



LEARN, PLAN, & INVEST IN REAL ESTATE

Included areas:

Carson, El Segundo, Gardena, Harbor City, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Long Beach, Manhattan Beach, Redondo Beach, San Pedro, Torrance, Wilmington

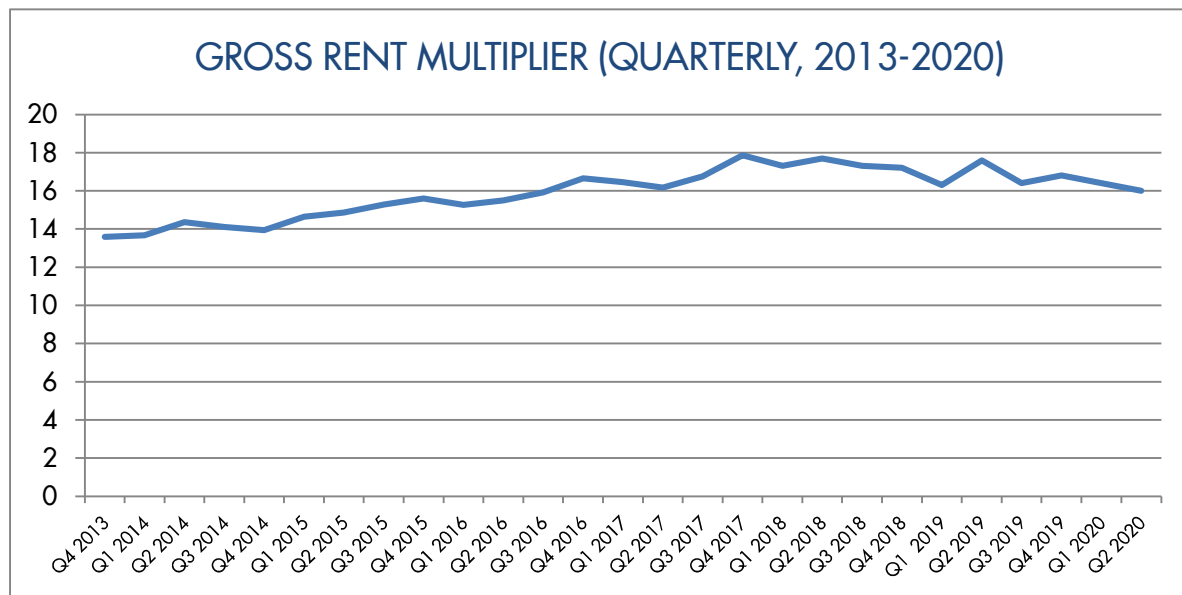
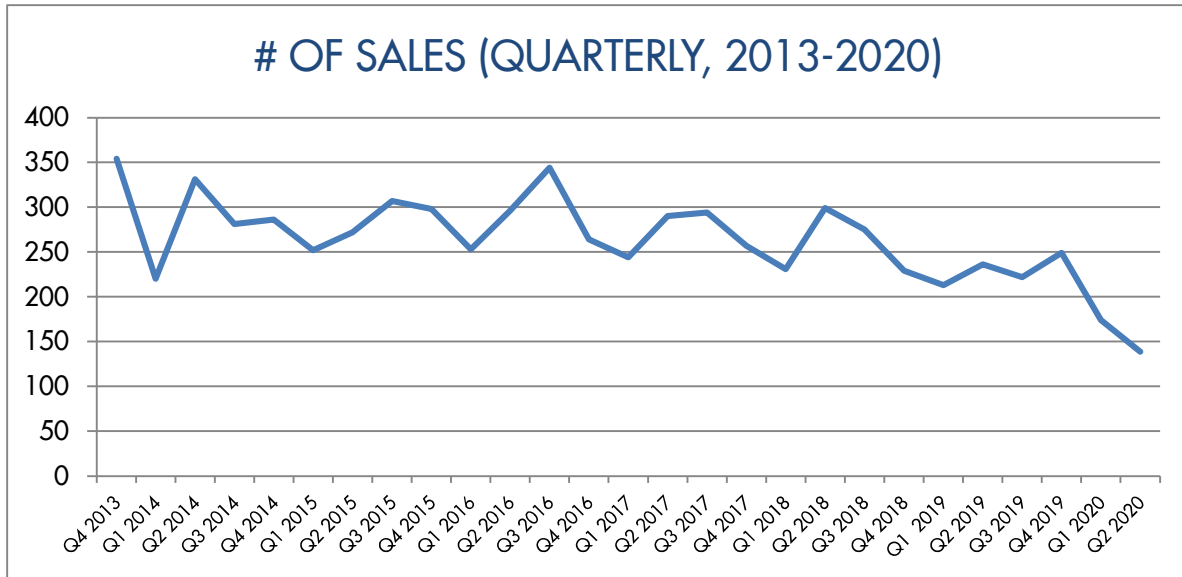
# SOUTH BAY MARKET TREND SUMMARY

