

MARKET REPORT

2025
Q4

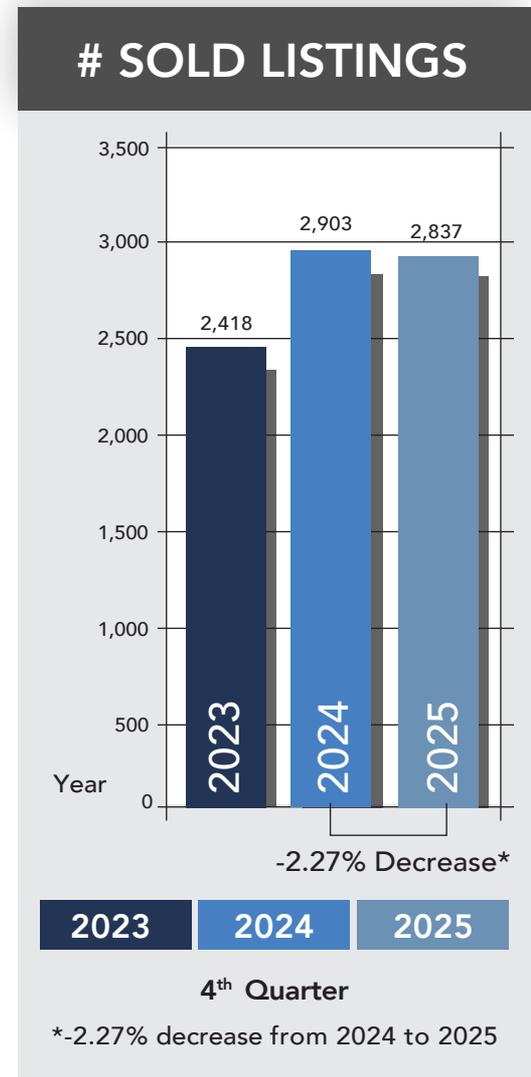
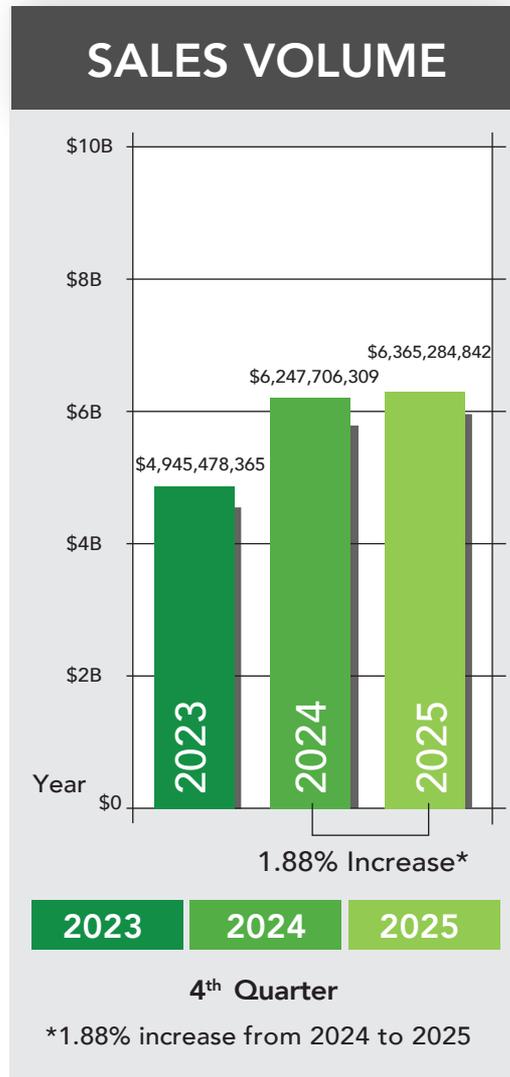


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SINGLE-FAMILY HOMES MARKET STATISTICS

Comparative 4th Quarter 2023, 2024, vs 2025 (QOQ)



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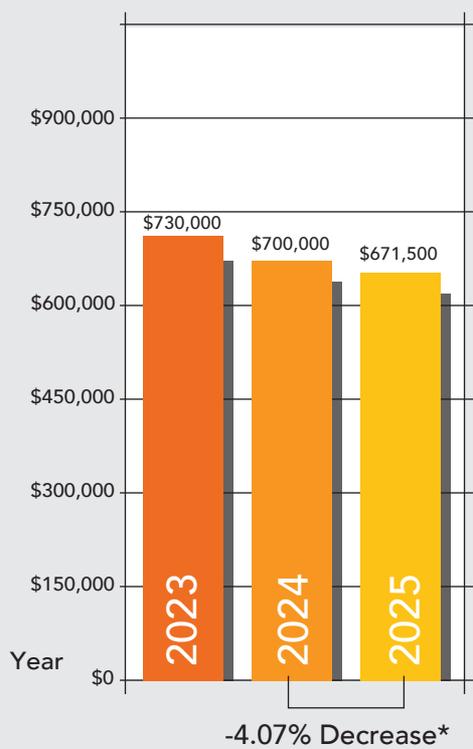
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CONDOS / CO-OPS MARKET STATISTICS

Comparative 4th Quarter 2023, 2024, vs 2025 (QOQ)

MEDIAN PRICE

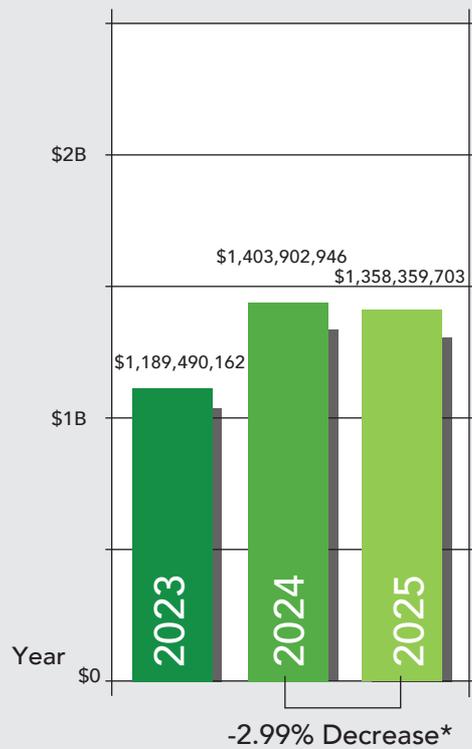


2023 2024 2025

4th Quarter

*-4.07% decrease from 2024 to 2025

SALES VOLUME

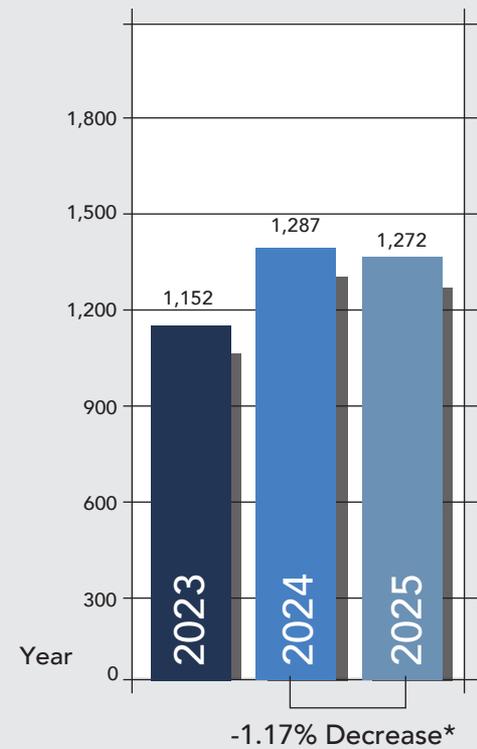


2023 2024 2025

4th Quarter

*-2.99% decrease from 2024 to 2025

SOLD LISTINGS



2023 2024 2025

4th Quarter

*-1.17% decrease from 2024 to 2025



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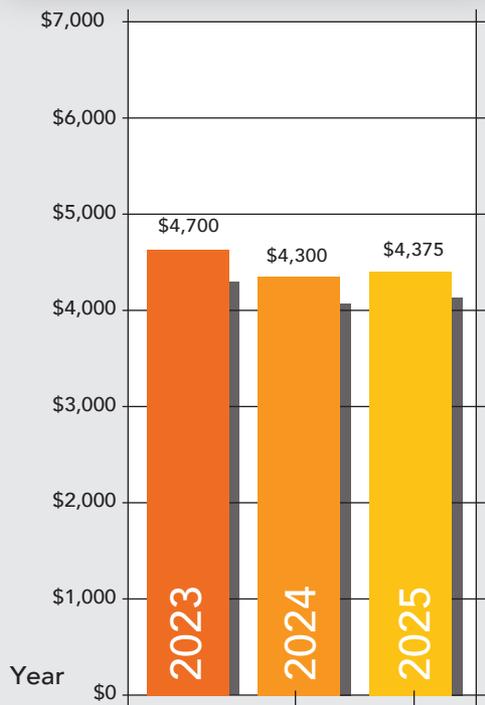
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LEASES MARKET STATISTICS

