



BUCKINGHAM INVESTMENTS

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4th 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	2	16.9	3.9%	\$374	\$270,000
El Segundo	3	22.6	3.0%	\$734	\$605,556
Gardena	11	16.8	4.0%	\$356	\$264,610
Harbor City	1	15.6	4.2%	\$282	\$187,500
Hawthorne	11	17.7	3.8%	\$382	\$294,447
Hermosa Beach	3	28.3	2.1%	\$1,148	\$773,450
Inglewood	27	17.3	3.9%	\$333	\$278,551
Lawndale	10	16.1	4.2%	\$370	\$289,246
Lomita	5	17.1	3.6%	\$382	\$307,283
Long Beach	106	16.7	4.0%	\$365	\$310,607
Manhattan Beach	6	22.7	2.9%	\$970	\$977,153
Redondo Beach	9	20.7	3.2%	\$558	\$529,549
San Pedro	18	14.8	4.6%	\$308	\$280,082
Torrance	9	17.0	3.8%	\$347	\$314,620
Wilmington	8	17.2	3.9%	\$295	\$249,791
Grand Total	229	17.2	3.9%	\$393	\$333,574

Source: CRMLS residential income closed sales
October 1st, 2018 through December 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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