Source: CRMLS residential income closed sales from Q3, 2013 through August, 2020.

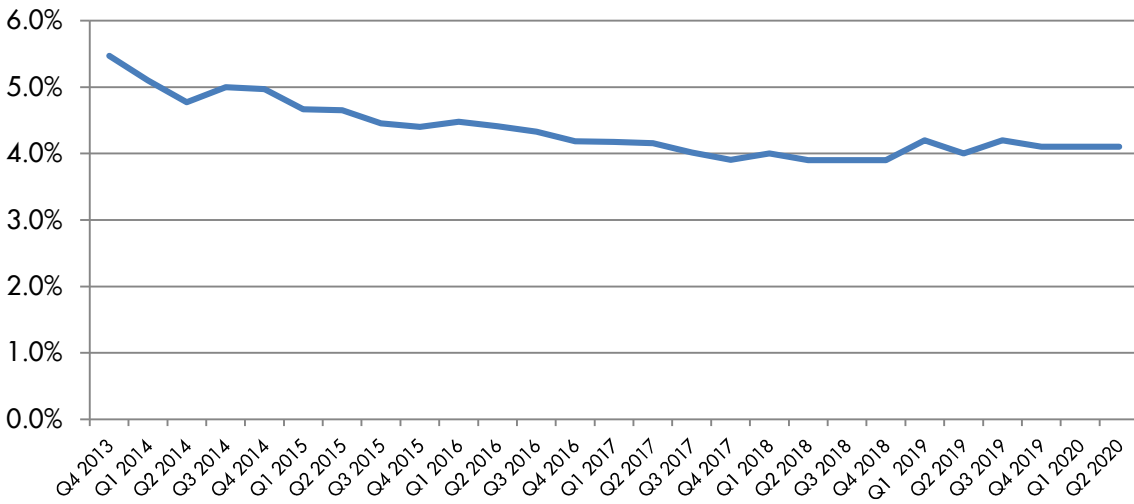
\* Gross Rent Multiplier estimated from reported actual rents, market rents used for vacancies

\*\* Cap Rates estimated using reported actual rents, market rents for vacancies.

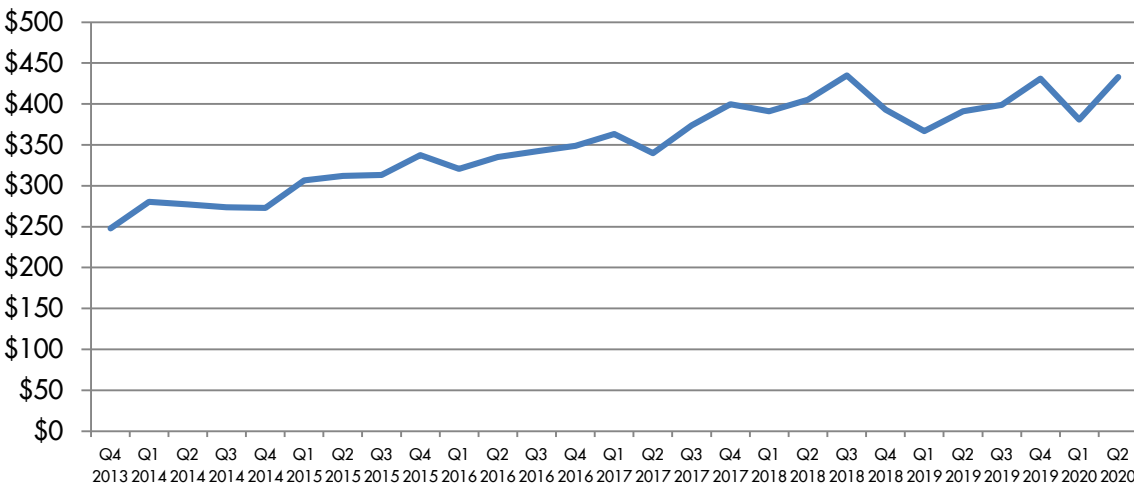
## Investment Metrics Quarterly, 2013-2020



