



3rd 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	23.6	3.1%	\$375	\$299,167
El Segundo	2	17.3	3.8%	\$659	\$526,786
Gardena	9	14.9	4.2%	\$295	\$273,827
Harbor City	2	13.6	4.8%	\$337	\$316,750
Hawthorne	11	14.4	4.6%	\$343	\$347,939
Hermosa Beach	9	24.6	2.7%	\$1,092	\$691,891
Inglewood	19	16.0	4.2%	\$340	\$277,169
Lawndale	9	17.0	3.9%	\$433	\$390,321
Lomita	4	18.4	3.4%	\$356	\$361,450
Long Beach	136	16.3	4.1%	\$376	\$301,163
Manhattan Beach	11	26.5	2.4%	\$1,170	\$911,613
Redondo Beach	15	22.6	2.9%	\$660	\$595,663
San Pedro	24	16.5	4.0%	\$332	\$264,295
Torrance	15	16.7	4.1%	\$324	\$292,637
Wilmington	6	14.2	4.6%	\$271	\$210,333
Grand Total	275	17.3	3.9%	\$435	\$353,614

Source: CRMLS residential income closed sales
July 1st, 2018 through September 30th, 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:

Buckingham Investments
310-982-7055
2359 W Torrance Blvd #100
Torrance, CA 90501
BuckinghamInvestments.com