Comparative 4th Quarter 2023, 2024, vs 2025 (QOQ)

MEDIAN PRICE



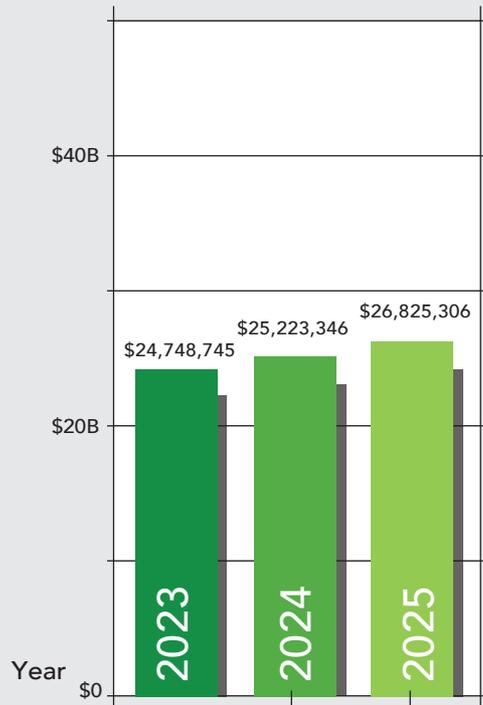
1.74% Increase*

2023 2024 2025

4th Quarter

*1.74% increase from 2024 to 2025

LEASE VOLUME



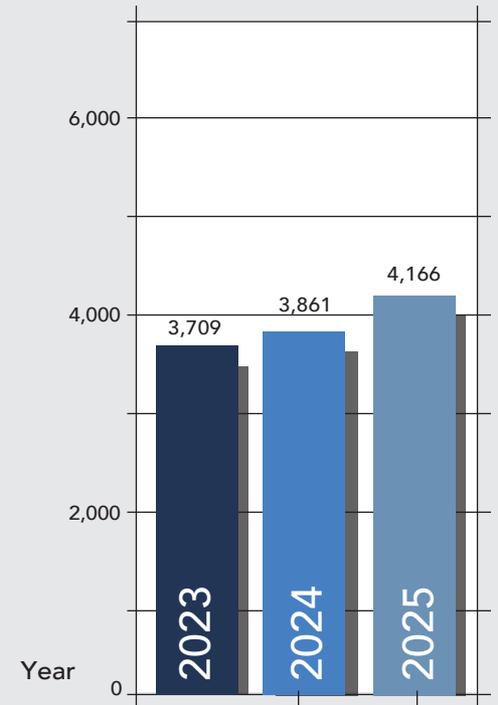
6.35% Increase*

2023 2024 2025

4th Quarter

*6.35% increase from 2024 to 2025

LEASED LISTINGS



7.90% Increase*

2023 2024 2025

4th Quarter

*7.90% increase from 2024 to 2025



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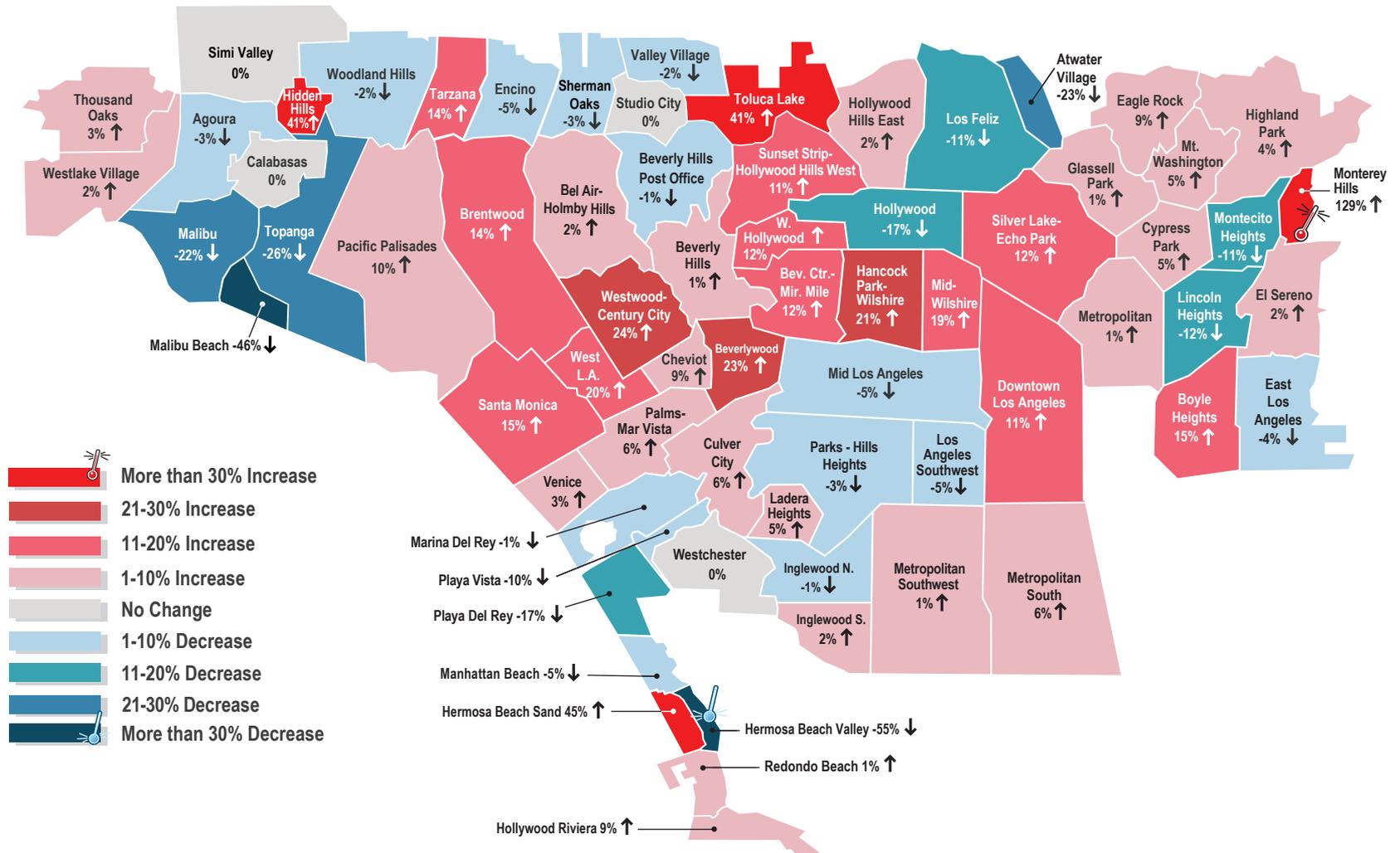
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SINGLE FAMILY HOMES

