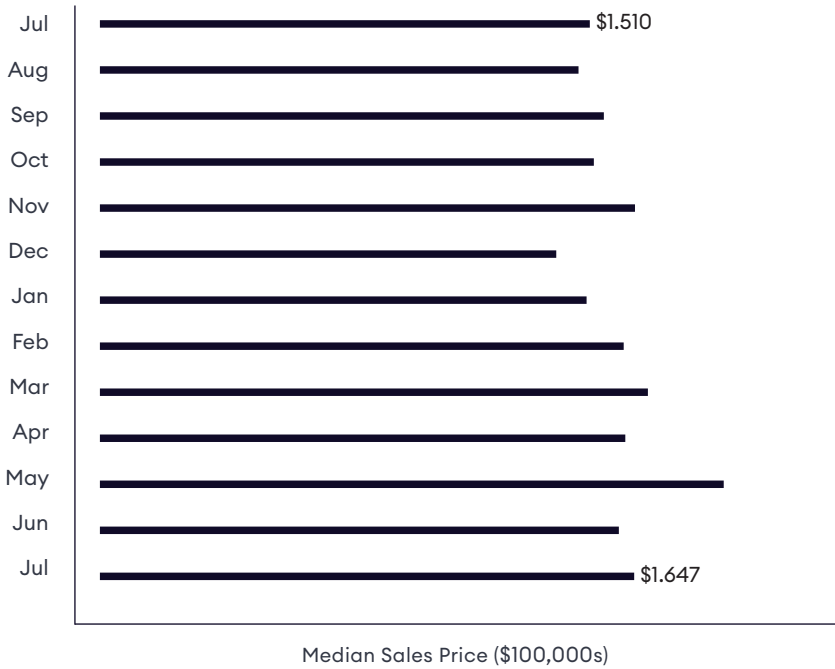
Median Sales Price 9.1% Δ YOY

\$980

Average \$/SF 20.0% Δ YOY

120

Properties For Sale -8.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,510,000	\$1,500,000	\$1,620,000	\$1,647,500	9.1%
Average Price per Square Foot	\$817	\$917	\$877	\$980	20.0%
Properties Sold	39	27	39	42	7.7%
Properties Pending Sale	38	28	46	37	-2.6%
Properties For Sale	131	99	143	120	-8.4%
Days on Market (Pending Sale)	21	35	25	23	6.5%
Percent Under Contract	29.0%	28.3%	32.2%	30.8%	6.3%
Average Median Price for Last 12 Months	\$1,448,392	\$1,682,917	\$1,724,167	\$1,593,423	10.0%

*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.

Coto de Caza

Single Family Residences, July 2025



Current Market Snapshot

\$2,635,000

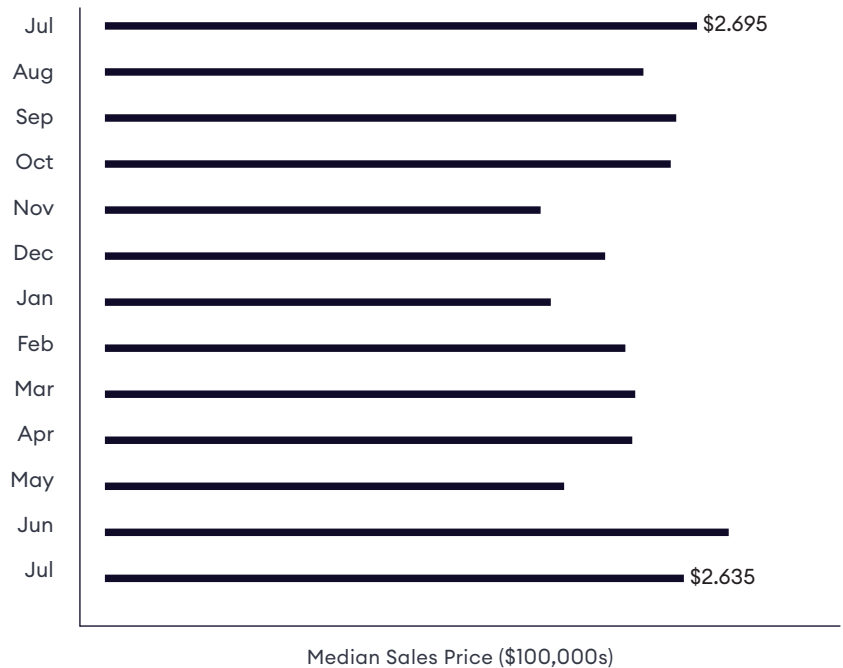
Median Sales Price -2.2% Δ YOY

\$682

Average \$/SF -2.0% Δ YOY

74

Properties For Sale 27.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,695,000	\$2,026,625	\$2,399,000	\$2,635,000	-2.2%
Average Price per Square Foot	\$696	\$618	\$688	\$682	-2.0%
Properties Sold	11	8	16	15	36.4%
Properties Pending Sale	17	8	14	15	-11.8%
Properties For Sale	58	56	82	74	27.6%
Days on Market (Pending Sale)	31	26	54	55	75.6%
Percent Under Contract	29.3%	14.3%	17.1%	20.3%	-30.8%
Average Median Price for Last 12 Months	\$2,159,533	\$2,456,917	\$2,520,833	\$2,411,010	11.6%

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



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

11

Properties For Sale -52.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$14,722,500	\$15,100,000	\$0	\$0	-100.0%
Average Price per Square Foot	\$2,647	\$2,913	\$0	\$0	-100.0%
Properties Sold	2	3	0	0	-100.0%
Properties Pending Sale	1	0	2	1	0.0%
Properties For Sale	23	14	14	11	-52.2%
Days on Market (Pending Sale)	5	0	16	114	2180.0%
Percent Under Contract	4.3%	0.0%	14.3%	9.1%	109.1%
Average Median Price for Last 12 Months	\$5,166,875	\$5,150,000	\$10,300,000	\$9,594,154	85.7%

*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, July 2025



Current Market Snapshot

\$2,375,000

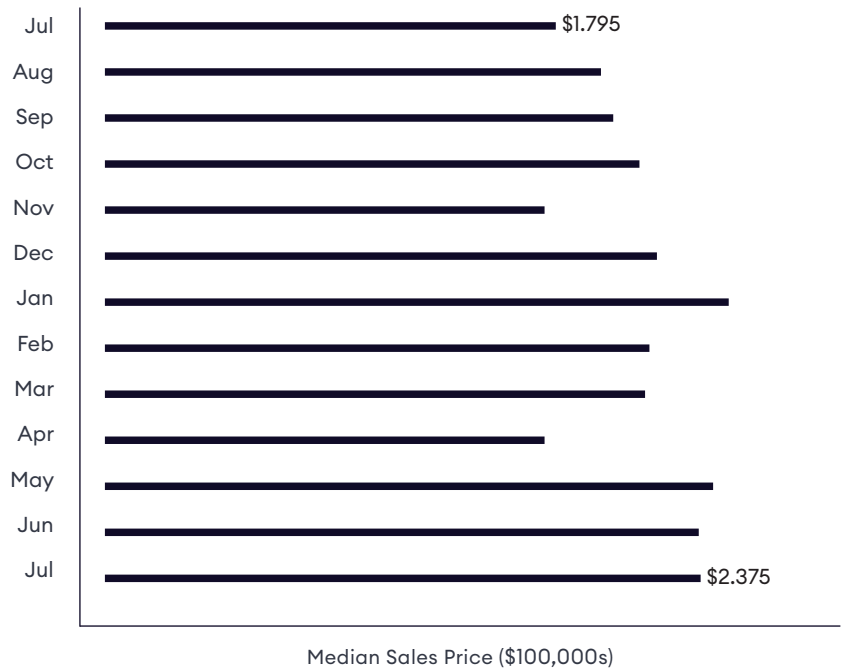
Median Sales Price 32.3% Δ YOY

\$1,433

Average \$/SF 27.3% Δ YOY

114

Properties For Sale -20.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,795,000	\$2,487,500	\$1,750,000	\$2,375,000	32.3%
Average Price per Square Foot	\$1,126	\$1,184	\$1,413	\$1,433	27.3%
Properties Sold	21	19	22	23	9.5%
Properties Pending Sale	26	19	22	24	-7.7%
Properties For Sale	143	140	136	114	-20.3%
Days on Market (Pending Sale)	58	41	40	72	23.0%
Percent Under Contract	18.2%	13.6%	16.2%	21.1%	15.8%
Average Median Price for Last 12 Months	\$2,058,417	\$2,206,667	\$2,389,167	\$2,123,338	3.2%

*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, July 2025



Current Market Snapshot

\$4,700,000

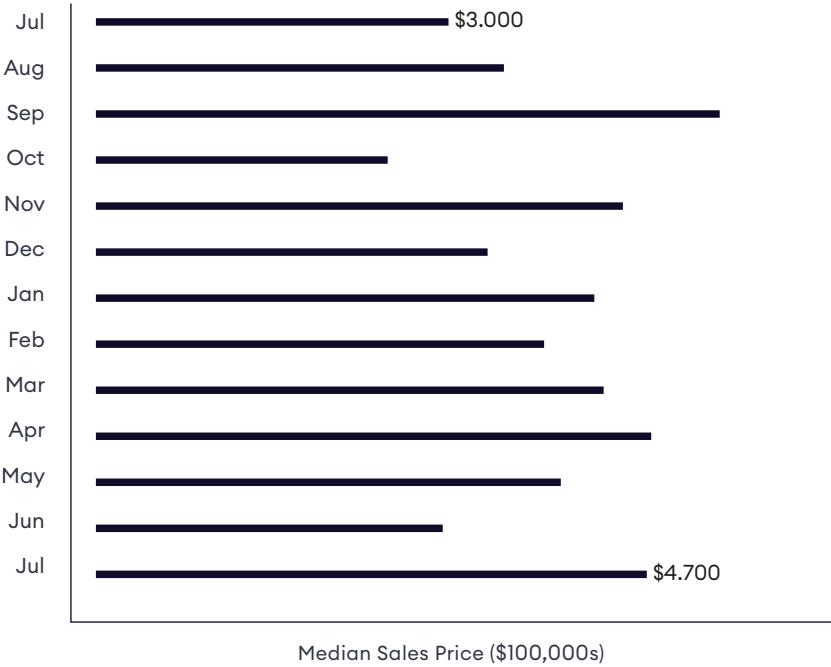
Median Sales Price 56.7% Δ YOY

\$1,421

Average \$/SF 20.5% Δ YOY

58

Properties For Sale 3.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,000,000	\$4,250,000	\$4,737,500	\$4,700,000	56.7%
Average Price per Square Foot	\$1,179	\$1,281	\$1,477	\$1,421	20.5%
Properties Sold	17	7	16	9	-47.1%
Properties Pending Sale	11	12	15	14	27.3%
Properties For Sale	56	51	59	58	3.6%
Days on Market (Pending Sale)	41	63	9	31	-23.5%
Percent Under Contract	19.6%	23.5%	25.4%	24.1%	22.9%
Average Median Price for Last 12 Months	\$3,378,771	\$4,083,254	\$3,870,833	\$3,912,175	15.8%

*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, July 2025



Current Market Snapshot

\$2,100,000

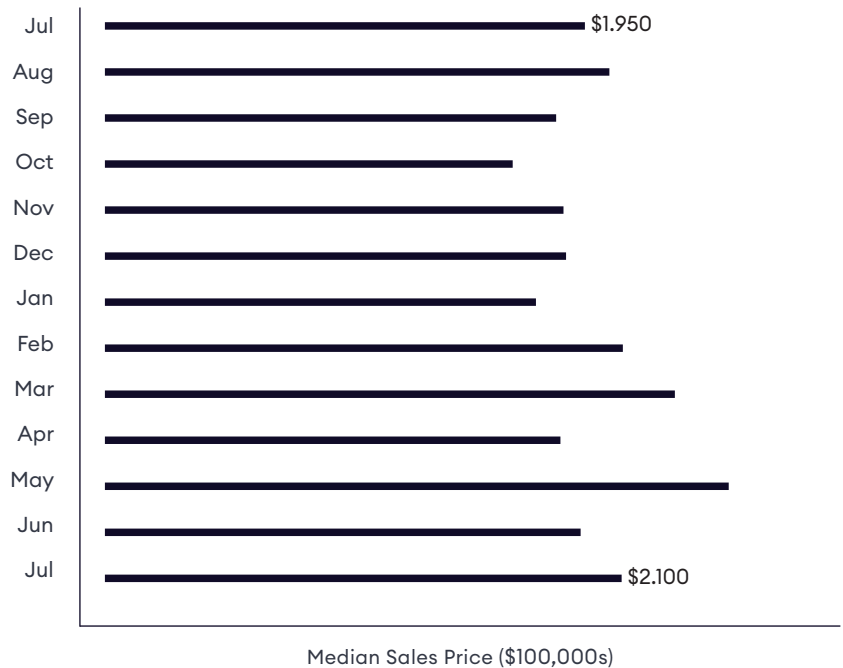
Median Sales Price 7.7% Δ YOY

\$1,161

Average \$/SF -5.8% Δ YOY

40

Properties For Sale 33.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,950,000	\$1,750,000	\$1,850,000	\$2,100,000	7.7%
Average Price per Square Foot	\$1,232	\$1,144	\$982	\$1,161	-5.8%
Properties Sold	7	12	11	15	114.3%
Properties Pending Sale	7	8	15	12	71.4%
Properties For Sale	30	25	50	40	33.3%
Days on Market (Pending Sale)	25	61	27	27	8.4%
Percent Under Contract	23.3%	32.0%	30.0%	30.0%	28.6%
Average Median Price for Last 12 Months	\$1,798,708	\$2,140,417	\$2,190,000	\$1,985,808	10.4%

*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, July 2025



Current Market Snapshot

\$1,495,000

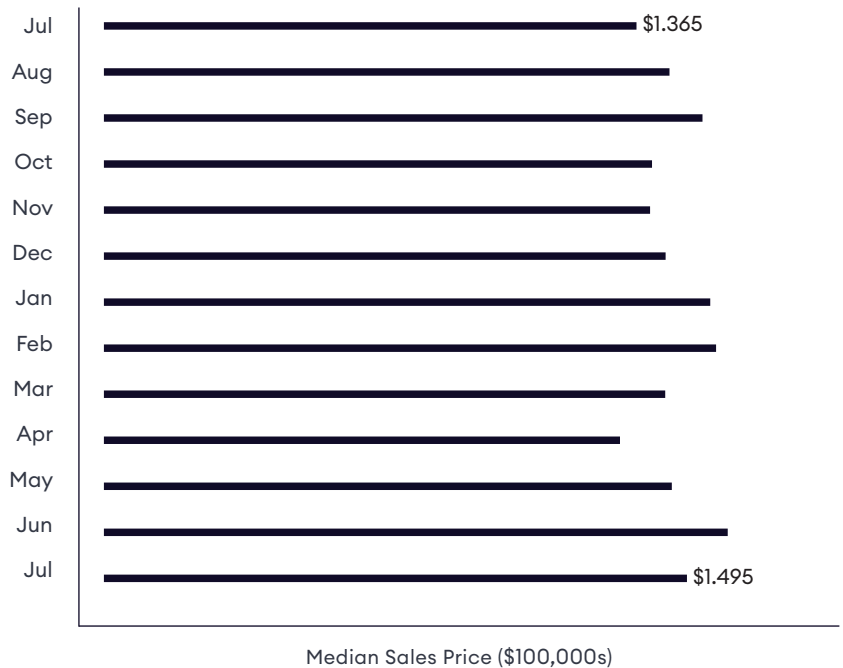
Median Sales Price **9.5% Δ YOY**

\$696

Average \$/SF **-4.9% Δ YOY**

89

Properties For Sale **39.1% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,365,000	\$1,555,000	\$1,322,500	\$1,495,000	9.5%
Average Price per Square Foot	\$732	\$693	\$701	\$696	-4.9%
Properties Sold	23	7	24	20	-13.0%
Properties Pending Sale	19	14	30	32	68.4%
Properties For Sale	64	81	90	89	39.1%
Days on Market (Pending Sale)	19	23	19	26	32.5%
Percent Under Contract	29.7%	17.3%	33.3%	36.0%	21.1%
Average Median Price for Last 12 Months	\$1,363,346	\$1,480,417	\$1,517,000	\$1,464,038	7.4%

*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, July 2025



Current Market Snapshot

\$1,442,500

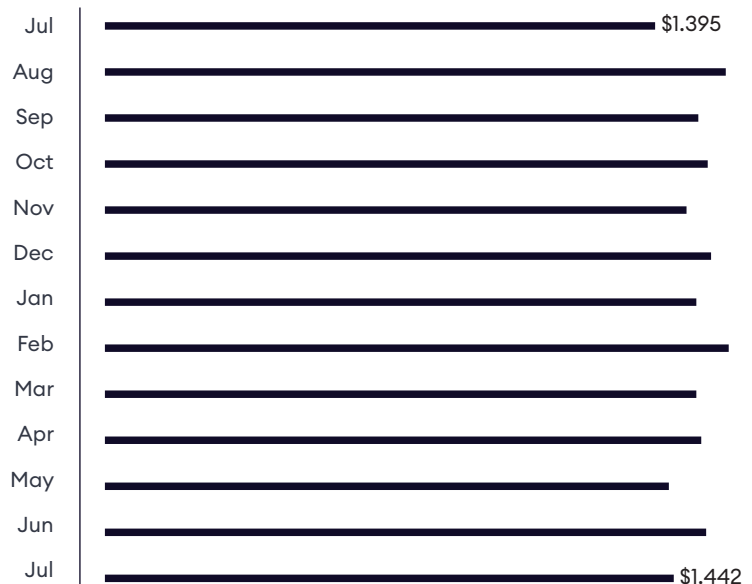
Median Sales Price **3.4% Δ YOY**

\$858

Average \$/SF **4.8% Δ YOY**

330

Properties For Sale **2.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,395,000	\$1,500,000	\$1,512,500	\$1,442,500	3.4%
Average Price per Square Foot	\$819	\$878	\$823	\$858	4.8%
Properties Sold	95	64	96	98	3.2%
Properties Pending Sale	83	60	71	93	12.0%
Properties For Sale	323	273	340	330	2.2%
Days on Market (Pending Sale)	20	38	32	36	78.1%
Percent Under Contract	25.7%	22.0%	20.9%	28.2%	9.7%
Average Median Price for Last 12 Months	\$1,409,167	\$1,498,750	\$1,465,833	\$1,500,700	6.5%

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



Current Market Snapshot

\$2,125,000

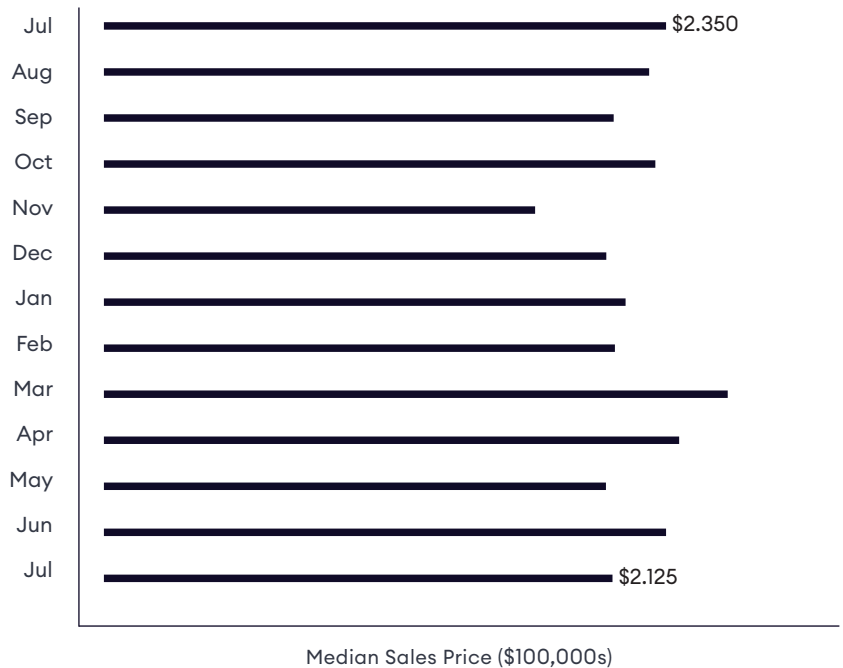
Median Sales Price **-9.6% Δ YOY**

\$934

Average \$/SF **-1.9% Δ YOY**

530

Properties For Sale **54.5% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,350,000	\$2,180,000	\$2,405,000	\$2,125,000	-9.6%
Average Price per Square Foot	\$952	\$947	\$977	\$934	-1.9%
Properties Sold	65	45	80	70	7.7%
Properties Pending Sale	66	60	54	76	15.2%
Properties For Sale	343	296	450	530	54.5%
Days on Market (Pending Sale)	20	43	25	43	114.7%
Percent Under Contract	19.2%	20.3%	12.0%	14.3%	-25.5%
Average Median Price for Last 12 Months	\$2,182,833	\$2,286,947	\$2,190,833	\$2,220,360	1.7%

*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, July 2025



Current Market Snapshot

\$1,620,000

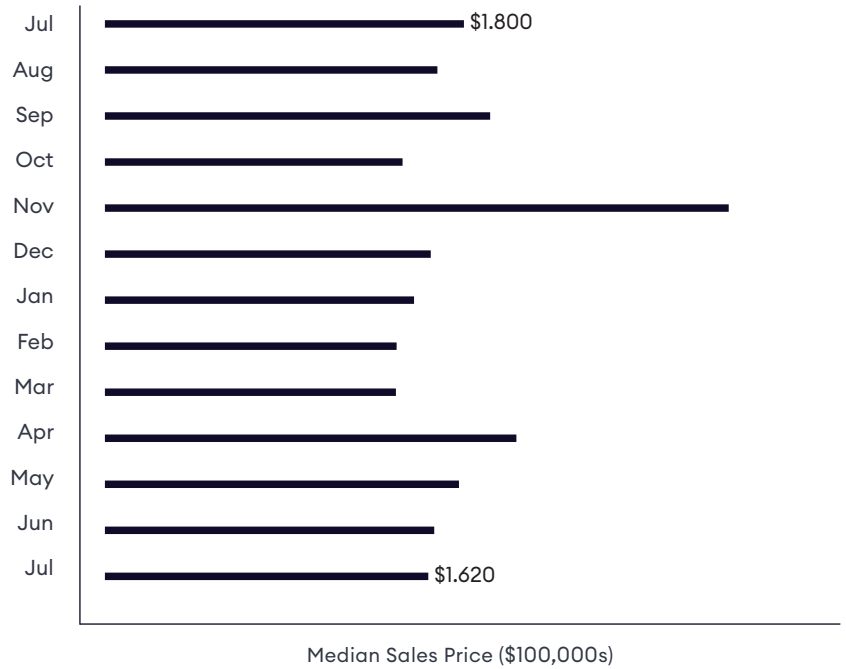
Median Sales Price -10.0% Δ YOY

\$786

Average \$/SF 17.7% Δ YOY

61

Properties For Sale 24.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,800,000	\$1,548,000	\$2,065,000	\$1,620,000	-10.0%
Average Price per Square Foot	\$668	\$716	\$698	\$786	17.7%
Properties Sold	13	7	14	9	-30.8%
Properties Pending Sale	15	5	10	5	-66.7%
Properties For Sale	49	36	53	61	24.5%
Days on Market (Pending Sale)	20	54	18	40	101.4%
Percent Under Contract	30.6%	13.9%	18.9%	8.2%	-73.2%
Average Median Price for Last 12 Months	\$1,924,567	\$1,671,083	\$1,681,667	\$1,787,154	-7.1%

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

Laguna Beach

Single Family Residences, July 2025



Current Market Snapshot

\$2,982,500

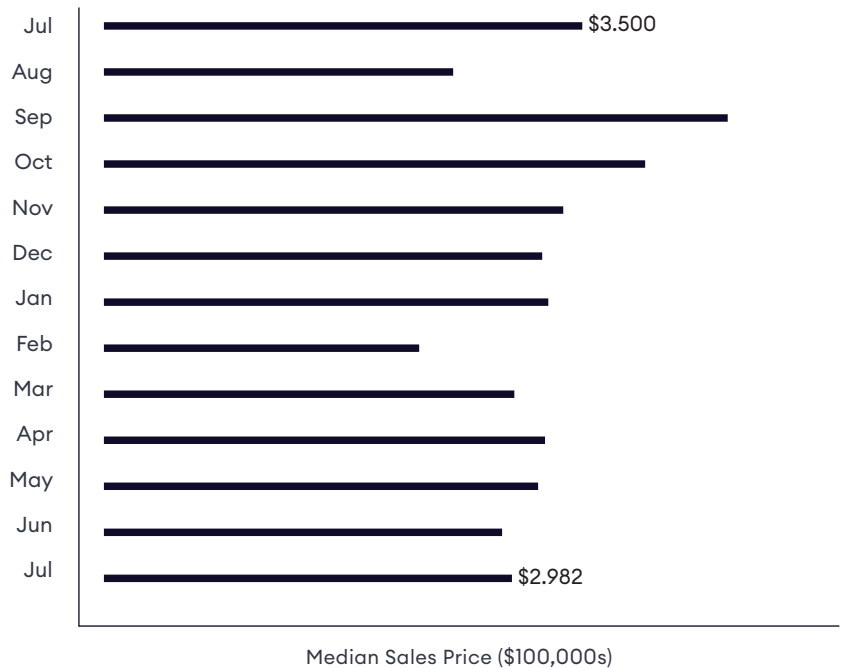
Median Sales Price -14.8% Δ YOY

\$1,928

Average \$/SF 2.8% Δ YOY

230

Properties For Sale 21.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,500,000	\$3,250,000	\$3,226,000	\$2,982,500	-14.8%
Average Price per Square Foot	\$1,876	\$1,466	\$1,681	\$1,928	2.8%
Properties Sold	16	16	18	22	37.5%
Properties Pending Sale	18	16	17	24	33.3%
Properties For Sale	190	195	254	230	21.1%
Days on Market (Pending Sale)	69	77	42	101	47.0%
Percent Under Contract	9.5%	8.2%	6.7%	10.4%	10.1%
Average Median Price for Last 12 Months	\$3,189,271	\$2,932,250	\$3,022,500	\$3,230,077	1.3%

*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, July 2025



Current Market Snapshot

\$1,540,000

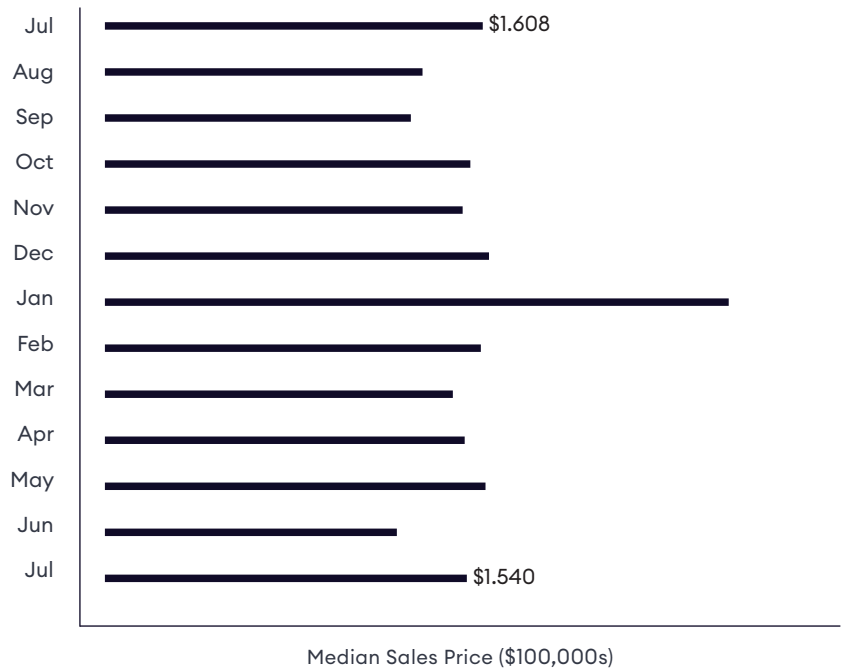
Median Sales Price -4.2% Δ YOY

\$712

Average \$/SF -8.0% Δ YOY

73

Properties For Sale 25.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,608,250	\$2,662,500	\$1,530,750	\$1,540,000	-4.2%
Average Price per Square Foot	\$774	\$711	\$675	\$712	-8.0%
Properties Sold	8	8	18	16	100.0%
Properties Pending Sale	15	11	13	18	20.0%
Properties For Sale	58	45	60	73	25.9%
Days on Market (Pending Sale)	18	35	8	24	32.3%
Percent Under Contract	25.9%	24.4%	21.7%	24.7%	-4.7%
Average Median Price for Last 12 Months	\$1,424,858	\$1,501,792	\$1,466,667	\$1,587,962	11.4%

