

AUGUST 4, 2025 - WRITTEN BY STEVEN THOMAS

WILL PRICES PLUNGE?

THERE ARE THREE INDICATORS TO LOOK FOR IN DETERMINING
WHEN HOME PRICES WILL DROP SHARPLY, BUT ONLY ONE OF
THEM IS CURRENTLY PRESENT.



Many people argue that housing is due for a correction. Their rationale is that home prices surged at an unprecedented rate from 2020 through the first half of 2022. When mortgage rates jumped from 3.25% in January 2022 to 7.37% nine months later in October, home affordability plummeted to historically low levels. Affordability is based on household incomes, mortgage rates, and home values. Since household incomes have not skyrocketed, and mortgage rates have bounced around 7% for nearly three years, the natural conclusion is that prices must plunge to improve affordability. Many have exclaimed that they feel it in their “gut,” that it is not a matter of if prices correct, it is when.

Yet, economics does not adhere to intuition or a “gut” reading. Instead, it is best to turn to the facts, data, and current trendlines. There are three key indicators to watch for to determine when home prices will plunge: a glut of homes available for purchase, an elevated number of distressed homes, including both foreclosures and short sales, and weak demand. All three need to be present to instigate a price correction. That is precisely what occurred leading up to and during the Great Recession. According to the Freddie Mac House Price Index, the Los Angeles/Orange County metro area experienced a substantial year-over-year drop in June 2007, 2008, and 2010.

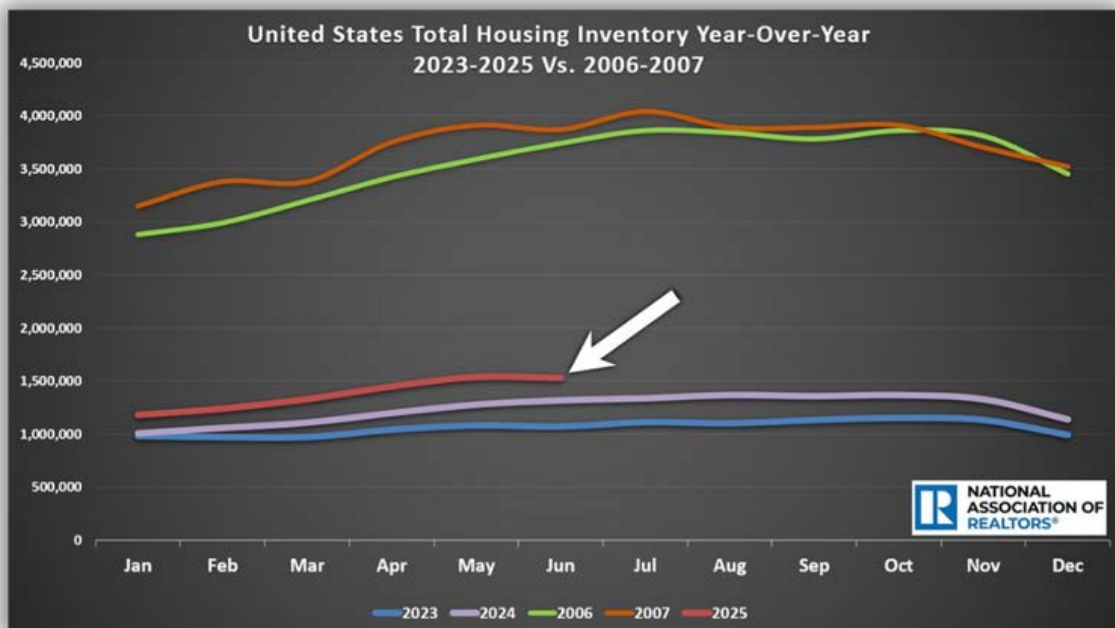
FREDDIE MAC HOUSE PRICE INDEX - LOS ANGELES/ORANGE COUNTY

	June '06	June '07	June '08	June '09	June '10	June '11	June '12	June '13	June '14	June '15
YoY	10.1%	-21.7%	-12.0%	3.6%	-5.5%	1.5%	17.9%	8.8%	5.9%	6.5%
MoM	0.1%	-1.2%	1.4%	-0.2%	-0.3%	1.3%	1.9%	0.6%	0.7%	0.7%
	June '16	June '17	June '18	June '19	June '20	June '21	June '22	June '23	June '24	June '25
YoY	6.5%	6.5%	6.7%	1.9%	4.4%	18.8%	12.7%	0.1%	6.0%	0.9%
MoM	0.7%	0.6%	0.4%	0.4%	0.9%	2.0%	-0.8%	1.1%	0.2%	-0.5%

Where is Los Angeles County today in terms of the three factors: supply, demand, and distressed? Let the data reveal where the market is headed and allow it to set accurate market expectations.

1. **Supply of Available Homes: Despite many more sellers competing against each other, supply is still constrained compared to where it was leading up to and during the Great Recession.** According to the National Association of REALTORS®, the national inventory today stands at 1,530,000 homes. In June 2006, there were 3,740,000, or 144% more, and in June 2007, there were 3,870,000, more than two and a half times today’s level. In July 2007, it eclipsed 4,000,000 homes. While the inventory may have grown over the past couple of years, it has remained at low levels compared to the glut of homes available leading up to and during the Great Recession.

In Los Angeles County, there are currently 15,280 homes available for sale. Yet, in July 2008, it climbed to 53,800, or 252% higher, more than triple. Today’s inventory is 36% higher than last year’s 11,274, and 95% higher than 2023’s 7,839 homes.



2. **Buyer Demand: Mortgage rates have been stuck above 6% for three years, and buyer demand has been muted ever since.** Demand had remained high from the second half of 2020, during the pandemic, through May 2022. The favorable mortgage rate environment fueled remarkable demand. That came to an abrupt end in 2022 when the Federal Reserve embarked on an unprecedented rate-hiking cycle. As mortgage rates soared, demand and closed sales activity plummeted. Demand will remain subdued as long as rates remain elevated, hovering around 7%.

Current demand (a snapshot of the number of new pending sales over the prior month) is at 3,628 pending sales, 4% less than last year's 3,787, and 2% higher than 2023's 3,566. The 3-year average before the pandemic (2017-2019) was 5,734 pending sales, a mind-boggling 58% higher than today. Through June, there were 22,236 closed sales in 2025, representing a 29% decrease from the 3-year pre-COVID average of 31,540 sales. **Yes, Los Angeles County is currently experiencing extremely weak demand.**

