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# LOS ANGELES REPORT Q2 2015

A QUARTERLY ANALYSIS OF RESIDENTIAL SALES  
IN LOS ANGELES COUNTY



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# HIGHLIGHTS

## Median Sale Price Sees Highest Value in 8 Years

The median sale price in the county reached \$485,000 in the second quarter of 2015, a peak which was last seen 8 years ago in Q4 2007, shortly before the onset of the financial crisis. Compared to Q1 2015, the price represents a 7% increase while compared to the same quarter last year it's a 9% increase.

The median price per sq.ft. (\$338), up 5% Q-o-Q and 8% Y-o-Y, mirrors the trend for median sale prices and stands at an eight-year high as well.

## Total Sales Flat Y-o-Y, Luxury Sales Roaring

The number of transactions in the county hardly grew Y-o-Y (+0.2%), but managed to stay in the positive. However, some segments of the markets such as luxury sales have performed strongly and were up 13% Y-o-Y.

The most expensive sale in Q2 was a 10-bedroom mansion in the posh Holmby Hills area, which closed at slightly over \$59 million. The property was first listed for \$75M.

## Beverly Hills, Santa Monica, and San Marino the Most Expensive Areas

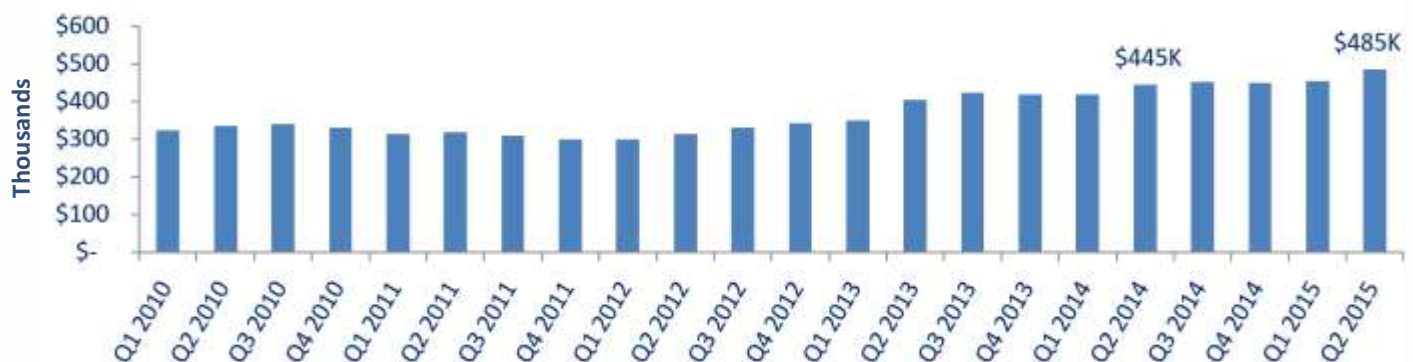
90210 of Beverly Hills topped the table of the most expensive zip codes in the county, where the average home was sold for over \$4M. The second and third most expensive zip codes in the county were in Santa Monica (90402) and San Marino (91108), where the average home was sold for \$2.7M respectively \$2.5M.

# RESIDENTIAL STATS

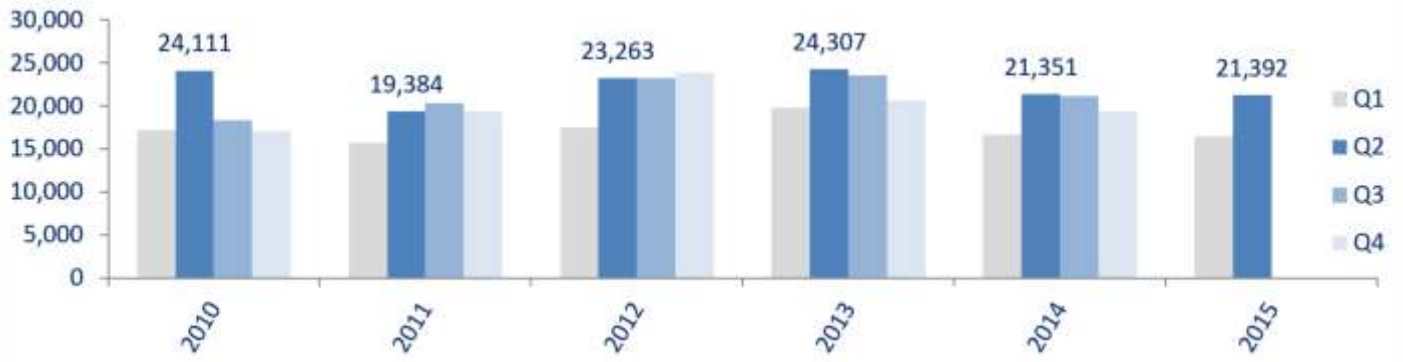
The LA residential real estate market has been recording ever-rising housing prices for several years, and is now reaching its highest value -- \$485,000 -- since Q4 2007, when the median price stood at \$490,000.

The **median home price in Q2 2015** was up by 9% from \$445,000 in Q2 2014, and up by 7% from \$455,000 in Q1 2015.

## ▶ Median sale price

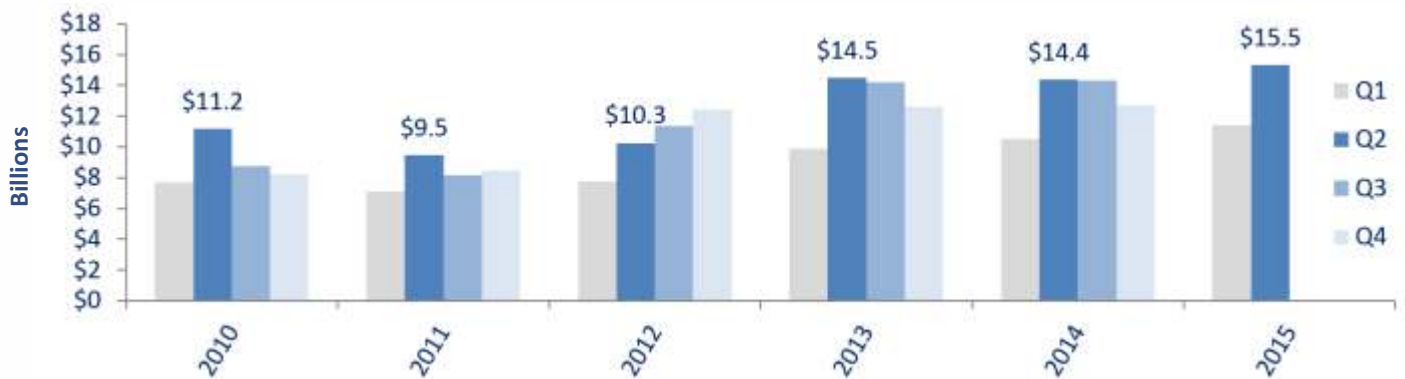


## ▶ Number of Transactions



The number of transactions remained almost unaltered compared with Q2 2014 (+0.2% Y-o-Y). The trend has remained flat or descended for the past 2 years.

## ▶ Sales Volume



Higher sale prices resulted in a higher **median price per square foot, which hit \$338 in Q2 2015**, up by 8% Y-o-Y and up by 5% from the previous quarter.

The sales volume exceeded the \$15 billion landmark, another record value since the market crashed.



