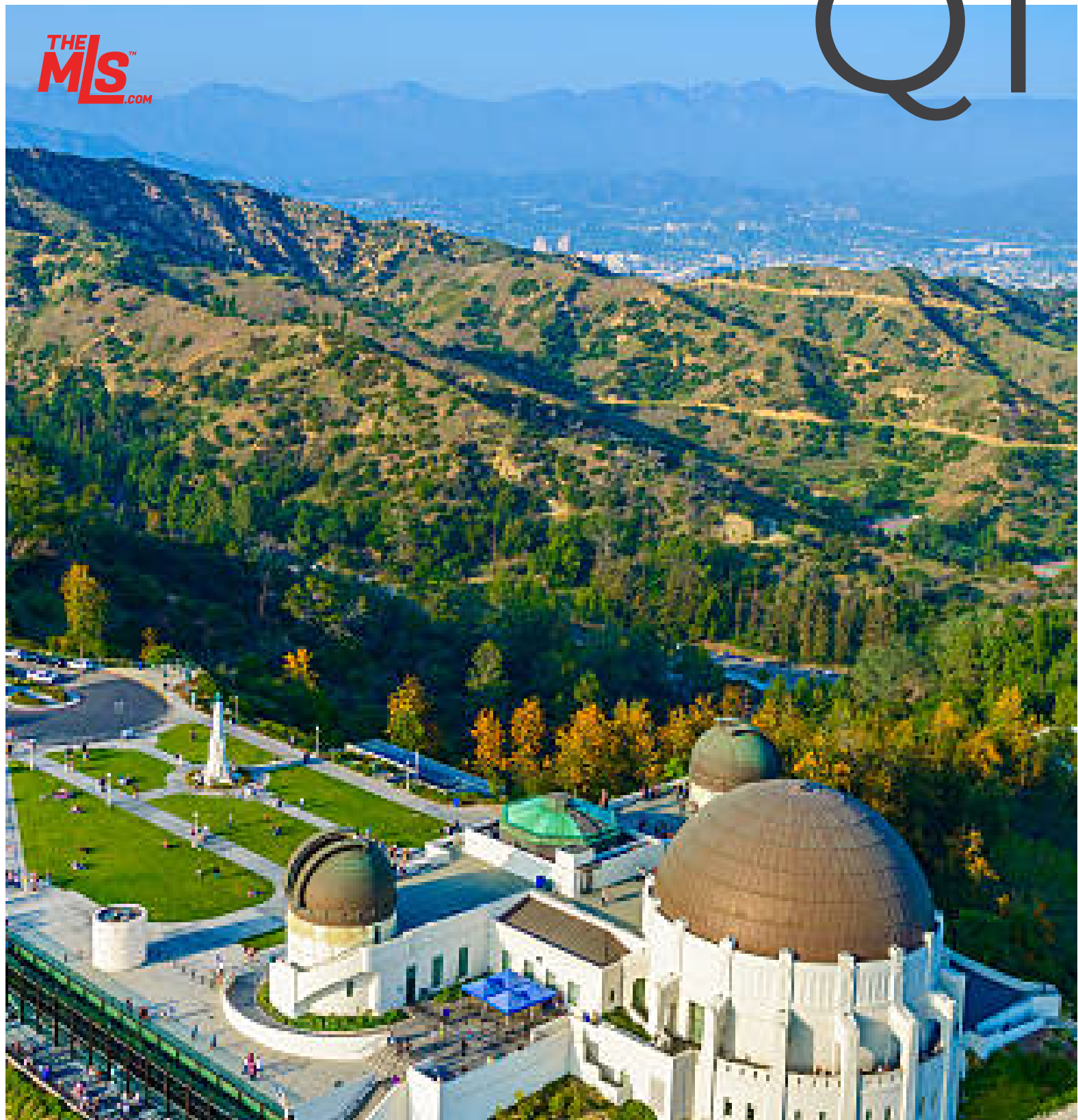


MARKET REPORT

2026
Q1



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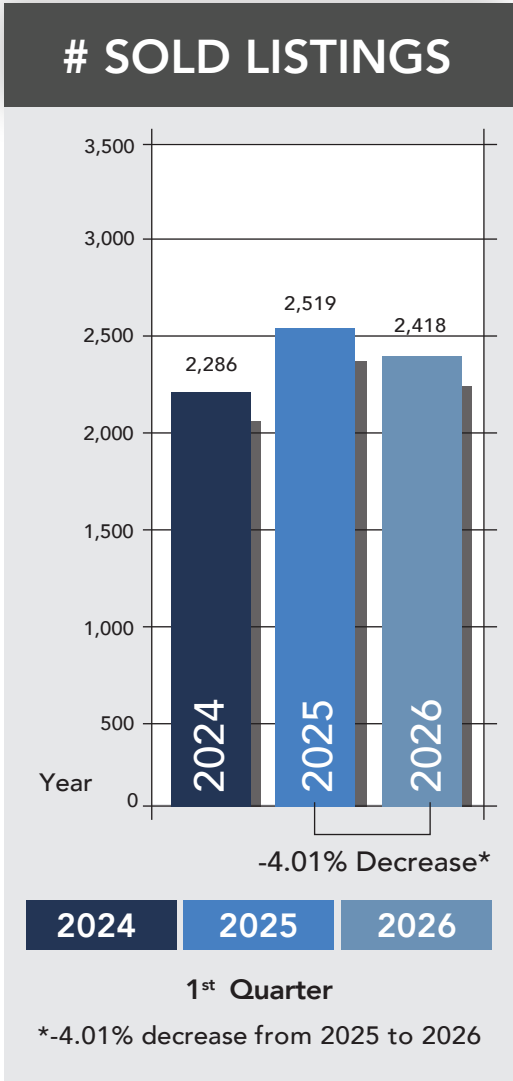
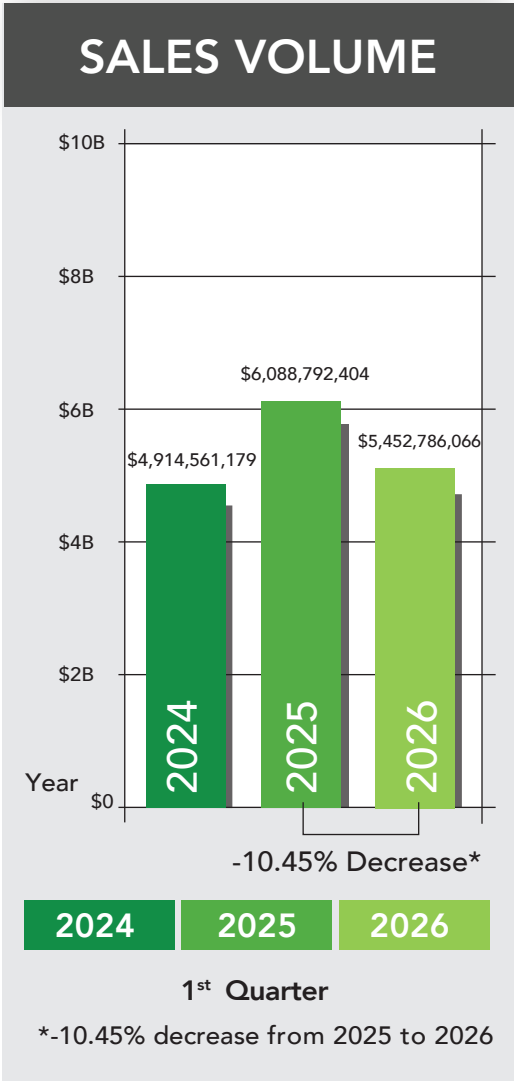
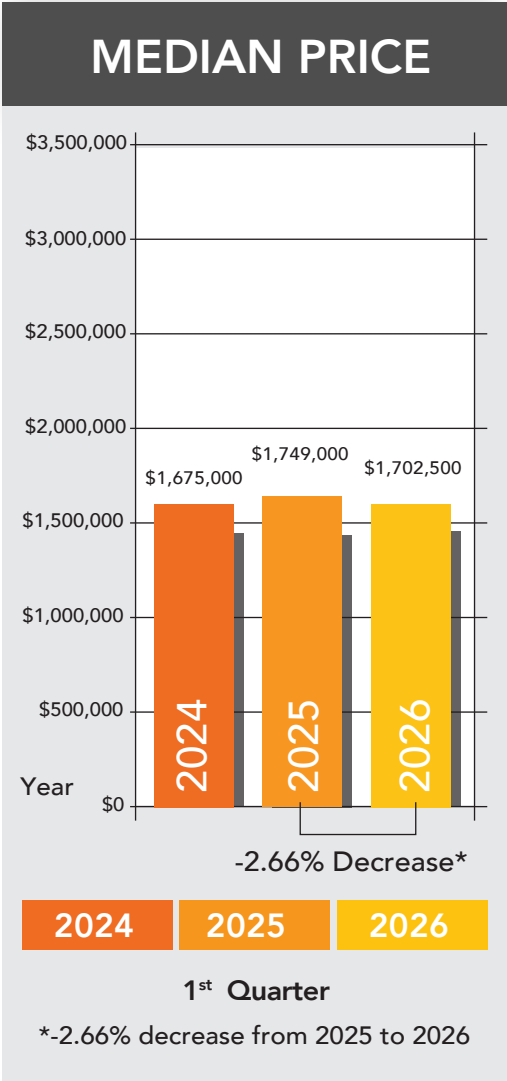


The Source of Real Time Real Estate

For The MLS™/CLAW Areas (From Pacific Coast Highway to Downtown Los Angeles)

SINGLE-FAMILY HOMES MARKET STATISTICS

Comparative 1st Quarter 2024, 2025, vs 2026 (QOQ)



