



## 2nd Quarter 2018 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	17.1	3.7%	\$370	\$293,350
El Segundo	3	19.5	3.6%	\$596	\$576,444
Gardena	12	19.5	3.9%	\$302	\$290,525
Harbor City	5	16.9	4.2%	\$267	\$206,113
Hawthorne	16	16.7	3.9%	\$305	\$278,161
Hermosa Beach	7	27.7	2.4%	\$1,026	\$779,238
Inglewood	27	16.8	4.0%	\$323	\$293,032
Lawndale	7	18.1	3.9%	\$398	\$353,214
Lomita	5	19.7	3.3%	\$350	\$299,595
Long Beach	125	16.8	4.0%	\$364	\$315,189
Manhattan Beach	7	30.6	2.3%	\$1,406	\$1,275,548
Redondo Beach	18	22.3	3.0%	\$604	\$571,745
San Pedro	37	15.5	4.3%	\$332	\$273,418
Torrance	15	16.7	4.0%	404	\$345,449
Wilmington	10	15.7	4.7%	\$254	\$189,017
<b>Grand Total</b>	<b>299</b>	<b>17.7</b>	<b>3.9%</b>	<b>\$340</b>	<b>\$352,200</b>

Source: CRMLS residential income closed sales  
April 1st, 2018 through June 30th, 2018.

\*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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