



BUCKINGHAM INVESTMENTS

LEARN, PLAN, & INVEST IN REAL ESTATE

4th Quarter 2013 Market Study Greater South Bay Area, Los Angeles

City	Number of Sales	Average GRM*	Average Cap Rate**	Average Price/Square Foot	Average Price/Unit
Carson	5	12.5	5.6%	\$221	\$191,375
El Segundo	2	15.3	4.3%	\$344	\$260,781
Gardena	15	12.7	5.7%	\$201	\$175,915
Harbor City	7	12.3	5.8%	\$196	\$171,137
Hawthorne	19	14.2	5.5%	\$212	\$222,758
Hermosa Beach	4	20.1	3.6%	\$656	\$517,770
Inglewood	37	11.2	6.4%	\$177	\$143,624
Lawndale	13	13.2	5.8%	\$281	\$257,105
Lomita	8	13.8	5.3%	\$288	\$243,239
Long Beach	154	13.2	5.5%	\$233	\$192,822
Manhattan Beach	9	24.3	3.0%	\$783	\$642,166
Redondo Beach	15	18.3	3.8%	\$378	\$384,797
San Pedro	31	12.1	6.0%	\$190	\$167,316
Torrance	19	15.8	4.7%	\$249	\$228,339
Wilmington	16	11.5	6.3%	\$190	\$147,183
Grand Total	354	13.6	5.5%	\$248	\$212,845

Source: CRMLS residential income closed sales
October 1st, 2013 through December 31st, 2013.

*Gross Rent Multiplier estimated from reported
actual rents; market rents used for vacancies

**Cap Rates estimated using reported actual rents;
market rents used for vacancies. Assumes 35%
expenses; 50% expenses for master metered properties

For a full interactive copy of this study please contact:

Buckingham Investments
310-982-7055
2359 W Torrance Blvd #100
Torrance, CA 90501
BuckinghamInvestments.com