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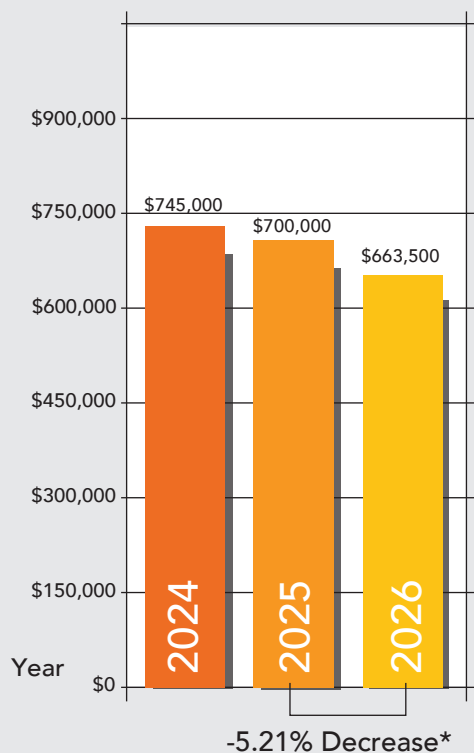
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For The MLS™/CLAW Areas (From Pacific Coast Highway to Downtown Los Angeles)

CONDOS / CO-OPS MARKET STATISTICS

Comparative 1st Quarter 2024, 2025, vs 2026 (QOQ)

MEDIAN PRICE



2024

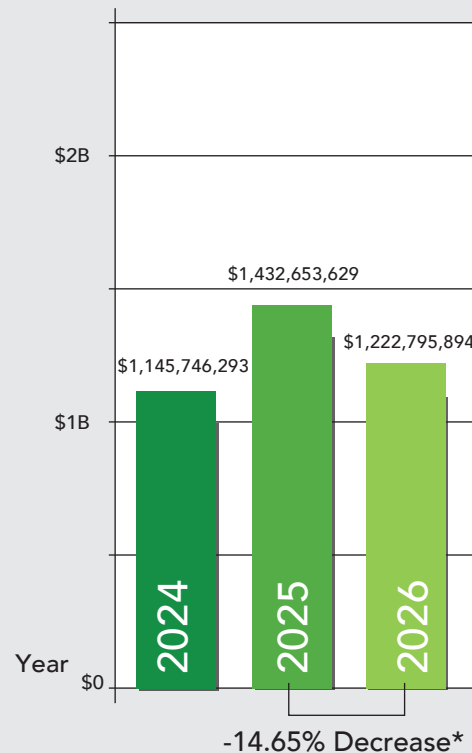
2025

2026

1st Quarter

*-5.21% decrease from 2025 to 2026

SALES VOLUME



2024

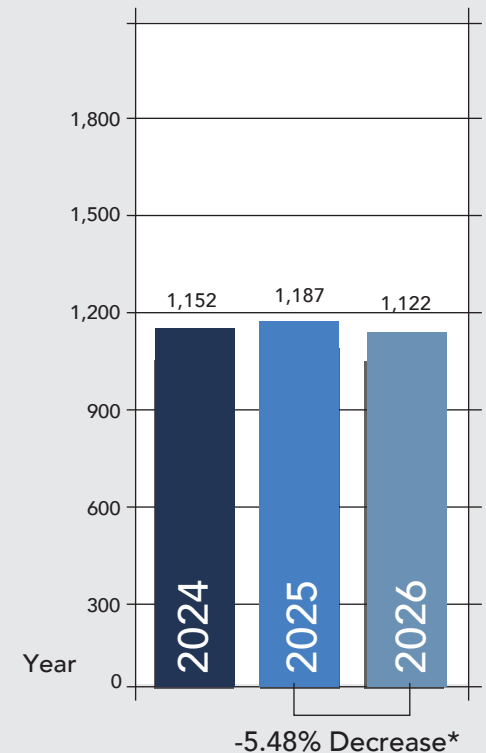
2025

2026

1st Quarter

*-14.65% decrease from 2025 to 2026

SOLD LISTINGS



2024

2025

2026

1st Quarter

*-5.48% decrease from 2025 to 2026



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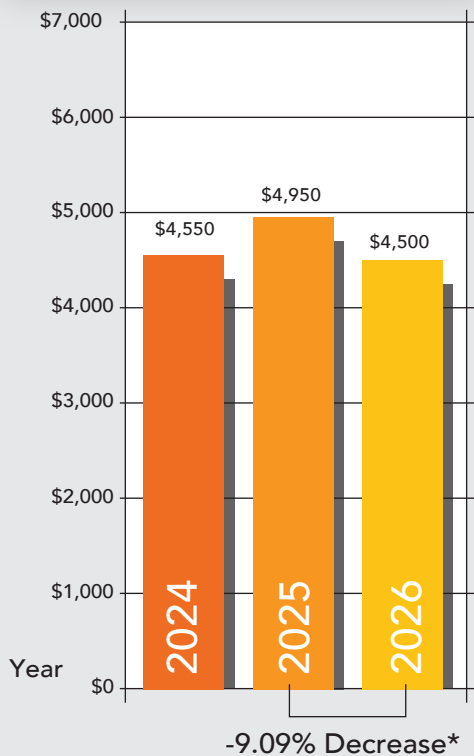
The Source of Real Time Real Estate

For The MLS™ /CLAW Areas (From Pacific Coast Highway to Downtown Los Angeles)

LEASES MARKET STATISTICS

Comparative 1st Quarter
2024, 2025, vs 2026 (QOQ)