MARKET CLIMATE MAP
Median Price 4th Quarter 2024 vs. 2025



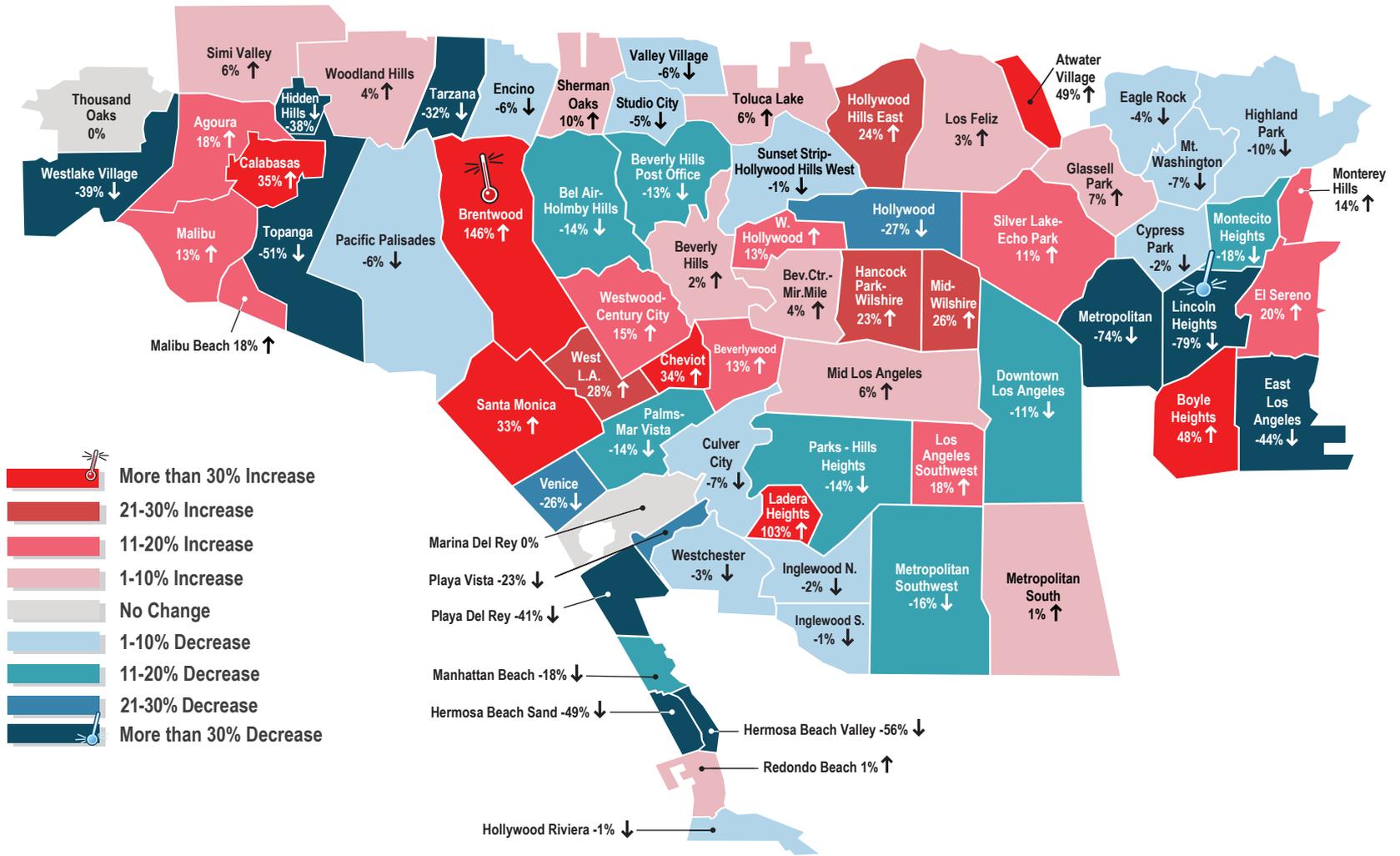
SINGLE-FAMILY HOMES - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2024 MEDIAN PRICE	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 MEDIAN PRICE	Q4 - 2025 # SOLD LISTINGS	% CHANGE
MONTEREY HILLS	\$610,000	2	\$1,400,000	1	129%
HERMOSA BEACH SAND	\$4,633,000	11	\$6,737,500	4	45%
TOLUCA LAKE	\$1,550,000	13	\$2,200,000	12	41%
HIDDEN HILLS	\$5,025,000	5	\$7,100,000	3	41%
WESTWOOD - CENTURY CITY	\$2,580,000	47	\$3,212,500	42	24%
BEVERLYWOOD VICINITY	\$1,695,000	30	\$2,100,000	33	23%
HANCOCK PARK-WILSHIRE	\$2,015,000	45	\$2,450,000	49	21%
WEST L.A.	\$1,447,000	23	\$1,750,000	25	20%
MID-WILSHIRE	\$1,034,000	7	\$1,238,500	8	19%
SANTA MONICA	\$3,412,500	58	\$3,952,500	58	15%
BOYLE HEIGHTS	\$615,000	17	\$707,500	22	15%
BRENTWOOD	\$3,397,500	36	\$3,887,888	70	14%
TARZANA	\$1,434,500	68	\$1,637,500	40	14%
BEVERLY CENTER-MIRACLE MILE	\$2,267,000	41	\$2,550,000	40	12%
WEST HOLLYWOOD VICINITY	\$2,025,000	26	\$2,275,000	28	12%
SILVER LAKE - ECHO PARK	\$1,340,000	75	\$1,505,000	75	12%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$2,325,000	96	\$2,600,000	86	11%
DOWNTOWN L.A.	\$575,000	25	\$638,889	20	11%
PACIFIC PALISADES	\$3,725,000	48	\$4,100,000	33	10%
CHEVIOT HILLS - RANCHO PARK	\$2,915,000	15	\$3,200,000	17	9%
HOLLYWOOD RIVIERA	\$1,850,000	19	\$2,030,000	19	9%
EAGLE ROCK	\$1,300,000	43	\$1,423,000	38	9%
PALMS - MAR VISTA	\$2,150,000	81	\$2,300,000	65	6%
CULVER CITY	\$1,545,000	48	\$1,652,500	42	6%
METROPOLITAN SOUTH	\$570,000	62	\$605,000	59	6%
MOUNT WASHINGTON	\$1,252,200	29	\$1,325,000	27	5%
LADERA HEIGHTS	\$1,661,000	6	\$1,755,000	12	5%
CYPRESS PARK	\$890,000	7	\$938,000	6	5%
HIGHLAND PARK	\$1,150,000	65	\$1,200,000	58	4%
VENICE	\$2,260,000	58	\$2,350,000	43	3%
THOUSAND OAKS	\$1,097,000	126	\$1,135,000	123	3%
HOLLYWOOD HILLS EAST	\$1,587,500	17	\$1,635,000	25	2%
BEL AIR - HOLMBY HILLS	\$3,162,500	30	\$3,252,750	38	2%
EL SERENO	\$845,000	31	\$868,000	37	2%

SINGLE-FAMILY HOMES - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2024 MEDIAN PRICE	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 MEDIAN PRICE	Q4 - 2025 # SOLD LISTINGS	% CHANGE
WESTLAKE VILLAGE	\$1,777,000	81	\$1,819,500	54	2%
INGLEWOOD SOUTH	\$807,500	22	\$824,000	20	2%
BEVERLY HILLS	\$7,212,500	38	\$7,326,000	41	1%
REDONDO BEACH	\$1,542,500	54	\$1,565,000	52	1%
METROPOLITAN	\$665,500	4	\$675,000	1	1%
GLASSSELL PARK	\$1,190,000	26	\$1,203,880	28	1%
METROPOLITAN SOUTHWEST	\$715,000	65	\$722,500	54	1%
CALABASAS	\$1,826,000	41	\$1,837,500	58	0%
SIMI VALLEY	\$849,000	139	\$851,000	144	0%
STUDIO CITY	\$2,212,500	60	\$2,200,000	53	0%
WESTCHESTER	\$1,636,000	57	\$1,625,000	58	0%
INGLEWOOD NORTH	\$899,000	29	\$890,000	27	-1%
BEVERLY HILLS POST OFFICE	\$3,350,000	35	\$3,300,000	34	-1%
MARINA DEL REY	\$1,826,428	25	\$1,790,000	22	-1%
VALLEY VILLAGE	\$1,437,500	26	\$1,402,500	26	-2%
WOODLAND HILLS	\$1,358,000	137	\$1,322,500	148	-2%
SHERMAN OAKS	\$1,707,000	93	\$1,653,500	104	-3%
AGOURA	\$1,370,000	47	\$1,325,000	57	-3%
PARKS - HILLS - HEIGHTS	\$1,064,500	110	\$1,023,000	96	-3%
EAST LOS ANGELES	\$689,200	40	\$657,000	23	-4%
MANHATTAN BEACH	\$3,505,000	71	\$3,312,500	60	-5%
ENCINO	\$2,065,000	84	\$1,950,000	85	-5%
MID LOS ANGELES	\$980,000	63	\$925,000	69	-5%
LOS ANGELES SOUTHWEST	\$675,000	91	\$635,000	112	-5%
PLAYA VISTA	\$3,780,000	4	\$3,400,000	3	-10%
LOS FELIZ	\$2,817,500	42	\$2,495,000	47	-11%
MONTECITO HEIGHTS	\$1,245,000	8	\$1,099,000	8	-11%
LINCOLN HEIGHTS	\$835,000	11	\$730,000	3	-12%
PLAYA DEL REY	\$2,825,000	7	\$2,325,000	5	-17%
HOLLYWOOD	\$1,279,000	23	\$1,050,000	20	-17%
MALIBU	\$4,250,000	27	\$3,312,500	28	-22%
ATWATER VILLAGE	\$1,700,000	11	\$1,299,999	19	-23%
TOPANGA	\$1,875,000	15	\$1,377,500	11	-26%
MALIBU BEACH	\$19,650,000	3	\$10,575,000	6	-46%
HERMOSA BEACH VALLEY	\$6,672,500	4	\$3,000,000	3	-55%