*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, July 2025



Current Market Snapshot

\$1,705,000

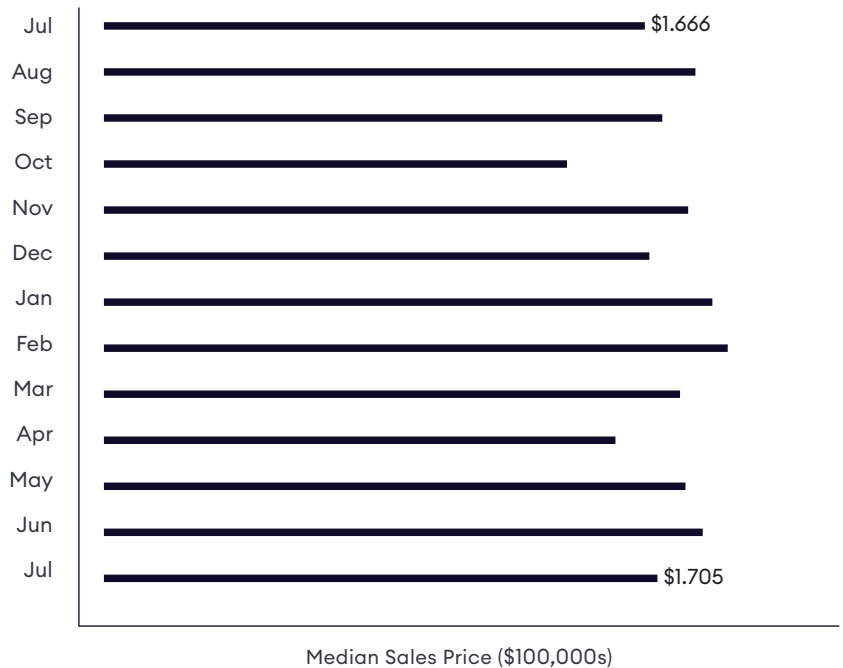
Median Sales Price **2.3% Δ YOY**

\$755

Average \$/SF **-2.3% Δ YOY**

149

Properties For Sale **0.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,666,000	\$1,875,000	\$1,575,000	\$1,705,000	2.3%
Average Price per Square Foot	\$773	\$823	\$866	\$755	-2.3%
Properties Sold	35	27	32	37	5.7%
Properties Pending Sale	38	27	27	39	2.6%
Properties For Sale	149	121	168	149	0.0%
Days on Market (Pending Sale)	27	44	23	38	41.2%
Percent Under Contract	25.5%	22.3%	16.1%	26.2%	2.6%
Average Median Price for Last 12 Months	\$1,664,983	\$1,769,042	\$1,780,583	\$1,738,673	4.4%

*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, July 2025



Current Market Snapshot

\$1,352,500

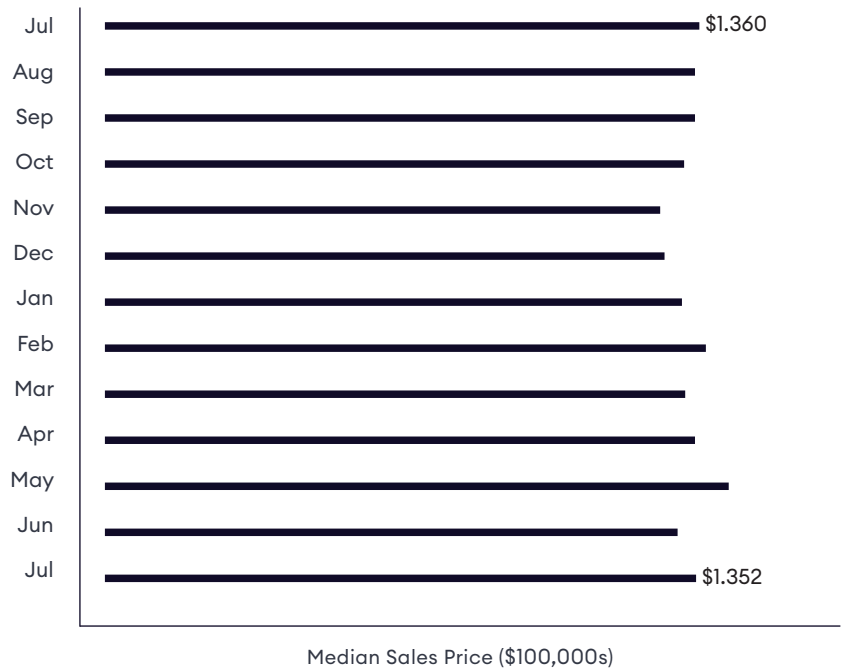
Median Sales Price **-0.6% Δ YOY**

\$664

Average \$/SF **-2.6% Δ YOY**

195

Properties For Sale **42.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,360,000	\$1,320,000	\$1,350,000	\$1,352,500	-0.6%
Average Price per Square Foot	\$682	\$677	\$700	\$664	-2.6%
Properties Sold	56	25	44	46	-17.9%
Properties Pending Sale	36	40	40	45	25.0%
Properties For Sale	137	131	189	195	42.3%
Days on Market (Pending Sale)	20	46	21	50	149.0%
Percent Under Contract	26.3%	30.5%	21.2%	23.1%	-12.2%
Average Median Price for Last 12 Months	\$1,390,337	\$1,357,083	\$1,363,333	\$1,338,269	-3.7%

*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, July 2025



Current Market Snapshot

\$2,022,500

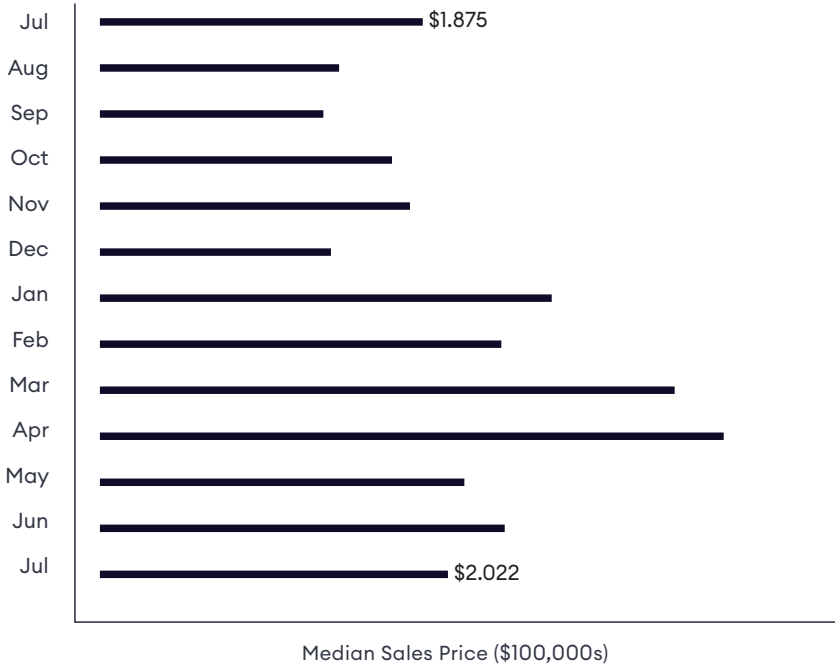
Median Sales Price 7.9% Δ YOY

\$1,216

Average \$/SF 52.8% Δ YOY

12

Properties For Sale -14.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,875,000	\$2,630,250	\$3,637,500	\$2,022,500	7.9%
Average Price per Square Foot	\$796	\$954	\$1,267	\$1,216	52.8%
Properties Sold	5	4	2	4	-20.0%
Properties Pending Sale	1	4	5	4	300.0%
Properties For Sale	14	20	23	12	-14.3%
Days on Market (Pending Sale)	2	35	23	49	2325.0%
Percent Under Contract	7.1%	20.0%	21.7%	33.3%	366.7%
Average Median Price for Last 12 Months	\$2,137,917	\$2,636,450	\$2,165,400	\$2,141,112	0.1%

*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, July 2025

Current Market Snapshot

\$6,500,000

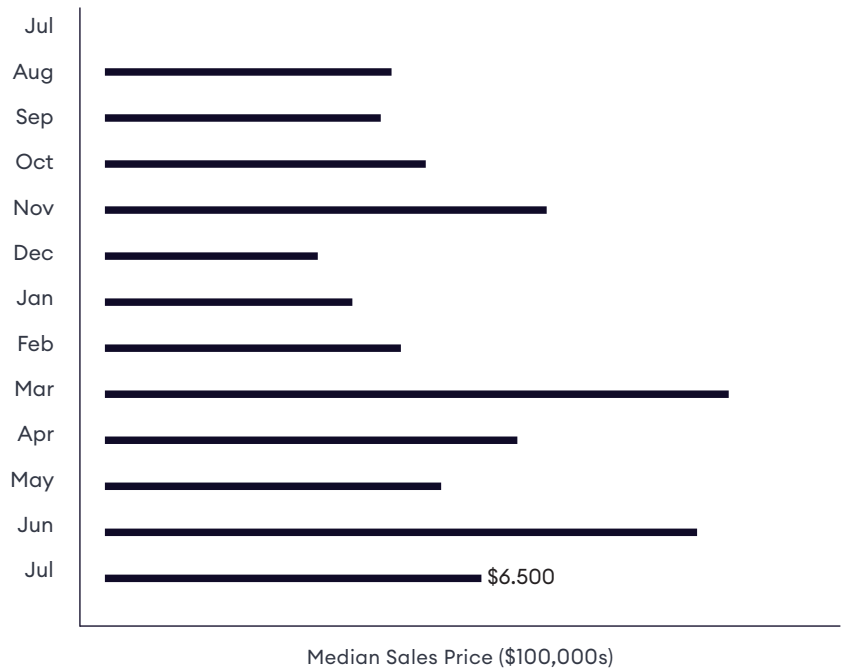
Median Sales Price n/a Δ YOY

\$3,029

Average \$/SF n/a Δ YOY

31

Properties For Sale 40.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$0	\$4,256,250	\$7,125,000	\$6,500,000	n/a
Average Price per Square Foot	\$0	\$1,853	\$3,650	\$3,029	n/a
Properties Sold	0	2	7	5	n/a
Properties Pending Sale	5	5	4	6	20.0%
Properties For Sale	22	24	28	31	40.9%
Days on Market (Pending Sale)	71	20	11	56	-21.3%
Percent Under Contract	22.7%	20.8%	14.3%	19.4%	-14.8%
Average Median Price for Last 12 Months	\$5,837,865	\$7,595,833	\$7,516,667	\$5,872,404	0.6%

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

Mission Viejo

Single Family Residences, July 2025



Current Market Snapshot

\$1,243,500

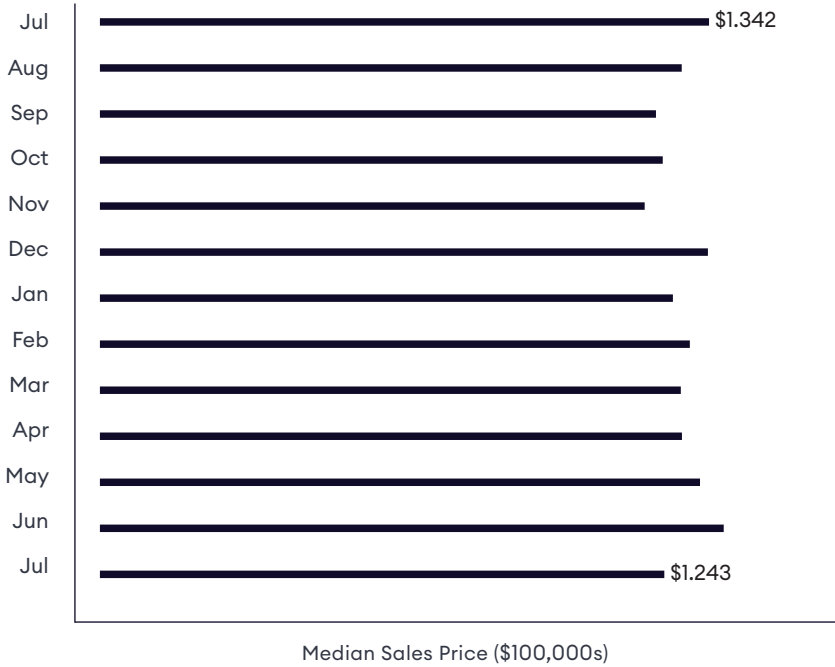
Median Sales Price -7.4% Δ YOY

\$656

Average \$/SF -3.0% Δ YOY

214

Properties For Sale 19.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,342,500	\$1,262,500	\$1,282,500	\$1,243,500	-7.4%
Average Price per Square Foot	\$676	\$655	\$666	\$656	-3.0%
Properties Sold	82	48	84	80	-2.4%
Properties Pending Sale	61	47	81	68	11.5%
Properties For Sale	179	163	245	214	19.6%
Days on Market (Pending Sale)	23	37	20	38	66.3%
Percent Under Contract	34.1%	28.8%	33.1%	31.8%	-6.8%
Average Median Price for Last 12 Months	\$1,218,625	\$1,300,583	\$1,313,667	\$1,284,269	5.4%

*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, July 2025



Current Market Snapshot

\$2,895,000

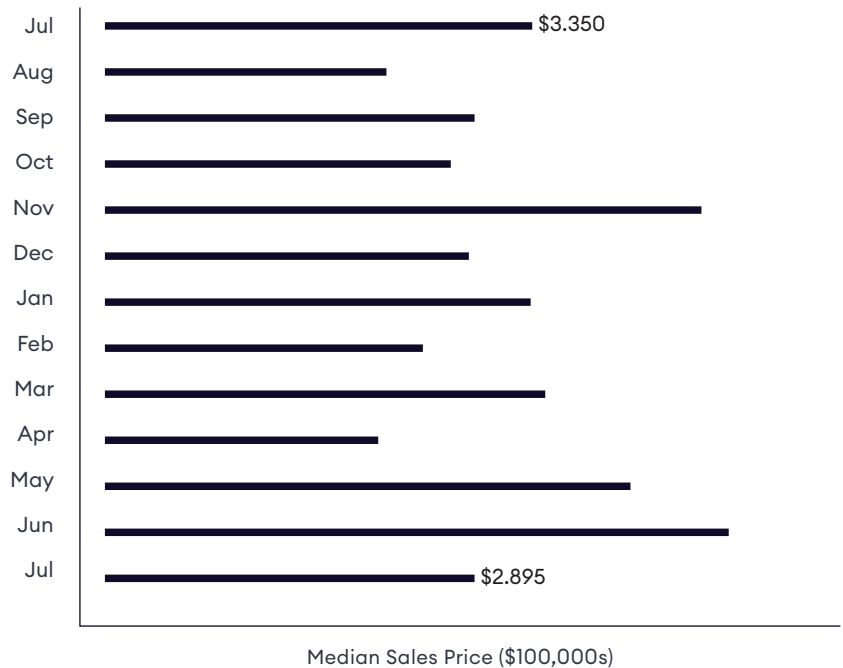
Median Sales Price -13.6% Δ YOY

\$2,024

Average \$/SF 4.6% Δ YOY

53

Properties For Sale -26.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,350,000	\$3,337,500	\$2,135,000	\$2,895,000	-13.6%
Average Price per Square Foot	\$1,935	\$1,410	\$1,807	\$2,024	4.6%
Properties Sold	3	4	8	9	200.0%
Properties Pending Sale	16	8	8	10	-37.5%
Properties For Sale	72	63	49	53	-26.4%
Days on Market (Pending Sale)	56	68	58	113	102.5%
Percent Under Contract	22.2%	12.7%	16.3%	18.9%	-15.1%
Average Median Price for Last 12 Months	\$2,831,167	\$3,332,500	\$3,973,333	\$3,232,294	14.2%

*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, July 2025



Current Market Snapshot

\$4,933,227

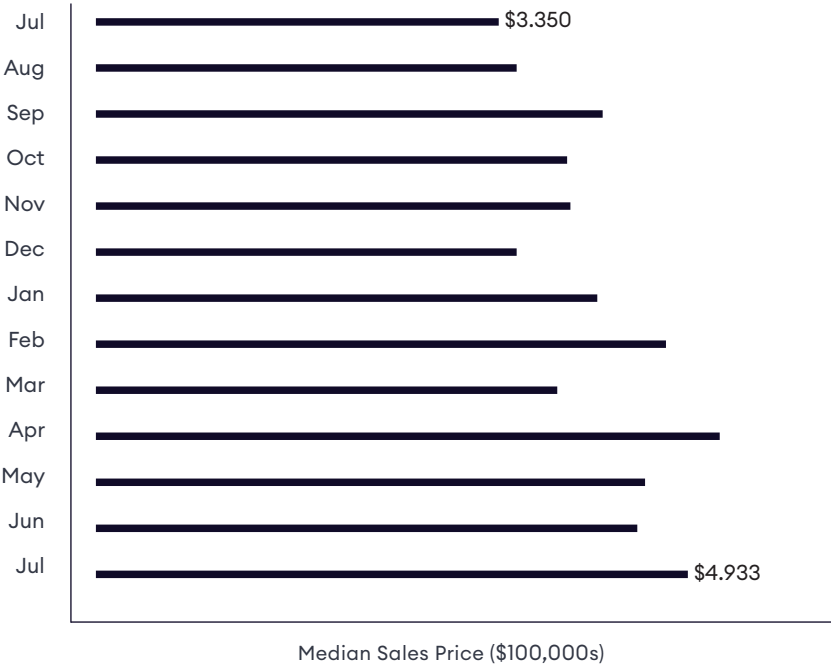
Median Sales Price 47.3% Δ YOY

\$1,890

Average \$/SF 15.0% Δ YOY

266

Properties For Sale 12.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,350,000	\$4,175,000	\$5,200,000	\$4,933,227	47.3%
Average Price per Square Foot	\$1,643	\$1,590	\$2,137	\$1,890	15.0%
Properties Sold	44	24	47	33	-25.0%
Properties Pending Sale	43	38	35	42	-2.3%
Properties For Sale	237	197	252	266	12.2%
Days on Market (Pending Sale)	57	55	14	47	-17.5%
Percent Under Contract	18.1%	19.3%	13.9%	15.8%	-13.0%
Average Median Price for Last 12 Months	\$4,088,646	\$4,634,688	\$4,672,742	\$4,186,587	2.4%

*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, July 2025



Current Market Snapshot

\$6,750,000

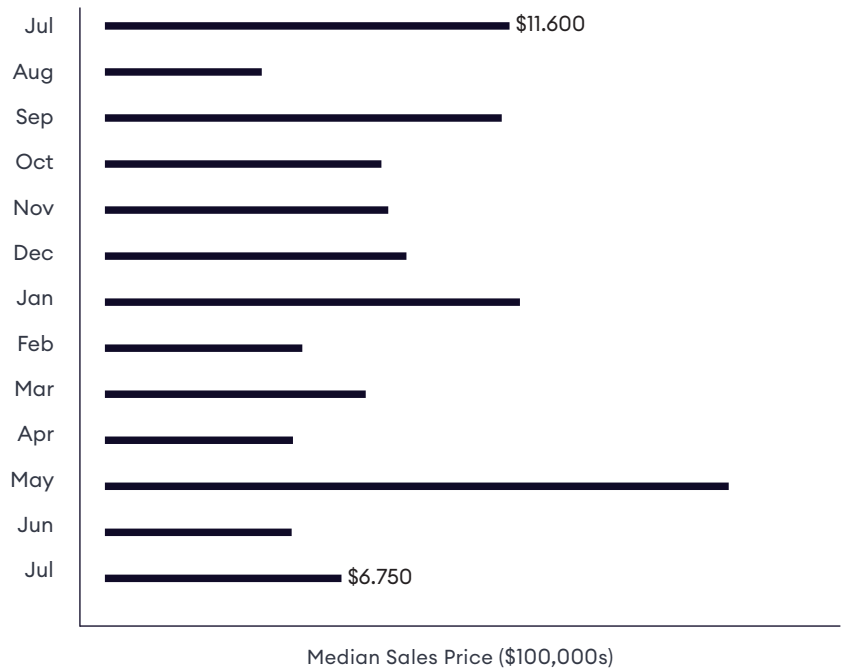
Median Sales Price -41.8% Δ YOY

\$1,757

Average \$/SF -9.4% Δ YOY

64

Properties For Sale 3.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$11,600,000	\$11,900,000	\$5,350,000	\$6,750,000	-41.8%
Average Price per Square Foot	\$1,939	\$2,030	\$1,404	\$1,757	-9.4%
Properties Sold	7	7	5	6	-14.3%
Properties Pending Sale	6	3	6	9	50.0%
Properties For Sale	62	65	55	64	3.2%
Days on Market (Pending Sale)	39	159	76	82	110.9%
Percent Under Contract	9.7%	4.6%	10.9%	14.1%	45.3%
Average Median Price for Last 12 Months	\$7,651,875	\$8,067,917	\$9,995,833	\$8,643,077	13.0%

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

Newport Heights

Single Family Residences, July 2025



Current Market Snapshot

\$4,800,000

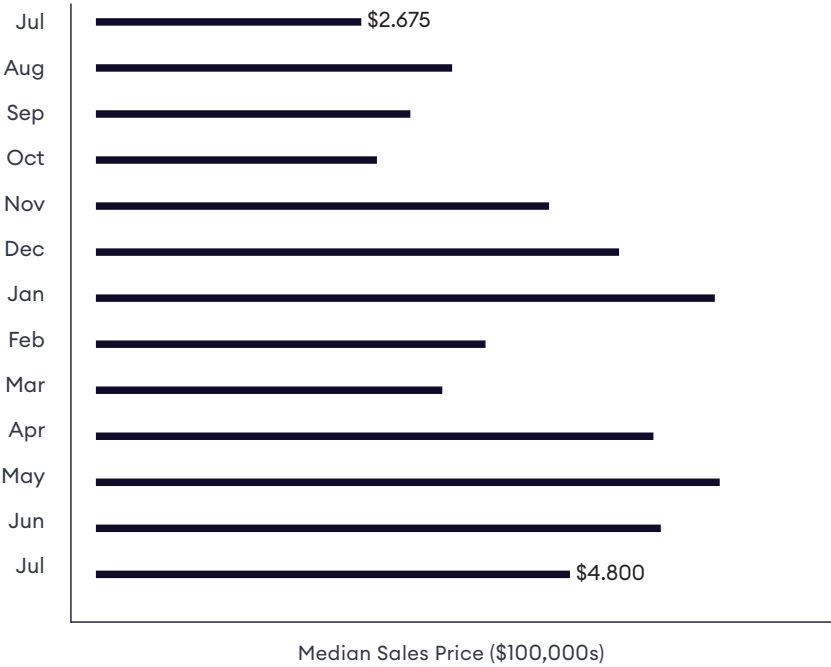
Median Sales Price 79.4% Δ YOY

\$1,852

Average \$/SF 59.5% Δ YOY

36

Properties For Sale 38.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,675,000	\$6,275,000	\$5,650,000	\$4,800,000	79.4%
Average Price per Square Foot	\$1,161	\$1,316	\$1,722	\$1,852	59.5%
Properties Sold	2	2	3	6	200.0%
Properties Pending Sale	5	4	4	5	0.0%
Properties For Sale	26	23	31	36	38.5%
Days on Market (Pending Sale)	69	62	18	32	-54.1%
Percent Under Contract	19.2%	17.4%	12.9%	13.9%	-27.8%
Average Median Price for Last 12 Months	\$3,678,542	\$4,990,000	\$5,616,667	\$4,491,306	22.1%

*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

\$917,500

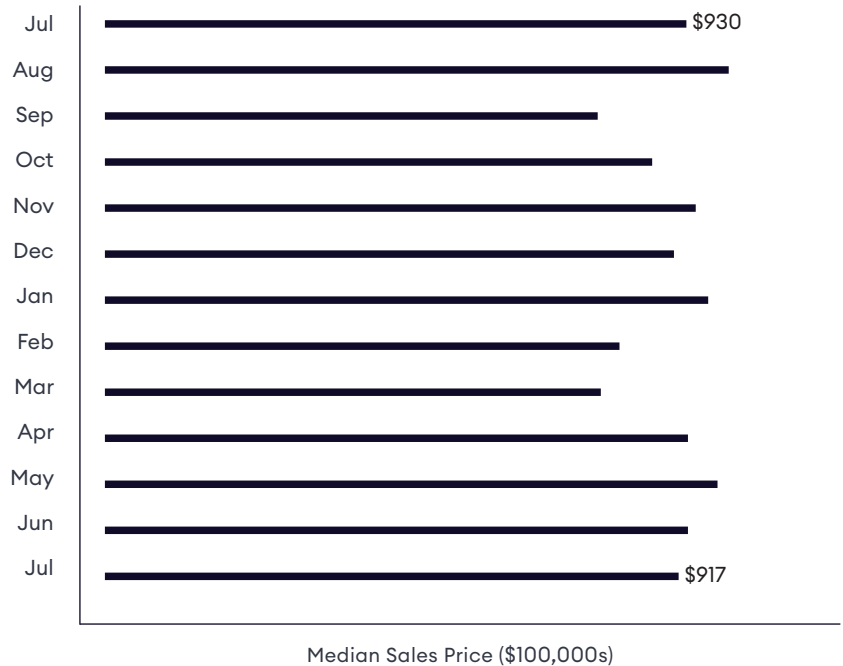
Median Sales Price -1.3% Δ YOY

\$496

Average \$/SF 11.7% Δ YOY

78

Properties For Sale 27.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$930,000	\$965,000	\$932,500	\$917,500	-1.3%
Average Price per Square Foot	\$444	\$393	\$493	\$496	11.7%
Properties Sold	22	15	15	18	-18.2%
Properties Pending Sale	19	17	17	16	-15.8%
Properties For Sale	61	57	74	78	27.9%
Days on Market (Pending Sale)	24	34	47	32	33.8%
Percent Under Contract	31.1%	29.8%	23.0%	20.5%	-34.1%
Average Median Price for Last 12 Months	\$881,083	\$896,250	\$943,333	\$906,769	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, July 2025



Current Market Snapshot

\$1,785,000

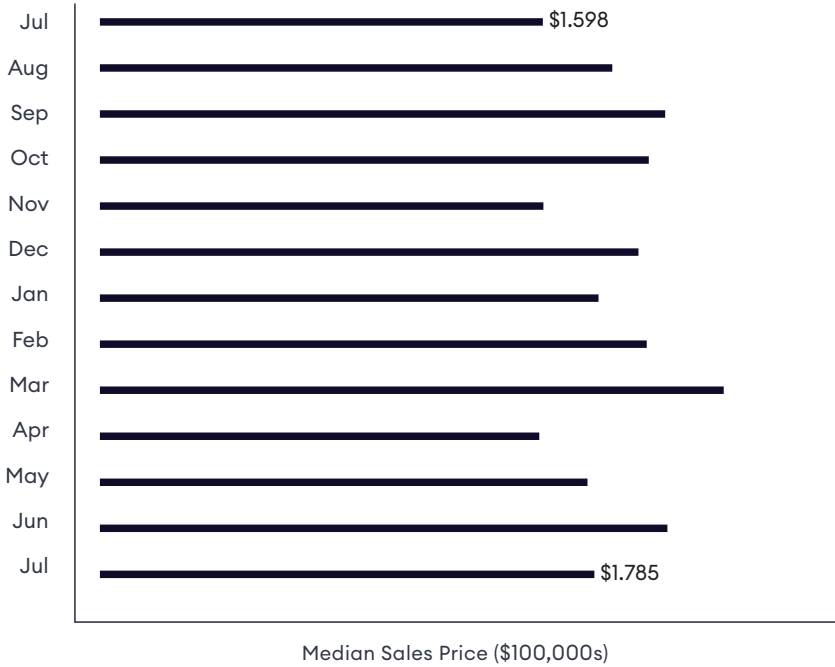
Median Sales Price 11.7% Δ YOY

\$725

Average \$/SF -2.3% Δ YOY

50

Properties For Sale -21.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,598,000	\$1,800,000	\$1,585,000	\$1,785,000	11.7%
Average Price per Square Foot	\$742	\$724	\$718	\$725	-2.3%
Properties Sold	13	9	10	17	30.8%
Properties Pending Sale	12	13	20	12	0.0%
Properties For Sale	64	59	71	50	-21.9%
Days on Market (Pending Sale)	31	34	23	21	-32.5%
Percent Under Contract	18.8%	22.0%	28.2%	24.0%	28.0%
Average Median Price for Last 12 Months	\$1,837,958	\$1,901,574	\$1,865,000	\$1,863,611	1.4%