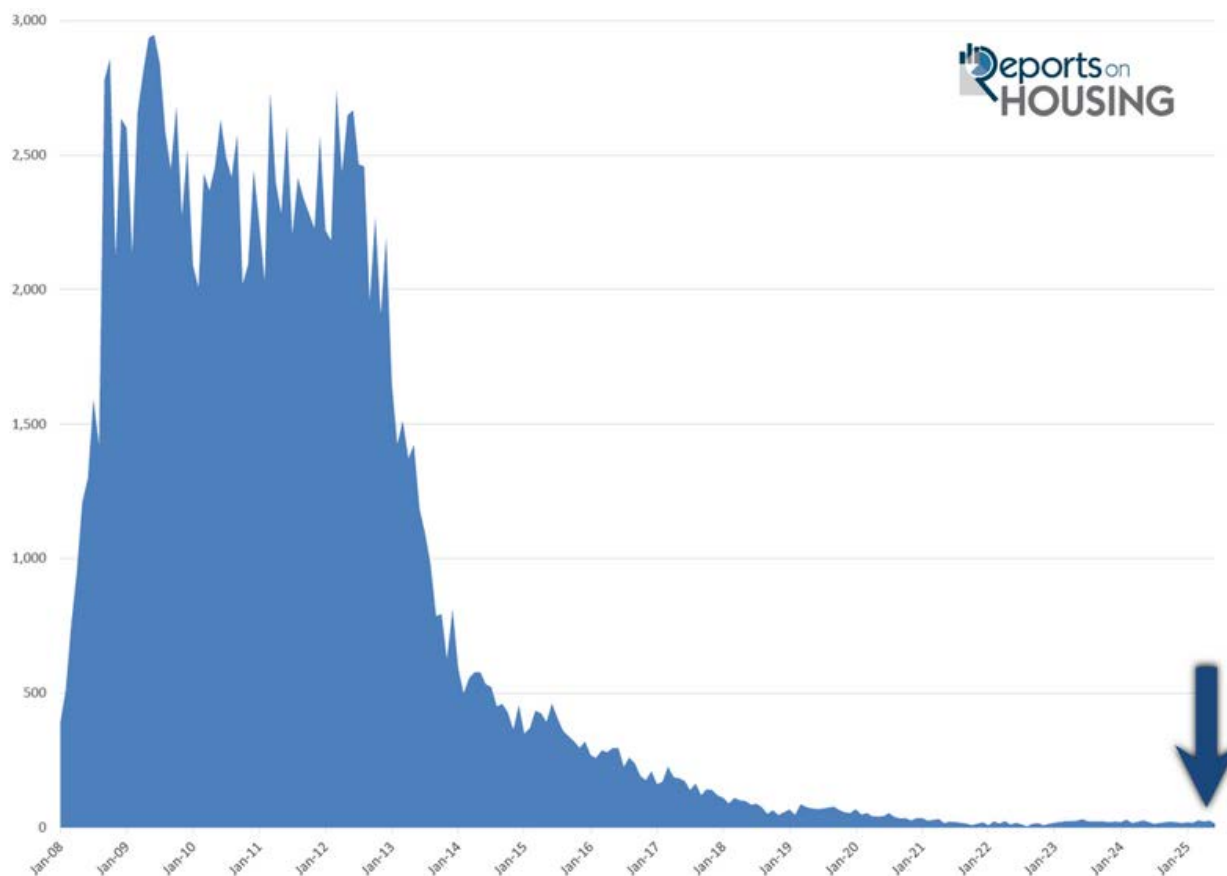
3. **Distressed Homes: There have been very few distressed home sales for years now, and it is not going to change anytime soon.** In June, there were only nine foreclosure sales and seven short sales out of the 4,022 total closed sales. That is 0.4% of all closed sales. Compare that to 4% in June 2007, 33% in 2008, 46% in 2009, and 41% in 2010.

Distressed properties are still below pre-pandemic levels. According to the ICE McDash loan-level database, the national delinquency rate for first-lien mortgages is currently at 3.2%, below the pre-pandemic average of 3.5% (2018-2019) and far below the 4.13% average from 2000 to 2005. The housing stock is the healthiest in U.S. history, thanks to tight lending standards that date back to 2010, when borrowers qualified with strong credit, great jobs, large down payments, and low mortgage rates. Homeowners are sitting on tremendous, record-high equity, and 40% own their homes free and clear.

When distressed homes are present, banks need to unload these nonperforming assets so that they can utilize the capital once again. They lack emotion when it comes to selling these assets. They "have to sell," meaning they will do whatever it takes to secure a sale. That is vastly different than today. There are very few sellers who truly "have to sell." Instead, the inventory is built on a collection of homeowners who are emotionally tied to their homes. It's where their kids learned to ride a bike. They are not

just selling a house; they are selling their “home.” This creates a real stickiness to pricing.

LOS ANGELES COUNTY CLOSED DISTRESSED SALES (MONTHLY)



The Bottom Line: Only one of the three indicators for prices to plunge is present in today's housing market, muted demand. There must be considerable additional pressure for prices to fall substantially, not just low demand. A glut of available homes, along with unemotional distressed sellers who “have to sell,” and weak demand are the necessary ingredients for housing to experience a correction. Prices will not plunge solely due to weak demand.



ACTIVE LISTINGS

THE INVENTORY INCREASED BY ONLY 24 HOMES OVER THE PAST COUPLE OF WEEKS.

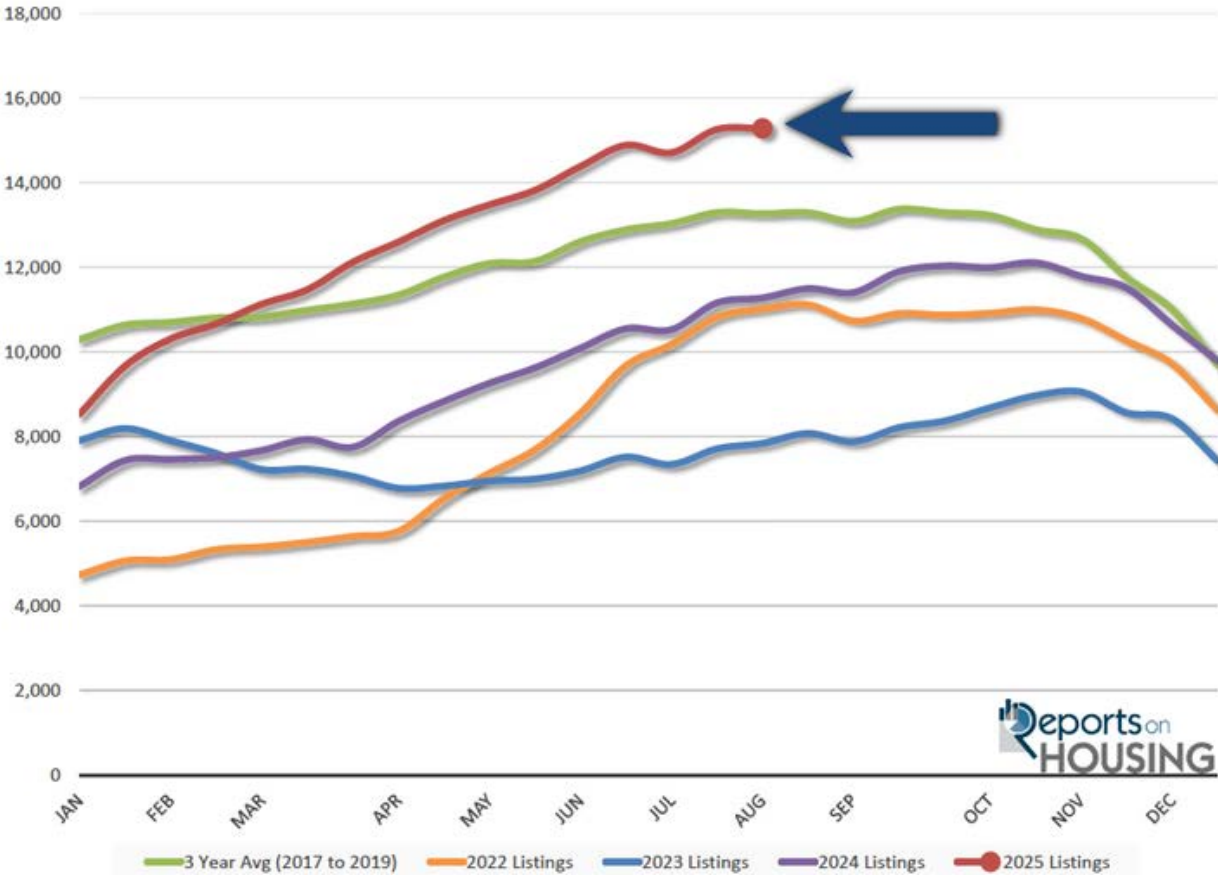
The active listing inventory increased by 24 homes over the past two weeks, nearly unchanged, and now stands at 15,280, still its highest level since December 2018. It will be interesting to see if the Orange County housing market reaches its typical peak between July and August. It appears that it may be reaching a peak right now. Only time will tell. Prices have started to fall slightly from month to month in Orange County. It is simply a matter of supply and demand. While demand has remained relatively unchanged over the past couple of years, at similar muted levels, there are more competing listings this year than in recent years. Examining the supply and demand scale, the additional supply has tilted the scale marginally in favor of buyers.

Last year, the inventory was at 11,274 homes, **26% lower, or 4,006 fewer**. The 3-year average before COVID (2017-2019) was 13,262 homes, 2,018 fewer, or 13% lower.

Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through July, 50,485 homes were placed on the market in Los

Angeles County, 7,490 fewer than the 3-year average before COVID (2017-2019), 13% less. In 2024, only 43,685 homes entered the market, and in 2023, it was only 36,974. More sellers are opting to sell in 2025.

LOS ANGELES COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



DEMAND

DEMAND INCREASED BY 43 PENDING SALES IN THE PAST COUPLE OF WEEKS.

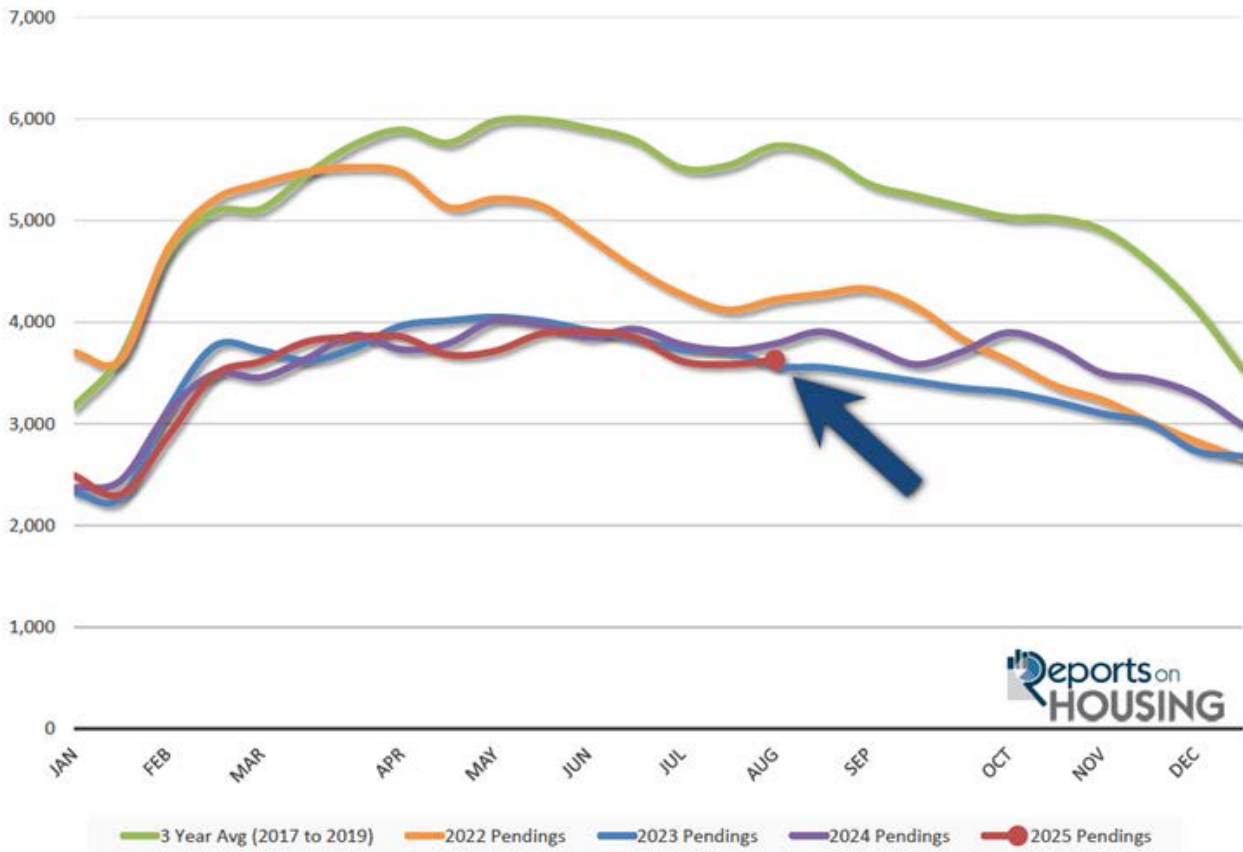
Demand, a snapshot of the number of new pending sales over the prior month, increased from 3,585 to 3,628 in the past couple of weeks, representing a 43-pending-sale rise, or 1%. Last Friday, August 1st, was Jobs Friday, one of the most important economic reports each month. The report was extremely weak, prompting investors to pivot from stocks to longer-duration investments. As a result, mortgage rates dropped considerably. According to Mortgage News Daily, 30-year mortgage rates declined from 6.75% on July 31st to 6.57% today, the lowest rate since October 4th. If the economy continues to show evidence of an economic slowdown, rates will fall further. If rates drop below 6.5% with duration, expect demand to improve noticeably. As mortgage rates fall, demand will improve. Examining the supply and demand scale, the increased demand will offset the additional seller competition and could shift pricing back in favor of sellers. It will be imperative to continue closely monitoring all economic data releases moving forward to determine the market's direction.

Last year, demand reached 3,787, with **159 additional pending sales, or 4% more**. The 3-year average before COVID (2017-2019) was 5,734 pending sales, **58% more than today, or an additional 2,106**.

As the Federal Reserve has indicated, watching all economic releases for signs of slowing is essential. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to move higher or lower, depending on how they compare to market

expectations. Next week, the Producer Price Index (PPI) and the Consumer Price Index (CPI) will be released, two key indicators of inflation. Finally, next Thursday, Retail Sales will be released. It will be a pivotal week for mortgage rates.

LOS ANGELES COUNTY
DEMAND YEAR-OVER-YEAR



LOS ANGELES COUNTY EMT BREAKDOWN



EXPECTED MARKET TIME

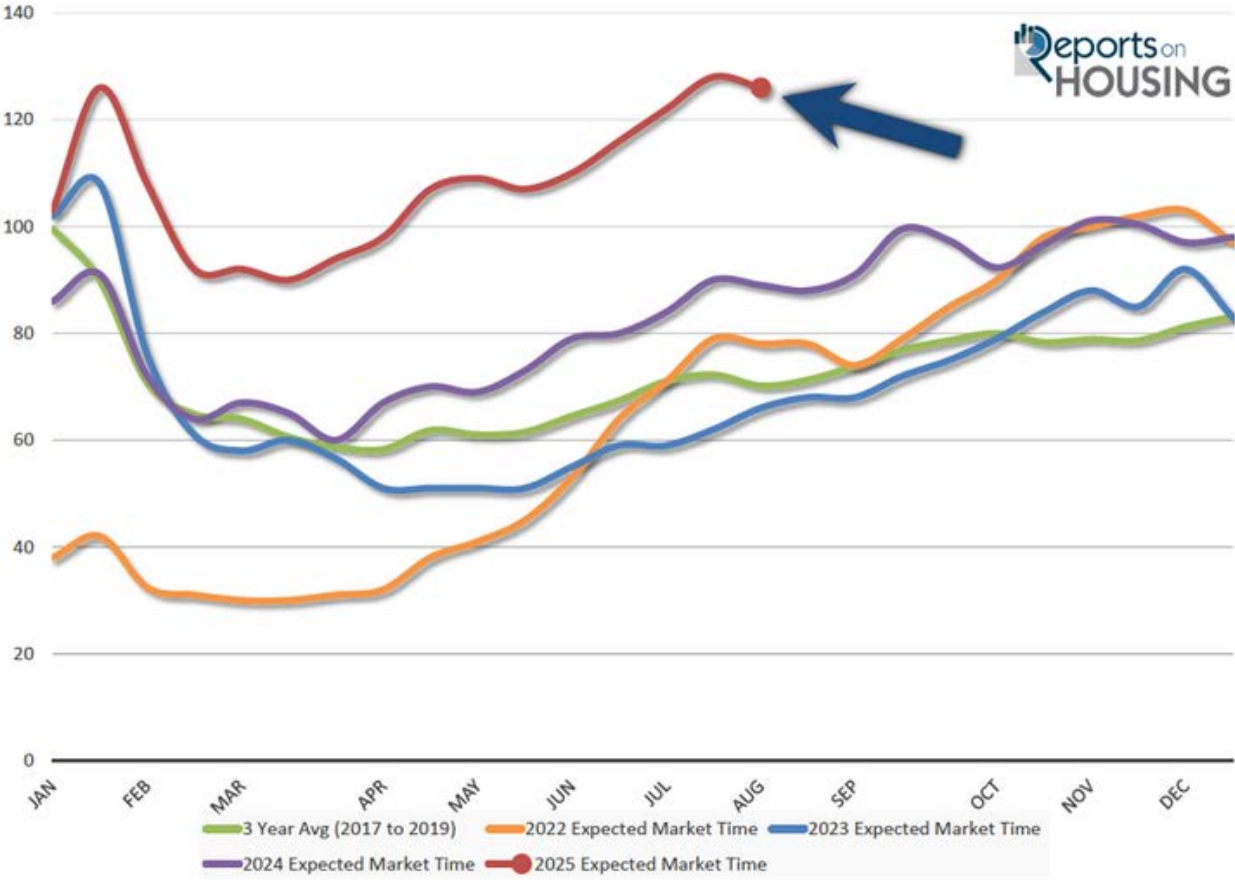
THE EXPECTED MARKET TIME IMPROVED BY TWO DAYS OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes rising by only 29 homes, **nearly unchanged**, and demand increasing by 43 pending sales, **up 1%**, the Expected Market Time (the number of days it takes to sell all Los Angeles County listings at the current buying pace) decreased from 128 to 126 days in the past couple of weeks, its first improvement since May. It is still a very high reading for July.