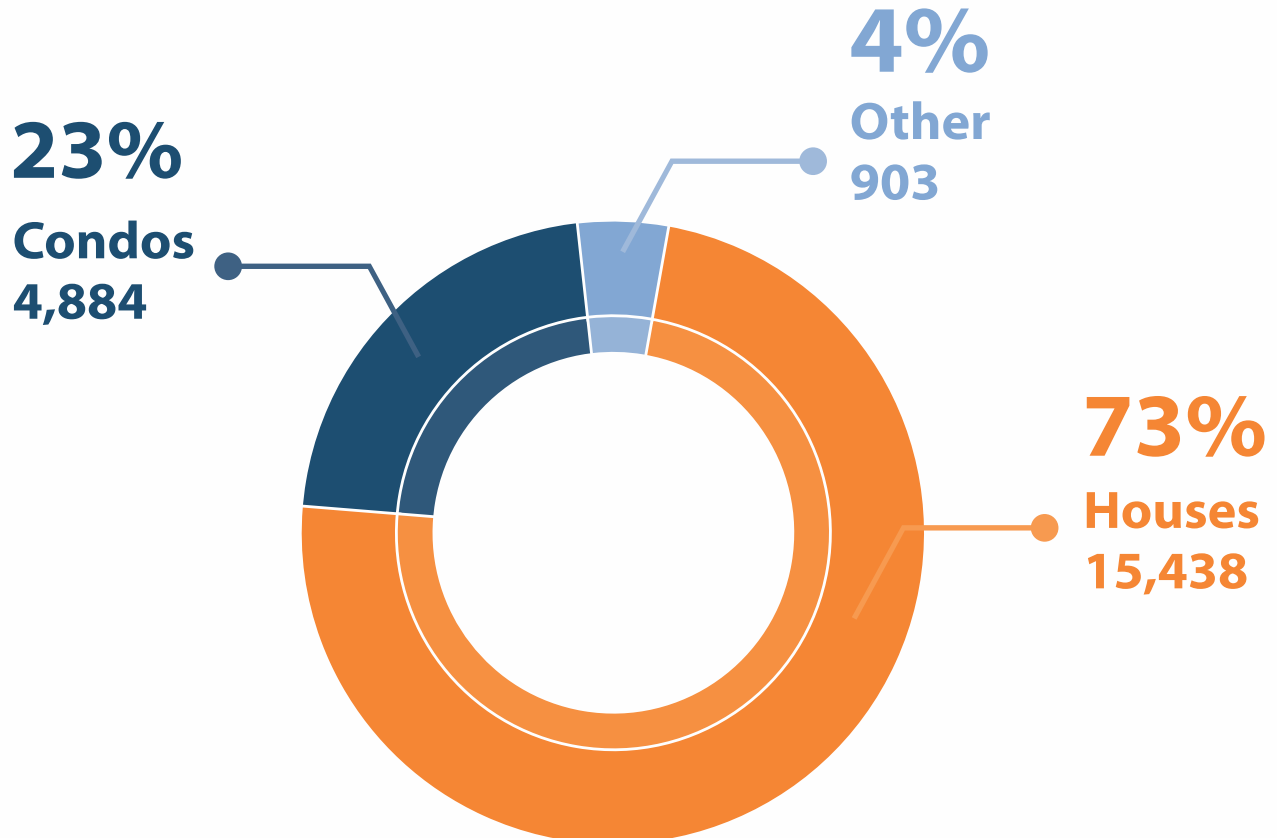
# HOUSE VERSUS CONDO SALES

In Q2 2015, median prices were up for all property classes. The median price for single family homes was \$510,000, just \$100K over the median price for condos. The price per sq.ft. for single family homes registered the same value as that for condos - \$341.

## ▶ Type of residential properties sold in Q2 2015

Property type	Median Price		Median price per sq. ft.		No of Sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Single family	\$510,000	10%	\$341	9%	15,438
Condos	\$413,000	8%	\$341	8%	4,884
Other	\$525,000	9%	\$286	4%	903

## ▶ Number of Sales by Building Type

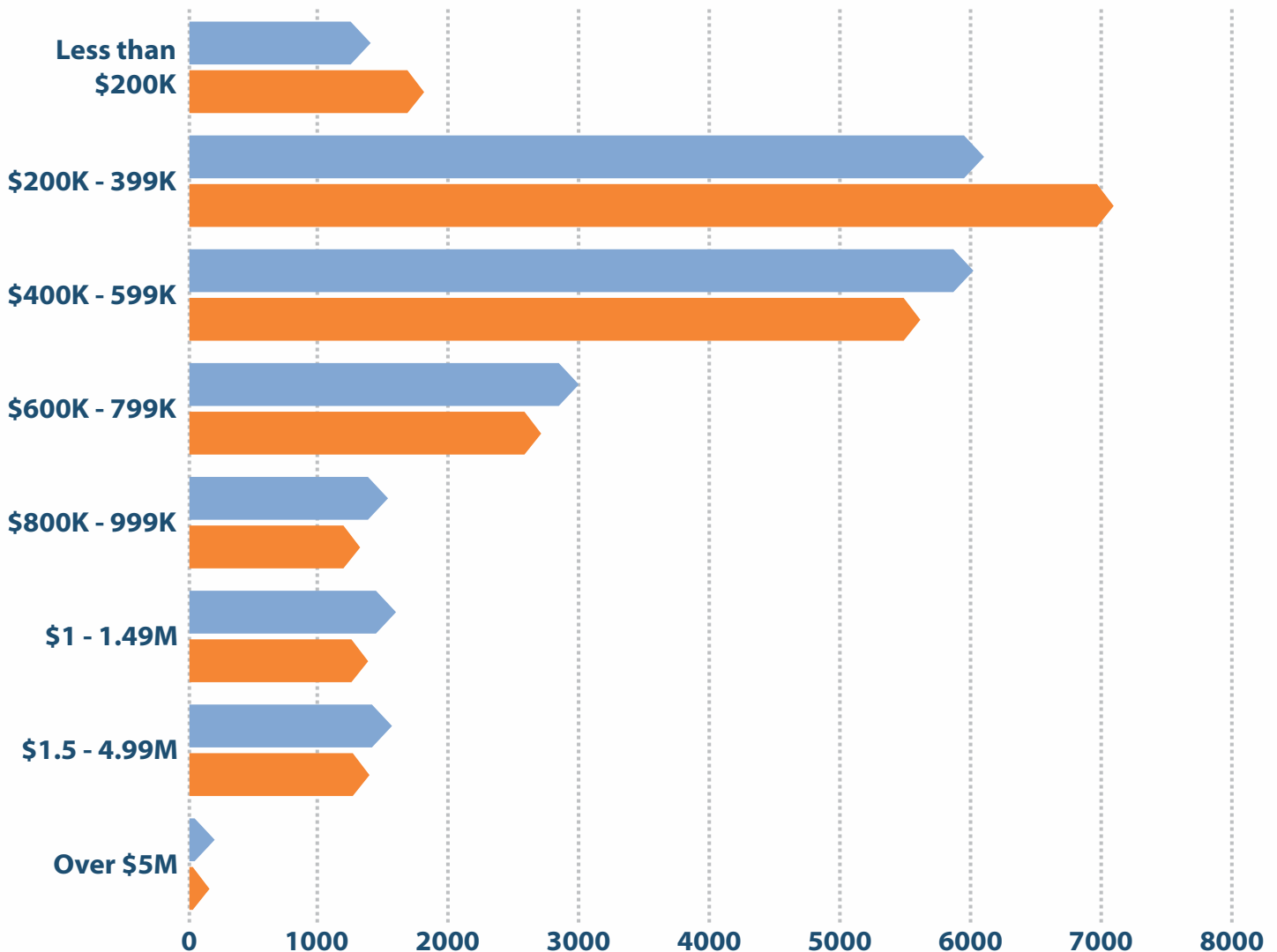


# TRANSACTION PRICE RANGES

Q2 2015 recorded more home sales in all price ranges over \$400K than in the same quarter last year. Luxury home transactions (over \$1M) made up almost 15% of the county's residential sales, which is a big increase considering that in Q2 2010 sales over \$1M represented only 7% of the total number of sales. The number of luxury sales grew to 3,250 in Q2 2015, a 13% increase from the same quarter last year (2,865 luxury sales). Affordable homes (sold for prices below \$200,000) represented only 6%.

