



BUCKINGHAM INVESTMENTS

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4th 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	5	12.8	5.9%	\$262	\$245,500
El Segundo	5	18.1	3.1%	\$585	\$471,726
Gardena	7	16.1	5.6%	\$269	\$239,238
Harbor City	5	13.3	5.0%	\$231	\$183,380
Hawthorne	20	13.9	4.7%	\$308	\$201,608
Hermosa Beach	7	41.7	1.6%	\$1,537	\$1,169,643
Inglewood	19	12.4	5.0%	\$217	\$193,643
Lawndale	10	14.1	4.5%	\$289	\$240,486
Lomita	4	13.6	4.8%	\$263	\$248,058
Long Beach	135	14.9	4.5%	\$294	\$253,223
Manhattan Beach	4	37.5	2.0%	\$1,252	\$1,383,208
Redondo Beach	12	18.8	3.2%	\$491	\$448,882
San Pedro	32	14.4	4.5%	\$247	\$218,162
Torrance	21	15.4	4.2%	\$352	\$310,079
Wilmington	12	11.7	5.6%	\$203	\$164,424
Grand Total	298	15.6	4.4%	\$337	\$288,739

Source: CRMLS residential income closed sales
October 1st, 2015 through December 31st, 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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