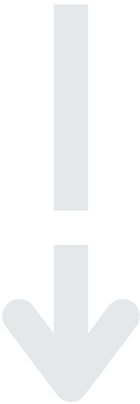
Last year, it was 89 days, substantially faster than today. The 3-year average before COVID was 70 days, which is also much quicker than today.

The Expected Market Time for condominiums and townhomes decreased from 132 days to 127 days in the past two weeks. It was at 91 days last year. For detached homes, the Expected Market Time decreased from 127 to 126 days. It was 93 days last year.

LOS ANGELES COUNTY
EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



LOS ANGELES COUNTY
LUXURY END BREAKDOWN



Over the past couple of weeks, the luxury inventory of homes priced above \$2 million (the top 10% of the Los Angeles County housing market) decreased from 3,585 to 3,508 homes, a drop of 77 homes, or 2%. Luxury demand increased by two pending sales, nearly unchanged, and now sits at 411 pending sales. With supply falling and demand unchanged, the Expected Market Time for luxury homes priced above \$2 million decreased from 263 to 256 days. Expect the luxury market to continue to moderate and cool somewhat during the Summer Market.

Year over year, the active luxury listing inventory has increased by 527 homes, or 18%, and luxury demand has risen by 60 pending sales, or 17%. Last year's Expected Market Time was 255 days, nearly identical to today.

In the past two weeks, the Expected Market Time for homes priced between \$2 million and \$3 million decreased from 184 to 183 days. The Expected Market Time for homes priced between \$3 million and \$4 million decreased from 238 to 210 days. The Expected Market Time for homes priced between \$4 million and \$8 million decreased from 309 to 300 days. The Expected Market Time for homes priced above \$8 million decreased from 1,052 to 768 days. Luxury is at 256 days overall. At this pace, a seller would be looking at becoming a pending sale around **April 2026**.

LOS ANGELES COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750K 	109 Days	28%	34%	63 Days
\$750k - \$1M 	97 Days	20%	25%	64 Days
\$1M - \$1.5M 	120 Days	18%	19%	82 Days
\$1.5M - \$2M 	128 Days	9%	9%	119 Days
\$2M - \$3M 	183 Days	8%	6%	154 Days
\$3M - \$4M 	210 Days	4%	3%	243 Days
\$4M - \$8M 	300 Days	8%	3%	427 Days
\$8M+ 	786 Days	4%	1%	1,320 Days

LOS ANGEES COUNTY HOUSING SUMMARY

AUGUST 4, 2025 - WILL PRICES PLUNGE?

- **INVENTORY:** The active listing inventory over the past couple of weeks increased by 24 homes, nearly unchanged, and now stands at 15,280, still its highest level since November 2018. Last year, there were 11,274 homes on the market, 4,006 fewer homes, or **26% less**. The 3-year average before COVID (2017-2019) was 13,262, which is **13% lower**. From January through July, 13% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 7,490 less. Yet, 6,800 more sellers came on the market this year than last, and 13,511 more compared to 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, increased by 43 pending sales in the past two weeks, up 1%, and now totals 3,628, its first rise since June. Last year, there were 3,787 pending sales, 4% more. The 3-year average before COVID (2017-2019) was 5,734, which is **58% higher**.
- **MARKET TIME:** With demand rising and supply nearly unchanged, the Expected Market Time, the number of days to sell all Los Angeles County listings at the current buying pace, decreased from 128 to 126 days in the past couple of weeks, still a very high level for July. Last year, it was 89 days, substantially faster than today. The 3-year average before COVID (2017-2019) was 70 days, which is also much quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2 million and \$3 million decreased from 184 to 183 days. The Expected Market Time for homes priced between \$3 million and \$4 million decreased from 238 to 210 days. The Expected Market Time for homes priced between \$4 million and \$8 million decreased from 309 to 300 days. The Expected Market Time for homes priced above \$8 million decreased from 1,052 to 768 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 0.6% of all listings and 1.0% of demand. There are 53 foreclosures and 44 short sales available today in Los Angeles County, totaling 97 distressed homes on the active market, a drop of 10 from two weeks ago. Last year, 66 distressed homes were on the market, slightly fewer than today.
- **CLOSED SALES:** There were 4,022 closed residential resales in June, nearly unchanged from June 2024's 4,032 and down 3% from May 2025. The sales-to-list price ratio was 98.2% for Los Angeles County. Foreclosures accounted for 0.2% of all closed sales, and short sales accounted for 0.2%. That means that 99.6% of all sales were sellers with equity.

LOS ANGELES COUNTY MARKET TIME REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
7/31/2025								
Acton	45	5	270	450	189	79	204	\$875k
Agoura Hills	84	11	229	176	142	94	53	\$1.6m
Agua Dulce	20	4	150	110	200	225	180	\$1.2m
Alhambra	92	23	120	119	173	57	69	\$895k
Altadena	61	10	183	165	109	67	51	\$1000k
Arcadia	156	47	100	112	141	101	105	\$2.0m
Artesia	8	1	240	120	38	165	60	\$798k
Azusa	54	22	74	76	102	29	36	\$705k
Baldwin Park	39	17	69	60	82	40	32	\$700k
Bel Air	140	8	525	402	298	413	237	\$7.0m
Bellflower	31	11	85	44	60	47	46	\$800k
Beverly Center - Miracle Mile	126	15	252	272	217	199	184	\$1.7m
Beverly Hills	305	25	366	508	385	354	320	\$5.9m
Beverlywood	64	11	175	160	152	210	88	\$1.4m
Brentwood	235	35	201	276	334	252	212	\$3.9m
Burbank	118	51	69	68	94	75	44	\$1.3m
Calabasas	147	28	158	149	285	103	120	\$2.3m
Canoga Park	74	18	123	107	132	95	55	\$562k
Canyon Country	181	53	102	107	114	62	33	\$775k
Carson	82	22	112	96	71	48	35	\$834k
Castaic	69	20	104	94	94	64	56	\$840k
Cerritos	35	19	55	60	35	28	24	\$1.3m
Chatsworth	103	24	129	117	103	74	41	\$1.3m
Claremont	65	24	81	107	52	46	23	\$1.1m
Compton	104	38	82	83	91	51	63	\$659k
Covina	88	27	98	65	70	46	41	\$817k
Culver City	109	31	105	143	161	100	96	\$1.3m
Diamond Bar	121	37	98	160	141	62	46	\$1.2m
Downey	73	24	91	77	47	59	45	\$899k
Downtown L.A.	341	29	353	434	607	435	265	\$600k
Duarte	18	9	60	79	83	35	68	\$864k
Eagle Rock	24	14	51	210	74	62	44	\$1.5m
East Los Angeles	6	3	60	75	48	0	210	\$660k
El Monte	59	22	80	57	76	72	82	\$728k
El Segundo	24	7	103	150	79	80	26	\$1.8m
Encino	253	31	245	229	212	157	126	\$1.8m
Gardena	66	30	66	85	82	47	49	\$810k
Glassell Park	21	13	48	90	105	70	55	\$1.2m
Glendale	149	58	77	79	99	68	47	\$1.2m
Glendora	77	36	64	70	94	48	37	\$995k
Granada Hills	83	36	69	77	62	49	32	\$1.3m
Hacienda Heights	79	24	99	95	100	74	40	\$1.1m
Hancock Park	136	22	185	240	142	139	152	\$1.8m
Harbor City	37	9	123	128	146	63	75	\$825k
Hawthorne	75	15	150	116	93	62	64	\$925k
Hermosa Beach	53	10	159	150	203	123	82	\$3.4m
Hidden Hills	31	1	930	930	0	360	900	\$13.5m
Highland Park	80	17	141	123	144	63	80	\$1.2m
Hollywood	132	7	566	330	417	189	215	\$1.2m
Hollywood Hills East	95	11	259	254	201	420	143	\$1.9m
Hollywood Hills West	350	27	389	376	250	290	244	\$2.7m
Huntington Park	27	6	135	162	79	65	54	\$715k