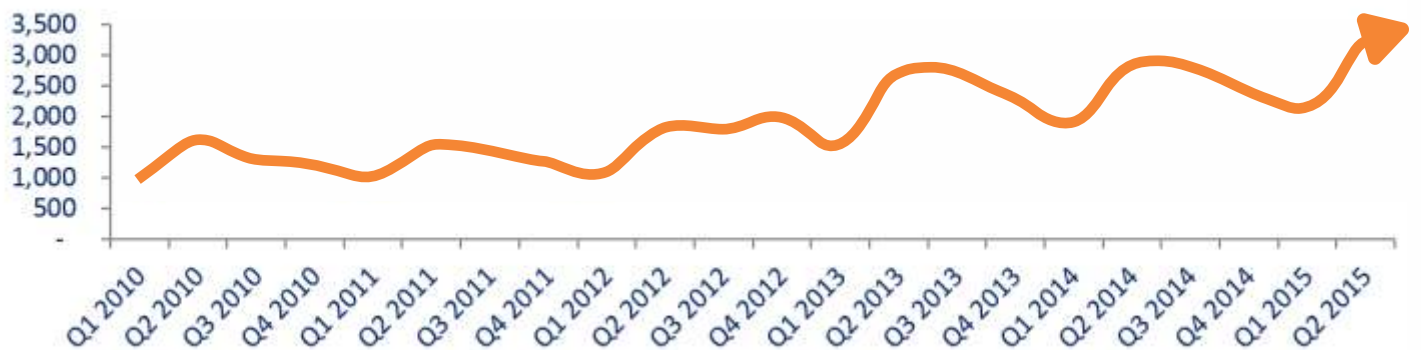
## ▶ Number of Transactions in Price Ranges

■ Q2 - 2015    ■ Q2 - 2014



# LUXURY MARKET

## ▶ Number of Sales Over \$1 million



## TOP 10 RESIDENTIAL SALES BY SALE PRICE

No.	Property Address	Sale Price	Property Type
1	384 Delfern Dr, Los Angeles	\$59,356,000	Single Family Residence
2	1100 Bel Air Rd, Los Angeles	\$34,500,000	Single Family Residence
3	837 Greenway Dr, Beverly Hills	\$28,000,000	Single Family Residence
4	385 Copa De Oro Rd, Los Angeles	\$25,000,000	Single Family Residence
5	8940 Thrasher Ave, West Hollywood	\$25,000,000	Single Family Residence
6	910 Foothill Rd, Beverly Hills	\$23,700,000	Single Family Residence
7	913 N Bedford Dr, Beverly Hills	\$23,500,000	Single Family Residence
8	46 Beverly Park Cir, Beverly Hills	\$22,250,000	Single Family Residence
9	534 Barnaby Rd, Los Angeles	\$21,440,000	Single Family Residence
10	15070 Corona Del Mar, Pacific Palisades	\$21,000,000	Single Family Residence

# TOP 10 ZIP CODES IN LA COUNTY

The median sale price of the 123 homes sold in Q2 2015 in zip code 90210 was \$4.1M (a 12% increase year-over-year), making 90210 the most expensive zip code in LA County. Zip code 90402 grabs the No. 2 slot with a median home price of \$2.7M; that's \$1,237 per square foot.

The areas with the most affordable housing prices is Pearblossom (zip code 93553), where the median price is as low as \$117,500.

## ▶ Top 10 most expensive Zip Codes

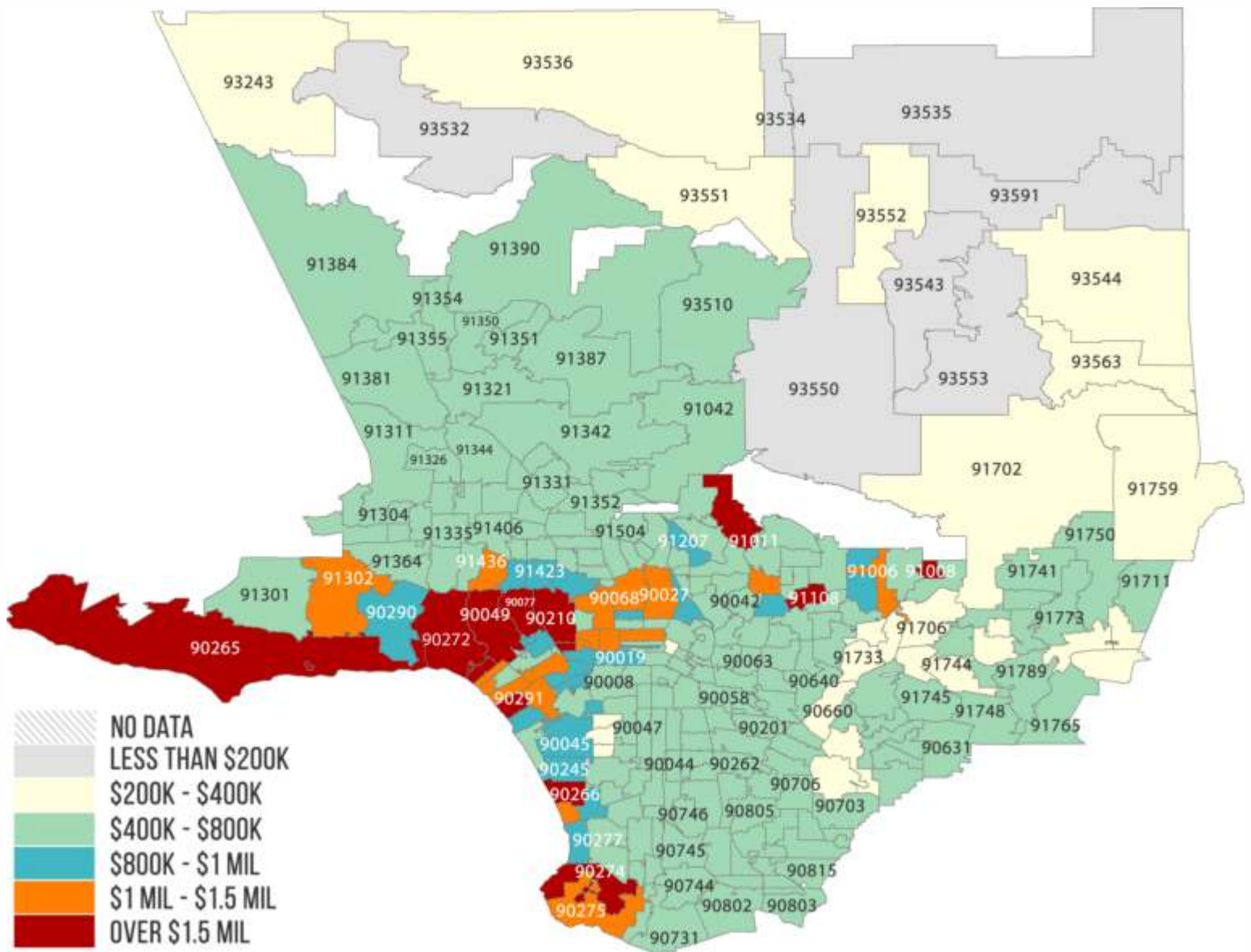
Rank	Zip codes	Location	No. of transactions	Median sale price	Median price per sq. ft.
1	90210	Beverly Hills	123	\$4,100,000	\$1,026
2	90402	North of Montana, Santa Monica	37	\$2,737,500	\$1,237
3	91108	San Marino	39	\$2,500,000	\$828
4	90077	Bel Air	45	\$2,350,000	\$879
5	90272	Pacific Palisades	123	\$2,350,000	\$947
6	90212	Beverly Hills	23	\$2,200,000	\$880
7	91008	Bradbury	6	\$2,075,000	\$876
8	90266	Manhattan Beach	121	\$2,000,000	\$938
9	90049	Brentwood	169	\$1,900,000	\$725
10	90265	Malibu	105	\$1,750,000	\$766

