



3rd 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	1	15.9	4.1%	\$223	\$260,000
El Segundo	2	20.0	3.3%	\$621	\$537,003
Gardena	10	15.6	4.0%	\$297	\$261,191
Harbor City	1	13.9	4.7%	\$180	\$166,250
Hawthorne	14	15.6	4.2%	\$304	\$296,095
Hermosa Beach	9	30.2	2.3%	\$1,180	\$1,124,630
Inglewood	21	16.4	4.1%	\$318	\$282,746
Lawndale	20	17.7	4.0%	\$380	\$318,703
Lomita	4	17.2	3.9%	\$357	\$344,679
Long Beach	129	16.0	4.1%	\$345	\$294,801
Manhattan Beach	3	22.0	3.0%	\$802	\$650,000
Redondo Beach	15	21.0	3.2%	\$537	\$533,003
San Pedro	38	15.1	4.4%	\$291	\$245,048
Torrance	17	17.1	3.8%	\$372	\$332,708
Wilmington	10	13.6	4.9%	\$237	\$216,183
Grand Total	294	16.8	4.0%	\$374	\$330,526

Source: CRMLS residential income closed sales July 1st, 2017 through September 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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