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SINGLE FAMILY HOMES

MARKET CLIMATE MAP
Sales Volume 4th Quarter 2024 vs. 2025



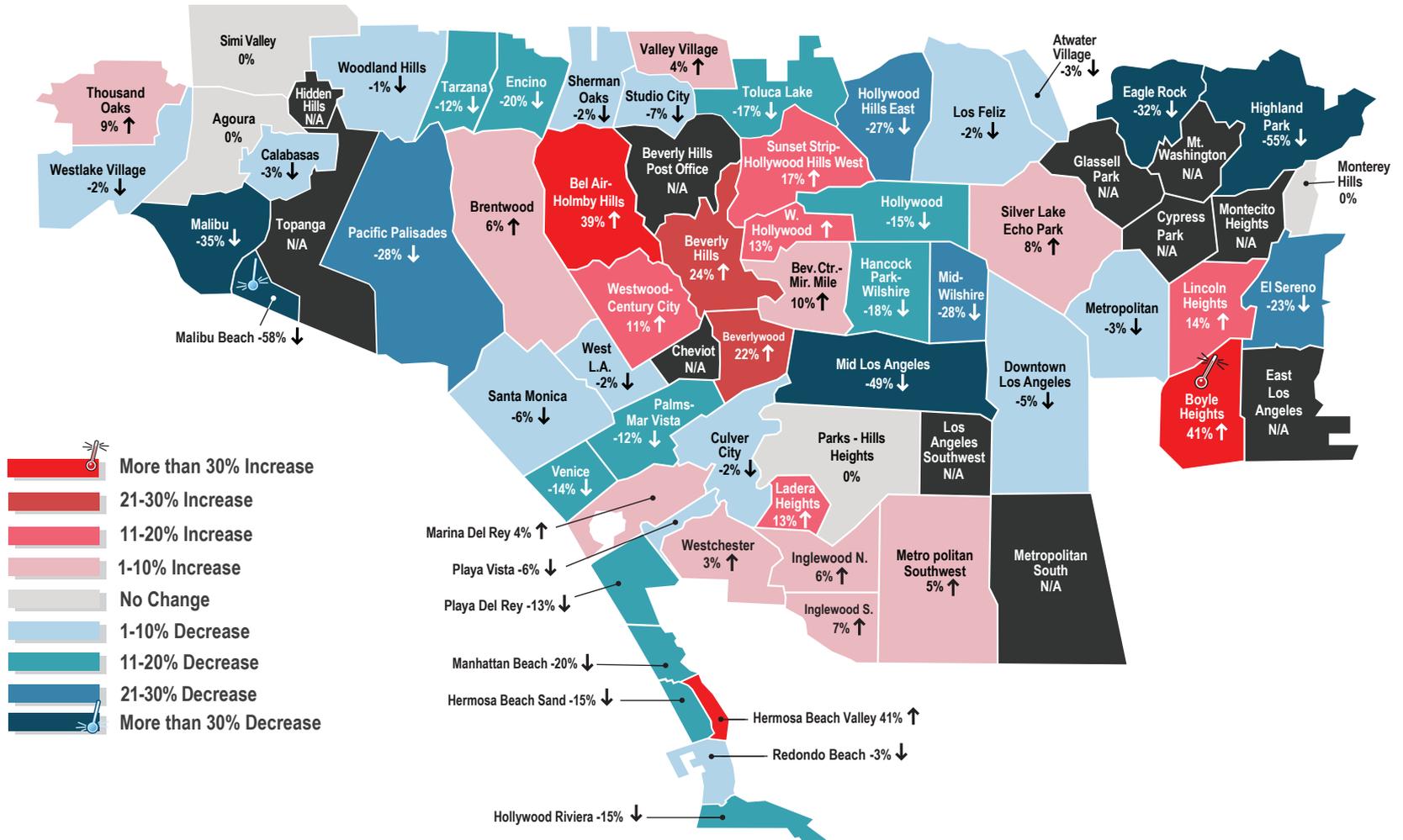
SINGLE-FAMILY HOMES - SALES VOLUME & # OF SOLD LISTINGS					
AREA	Q4 - 2024 SALES VOLUME	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 SALES VOLUME	Q4 - 2025 # SOLD LISTINGS	% CHANGE
BRENTWOOD	\$170,629,349	36	\$420,905,143	70	146%
LADERA HEIGHTS	\$10,364,000	6	\$21,062,100	12	103%
ATWATER VILLAGE	\$17,650,808	11	\$26,392,472	19	49%
BOYLE HEIGHTS	\$10,505,650	17	\$15,652,500	22	48%
CALABASAS	\$103,428,766	41	\$140,024,348	58	35%
CHEVIOT HILLS - RANCHO PARK	\$50,221,124	15	\$67,679,462	17	34%
SANTA MONICA	\$210,843,767	58	\$281,088,302	58	33%
WEST L.A.	\$35,886,000	23	\$46,034,000	25	28%
MID-WILSHIRE	\$7,499,000	7	\$9,508,125	8	26%
HOLLYWOOD HILLS EAST	\$35,712,500	17	\$44,568,000	25	24%
HANCOCK PARK-WILSHIRE	\$113,127,900	45	\$139,846,499	49	23%
EL SERENO	\$26,746,375	31	\$32,341,499	37	20%
MALIBU BEACH	\$50,800,000	3	\$60,000,000	6	18%
LOS ANGELES SOUTHWEST	\$62,047,499	91	\$73,573,510	112	18%
AGOURA	\$76,264,950	47	\$90,651,380	57	18%
WESTWOOD - CENTURY CITY	\$130,978,088	47	\$150,667,145	42	15%
MONTEREY HILLS	\$1,220,000	2	\$1,400,000	1	14%
WEST HOLLYWOOD VICINITY	\$66,560,500	26	\$75,637,305	28	13%
MALIBU	\$128,842,702	27	\$145,714,500	28	13%
BEVERLYWOOD VICINITY	\$62,799,026	30	\$71,084,753	33	13%
SILVER LAKE - ECHO PARK	\$112,250,946	75	\$124,797,191	75	11%
SHERMAN OAKS	\$183,344,335	93	\$203,494,645	104	10%
GLASSCELL PARK	\$31,158,385	26	\$33,576,755	28	7%
TOLUCA LAKE	\$25,567,000	13	\$27,295,000	12	6%
SIMI VALLEY	\$132,595,414	139	\$140,895,517	144	6%
MID LOS ANGELES	\$70,576,548	63	\$74,998,252	69	6%
WOODLAND HILLS	\$206,812,906	137	\$216,553,900	148	4%
BEVERLY CENTER-MIRACLE MILE	\$98,040,500	41	\$102,352,050	40	4%
LOS FELIZ	\$123,145,761	42	\$127,143,916	47	3%
BEVERLY HILLS	\$373,360,500	38	\$382,799,124	41	2%
REDONDO BEACH	\$92,787,390	54	\$93,812,685	52	1%
METROPOLITAN SOUTH	\$34,961,550	62	\$35,371,250	59	1%
THOUSAND OAKS	\$150,302,956	126	\$149,971,175	123	0%
MARINA DEL REY	\$48,444,278	25	\$48,018,000	22	0%