LOS ANGELES COUNTY MARKET TIME REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
7/31/2025								
Inglewood	105	19	166	176	203	82	64	\$800k
La Cañada Flintridge	37	19	58	75	84	62	44	\$2.5m
La Crescenta	35	15	70	76	64	48	22	\$1.4m
La Habra Heights	16	0	0	120	85	150	INF	\$1.9m
La Mirada	46	25	55	54	33	40	30	\$866k
La Puente	59	25	71	63	70	56	45	\$750k
La Verne	46	21	66	73	61	30	44	\$1.1m
Lake Balboa	23	6	115	143	53	67	28	\$935k
Lake Hughes	15	1	450	0	55	90	INF	\$449k
Lakewood	61	44	42	31	51	40	15	\$900k
Lancaster	474	104	137	117	115	77	56	\$475k
Lawndale	23	8	86	42	73	55	60	\$830k
Little Rock	37	3	370	240	146	67	138	\$490k
Lomita	19	5	114	64	114	75	21	\$995k
Long Beach	610	176	104	104	97	77	47	\$785k
Los Angeles	3,505	624	169	180	177	143	114	\$1.2m
Los Feliz	96	16	180	267	161	143	110	\$2.8m
Lynwood	21	9	70	35	39	72	60	\$698k
Malibu	304	12	760	695	900	670	290	\$6.0m
Manhattan Beach	99	12	248	153	118	144	70	\$4.5m
Marina del Rey	110	19	174	229	238	164	278	\$1.4m
Mid Wilshire	92	9	307	500	525	134	77	\$869k
Mission Hills (San Fernando)	24	9	80	65	125	39	75	\$850k
Monrovia	40	19	63	73	55	73	78	\$1.2m
Montebello	55	15	110	123	90	93	43	\$750k
Monterey Park	56	19	88	89	58	83	51	\$899k
Newhall	71	18	118	103	113	50	49	\$560k
North Hills	54	12	135	104	66	58	35	\$799k
North Hollywood	126	33	115	126	107	96	66	\$950k
Northridge	91	25	109	95	69	69	54	\$1.2m
Norwalk	61	35	52	65	59	38	31	\$730k
Pacific Palisades	81	10	243	683	465	164	125	\$4.2m
Pacoima	46	7	197	88	112	76	20	\$700k
Palmdale	396	101	118	105	85	72	55	\$543k
Palms - Mar Vista	92	25	110	103	76	194	56	\$1.8m
Palos Verdes Estates	54	14	116	93	107	88	80	\$3.9m
Panorama City	57	11	155	100	114	63	32	\$579k
Paramount	32	6	160	129	105	68	40	\$560k
Park Hills Heights	166	45	111	156	174	90	114	\$1000k
Pasadena	272	80	102	130	103	68	49	\$1.3m
Pico Rivera	38	21	54	80	53	25	28	\$783k
Playa del Rey	48	21	69	156	180	113	41	\$937k
Playa Vista	28	11	76	155	116	94	66	\$1.3m
Pomona	159	40	119	107	98	59	38	\$719k
Porter Ranch	110	25	132	103	94	130	83	\$1.5m
Rancho Palos Verdes	145	31	140	135	112	101	54	\$2.0m
Redondo Beach	130	46	85	75	61	66	51	\$1.6m
Reseda	88	27	98	86	134	38	25	\$875k
Rolling Hills	16	3	160	630	570	330	105	\$5.1m
Rolling Hills Estates	37	6	185	120	150	170	43	\$1.5m
Rosemead	44	7	189	108	130	58	71	\$925k
Rowland Heights	49	9	163	125	128	104	54	\$1.2m

LOS ANGELES COUNTY MARKET TIME REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
7/31/2025								
San Dimas	40	12	100	37	47	58	43	\$1.0m
San Fernando	21	6	105	68	57	56	16	\$750k
San Gabriel	60	14	129	240	330	90	95	\$1.1m
San Marino	33	13	76	143	154	93	124	\$4.0m
San Pedro	116	39	89	107	139	63	44	\$847k
Santa Fe Springs	15	4	113	36	43	24	24	\$815k
Santa Monica	246	43	172	166	179	141	132	\$1.9m
Saugus	161	33	146	134	90	52	28	\$869k
Sherman Oaks	277	35	237	230	197	96	61	\$1.8m
Sierra Madre	33	3	330	99	56	75	80	\$1.7m
Signal Hill	21	15	42	45	77	94	30	\$725k
Silver Lake	53	30	53	60	76	52	113	\$1.2m
South Gate	37	12	93	76	51	36	48	\$724k
South Pasadena	31	11	85	69	90	79	53	\$2.2m
Stevenson Ranch	40	9	133	105	135	74	38	\$1.1m
Studio City	149	20	224	294	153	176	102	\$2.0m
Sun Valley	46	7	197	201	68	103	87	\$940k
Sunland	34	16	64	79	97	39	46	\$950k
Sunset Strip	350	27	389	376	250	290	244	\$2.7m
Sylmar	104	25	125	102	102	48	40	\$813k
Tarzana	153	25	184	172	195	204	80	\$1.5m
Temple City	44	13	102	158	131	40	56	\$1.4m
Toluca Lake	30	9	100	93	137	165	200	\$1.5m
Topanga	70	8	263	585	563	306	140	\$1.8m
Torrance	170	74	69	79	69	43	29	\$1.1m
Tujunga	41	8	154	97	126	55	71	\$936k
Valencia	279	88	95	103	96	65	28	\$846k
Valley Glen	21	6	105	100	113	128	42	\$1.2m
Valley Village	53	11	145	102	180	82	87	\$950k
Van Nuys	128	30	128	159	137	77	65	\$863k
Venice	120	21	171	173	264	208	144	\$2.8m
View Park	9	7	39	98	480	140	INF	\$1.6m
Walnut	64	16	120	233	137	115	42	\$1.5m
West Covina	109	28	117	109	84	43	35	\$880k
West Hills	108	32	101	138	163	75	55	\$1.2m
West Hollywood	227	26	262	337	471	221	261	\$1.1m
West Los Angeles	72	20	108	102	161	148	37	\$1.1m
Westchester	68	15	136	101	98	76	45	\$1.8m
Westlake Village	40	7	171	180	159	156	63	\$2.2m
Westwood - Century City	287	36	239	220	179	142	161	\$1.5m
Whittier	176	51	104	88	57	49	32	\$847k
Wilmington	16	4	120	63	44	69	38	\$670k
Winnetka	82	15	164	118	110	140	24	\$897k
Woodland Hills	255	61	125	153	141	92	43	\$1.5m
All of L.A.	15,280	3,628	126	128	122	89	66	\$1.0m