## ▶ Top 10 least expensive Zip Codes

Rank	Zip codes	Location	No. of transactions	Median sale price	Median price per sq. ft.
1	93553	Pearblossom	12	\$117,500	\$105
2	93591	Palmdale	32	\$132,500	\$97
3	93534	Lancaster	154	\$164,500	\$111
4	93535	Lancaster	336	\$167,250	\$104
5	93543	Littlerock	51	\$180,000	\$125
6	93550	Palmdale	276	\$185,000	\$126
7	93552	Palmdale	167	\$215,000	\$117
8	93532	Lake Hughes	6	\$220,000	\$133
9	90061	Willowbrook, Los Angeles	31	\$236,000	\$228
10	90002	Watts, Los Angeles	67	\$238,000	\$244

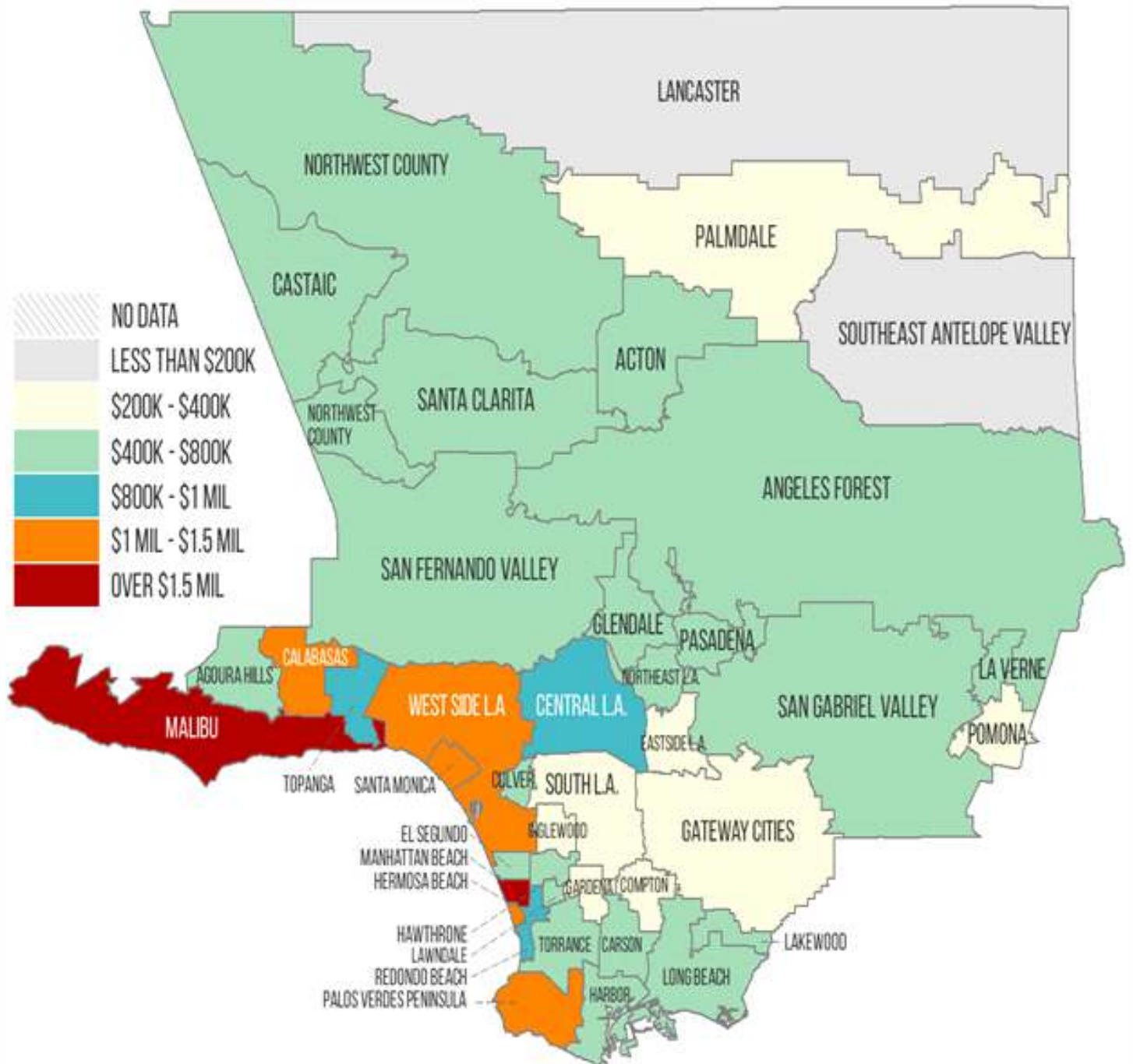


# ANNEX 1: MAPPING LA'S ZIP CODES



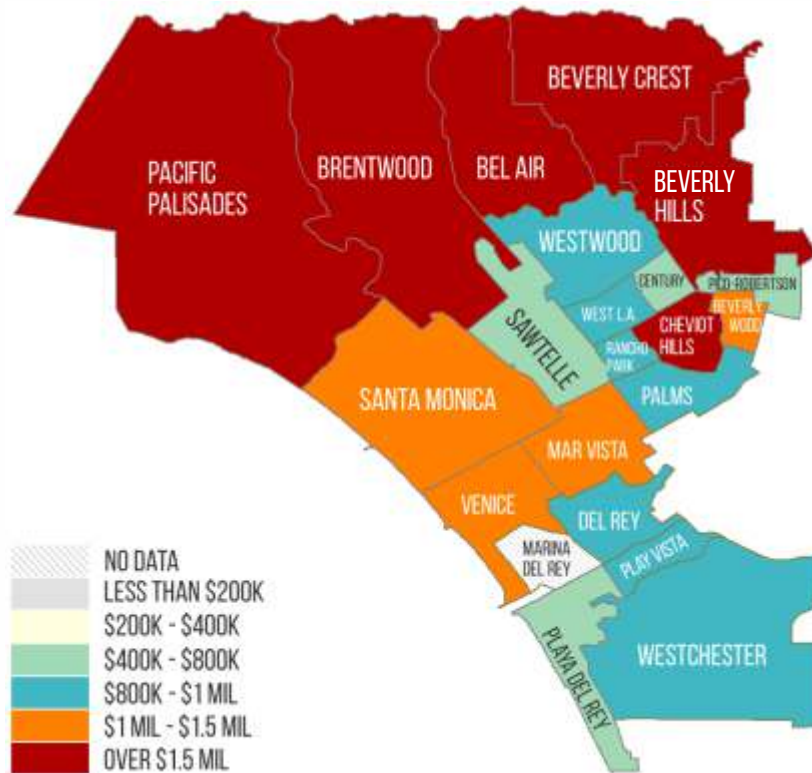
# ANNEX 2: MAPPING THE MEDIAN HOME SALE PRICE IN LA COUNTY