*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

\$1,240,000

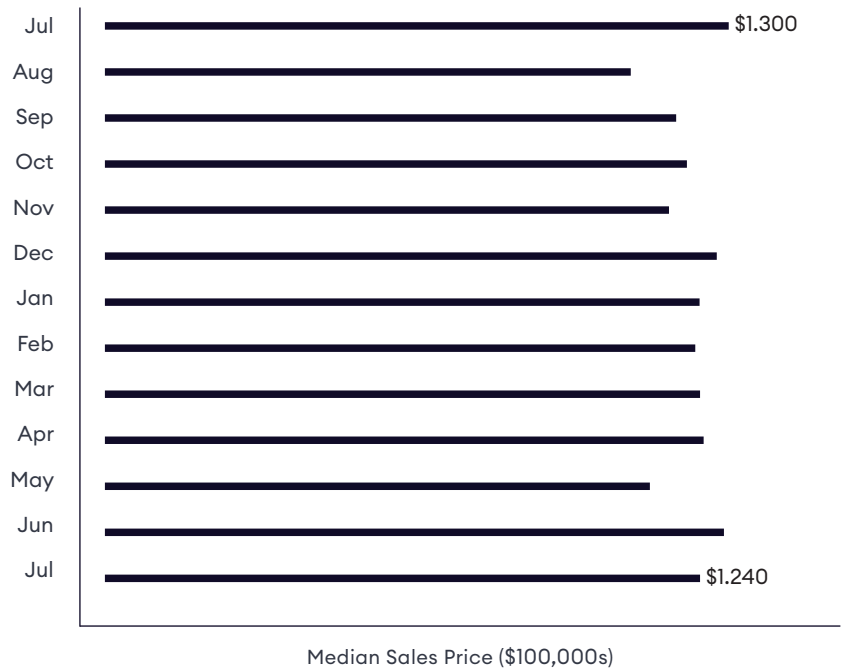
Median Sales Price **-4.6% Δ YOY**

\$649

Average \$/SF **-4.7% Δ YOY**

208

Properties For Sale **18.2% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,300,000	\$1,239,000	\$1,247,500	\$1,240,000	-4.6%
Average Price per Square Foot	\$681	\$655	\$657	\$649	-4.7%
Properties Sold	55	23	60	57	3.6%
Properties Pending Sale	57	59	38	47	-17.5%
Properties For Sale	176	157	181	208	18.2%
Days on Market (Pending Sale)	23	37	26	24	3.6%
Percent Under Contract	32.4%	37.6%	21.0%	22.6%	-30.2%
Average Median Price for Last 12 Months	\$1,165,167	\$1,230,417	\$1,221,667	\$1,220,692	4.8%

*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, July 2025



Current Market Snapshot

\$1,372,399

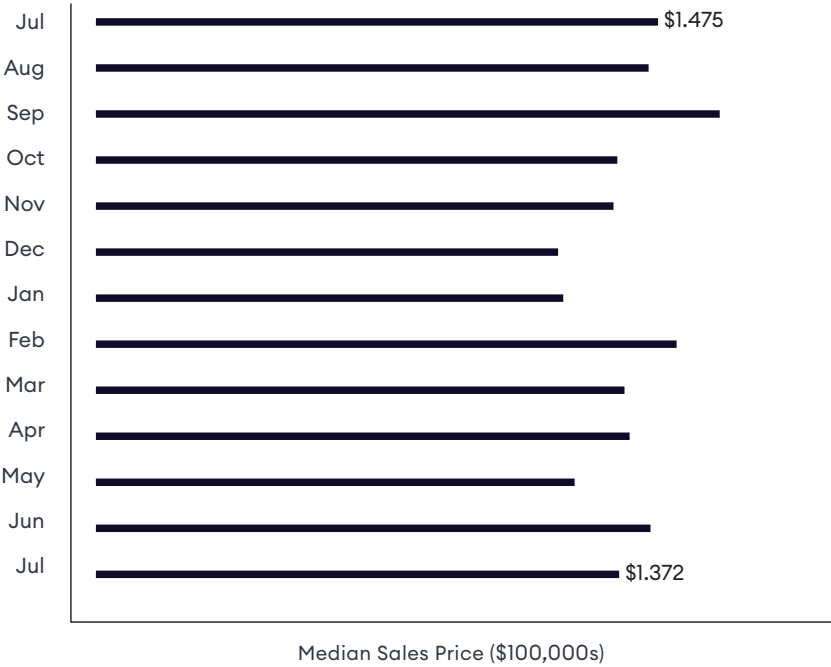
Median Sales Price -7.0% Δ YOY

\$669

Average \$/SF 1.2% Δ YOY

80

Properties For Sale 70.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,475,000	\$1,225,000	\$1,400,000	\$1,372,399	-7.0%
Average Price per Square Foot	\$661	\$668	\$702	\$669	1.2%
Properties Sold	9	5	11	10	11.1%
Properties Pending Sale	10	10	12	24	140.0%
Properties For Sale	47	43	67	80	70.2%
Days on Market (Pending Sale)	18	51	21	51	187.5%
Percent Under Contract	21.3%	23.3%	17.9%	30.0%	41.0%
Average Median Price for Last 12 Months	\$1,345,651	\$1,398,775	\$1,360,800	\$1,393,580	3.6%

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

Rancho Santa Margarita

Single Family Residences, July 2025



Current Market Snapshot

\$1,300,000

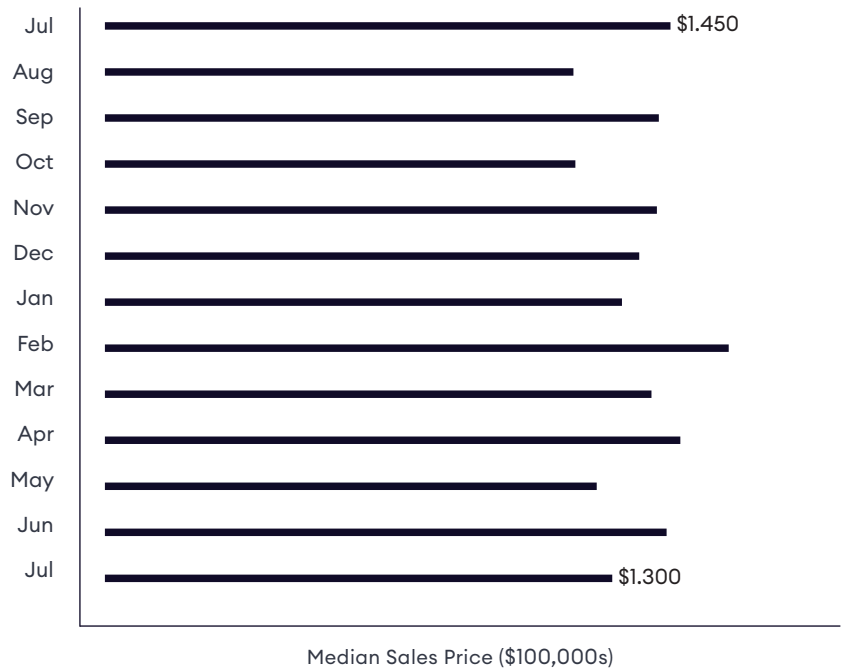
Median Sales Price -10.3% Δ YOY

\$623

Average \$/SF -0.5% Δ YOY

97

Properties For Sale 34.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,450,000	\$1,325,000	\$1,475,383	\$1,300,000	-10.3%
Average Price per Square Foot	\$626	\$631	\$606	\$623	-0.5%
Properties Sold	23	13	20	25	8.7%
Properties Pending Sale	23	20	24	27	17.4%
Properties For Sale	72	65	111	97	34.7%
Days on Market (Pending Sale)	26	28	17	46	75.3%
Percent Under Contract	31.9%	30.8%	21.6%	27.8%	-12.9%
Average Median Price for Last 12 Months	\$1,330,992	\$1,412,730	\$1,333,333	\$1,373,914	3.2%

*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, July 2025



Current Market Snapshot

\$1,865,000

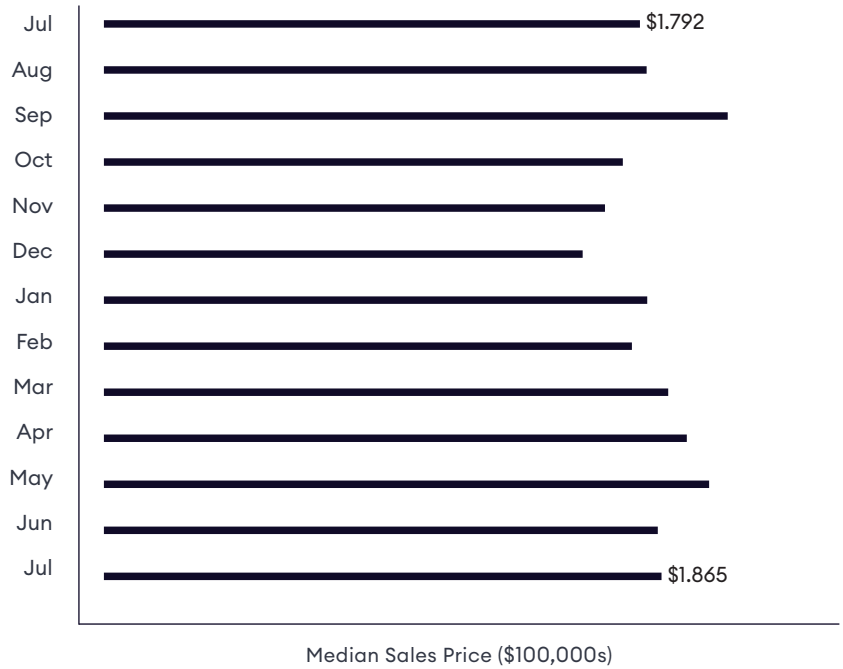
Median Sales Price **4.0% Δ YOY**

\$992

Average \$/SF **17.3% Δ YOY**

186

Properties For Sale **-16.6% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,792,500	\$1,817,000	\$1,950,000	\$1,865,000	4.0%
Average Price per Square Foot	\$846	\$882	\$837	\$992	17.3%
Properties Sold	58	41	45	41	-29.3%
Properties Pending Sale	42	40	48	38	-9.5%
Properties For Sale	223	145	200	186	-16.6%
Days on Market (Pending Sale)	27	23	37	53	99.9%
Percent Under Contract	18.8%	27.6%	24.0%	20.4%	8.5%
Average Median Price for Last 12 Months	\$1,803,729	\$1,890,917	\$1,914,167	\$1,835,962	1.8%

*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, July 2025



Current Market Snapshot

\$1,815,000

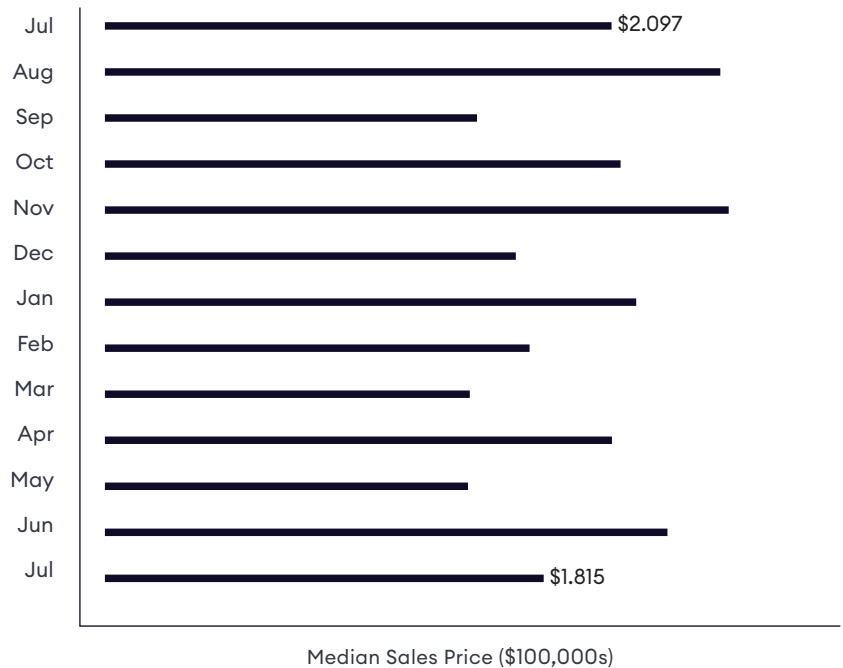
Median Sales Price **-13.5% Δ YOY**

\$783

Average \$/SF **18.8% Δ YOY**

99

Properties For Sale **-6.6% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,097,500	\$2,200,000	\$2,099,000	\$1,815,000	-13.5%
Average Price per Square Foot	\$659	\$657	\$791	\$783	18.8%
Properties Sold	18	13	23	25	38.9%
Properties Pending Sale	28	20	32	20	-28.6%
Properties For Sale	106	78	116	99	-6.6%
Days on Market (Pending Sale)	28	49	24	24	-13.7%
Percent Under Contract	26.4%	25.6%	27.6%	20.2%	-23.5%
Average Median Price for Last 12 Months	\$1,697,824	\$1,834,625	\$1,881,667	\$1,985,519	16.9%

*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, July 2025



Current Market Snapshot

\$935,000

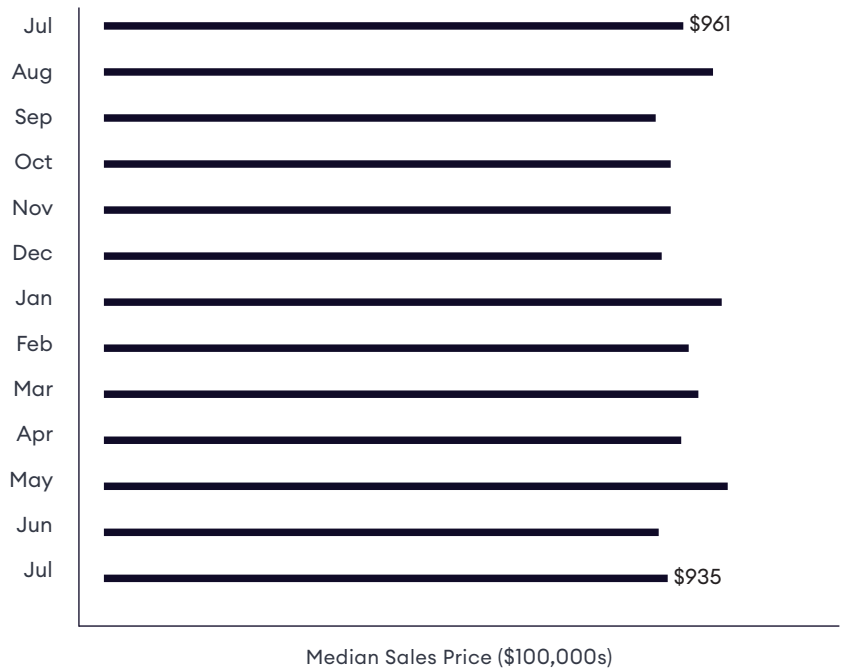
Median Sales Price -2.7% Δ YOY

\$644

Average \$/SF -0.8% Δ YOY

188

Properties For Sale -1.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$961,000	\$1,025,000	\$957,500	\$935,000	-2.7%
Average Price per Square Foot	\$649	\$632	\$601	\$644	-0.8%
Properties Sold	40	38	36	49	22.5%
Properties Pending Sale	46	37	39	43	-6.5%
Properties For Sale	190	137	180	188	-1.1%
Days on Market (Pending Sale)	24	26	31	33	37.2%
Percent Under Contract	24.2%	27.0%	21.7%	22.9%	-5.5%
Average Median Price for Last 12 Months	\$894,542	\$967,267	\$963,333	\$963,085	7.7%

*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, July 2025



Current Market Snapshot

\$1,887,500

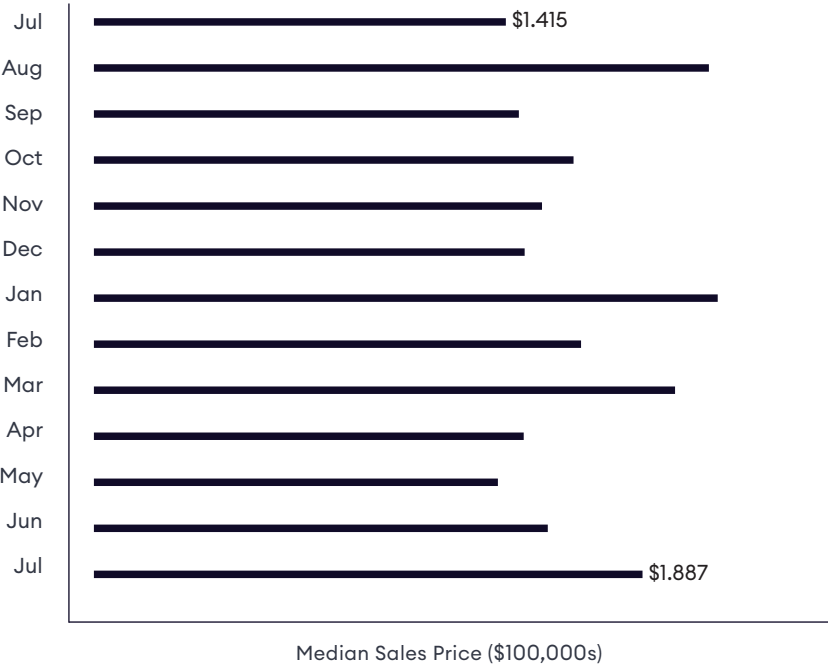
Median Sales Price 33.4% Δ YOY

\$998

Average \$/SF 46.3% Δ YOY

33

Properties For Sale -2.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,415,000	\$2,147,500	\$1,476,750	\$1,887,500	33.4%
Average Price per Square Foot	\$682	\$1,243	\$742	\$998	46.3%
Properties Sold	11	4	10	18	63.6%
Properties Pending Sale	6	7	12	11	83.3%
Properties For Sale	34	39	44	33	-2.9%
Days on Market (Pending Sale)	41	83	30	38	-7.0%
Percent Under Contract	17.6%	17.9%	27.3%	33.3%	88.9%
Average Median Price for Last 12 Months	\$1,495,430	\$1,664,458	\$1,611,667	\$1,676,559	12.1%

*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, July 2025



Current Market Snapshot

\$8,288,000

Median Sales Price n/a Δ YOY

\$1,507

Average \$/SF n/a Δ YOY

10

Properties For Sale -23.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$0	\$0	\$0	\$8,288,000	n/a
Average Price per Square Foot	\$0	\$0	\$0	\$1,507	n/a
Properties Sold	0	0	0	1	n/a
Properties Pending Sale	0	0	0	1	n/a
Properties For Sale	13	16	11	10	-23.1%
Days on Market (Pending Sale)	0	0	0	95	n/a
Percent Under Contract	0.0%	0.0%	0.0%	10.0%	n/a
Average Median Price for Last 12 Months	\$9,789,583	\$6,264,667	\$8,929,333	\$6,448,308	-34.1%

*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, July 2025



Current Market Snapshot

\$2,750,000

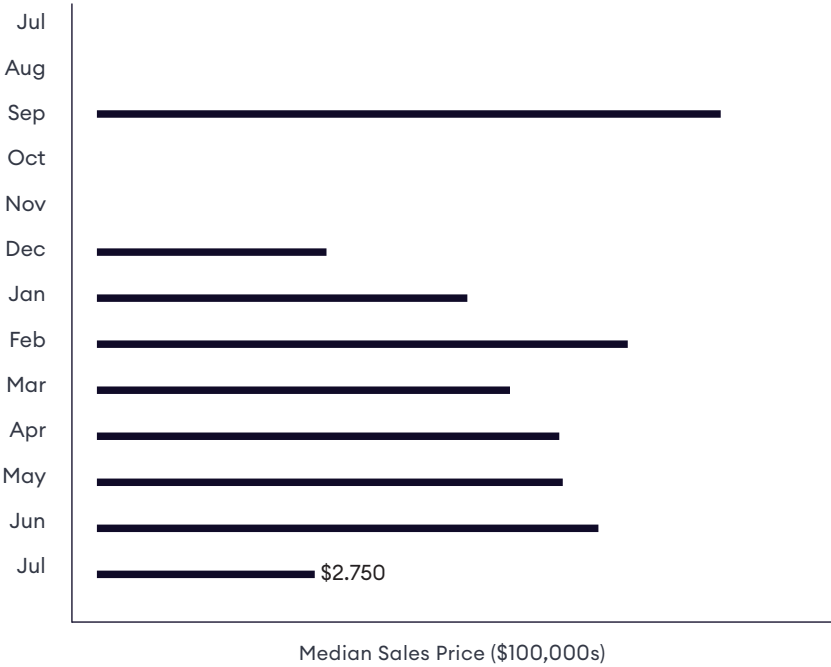
Median Sales Price n/a Δ YOY

\$1,128

Average \$/SF n/a Δ YOY

5

Properties For Sale 25.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$0	\$4,700,000	\$5,875,000	\$2,750,000	n/a
Average Price per Square Foot	\$0	\$1,284	\$1,437	\$1,128	n/a
Properties Sold	0	1	2	1	n/a
Properties Pending Sale	1	2	2	0	-100.0%
Properties For Sale	4	4	3	5	25.0%
Days on Market (Pending Sale)	6	61	16	0	-100.0%
Percent Under Contract	25.0%	50.0%	66.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,513,333	\$5,485,750	\$5,014,833	\$3,727,115	48.3%

*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

\$2,000,000

Median Sales Price -28.1% Δ YOY

\$1,077

Average \$/SF -16.0% Δ YOY

15

Properties For Sale 15.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,780,000	\$3,827,750	\$2,900,000	\$2,000,000	-28.1%
Average Price per Square Foot	\$1,282	\$1,243	\$1,130	\$1,077	-16.0%
Properties Sold	5	2	7	3	-40.0%
Properties Pending Sale	4	1	6	3	-25.0%
Properties For Sale	13	8	14	15	15.4%
Days on Market (Pending Sale)	11	7	8	14	24.4%
Percent Under Contract	30.8%	12.5%	42.9%	20.0%	-35.0%
Average Median Price for Last 12 Months	\$2,721,042	\$2,194,000	\$2,391,333	\$2,644,083	-2.8%

*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

\$1,397,500

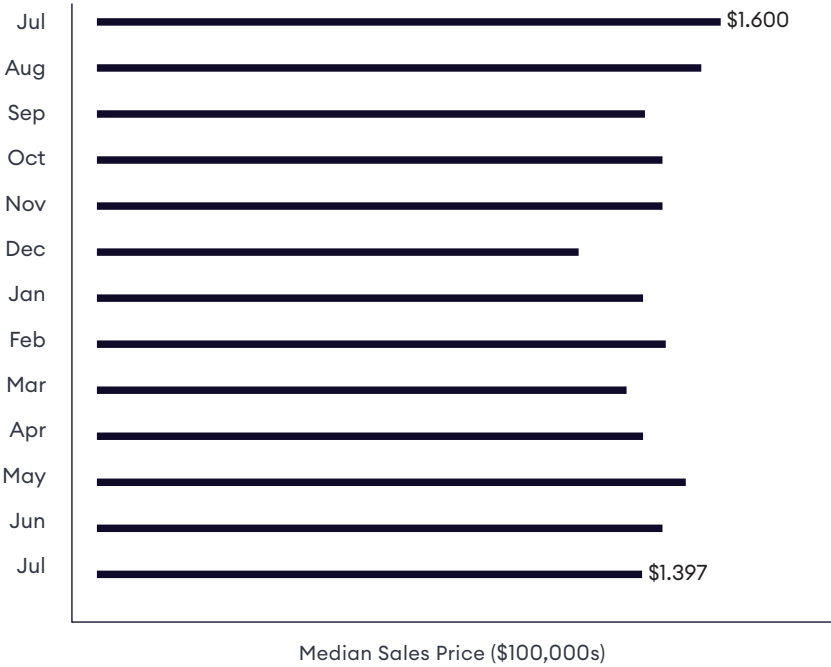
Median Sales Price -12.7% Δ YOY

\$747

Average \$/SF 2.5% Δ YOY

76

Properties For Sale -2.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,600,000	\$1,400,000	\$1,400,000	\$1,397,500	-12.7%
Average Price per Square Foot	\$729	\$643	\$736	\$747	2.5%
Properties Sold	25	20	21	24	-4.0%
Properties Pending Sale	26	14	21	24	-7.7%
Properties For Sale	78	38	72	76	-2.6%
Days on Market (Pending Sale)	31	25	19	23	-23.9%
Percent Under Contract	33.3%	36.8%	29.2%	31.6%	-5.3%
Average Median Price for Last 12 Months	\$1,376,771	\$1,428,917	\$1,452,500	\$1,435,562	4.3%

*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, July 2025



Current Market Snapshot

\$2,737,500

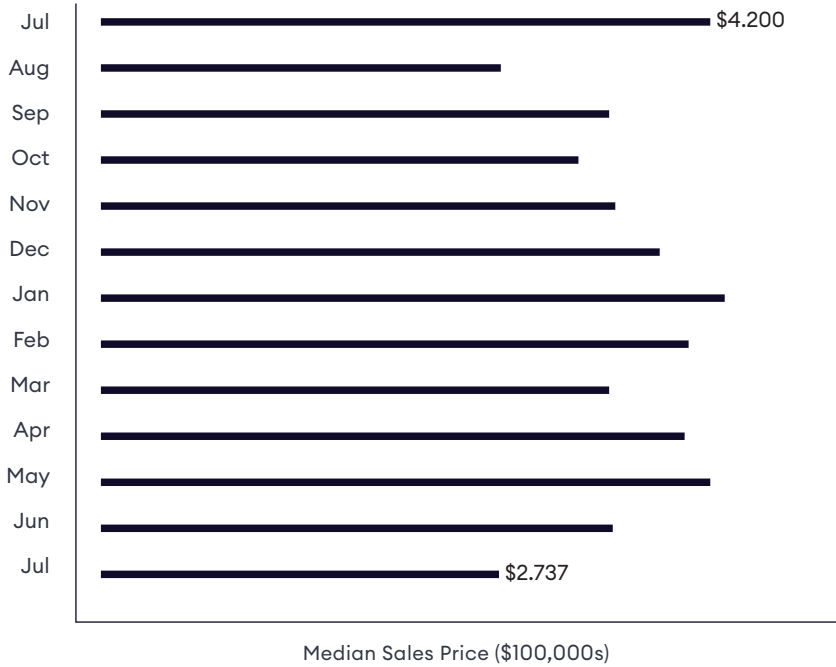
Median Sales Price -34.8% Δ YOY

\$1,344

Average \$/SF 5.2% Δ YOY

57

Properties For Sale 21.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,200,000	\$4,300,000	\$4,022,500	\$2,737,500	-34.8%
Average Price per Square Foot	\$1,278	\$1,572	\$1,746	\$1,344	5.2%
Properties Sold	12	8	6	6	-50.0%
Properties Pending Sale	11	7	4	8	-27.3%
Properties For Sale	47	25	36	57	21.3%
Days on Market (Pending Sale)	71	64	5	27	-62.5%
Percent Under Contract	23.4%	28.0%	11.1%	14.0%	-40.0%
Average Median Price for Last 12 Months	\$3,580,354	\$3,672,500	\$3,487,500	\$3,651,154	2.0%

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

West Newport - Lido

Single Family Residences, July 2025



Current Market Snapshot

\$5,162,500

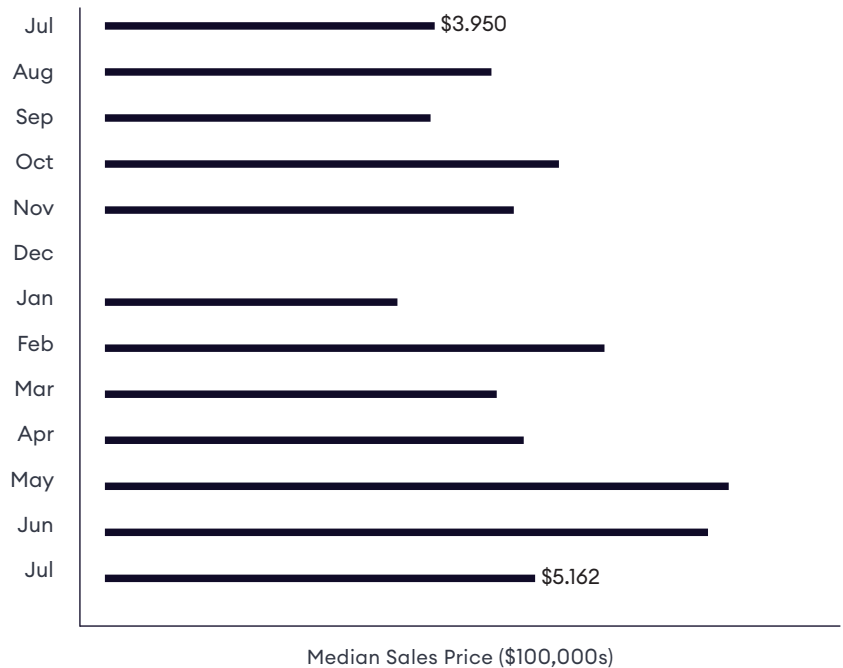
Median Sales Price 30.7% Δ YOY

\$2,544

Average \$/SF -22.7% Δ YOY

45

Properties For Sale 12.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,950,000	\$3,500,000	\$5,025,000	\$5,162,500	30.7%
Average Price per Square Foot	\$3,290	\$2,154	\$2,072	\$2,544	-22.7%
Properties Sold	5	1	4	6	20.0%
Properties Pending Sale	6	4	5	6	0.0%
Properties For Sale	40	41	50	45	12.5%
Days on Market (Pending Sale)	51	78	17	100	97.7%
Percent Under Contract	15.0%	9.8%	10.0%	13.3%	-11.1%
Average Median Price for Last 12 Months	\$4,946,042	\$5,939,417	\$6,637,500	\$4,767,423	-3.6%