SINGLE-FAMILY HOMES - SALES VOLUME & # OF SOLD LISTINGS					
AREA	Q4 - 2024 SALES VOLUME	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 SALES VOLUME	Q4 - 2025 # SOLD LISTINGS	% CHANGE
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$302,648,301	96	\$298,977,564	86	-1%
INGLEWOOD SOUTH	\$17,671,500	22	\$17,344,500	20	-1%
HOLLYWOOD RIVIERA	\$40,131,569	19	\$39,410,700	19	-1%
INGLEWOOD NORTH	\$26,268,250	29	\$25,678,500	27	-2%
CYPRESS PARK	\$6,435,000	7	\$6,296,880	6	-2%
WESTCHESTER	\$105,464,760	57	\$102,091,645	58	-3%
EAGLE ROCK	\$62,905,000	43	\$60,367,502	38	-4%
STUDIO CITY	\$148,419,329	60	\$140,440,100	53	-5%
VALLEY VILLAGE	\$46,347,800	26	\$43,562,930	26	-6%
PACIFIC PALISADES	\$220,599,282	48	\$205,722,342	33	-6%
ENCINO	\$210,186,172	84	\$196,123,185	85	-6%
MOUNT WASHINGTON	\$37,667,948	29	\$34,766,499	27	-7%
CULVER CITY	\$77,581,875	48	\$71,805,591	42	-7%
HIGHLAND PARK	\$78,099,724	65	\$69,714,100	58	-10%
DOWNTOWN L.A.	\$14,502,150	25	\$12,811,122	20	-11%
BEVERLY HILLS - POST OFFICE	\$201,049,000	35	\$173,961,234	34	-13%
PARKS - HILLS - HEIGHTS	\$125,639,935	110	\$107,170,543	96	-14%
PALMS - MAR VISTA	\$197,438,373	81	\$169,524,446	65	-14%
BEL AIR - HOLMBY HILLS	\$226,575,819	30	\$194,821,349	38	-14%
METROPOLITAN SOUTHWEST	\$45,778,850	65	\$38,323,185	54	-16%
MONTECITO HEIGHTS	\$10,309,000	8	\$8,399,000	8	-18%
MANHATTAN BEACH	\$281,603,250	71	\$230,887,286	60	-18%
PLAYA VISTA	\$14,390,000	4	\$11,000,000	3	-23%
VENICE	\$149,193,859	58	\$109,567,500	43	-26%
HOLLYWOOD	\$34,703,056	23	\$25,040,000	20	-27%
TARZANA	\$105,675,385	68	\$71,649,400	40	-32%
HIDDEN HILLS	\$42,165,000	5	\$25,850,000	3	-38%
WESTLAKE VILLAGE	\$188,696,712	81	\$114,512,869	54	-39%
PLAYA DEL REY	\$20,973,000	7	\$12,265,500	5	-41%
EAST LOS ANGELES	\$27,801,906	40	\$15,419,388	23	-44%
HERMOSA BEACH SAND	\$50,033,000	11	\$25,257,500	4	-49%
TOPANGA	\$36,202,781	15	\$17,416,979	11	-51%
HERMOSA BEACH VALLEY	\$26,762,000	4	\$11,575,000	3	-56%
METROPOLITAN	\$2,648,500	4	\$675,000	1	-74%
LINCOLN HEIGHTS	\$9,661,750	11	\$1,945,000	3	-79%