LOS ANGELES COUNTY PRICE RANGE REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY ATTACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
7/31/2025								
All of L.A.	3,431	811	127	132	133	82	52	\$689k
\$0-\$500k	790	200	119	123	129	91	39	\$425k
\$500k-\$750k	1,291	339	114	120	120	62	40	\$630k
\$750k-\$1m	709	158	135	129	128	80	65	\$850k
\$1m-\$2m	533	107	149	169	165	141	108	\$1.3m
\$2m+	108	7	463	446	630	175	370	\$2.7m

LOS ANGELES COUNTY DETACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
7/31/2025								
All of L.A.	11,849	2,817	126	127	119	91	70	\$1.2m
\$0-\$500k	722	184	118	111	112	68	48	\$447k
\$500k-\$750k	1,722	528	98	89	88	55	42	\$650k
\$750k-\$1m	2,316	774	90	89	77	61	45	\$875k
\$1m-\$1.25m	1,246	330	113	111	104	73	55	\$1.2m
\$1.25m-\$1.5m	1,143	287	119	121	122	85	67	\$1.4m
\$1.5m-\$2m	1,300	310	126	149	130	112	92	\$1.8m
\$2m-\$3m	1,249	210	178	180	160	155	139	\$2.5m
\$3m-\$4m	660	96	206	233	233	248	150	\$3.5m
\$4m-\$6m	593	60	297	311	326	361	228	\$5.0m
\$6m+	898	38	709	663	617	1,034	517	\$11.0m

LOS ANGELES COUNTY ALL HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
7/31/2025								
All of L.A.	15,280	3,628	126	128	122	89	66	\$1.0m
\$0-\$500k	1,512	384	118	117	121	80	44	\$435k
\$500k-\$750k	3,013	867	104	101	100	57	41	\$648k
\$750k-\$1m	3,025	932	97	96	86	64	48	\$875k
\$1m-\$1.25m	1,460	382	115	119	113	77	59	\$1.2m
\$1.25m-\$1.5m	1,317	313	126	122	123	88	71	\$1.4m
\$1.5m-\$2m	1,445	339	128	151	134	119	94	\$1.8m
\$2m-\$3m	1,316	216	183	184	166	154	144	\$2.5m
\$3m-\$4m	680	97	210	238	237	243	155	\$3.5m
\$4m-\$6m	600	60	300	309	324	370	228	\$4.9m
\$6m+	912	38	720	670	624	999	508	\$11.0m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

LOS ANGELES COUNTY SOLD REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY CITIES	UNITS SOLD JUN 2025	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD JUN 2024
Acton	3	\$878,200	\$880,000	99.6%	\$769,995	\$880,000	2,504	\$351	57	14
Agoura Hills	21	\$1,330,000	\$1,350,000	97.5%	\$324,000	\$4,300,000	1,852	\$718	31	21
Agua Dulce	2	\$892,500	\$947,500	94.2%	\$725,000	\$1,060,000	2,134	\$418	49	3
Alhambra	20	\$857,500	\$824,000	100.3%	\$545,000	\$1,265,000	1,154	\$743	18	30
Altadena	16	\$1,030,000	\$1,035,000	102.1%	\$550,000	\$1,912,360	1,487	\$693	27	29
Arcadia	44	\$1,525,000	\$1,434,444	99.3%	\$519,000	\$5,340,000	1,883	\$810	15	40
Artesia	5	\$750,000	\$700,000	102.5%	\$405,000	\$880,000	1,171	\$640	6	5
Azusa	14	\$709,000	\$719,950	99.5%	\$432,000	\$1,398,000	1,562	\$454	13	31
Baldwin Park	22	\$744,000	\$727,000	102.2%	\$385,000	\$1,125,000	1,230	\$605	16	14
Bel Air	18	\$4,210,000	\$4,474,000	91.5%	\$885,000	\$32,000,000	4,073	\$1,034	76	10
Bellflower	14	\$670,000	\$662,500	99.8%	\$420,000	\$1,120,000	1,321	\$507	11	12
Beverly Center - Miracle Mile	16	\$2,047,500	\$2,224,000	97.1%	\$635,000	\$4,888,000	1,883	\$1,087	50	19
Beverly Hills	40	\$4,112,500	\$4,295,000	88.2%	\$605,000	\$63,100,000	3,683	\$1,117	77	26
Beverly Wood	10	\$1,805,500	\$1,749,000	101.1%	\$860,000	\$4,300,000	1,733	\$1,042	31	7
Brentwood	30	\$3,552,500	\$3,772,000	93.8%	\$888,000	\$18,253,000	3,186	\$1,115	56	27
Burbank	46	\$1,191,350	\$1,212,496	101.5%	\$635,000	\$2,800,000	1,510	\$789	17	49
Calabasas	22	\$1,750,500	\$1,644,500	98.4%	\$610,000	\$4,875,000	2,660	\$658	23	23
Canoga Park	15	\$470,000	\$480,000	98.4%	\$285,000	\$1,325,000	917	\$513	42	18
Canyon Country	55	\$729,000	\$727,000	99.2%	\$260,000	\$2,750,000	1,553	\$469	24	46
Carson	27	\$830,000	\$830,000	101.2%	\$450,000	\$1,260,000	1,537	\$540	20	32
Castaic	17	\$849,000	\$829,990	99.9%	\$405,000	\$1,600,000	2,100	\$404	29	20
Cerritos	21	\$1,199,800	\$1,199,800	100.1%	\$790,000	\$1,500,000	1,762	\$681	12	21
Chatsworth	32	\$1,160,000	\$1,174,975	97.1%	\$440,000	\$5,145,000	2,231	\$520	33	17
Claremont	28	\$985,000	\$1,023,250	100.1%	\$450,000	\$2,750,000	1,618	\$609	14	33
Compton	38	\$652,740	\$649,950	99.0%	\$368,500	\$1,200,000	1,261	\$518	32	33
Covina	45	\$815,000	\$789,000	100.3%	\$453,000	\$1,650,000	1,461	\$558	17	24
Culver City	28	\$1,170,000	\$1,115,000	101.0%	\$450,000	\$3,450,000	1,320	\$886	41	23
Diamond Bar	34	\$981,250	\$974,400	99.5%	\$318,000	\$4,498,800	1,556	\$631	21	44
Downey	32	\$922,500	\$889,950	100.8%	\$690,000	\$2,200,000	1,474	\$626	12	27
Downtown L.A.	19	\$515,000	\$549,000	98.2%	\$319,900	\$1,030,000	1,087	\$474	68	25
Duarte	15	\$755,000	\$720,000	101.5%	\$639,888	\$1,279,500	1,400	\$539	10	11
Eagle Rock	12	\$1,155,000	\$1,212,400	100.9%	\$580,000	\$2,495,500	1,427	\$809	26	8
East Los Angeles	0	-	-	-	-	-	-	-	-	2
El Monte	16	\$764,995	\$747,495	99.4%	\$599,990	\$1,315,000	1,355	\$565	23	18
El Segundo	9	\$1,875,000	\$1,899,000	95.6%	\$765,000	\$2,188,000	1,776	\$1,056	50	4
Encino	45	\$1,900,000	\$1,995,000	96.9%	\$215,000	\$12,125,000	2,570	\$739	37	43
Gardena	22	\$840,000	\$827,400	99.9%	\$500,000	\$1,150,000	1,295	\$649	8	29
Glassell Park	15	\$1,267,000	\$1,222,430	104.6%	\$780,000	\$1,735,000	1,642	\$772	20	12
Glendale	61	\$1,210,000	\$1,280,000	100.5%	\$388,000	\$2,550,000	1,461	\$828	23	57
Glendora	39	\$1,020,000	\$1,025,000	100.5%	\$610,000	\$2,350,000	1,919	\$532	11	41
Granada Hills	32	\$1,147,500	\$1,131,250	100.0%	\$499,000	\$2,150,000	2,056	\$558	8	26
Hacienda Heights	27	\$1,015,000	\$999,800	102.4%	\$350,000	\$1,468,800	2,020	\$502	10	30
Hancock Park	31	\$1,675,000	\$1,749,000	98.8%	\$462,500	\$11,100,000	2,178	\$769	48	26
Harbor City	6	\$831,500	\$820,000	99.7%	\$670,000	\$1,200,000	1,613	\$515	17	17
Hawthorne	20	\$1,037,500	\$991,250	102.6%	\$550,000	\$2,200,000	1,457	\$712	12	18
Hermosa Beach	11	\$2,300,000	\$2,300,000	98.2%	\$1,325,000	\$6,100,000	2,176	\$1,057	28	13
Hidden Hills	2	\$4,500,000	\$4,975,000	90.5%	\$4,000,000	\$5,000,000	4,473	\$1,006	43	4
Highland Park	20	\$1,182,420	\$1,197,000	102.6%	\$415,000	\$1,775,000	1,164	\$1,016	33	24
Hollywood	15	\$865,000	\$890,000	95.5%	\$525,000	\$2,375,000	1,587	\$545	45	13
Hollywood Hills East	11	\$2,570,000	\$2,550,000	97.9%	\$430,000	\$6,000,000	3,095	\$830	57	10
Hollywood Hills West	35	\$2,300,000	\$2,650,000	96.4%	\$300,000	\$8,250,000	2,359	\$975	61	24
Huntington Park	4	\$685,000	\$664,125	103.1%	\$590,000	\$750,000	1,438	\$476	12	5
Inglewood	19	\$774,000	\$749,000	99.5%	\$300,000	\$1,550,000	1,182	\$655	40	16
La Canada Flintridge	18	\$2,384,250	\$2,382,000	103.9%	\$1,199,000	\$5,000,000	2,398	\$994	28	8
La Crescenta	19	\$1,230,000	\$1,244,000	102.9%	\$655,000	\$2,750,000	1,577	\$780	31	20
La Habra Heights	4	\$1,871,053	\$1,954,500	95.5%	\$1,360,000	\$2,450,000	4,192	\$446	88	6