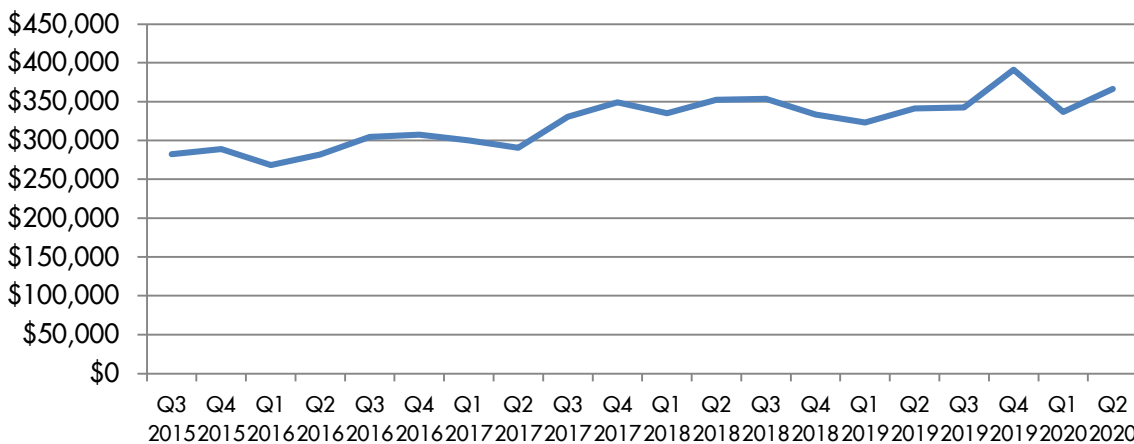
### CAP RATE -% (QUARTERLY, 2013-2020)



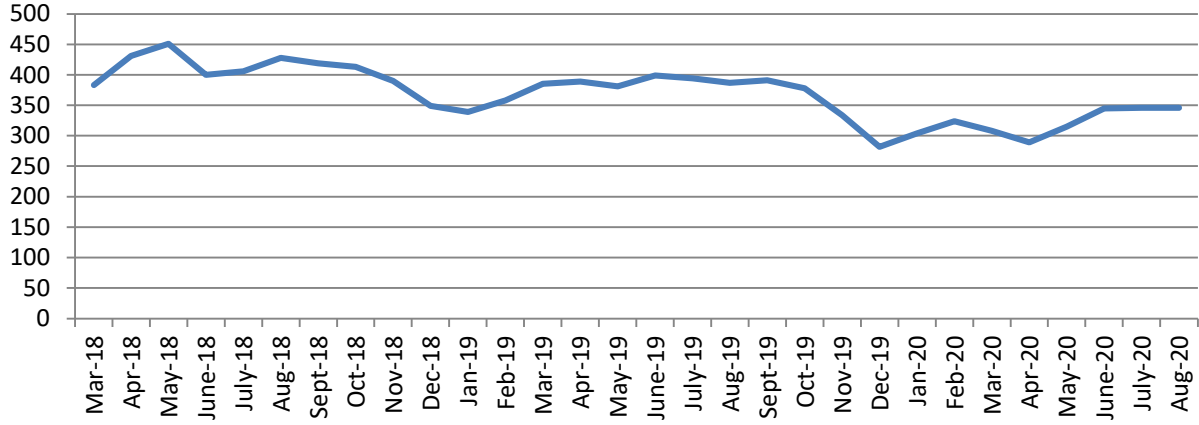
### PRICE PER SQUARE FOOT - \$ (QUARTERLY, 2013-2020)