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CONDOS/CO-OPS

MARKET CLIMATE MAP
Median Price 4th Quarter 2024 vs. 2025

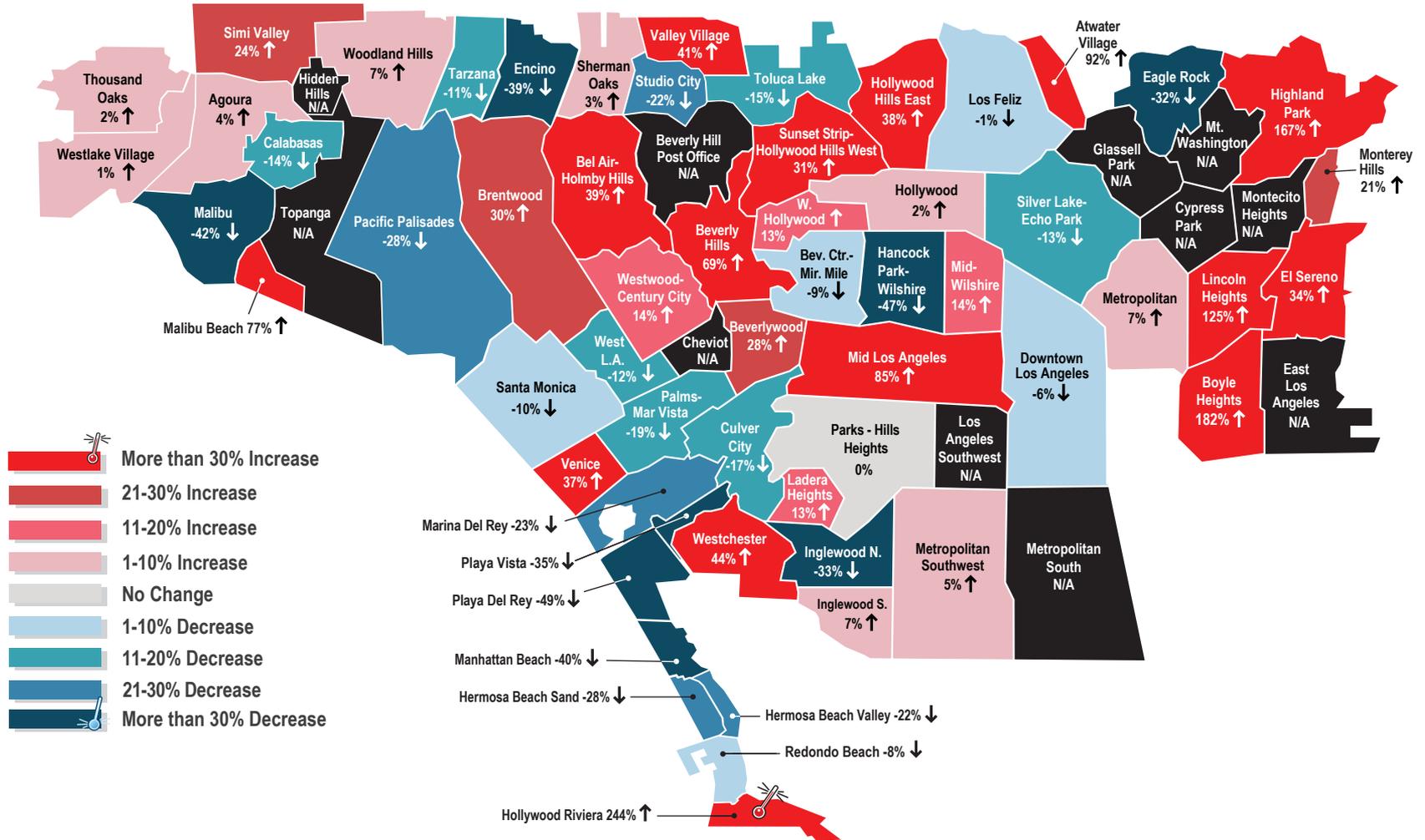


CONDOS / CO-OPS - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2024 MEDIAN PRICE	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 MEDIAN PRICE	Q4 - 2025 # SOLD LISTINGS	% CHANGE
BOYLE HEIGHTS	\$460,000	1	\$650,000	2	41%
HERMOSA BEACH VALLEY	\$1,735,500	6	\$2,450,000	3	41%
BEL AIR - HOLMBY HILLS	\$1,242,500	1	\$1,730,000	1	39%
BEVERLY HILLS	\$1,405,000	29	\$1,745,000	25	24%
BEVERLYWOOD VICINITY	\$675,000	5	\$824,500	6	22%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$750,000	19	\$877,500	24	17%
LINCOLN HEIGHTS	\$522,500	2	\$596,944	4	14%
WEST HOLLYWOOD VICINITY	\$902,500	56	\$1,027,500	64	13%
LADERA HEIGHTS	\$700,000	1	\$795,000	1	13%
WESTWOOD - CENTURY CITY	\$1,120,000	89	\$1,250,000	104	11%
BEVERLY CENTER-MIRACLE MILE	\$895,000	23	\$985,000	20	10%
THOUSAND OAKS	\$558,500	28	\$612,000	28	9%
SILVER LAKE - ECHO PARK	\$852,500	18	\$925,000	15	8%
INGLEWOOD SOUTH	\$465,000	1	\$500,000	1	7%
BRENTWOOD	\$1,189,263	38	\$1,270,000	45	6%
INGLEWOOD NORTH	\$494,000	25	\$525,000	17	6%
METROPOLITAN SOUTHWEST	\$462,000	1	\$489,000	1	5%
MARINA DEL REY	\$1,133,500	62	\$1,190,000	46	4%
VALLEY VILLAGE	\$572,750	9	\$600,000	13	4%
WESTCHESTER	\$655,000	3	\$680,500	4	3%
AGOURA	\$605,278	28	\$610,000	29	0%
SIMI VALLEY	\$592,475	18	\$592,000	23	0%
PARKS - HILLS - HEIGHTS	\$550,000	11	\$549,000	11	0%
MONTEREY HILLS	\$631,250	13	\$627,000	16	0%
WOODLAND HILLS	\$575,000	31	\$565,000	33	-1%
WESTLAKE VILLAGE	\$805,000	37	\$785,000	35	-2%
WEST L.A.	\$965,000	37	\$940,000	36	-2%
SHERMAN OAKS	\$689,500	46	\$671,500	48	-2%
LOS FELIZ	\$890,000	7	\$865,000	7	-2%
CULVER CITY	\$649,000	40	\$630,000	32	-2%
ATWATER VILLAGE	\$730,000	1	\$703,500	2	-3%
CALABASAS	\$685,000	15	\$660,000	15	-3%
METROPOLITAN	\$847,500	8	\$816,000	7	-3%
REDONDO BEACH	\$1,462,500	84	\$1,407,500	82	-3%

CONDOS / CO-OPS - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2024 MEDIAN PRICE	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 MEDIAN PRICE	Q4 - 2025 # SOLD LISTINGS	% CHANGE
DOWNTOWN L.A.	\$585,000	56	\$550,000	73	-5%
PLAYA VISTA	\$1,205,000	35	\$1,127,500	26	-6%
SANTA MONICA	\$1,287,500	94	\$1,199,000	83	-6%
STUDIO CITY	\$867,500	36	\$800,000	29	-7%
PALMS - MAR VISTA	\$900,000	23	\$787,000	21	-12%
TARZANA	\$629,000	27	\$549,900	25	-12%
PLAYA DEL REY	\$755,000	31	\$656,525	18	-13%
VENICE	\$1,225,000	8	\$1,050,000	11	-14%
HOLLYWOOD	\$900,000	20	\$765,000	23	-15%
HERMOSA BEACH SAND	\$2,450,000	8	\$2,075,000	6	-15%
HOLLYWOOD RIVIERA	\$1,395,000	1	\$1,177,500	4	-15%
TOLUCA LAKE	\$869,000	11	\$712,700	10	-17%
HANCOCK PARK-WILSHIRE	\$850,000	27	\$690,000	17	-18%
MANHATTAN BEACH	\$3,000,000	13	\$2,400,000	9	-20%
ENCINO	\$597,500	40	\$475,000	30	-20%
EL SERENO	\$625,000	2	\$477,800	3	-23%
HOLLYWOOD HILLS EAST	\$639,500	3	\$465,000	5	-27%
MID-WILSHIRE	\$695,000	28	\$497,700	41	-28%
PACIFIC PALISADES	\$1,665,000	13	\$1,185,000	12	-28%
EAGLE ROCK	\$1,265,000	1	\$860,000	1	-32%
MALIBU	\$1,400,000	11	\$902,500	8	-35%
MID LOS ANGELES	\$997,100	1	\$499,000	3	-49%
HIGHLAND PARK	\$979,000	1	\$440,000	5	-55%
MALIBU BEACH	\$3,000,000	1	\$1,250,000	4	-58%
LOS ANGELES SOUTHWEST	\$0	0	\$665,000	1	N/A
METROPOLITAN SOUTH	\$625,000	1	\$0	0	N/A
TOPANGA	\$0	0	\$650,000	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
GLASSELL PARK	\$341,000	1	\$0	0	N/A
MOUNT WASHINGTON	\$249,000	1	\$0	0	N/A
EAST LOS ANGELES	\$0	0	\$299,900	1	N/A
HIDDEN HILLS	\$0	0	\$0	0	N/A

CONDOS/CO-OPS

MARKET CLIMATE MAP
Sales Volume 4th Quarter 2024 vs. 2025

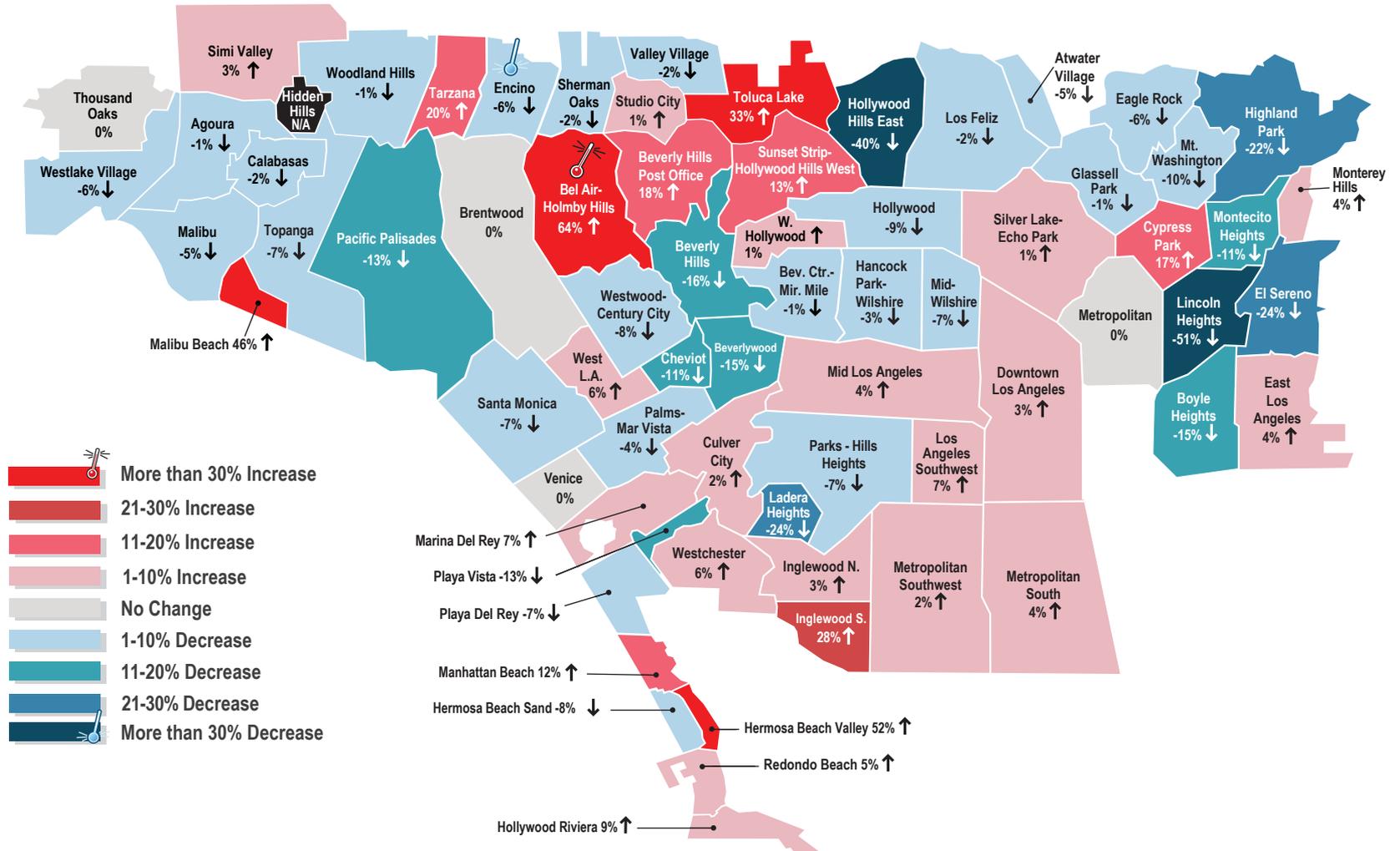


CONDOS / CO-OPS - SALES VOLUME & # OF SOLD LISTINGS					
AREA	Q4 - 2024 SALES VOLUME	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 SALES VOLUME	Q4 - 2025 # SOLD LISTINGS	% CHANGE
HOLLYWOOD RIVIERA	\$1,395,000	1	\$4,801,000	4	244%
BOYLE HEIGHTS	\$460,000	1	\$4,801,000	2	182%
HIGHLAND PARK	\$979,000	1	\$2,615,000	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%