MEDIAN PRICE



2024

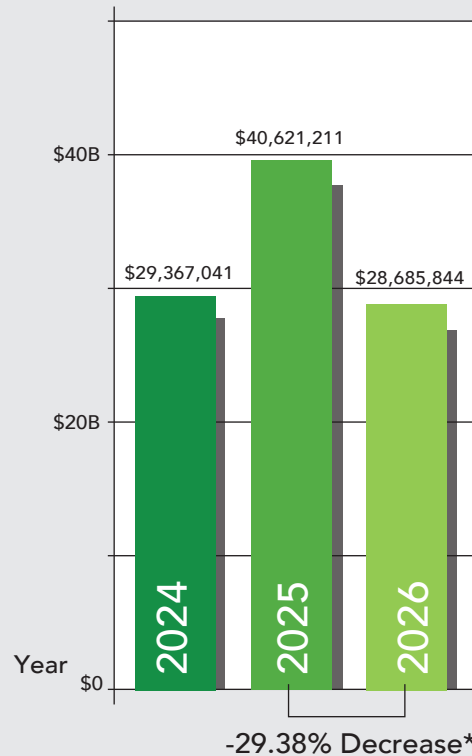
2025

2026

1st Quarter

*-9.09% decrease from 2025 to 2026

LEASE VOLUME



2024

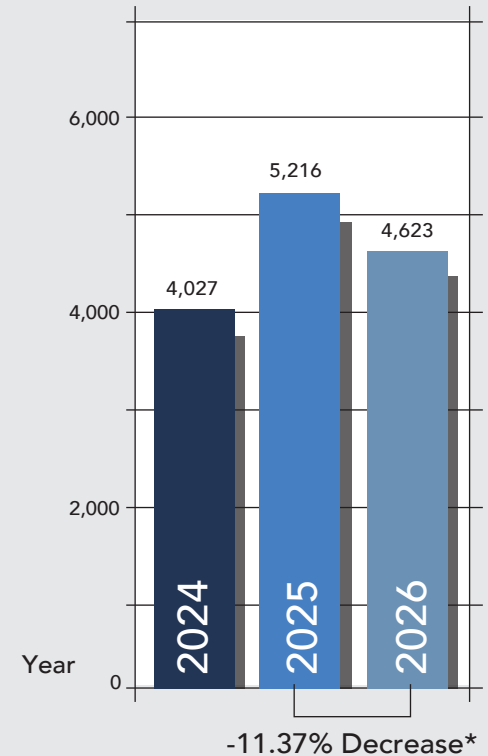
2025

2026

1st Quarter

*-29.38% decrease from 2025 to 2026

LEASED LISTINGS



2024

2025

2026

1st Quarter

*-11.37% decrease from 2025 to 2026



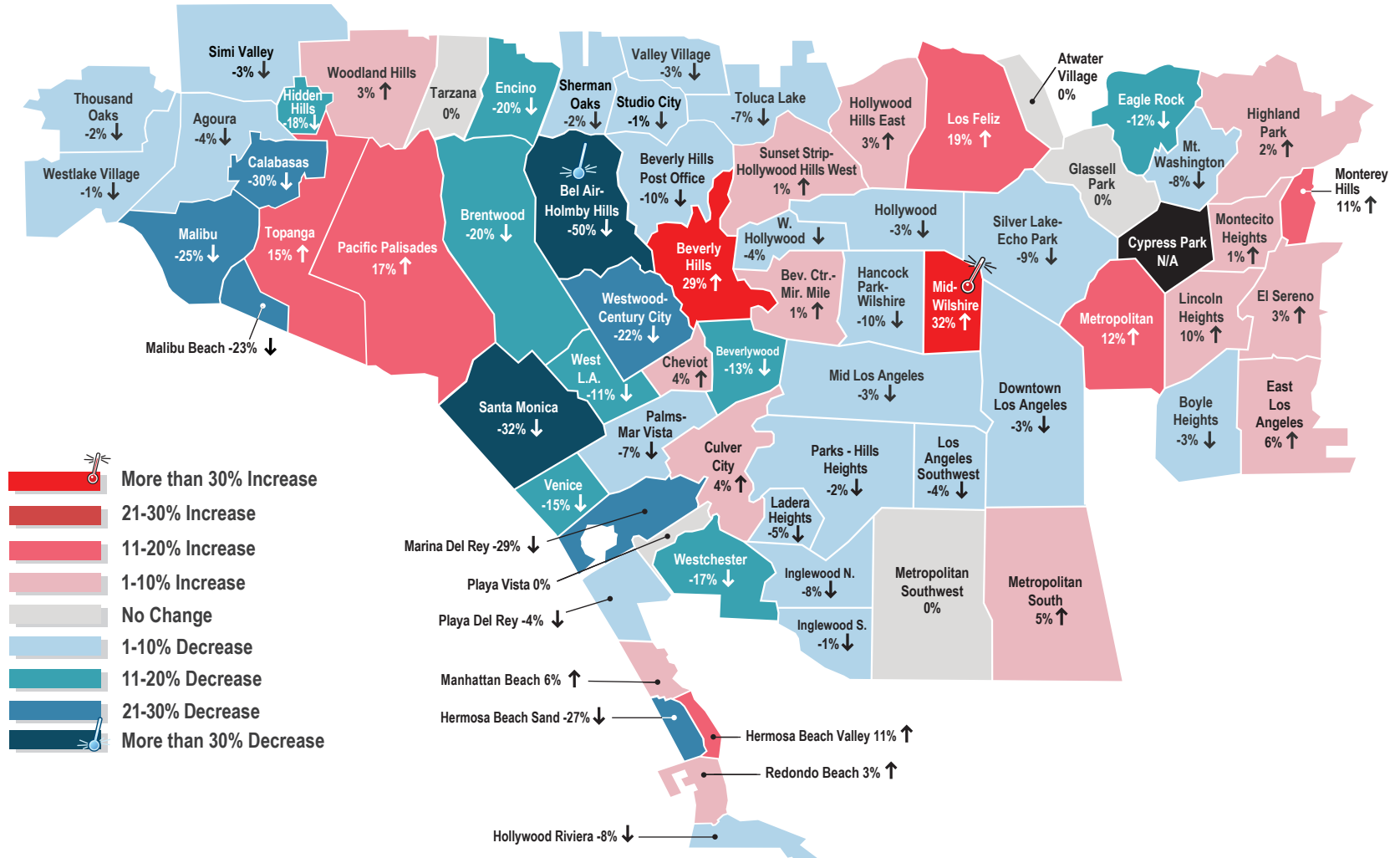
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SINGLE FAMILY HOMES

MARKET CLIMATE MAP Median Price 1st Quarter 2025 vs. 2026



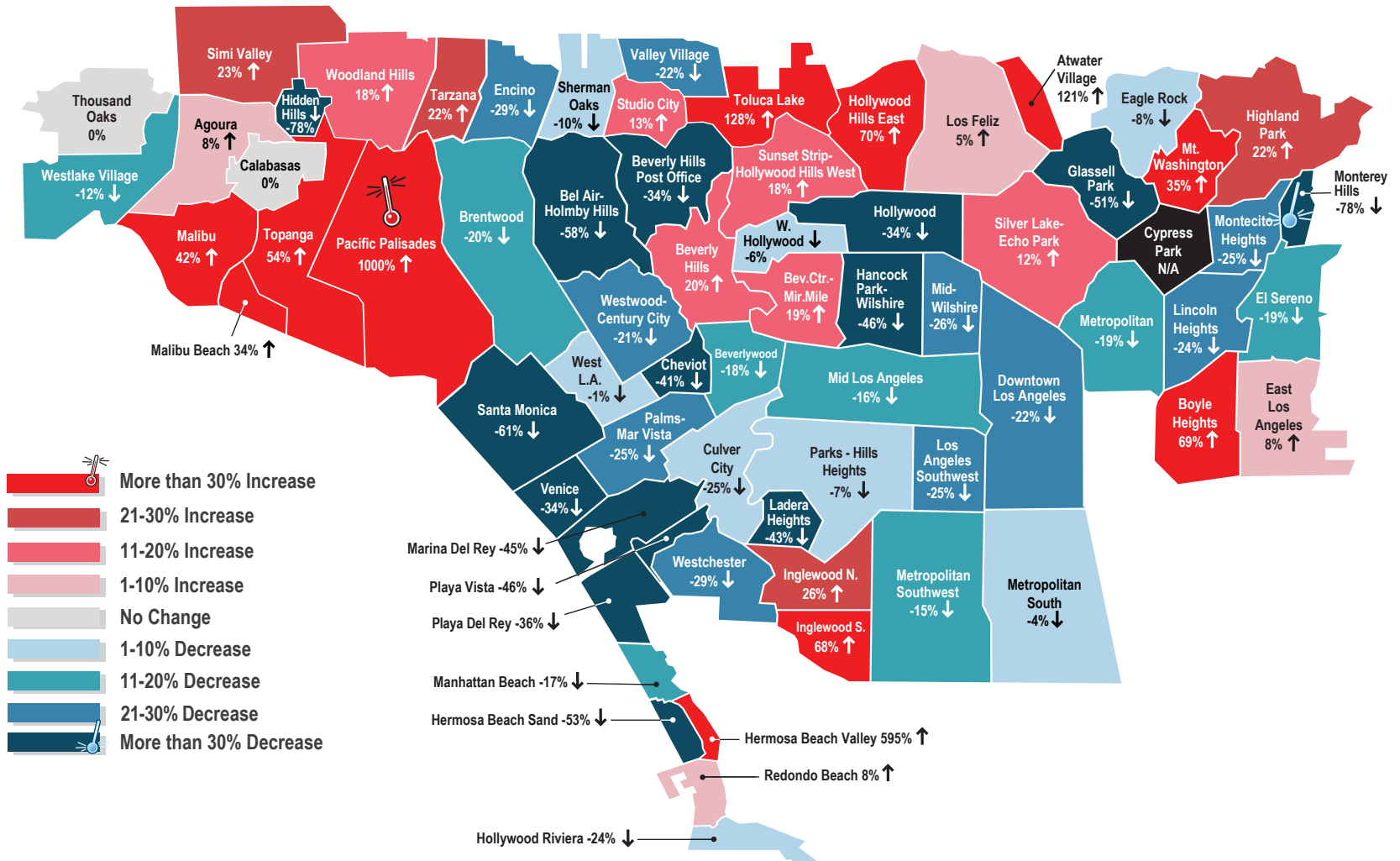
AREA	Q1 - 2025 MEDIAN PRICE	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 MEDIAN PRICE	Q1 - 2026 # SOLD LISTINGS	% CHANGE
MID-WILSHIRE	\$1,060,000	7	\$1,409,000	4	32%
BEVERLY HILLS	\$7,201,900	36	\$9,351,000	32	29%
LOS FELIZ	\$2,071,750	34	\$2,481,000	28	19%
PACIFIC PALISADES	\$4,112,000	4	\$4,812,500	30	17%
TOPANGA	\$1,490,000	7	\$1,725,000	12	15%
METROPOLITAN	\$720,000	7	\$810,000	5	12%
MONTEREY HILLS	\$1,200,000	5	\$1,342,000	1	11%
HERMOSA BEACH VALLEY	\$3,200,000	1	\$3,560,000	6	11%
LINCOLN HEIGHTS	\$640,000	9	\$704,000	6	10%
EAST LOS ANGELES	\$685,000	22	\$731,000	22	6%
MANHATTAN BEACH	\$3,588,610	73	\$3,826,000	59	6%
METROPOLITAN SOUTH	\$580,000	59	\$611,750	54	5%
CULVER CITY	\$1,581,385	50	\$1,660,000	35	4%
CHEVIOT HILLS - RANCHO PARK	\$2,775,000	22	\$2,905,000	12	4%
REDONDO BEACH	\$1,640,000	51	\$1,702,500	48	3%
WOODLAND HILLS	\$1,400,000	111	\$1,450,000	112	3%
HOLLYWOOD HILLS EAST	\$1,675,000	21	\$1,731,895	34	3%
EL SERENO	\$856,000	40	\$882,500	32	3%
HIGHLAND PARK	\$1,200,000	41	\$1,232,500	46	2%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$2,318,750	62	\$2,362,500	86	1%
BEVERLY CENTER-MIRACLE MILE	\$2,160,000	35	\$2,200,000	38	1%
MONTECITO HEIGHTS	\$975,000	8	\$985,000	5	1%
ATWATER VILLAGE	\$1,291,444	12	\$1,302,500	26	0%
TARZANA	\$1,809,500	34	\$1,816,250	40	0%
PLAYA VISTA	\$2,989,450	6	\$2,975,000	3	0%
GLASSSELL PARK	\$1,205,320	25	\$1,198,000	14	0%
METROPOLITAN SOUTHWEST	\$720,000	59	\$715,000	53	0%
STUDIO CITY	\$2,215,000	54	\$2,180,000	57	-1%
INGLEWOOD SOUTH	\$815,000	11	\$799,950	20	-1%
WESTLAKE VILLAGE	\$2,040,000	56	\$2,000,000	58	-1%
THOUSAND OAKS	\$1,227,500	102	\$1,200,000	105	-2%
PARKS - HILLS - HEIGHTS	\$1,043,000	95	\$1,017,500	90	-2%
SHERMAN OAKS	\$1,749,000	103	\$1,700,000	91	-2%
DOWNTOWN L.A.	\$665,000	19	\$645,000	13	-3%