## ▶ Regional Breakdown



No.	Region	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	Manhattan Beach	\$2,000,000	18%	5%	120
2	Malibu	\$1,749,500	-20%	-10%	106
3	Hermosa Beach	\$1,359,000	-15%	18%	81
4	Santa Monica	\$1,242,500	16%	29%	210
5	West Side L.A.	\$1,135,000	8%	7%	1,450
6	Palos Verdes Peninsula	\$1,100,000	2%	3%	332
7	Calabasas	\$1,075,000	17%	19%	108
8	Topanga	\$881,000	-35%	-6%	26
9	Redondo Beach	\$841,000	7%	12%	262
10	Central L.A.	\$800,000	3%	8%	1,197
11	El Segundo	\$800,000	-1%	3%	41
12	Angeles Forest	\$705,000	12%	9%	423
13	Agoura Hills	\$682,500	-2%	8%	98
14	Glendale	\$675,000	15%	21%	364
15	Pasadena	\$630,000	-3%	2%	438
16	Culver City	\$625,000	16%	-3%	142
17	Torrance	\$612,000	7%	8%	423
18	La Verne	\$585,000	13%	19%	99
19	Avalon	\$575,000	8%	44%	11
20	Northeast L.A.	\$576,000	4%	8%	305
21	Northwest County	\$566,000	14%	32%	100
22	San Fernando Valley	\$500,000	8%	11%	3,810
23	Hawthorne	\$496,023	12%	-4%	129
24	San Gabriel Valley	\$488,000	4%	6%	2,752
25	Lakewood	\$466,000	4%	7%	248
26	Acton	\$450,000	6%	17%	29
27	Santa Clarita	\$440,250	0%	3%	989
28	Castaic	\$433,000	0%	1%	96
29	Long Beach	\$429,000	7%	10%	1,093
30	Harbor	\$422,000	2%	8%	293
31	Lawndale	\$419,000	-2%	6%	35
32	Carson	\$413,000	7%	16%	154
33	Gateway Cities	\$399,000	5%	8%	1,611
34	Gardena	\$400,000	0%	9%	128
35	Inglewood	\$335,000	10%	12%	106
36	Pomona	\$320,000	1%	7%	284
37	Eastside L.A.	\$318,000	-6%	4%	156
38	South L.A.	\$315,000	8%	18%	885
39	Compton	\$272,000	4%	11%	205
40	Palmdale	\$222,000	3%	11%	800
41	Lancaster	\$190,000	0%	4%	768
42	Southeast Antelope Valley	\$184,250	3%	19%	72

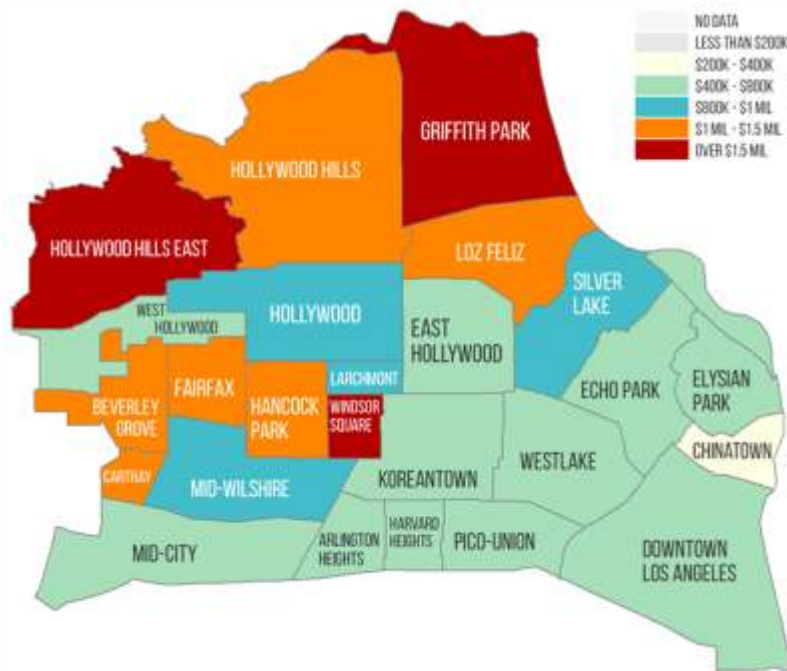
# ANNEX 3: WEST SIDE LOS ANGELES MEDIAN HOME SALE PRICE



No.	Location	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	Bel Air	\$2,868,500	-7%	-17%	40
2	Beverly Hills	\$2,737,500	32%	24%	115
3	Pacific Palisades	\$2,425,000	-11%	3%	129
4	Beverly Crest	\$2,353,000	46%	9%	60
5	Cheviot Hills	\$1,942,500	27%	11%	24
6	Brentwood	\$1,800,000	29%	19%	156
7	Beverlywood	\$1,415,500	8%	-4%	24
8	Venice	\$1,387,500	4%	5%	130
9	Mar Vista	\$1,075,000	8%	0%	93
10	Rancho Park	\$988,000	6%	5%	14
11	Westwood	\$885,000	4%	3%	135
12	Westchester	\$875,000	8%	15%	123
13	West Los Angeles	\$872,000	10%	6%	52
14	Del Rey	\$862,000	8%	17%	61
15	Palms	\$807,500	13%	5%	36
16	Playa Vista	\$800,000	3%	7%	51
17	Pico - Robertson	\$799,000	3%	8%	31
18	Century City	\$799,000	-10%	-16%	50
19	Sawtelle	\$724,500	5%	2%	80
20	Playa del Rey	\$599,000	-3%	12%	48



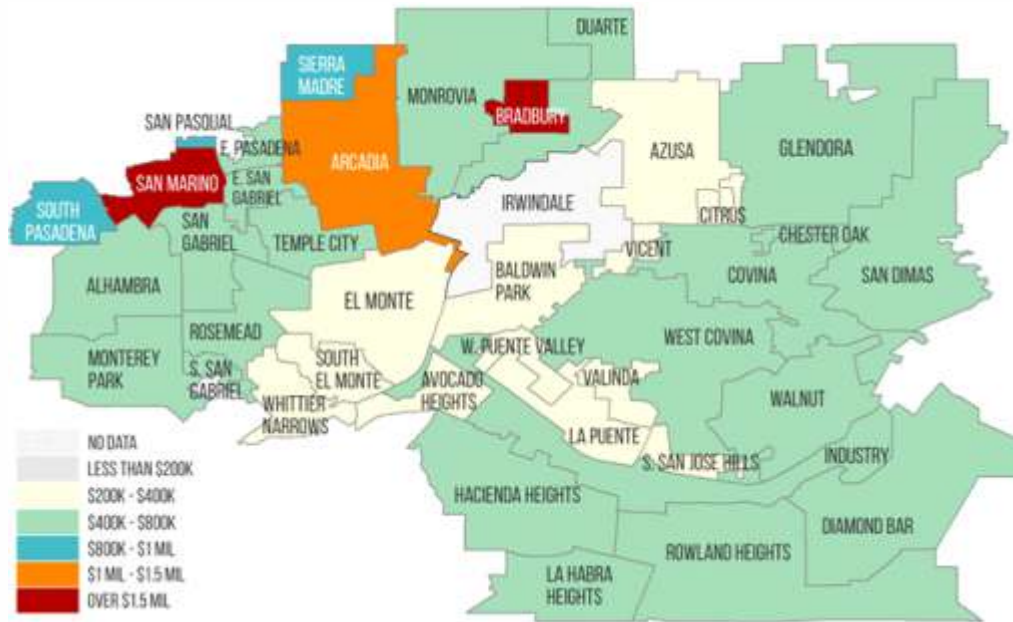
# ANNEX 4: CENTRAL LOS ANGELES MEDIAN HOME SALE PRICE