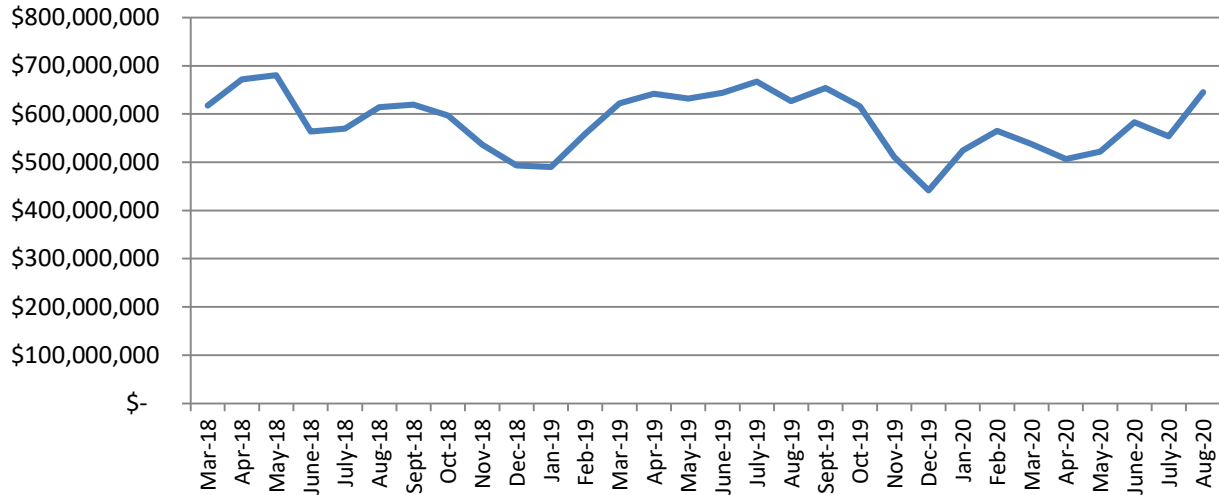
### PRICE PER UNIT - \$ (QUARTERLY, 2015-2020)



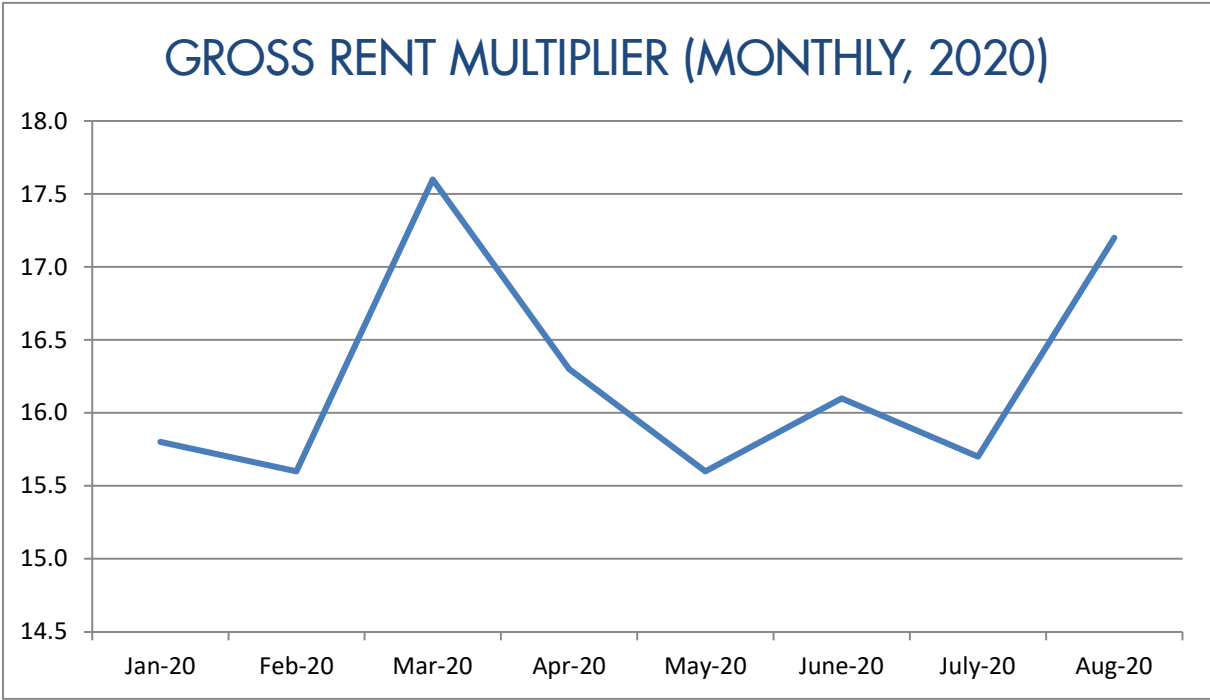
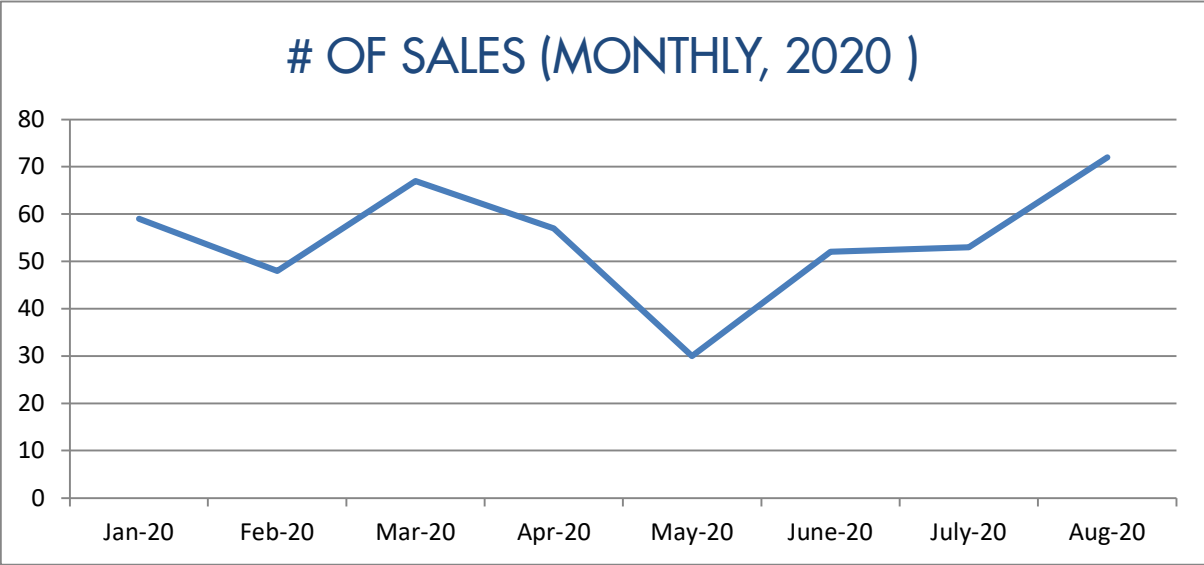
## MONTHLY INVENTORY (# OF ACTIVE LISTINGS)



