



BUCKINGHAM INVESTMENTS

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4th Quarter 2014 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	2	14.0	4.8%	\$229	\$247,917
El Segundo	3	15.8	4.2%	\$428	\$426,667
Gardena	12	11.9	5.6%	\$196	\$174,972
Harbor City	4	12.5	5.2%	\$215	\$203,282
Hawthorne	17	13.3	5.0%	\$230	\$204,461
Hermosa Beach	5	24.6	2.7%	\$859	\$892,320
Inglewood	36	12.0	5.5%	\$226	\$173,210
Lawndale	12	14.8	4.3%	\$273	\$274,333
Lomita	6	15.9	4.1%	\$328	\$253,778
Long Beach	119	13.6	4.9%	\$250	\$213,007
Manhattan Beach	6	24.3	2.6%	\$680	\$637,569
Redondo Beach	8	21.5	3.1%	\$440	\$492,245
San Pedro	26	12.7	5.8%	\$229	\$214,624
Torrance	18	14.4	4.7%	\$328	\$244,418
Wilmington	12	11.0	6.0%	\$190	\$149,677
Grand Total	286	13.9	5.0%	\$273	\$239,732

Source: CRMLS residential income closed sales
October 1st, 2014 through December 31st, 2014.

*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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