No.	Location	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	Hollywood Hills West	\$1,715,000	-3%	-3%	111
2	Windsor Square	\$1,636,750	0%	17%	22
3	Hancock Park	\$1,405,000	22%	16%	30
4	Carthay	\$1,400,000	4%	1%	9
5	Fairfax	\$1,300,750	7%	6%	20
6	Hollywood Hills	\$1,200,000	8%	14%	99
7	Beverly Grove	\$1,182,500	12%	43%	73
8	Los Feliz	\$1,165,000	4%	9%	70
9	Larchmont	\$955,000	16%	21%	22
10	Mid-Wilshire	\$918,000	18%	20%	59
11	Silver Lake	\$864,000	2%	2%	52
12	Hollywood	\$800,000	10%	32%	95
13	Mid-City	\$714,000	11%	10%	71
14	Arlington Heights	\$712,500	2%	4%	14
15	Echo Park	\$674,500	0%	2%	36
16	West Hollywood	\$657,000	-7%	0%	132
17	Downtown Los Angeles	\$625,000	7%	12%	120
18	Koreatown	\$599,000	38%	26%	75
19	East Hollywood	\$581,500	1%	10%	11
20	Elysian Valley	\$570,000	43%	52%	4
21	Harvard Heights	\$550,000	10%	14%	17
22	Pico - Union	\$420,000	-6%	31%	8
23	Westlake	\$400,000	-13%	-8%	40
24	Chinatown	\$335,000	46%	-38%	5

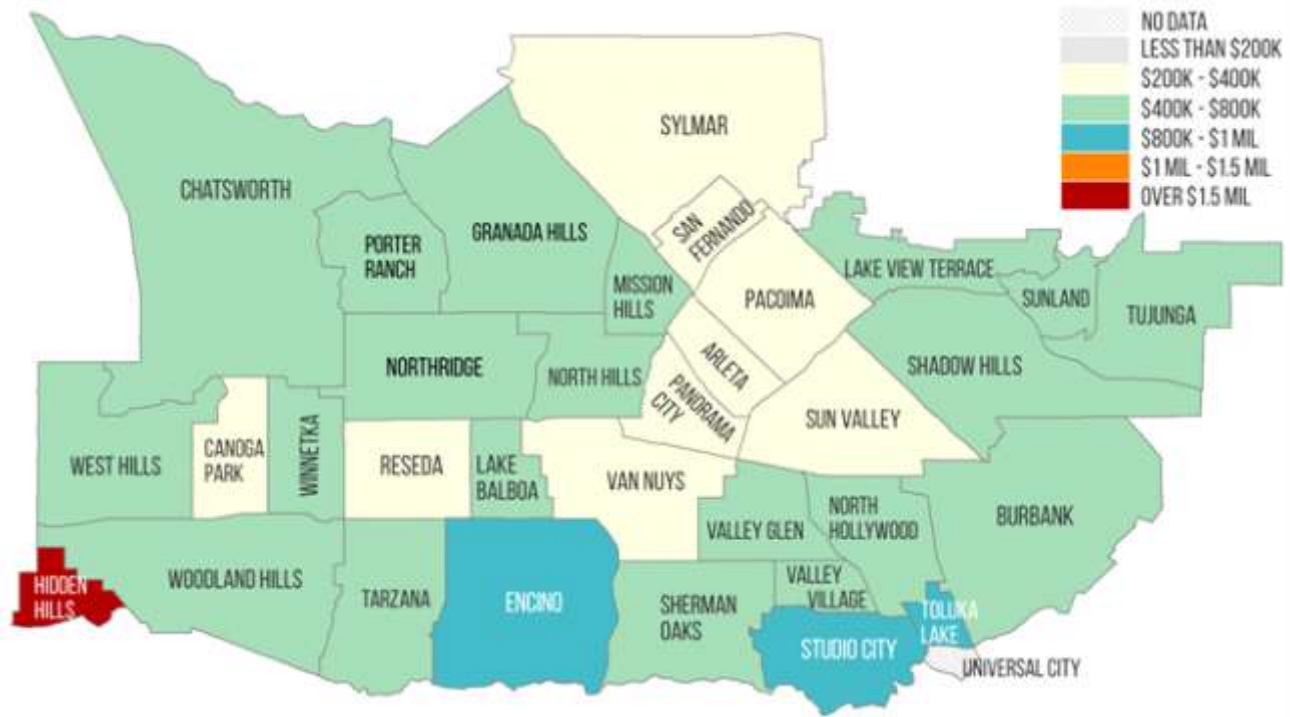


# ANNEX 5: SAN GABRIEL VALLEY MEDIAN HOME SALE PRICE



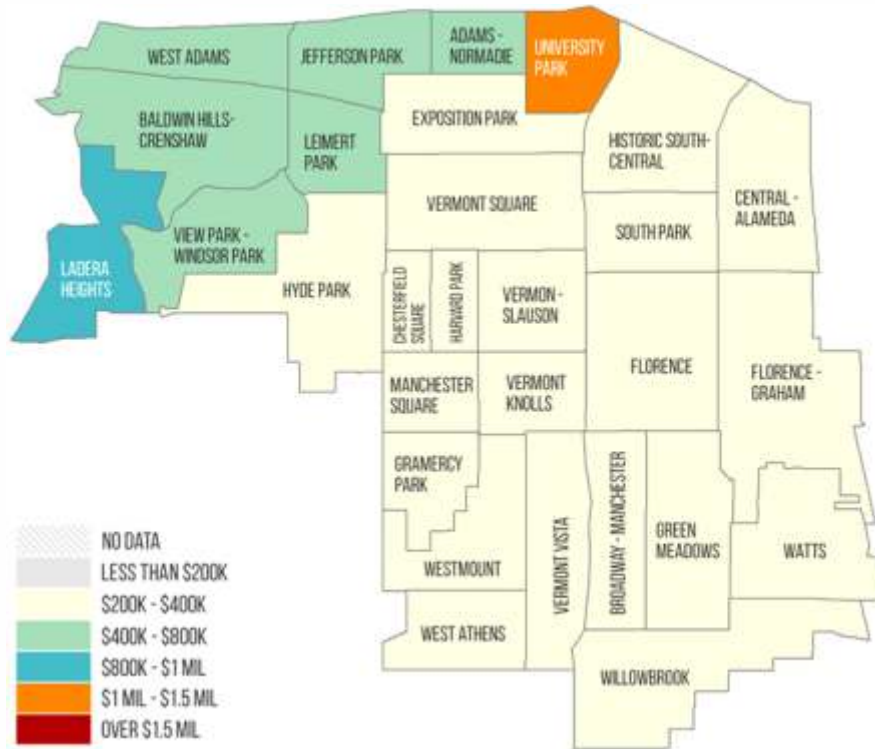
No.	Location	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	San Marino	\$2,500,000	10%	28%	39
2	Bradbury	\$2,075,000	118%	28%	6
3	Arcadia	\$1,068,000	10%	1%	191
4	South Pasadena	\$985,500	27%	4%	51
5	Sierra Madre	\$845,000	10%	7%	50
6	San Pasqual	\$815,000	59%	70%	13
7	La Habra Heights	\$785,000	3%	8%	21
8	Walnut	\$780,000	11%	2%	77
9	East Pasadena	\$751,000	-22%	-29%	25
10	Temple	\$713,250	5%	10%	76
11	East San Gabriel	\$650,000	2%	2%	31
12	San Gabriel	\$618,000	11%	15%	66
13	Diamond Bar	\$555,000	1%	8%	210
14	Rowland Heights	\$550,000	5%	4%	88
15	Monrovia	\$542,000	9%	-5%	116
16	Monterey Park	\$530,000	6%	7%	97
17	Alhambra	\$505,500	3%	4%	116
18	Glendora	\$490,000	0%	5%	166
19	Rosemead	\$470,000	1%	9%	53
20	San Dimas	\$466,600	2%	-3%	108
21	Hacienda Heights	\$465,000	-10%	-3%	127
22	West Covina	\$461,500	7%	13%	254
23	Covina	\$430,500	-4%	4%	112
24	Duarte	\$419,000	5%	11%	55
25	South San Gabriel	\$418,000	-6%	-4%	18
26	Charter Oak	\$416,250	4%	10%	24
27	Valinda	\$390,000	8%	8%	44
28	El Monte	\$390,000	-1%	3%	89
29	Avocado Heights	\$377,000	8%	4%	27
30	West Puente Valley	\$370,000	3%	3%	41
31	La Puente	\$368,750	10%	8%	67
32	Vincent	\$367,000	4%	2%	35
33	Citrus	\$352,000	7%	7%	24
34	South El Monte	\$347,000	-6%	4%	13
35	Azusa	\$341,750	0%	0%	120
36	Baldwin Park	\$335,000	2%	5%	105
37	South San Jose Hills	\$330,000	-5%	2%	21

