



BUCKINGHAM INVESTMENTS

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2nd Quarter 2015 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	12.2	5.3%	\$269	\$184,889
El Segundo	2	28.3	2.4%	\$757	\$496,250
Gardena	11	12.8	5.1%	\$207	\$188,182
Harbor City	5	14.2	4.8%	\$222	\$171,750
Hawthorne	12	13.2	4.8%	\$231	\$198,815
Hermosa Beach	6	25.2	2.1%	\$729	\$633,800
Inglewood	26	12.6	5.1%	\$208	\$179,986
Lawndale	11	15.0	4.7%	\$300	\$253,409
Lomita	5	15.8	4.4%	\$326	\$256,522
Long Beach	112	13.9	4.9%	\$263	\$220,992
Manhattan Beach	9	28.0	2.4%	\$1264	\$896,389
Redondo Beach	12	20.8	3.3%	\$479	\$435,825
San Pedro	31	13.8	4.7%	\$256	\$211,089
Torrance	17	15.2	4.4%	\$309	\$293,672
Wilmington	10	11.4	5.8%	\$184	\$152,050
Grand Total	272	14.6	5.0%	\$312	\$260,764

Source: CRMLS residential income closed sales
April 1st, 2015 through June 30th, 2015.

*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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