*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

\$1,170,000

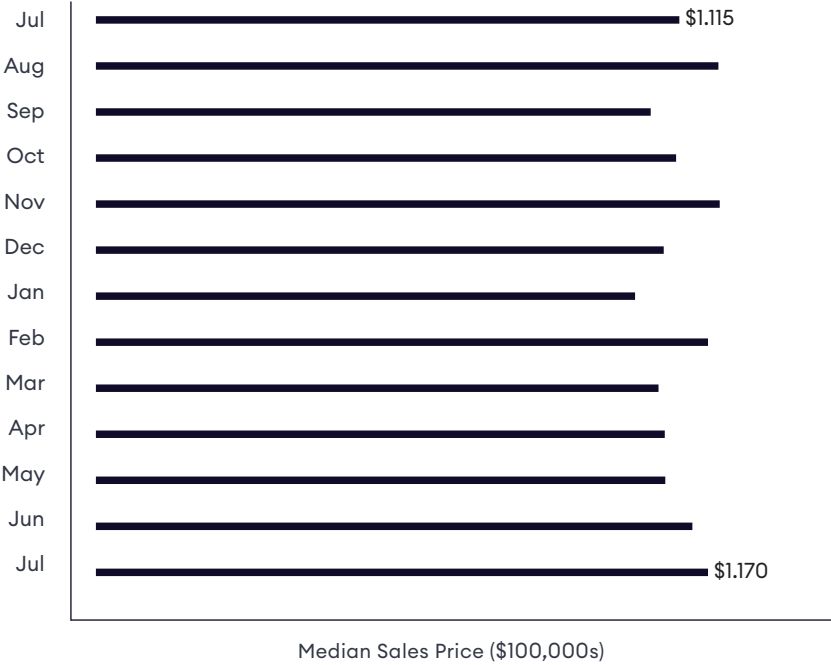
Median Sales Price 4.9% Δ YOY

\$676

Average \$/SF 0.0% Δ YOY

60

Properties For Sale 1.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,115,000	\$1,030,000	\$1,087,000	\$1,170,000	4.9%
Average Price per Square Foot	\$676	\$633	\$634	\$676	0.0%
Properties Sold	24	18	34	28	16.7%
Properties Pending Sale	20	20	27	27	35.0%
Properties For Sale	59	57	74	60	1.7%
Days on Market (Pending Sale)	10	15	18	24	139.5%
Percent Under Contract	33.9%	35.1%	36.5%	45.0%	32.8%
Average Median Price for Last 12 Months	\$1,057,688	\$1,121,667	\$1,132,667	\$1,116,250	5.5%

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

Yorba Linda

Single Family Residences, July 2025



Current Market Snapshot

\$1,580,000

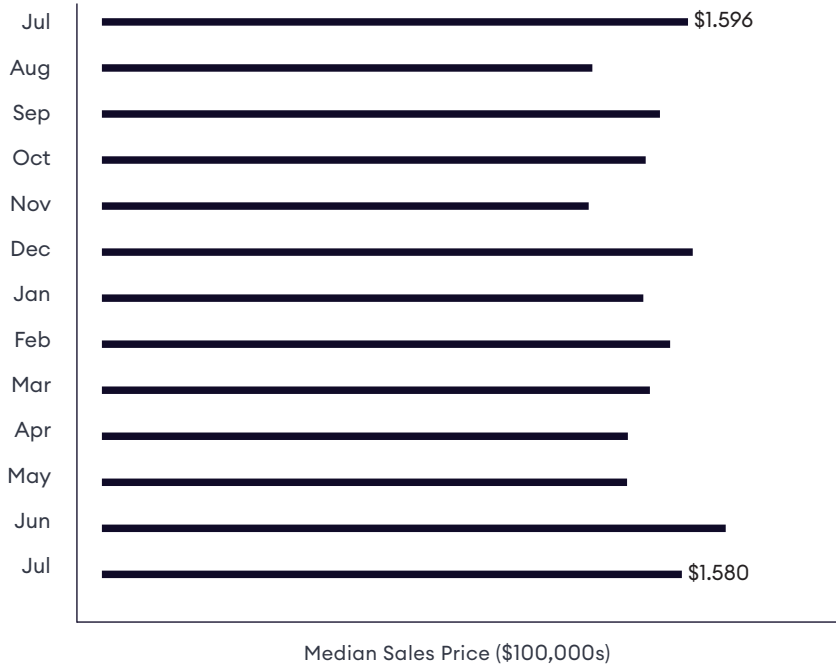
Median Sales Price -1.1% Δ YOY

\$669

Average \$/SF -1.5% Δ YOY

178

Properties For Sale 10.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,596,800	\$1,474,500	\$1,432,224	\$1,580,000	-1.1%
Average Price per Square Foot	\$679	\$587	\$670	\$669	-1.5%
Properties Sold	54	28	38	39	-27.8%
Properties Pending Sale	44	33	34	56	27.3%
Properties For Sale	161	99	151	178	10.6%
Days on Market (Pending Sale)	22	56	34	38	73.8%
Percent Under Contract	27.3%	33.3%	22.5%	31.5%	15.1%
Average Median Price for Last 12 Months	\$1,445,293	\$1,530,433	\$1,570,000	\$1,501,900	3.9%

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

Santa Barbara County

Single Family Residences

Carpinteria

Goleta

Hope Ranch

Montecito

Santa Barbara East of State

Santa Barbara West of State

Santa Ynez



Santa Barbara County

At a Glance



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



Current Market Snapshot

\$2,125,000

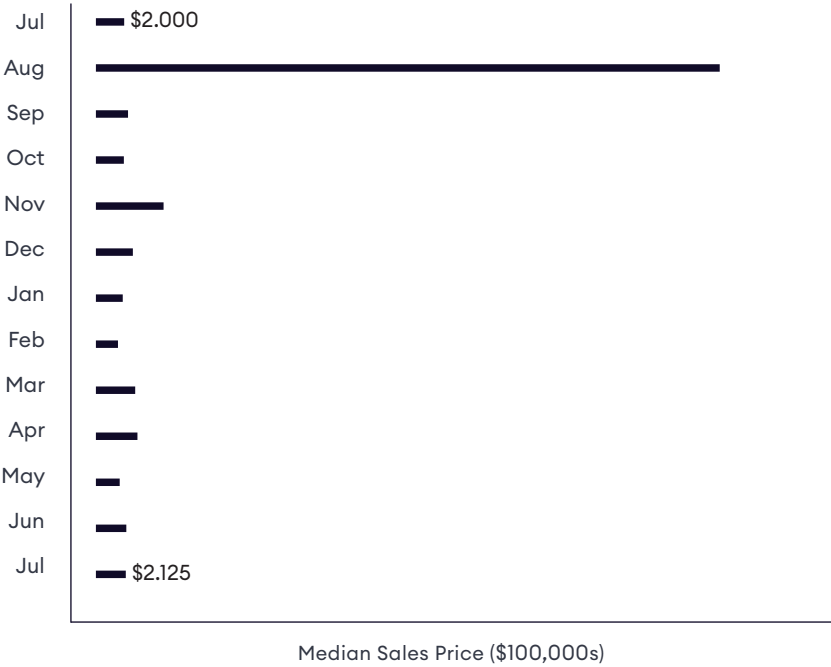
Median Sales Price 6.2% Δ YOY

\$1,641

Average \$/SF -3.5% Δ YOY

26

Properties For Sale -13.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,000,000	\$1,887,500	\$3,035,000	\$2,125,000	6.2%
Average Price per Square Foot	\$1,700	\$1,325	\$1,143	\$1,641	-3.5%
Properties Sold	5	6	7	4	-20.0%
Properties Pending Sale	2	4	5	5	150.0%
Properties For Sale	30	19	26	26	-13.3%
Days on Market (Pending Sale)	5	37	44	44	868.9%
Percent Under Contract	6.7%	21.1%	19.2%	19.2%	188.5%
Average Median Price for Last 12 Months	\$1,840,165	\$2,225,250	\$1,980,500	\$5,981,962	225.1%

*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

\$1,580,000

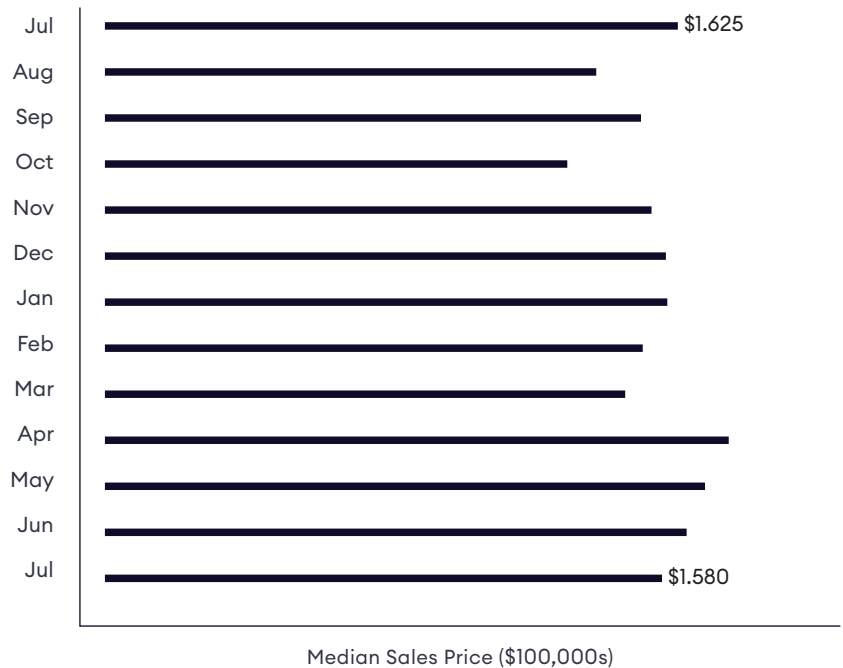
Median Sales Price **-2.8% Δ YOY**

\$893

Average \$/SF **-17.6% Δ YOY**

27

Properties For Sale **-10.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,625,000	\$1,595,000	\$1,770,000	\$1,580,000	-2.8%
Average Price per Square Foot	\$1,084	\$0	\$1,180	\$893	-17.6%
Properties Sold	9	2	11	7	-22.2%
Properties Pending Sale	13	8	11	11	-15.4%
Properties For Sale	30	19	19	27	-10.0%
Days on Market (Pending Sale)	22	22	35	29	34.4%
Percent Under Contract	43.3%	42.1%	57.9%	40.7%	-6.0%
Average Median Price for Last 12 Months	\$1,561,063	\$1,617,083	\$1,644,167	\$1,560,462	-0.0%

*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, July 2025



Current Market Snapshot

\$6,100,000

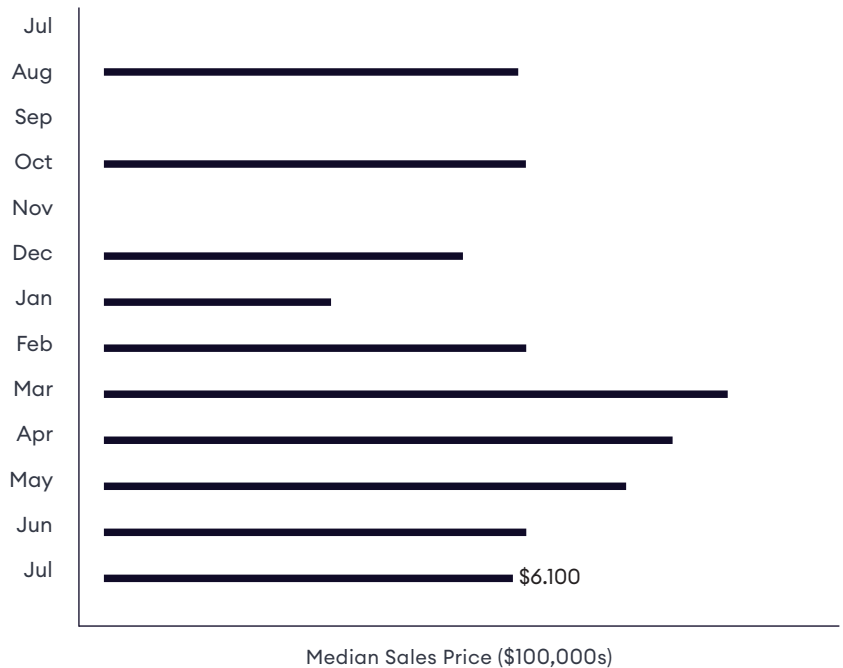
Median Sales Price n/a Δ YOY

\$1,553

Average \$/SF n/a Δ YOY

29

Properties For Sale 61.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$0	\$3,370,000	\$8,497,500	\$6,100,000	n/a
Average Price per Square Foot	\$0	\$0	\$1,730	\$1,553	n/a
Properties Sold	0	1	4	5	n/a
Properties Pending Sale	3	2	4	4	33.3%
Properties For Sale	18	19	26	29	61.1%
Days on Market (Pending Sale)	199	198	64	63	-68.4%
Percent Under Contract	16.7%	10.5%	15.4%	13.8%	-17.2%
Average Median Price for Last 12 Months	\$4,520,090	\$7,387,246	\$6,733,658	\$5,039,883	11.5%

*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, July 2025



Current Market Snapshot

\$5,750,000

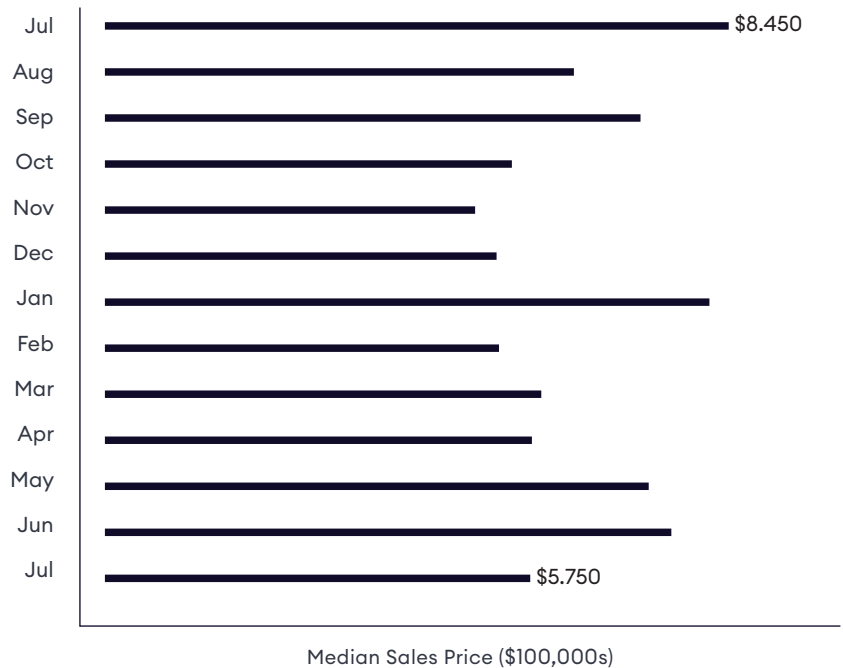
Median Sales Price -32.0% Δ YOY

\$2,063

Average \$/SF 44.0% Δ YOY

122

Properties For Sale 10.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$8,450,000	\$8,187,500	\$5,772,500	\$5,750,000	-32.0%
Average Price per Square Foot	\$1,433	\$3,012	\$1,742	\$2,063	44.0%
Properties Sold	5	18	20	14	180.0%
Properties Pending Sale	2	19	13	16	700.0%
Properties For Sale	110	107	111	122	10.9%
Days on Market (Pending Sale)	194	73	29	48	-75.3%
Percent Under Contract	1.8%	17.8%	11.7%	13.1%	621.3%
Average Median Price for Last 12 Months	\$6,100,125	\$6,296,410	\$6,926,987	\$6,446,300	5.7%

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

Santa Barbara East of State

Single Family Residences, July 2025



Current Market Snapshot

\$1,832,500

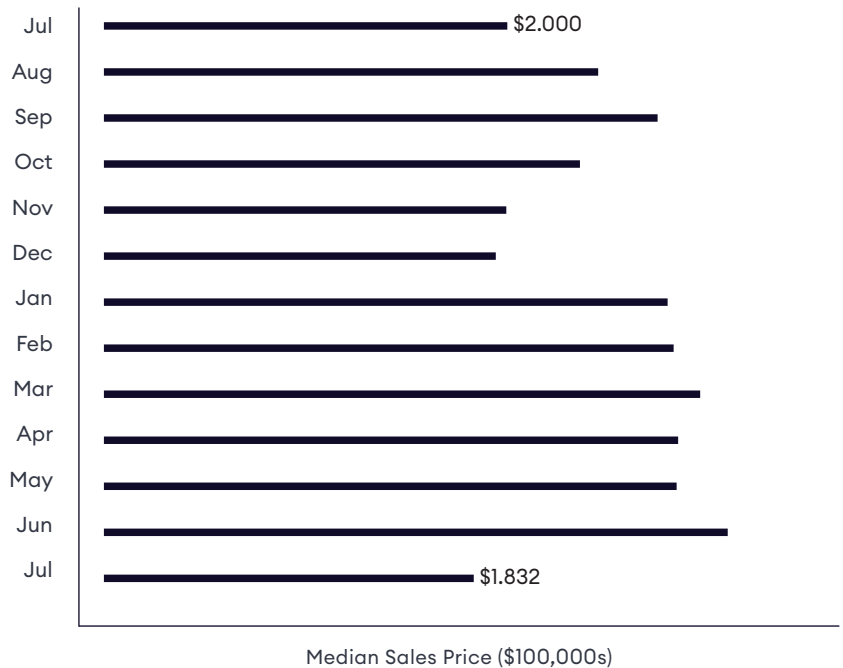
Median Sales Price **-8.4% Δ YOY**

\$818

Average \$/SF **-29.2% Δ YOY**

99

Properties For Sale **-4.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,000,000	\$2,800,000	\$2,852,500	\$1,832,500	-8.4%
Average Price per Square Foot	\$1,155	\$1,232	\$1,349	\$818	-29.2%
Properties Sold	17	11	28	16	-5.9%
Properties Pending Sale	19	16	26	18	-5.3%
Properties For Sale	104	78	89	99	-4.8%
Days on Market (Pending Sale)	27	50	44	60	120.7%
Percent Under Contract	18.3%	20.5%	29.2%	18.2%	-0.5%
Average Median Price for Last 12 Months	\$2,251,236	\$2,737,083	\$2,592,500	\$2,517,381	11.8%

*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, July 2025



Current Market Snapshot

\$1,942,605

Median Sales Price -10.6% Δ YOY

\$1,273

Average \$/SF 7.2% Δ YOY

82

Properties For Sale 32.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,173,160	\$2,525,000	\$2,125,000	\$1,942,605	-10.6%
Average Price per Square Foot	\$1,187	\$1,525	\$1,450	\$1,273	7.2%
Properties Sold	11	15	15	22	100.0%
Properties Pending Sale	17	20	13	22	29.4%
Properties For Sale	62	58	67	82	32.3%
Days on Market (Pending Sale)	34	39	29	66	97.1%
Percent Under Contract	27.4%	34.5%	19.4%	26.8%	-2.2%
Average Median Price for Last 12 Months	\$2,075,839	\$2,118,434	\$1,852,535	\$2,117,943	2.0%

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



Current Market Snapshot

\$1,886,000

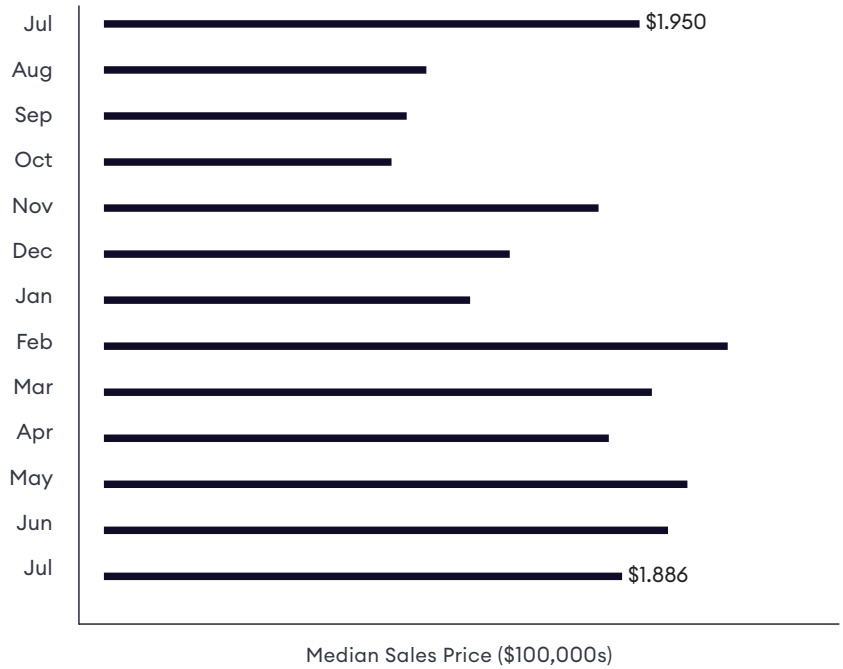
Median Sales Price **-3.3% Δ YOY**

\$665

Average \$/SF **-21.5% Δ YOY**

103

Properties For Sale **19.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,950,000	\$1,330,000	\$1,837,500	\$1,886,000	-3.3%
Average Price per Square Foot	\$847	\$1,079	\$905	\$665	-21.5%
Properties Sold	15	10	12	8	-46.7%
Properties Pending Sale	6	9	15	8	33.3%
Properties For Sale	86	71	80	103	19.8%
Days on Market (Pending Sale)	26	69	66	53	102.7%
Percent Under Contract	7.0%	12.7%	18.8%	7.8%	11.3%
Average Median Price for Last 12 Months	\$1,559,671	\$2,028,333	\$2,021,667	\$1,695,038	8.7%

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

Monterey County

Single Family Residences

Carmel

Carmel Valley

Marina

Monterey

Pacific Grove

Pebble Beach

Salinas

Seaside



Monterey County

At a Glance



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



Current Market Snapshot

\$2,188,500

Median Sales Price **-34.2% Δ YOY**

\$1,341

Average \$/SF **-10.7% Δ YOY**

109

Properties For Sale **9.0% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,325,000	\$2,879,465	\$2,920,000	\$2,188,500	-34.2%
Average Price per Square Foot	\$1,502	\$1,275	\$1,904	\$1,341	-10.7%
Properties Sold	15	15	20	20	33.3%
Properties Pending Sale	9	9	18	21	133.3%
Properties For Sale	100	90	103	109	9.0%
Days on Market (Pending Sale)	23	96	58	104	356.0%
Percent Under Contract	9.0%	10.0%	17.5%	19.3%	114.1%
Average Median Price for Last 12 Months	\$2,981,875	\$2,832,750	\$2,506,167	\$3,059,328	2.6%

*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, July 2025



Current Market Snapshot

\$1,772,500

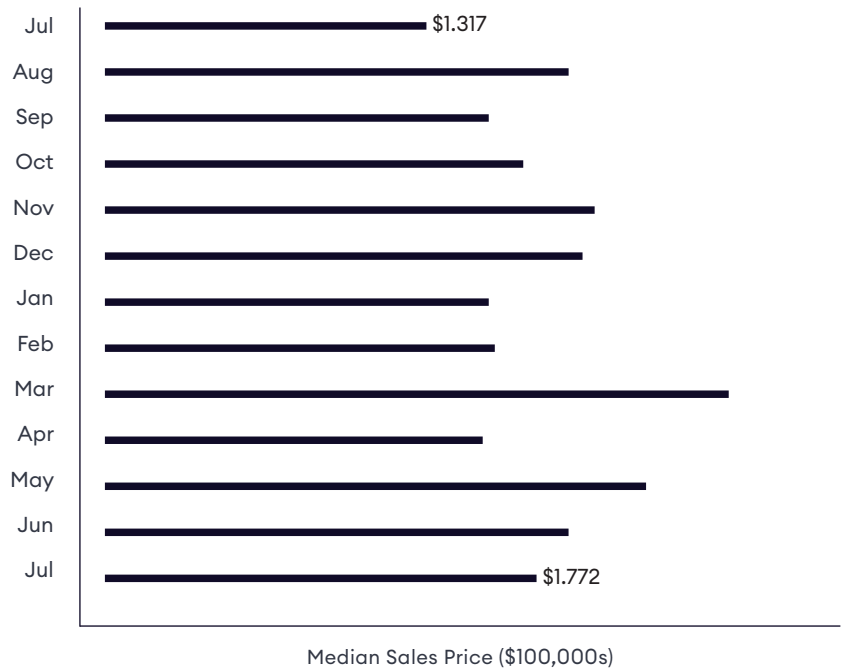
Median Sales Price 34.5% Δ YOY

\$804

Average \$/SF 10.4% Δ YOY

63

Properties For Sale 16.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,317,500	\$1,575,000	\$1,550,000	\$1,772,500	34.5%
Average Price per Square Foot	\$728	\$914	\$711	\$804	10.4%
Properties Sold	14	4	7	8	-42.9%
Properties Pending Sale	9	3	7	6	-33.3%
Properties For Sale	54	45	51	63	16.7%
Days on Market (Pending Sale)	99	97	67	56	-43.5%
Percent Under Contract	16.7%	6.7%	13.7%	9.5%	-42.9%
Average Median Price for Last 12 Months	\$1,826,042	\$1,936,458	\$1,967,417	\$1,821,827	-0.2%

*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

\$907,500

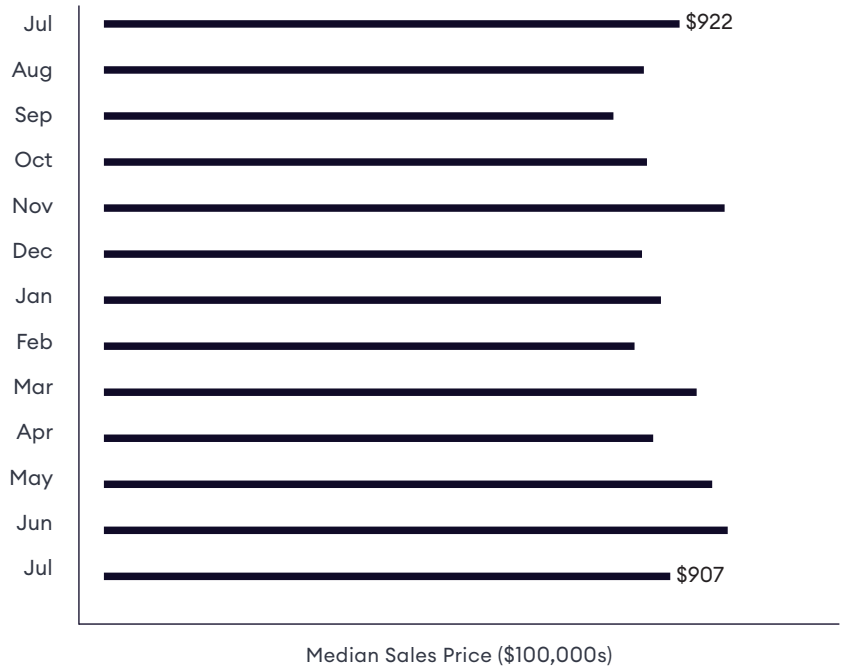
Median Sales Price -1.6% Δ YOY

\$521

Average \$/SF -1.1% Δ YOY

47

Properties For Sale 0.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$922,500	\$892,500	\$880,000	\$907,500	-1.6%
Average Price per Square Foot	\$527	\$542	\$516	\$521	-1.1%
Properties Sold	10	10	11	20	100.0%
Properties Pending Sale	14	8	7	17	21.4%
Properties For Sale	47	35	37	47	0.0%
Days on Market (Pending Sale)	40	25	40	63	59.2%
Percent Under Contract	29.8%	22.9%	18.9%	36.2%	21.4%
Average Median Price for Last 12 Months	\$971,375	\$927,083	\$960,833	\$906,577	-6.7%

*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, July 2025



Current Market Snapshot

\$1,475,000

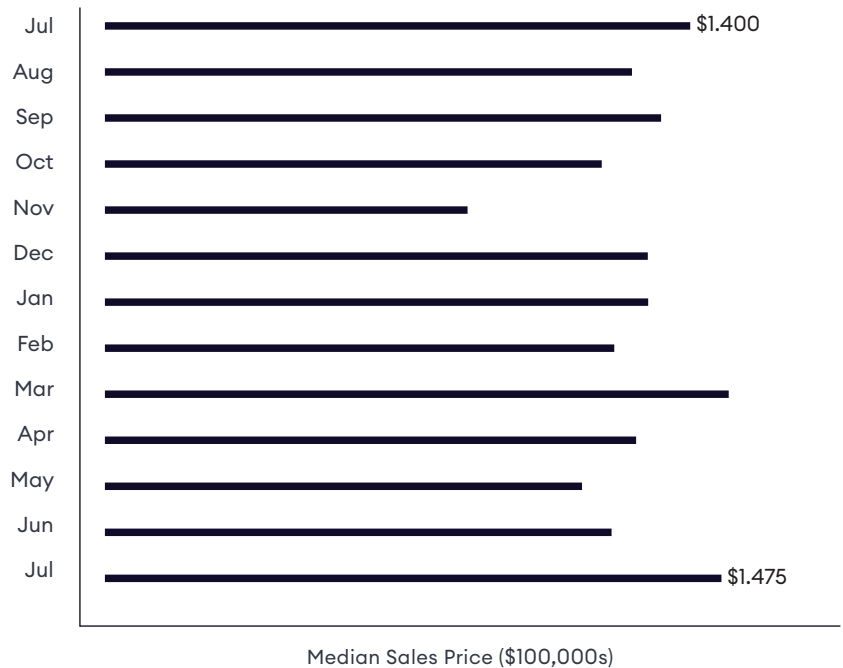
Median Sales Price 5.4% Δ YOY

\$801

Average \$/SF 16.3% Δ YOY

78

Properties For Sale 23.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,400,000	\$1,299,000	\$1,270,000	\$1,475,000	5.4%
Average Price per Square Foot	\$689	\$830	\$719	\$801	16.3%
Properties Sold	13	7	15	15	15.4%
Properties Pending Sale	19	7	10	24	26.3%
Properties For Sale	63	44	56	78	23.8%
Days on Market (Pending Sale)	41	31	40	48	15.7%
Percent Under Contract	30.2%	15.9%	17.9%	30.8%	2.0%
Average Median Price for Last 12 Months	\$1,293,646	\$1,301,000	\$1,275,333	\$1,265,034	-2.2%