AREA	Q1 - 2025 MEDIAN PRICE	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 MEDIAN PRICE	Q1 - 2026 # SOLD LISTINGS	% CHANGE
HOLLYWOOD	\$1,289,000	27	\$1,250,000	19	-3%
MID LOS ANGELES	\$1,059,000	64	\$1,025,075	58	-3%
VALLEY VILLAGE	\$1,555,500	30	\$1,500,000	25	-3%
SIMI VALLEY	\$862,500	109	\$831,250	136	-3%
BOYLE HEIGHTS	\$660,000	10	\$635,000	18	-3%
WEST HOLLYWOOD VICINITY	\$2,402,000	25	\$2,290,000	24	-4%
AGOURA	\$1,584,500	48	\$1,510,000	52	-4%
PLAYA DEL REY	\$2,099,995	13	\$2,000,000	9	-4%
LOS ANGELES SOUTHWEST	\$682,500	84	\$650,000	69	-4%
LADERA HEIGHTS	\$1,815,000	19	\$1,712,500	12	-5%
PALMS - MAR VISTA	\$2,212,500	68	\$2,055,000	51	-7%
TOLUCA LAKE	\$2,600,000	6	\$2,400,000	17	-7%
MOUNT WASHINGTON	\$1,461,000	20	\$1,340,000	27	-8%
INGLEWOOD NORTH	\$907,500	16	\$830,000	21	-8%
HOLLYWOOD RIVIERA	\$2,750,000	20	\$2,510,000	15	-8%
SILVER LAKE - ECHO PARK	\$1,575,000	48	\$1,420,000	60	-9%
BEVERLY HILLS POST OFFICE	\$3,020,000	27	\$2,712,415	26	-10%
HANCOCK PARK-WILSHIRE	\$2,200,000	45	\$1,974,500	28	-10%
WEST L.A.	\$1,680,000	20	\$1,480,000	22	-11%
EAGLE ROCK	\$1,490,000	29	\$1,308,000	31	-12%
BEVERLYWOOD VICINITY	\$1,965,000	26	\$1,700,000	23	-13%
VENICE	\$2,892,500	62	\$2,447,197	46	-15%
WESTCHESTER	\$2,075,000	51	\$1,707,500	42	-17%
HIDDEN HILLS	\$6,972,500	6	\$5,675,000	2	-18%
ENCINO	\$2,220,000	79	\$1,774,472	64	-20%
BRENTWOOD	\$5,411,113	50	\$4,310,000	41	-20%
WESTWOOD - CENTURY CITY	\$3,375,000	43	\$2,627,500	39	-22%
MALIBU BEACH	\$10,500,000	4	\$8,000,000	6	-23%
MALIBU	\$4,475,000	17	\$3,350,000	28	-25%
HERMOSA BEACH SAND	\$5,350,000	11	\$3,875,000	6	-27%
MARINA DEL REY	\$2,098,500	20	\$1,475,000	13	-29%
CALABASAS	\$2,600,000	39	\$1,800,000	44	-30%
SANTA MONICA	\$4,355,475	73	\$2,952,227	40	-32%
BEL AIR - HOLMBY HILLS	\$6,000,000	29	\$2,950,000	24	-50%
CYPRESS PARK	\$0	0	\$975,000	3	N/A

SINGLE FAMILY HOMES

MARKET CLIMATE MAP

Sales Volume 1st Quarter 2025 vs. 2026



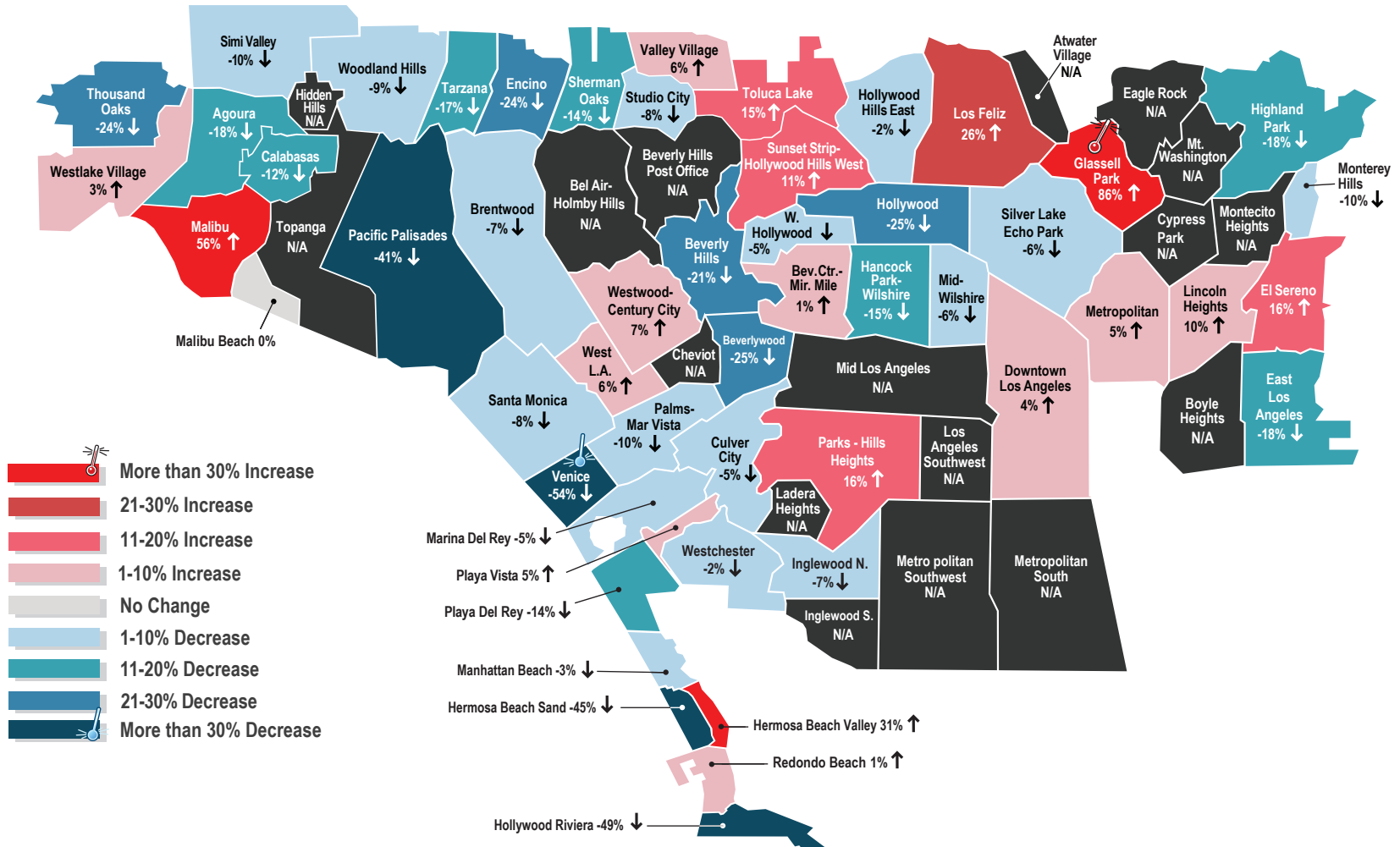
SINGLE-FAMILY HOMES - SALES VOLUME & # OF SOLD LISTINGS					
AREA	Q1 - 2025 SALES VOLUME	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 SALES VOLUME	Q1 - 2026 # SOLD LISTINGS	% CHANGE
PACIFIC PALISADES	\$17,197,900	4	\$189,337,715	30	1000%
HERMOSA BEACH VALLEY	\$3,200,000	1	\$22,248,000	6	595%
TOLUCA LAKE	\$27,318,000	6	\$62,526,900	17	128%
ATWATER VILLAGE	\$16,695,653	12	\$37,050,699	26	121%
HOLLYWOOD HILLS EAST	\$38,561,700	21	\$65,921,159	34	70%
BOYLE HEIGHTS	\$6,585,888	10	\$11,132,126	18	69%
INGLEWOOD SOUTH	\$9,597,375	11	\$16,153,900	20	68%
TOPANGA	\$14,388,001	7	\$22,219,500	12	54%
MALIBU	\$77,425,780	17	\$110,560,066	28	42%
MOUNT WASHINGTON	\$30,950,395	20	\$42,047,388	27	35%
MALIBU BEACH	\$43,500,000	4	\$58,422,500	6	34%
INGLEWOOD NORTH	\$14,652,000	16	\$18,558,425	21	26%
SIMI VALLEY	\$101,309,450	109	\$125,284,069	136	23%
HIGHLAND PARK	\$49,142,020	41	\$60,321,898	46	22%
TARZANA	\$67,645,000	34	\$82,609,055	40	22%
BEVERLY HILLS	\$307,393,269	36	\$369,445,291	32	20%
BEVERLY CENTER-MIRACLE MILE	\$81,009,615	35	\$96,680,800	38	19%
WOODLAND HILLS	\$161,352,418	111	\$191,617,155	112	18%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$206,452,349	62	\$245,560,290	86	18%
STUDIO CITY	\$134,505,900	54	\$152,170,430	57	13%
SILVER LAKE - ECHO PARK	\$86,216,257	48	\$96,644,992	60	12%
EAST LOS ANGELES	\$15,207,000	22	\$16,568,000	22	8%
REDONDO BEACH	\$91,674,090	51	\$99,724,485	48	8%
AGOURA	\$89,751,900	48	\$97,509,750	52	8%
LOS FELIZ	\$90,199,855	34	\$95,214,552	28	5%
THOUSAND OAKS	\$136,429,209	102	\$137,756,385	105	0%
CALABASAS	\$117,323,518	39	\$117,223,732	44	0%
WEST L.A.	\$34,499,374	20	\$33,959,000	22	-1%
METROPOLITAN SOUTH	\$34,216,344	59	\$32,748,177	54	-4%
WEST HOLLYWOOD VICINITY	\$67,652,160	25	\$62,923,630	24	-6%
PARKS - HILLS - HEIGHTS	\$107,526,309	95	\$99,540,330	90	-7%
EAGLE ROCK	\$45,002,900	29	\$41,282,997	31	-8%
SHERMAN OAKS	\$212,942,500	103	\$191,482,141	91	-10%
WESTLAKE VILLAGE	\$158,036,900	56	\$138,010,250	58	-12%

