



BUCKINGHAM INVESTMENTS

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2nd Quarter 2014 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	3	10.3	7.8%	\$196	\$170,500
El Segundo	7	19.1	3.5%	\$412	\$411,592
Gardena	11	12.6	5.2%	\$201	\$153,865
Harbor City	4	12.1	4.8%	\$194	\$204,633
Hawthorne	28	12.8	4.9%	\$215	\$207,698
Hermosa Beach	7	27.7	2.3%	\$752	\$761,131
Inglewood	25	11.8	5.4%	\$198	\$170,912
Lawndale	11	14.2	4.5%	\$280	\$261,048
Lomita	8	16.4	4.0%	\$273	\$251,831
Long Beach	141	13.4	5.0%	\$241	\$192,792
Manhattan Beach	9	24.2	2.9%	\$883	\$798,889
Redondo Beach	21	18.7	3.4%	\$456	\$416,434
San Pedro	25	14.2	4.7%	\$221	\$216,502
Torrance	17	15.2	4.3%	\$274	\$289,850
Wilmington	14	11.2	6.1%	\$177	\$206,628
Grand Total	331	14.4	4.8%	\$277	\$251,548

Source: CRMLS residential income closed sales
April 1st, 2014 through June 30th, 2014.

*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:

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