



BUCKINGHAM INVESTMENTS

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4th Quarter 2016 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	12.0	5.5%	\$251	\$244,167
El Segundo	1	14.4	4.5%	\$459	\$305,833
Gardena	14	14.8	4.4%	\$268	\$239,294
Harbor City	3	14.5	4.5%	\$230	\$208,972
Hawthorne	20	15.2	4.4%	\$269	\$228,203
Hermosa Beach	11	31.9	2.1%	\$963	\$866,629
Inglewood	22	15.4	4.2%	\$291	\$229,775
Lawndale	6	15.5	4.3%	\$303	\$356,556
Lomita	5	21.0	3.3%	\$380	\$308,607
Long Beach	114	15.2	4.4%	\$285	\$255,437
Manhattan Beach	5	35.6	1.8%	\$1,348	\$1,081,000
Redondo Beach	12	21.6	2.9%	\$629	\$564,823
San Pedro	28	14.8	4.4%	\$267	\$233,356
Torrance	14	16.6	4.0%	\$340	\$314,589
Wilmington	5	13.6	5.3%	\$231	\$156,983
Grand Total	264	16.7	4.2%	\$349	\$307,272

Source: CRMLS residential income closed sales
October 1st, 2016 through December 31st, 2016.

*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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