SINGLE-FAMILY HOMES - SALES VOLUME & # OF SOLD LISTINGS					
AREA	Q1 - 2025 SALES VOLUME	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 SALES VOLUME	Q1 - 2026 # SOLD LISTINGS	% CHANGE
METROPOLITAN SOUTHWEST	\$42,808,999	59	\$36,267,030	53	-15%
MID LOS ANGELES	\$73,608,500	64	\$61,280,330	58	-16%
MANHATTAN BEACH	\$327,552,024	73	\$271,046,800	59	-17%
BEVERLYWOOD VICINITY	\$60,217,115	26	\$49,122,000	23	-18%
METROPOLITAN	\$4,872,500	7	\$3,928,000	5	-19%
EL SERENO	\$35,071,349	40	\$28,094,463	32	-19%
BRENTWOOD	\$368,376,583	50	\$292,117,193	41	-20%
WESTWOOD - CENTURY CITY	\$173,672,050	43	\$135,717,621	39	-21%
DOWNTOWN L.A.	\$11,889,000	19	\$9,170,500	13	-22%
VALLEY VILLAGE	\$56,841,975	30	\$44,112,500	25	-22%
LINCOLN HEIGHTS	\$6,038,300	9	\$4,550,888	6	-24%
HOLLYWOOD RIVIERA	\$51,607,202	20	\$38,947,290	15	-24%
CULVER CITY	\$86,701,858	50	\$64,611,831	35	-25%
MONTECITO HEIGHTS	\$7,827,000	8	\$5,805,000	5	-25%
LOS ANGELES SOUTHWEST	\$62,532,399	84	\$46,513,899	69	-25%
PALMS - MAR VISTA	\$176,851,860	68	\$131,123,010	51	-25%
MID-WILSHIRE	\$7,633,625	7	\$5,618,000	4	-26%
WESTCHESTER	\$113,003,500	51	\$79,294,097	42	-29%
ENCINO	\$209,402,082	79	\$147,370,673	64	-29%
HOLLYWOOD	\$43,027,900	27	\$28,049,000	19	-34%
BEVERLY HILLS POST OFFICE	\$152,797,775	27	\$100,115,955	26	-34%
VENICE	\$193,119,500	62	\$125,797,893	46	-34%
PLAYA DEL REY	\$34,274,995	13	\$21,910,000	9	-36%
CHEVIOT HILLS - RANCHO PARK	\$72,684,427	22	\$42,795,665	12	-41%
LADERA HEIGHTS	\$37,121,388	19	\$20,974,205	12	-43%
MARINA DEL REY	\$52,606,000	20	\$28,736,780	13	-45%
PLAYA VISTA	\$18,537,900	6	\$9,874,000	3	-46%
HANCOCK PARK-WILSHIRE	\$127,390,537	45	\$68,095,300	28	-46%
GLASSSELL PARK	\$33,823,904	25	\$16,424,249	14	-51%
HERMOSA BEACH SAND	\$56,253,250	11	\$26,395,000	6	-53%
BEL AIR - HOLMBY HILLS	\$253,693,500	29	\$105,534,926	24	-58%
SANTA MONICA	\$382,845,378	73	\$147,532,181	40	-61%
MONTEREY HILLS	\$6,132,000	5	\$1,342,000	1	-78%
HIDDEN HILLS	\$52,415,000	6	\$11,350,000	2	-78%
CYPRESS PARK	\$0	0	\$2,712,000	3	N/A

CONDOS/CO-OPS

MARKET CLIMATE MAP

Median Price 1st Quarter 2025 vs. 2026



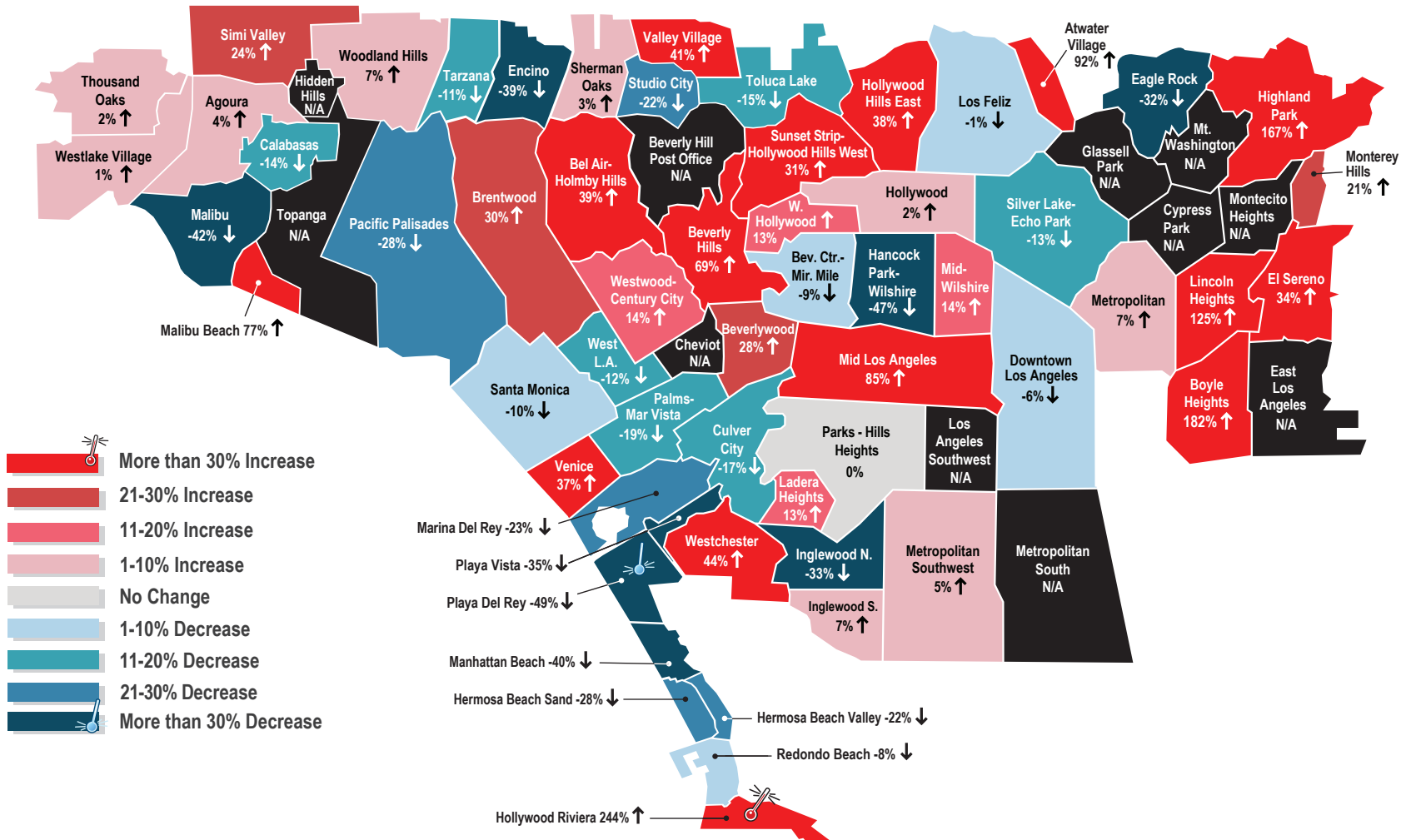
AREA	Q1 - 2025 MEDIAN PRICE	Q1 - 2025 #SOLD LISTINGS	Q1 - 2026 MEDIAN PRICE	Q1 - 2026 #SOLD LISTINGS	% CHANGE
GLASSELL PARK	\$400,000	1	\$745,000	1	86%
MALIBU	\$1,000,000	7	\$1,560,700	5	56%
HERMOSA BEACH VALLEY	\$1,590,000	4	\$2,097,000	3	31%
LOS FELIZ	\$650,000	3	\$825,000	7	26%
EL SERENO	\$449,400	2	\$523,500	2	16%
PARKS - HILLS - HEIGHTS	\$570,000	9	\$663,500	12	16%
TOLUCA LAKE	\$750,000	5	\$865,000	13	15%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$710,000	17	\$791,500	20	11%
LINCOLN HEIGHTS	\$565,000	2	\$624,000	3	10%
WESTWOOD - CENTURY CITY	\$1,155,000	128	\$1,237,625	80	7%
VALLEY VILLAGE	\$620,000	17	\$660,000	13	6%
WEST L.A.	\$867,500	26	\$920,000	24	6%
METROPOLITAN	\$871,000	6	\$919,500	6	5%
PLAYA VISTA	\$1,372,500	16	\$1,450,000	19	5%
DOWNTOWN L.A.	\$550,000	53	\$575,000	49	4%
WESTLAKE VILLAGE	\$840,000	37	\$870,000	29	3%
BEVERLY CENTER-MIRACLE MILE	\$1,135,650	21	\$1,150,000	17	1%
REDONDO BEACH	\$1,399,400	67	\$1,425,000	72	1%
MALIBU BEACH	\$1,470,500	2	\$1,475,000	5	0%
WESTCHESTER	\$690,000	4	\$675,000	3	-2%
HOLLYWOOD HILLS EAST	\$807,000	4	\$789,000	9	-2%
MANHATTAN BEACH	\$2,315,000	11	\$2,240,000	13	-3%
CULVER CITY	\$700,000	47	\$659,500	24	-5%
MARINA DEL REY	\$1,215,000	63	\$1,145,000	47	-5%
WEST HOLLYWOOD VICINITY	\$957,500	58	\$905,000	64	-5%
MID-WILSHIRE	\$680,000	21	\$635,000	35	-6%
SILVER LAKE - ECHO PARK	\$910,000	6	\$850,000	11	-6%
BRENTWOOD	\$1,275,000	41	\$1,185,000	33	-7%
INGLEWOOD NORTH	\$535,000	25	\$493,000	21	-7%
STUDIO CITY	\$865,000	29	\$795,000	20	-8%
SANTA MONICA	\$1,434,500	98	\$1,315,000	78	-8%
WOODLAND HILLS	\$611,000	30	\$555,000	32	-9%
PALMS - MAR VISTA	\$785,000	15	\$700,000	11	-10%
SIMI VALLEY	\$529,000	23	\$471,500	19	-10%

