



Market Intelligence Report

South Bay Edition

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



RE/MAX Estate Properties
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SouthBay Market Intelligence

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

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Market Intelligence Glossary

MEDIAN PRICE:

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

AVERAGE PRICE PER SQUARE FOOT:

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

PROPERTIES FOR SALE:

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

PROPERTIES UNDER CONTRACT:

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

PROPERTIES SOLD:

The number of properties that SOLD and transferred ownership.

DAYS ON MARKET (CLOSED SALES):

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

MONTHS SUPPLY OF INVENTORY:

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

PROPERTIES PENDING SALE:

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

ABSORPTION RATE (CLOSED SALES):

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

REPORT NOTES:

Reports published in November 2020 are based on data available at the end of October 2020. All reports presented are based on data supplied by the CRMLS or TheMLS and Trendgraphix. Neither the Association nor its MLS guarantees or is in anyway responsible for its accuracy. Information deemed reliable but not guaranteed.

El Segundo

OCTOBER STATS

Key Facts:

\$1,469,000
Median Sold Price

\$1,423,000
Average Sold Price

20
Listings for Sale

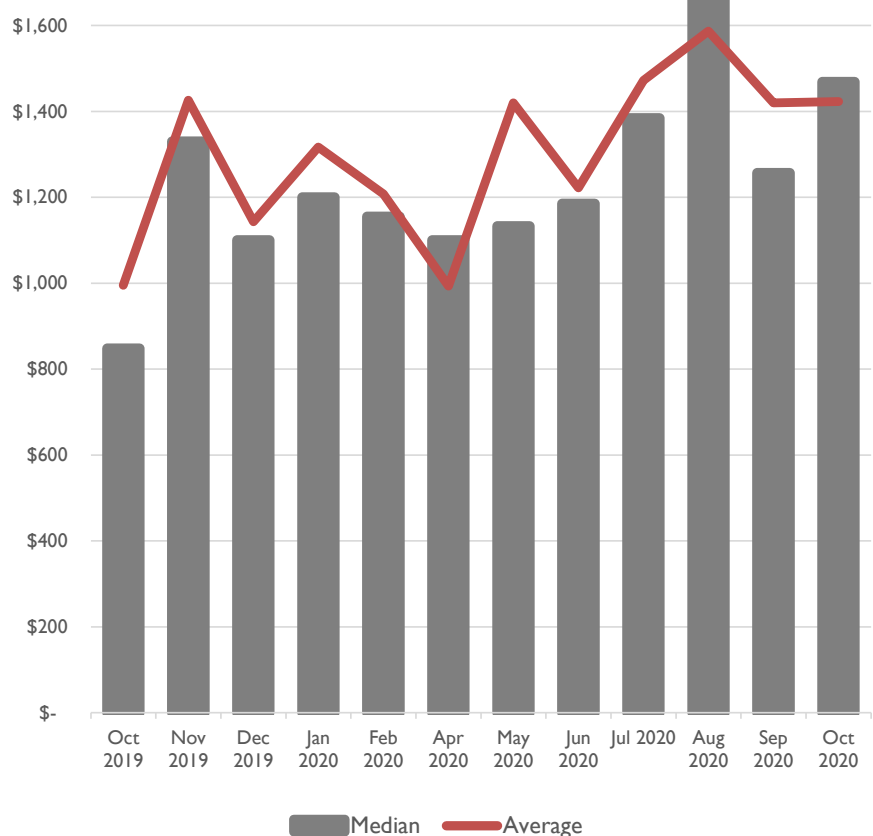
13
Listings Pending

13
Listings Sold

20
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$848	\$1,469	73%
Average Price Per Sq. Foot	\$560	\$686	23%
Properties for Sale	13	20	54%
Properties Pending Sales	11	13	18%
Properties Sold	8	13	63%
Days on Market (Sold Homes)	29	20	-31%
Monthly Supply of Inventory	1.6	1.5	-6%
Absorption Rate (Closed Sales)	61.5	65	6%

AVERAGE & MEDIAN PRICE



Gardena

OCTOBER STATS

Key Facts:

\$643,000
Median Sold Price

\$622,000
Average Sold Price

29
Listings for Sale

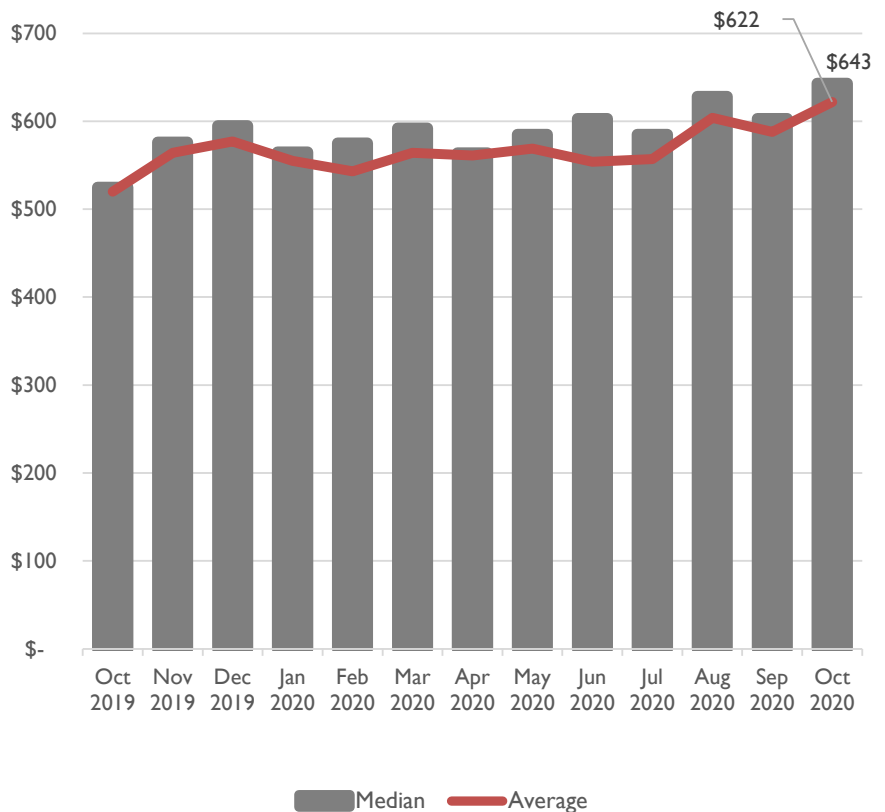
47
Listings Pending

28
Listings Sold

19
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$525	\$643	22%
Average Price Per Sq. Foot	\$423	\$436	3%
Properties for Sale	44	29	-34%
Properties Pending Sales	41	47	15%
Properties Sold	33	28	-15%
Days on Market (Sold Homes)	29	19	-34%
Monthly Supply of Inventory	1.3	1	-23%
Absorption Rate (Closed Sales)	75	96.6	29%

AVERAGE & MEDIAN PRICE



Hawthorne

OCTOBER STATS

Key Facts:

\$728,000
Median Sold Price

\$760,000
Average Sold Price

28
Listings for Sale

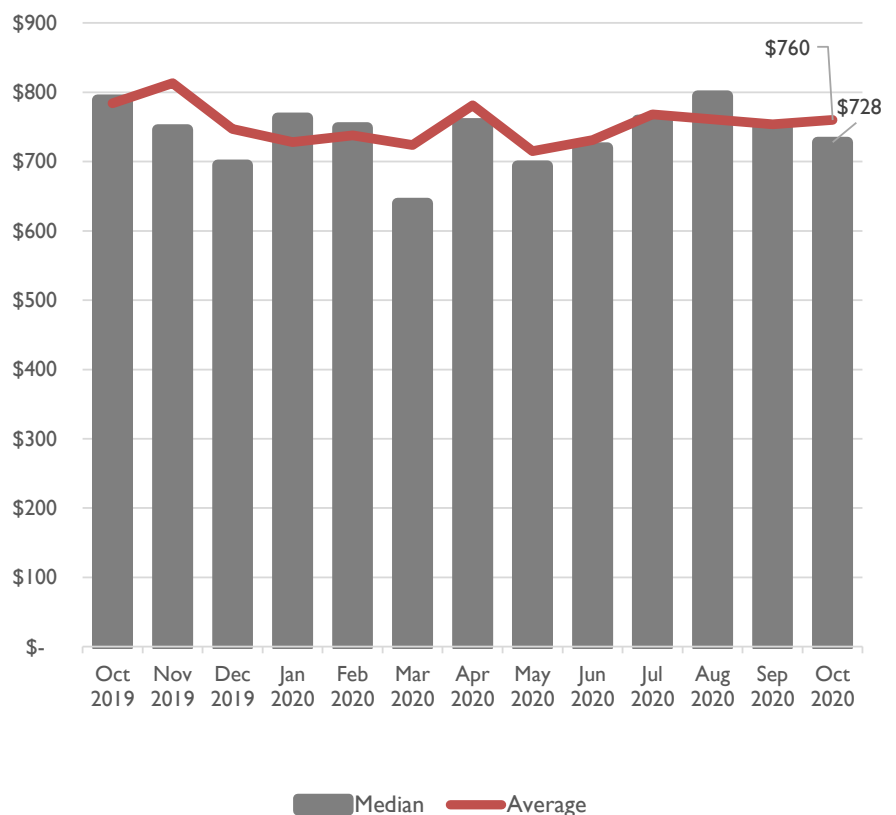
42
Listings Pending

42
Listings Sold

26
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$789	\$728	-8%
Average Price Per Sq. Foot	\$525	\$534	2%
Properties for Sale	39	28	-28%
Properties Pending Sales	30	42	40%
Properties Sold	31	42	35%
Days on Market (Sold Homes)	25	26	4%
Monthly Supply of Inventory	1.3	0.7	-46%
Absorption Rate (Closed Sales)	79.5	150	89%

AVERAGE & MEDIAN PRICE



Hermosa Beach

OCTOBER STATS

Key Facts:

\$1,795,000
Median Sold Price

\$2,298,000
Average Sold Price

67
Listings for Sale

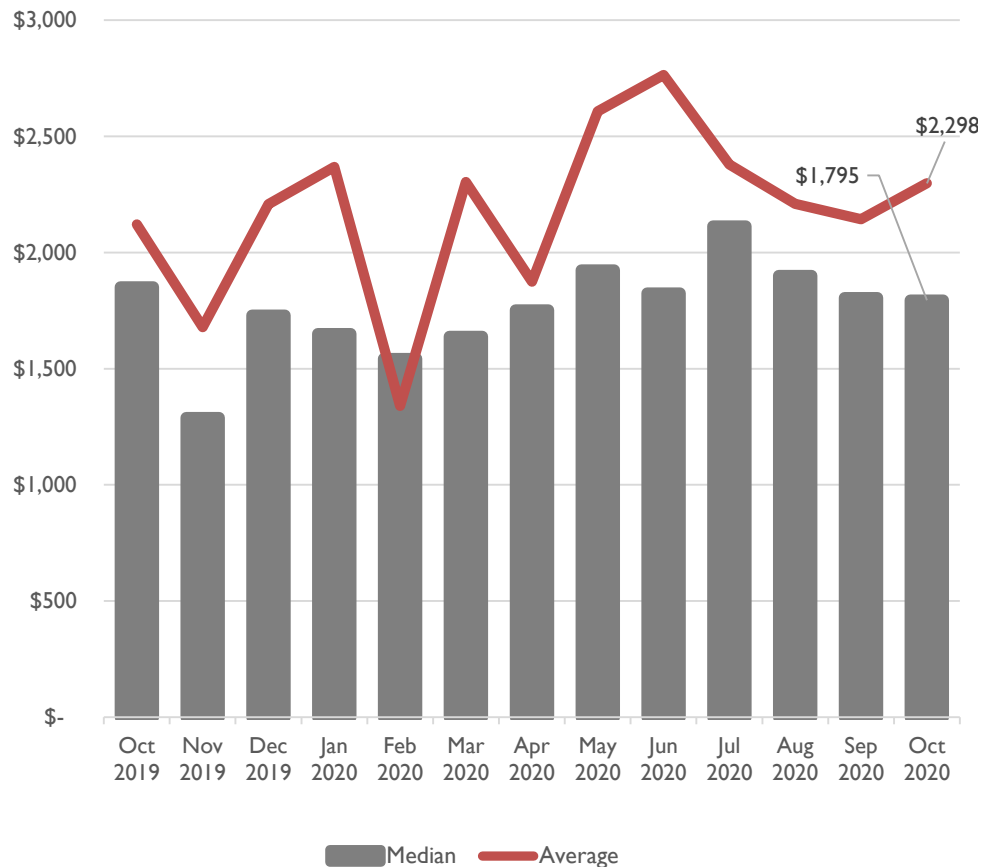
18
Listings Pending

17
Listings Sold

53
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$1,851	\$1,795	-3%
Average Price Per Sq. Foot	\$965	\$1,168	21%
Properties for Sale	60	67	12%
Properties Pending Sales	18	18	0%
Properties Sold	13	17	31%
Days on Market (Sold Homes)	48	53	10%
Monthly Supply of Inventory	4.6	3.9	-15%
Absorption Rate (Closed Sales)	21.7	25.4	17%

AVERAGE & MEDIAN PRICE



Lawndale

OCTOBER STATS

Key Facts:

\$700,000
Median Sold Price

\$672,000
Average Sold Price

14
Listings for Sale

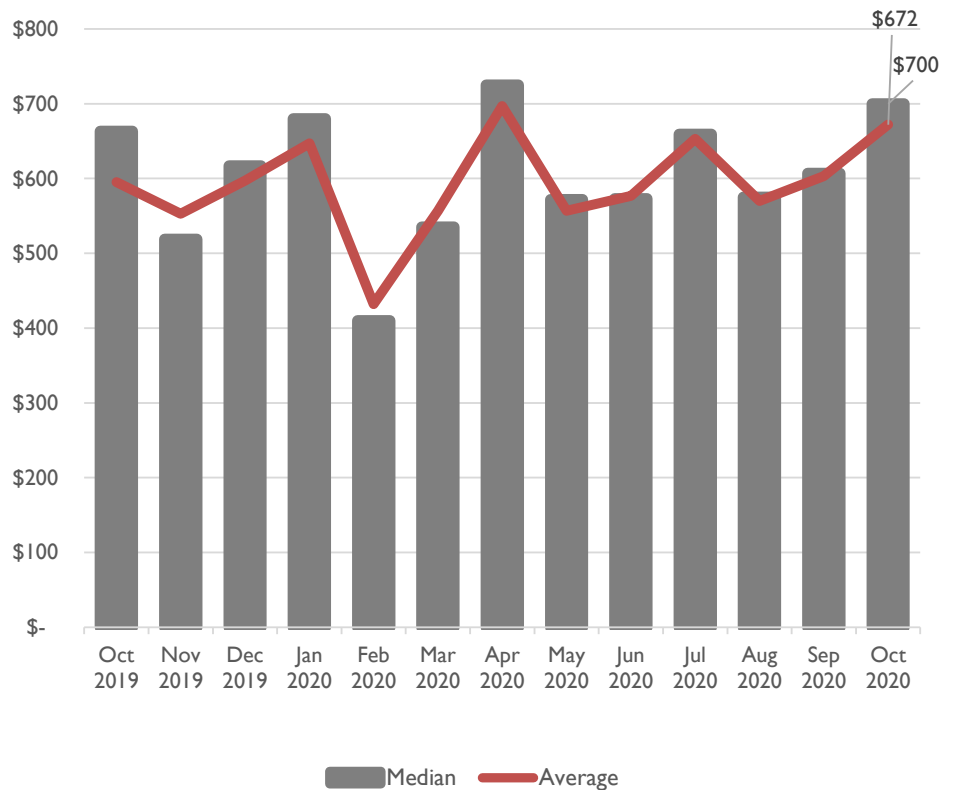
8
Listings Pending

20
Listings Sold

28
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$663	\$700	6%
Average Price Per Sq. Foot	\$475	\$430	-9%
Properties for Sale	10	14	40%
Properties Pending Sales	7	8	14%
Properties Sold	10	20	100%
Days on Market (Sold Homes)	27	28	4%
Monthly Supply of Inventory	1	0.7	-30%
Absorption Rate (Closed Sales)	100	142.9	43%