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

Pacific Grove

Single Family Residences, July 2025



Current Market Snapshot

\$2,000,000

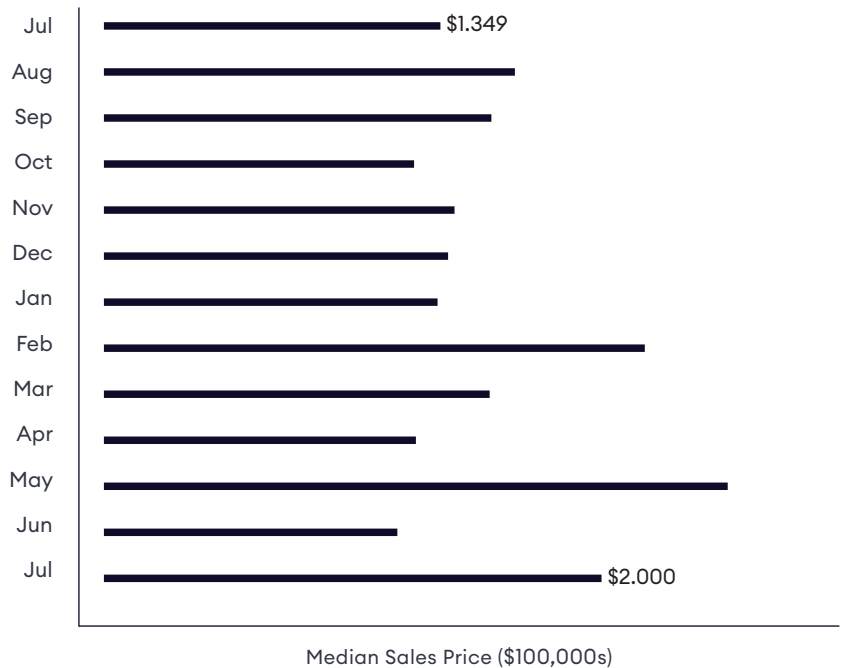
Median Sales Price 48.3% Δ YOY

\$1,255

Average \$/SF 30.2% Δ YOY

44

Properties For Sale 7.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,349,000	\$1,337,500	\$1,250,000	\$2,000,000	48.3%
Average Price per Square Foot	\$964	\$996	\$1,098	\$1,255	30.2%
Properties Sold	13	14	9	7	-46.2%
Properties Pending Sale	12	7	10	9	-25.0%
Properties For Sale	41	28	36	44	7.3%
Days on Market (Pending Sale)	40	42	19	45	11.2%
Percent Under Contract	29.3%	25.0%	27.8%	20.5%	-30.1%
Average Median Price for Last 12 Months	\$1,449,833	\$1,776,333	\$1,895,000	\$1,582,923	9.2%

*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, July 2025



Current Market Snapshot

\$2,600,000

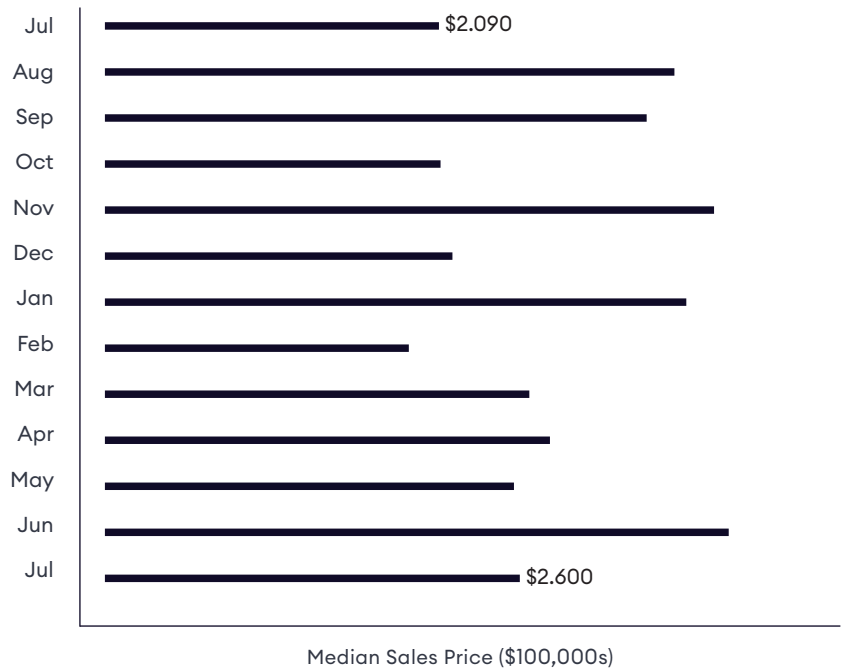
Median Sales Price 24.4% Δ YOY

\$1,349

Average \$/SF 12.5% Δ YOY

59

Properties For Sale 43.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,090,000	\$3,650,000	\$2,790,000	\$2,600,000	24.4%
Average Price per Square Foot	\$1,199	\$943	\$1,538	\$1,349	12.5%
Properties Sold	5	5	12	4	-20.0%
Properties Pending Sale	5	3	10	14	180.0%
Properties For Sale	41	39	43	59	43.9%
Days on Market (Pending Sale)	92	53	33	39	-57.3%
Percent Under Contract	12.2%	7.7%	23.3%	23.7%	94.6%
Average Median Price for Last 12 Months	\$3,079,545	\$2,738,417	\$3,026,833	\$2,865,038	-7.0%

*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

\$792,500

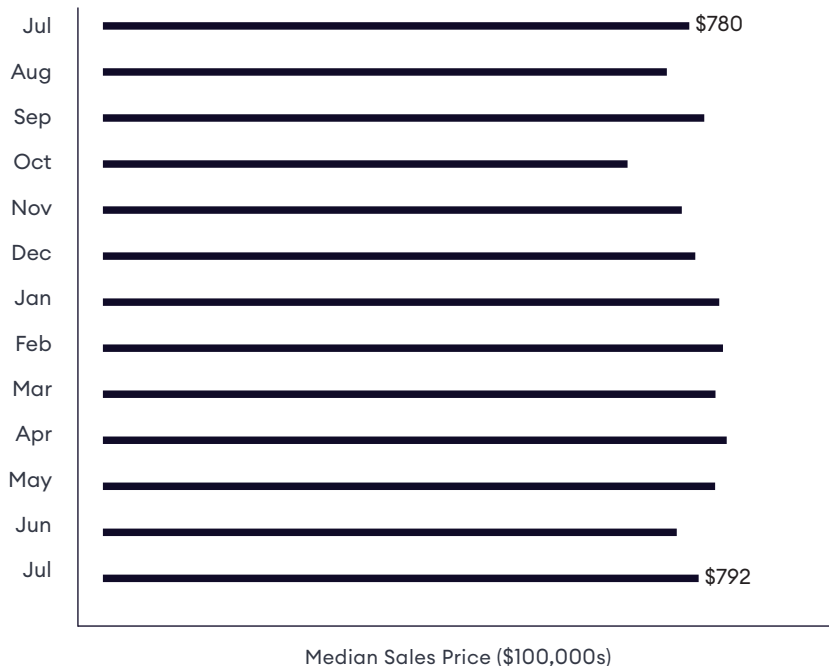
Median Sales Price **1.6% Δ YOY**

\$457

Average \$/SF **-5.2% Δ YOY**

105

Properties For Sale **7.1% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$780,000	\$820,000	\$830,000	\$792,500	1.6%
Average Price per Square Foot	\$482	\$497	\$491	\$457	-5.2%
Properties Sold	25	31	45	34	36.0%
Properties Pending Sale	27	31	34	36	33.3%
Properties For Sale	98	98	99	105	7.1%
Days on Market (Pending Sale)	31	34	37	43	36.3%
Percent Under Contract	27.6%	31.6%	34.3%	34.3%	24.4%
Average Median Price for Last 12 Months	\$767,792	\$806,709	\$790,085	\$788,135	2.6%

*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, July 2025



Current Market Snapshot

\$769,000

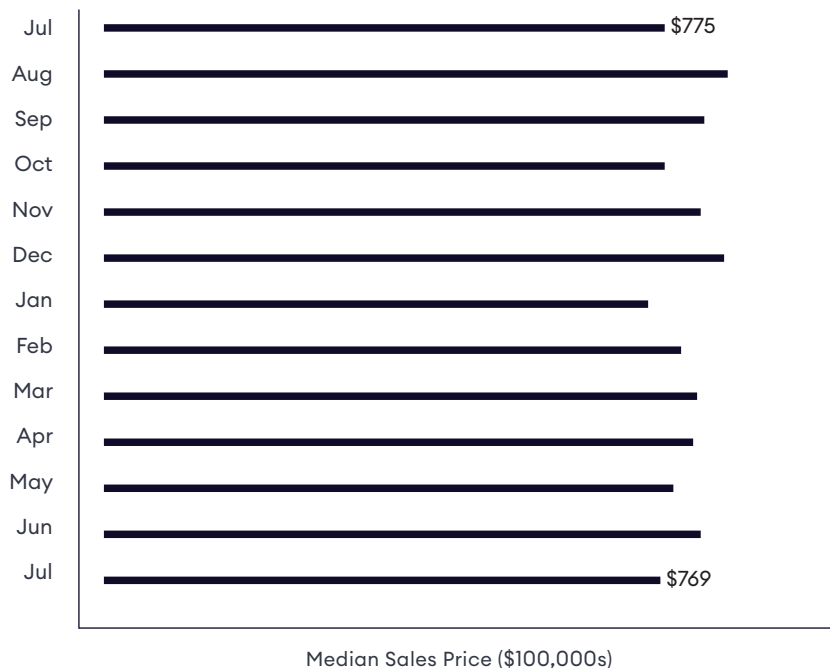
Median Sales Price -0.8% Δ YOY

\$582

Average \$/SF -14.8% Δ YOY

36

Properties For Sale -25.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$775,000	\$752,000	\$814,500	\$769,000	-0.8%
Average Price per Square Foot	\$683	\$539	\$643	\$582	-14.8%
Properties Sold	9	8	8	9	0.0%
Properties Pending Sale	14	7	10	9	-35.7%
Properties For Sale	48	39	43	36	-25.0%
Days on Market (Pending Sale)	28	40	62	17	-39.2%
Percent Under Contract	29.2%	17.9%	23.3%	25.0%	-14.3%
Average Median Price for Last 12 Months	\$839,828	\$802,211	\$793,667	\$806,944	-3.9%

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

Riverside County

Single Family Residences

Bermuda Dunes

Cathedral City

Coachella

Corona

Desert Hot Springs

Indian Wells

Indio

La Quinta

Menifee

Murrieta

Palm Desert

Palm Springs

Rancho Mirage

Temecula

Thousand Palms



Riverside County

At a Glance



Country	United States
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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 ² (18,910 km ²)
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Land	7,206 mi ² (18,660 km ²)
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Water	97 mi ² (250 km ²)
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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 ² (130/km ²)
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GDP	\$105 Billion
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Bermuda Dunes

Single Family Residences, July 2025



Current Market Snapshot

\$635,000

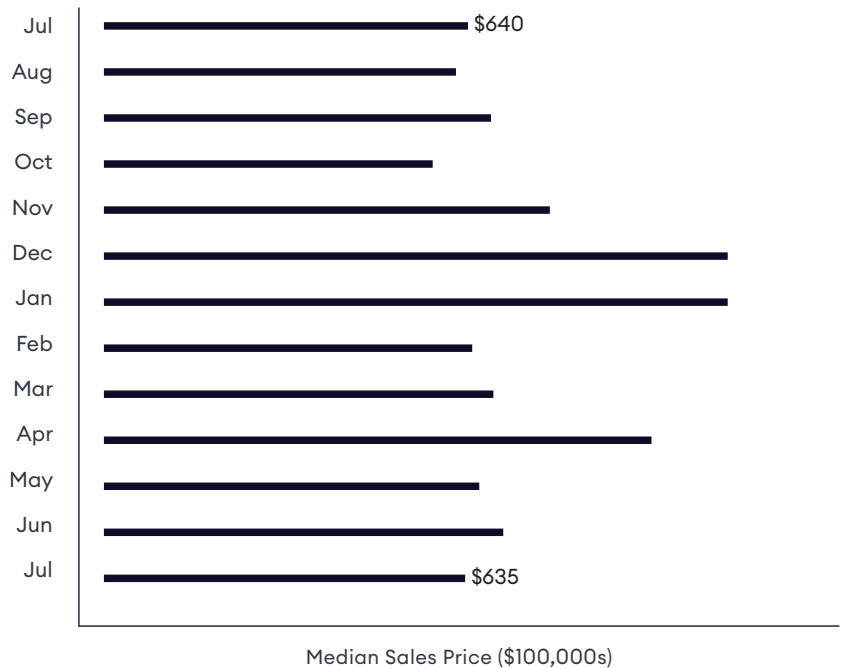
Median Sales Price -0.8% Δ YOY

\$352

Average \$/SF 13.9% Δ YOY

70

Properties For Sale 12.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$640,000	\$1,100,000	\$965,000	\$635,000	-0.8%
Average Price per Square Foot	\$309	\$352	\$322	\$352	13.9%
Properties Sold	8	9	5	6	-25.0%
Properties Pending Sale	5	7	6	8	60.0%
Properties For Sale	62	70	73	70	12.9%
Days on Market (Pending Sale)	48	62	46	76	57.9%
Percent Under Contract	8.1%	10.0%	8.2%	11.4%	41.7%
Average Median Price for Last 12 Months	\$841,125	\$715,833	\$665,833	\$753,615	-11.6%

*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, July 2025



Current Market Snapshot

\$550,000

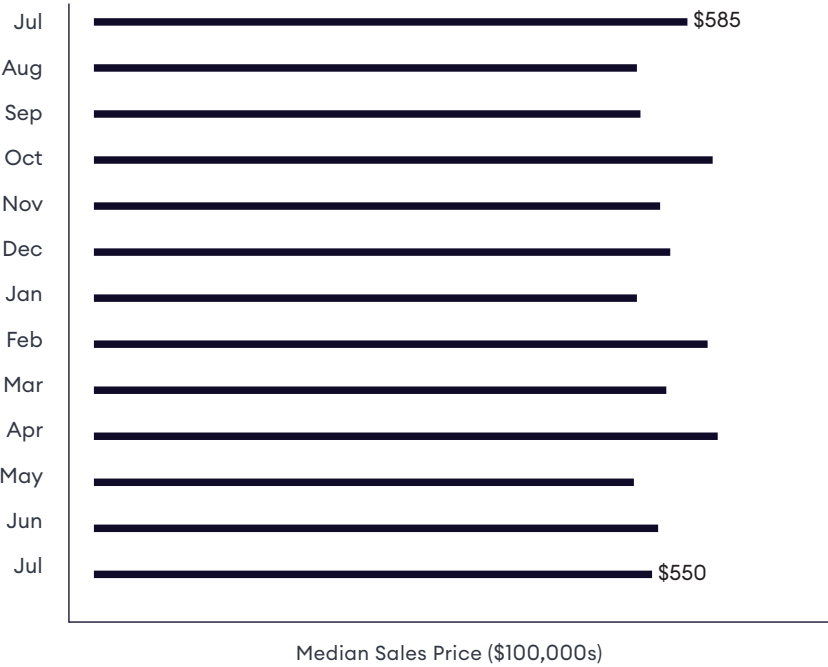
Median Sales Price -6.0% Δ YOY

\$338

Average \$/SF 2.4% Δ YOY

317

Properties For Sale 17.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$585,000	\$535,000	\$615,000	\$550,000	-6.0%
Average Price per Square Foot	\$330	\$312	\$322	\$338	2.4%
Properties Sold	25	41	37	25	0.0%
Properties Pending Sale	27	27	36	52	92.6%
Properties For Sale	269	281	313	317	17.8%
Days on Market (Pending Sale)	50	52	73	58	16.2%
Percent Under Contract	10.0%	9.6%	11.5%	16.4%	63.4%
Average Median Price for Last 12 Months	\$557,500	\$570,350	\$546,000	\$565,506	1.4%

*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, July 2025



Current Market Snapshot

\$490,000

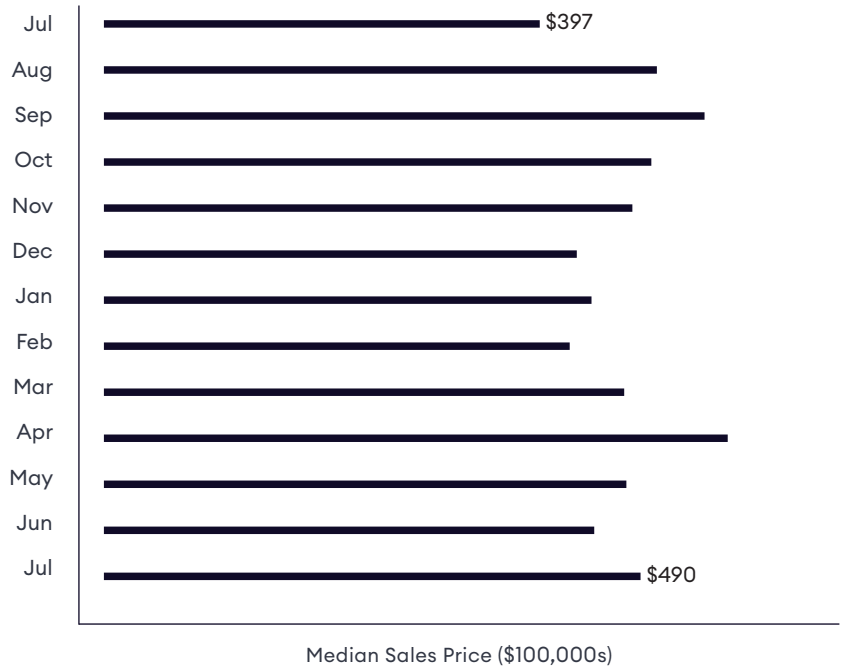
Median Sales Price 23.3% Δ YOY

\$231

Average \$/SF -23.8% Δ YOY

66

Properties For Sale -19.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$397,500	\$445,000	\$570,000	\$490,000	23.3%
Average Price per Square Foot	\$303	\$277	\$289	\$231	-23.8%
Properties Sold	12	7	7	5	-58.3%
Properties Pending Sale	11	6	6	11	0.0%
Properties For Sale	82	71	79	66	-19.5%
Days on Market (Pending Sale)	59	59	28	56	-4.6%
Percent Under Contract	13.4%	8.5%	7.6%	16.7%	24.2%
Average Median Price for Last 12 Months	\$474,933	\$480,750	\$471,500	\$476,510	0.3%

*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

\$754,995

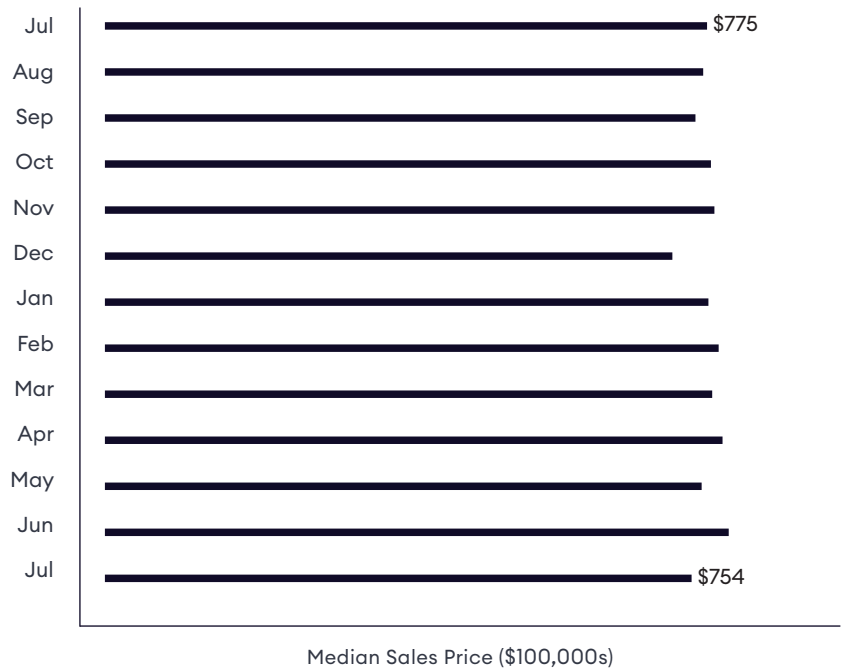
Median Sales Price **-2.6% Δ YOY**

\$361

Average \$/SF **2.3% Δ YOY**

263

Properties For Sale **9.1% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$775,000	\$776,750	\$795,000	\$754,995	-2.6%
Average Price per Square Foot	\$353	\$313	\$340	\$361	2.3%
Properties Sold	40	18	45	34	-15.0%
Properties Pending Sale	38	34	42	54	42.1%
Properties For Sale	241	218	260	263	9.1%
Days on Market (Pending Sale)	33	61	57	48	44.9%
Percent Under Contract	15.8%	15.6%	16.2%	20.5%	30.2%
Average Median Price for Last 12 Months	\$764,984	\$782,104	\$775,328	\$774,540	1.2%

*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, July 2025



Current Market Snapshot

\$395,000

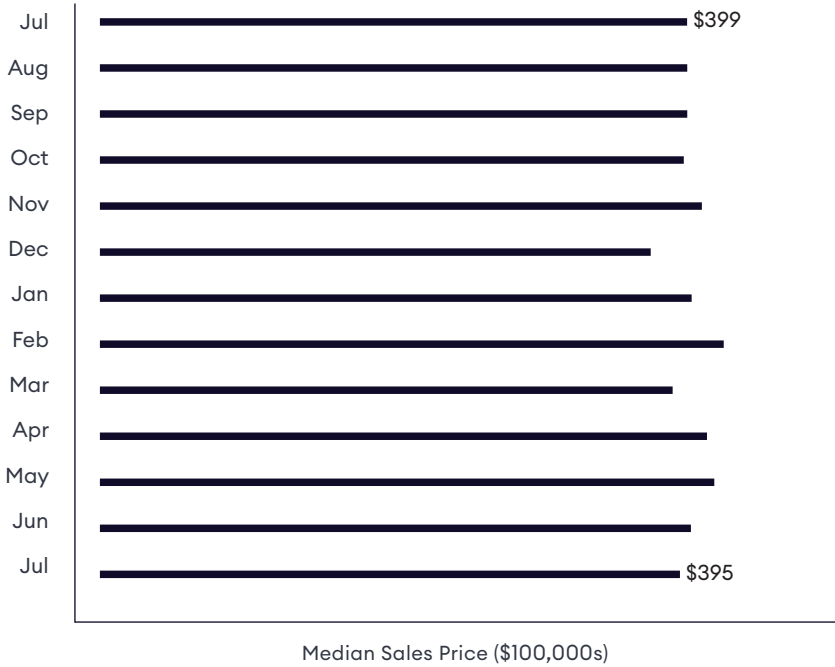
Median Sales Price -1.2% Δ YOY

\$249

Average \$/SF -9.8% Δ YOY

378

Properties For Sale 13.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$399,900	\$403,000	\$413,500	\$395,000	-1.2%
Average Price per Square Foot	\$276	\$264	\$245	\$249	-9.8%
Properties Sold	51	32	46	49	-3.9%
Properties Pending Sale	40	41	51	65	62.5%
Properties For Sale	334	372	401	378	13.2%
Days on Market (Pending Sale)	47	72	64	59	24.5%
Percent Under Contract	12.0%	11.0%	12.7%	17.2%	43.6%
Average Median Price for Last 12 Months	\$396,325	\$407,408	\$405,333	\$402,306	1.5%

*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, July 2025



Current Market Snapshot

\$2,390,000

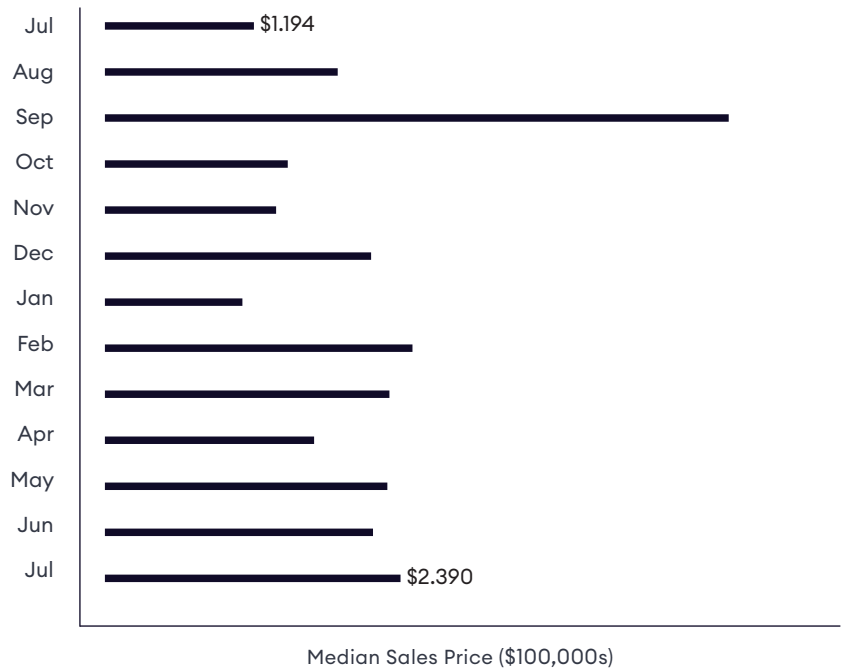
Median Sales Price **100.2% Δ YOY**

\$673

Average \$/SF **52.3% Δ YOY**

113

Properties For Sale **2.7% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,194,000	\$1,100,000	\$1,685,000	\$2,390,000	100.2%
Average Price per Square Foot	\$442	\$617	\$595	\$673	52.3%
Properties Sold	9	13	21	12	33.3%
Properties Pending Sale	8	19	18	15	87.5%
Properties For Sale	110	168	188	113	2.7%
Days on Market (Pending Sale)	48	64	52	78	61.5%
Percent Under Contract	7.3%	11.3%	9.6%	13.3%	82.5%
Average Median Price for Last 12 Months	\$1,667,122	\$2,218,333	\$2,279,333	\$2,118,769	21.3%

*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

\$569,000

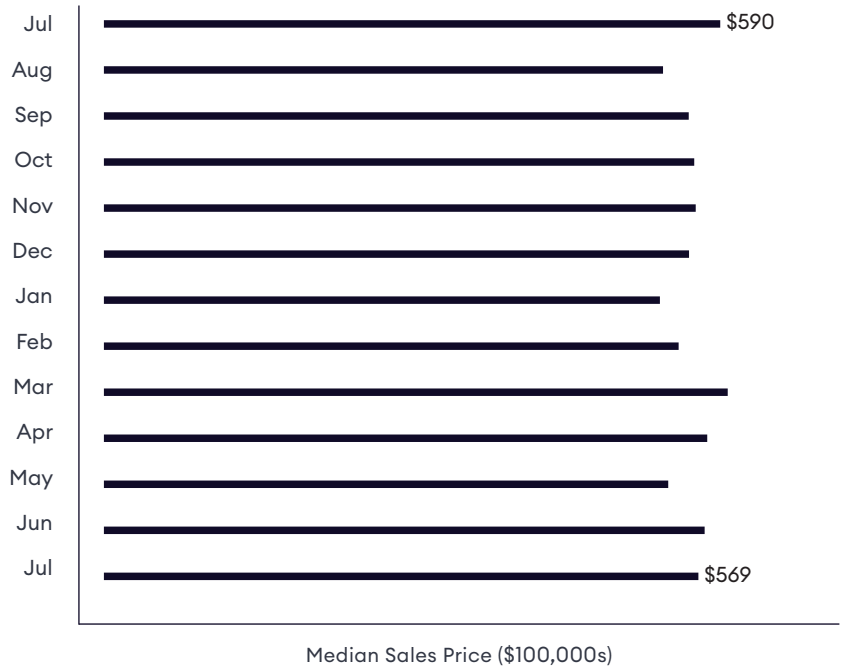
Median Sales Price **-3.6% Δ YOY**

\$284

Average \$/SF **-11.2% Δ YOY**

654

Properties For Sale **16.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$590,000	\$532,000	\$577,500	\$569,000	-3.6%
Average Price per Square Foot	\$320	\$308	\$302	\$284	-11.2%
Properties Sold	77	62	82	77	0.0%
Properties Pending Sale	74	66	91	130	75.7%
Properties For Sale	560	714	775	654	16.8%
Days on Market (Pending Sale)	59	57	67	71	20.0%
Percent Under Contract	13.2%	9.2%	11.7%	19.9%	50.4%
Average Median Price for Last 12 Months	\$547,910	\$568,117	\$561,333	\$562,834	2.7%