# ANNEX 6: SAN FERNANDO VALLEY MEDIAN HOME SALE PRICE



No.	Location	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	Hidden Hills	\$2,250,000	28%	-8%	21
2	Studio City	\$975,000	15%	8%	169
3	Toluka Lake	\$855,000	23%	21%	35
4	Encino	\$837,000	26%	28%	239
5	Sherman Oaks	\$790,000	17%	8%	264
6	Valley Village	\$720,000	22%	1%	62
7	Woodland Hills	\$652,750	5%	5%	276
8	Porter Ranch	\$644,000	2%	2%	92
9	Burbank	\$600,000	1%	3%	247
10	West Hills	\$560,000	-1%	5%	176
11	Shadow Hills	\$547,500	18%	18%	60
12	Valley Glen	\$535,000	4%	2%	101
13	Chatsworth	\$530,000	5%	11%	149
14	Northridge	\$525,000	5%	7%	147
15	Granada Hills	\$512,250	8%	9%	148
16	Tujunga	\$495,000	4%	10%	72
17	Tarzana	\$485,000	-16%	-6%	146
18	Lake Balboa	\$474,000	10%	14%	90
19	North Hollywood	\$457,000	6%	7%	101
20	Sunland	\$449,000	5%	7%	58
21	Winnetka	\$440,000	7%	6%	119
22	North Hills	\$433,000	14%	8%	105
23	Mission Hills	\$425,000	1%	11%	33
24	Lake View Terrace	\$400,000	0%	5%	29
25	Reseda	\$395,000	2%	5%	139
26	Van Nuys	\$395,000	-4%	2%	129
27	Canoga Park	\$395,000	9%	16%	93
28	Sylmar	\$392,750	7%	5%	165
29	Arleta	\$391,000	4%	10%	53
30	Sun Valley	\$381,000	2%	3%	88
31	Pacoima	\$330,000	5%	8%	93
32	Panorama City	\$322,000	-1%	24%	78
33	San Fernando	\$320,000	-11%	-4%	43

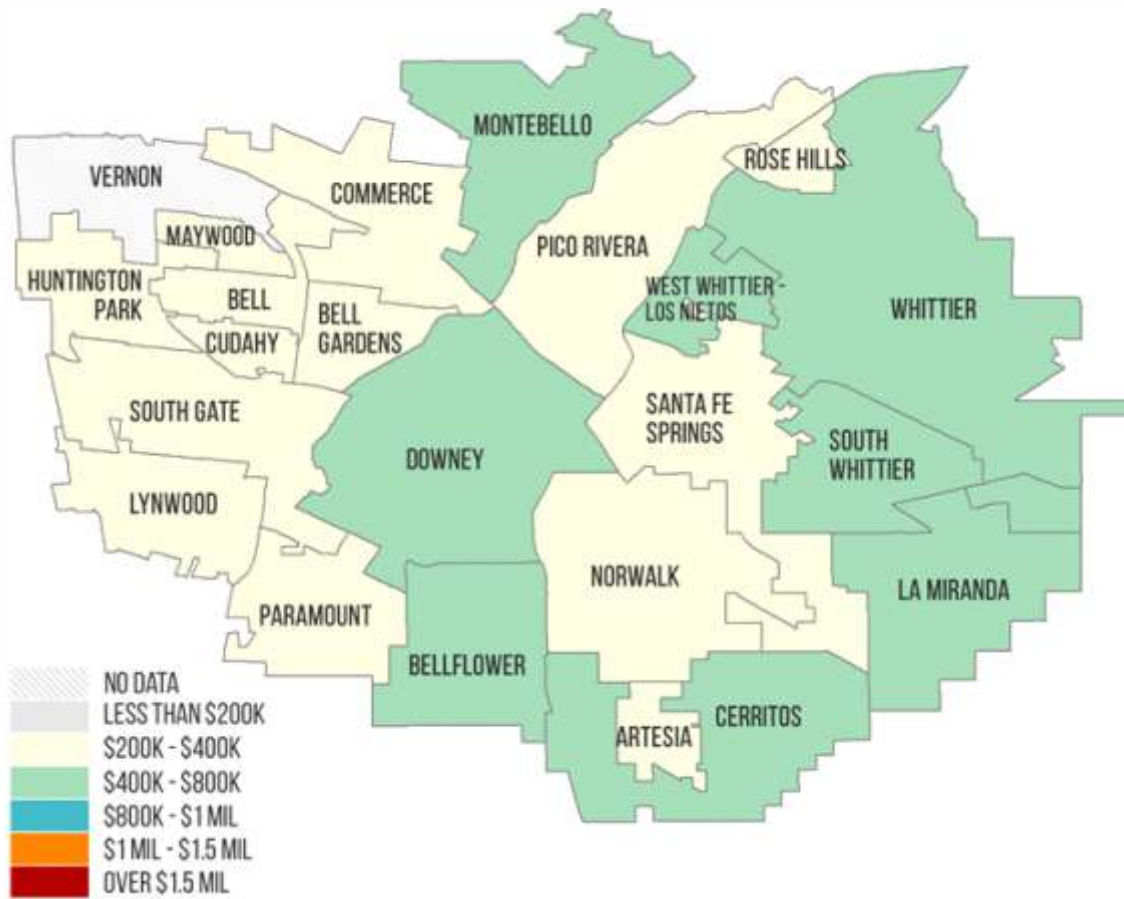
# ANNEX 7: SOUTH LOS ANGELES MEDIAN HOME SALE PRICE



