



BUCKINGHAM INVESTMENTS

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4th 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
El Segundo	4	22.0	3.0%	\$533	\$680,417
Gardena	6	14.8	4.3%	\$276	\$207,840
Harbor City	5	14.8	4.5%	\$346	\$232,683
Hawthorne	15	15.7	4.1%	\$287	\$293,133
Hermosa Beach	5	38.5	2.0%	\$1,315	\$1,150,400
Inglewood	28	16.8	4.0%	\$325	\$277,460
Lawndale	12	16.5	4.0%	\$336	\$354,340
Lomita	1	19.1	3.4%	\$345	\$349,250
Long Beach	99	16.2	4.1%	\$339	\$278,446
Manhattan Beach	8	42.0	1.9%	\$1,469	\$1,460,250
Redondo Beach	14	23.8	2.9%	\$647	\$522,213
San Pedro	41	15.4	4.3%	\$289	\$251,837
Torrance	12	17.1	3.8%	\$383	\$289,841
Wilmington	7	17.1	3.9%	\$282	\$241,493
Grand Total	257	17.9	3.9%	\$400	\$349,044

Source: CRMLS residential income closed sales
October 1st, 2017 through December 31st, 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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