*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

\$765,000

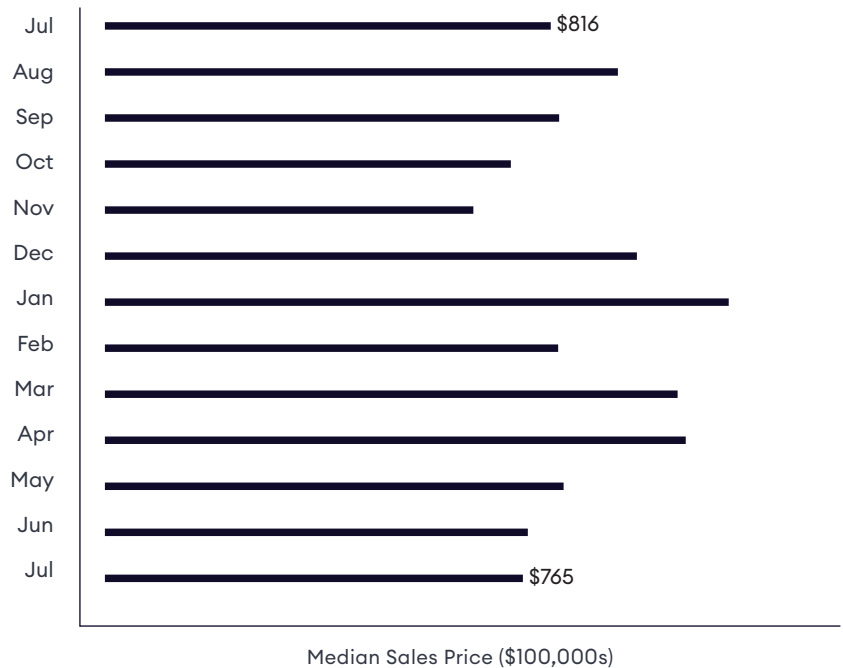
Median Sales Price -6.3% Δ YOY

\$489

Average \$/SF 14.5% Δ YOY

565

Properties For Sale -1.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$816,350	\$1,144,154	\$1,065,000	\$765,000	-6.3%
Average Price per Square Foot	\$427	\$536	\$571	\$489	14.5%
Properties Sold	71	78	124	82	15.5%
Properties Pending Sale	65	81	96	98	50.8%
Properties For Sale	575	784	818	565	-1.7%
Days on Market (Pending Sale)	63	70	63	77	21.1%
Percent Under Contract	11.3%	10.3%	11.7%	17.3%	53.4%
Average Median Price for Last 12 Months	\$865,477	\$887,350	\$793,034	\$880,619	1.7%

*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

\$597,000

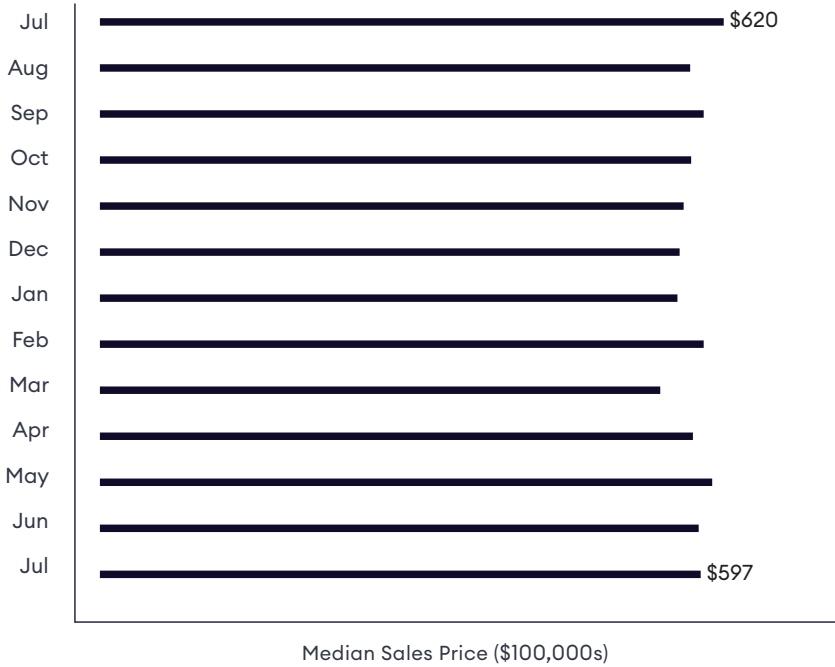
Median Sales Price -3.7% Δ YOY

\$291

Average \$/SF 3.9% Δ YOY

671

Properties For Sale 14.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$620,000	\$573,812	\$589,250	\$597,000	-3.7%
Average Price per Square Foot	\$280	\$289	\$296	\$291	3.9%
Properties Sold	160	90	148	142	-11.2%
Properties Pending Sale	153	114	142	154	0.7%
Properties For Sale	584	591	698	671	14.9%
Days on Market (Pending Sale)	31	59	49	46	50.2%
Percent Under Contract	26.2%	19.3%	20.3%	23.0%	-12.4%
Average Median Price for Last 12 Months	\$584,933	\$591,067	\$600,167	\$590,016	0.9%

*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, July 2025



Current Market Snapshot

\$717,000

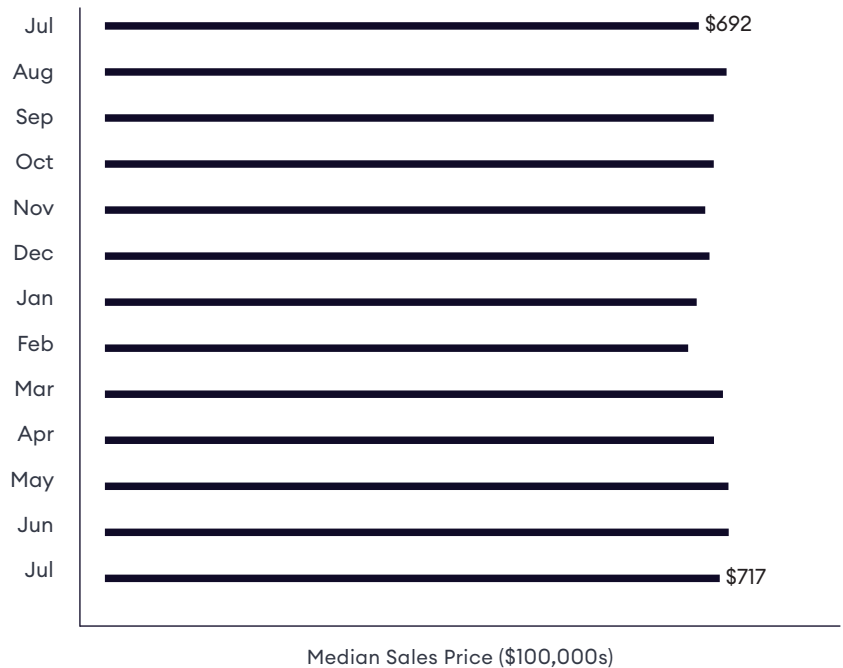
Median Sales Price 3.5% Δ YOY

\$304

Average \$/SF -7.9% Δ YOY

573

Properties For Sale 11.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$692,500	\$690,000	\$710,250	\$717,000	3.5%
Average Price per Square Foot	\$330	\$305	\$308	\$304	-7.9%
Properties Sold	106	69	128	113	6.6%
Properties Pending Sale	82	77	121	103	25.6%
Properties For Sale	514	525	576	573	11.5%
Days on Market (Pending Sale)	21	51	37	45	114.7%
Percent Under Contract	16.0%	14.7%	21.0%	18.0%	12.7%
Average Median Price for Last 12 Months	\$684,300	\$713,784	\$723,901	\$708,862	3.6%

*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, July 2025



Current Market Snapshot

\$580,000

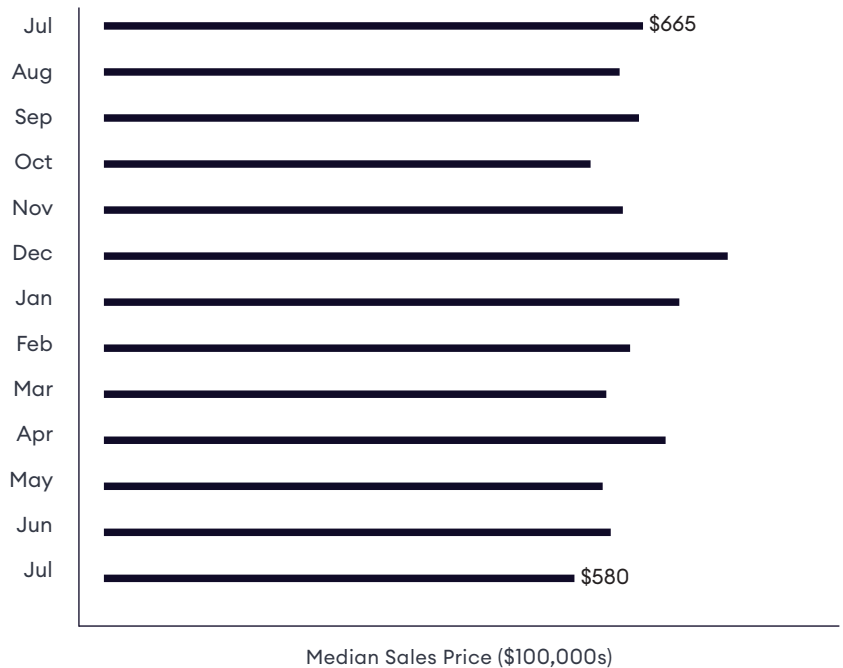
Median Sales Price -12.8% Δ YOY

\$349

Average \$/SF -6.2% Δ YOY

564

Properties For Sale 11.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$665,000	\$710,000	\$693,000	\$580,000	-12.8%
Average Price per Square Foot	\$372	\$445	\$459	\$349	-6.2%
Properties Sold	79	75	94	74	-6.3%
Properties Pending Sale	82	77	87	87	6.1%
Properties For Sale	508	643	737	564	11.0%
Days on Market (Pending Sale)	57	51	56	87	54.1%
Percent Under Contract	16.1%	12.0%	11.8%	15.4%	-4.4%
Average Median Price for Last 12 Months	\$638,313	\$630,250	\$606,667	\$650,962	1.9%

*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, July 2025



Current Market Snapshot

\$985,000

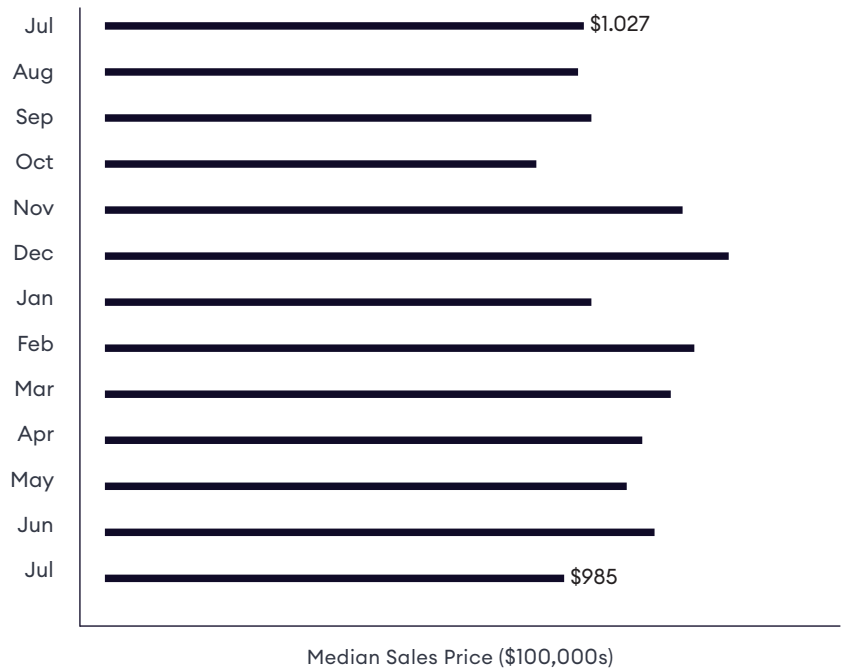
Median Sales Price -4.1% Δ YOY

\$534

Average \$/SF -2.0% Δ YOY

737

Properties For Sale 0.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,027,500	\$1,043,750	\$1,153,500	\$985,000	-4.1%
Average Price per Square Foot	\$545	\$599	\$654	\$534	-2.0%
Properties Sold	40	50	64	62	55.0%
Properties Pending Sale	41	60	69	74	80.5%
Properties For Sale	735	836	908	737	0.3%
Days on Market (Pending Sale)	55	65	68	92	66.8%
Percent Under Contract	5.6%	7.2%	7.6%	10.0%	80.0%
Average Median Price for Last 12 Months	\$1,169,500	\$1,153,221	\$1,095,000	\$1,119,602	-4.5%

*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, July 2025



Current Market Snapshot

\$1,027,500

Median Sales Price -14.3% Δ YOY

\$493

Average \$/SF -3.1% Δ YOY

395

Properties For Sale 3.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,199,000	\$1,100,000	\$1,365,000	\$1,027,500	-14.3%
Average Price per Square Foot	\$509	\$492	\$609	\$493	-3.1%
Properties Sold	37	36	56	40	8.1%
Properties Pending Sale	36	36	51	48	33.3%
Properties For Sale	381	507	565	395	3.7%
Days on Market (Pending Sale)	54	68	78	78	43.8%
Percent Under Contract	9.4%	7.1%	9.0%	12.2%	28.6%
Average Median Price for Last 12 Months	\$1,135,723	\$1,149,167	\$1,105,000	\$1,129,731	-0.5%

*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

\$753,000

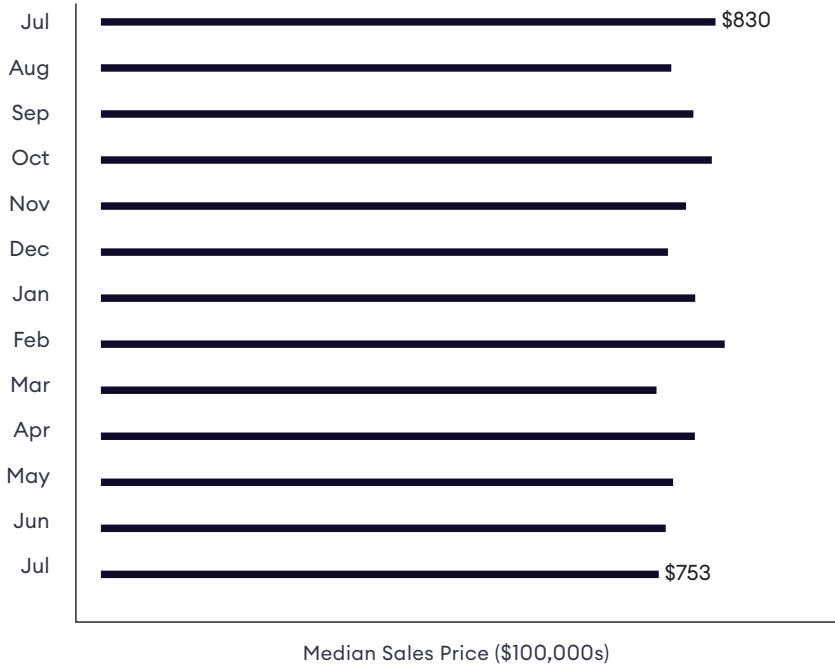
Median Sales Price -9.3% Δ YOY

\$369

Average \$/SF 1.9% Δ YOY

679

Properties For Sale 27.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$830,000	\$802,500	\$802,000	\$753,000	-9.3%
Average Price per Square Foot	\$362	\$383	\$378	\$369	1.9%
Properties Sold	125	68	116	95	-24.0%
Properties Pending Sale	106	76	95	108	1.9%
Properties For Sale	531	472	587	679	27.9%
Days on Market (Pending Sale)	25	45	31	43	73.5%
Percent Under Contract	20.0%	16.1%	16.2%	15.9%	-20.3%
Average Median Price for Last 12 Months	\$769,917	\$780,417	\$762,667	\$789,654	2.6%

*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, July 2025



Current Market Snapshot

\$265,000

Median Sales Price n/a Δ YOY

\$205

Average \$/SF n/a Δ YOY

26

Properties For Sale 23.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$0	\$469,000	\$390,000	\$265,000	n/a
Average Price per Square Foot	\$0	\$299	\$310	\$205	n/a
Properties Sold	0	1	7	2	n/a
Properties Pending Sale	1	2	3	3	200.0%
Properties For Sale	21	27	33	26	23.8%
Days on Market (Pending Sale)	97	54	58	173	78.7%
Percent Under Contract	4.8%	7.4%	9.1%	11.5%	142.3%
Average Median Price for Last 12 Months	\$351,531	\$410,500	\$438,000	\$399,846	12.1%

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

San Diego County

Single Family Residences, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

19,975

Properties For Sale 33.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,080,000	\$1,050,000	\$1,099,000	\$0	-100.0%
Average Price per Square Foot	\$674	\$655	\$678	\$0	-100.0%
Properties Sold	1344	865	1341	0	-100.0%
Properties Pending Sale	1281	1034	1263	0	-100.0%
Properties For Sale	15,002	17,577	19,846	19,975	33.1%
Days on Market (Pending Sale)	33	41	33	0	-100.0%
Percent Under Contract	8.5%	5.9%	6.4%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,036,833	\$908,542	\$729,167	\$983,904	-5.1%

*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, July 2025

Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

167

Properties For Sale 57.5% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,500,000	\$1,392,500	\$1,316,250	\$0	-100.0%
Average Price per Square Foot	\$851	\$828	\$901	\$0	-100.0%
Properties Sold	9	4	8	0	-100.0%
Properties Pending Sale	10	10	7	0	-100.0%
Properties For Sale	106	142	169	167	57.5%
Days on Market (Pending Sale)	20	34	14	0	-100.0%
Percent Under Contract	9.4%	7.0%	4.1%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,520,529	\$984,333	\$533,333	\$1,259,808	-17.1%

*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

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

782

Properties For Sale 26.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,865,000	\$1,940,000	\$1,955,000	\$0	-100.0%
Average Price per Square Foot	\$722	\$767	\$743	\$0	-100.0%
Properties Sold	68	35	56	0	-100.0%
Properties Pending Sale	55	46	55	0	-100.0%
Properties For Sale	620	713	800	782	26.1%
Days on Market (Pending Sale)	41	43	40	0	-100.0%
Percent Under Contract	8.9%	6.5%	6.9%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,782,458	\$1,610,896	\$1,287,625	\$1,743,490	-2.2%

*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, July 2025



Current Market Snapshot

No Sales

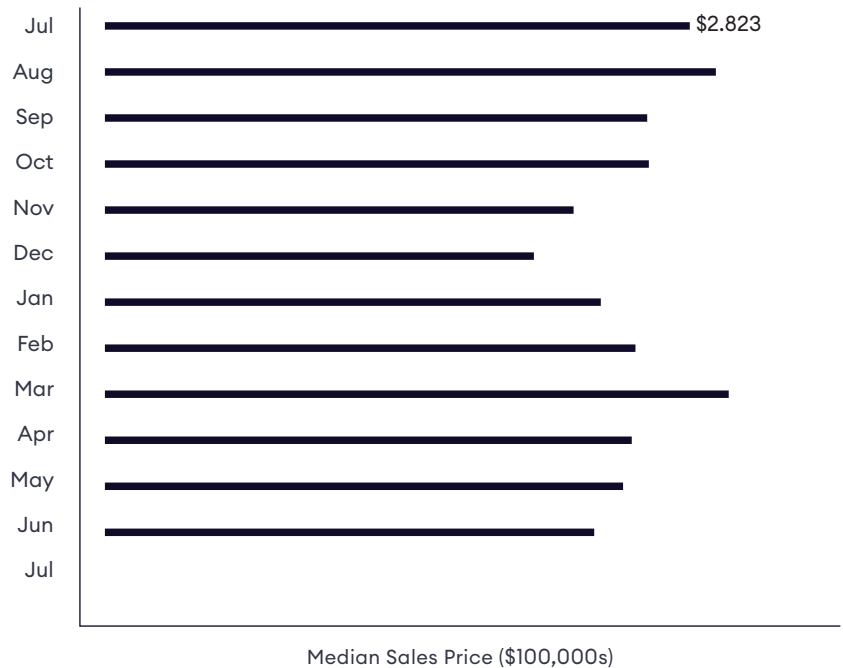
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

313

Properties For Sale 22.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,823,500	\$2,392,000	\$2,542,104	\$0	-100.0%
Average Price per Square Foot	\$880	\$789	\$840	\$0	-100.0%
Properties Sold	22	17	24	0	-100.0%
Properties Pending Sale	17	22	26	0	-100.0%
Properties For Sale	255	272	313	313	22.7%
Days on Market (Pending Sale)	28	31	35	0	-100.0%
Percent Under Contract	6.7%	8.1%	8.3%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,489,125	\$2,162,405	\$1,620,000	\$2,362,264	-5.1%

*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

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

863

Properties For Sale 21.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$895,000	\$918,800	\$940,000	\$0	-100.0%
Average Price per Square Foot	\$489	\$470	\$491	\$0	-100.0%
Properties Sold	87	47	73	0	-100.0%
Properties Pending Sale	73	51	57	0	-100.0%
Properties For Sale	709	764	883	863	21.7%
Days on Market (Pending Sale)	30	35	24	0	-100.0%
Percent Under Contract	10.3%	6.7%	6.5%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$897,417	\$775,000	\$606,667	\$851,754	-5.1%

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

Clairemont/Bay Ho/Bay Park

Single Family Residences, July 2025



Current Market Snapshot

No Sales

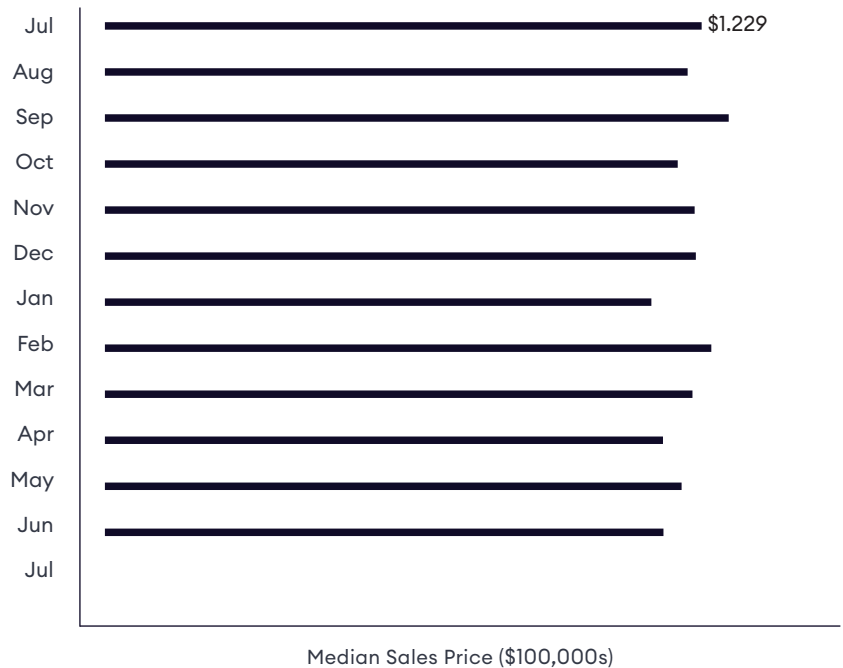
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

380

Properties For Sale 47.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,229,000	\$1,125,000	\$1,149,000	\$0	-100.0%
Average Price per Square Foot	\$802	\$822	\$755	\$0	-100.0%
Properties Sold	31	15	39	0	-100.0%
Properties Pending Sale	35	20	24	0	-100.0%
Properties For Sale	257	323	367	380	47.9%
Days on Market (Pending Sale)	27	30	19	0	-100.0%
Percent Under Contract	13.6%	6.2%	6.5%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,161,943	\$990,917	\$779,167	\$1,107,346	-4.7%

*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.



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

283

Properties For Sale 32.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,575,000	\$3,000,000	\$3,800,000	\$0	-100.0%
Average Price per Square Foot	\$1,538	\$1,340	\$1,308	\$0	-100.0%
Properties Sold	12	7	11	0	-100.0%
Properties Pending Sale	13	8	12	0	-100.0%
Properties For Sale	213	250	275	283	32.9%
Days on Market (Pending Sale)	50	25	51	0	-100.0%
Percent Under Contract	6.1%	3.2%	4.4%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$3,393,333	\$2,654,167	\$2,125,000	\$2,763,385	-18.6%

*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

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

269

Properties For Sale 30.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,500,000	\$3,320,000	\$2,828,000	\$0	-100.0%
Average Price per Square Foot	\$1,474	\$1,107	\$1,582	\$0	-100.0%
Properties Sold	13	6	15	0	-100.0%
Properties Pending Sale	13	4	8	0	-100.0%
Properties For Sale	207	229	261	269	30.0%
Days on Market (Pending Sale)	56	38	55	0	-100.0%
Percent Under Contract	6.3%	1.7%	3.1%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$3,165,896	\$2,779,250	\$2,341,667	\$3,232,731	2.1%

*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.



Current Market Snapshot

No Sales

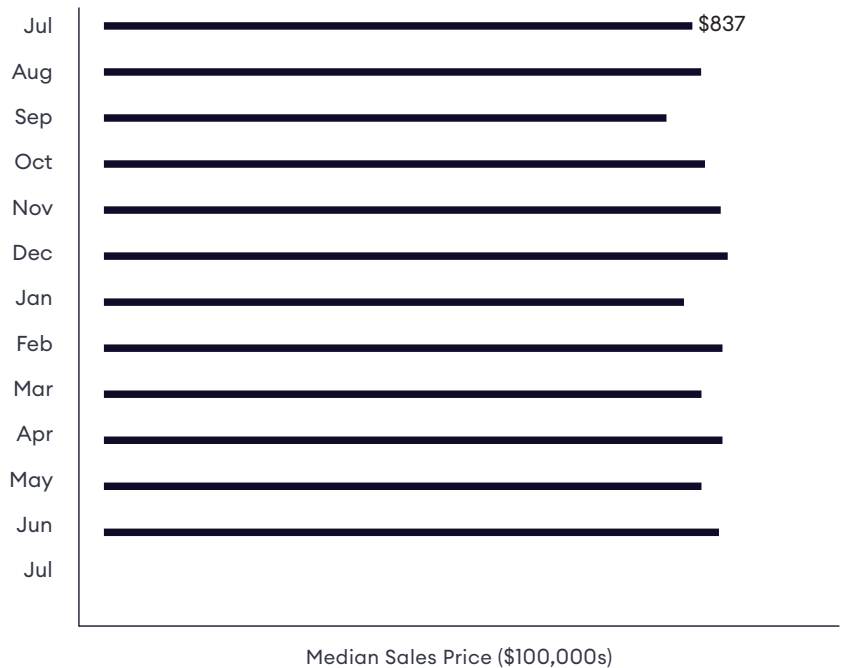
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

905

Properties For Sale 31.9% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$837,000	\$825,000	\$880,000	\$0	-100.0%
Average Price per Square Foot	\$498	\$502	\$494	\$0	-100.0%
Properties Sold	71	47	63	0	-100.0%
Properties Pending Sale	67	50	78	0	-100.0%
Properties For Sale	686	821	947	905	31.9%
Days on Market (Pending Sale)	40	51	32	0	-100.0%
Percent Under Contract	9.8%	6.1%	8.2%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$866,688	\$722,500	\$575,000	\$789,731	-8.9%

*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, July 2025



Current Market Snapshot

No Sales

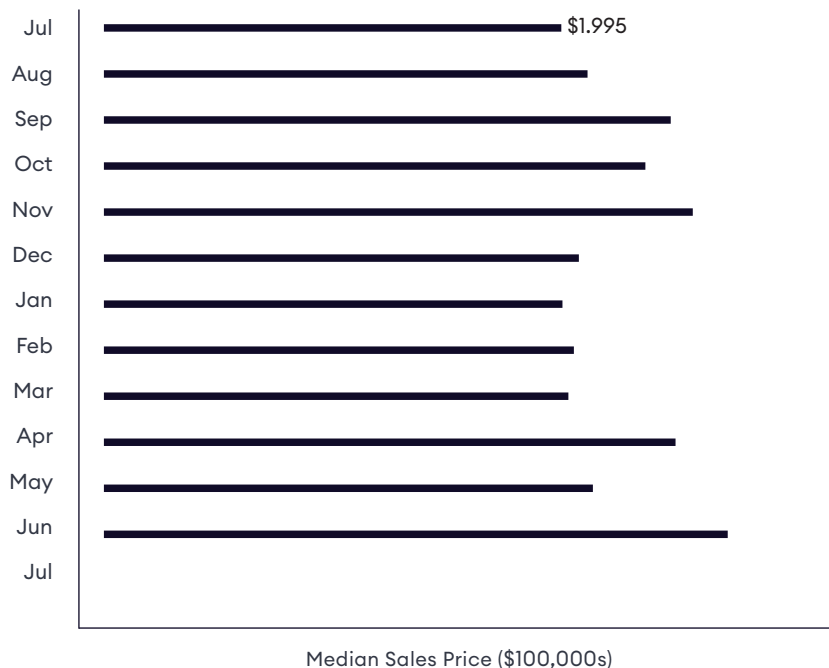
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

439

Properties For Sale 28.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,995,000	\$2,000,000	\$2,496,075	\$0	-100.0%
Average Price per Square Foot	\$1,040	\$951	\$993	\$0	-100.0%
Properties Sold	27	15	26	0	-100.0%
Properties Pending Sale	28	19	23	0	-100.0%
Properties For Sale	342	376	429	439	28.4%
Days on Market (Pending Sale)	38	36	39	0	-100.0%
Percent Under Contract	8.2%	5.1%	5.4%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,293,542	\$1,905,115	\$1,619,500	\$2,078,326	-9.4%

*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.