No.	Location	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	University Park	\$1,215,000	221%	66%	5
2	Ladera Heights	\$898,000	20%	9%	15
3	View Park - Windsor Hills	\$615,000	7%	10%	37
4	Leimert Park	\$521,000	24%	21%	34
5	Jefferson Park	\$490,000	36%	29%	25
6	Baldwin Hills - Crenshaw	\$460,000	11%	1%	55
7	West Adams	\$429,750	28%	32%	25
8	Adams - Normandie	\$400,000	-10%	14%	7
9	Hyde Park	\$360,000	3%	13%	70
10	West Athens	\$348,000	23%	-2%	17
11	Gramercy Park	\$347,500	15%	14%	28
12	Manchester Square	\$347,318	3%	18%	38
13	Vermont Square	\$330,000	3%	16%	51
14	Chesterfield Square	\$312,500	7%	8%	10
15	Westmont	\$300,000	7%	9%	32
16	Exposition Park	\$300,000	-21%	-6%	22
17	Vermont Knolls	\$295,000	-2%	12%	22
18	Willowbrook	\$286,000	3%	14%	44
19	Vermont Vista	\$281,000	1%	9%	33
20	Central - Alameda	\$272,500	16%	26%	26
21	Florence	\$270,000	14%	16%	39
22	Historic South-Central	\$265,000	-6%	13%	12
23	Green Meadows	\$260,000	2%	16%	43
24	Vermont - Slauson	\$248,000	5%	3%	35
25	Florence - Graham	\$246,500	4%	26%	53
26	Harvard Park	\$241,000	-7%	-5%	12
27	Broadway - Manchester	\$236,500	-5%	11%	27
28	South Park	\$230,250	-18%	3%	16
29	Watts	\$218,000	-2%	12%	53



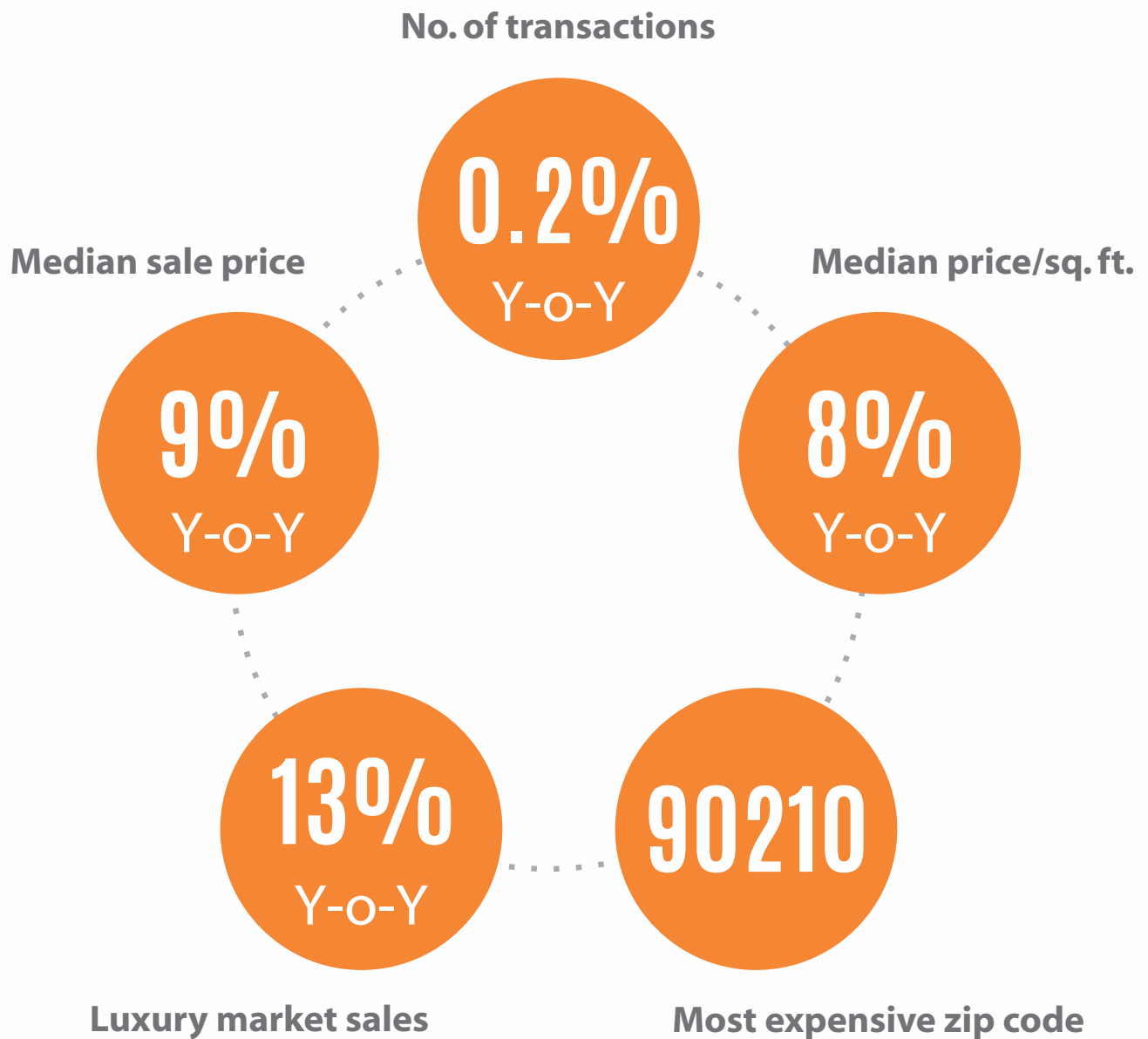
# ANNEX 8: GATEWAY CITIES MEDIAN HOME SALE PRICE



No.	Location	Median sale price	Q-o-Q changes	Y-o-Y changes	No of transactions
1	Cerritos	\$599,250	1%	2%	100
2	La Mirada	\$472,000	5%	7%	118
3	East La Mirada	\$470,000	-2%	8%	21
4	Whittier	\$447,500	2%	8%	201
5	Downey	\$440,000	2%	4%	191
6	Montebello	\$415,000	6%	7%	82
7	South Whittier	\$410,000	8%	6%	118
8	Bellflower	\$400,000	5%	9%	105
9	West Whittier - Los Nietos	\$400,000	10%	15%	39
10	Santa Fe Springs City	\$387,750	-5%	5%	30
11	Norwalk	\$373,500	4%	5%	234
12	Pico Rivera	\$370,000	3%	6%	99
13	Artesia	\$365,000	-10%	-11%	28
14	Rose Hills	\$350,000	20%	-34%	19
15	Bell Gardens	\$345,000	4%	1%	9
16	Commerce	\$345,000	-1%	8%	11
17	South Gate	\$340,000	1%	7%	83
18	Cudahy	\$327,500	-7%	-8%	6
19	Huntington Park	\$322,500	-4%	16%	41
20	Maywood	\$317,000	-2%	9%	8
21	Lynwood	\$299,500	-5%	11%	71
22	Bell	\$295,500	2%	-6%	18
23	Paramount	\$260,000	0%	3%	64

# SUMMARY

## ▶ Year-over-Year Stats at a Glance





# METHODOLOGY

## **Sales count**

We analyzed all transactions where the sales price was available and was higher than \$50,000. Transactions between government agencies, churches, and family members were excluded.

## **Location**

The data included in this market report encompasses LA County, between April 1st, 2015 and June 30th, 2015.

## **Property Types**

The building categories considered in this research are as follows:

- ▶ Single-Family Residence
- ▶ Townhouse
- ▶ Condominium
- ▶ Cooperative
- ▶ Manufactured Homes Single Residence
- ▶ Planned Unit Development (PUD)

## **Data Sources**

All data is aggregated from public records and is supplied as-is for informational purposes. It should not be used for making investment decisions. PropertyShark.com will not be liable for any losses or damages arising from or in any way related to this report, including without limitation any errors therein.



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