LOS ANGELES COUNTY SOLD REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY CITIES	UNITS SOLD JUN 2025	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD JUN 2024
La Mirada	22	\$857,500	\$845,000	100.6%	\$370,000	\$1,595,000	1,363	\$629	9	28
La Puente	21	\$788,000	\$750,000	100.2%	\$650,000	\$860,000	1,360	\$579	13	30
La Verne	20	\$960,000	\$962,400	97.5%	\$405,222	\$4,200,000	1,756	\$547	11	16
Lake Balboa	10	\$989,750	\$974,950	100.6%	\$615,000	\$1,249,000	1,530	\$647	16	8
Lake Hughes	2	\$168,750	\$184,000	91.7%	\$37,500	\$300,000	1,202	\$140	72	7
Lakewood	41	\$880,000	\$869,900	100.9%	\$605,000	\$1,475,000	1,307	\$673	10	41
Lancaster	141	\$457,000	\$450,000	100.2%	\$179,000	\$950,000	1,572	\$291	19	118
Lawndale	4	\$690,000	\$777,500	95.9%	\$640,000	\$1,125,000	1,207	\$572	4	7
Little Rock	10	\$515,500	\$515,500	100.0%	\$425,000	\$899,000	1,450	\$356	43	5
Lomita	11	\$945,000	\$949,000	98.5%	\$475,000	\$1,550,000	1,391	\$679	13	13
Long Beach	221	\$875,000	\$850,000	99.6%	\$190,000	\$10,500,000	1,302	\$672	18	201
Los Angeles	623	\$1,285,000	\$1,276,280	97.2%	\$300,000	\$32,000,000	1,627	\$790	37	620
Los Feliz	15	\$1,950,000	\$1,999,000	79.5%	\$1,010,208	\$13,500,000	2,449	\$796	37	14
Lynwood	5	\$725,000	\$725,000	100.0%	\$670,000	\$800,000	1,364	\$532	9	6
Malibu	14	\$1,812,500	\$1,849,500	92.6%	\$630,000	\$10,979,100	1,735	\$1,045	55	21
Manhattan Beach	29	\$3,400,000	\$3,400,000	98.2%	\$1,225,000	\$12,500,000	2,467	\$1,378	35	21
Marina del Rey	20	\$1,340,000	\$1,357,450	97.2%	\$465,000	\$3,488,000	1,525	\$879	42	22
Mid Wilshire	4	\$712,500	\$679,500	102.2%	\$564,000	\$849,000	1,161	\$614	86	6
Mission Hills (San Fernando)	8	\$781,500	\$807,750	99.4%	\$475,000	\$1,200,000	1,740	\$449	29	4
Monrovia	23	\$1,000,000	\$988,000	102.4%	\$649,900	\$1,500,000	1,509	\$663	14	21
Montebello	16	\$802,500	\$799,500	102.5%	\$380,500	\$1,180,000	1,595	\$503	7	10
Monterey Park	25	\$798,000	\$775,000	100.1%	\$380,000	\$1,838,888	1,335	\$598	19	31
Newhall	24	\$610,000	\$604,944	98.8%	\$325,000	\$1,395,000	1,342	\$455	29	33
North Hills	15	\$740,000	\$799,000	98.3%	\$445,000	\$1,148,000	1,551	\$477	19	19
North Hollywood	33	\$875,000	\$865,000	101.7%	\$355,000	\$1,350,000	1,532	\$571	15	28
Northridge	29	\$800,000	\$818,000	99.7%	\$410,000	\$1,650,000	1,724	\$464	35	23
Norwalk	20	\$749,500	\$747,000	102.6%	\$655,000	\$930,000	1,286	\$583	10	43
Pacific Palisades	7	\$1,901,000	\$1,599,000	100.6%	\$1,250,000	\$10,229,600	1,955	\$972	27	18
Pacoima	18	\$725,000	\$699,400	102.1%	\$333,000	\$1,297,000	1,133	\$640	23	18
Palmdale	107	\$529,900	\$529,000	99.7%	\$285,000	\$1,385,000	1,836	\$289	25	104
Palms - Mar Vista	31	\$2,255,000	\$2,059,000	103.2%	\$750,000	\$5,050,000	1,698	\$1,328	26	33
Palos Verdes Estates	12	\$3,142,500	\$3,224,500	98.3%	\$1,975,000	\$7,200,000	3,006	\$1,045	14	13
Panorama City	13	\$720,000	\$695,000	101.6%	\$410,000	\$1,060,000	1,294	\$556	19	12
Paramount	7	\$495,000	\$499,900	100.0%	\$300,000	\$1,115,000	1,109	\$446	24	5
Park Hills Heights	31	\$1,010,000	\$1,050,000	101.0%	\$600,000	\$2,400,000	1,620	\$623	32	43
Pasadena	104	\$1,400,000	\$1,337,500	102.3%	\$450,000	\$19,850,000	1,606	\$872	23	80
Pico Rivera	11	\$759,000	\$759,000	98.4%	\$430,000	\$1,175,000	1,339	\$567	23	25
Playa del Rey	22	\$800,000	\$800,000	98.2%	\$520,000	\$4,340,000	1,279	\$625	40	8
Playa Vista	9	\$959,000	\$955,000	100.3%	\$805,000	\$1,550,000	1,281	\$749	28	12
Pomona	54	\$652,500	\$650,000	99.8%	\$400,000	\$1,150,000	1,426	\$458	22	54
Porter Ranch	22	\$1,287,500	\$1,274,975	99.6%	\$880,000	\$2,290,000	2,315	\$556	10	41
Rancho Palos Verdes	29	\$1,740,000	\$1,699,000	97.7%	\$600,000	\$6,999,000	2,157	\$807	30	36
Redondo Beach	54	\$1,587,500	\$1,599,500	100.5%	\$619,000	\$3,799,800	1,871	\$848	9	42
Reseda	27	\$782,000	\$765,000	100.2%	\$369,000	\$1,400,000	1,484	\$527	20	22
Rolling Hills	0	-	-	-	-	-	-	-	-	2
Rolling Hills Estates	6	\$1,427,500	\$1,449,500	97.7%	\$739,000	\$2,585,000	2,010	\$710	4	7
Rosemead	22	\$906,500	\$852,400	104.4%	\$639,999	\$1,850,000	1,355	\$669	9	19
Rowland Heights	17	\$1,103,000	\$1,089,000	100.2%	\$760,000	\$1,730,000	2,145	\$514	12	18
San Dimas	15	\$1,025,000	\$1,030,000	99.3%	\$500,000	\$3,080,000	1,840	\$557	12	16
San Fernando	5	\$680,000	\$647,000	104.2%	\$560,000	\$1,050,000	1,290	\$527	31	7
San Gabriel	21	\$1,330,000	\$1,249,000	106.9%	\$575,000	\$2,750,000	1,496	\$889	13	29
San Marino	13	\$3,150,000	\$3,180,000	101.9%	\$2,035,000	\$6,600,000	3,015	\$1,045	19	14
San Pedro	39	\$885,000	\$839,000	100.1%	\$485,000	\$2,500,000	1,493	\$593	21	46
Santa Fe Springs	8	\$799,000	\$789,500	101.1%	\$685,000	\$905,000	1,409	\$567	11	7
Santa Monica	55	\$1,675,000	\$1,749,000	97.5%	\$250,000	\$13,400,000	1,457	\$1,150	41	59
Saugus	51	\$830,000	\$825,000	99.6%	\$391,000	\$2,730,000	1,830	\$454	21	36