CONDOS / CO-OPS - SALES VOLUME & # OF SOLD LISTINGS					
AREA	Q4 - 2024 SALES VOLUME	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 SALES VOLUME	Q4 - 2025 # 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
GLASSELL 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 4th Quarter 2024 vs. 2025

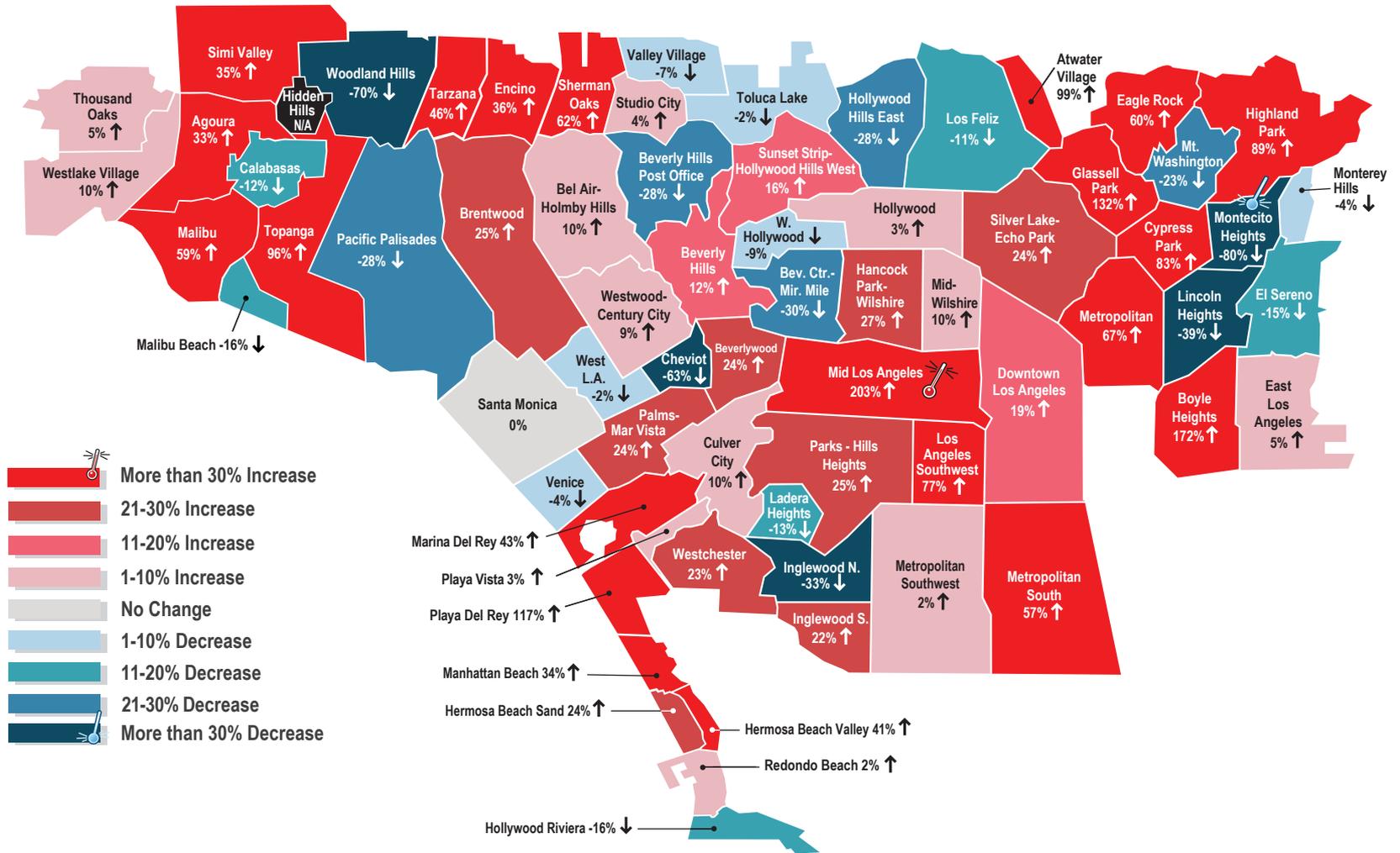


LEASES - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2024 MEDIAN PRICE	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 MEDIAN PRICE	Q4 - 2025 # SOLD LISTINGS	% CHANGE
BEL AIR - HOLMBY HILLS	\$6,248	28	\$10,250	19	64%
HERMOSA BEACH VALLEY	\$3,800	4	\$5,800	5	52%
MALIBU BEACH	\$6,500	12	\$9,500	10	46%
TOLUCA LAKE	\$3,695	17	\$4,948	14	33%
INGLEWOOD SOUTH	\$2,175	12	\$2,800	13	28%
TARZANA	\$4,150	46	\$4,995	66	20%
BEVERLY HILLS POST OFFICE	\$13,250	38	\$15,650	24	18%
CYPRESS PARK	\$2,298	4	\$2,700	6	17%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$7,500	79	\$8,500	92	13%
MANHATTAN BEACH	\$7,500	58	\$8,450	73	12%
HOLLYWOOD RIVIERA	\$5,750	17	\$6,300	13	9%
LOS ANGELES SOUTHWEST	\$2,680	26	\$2,894	46	7%
MARINA DEL REY	\$5,398	74	\$5,800	90	7%
WESTCHESTER	\$4,500	28	\$4,800	39	6%
WEST L.A.	\$3,943	118	\$4,200	105	6%
REDONDO BEACH	\$4,250	107	\$4,473	106	5%
MID LOS ANGELES	\$3,650	90	\$3,831	126	4%
MONTEREY HILLS	\$3,050	6	\$3,198	6	4%
METROPOLITAN SOUTH	\$2,700	21	\$2,825	32	4%
EAST LOS ANGELES	\$2,875	14	\$3,000	13	4%
INGLEWOOD NORTH	\$2,850	45	\$2,950	29	3%
DOWNTOWN L.A.	\$2,900	201	\$2,998	186	3%
SIMI VALLEY	\$3,495	37	\$3,600	53	3%
CULVER CITY	\$4,250	63	\$4,350	70	2%
METROPOLITAN SOUTHWEST	\$2,642	25	\$2,700	23	2%
STUDIO CITY	\$5,398	56	\$5,500	71	1%
SILVER LAKE - ECHO PARK	\$3,800	109	\$3,850	135	1%
WEST HOLLYWOOD VICINITY	\$4,450	205	\$4,500	193	1%
THOUSAND OAKS	\$4,260	75	\$4,300	79	0%
METROPOLITAN	\$3,400	12	\$3,400	20	0%
VENICE	\$5,500	92	\$5,495	91	0%
BRENTWOOD	\$6,100	95	\$6,063	82	0%
WOODLAND HILLS	\$4,600	113	\$4,548	114	-1%
BEVERLY CENTER-MIRACLE MILE	\$4,300	177	\$4,250	132	-1%

