



BUCKINGHAM INVESTMENTS

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3rd 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	4	10.3	6.9%	\$215	\$166,111
El Segundo	3	21.5	3.0%	\$595	\$571,111
Gardena	14	13.6	4.5%	\$223	\$190,005
Harbor City	4	13.7	4.8%	\$241	\$210,906
Hawthorne	14	13.0	4.6%	\$240	\$191,211
Hermosa Beach	9	26.7	2.6%	\$939	\$1,067,361
Inglewood	30	13.5	4.8%	\$242	\$190,226
Lawndale	18	15.5	4.3%	\$299	\$265,968
Lomita	8	16.2	3.8%	\$339	\$241,260
Long Beach	129	15.0	4.4%	\$282	\$247,103
Manhattan Beach	4	38.0	1.7%	\$1,385	\$1,366,146
Redondo Beach	14	19.6	3.3%	\$487	\$456,008
San Pedro	31	13.0	5.2%	\$240	\$217,193
Torrance	14	15.2	4.4%	\$294	\$284,854
Wilmington	11	11.7	5.5%	\$187	\$144,456
Grand Total	307	15.3	4.5%	\$313	\$282,163

Source: CRMLS residential income closed sales
July 1st, 2015 through September 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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