LOS ANGELES COUNTY SOLD REPORT

AUGUST 4, 2025 - WILL PRICES PLUNGE?

LOS ANGELES COUNTY CITIES	UNITS SOLD JUN 2025	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD JUN 2024
Sherman Oaks	52	\$1,644,500	\$1,645,000	98.9%	\$554,000	\$6,470,000	2,172	\$757	29	68
Sierra Madre	8	\$1,569,750	\$1,582,250	101.0%	\$900,000	\$2,450,000	1,925	\$815	30	8
Signal Hill	10	\$794,500	\$799,000	100.7%	\$555,500	\$1,725,000	1,672	\$475	35	5
Silver Lake	1	\$919,000	\$919,000	100.0%	\$919,000	\$919,000	1,600	\$574	178	6
South Gate	8	\$699,500	\$674,450	103.6%	\$525,000	\$835,000	1,049	\$667	9	7
South Pasadena	16	\$1,990,000	\$1,898,500	102.3%	\$699,000	\$2,700,000	1,883	\$1,057	32	9
Stevenson Ranch	17	\$1,100,000	\$1,099,000	99.5%	\$460,000	\$2,500,000	2,301	\$478	14	12
Studio City	39	\$1,929,000	\$1,949,000	100.2%	\$500,000	\$7,750,000	2,210	\$873	25	36
Sun Valley	13	\$750,000	\$769,000	100.3%	\$365,000	\$1,900,000	1,330	\$564	8	13
Sunland	15	\$955,000	\$925,000	102.6%	\$650,000	\$1,520,000	1,315	\$726	17	11
Sunset Strip	35	\$2,300,000	\$2,650,000	96.4%	\$300,000	\$8,250,000	2,359	\$975	61	24
Sylmar	29	\$810,000	\$799,950	101.7%	\$365,000	\$1,500,000	1,379	\$587	34	28
Tarzana	23	\$1,545,000	\$1,599,000	99.0%	\$407,000	\$4,400,000	2,450	\$631	14	22
Temple City	11	\$1,045,000	\$998,000	102.8%	\$800,000	\$2,237,000	1,650	\$633	24	7
Toluca Lake	7	\$798,000	\$799,000	99.8%	\$677,500	\$2,995,000	1,605	\$497	48	9
Topanga	5	\$1,750,000	\$1,899,000	97.2%	\$1,600,000	\$2,850,000	1,958	\$894	38	2
Torrance	84	\$1,239,950	\$1,249,450	100.7%	\$419,000	\$2,610,000	1,545	\$803	10	81
Tujunga	9	\$755,000	\$739,000	103.0%	\$529,000	\$1,200,000	1,080	\$699	11	17
Valencia	74	\$875,000	\$877,450	98.5%	\$320,000	\$5,000,000	2,025	\$432	17	93
Valley Glen	5	\$1,269,000	\$1,297,000	102.2%	\$899,999	\$2,195,995	2,170	\$585	66	8
Valley Village	20	\$1,494,000	\$1,379,944	100.6%	\$415,000	\$4,600,000	2,024	\$738	34	9
Van Nuys	27	\$795,000	\$820,000	99.3%	\$420,000	\$1,550,000	1,394	\$570	34	32
Venice	27	\$2,000,000	\$1,999,000	91.6%	\$130,000	\$9,500,000	1,854	\$1,079	39	18
View Park	2	\$1,877,500	\$2,004,500	93.7%	\$1,755,000	\$2,000,000	2,803	\$670	70	7
Walnut	11	\$1,010,000	\$985,000	99.6%	\$590,000	\$2,400,000	1,587	\$636	5	23
West Covina	49	\$851,800	\$821,439	100.3%	\$507,000	\$1,428,000	1,457	\$585	9	29
West Hills	30	\$1,027,500	\$1,044,000	99.3%	\$825,000	\$2,550,000	1,750	\$587	25	44
West Hollywood	39	\$1,050,000	\$1,099,000	95.3%	\$329,000	\$6,800,000	1,271	\$826	46	21
West Los Angeles	21	\$1,254,400	\$1,250,000	98.7%	\$300,000	\$3,900,000	1,443	\$869	26	21
Westchester	25	\$1,865,000	\$1,699,000	99.5%	\$1,200,124	\$6,100,000	2,058	\$906	38	33
Westlake Village	20	\$1,706,944	\$1,786,500	98.7%	\$565,000	\$3,680,000	2,312	\$738	23	12
Westwood - Century City	43	\$1,140,000	\$1,149,000	99.6%	\$500,000	\$4,395,000	1,435	\$794	46	51
Whittier	68	\$867,500	\$854,995	100.4%	\$520,000	\$2,100,000	1,503	\$577	14	86
Wilmington	8	\$689,944	\$689,444	101.8%	\$599,000	\$900,000	1,181	\$584	12	14
Winnetka	19	\$855,000	\$839,900	99.1%	\$287,000	\$1,680,500	1,536	\$557	27	19
Woodland Hills	65	\$1,250,000	\$1,250,000	99.2%	\$325,000	\$3,995,000	1,939	\$645	22	63
All of L.A.	4,022	\$950,000	\$949,000	98.2%	\$37,500	\$63,100,000	1,605	\$592	23	4,032
L.A. \$0-\$500k	393	\$430,000	\$430,000	97.5%	\$37,500	\$500,000	1,020	\$422	28	326
L.A. \$500k-\$750k	797	\$650,000	\$649,000	99.8%	\$502,000	\$750,000	1,241	\$524	21	903
L.A. \$750k-\$1m	966	\$860,000	\$849,999	100.6%	\$751,500	\$1,000,000	1,452	\$592	16	1,065
L.A. \$1m-\$1.25m	533	\$1,120,000	\$1,100,000	100.6%	\$1,001,000	\$1,250,000	1,718	\$652	22	520
L.A. \$1.25m-\$1.5m	358	\$1,360,000	\$1,375,000	100.5%	\$1,250,500	\$1,500,000	1,888	\$721	21	340
L.A. \$1.5m-\$2m	396	\$1,724,000	\$1,699,000	100.3%	\$1,501,000	\$2,000,000	2,178	\$792	29	373
L.A. \$2m-\$3m	330	\$2,380,000	\$2,395,000	99.8%	\$2,000,014	\$3,000,000	2,637	\$903	30	282
L.A. \$3m-\$4m	107	\$3,450,000	\$3,499,000	97.4%	\$3,005,000	\$4,000,000	3,562	\$969	31	109
L.A. \$4m-\$6m	84	\$4,612,500	\$4,699,000	97.5%	\$4,063,000	\$6,000,000	3,725	\$1,238	40	65
L.A. \$6m+	58	10,112,500	10,022,500	89.8%	6,100,000	63,100,000	6,317	1,601	58	49