



BUCKINGHAM INVESTMENTS

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1st Quarter 2015 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	3	11.8	5.5%	\$238	\$235,361
El Segundo	4	18.2	3.6%	\$369	\$350,208
Gardena	7	13.6	4.9%	\$210	\$182,162
Harbor City	1	13.9	4.7%	\$299	\$185,000
Hawthorne	19	13.1	4.8%	\$275	\$220,625
Hermosa Beach	6	30.0	2.1%	\$920	\$885,878
Inglewood	24	13.1	5.1%	\$230	\$189,947
Lawndale	11	13.7	4.7%	\$306	\$233,061
Lomita	6	15.0	4.4%	\$271	\$300,672
Long Beach	104	13.8	4.9%	\$277	\$206,507
Manhattan Beach	5	28.3	2.4%	\$1,198	\$1,046,500
Redondo Beach	12	18.0	3.6%	\$396	\$393,129
San Pedro	27	13.7	4.9%	\$234	\$211,089
Torrance	15	15.4	4.4%	\$303	276,286
Wilmington	8	11.8	5.7%	\$201	\$167,678
Grand Total	252	14.6	5.0%	\$307	\$256,399

Source: CRMLS residential income closed sales
January 1st, 2015 through March 31st, 2015.

*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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