BUCKINGHAM INVESTMENTS

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2nd Quarter 2017 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	15.0	4.4%	$297	$247,500
El Segundo	1	28.7	2.3%	$718	$1,077,500
Gardena	25	14.7	4.5%	$262	$233,185
Harbor City	4	15.5	4.3%	$237	$218,925
Hawthorne	13	15.2	4.2%	$290	$234,633
Hermosa Beach	2	36.5	1.7%	$813	$606,638
Inglewood	21	14.8	4.4%	$293	$251,392
Lawndale	13	18.1	3.5%	$361	$324,750
Lomita	4	17.7	3.7%	$380	$361,663
Long Beach	138	15.8	4.2%	$328	$274,850
Manhattan Beach	4	24.0	2.9%	$1,194	$785,625
Redondo Beach	14	20.8	3.1%	$557	$521,212
San Pedro	24	14.3	4.6%	$265	$228,109
Torrance	16	16.8	4.1%	$338	$307,842
Wilmington	7	14.3	4.5%	$252	$213,464
Grand Total	**290**	**16.2**	**4.2%**	**$340**	**$290,507**

Source: CRMLS residential income closed sales April 1st, 2017 through June 30th, 2017.

*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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