AVERAGE & MEDIAN PRICE



Lomita

OCTOBER STATS

Key Facts:

\$660,000
Median Sold Price

\$677,000
Average Sold Price

18
Listings for Sale

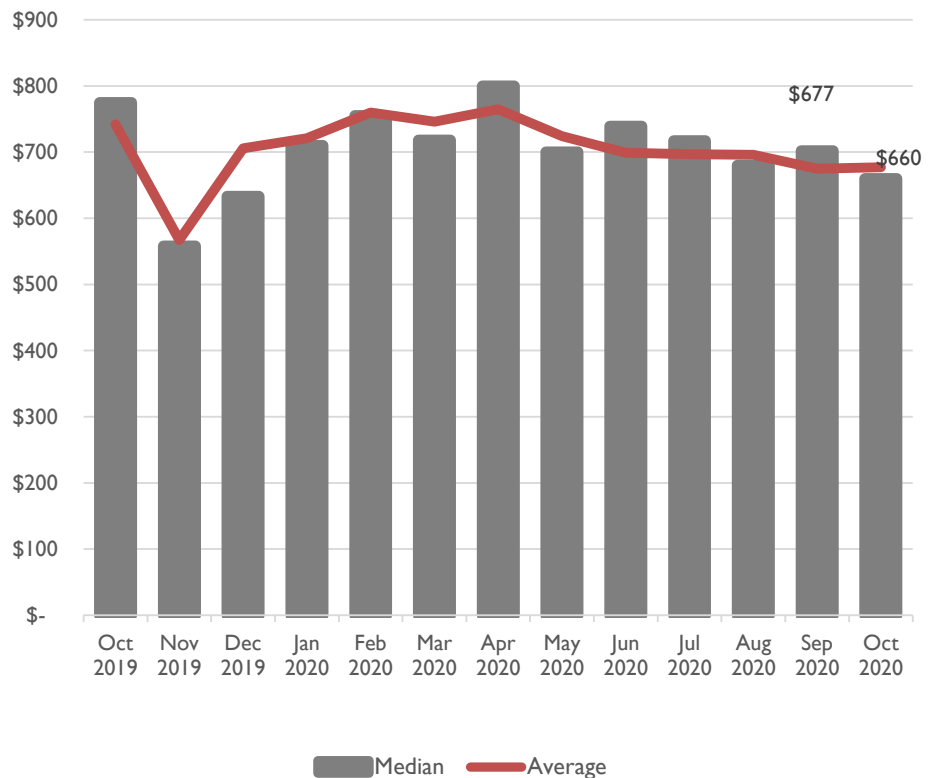
21
Listings Pending

16
Listings Sold

12
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$775	\$660	-15%
Average Price Per Sq. Foot	\$424	\$481	13%
Properties for Sale	15	18	20%
Properties Pending Sales	16	21	31%
Properties Sold	12	16	33%
Days on Market (Sold Homes)	42	12	-71%
Monthly Supply of Inventory	1.3	1.1	-15%
Absorption Rate (Closed Sales)	80	88.9	11%

AVERAGE & MEDIAN PRICE



Manhattan Beach

OCTOBER STATS

Key Facts:

\$2,880,000
Median Sold Price

\$3,215,000
Average Sold Price

109
Listings for Sale

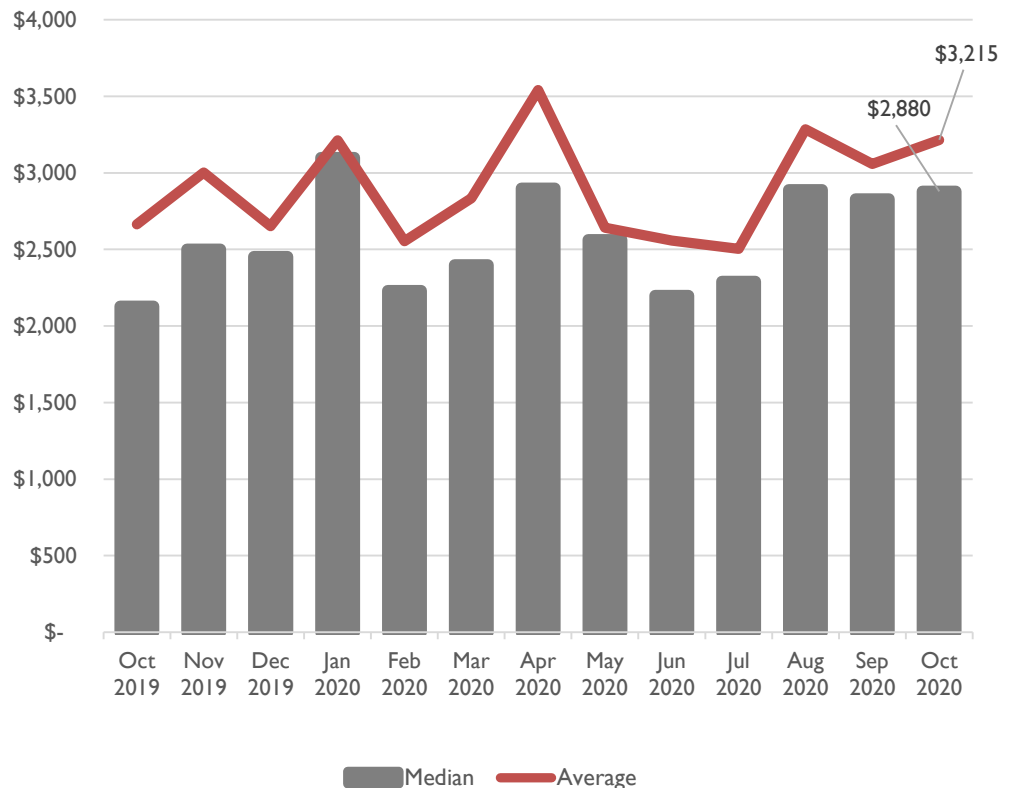
39
Listings Pending

51
Listings Sold

40
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$2,129	\$2,880	35%
Average Price Per Sq. Foot	\$1,014	\$1,117	10%
Properties for Sale	101	109	8%
Properties Pending Sales	50	39	-22%
Properties Sold	23	51	122%
Days on Market (Sold Homes)	67	40	-40%
Monthly Supply of Inventory	4.4	2.1	-52%
Absorption Rate (Closed Sales)	22.8	46.8	105%

AVERAGE & MEDIAN PRICE



Redondo Beach

OCTOBER STATS

Key Facts:

\$1,075,000
Median Sold Price

\$1,166,000
Average Sold Price

86
Listings for Sale

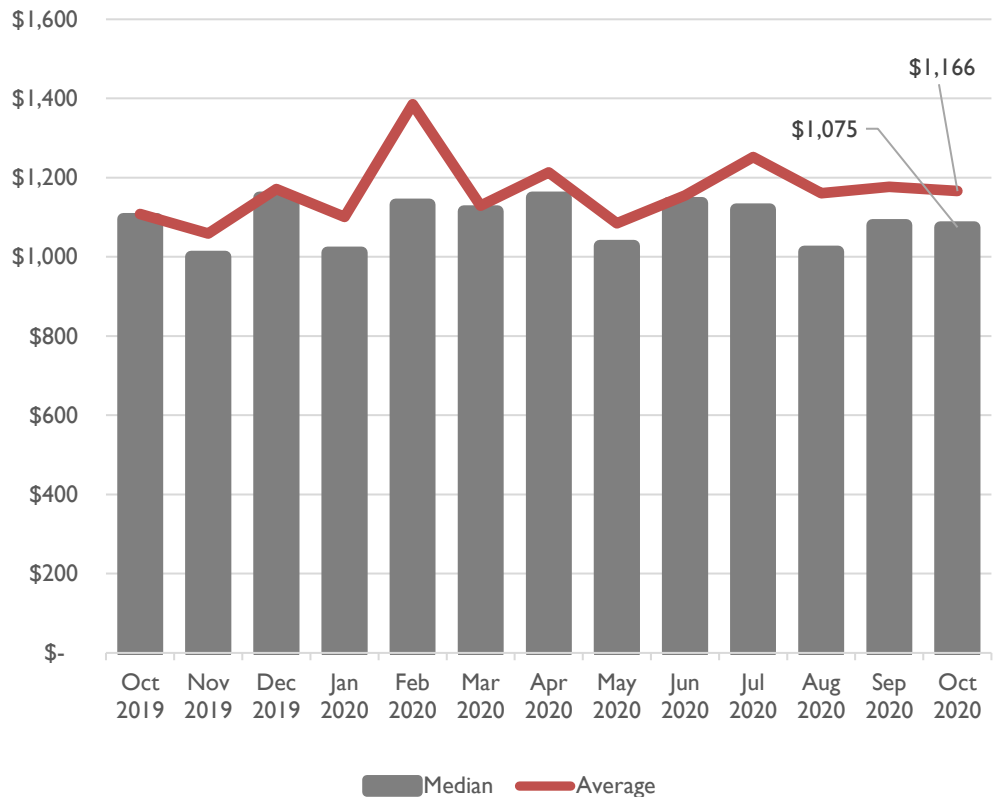
70
Listings Pending

81
Listings Sold

26
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$1,096	\$1,075	-2%
Average Price Per Sq. Foot	\$636	\$623	-2%
Properties for Sale	111	86	-23%
Properties Pending Sales	67	70	4%
Properties Sold	68	81	19%
Days on Market (Sold Homes)	26	26	0%
Monthly Supply of Inventory	1.6	1.1	-31%
Absorption Rate (Closed Sales)	61.3	94.2	54%

AVERAGE & MEDIAN PRICE



San Pedro

OCTOBER STATS

Key Facts:

\$610,000
Median Sold Price

\$652,000
Average Sold Price

56
Listings for Sale

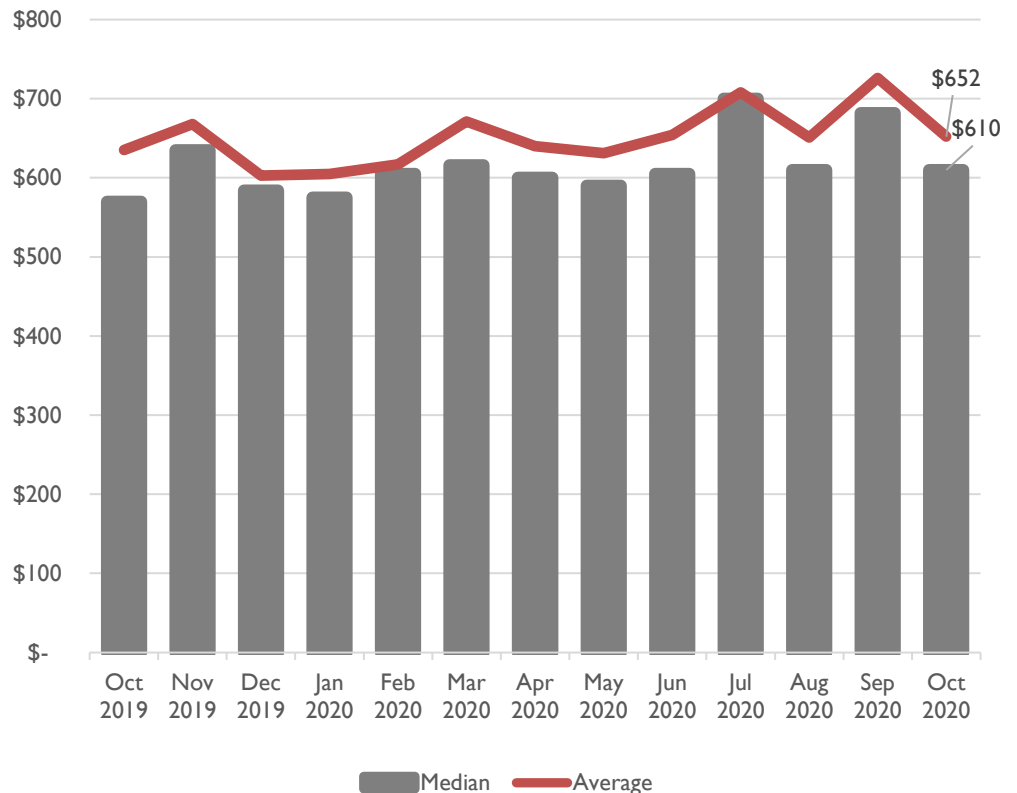
56
Listings Pending

58
Listings Sold

21
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$570	\$610	7%
Average Price Per Sq. Foot	\$419	\$488	16%
Properties for Sale	93	56	-40%
Properties Pending Sales	49	56	14%
Properties Sold	48	58	21%
Days on Market (Sold Homes)	37	21	-43%
Monthly Supply of Inventory	1.9	1	-47%
Absorption Rate (Closed Sales)	51.6	103.6	101%

AVERAGE & MEDIAN PRICE



Torrance

OCTOBER STATS

Key Facts:

\$914,000
Median Sold Price

\$982,000
Average Sold Price

92
Listings for Sale

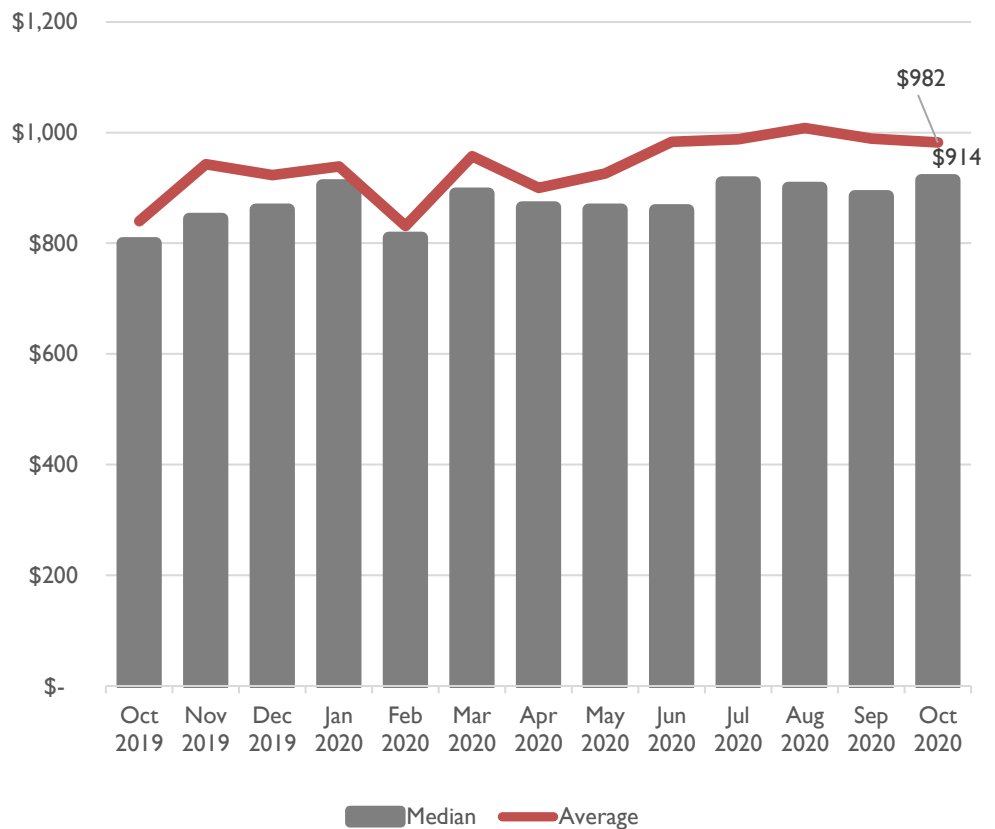
96
Listings Pending

103
Listings Sold

16
Days On Market

	OCTOBER 2019	OCTOBER 2020	% Change
Median Price (in \$1,000)	\$800	\$914	14%
Average Price Per Sq. Foot	\$545	\$550	1%
Properties for Sale	110	92	-16%
Properties Pending Sales	87	96	10%
Properties Sold	92	103	12%
Days on Market (Sold Homes)	36	16	-56%
Monthly Supply of Inventory	1.2	0.9	-25%
Absorption Rate (Closed Sales)	83.6	112	34%

AVERAGE & MEDIAN PRICE



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