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

1,185

Properties For Sale 31.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$890,000	\$915,000	\$905,000	\$0	-100.0%
Average Price per Square Foot	\$486	\$485	\$496	\$0	-100.0%
Properties Sold	93	59	81	0	-100.0%
Properties Pending Sale	81	73	79	0	-100.0%
Properties For Sale	900	1,055	1,172	1,185	31.7%
Days on Market (Pending Sale)	30	47	42	0	-100.0%
Percent Under Contract	9.0%	6.9%	6.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$916,950	\$763,699	\$637,500	\$837,015	-8.7%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

221

Properties For Sale 37.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$857,500	\$773,500	\$865,000	\$0	-100.0%
Average Price per Square Foot	\$616	\$535	\$556	\$0	-100.0%
Properties Sold	12	4	13	0	-100.0%
Properties Pending Sale	9	4	6	0	-100.0%
Properties For Sale	161	194	218	221	37.3%
Days on Market (Pending Sale)	27	72	15	0	-100.0%
Percent Under Contract	5.6%	2.1%	2.8%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$923,979	\$707,283	\$533,333	\$781,707	-15.4%

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



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

655

Properties For Sale 34.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$2,925,000	\$3,000,000	\$3,512,500	\$0	-100.0%
Average Price per Square Foot	\$1,296	\$1,303	\$1,368	\$0	-100.0%
Properties Sold	28	18	28	0	-100.0%
Properties Pending Sale	20	24	18	0	-100.0%
Properties For Sale	486	571	614	655	34.8%
Days on Market (Pending Sale)	35	73	49	0	-100.0%
Percent Under Contract	4.1%	4.2%	2.9%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$3,325,279	\$3,058,417	\$2,396,000	\$3,181,615	-4.3%

*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.



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

545

Properties For Sale 31.6% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$970,000	\$900,000	\$957,500	\$0	-100.0%
Average Price per Square Foot	\$542	\$567	\$590	\$0	-100.0%
Properties Sold	39	29	38	0	-100.0%
Properties Pending Sale	38	38	38	0	-100.0%
Properties For Sale	414	507	559	545	31.6%
Days on Market (Pending Sale)	29	26	22	0	-100.0%
Percent Under Contract	9.2%	7.5%	6.8%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$948,896	\$747,833	\$595,000	\$852,692	-10.1%

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

Linda Vista/Clairemont Mesa East

Single Family Residences, July 2025



Current Market Snapshot

No Sales

Median Sales Price **-100.0% Δ YOY**

No Sales

Average \$/SF **-100.0% Δ YOY**

165

Properties For Sale **39.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,065,000	\$1,071,250	\$1,165,000	\$0	-100.0%
Average Price per Square Foot	\$728	\$747	\$787	\$0	-100.0%
Properties Sold	12	14	16	0	-100.0%
Properties Pending Sale	10	17	16	0	-100.0%
Properties For Sale	118	155	169	165	39.8%
Days on Market (Pending Sale)	8	31	29	0	-100.0%
Percent Under Contract	8.5%	11.0%	9.5%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,062,008	\$897,500	\$678,333	\$1,012,446	-4.7%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

134

Properties For Sale 28.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$750,000	\$750,000	\$760,000	\$0	-100.0%
Average Price per Square Foot	\$578	\$485	\$517	\$0	-100.0%
Properties Sold	11	7	15	0	-100.0%
Properties Pending Sale	11	18	15	0	-100.0%
Properties For Sale	104	143	139	134	28.8%
Days on Market (Pending Sale)	30	42	35	0	-100.0%
Percent Under Contract	10.6%	12.6%	10.8%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$747,625	\$639,167	\$523,333	\$709,467	-5.1%

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



Current Market Snapshot

No Sales

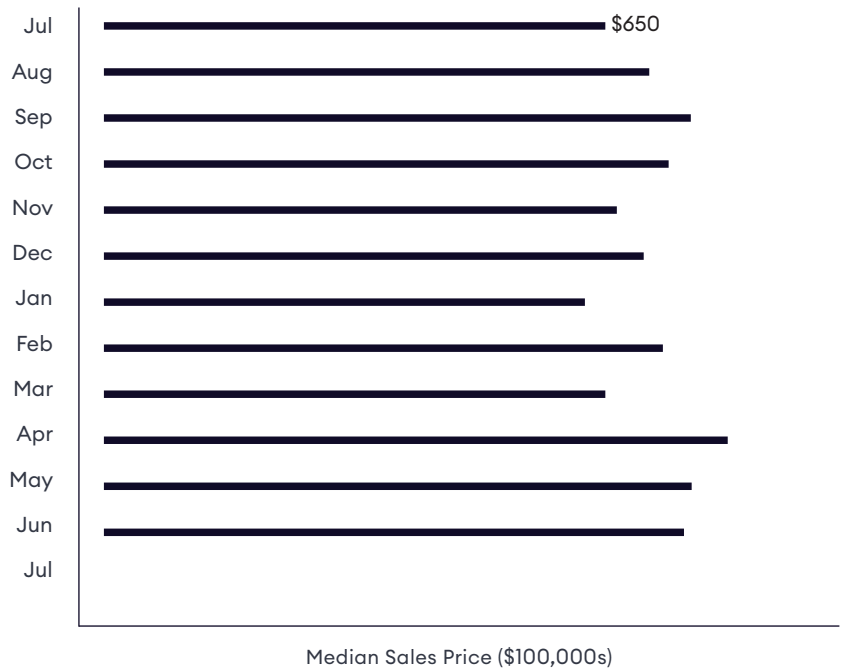
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

148

Properties For Sale 32.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$650,000	\$623,375	\$809,500	\$0	-100.0%
Average Price per Square Foot	\$594	\$672	\$523	\$0	-100.0%
Properties Sold	9	4	10	0	-100.0%
Properties Pending Sale	9	8	9	0	-100.0%
Properties For Sale	112	142	141	148	32.1%
Days on Market (Pending Sale)	18	31	64	0	-100.0%
Percent Under Contract	8.0%	5.6%	6.4%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$697,563	\$616,583	\$505,000	\$656,848	-5.8%

*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, July 2025



Current Market Snapshot

No Sales

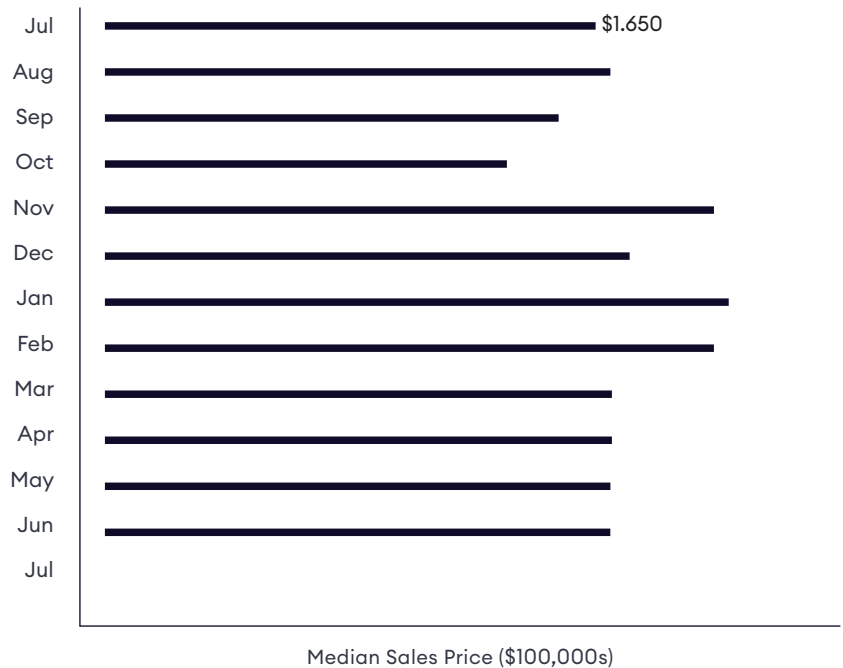
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

196

Properties For Sale 36.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,650,000	\$2,100,000	\$1,705,000	\$0	-100.0%
Average Price per Square Foot	\$949	\$891	\$1,214	\$0	-100.0%
Properties Sold	7	9	8	0	-100.0%
Properties Pending Sale	10	12	5	0	-100.0%
Properties For Sale	144	169	188	196	36.1%
Days on Market (Pending Sale)	31	18	19	0	-100.0%
Percent Under Contract	6.9%	7.1%	2.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,824,147	\$1,476,625	\$1,133,250	\$1,615,370	-11.4%

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



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

875

Properties For Sale 23.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$951,000	\$980,000	\$950,000	\$0	-100.0%
Average Price per Square Foot	\$565	\$546	\$555	\$0	-100.0%
Properties Sold	87	39	75	0	-100.0%
Properties Pending Sale	79	50	63	0	-100.0%
Properties For Sale	709	788	893	875	23.4%
Days on Market (Pending Sale)	35	54	32	0	-100.0%
Percent Under Contract	11.1%	6.3%	7.1%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$949,917	\$815,000	\$660,000	\$907,462	-4.5%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price % Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

295

Properties For Sale 26.1% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$	\$	\$	\$	%
Average Price per Square Foot	\$1,098	\$1,212	\$1,223	\$0	-100.0%
Properties Sold	9	8	18	0	-100.0%
Properties Pending Sale	9	8	18	0	-100.0%
Properties For Sale	234	250	291	295	26.1%
Days on Market (Pending Sale)	40	37	17	0	-100.0%
Percent Under Contract	3.8%	3.2%	6.2%	%	%
Average Median Price for Last 12 Months	\$2,101,822	\$1,608,750	\$1,413,333	\$1,796,808	-14.5%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price % Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

314

Properties For Sale 44.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$	\$	\$	\$	%
Average Price per Square Foot	\$944	\$683	\$950	\$0	-100.0%
Properties Sold	14	4	13	0	-100.0%
Properties Pending Sale	15	12	12	0	-100.0%
Properties For Sale	217	258	294	314	44.7%
Days on Market (Pending Sale)	36	46	28	0	-100.0%
Percent Under Contract	6.9%	4.7%	4.1%	%	%
Average Median Price for Last 12 Months	\$160,453	\$1,470,121	\$1,183,575	\$1,692,058	954.5%

*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

No Sales

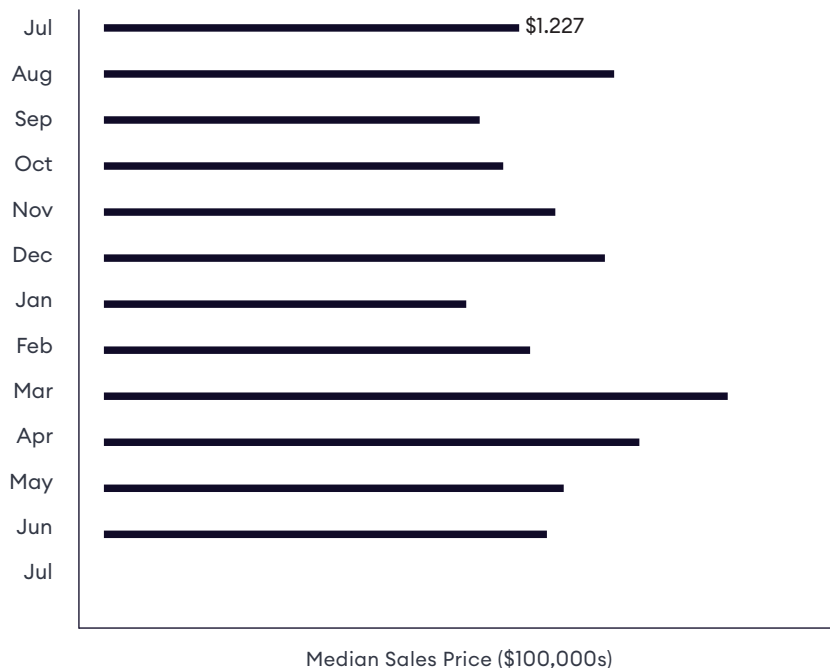
Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

511

Properties For Sale 51.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,227,500	\$1,070,000	\$1,585,000	\$0	-100.0%
Average Price per Square Foot	\$647	\$637	\$622	\$0	-100.0%
Properties Sold	26	16	25	0	-100.0%
Properties Pending Sale	32	22	32	0	-100.0%
Properties For Sale	338	404	491	511	51.2%
Days on Market (Pending Sale)	22	29	43	0	-100.0%
Percent Under Contract	9.5%	5.4%	6.5%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,362,167	\$1,227,146	\$890,000	\$1,252,144	-8.1%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

801

Properties For Sale 34.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,452,500	\$1,600,000	\$1,540,000	\$0	-100.0%
Average Price per Square Foot	\$726	\$757	\$726	\$0	-100.0%
Properties Sold	54	42	65	0	-100.0%
Properties Pending Sale	58	38	43	0	-100.0%
Properties For Sale	596	676	774	801	34.4%
Days on Market (Pending Sale)	26	35	24	0	-100.0%
Percent Under Contract	9.7%	5.6%	5.6%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,393,133	\$1,250,492	\$956,667	\$1,396,219	0.2%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

566

Properties For Sale 42.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$4,300,000	\$5,000,000	\$4,010,000	\$0	-100.0%
Average Price per Square Foot	\$1,066	\$848	\$1,035	\$0	-100.0%
Properties Sold	19	19	16	0	-100.0%
Properties Pending Sale	12	16	18	0	-100.0%
Properties For Sale	398	482	545	566	42.2%
Days on Market (Pending Sale)	58	59	66	0	-100.0%
Percent Under Contract	3.0%	3.3%	3.3%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$4,545,833	\$3,943,333	\$3,466,667	\$4,373,846	-3.8%

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



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

494

Properties For Sale 32.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,200,000	\$1,110,000	\$1,336,750	\$0	-100.0%
Average Price per Square Foot	\$567	\$513	\$565	\$0	-100.0%
Properties Sold	42	30	46	0	-100.0%
Properties Pending Sale	37	28	45	0	-100.0%
Properties For Sale	373	411	483	494	32.4%
Days on Market (Pending Sale)	46	36	26	0	-100.0%
Percent Under Contract	9.9%	6.8%	9.3%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,145,991	\$1,024,458	\$833,500	\$1,099,827	-4.0%

*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.



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

712

Properties For Sale 48.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,250,500	\$1,125,000	\$1,200,000	\$0	-100.0%
Average Price per Square Foot	\$798	\$795	\$781	\$0	-100.0%
Properties Sold	52	33	63	0	-100.0%
Properties Pending Sale	55	47	47	0	-100.0%
Properties For Sale	481	620	705	712	48.0%
Days on Market (Pending Sale)	22	31	22	0	-100.0%
Percent Under Contract	11.4%	7.6%	6.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$1,150,968	\$985,458	\$772,083	\$1,098,725	-4.5%

*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

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

301

Properties For Sale 20.4% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$895,000	\$860,000	\$870,000	\$0	-100.0%
Average Price per Square Foot	\$562	\$547	\$568	\$0	-100.0%
Properties Sold	29	14	29	0	-100.0%
Properties Pending Sale	35	29	26	0	-100.0%
Properties For Sale	250	264	303	301	20.4%
Days on Market (Pending Sale)	41	25	30	0	-100.0%
Percent Under Contract	14.0%	11.0%	8.6%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$836,542	\$716,250	\$570,000	\$792,077	-5.3%

*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, July 2025



Current Market Snapshot

No Sales

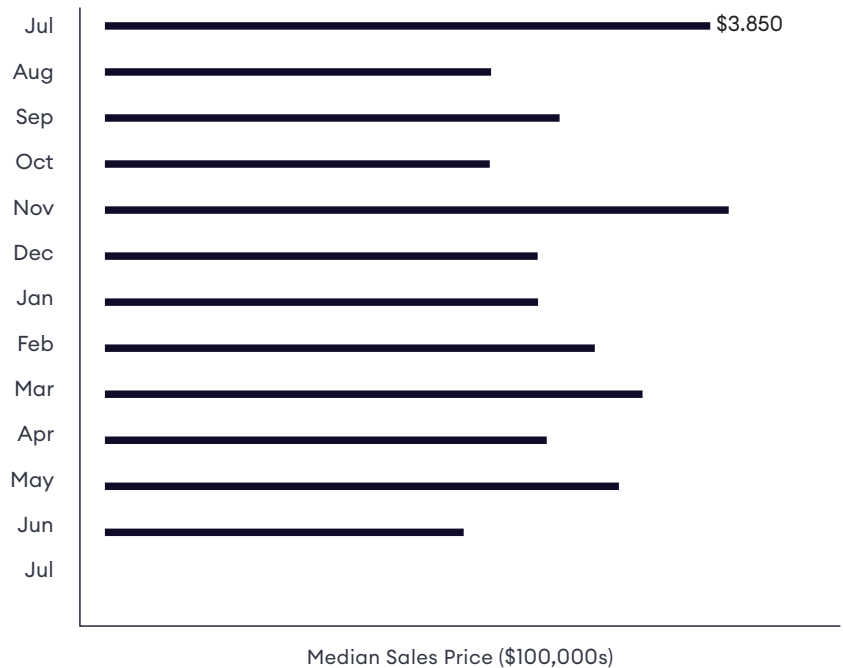
Median Sales Price **-100.0% Δ YOY**

No Sales

Average \$/SF **-100.0% Δ YOY**

142

Properties For Sale **37.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$3,850,000	\$2,750,000	\$2,805,500	\$0	-100.0%
Average Price per Square Foot	\$1,281	\$1,464	\$1,194	\$0	-100.0%
Properties Sold	7	3	4	0	-100.0%
Properties Pending Sale	12	3	6	0	-100.0%
Properties For Sale	103	110	131	142	37.9%
Days on Market (Pending Sale)	37	59	61	0	-100.0%
Percent Under Contract	11.7%	2.7%	4.6%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,987,875	\$2,479,500	\$1,847,167	\$2,767,045	-7.4%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

474

Properties For Sale 35.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$791,000	\$745,000	\$827,500	\$0	-100.0%
Average Price per Square Foot	\$452	\$495	\$470	\$0	-100.0%
Properties Sold	34	21	34	0	-100.0%
Properties Pending Sale	32	31	31	0	-100.0%
Properties For Sale	349	433	470	474	35.8%
Days on Market (Pending Sale)	28	38	38	0	-100.0%
Percent Under Contract	9.2%	7.2%	6.6%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$775,188	\$674,917	\$547,667	\$733,192	-5.4%

*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

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

657

Properties For Sale 24.7% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$900,000	\$977,500	\$970,000	\$0	-100.0%
Average Price per Square Foot	\$496	\$442	\$486	\$0	-100.0%
Properties Sold	39	30	47	0	-100.0%
Properties Pending Sale	44	37	48	0	-100.0%
Properties For Sale	527	593	660	657	24.7%
Days on Market (Pending Sale)	34	47	31	0	-100.0%
Percent Under Contract	8.3%	6.2%	7.3%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$921,604	\$806,250	\$659,167	\$864,964	-6.1%

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

Condominiums

Select Areas in Multiple Counties

Beverly Center - Miracle Mile

Beverly Hills

Brentwood

Culver City

Downtown Los Angeles

Encino

Malibu

Malibu Beach

Marina Del Rey

Santa Monica

Sherman Oaks

Studio City

Venice

West Hollywood

West LA

Westwood - Century City



Condominiums

At a Glance

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



Beverly Center - Miracle Mile

Condominiums, July 2025



Current Market Snapshot

\$1,049,000

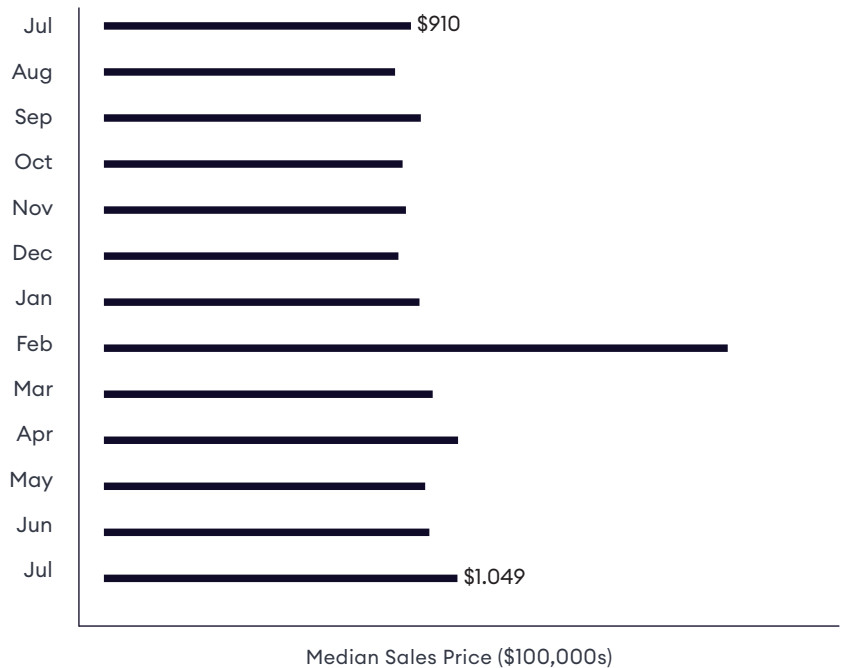
Median Sales Price **15.3% Δ YOY**

\$842

Average \$/SF **-7.7% Δ YOY**

81

Properties For Sale **-6.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$910,000	\$935,500	\$1,050,825	\$1,049,000	15.3%
Average Price per Square Foot	\$912	\$803	\$1,082	\$842	-7.7%
Properties Sold	7	6	7	7	0.0%
Properties Pending Sale	10	8	8	6	-40.0%
Properties For Sale	87	72	88	81	-6.9%
Days on Market (Pending Sale)	54	104	22	49	-9.1%
Percent Under Contract	11.5%	11.1%	9.1%	7.4%	-35.6%
Average Median Price for Last 12 Months	\$983,208	\$1,141,554	\$988,833	\$1,011,487	2.9%

*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, July 2025



Current Market Snapshot

\$1,900,000

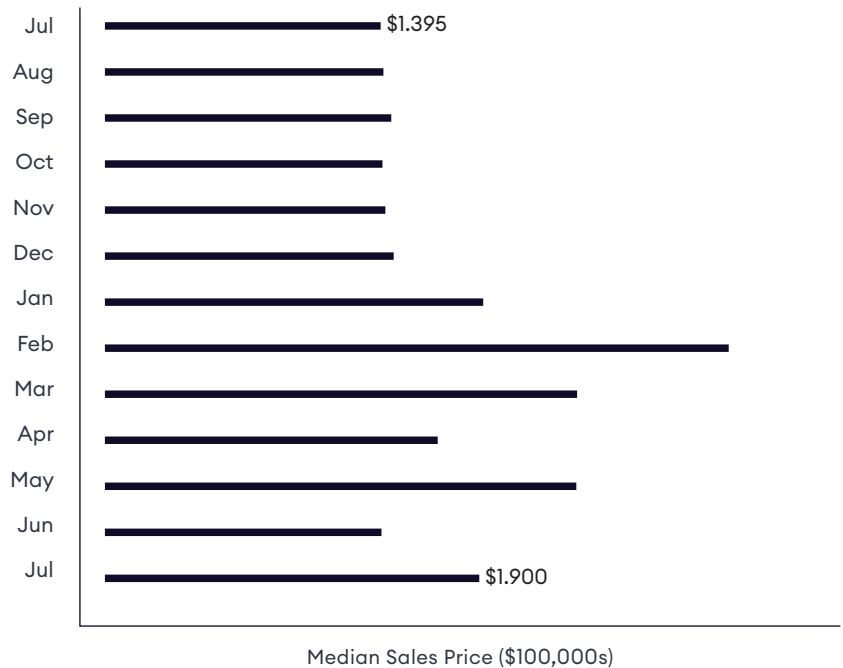
Median Sales Price 36.1% Δ YOY

\$1,038

Average \$/SF 29.3% Δ YOY

111

Properties For Sale 7.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,395,883	\$1,920,000	\$1,687,500	\$1,900,000	36.1%
Average Price per Square Foot	\$803	\$881	\$1,342	\$1,038	29.3%
Properties Sold	11	5	13	11	0.0%
Properties Pending Sale	12	5	7	11	-8.3%
Properties For Sale	103	86	88	111	7.8%
Days on Market (Pending Sale)	50	130	61	46	-8.1%
Percent Under Contract	11.7%	5.8%	8.0%	9.9%	-14.9%
Average Median Price for Last 12 Months	\$1,584,790	\$2,159,750	\$1,898,667	\$1,801,683	13.7%

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

Brentwood

Condominiums, July 2025



Current Market Snapshot

\$1,149,500

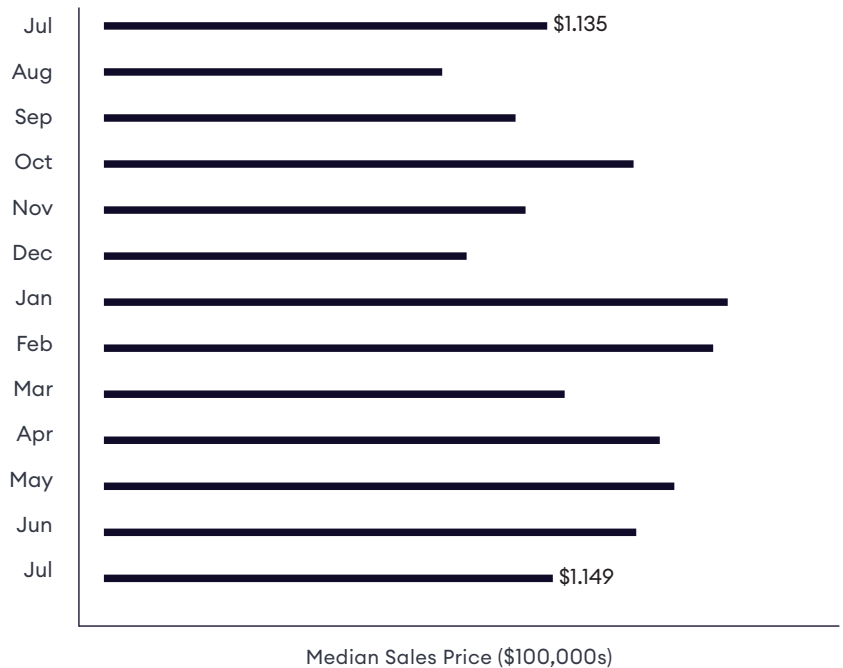
Median Sales Price **1.3% Δ YOY**

\$772

Average \$/SF **4.5% Δ YOY**

128

Properties For Sale **68.4% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,135,000	\$1,600,000	\$1,425,000	\$1,149,500	1.3%
Average Price per Square Foot	\$739	\$1,031	\$1,011	\$772	4.5%
Properties Sold	15	7	17	16	6.7%
Properties Pending Sale	9	11	12	20	122.2%
Properties For Sale	76	100	121	128	68.4%
Days on Market (Pending Sale)	39	90	23	44	12.9%
Percent Under Contract	11.8%	11.0%	9.9%	15.6%	31.9%
Average Median Price for Last 12 Months	\$1,132,792	\$1,357,308	\$1,325,450	\$1,243,162	9.7%