AREA	Q1 - 2025 MEDIAN PRICE	Q1 - 2025 #SOLD LISTINGS	Q1 - 2026 MEDIAN PRICE	Q1 - 2026 #SOLD LISTINGS	% CHANGE
MONTEREY HILLS	\$635,000	7	\$569,000	15	-10%
CALABASAS	\$741,500	8	\$650,000	14	-12%
SHERMAN OAKS	\$763,750	56	\$655,000	42	-14%
PLAYA DEL REY	\$815,000	23	\$700,000	21	-14%
HANCOCK PARK-WILSHIRE	\$785,000	22	\$665,000	27	-15%
TARZANA	\$597,000	26	\$492,000	31	-17%
HIGHLAND PARK	\$640,000	12	\$524,444	4	-18%
AGOURA	\$610,000	13	\$500,000	17	-18%
EAST LOS ANGELES	\$635,000	1	\$517,500	2	-18%
BEVERLY HILLS	\$2,050,000	18	\$1,600,000	25	-21%
ENCINO	\$547,500	35	\$413,500	31	-24%
THOUSAND OAKS	\$677,500	32	\$512,500	24	-24%
HOLLYWOOD	\$882,150	10	\$660,000	13	-25%
BEVERLYWOOD VICINITY	\$900,500	6	\$552,000	13	-38%
PACIFIC PALISADES	\$2,005,000	1	\$1,167,500	14	-41%
HERMOSA BEACH SAND	\$3,265,000	4	\$1,775,000	10	-45%
HOLLYWOOD RIVIERA	\$2,088,222	2	\$1,047,500	2	-49%
VENICE	\$2,275,000	5	\$1,027,500	6	-54%
BEL AIR - HOLMBY HILLS	\$2,250,000	1	\$0	0	N/A
LOS ANGELES SOUTHWEST	\$469,000	1	\$0	0	N/A
METROPOLITAN SOUTHWEST	\$437,500	2	\$0	0	N/A
METROPOLITAN SOUTH	\$475,650	1	\$0	0	N/A
MOUNT WASHINGTON	\$600,000	1	\$0	0	N/A
BOYLE HEIGHTS	\$783,500	2	\$0	0	N/A
MID LOS ANGELES	\$0	0	\$794,500	4	N/A
BEVERLY HILLS POST OFFICE	\$0	0	\$0	0	N/A
CHEVIOT HILLS - RANCHO PARK	\$0	0	\$0	0	N/A
TOPANGA	\$0	0	\$0	0	N/A
LADERA HEIGHTS	\$0	0	\$720,000	2	N/A
MONTECITO HEIGHTS	\$0	0	\$0	0	N/A
INGLEWOOD SOUTH	\$0	0	\$469,000	2	N/A
ATWATER VILLAGE	\$0	0	\$560,000	1	N/A
CYPRESS PARK	\$0	0	\$0	0	N/A
HIDDEN HILLS	\$0	0	\$0	0	N/A
EAGLE ROCK	\$0	0	\$864,500	2	N/A

CONDOS/CO-OPS

MARKET CLIMATE MAP

Sales Volume 1st Quarter 2025 vs. 2026



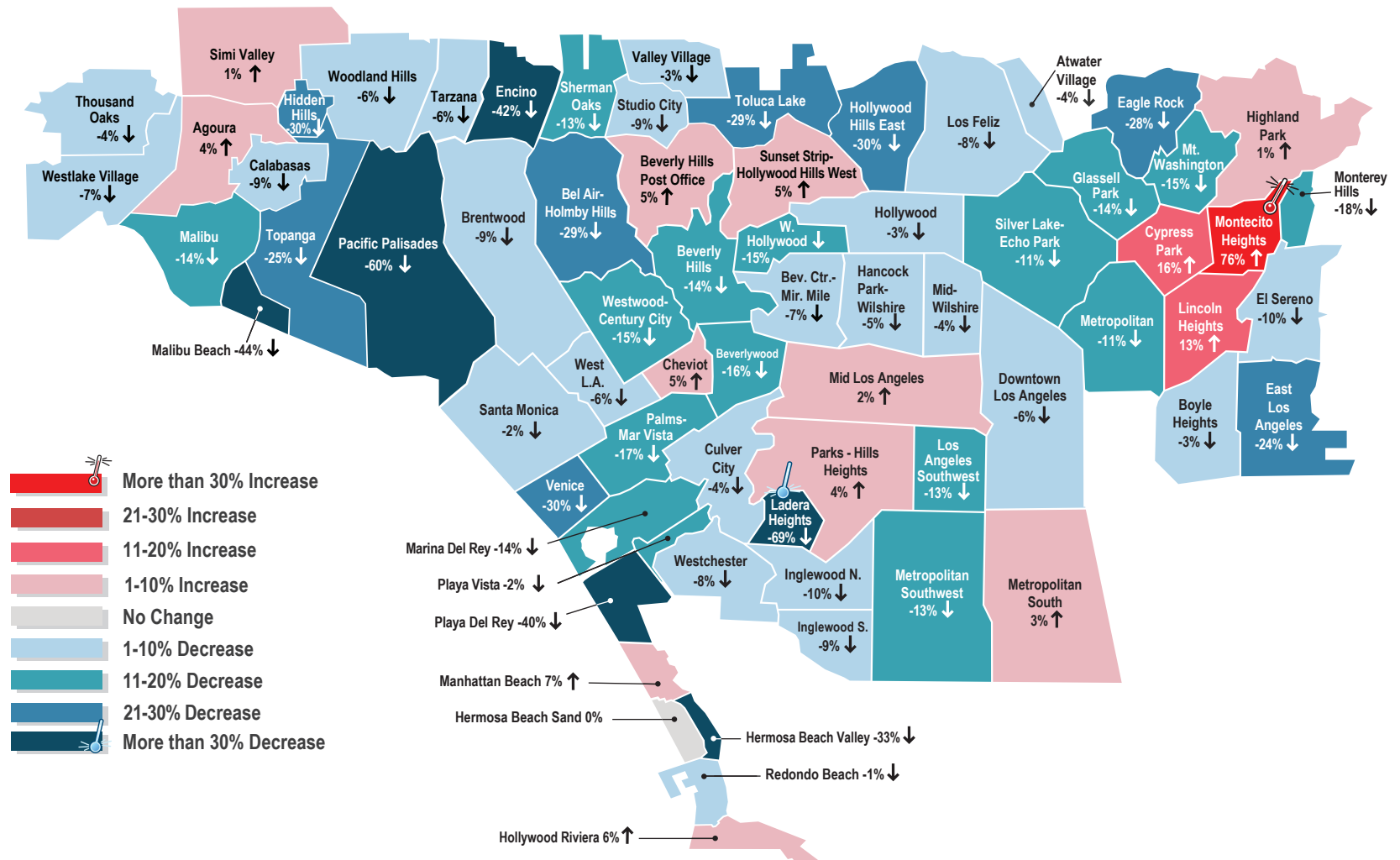
AREA	Q1 - 2025 SALES VOLUME	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 SALES VOLUME	Q1 - 2026 # SOLD LISTINGS	% CHANGE
HOLLYWOOD RIVIERA	\$1,395,000	1	\$4,801,000	4	244%
BOYLE HEIGHTS	\$460,000	1	\$4,801,000	2	182%
HIGHLAND PARK	\$979,000	1	\$2,615,000	5	167%
LINCOLN HEIGHTS	\$1,045,000	2	\$2,353,888	4	125%
ATWATER VILLAGE	\$730,000	1	\$1,407,000	2	92%
MID LOS ANGELES	\$997,100	1	\$1,854,000	3	85%
MALIBU BEACH	\$3,000,000	1	\$5,335,000	4	77%
BEVERLY HILLS	\$49,866,000	29	\$84,407,270	25	69%
WESTCHESTER	\$1,860,000	3	\$2,691,000	4	44%
VALLEY VILLAGE	\$5,788,750	9	\$8,175,687	13	41%
BEL AIR - HOLMBY HILLS	\$1,242,500	1	\$1,730,000	1	39%
HOLLYWOOD HILLS EAST	\$2,124,500	3	\$2,950,000	5	38%
VENICE	\$10,734,000	8	\$14,801,000	11	37%
EL SERENO	\$1,250,000	2	\$1,684,800	3	34%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$26,553,425	19	\$34,931,999	24	31%
BRENTWOOD	\$45,790,558	38	\$59,545,200	45	30%
BEVERLYWOOD VICINITY	\$3,735,888	5	\$4,792,700	6	28%
SIMI VALLEY	\$10,576,849	18	\$13,193,330	23	24%
MONTEREY HILLS	\$8,451,250	13	\$10,253,000	16	21%
WESTWOOD - CENTURY CITY	\$147,704,088	89	\$169,654,582	104	14%
MID-WILSHIRE	\$20,725,000	28	\$23,645,750	41	14%
WEST HOLLYWOOD VICINITY	\$69,370,086	56	\$79,034,923	64	13%
LADERA HEIGHTS	\$700,000	1	\$795,000	1	13%
INGLEWOOD SOUTH	\$465,000	1	\$500,000	1	7%
WOODLAND HILLS	\$17,670,600	31	\$19,052,000	33	7%
METROPOLITAN	\$5,762,000	8	\$6,208,500	7	7%
METROPOLITAN SOUTHWEST	\$462,000	1	\$489,000	1	5%
AGOURA	\$17,907,555	28	\$18,751,400	29	4%
SHERMAN OAKS	\$32,090,077	46	\$33,263,579	48	3%
THOUSAND OAKS	\$16,575,500	28	\$16,932,349	28	2%
HOLLYWOOD	\$18,411,500	20	\$18,883,500	23	2%
WESTLAKE VILLAGE	\$29,887,000	37	\$30,396,860	35	1%
PARKS - HILLS - HEIGHTS	\$6,420,000	11	\$6,406,999	11	0%
LOS FELIZ	\$6,347,500	7	\$6,244,000	7	-1%