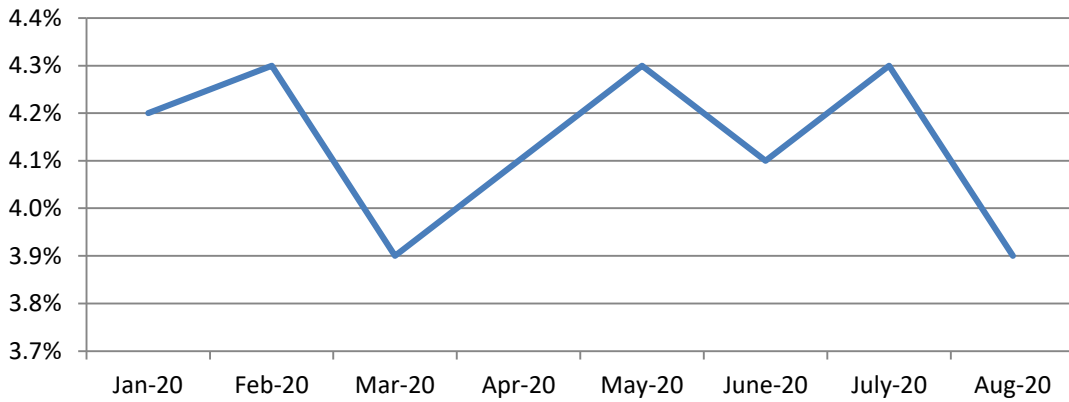
## MONTHLY INVENTORY (\$ VOLUME)