*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, July 2025



Current Market Snapshot

\$580,000

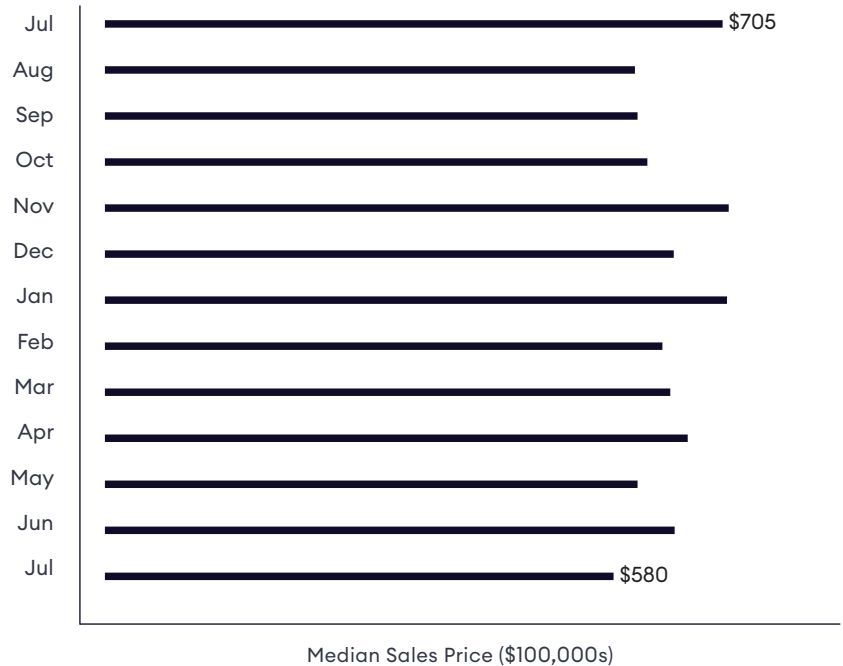
Median Sales Price -17.7% Δ YOY

\$610

Average \$/SF 4.5% Δ YOY

72

Properties For Sale 14.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$705,000	\$710,000	\$665,000	\$580,000	-17.7%
Average Price per Square Foot	\$584	\$626	\$637	\$610	4.5%
Properties Sold	9	17	17	11	22.2%
Properties Pending Sale	10	15	10	12	20.0%
Properties For Sale	63	58	60	72	14.3%
Days on Market (Pending Sale)	32	34	56	71	125.1%
Percent Under Contract	15.9%	25.9%	16.7%	16.7%	5.0%
Average Median Price for Last 12 Months	\$655,625	\$630,583	\$612,500	\$645,404	-1.6%

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

Downtown

Condominiums, July 2025



Current Market Snapshot

\$505,000

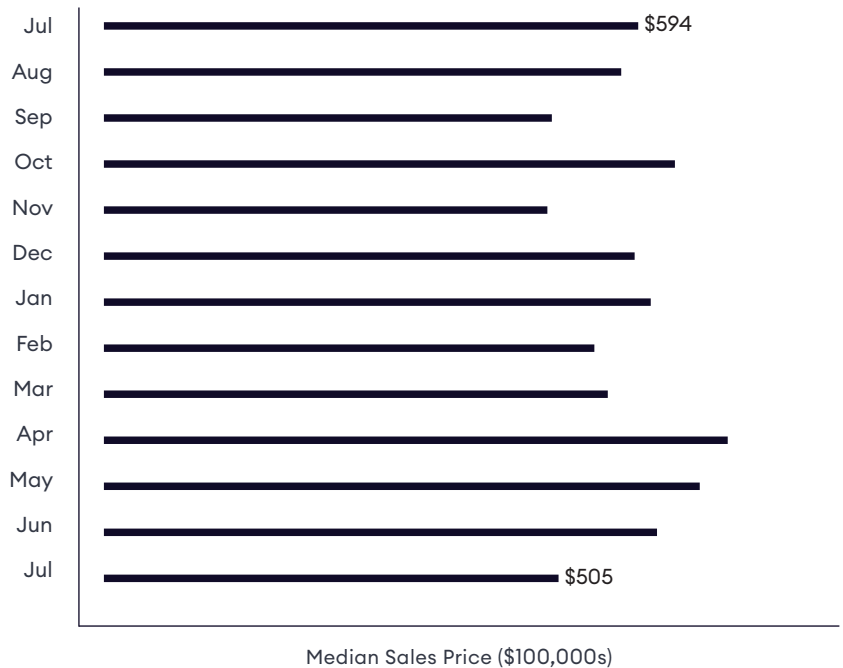
Median Sales Price -15.0% Δ YOY

\$573

Average \$/SF -12.1% Δ YOY

410

Properties For Sale 3.8% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$594,000	\$608,000	\$694,000	\$505,000	-15.0%
Average Price per Square Foot	\$652	\$573	\$688	\$573	-12.1%
Properties Sold	22	9	21	15	-31.8%
Properties Pending Sale	15	22	16	26	73.3%
Properties For Sale	395	388	393	410	3.8%
Days on Market (Pending Sale)	61	97	87	81	31.7%
Percent Under Contract	3.8%	5.7%	4.1%	6.3%	67.0%
Average Median Price for Last 12 Months	\$564,783	\$596,958	\$594,250	\$582,596	3.2%

*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

\$532,500

Median Sales Price **-15.4% Δ YOY**

\$401

Average \$/SF **-7.6% Δ YOY**

125

Properties For Sale **71.2% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$629,500	\$540,000	\$735,000	\$532,500	-15.4%
Average Price per Square Foot	\$434	\$435	\$472	\$401	-7.6%
Properties Sold	8	11	7	12	50.0%
Properties Pending Sale	13	5	11	16	23.1%
Properties For Sale	73	74	102	125	71.2%
Days on Market (Pending Sale)	27	28	44	44	61.4%
Percent Under Contract	17.8%	6.8%	10.8%	12.8%	-28.1%
Average Median Price for Last 12 Months	\$506,000	\$620,083	\$617,167	\$591,346	16.9%

*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

\$955,000

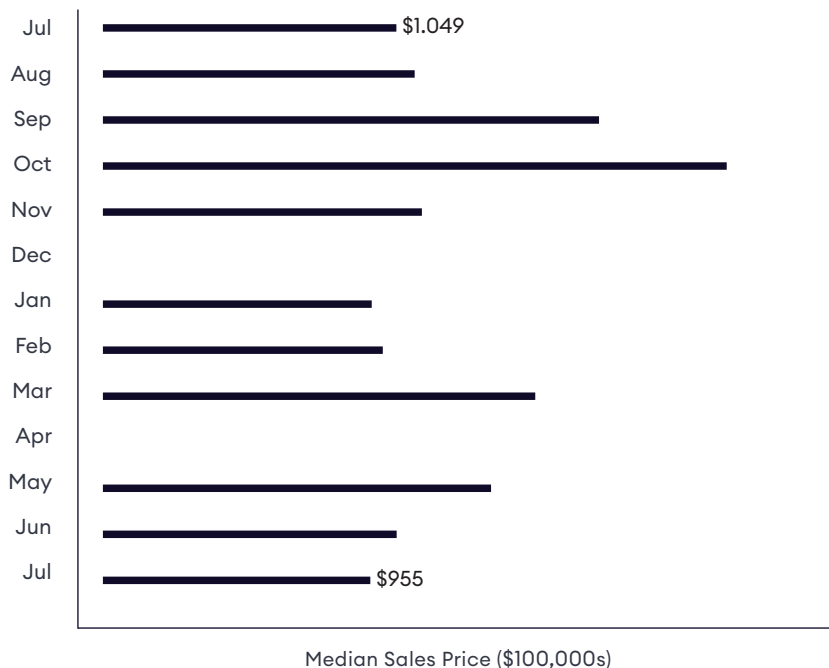
Median Sales Price **-9.0% Δ YOY**

\$920

Average \$/SF **-12.2% Δ YOY**

51

Properties For Sale **30.8% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,049,000	\$960,000	\$0	\$955,000	-9.0%
Average Price per Square Foot	\$1,048	\$735	\$0	\$920	-12.2%
Properties Sold	2	1	0	3	50.0%
Properties Pending Sale	8	0	3	5	-37.5%
Properties For Sale	39	24	42	51	30.8%
Days on Market (Pending Sale)	58	0	4	50	-14.0%
Percent Under Contract	20.5%	0.0%	7.1%	9.8%	-52.2%
Average Median Price for Last 12 Months	\$976,892	\$990,917	\$1,131,833	\$1,094,702	12.1%

*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, July 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

22

Properties For Sale 120.0% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,625,000	\$1,675,000	\$2,677,500	\$0	-100.0%
Average Price per Square Foot	\$1,648	\$1,611	\$1,642	\$0	-100.0%
Properties Sold	1	1	2	0	-100.0%
Properties Pending Sale	0	0	1	0	n/a
Properties For Sale	10	15	20	22	120.0%
Days on Market (Pending Sale)	0	0	1	0	n/a
Percent Under Contract	0.0%	0.0%	5.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$1,107,000	\$883,917	\$453,333	\$892,577	-19.4%

*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, July 2025



Current Market Snapshot

\$1,012,500

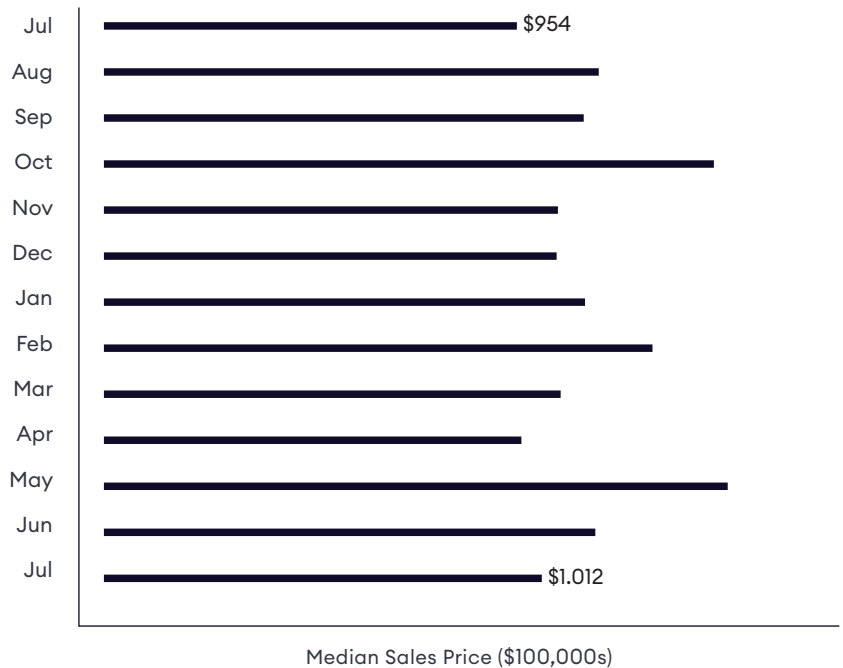
Median Sales Price **6.1% Δ YOY**

\$632

Average \$/SF **-21.2% Δ YOY**

130

Properties For Sale **22.6% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$954,500	\$1,113,000	\$965,000	\$1,012,500	6.1%
Average Price per Square Foot	\$802	\$959	\$820	\$632	-21.2%
Properties Sold	18	18	21	11	-38.9%
Properties Pending Sale	20	24	11	13	-35.0%
Properties For Sale	106	120	120	130	22.6%
Days on Market (Pending Sale)	55	51	30	48	-13.4%
Percent Under Contract	18.9%	20.0%	9.2%	10.0%	-47.0%
Average Median Price for Last 12 Months	\$1,091,063	\$1,147,635	\$1,198,167	\$1,132,161	3.8%

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

Santa Monica

Condominiums, July 2025



Current Market Snapshot

\$1,085,000

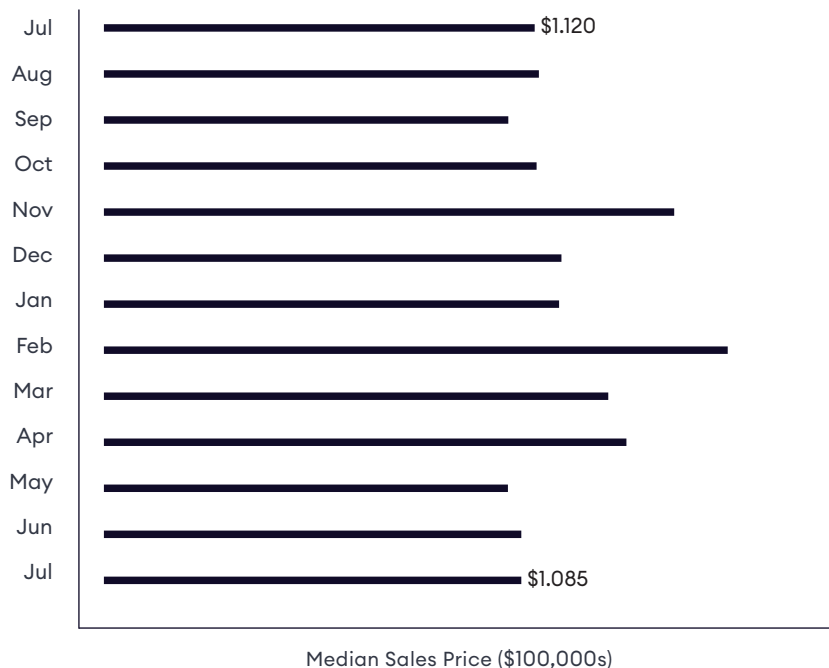
Median Sales Price **-3.1% Δ YOY**

\$1,087

Average \$/SF **8.1% Δ YOY**

218

Properties For Sale **60.3% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,120,000	\$1,183,845	\$1,360,000	\$1,085,000	-3.1%
Average Price per Square Foot	\$1,006	\$1,030	\$1,088	\$1,087	8.1%
Properties Sold	23	20	29	25	8.7%
Properties Pending Sale	20	28	37	23	15.0%
Properties For Sale	136	164	218	218	60.3%
Days on Market (Pending Sale)	45	40	33	48	6.5%
Percent Under Contract	14.7%	17.1%	17.0%	10.6%	-28.3%
Average Median Price for Last 12 Months	\$1,150,500	\$1,252,917	\$1,073,333	\$1,215,642	5.7%

*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, July 2025



Current Market Snapshot

\$702,500

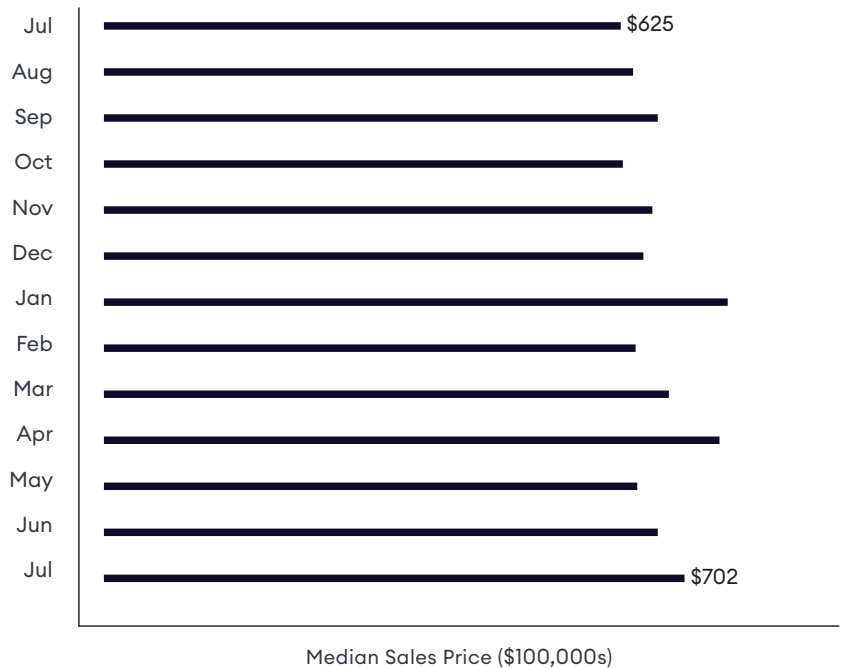
Median Sales Price **12.4% Δ YOY**

\$507

Average \$/SF **-8.3% Δ YOY**

109

Properties For Sale **32.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$625,000	\$755,000	\$745,000	\$702,500	12.4%
Average Price per Square Foot	\$553	\$489	\$552	\$507	-8.3%
Properties Sold	9	10	19	12	33.3%
Properties Pending Sale	12	9	11	9	-25.0%
Properties For Sale	82	97	112	109	32.9%
Days on Market (Pending Sale)	30	61	43	48	57.1%
Percent Under Contract	14.6%	9.3%	9.8%	8.3%	-43.6%
Average Median Price for Last 12 Months	\$684,490	\$681,500	\$672,500	\$670,958	-2.0%

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



Current Market Snapshot

\$825,000

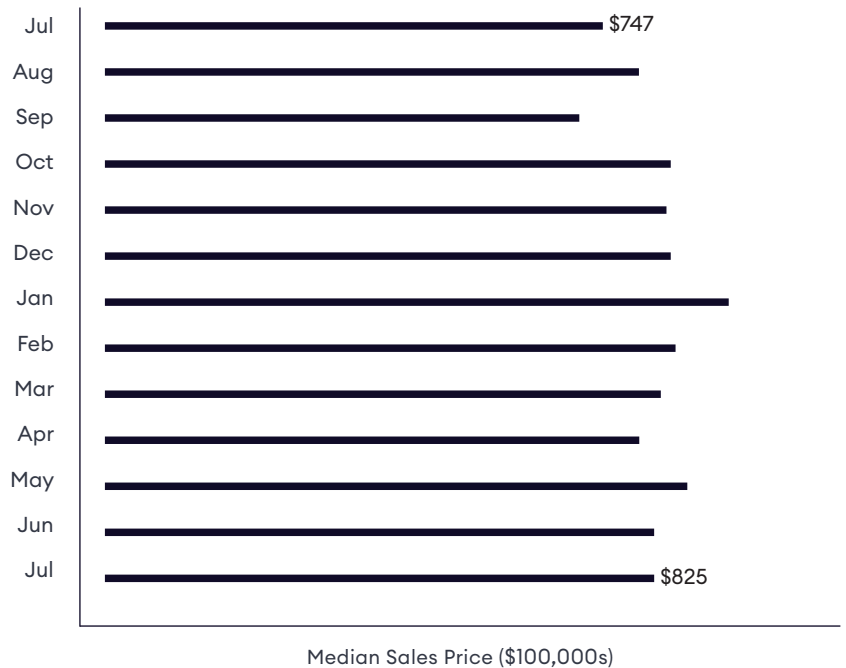
Median Sales Price **10.4% Δ YOY**

\$587

Average \$/SF **-5.9% Δ YOY**

59

Properties For Sale **63.9% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$747,500	\$937,500	\$802,500	\$825,000	10.4%
Average Price per Square Foot	\$624	\$680	\$591	\$587	-5.9%
Properties Sold	16	4	7	11	-31.2%
Properties Pending Sale	6	7	14	7	16.7%
Properties For Sale	36	41	60	59	63.9%
Days on Market (Pending Sale)	27	49	22	27	3.0%
Percent Under Contract	16.7%	17.1%	23.3%	11.9%	-28.8%
Average Median Price for Last 12 Months	\$829,875	\$836,617	\$841,650	\$827,865	-0.2%

*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

\$1,210,000

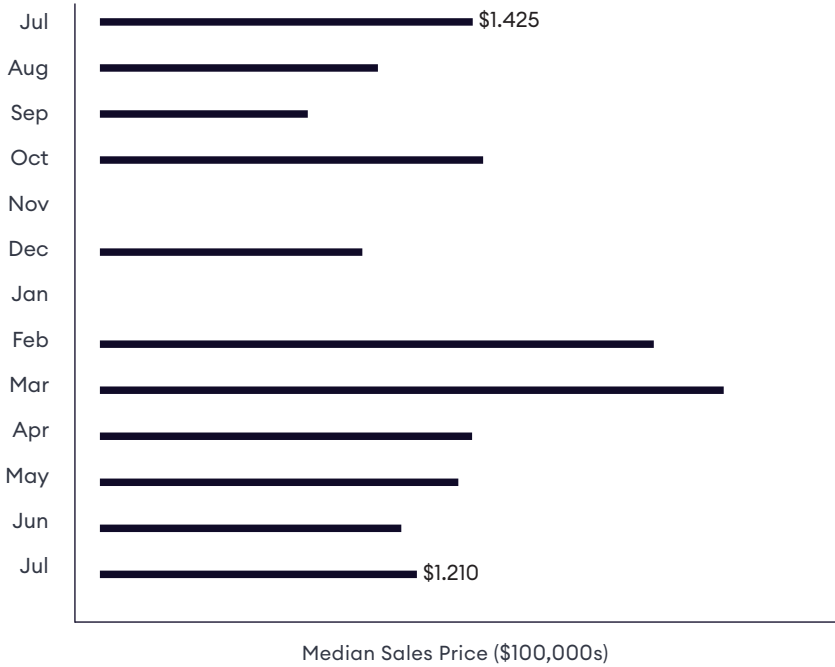
Median Sales Price -15.1% Δ YOY

\$1,065

Average \$/SF 0.6% Δ YOY

24

Properties For Sale 33.3% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,425,000	\$0	\$1,422,500	\$1,210,000	-15.1%
Average Price per Square Foot	\$1,059	\$0	\$866	\$1,065	0.6%
Properties Sold	3	0	2	3	0.0%
Properties Pending Sale	0	1	3	4	n/a
Properties For Sale	18	23	26	24	33.3%
Days on Market (Pending Sale)	0	132	22	75	n/a
Percent Under Contract	0.0%	4.3%	11.5%	16.7%	n/a
Average Median Price for Last 12 Months	\$506,958	\$1,610,858	\$1,243,167	\$1,185,012	133.7%

*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, July 2025



Current Market Snapshot

\$861,000

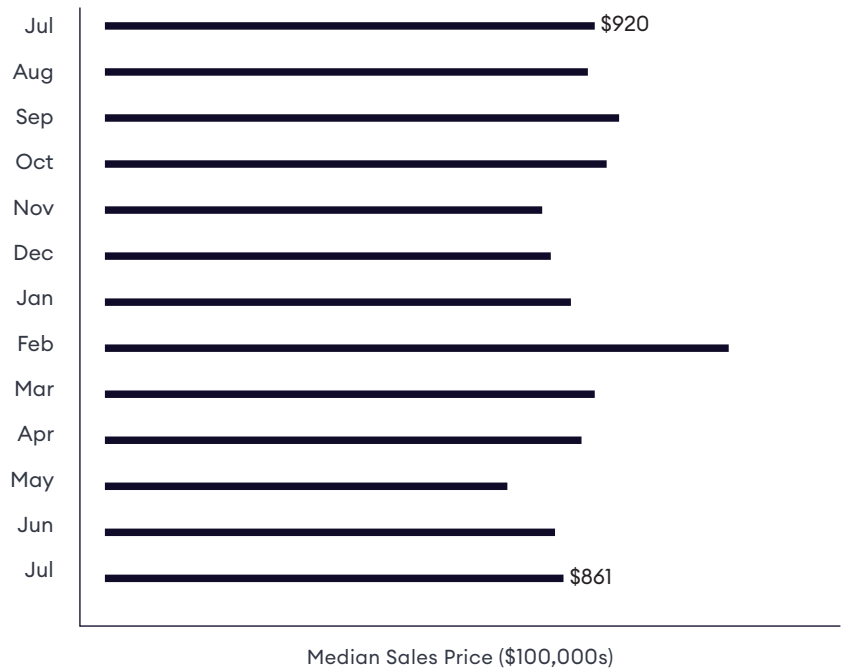
Median Sales Price **-6.4% Δ YOY**

\$1,467

Average \$/SF **58.1% Δ YOY**

265

Properties For Sale **34.5% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$920,000	\$875,000	\$895,000	\$861,000	-6.4%
Average Price per Square Foot	\$928	\$1,038	\$871	\$1,467	58.1%
Properties Sold	23	15	26	18	-21.7%
Properties Pending Sale	22	15	27	24	9.1%
Properties For Sale	197	211	267	265	34.5%
Days on Market (Pending Sale)	40	70	58	59	45.9%
Percent Under Contract	11.2%	7.1%	10.1%	9.1%	-18.9%
Average Median Price for Last 12 Months	\$908,850	\$908,167	\$820,333	\$901,326	-0.8%

*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, July 2025



Current Market Snapshot

\$944,000

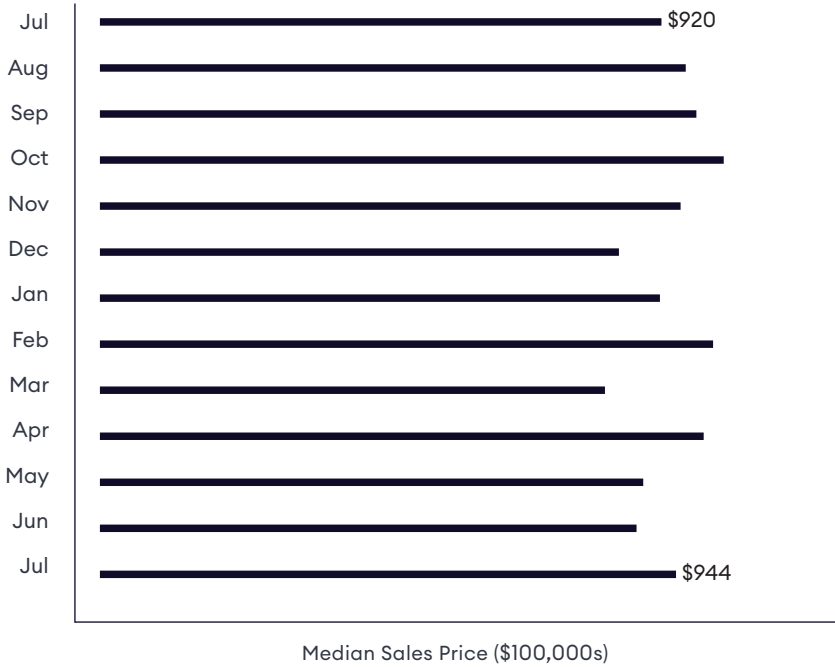
Median Sales Price 2.6% Δ YOY

\$667

Average \$/SF -11.9% Δ YOY

65

Properties For Sale 18.2% Δ YOY



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$920,000	\$917,500	\$989,500	\$944,000	2.6%
Average Price per Square Foot	\$757	\$713	\$673	\$667	-11.9%
Properties Sold	7	6	10	8	14.3%
Properties Pending Sale	8	6	6	14	75.0%
Properties For Sale	55	55	54	65	18.2%
Days on Market (Pending Sale)	21	52	22	36	69.1%
Percent Under Contract	14.5%	10.9%	11.1%	21.5%	48.1%
Average Median Price for Last 12 Months	\$947,521	\$922,417	\$904,333	\$933,346	-1.5%

*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, July 2025



Current Market Snapshot

\$1,025,000

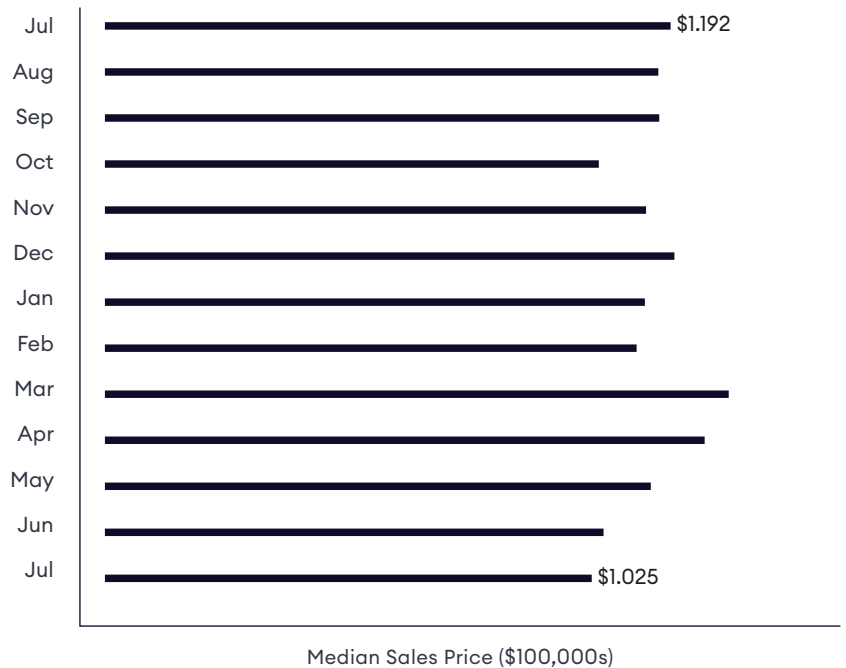
Median Sales Price **-14.0% Δ YOY**

\$750

Average \$/SF **-30.6% Δ YOY**

354

Properties For Sale **4.1% Δ YOY**



Data*	Jul 2024	6 Month	3 Month	Jul 2025	% Change
Median Price	\$1,192,000	\$1,137,500	\$1,264,000	\$1,025,000	-14.0%
Average Price per Square Foot	\$1,081	\$1,375	\$1,062	\$750	-30.6%
Properties Sold	36	26	45	35	-2.8%
Properties Pending Sale	55	50	37	31	-43.6%
Properties For Sale	340	348	342	354	4.1%
Days on Market (Pending Sale)	43	56	35	53	23.9%
Percent Under Contract	16.2%	14.4%	10.8%	8.8%	-45.9%
Average Median Price for Last 12 Months	\$1,140,583	\$1,154,000	\$1,075,000	\$1,151,346	0.9%

*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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