LEASES - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2024 MEDIAN PRICE	Q4 - 2024 # SOLD LISTINGS	Q4 - 2025 MEDIAN PRICE	Q4 - 2025 # SOLD LISTINGS	% CHANGE
GLASSELL PARK	\$4,375	8	\$4,323	16	-1%
AGOURA	\$4,045	50	\$3,995	57	-1%
LOS FELIZ	\$4,495	53	\$4,400	42	-2%
CALABASAS	\$5,850	58	\$5,725	56	-2%
VALLEY VILLAGE	\$4,500	52	\$4,375	44	-2%
SHERMAN OAKS	\$4,225	100	\$4,100	133	-2%
HANCOCK PARK-WILSHIRE	\$3,300	81	\$3,200	119	-3%
PALMS - MAR VISTA	\$4,325	82	\$4,148	82	-4%
ATWATER VILLAGE	\$4,075	12	\$3,848	28	-5%
MALIBU	\$8,500	57	\$8,000	61	-5%
ENCINO	\$4,850	53	\$4,550	80	-6%
WESTLAKE VILLAGE	\$5,350	52	\$5,000	58	-6%
EAGLE ROCK	\$4,500	19	\$4,200	29	-6%
SANTA MONICA	\$5,000	263	\$4,650	233	-7%
MID-WILSHIRE	\$2,995	109	\$2,782	118	-7%
PARKS - HILLS - HEIGHTS	\$3,500	48	\$3,250	67	-7%
TOPANGA	\$6,200	10	\$5,748	18	-7%
PLAYA DEL REY	\$3,725	18	\$3,450	38	-7%
HERMOSA BEACH SAND	\$5,748	28	\$5,250	29	-8%
WESTWOOD - CENTURY CITY	\$5,048	164	\$4,600	193	-8%
HOLLYWOOD	\$3,600	102	\$3,250	112	-9%
MOUNT WASHINGTON	\$5,250	7	\$4,725	6	-10%
MONTECITO HEIGHTS	\$4,800	5	\$4,250	1	-11%
CHEVIOT HILLS - RANCHO PARK	\$7,750	9	\$6,850	4	-11%
PACIFIC PALISADES	\$9,975	65	\$8,675	52	-13%
PLAYA VISTA	\$6,048	24	\$5,249	24	-13%
BEVERLYWOOD VICINITY	\$5,200	39	\$4,400	59	-15%
BOYLE HEIGHTS	\$3,500	9	\$2,948	28	-15%
BEVERLY HILLS	\$7,750	101	\$6,495	105	-16%
HIGHLAND PARK	\$3,750	19	\$2,900	41	-22%
LADERA HEIGHTS	\$4,250	10	\$3,200	9	-24%
EL SERENO	\$2,980	10	\$2,238	9	-24%
HOLLYWOOD HILLS EAST	\$7,725	32	\$4,600	29	-40%
LINCOLN HEIGHTS	\$4,110	8	\$2,000	8	-51%
HIDDEN HILLS	\$0	0	\$7,625	2	N/A

LEASES

MARKET CLIMATE MAP
Lease Volume 4th Quarter 2024 vs. 2025



LEASES - LEASE VOLUME & # OF LEASED LISTINGS					
AREA	Q4 - 2024		Q4 - 2025		% CHANGE
	LEASE VOLUME	# SOLD LISTINGS	LEASE VOLUME	# SOLD LISTINGS	
MID LOS ANGELES	\$327,144	90	\$991,937	126	203%
BOYLE HEIGHTS	\$29,975	9	\$81,718	28	172%
GLASSELL PARK	\$31,680	8	\$73,530	16	132%
PLAYA DEL REY	\$74,685	18	\$162,610	38	117%
ATWATER VILLAGE	\$51,600	12	\$102,929	28	99%
TOPANGA	\$62,245	10	\$122,159	18	96%
HIGHLAND PARK	\$74,470	19	\$141,374	41	89%
CYPRESS PARK	\$9,590	4	\$17,635	6	83%
LOS ANGELES SOUTHWEST	\$79,135	26	\$140,367	46	77%
METROPOLITAN	\$42,200	12	\$70,680	20	67%
SHERMAN OAKS	\$523,385	100	\$848,366	133	62%
EAGLE ROCK	\$86,375	19	\$139,027	29	60%
MALIBU	\$594,990	57	\$946,739	61	59%
METROPOLITAN SOUTH	\$60,325	21	\$94,945	32	57%
TARZANA	\$291,893	46	\$427,154	66	46%
MARINA DEL REY	\$437,897	74	\$626,508	90	43%
HERMOSA BEACH VALLEY	\$22,000	4	\$31,100	5	41%
ENCINO	\$407,580	53	\$555,253	80	36%
SIMI VALLEY	\$138,085	37	\$186,720	53	35%
MANHATTAN BEACH	\$575,840	58	\$776,782	73	34%
AGOURA	\$208,730	50	\$277,854	57	33%
HANCOCK PARK-WILSHIRE	\$365,739	81	\$465,900	119	27%
BRENTWOOD	\$745,763	95	\$932,420	82	25%
PARKS - HILLS - HEIGHTS	\$196,861	48	\$246,408	67	25%
SILVER LAKE - ECHO PARK	\$472,691	109	\$590,299	135	24%
PALMS - MAR VISTA	\$969,219	82	\$1,203,510	82	24%
HERMOSA BEACH SAND	\$190,245	28	\$236,570	29	24%
BEVERLYWOOD VICINITY	\$240,933	39	\$300,309	59	24%
WESTCHESTER	\$151,329	28	\$187,307	39	23%
INGLEWOOD SOUTH	\$30,547	12	\$37,288	13	22%
DOWNTOWN L.A.	\$663,550	201	\$795,148	186	19%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$881,486	79	\$1,030,527	92	16%
BEVERLY HILLS	\$1,346,178	101	\$1,517,062	105	12%
BEL AIR - HOLMBY HILLS	\$270,132	28	\$299,785	19	10%

LEASES - LEASE VOLUME & # OF LEASED LISTINGS					
AREA	Q4 - 2024		Q4 - 2025		% CHANGE
	LEASE VOLUME	# SOLD LISTINGS	LEASE VOLUME	# SOLD LISTINGS	
CULVER CITY	\$286,242	63	\$317,575	70	10%
WESTLAKE VILLAGE	\$325,685	52	\$358,880	58	10%
MID-WILSHIRE	\$314,539	109	\$348,186	118	10%
WESTWOOD - CENTURY CITY	\$1,111,047	164	\$1,220,728	193	9%
EAST LOS ANGELES	\$39,574	14	\$41,850	13	5%
THOUSAND OAKS	\$335,335	75	\$355,285	79	5%
STUDIO CITY	\$412,711	56	\$433,122	71	4%
HOLLYWOOD	\$403,004	102	\$418,214	112	3%
PLAYA VISTA	\$146,630	24	\$151,951	24	3%
REDONDO BEACH	\$483,694	107	\$497,749	106	2%
METROPOLITAN SOUTHWEST	\$68,195	25	\$69,689	23	2%
SANTA MONICA	\$1,693,241	263	\$1,703,741	233	0%
TOLUCA LAKE	\$75,509	17	\$73,331	14	-2%
WEST L.A.	\$503,163	118	\$488,464	105	-2%
MONTEREY HILLS	\$19,800	6	\$18,990	6	-4%
VENICE	\$633,079	92	\$607,688	91	-4%
VALLEY VILLAGE	\$235,105	52	\$216,446	44	-7%
WEST HOLLYWOOD VICINITY	\$1,166,988	205	\$1,057,640	193	-9%
LOS FELIZ	\$305,270	53	\$271,135	42	-11%
CALABASAS	\$429,554	58	\$375,470	56	-12%
LADERA HEIGHTS	\$52,450	10	\$45,425	9	-13%
EL SERENO	\$29,610	10	\$25,083	9	-15%
MALIBU BEACH	\$145,395	12	\$121,645	10	-16%
HOLLYWOOD RIVIERA	\$106,130	17	\$88,860	13	-16%
MOUNT WASHINGTON	\$36,895	7	\$28,240	6	-23%
BEVERLY HILLS POST OFFICE	\$688,085	38	\$490,845	24	-28%
PACIFIC PALISADES	\$950,658	65	\$683,443	52	-28%
HOLLYWOOD HILLS EAST	\$261,040	32	\$186,696	29	-28%
BEVERLY CENTER-MIRACLE MILE	\$1,017,138	177	\$711,887	132	-30%
INGLEWOOD NORTH	\$138,926	45	\$92,849	29	-33%
LINCOLN HEIGHTS	\$30,370	8	\$18,250	8	-39%
CHEVIOT HILLS - RANCHO PARK	\$77,850	9	\$28,695	4	-63%
WOODLAND HILLS	\$2,023,587	113	\$599,834	114	-70%
MONTECITO HEIGHTS	\$22,350	5	\$4,250	1	-80%
HIDDEN HILLS	\$0	0	\$15,250	2	N/A

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