



BUCKINGHAM INVESTMENTS

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2nd Quarter 2016 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	4	14.0	4.7%	\$330	\$231,946
El Segundo	5	18.7	3.3%	\$654	\$402,983
Gardena	14	15.9	4.2%	\$294	\$255,062
Harbor City	3	15.5	3.9%	\$285	\$289,833
Hawthorne	18	13.8	4.8%	\$261	\$215,838
Hermosa Beach	4	24.0	2.6%	\$813	\$697,656
Inglewood	24	13.8	4.7%	\$252	\$207,981
Lawndale	13	15.9	4.1%	\$295	\$301,032
Lomita	8	16.2	4.2%	\$321	\$340,750
Long Beach	131	14.8	4.5%	\$293	\$239,669
Manhattan Beach	9	32.7	2.0%	\$1,411	\$1,128,426
Redondo Beach	8	21.0	3.1%	\$552	\$552,813
San Pedro	21	14.1	4.7%	\$270	\$238,538
Torrance	15	16.0	4.2%	\$290	\$251,312
Wilmington	19	11.8	5.5%	\$201	\$157,834
Grand Total	296	15.5	4.4%	\$335	\$281,900

Source: CRMLS residential income closed sales
April 1st, 2016 through June 30th, 2016.

*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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