



BUCKINGHAM INVESTMENTS

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1st 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	3	13.6	5.0%	\$331	\$295,884
El Segundo	2	26.1	2.5%	\$678	\$716,667
Gardena	8	14.0	4.9%	\$267	\$238,962
Harbor City	6	16.8	3.9%	\$310	\$258,813
Hawthorne	19	17.3	3.8%	\$322	\$283,083
Hermosa Beach	9	28.3	2.5%	\$1,070	\$898,845
Inglewood	26	16.4	4.1%	\$342	\$275,374
Lawndale	7	15.7	4.2%	\$371	\$327,298
Long Beach	86	16.8	3.9%	\$360	\$305,624
Manhattan Beach	5	28.8	2.2%	\$1,327	\$979,500
Redondo Beach	6	22.5	2.9%	\$489	\$567,780
San Pedro	33	15.7	4.3%	\$279	\$241,232
Torrance	11	16.7	4.1%	\$397	\$388,068
Wilmington	10	14.1	4.9%	\$261	\$190,611
Grand Total	231	17.3	4.0%	\$391	\$335,186

Source: CRMLS residential income closed sales
January 1st, 2018 through March 31st, 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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