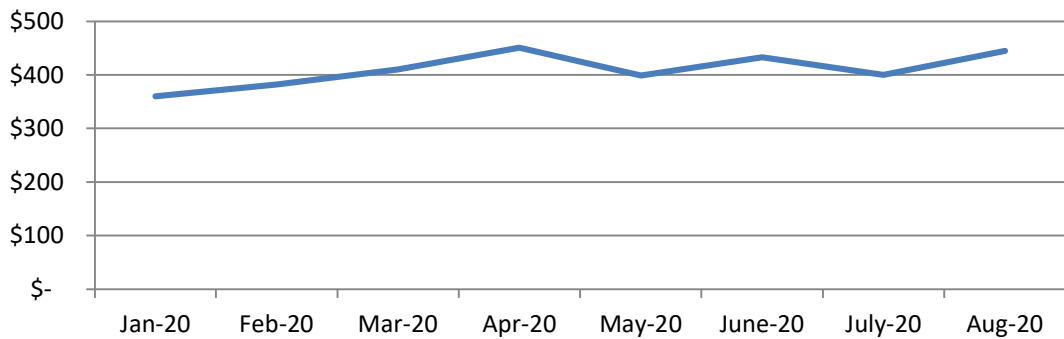
Investment Metrics  
Monthly, 2020



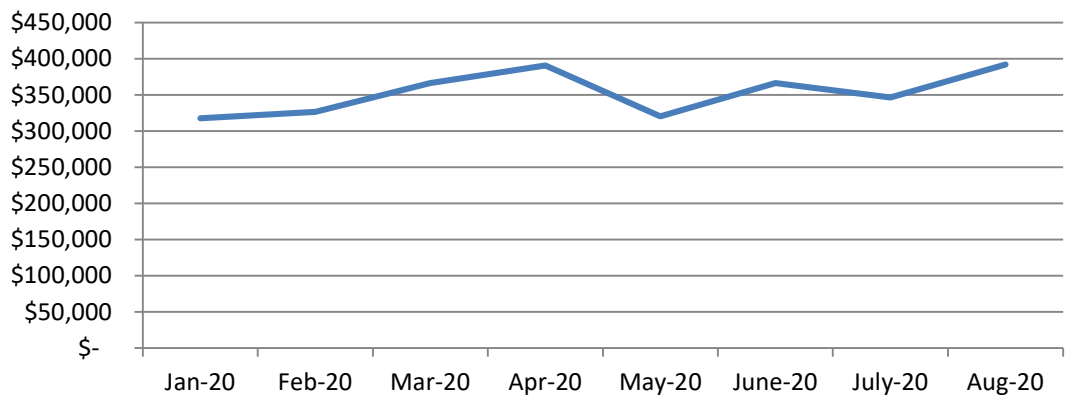
### CAP RATE -% (MONTHLY, 2020)



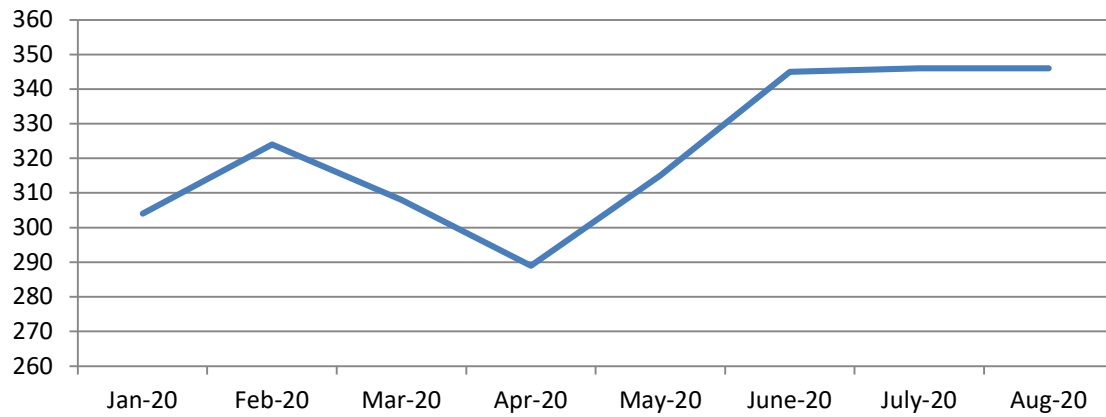
### PRICE PER SQUARE FOOT - \$ (MONTHLY, 2020)



### PRICE PER UNIT - \$ (MONTHLY, 2020)



## MONTHLY INVENTORY (# OF ACTIVE LISTINGS) - 2020



## MONTHLY INVENTORY (\$ VOLUME) - 2020