AREA	Q1 - 2025 SALES VOLUME	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 SALES VOLUME	Q1 - 2026 # SOLD LISTINGS	% CHANGE
DOWNTOWN L.A.	\$49,925,500	7	\$46,717,743	73	-6%
REDONDO BEACH	\$130,464,862	84	\$119,790,398	82	-8%
BEVERLY CENTER-MIRACLE MILE	\$33,731,000	23	\$30,554,945	20	-9%
SANTA MONICA	\$128,385,123	94	\$114,379,202	83	-10%
TARZANA	\$15,840,500	27	\$14,096,365	25	-11%
WEST L.A.	\$39,220,200	37	\$34,353,426	36	-12%
SILVER LAKE - ECHO PARK	\$14,908,000	18	\$12,881,900	15	-13%
CALABASAS	\$11,799,000	15	\$10,059,000	15	-14%
TOLUCA LAKE	\$10,363,818	11	\$8,745,400	10	-15%
CULVER CITY	\$28,724,527	40	\$23,607,200	32	-17%
PALMS - MAR VISTA	\$21,486,500	23	\$17,395,875	21	-19%
HERMOSA BEACH VALLEY	\$9,556,000	6	\$7,439,000	3	-22%
STUDIO CITY	\$32,385,297	36	\$25,179,000	29	-22%
MARINA DEL REY	\$76,474,324	62	\$58,371,069	46	-23%
HERMOSA BEACH SAND	\$20,420,000	8	\$14,671,000	6	-28%
PACIFIC PALISADES	\$22,176,220	13	\$15,960,000	12	-28%
EAGLE ROCK	\$1,265,000	1	\$860,000	1	-32%
INGLEWOOD NORTH	\$12,894,999	25	\$8,584,677	17	-33%
PLAYA VISTA	\$45,610,800	35	\$29,336,000	26	-35%
ENCINO	\$25,731,000	40	\$15,667,749	30	-39%
MANHATTAN BEACH	\$37,505,000	13	\$22,377,688	9	-40%
MALIBU	\$19,018,250	11	\$10,850,000	8	-42%
HANCOCK PARK-WILSHIRE	\$22,757,250	27	\$11,925,500	17	-47%
PLAYA DEL REY	\$24,967,050	31	\$12,486,350	18	-49%
METROPOLITAN SOUTH	\$625,000	1	\$0	0	N/A
GLASSSELL PARK	\$341,000	1	\$0	0	N/A
MOUNT WASHINGTON	\$249,000	1	\$0	0	N/A
LOS ANGELES SOUTHWEST	\$0	0	\$665,000	1	N/A
TOPANGA	\$0	0	\$2,025,000	3	N/A
BEVERLY HILLS POST OFFICE	\$0	0	\$0	0	N/A
CHEVIOT HILLS - RANCHO PARK	\$0	0	\$0	0	N/A
CYPRESS PARK	\$0	0	\$0	0	N/A
MONTECITO HEIGHTS	\$0	0	\$0	0	N/A
EAST LOS ANGELES	\$0	0	\$299,900	1	N/A
HIDDEN HILLS	\$0	0	\$0	0	N/A

LEASES

MARKET CLIMATE MAP

Median Price 1st Quarter 2025 vs. 2026



AREA	Q1 - 2025 MEDIAN PRICE	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 MEDIAN PRICE	Q1 - 2026 # SOLD LISTINGS	% CHANGE
MONTECITO HEIGHTS	\$3,498	4	\$6,180	1	76%
CYPRESS PARK	\$3,873	2	\$4,500	7	16%
LINCOLN HEIGHTS	\$2,250	6	\$2,550	12	13%
MANHATTAN BEACH	\$9,000	101	\$9,700	70	7%
HOLLYWOOD RIVIERA	\$6,125	14	\$6,500	19	6%
CHEVIOT HILLS - RANCHO PARK	\$7,500	12	\$7,948	12	5%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$9,500	136	\$10,000	104	5%
BEVERLY HILLS POST OFFICE	\$15,000	53	\$15,750	20	5%
PARKS - HILLS - HEIGHTS	\$3,063	54	\$3,200	55	4%
AGOURA	\$4,423	58	\$4,600	58	4%
METROPOLITAN SOUTH	\$2,795	19	\$2,895	34	3%
MID LOS ANGELES	\$3,425	98	\$3,495	135	2%
SIMI VALLEY	\$3,775	48	\$3,850	46	1%
HIGHLAND PARK	\$3,925	30	\$3,995	45	1%
HERMOSA BEACH SAND	\$6,375	40	\$6,400	24	0%
REDONDO BEACH	\$4,625	132	\$4,550	112	-1%
PLAYA VISTA	\$5,350	20	\$5,225	28	-2%
SANTA MONICA	\$4,950	343	\$4,825	264	-2%
HOLLYWOOD	\$3,500	160	\$3,395	154	-3%
BOYLE HEIGHTS	\$2,895	13	\$2,800	17	-3%
VALLEY VILLAGE	\$4,975	32	\$4,800	33	-3%
THOUSAND OAKS	\$4,390	73	\$4,200	77	-4%
ATWATER VILLAGE	\$3,998	10	\$3,823	20	-4%
CULVER CITY	\$4,200	81	\$4,000	81	-4%
MID-WILSHIRE	\$2,685	162	\$2,555	110	-4%
HANCOCK PARK-WILSHIRE	\$3,995	105	\$3,795	103	-5%
WEST L.A.	\$4,463	201	\$4,190	158	-6%
TARZANA	\$5,123	66	\$4,800	64	-6%
DOWNTOWN L.A.	\$3,000	171	\$2,806	168	-6%
WOODLAND HILLS	\$4,923	136	\$4,600	126	-6%
WESTLAKE VILLAGE	\$5,925	68	\$5,500	60	-7%
BEVERLY CENTER-MIRACLE MILE	\$4,773	206	\$4,410	188	-7%
WESTCHESTER	\$6,000	43	\$5,500	33	-8%
LOS FELIZ	\$5,750	51	\$5,248	48	-8%

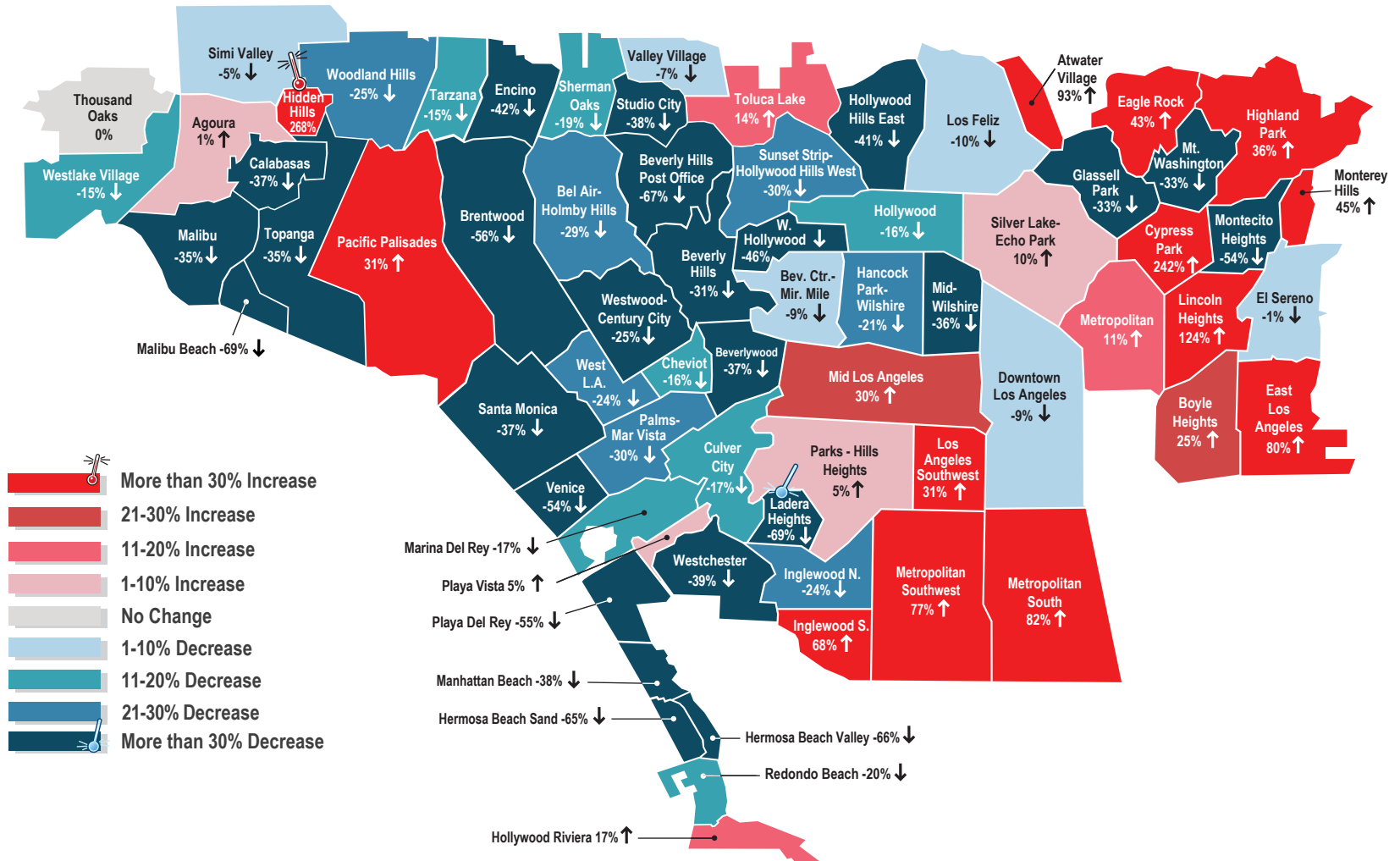
AREA	Q1 - 2025 MEDIAN PRICE	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 MEDIAN PRICE	Q1 - 2026 # SOLD LISTINGS	% CHANGE
BRENTWOOD	\$6,273	166	\$5,698	100	-9%
CALABASAS	\$6,800	69	\$6,150	54	-9%
INGLEWOOD SOUTH	\$3,100	9	\$2,795	17	-9%
STUDIO CITY	\$5,995	113	\$5,400	82	-9%
INGLEWOOD NORTH	\$3,000	39	\$2,695	31	-10%
EL SERENO	\$4,125	16	\$3,698	18	-10%
METROPOLITAN	\$3,650	12	\$3,225	14	-11%
SILVER LAKE - ECHO PARK	\$4,400	129	\$3,873	156	-11%
SHERMAN OAKS	\$5,720	137	\$4,950	145	-13%
METROPOLITAN SOUTHWEST	\$3,123	18	\$2,700	34	-13%
LOS ANGELES SOUTHWEST	\$2,900	33	\$2,500	46	-13%
MARINA DEL REY	\$6,398	122	\$5,500	83	-14%
GLASSELL PARK	\$4,950	19	\$4,250	15	-14%
BEVERLY HILLS	\$7,000	177	\$6,000	138	-14%
MALIBU	\$10,500	85	\$9,000	54	-14%
MOUNT WASHINGTON	\$6,450	12	\$5,450	10	-15%
WEST HOLLYWOOD VICINITY	\$5,300	307	\$4,472	226	-15%
WESTWOOD - CENTURY CITY	\$5,700	258	\$4,790	217	-15%
BEVERLYWOOD VICINITY	\$4,448	98	\$3,700	83	-16%
PALMS - MAR VISTA	\$4,245	123	\$3,498	116	-17%
MONTEREY HILLS	\$3,700	5	\$3,000	8	-18%
EAST LOS ANGELES	\$2,873	8	\$2,175	17	-24%
TOPANGA	\$7,020	18	\$5,200	13	-25%
EAGLE ROCK	\$4,825	20	\$3,450	28	-28%
BEL AIR - HOLMBY HILLS	\$14,800	59	\$10,500	38	-29%
TOLUCA LAKE	\$6,500	17	\$4,600	26	-29%
VENICE	\$7,175	132	\$4,995	103	-30%
HIDDEN HILLS	\$36,000	2	\$25,000	7	-30%
HOLLYWOOD HILLS EAST	\$8,395	51	\$5,800	43	-30%
HERMOSA BEACH VALLEY	\$6,400	11	\$4,275	5	-33%
PLAYA DEL REY	\$6,440	44	\$3,800	35	-40%
ENCINO	\$7,348	96	\$4,195	85	-42%
MALIBU BEACH	\$10,500	37	\$5,800	20	-44%
PACIFIC PALISADES	\$22,000	21	\$8,800	66	-60%
LADERA HEIGHTS	\$9,750	5	\$2,948	4	-69%

Information contained herein deemed reliable but not guaranteed. Questions regarding this information may be sent by e-mail to marketing@themls.com.

LEASES

MARKET CLIMATE MAP

Lease Volume 1st Quarter 2025 vs. 2026



LEASES - LEASE VOLUME & # OF LEASED LISTINGS					
AREA	Q1 - 2025 LEASE VOLUME	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 LEASE VOLUME	Q1 - 2026 # SOLD LISTINGS	% CHANGE
HIDDEN HILLS	\$72,000	2	\$265,500	7	268%
CYPRESS PARK	\$7,745	2	\$26,545	7	242%
LINCOLN HEIGHTS	\$13,915	6	\$31,195	12	124%
ATWATER VILLAGE	\$40,063	10	\$77,704	20	93%
METROPOLITAN SOUTH	\$53,589	19	\$97,990	34	82%
EAST LOS ANGELES	\$23,595	8	\$42,690	17	80%
METROPOLITAN SOUTHWEST	\$56,143	18	\$99,608	34	77%
INGLEWOOD SOUTH	\$26,810	9	\$45,067	17	68%
MONTEREY HILLS	\$19,225	5	\$27,975	8	45%
EAGLE ROCK	\$81,213	20	\$116,670	28	43%
HIGHLAND PARK	\$130,765	30	\$178,645	45	36%
LOS ANGELES SOUTHWEST	\$97,711	33	\$128,474	46	31%
PACIFIC PALISADES	\$607,750	21	\$799,524	66	31%
MID LOS ANGELES	\$372,994	98	\$485,125	135	30%
BOYLE HEIGHTS	\$39,745	13	\$49,990	17	25%
HOLLYWOOD RIVIERA	\$106,790	14	\$125,761	19	17%
TOLUCA LAKE	\$125,040	17	\$142,585	26	14%
METROPOLITAN	\$46,350	12	\$51,891	14	11%
SILVER LAKE - ECHO PARK	\$615,833	129	\$677,986	156	10%
PARKS - HILLS - HEIGHTS	\$194,025	54	\$204,874	55	5%
PLAYA VISTA	\$142,739	20	\$150,491	28	5%
AGOURA	\$286,665	58	\$291,900	58	1%
THOUSAND OAKS	\$345,530	73	\$342,270	77	0%
EL SERENO	\$65,070	16	\$64,093	18	-1%
SIMI VALLEY	\$184,610	48	\$173,887	46	-5%
VALLEY VILLAGE	\$199,765	32	\$184,418	33	-7%
DOWNTOWN L.A.	\$620,685	171	\$558,868	168	-9%
BEVERLY CENTER-MIRACLE MILE	\$1,216,139	206	\$1,105,384	188	-9%
LOS FELIZ	\$383,254	51	\$343,115	48	-10%
TARZANA	\$480,935	66	\$408,781	64	-15%
WESTLAKE VILLAGE	\$477,641	68	\$405,260	60	-15%
CHEVIOT HILLS - RANCHO PARK	\$120,995	12	\$100,740	12	-16%
HOLLYWOOD	\$673,294	160	\$562,225	154	-16%
CULVER CITY	\$433,823	81	\$359,184	81	-17%

LEASES - LEASE VOLUME & # OF LEASED LISTINGS					
AREA	Q1 - 2025 LEASE VOLUME	Q1 - 2025 # SOLD LISTINGS	Q1 - 2026 LEASE VOLUME	Q1 - 2026 # SOLD LISTINGS	% CHANGE
MARINA DEL REY	\$1,057,144	122	\$875,014	83	-17%
SHERMAN OAKS	\$1,118,031	137	\$896,263	145	-19%
REDONDO BEACH	\$701,948	132	\$557,562	112	-20%
HANCOCK PARK-WILSHIRE	\$561,245	105	\$441,894	103	-21%
WEST L.A.	\$939,200	201	\$713,551	158	-24%
INGLEWOOD NORTH	\$125,994	39	\$95,122	31	-24%
WOODLAND HILLS	\$831,760	136	\$618,660	126	-25%
WESTWOOD - CENTURY CITY	\$1,996,219	258	\$1,487,976	217	-25%
BEL AIR - HOLMBY HILLS	\$1,182,586	59	\$829,521	38	-29%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$1,861,585	136	\$1,301,053	104	-30%
PALMS - MAR VISTA	\$725,642	123	\$504,853	116	-30%
BEVERLY HILLS	\$2,561,011	177	\$1,760,851	138	-31%
GLASSELL PARK	\$89,265	19	\$59,280	15	-33%
MOUNT WASHINGTON	\$83,850	12	\$55,900	10	-33%
MALIBU	\$1,139,005	85	\$738,818	54	-35%
TOPANGA	\$133,551	18	\$85,495	13	-35%
MID-WILSHIRE	\$473,974	162	\$298,832	110	-36%
SANTA MONICA	\$2,566,581	343	\$1,615,112	264	-37%
CALABASAS	\$645,609	69	\$405,539	54	-37%
BEVERLYWOOD VICINITY	\$620,607	98	\$386,586	83	-37%
MANHATTAN BEACH	\$1,385,509	101	\$846,798	70	-38%
STUDIO CITY	\$876,598	113	\$536,069	82	-38%
WESTCHESTER	\$317,333	43	\$192,140	33	-39%
HOLLYWOOD HILLS EAST	\$479,535	51	\$279,432	43	-41%
ENCINO	\$1,041,147	96	\$596,615	85	-42%
WEST HOLLYWOOD VICINITY	\$2,283,389	307	\$1,215,926	226	-46%
MONTECITO HEIGHTS	\$13,490	4	\$6,180	1	-54%
VENICE	\$1,424,179	132	\$643,647	103	-54%
PLAYA DEL REY	\$366,861	44	\$164,905	35	-55%
BRENTWOOD	\$2,230,707	166	\$968,195	100	-56%
HERMOSA BEACH SAND	\$455,575	40	\$156,460	24	-65%
HERMOSA BEACH VALLEY	\$80,905	11	\$27,410	5	-66%
BEVERLY HILLS POST OFFICE	\$1,140,428	53	\$372,795	20	-67%
MALIBU BEACH	\$707,013	37	\$212,585	20	-69%
LADERA HEIGHTS	\$41,289	5	\$12,390	4	-69%

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