



Prepared For  
Buyers & Neighbors

Report Presented By  
**Craig Thomas**  
Heyler Realty  
DRE#: 02101845

Neighborhood Snapshot™

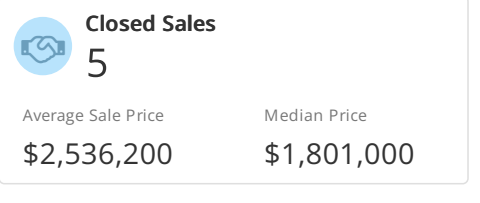
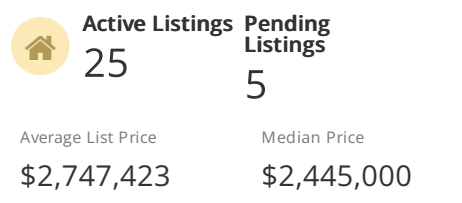
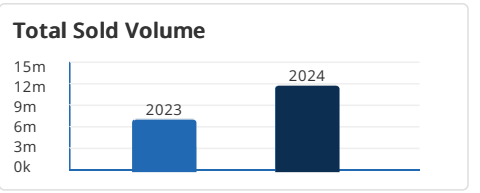
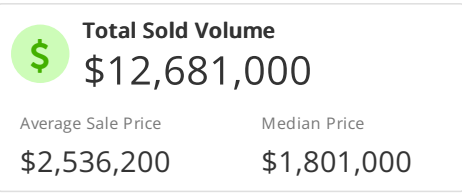
2024 SINGLE FAMILY 🏠



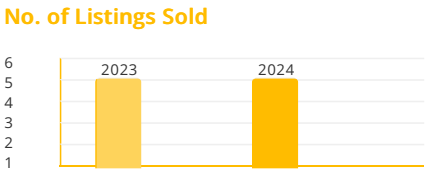
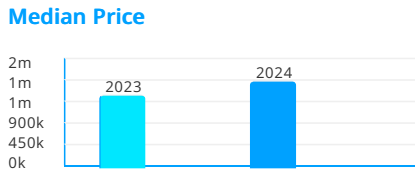
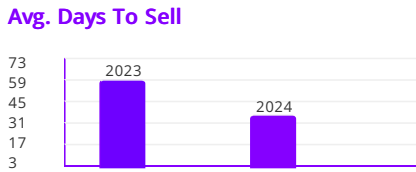
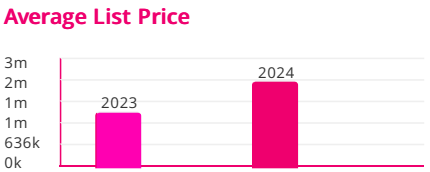
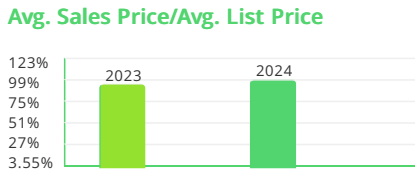
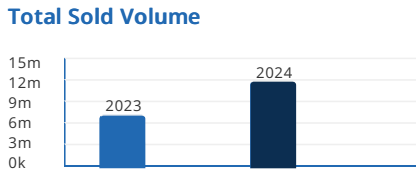
Hi Buyers & Neighbors

Here is a report for ZipCode: 90025

📅 Jan, Feb



Overview 2023 vs 2024



Active-Pending Listings 2023 vs 2024

<b>Active Listings</b>		
20	25	25.00% % change
2023	2024	
<b>Pending Listings</b>		
11	5	-54.55% % change
2023	2024	
<b>Median List Price</b>		
\$1,790,000	\$2,445,000	36.59% % change
2023	2024	
<b>Average List Price</b>		
\$2,176,770	\$2,747,423	26.22% % change
2023	2024	
<b>Avg. Days On Market</b>		
50	45	-10.00% % change
2023	2024	
<b>Median Price</b>		
\$1,510,000	\$1,801,000	19.27% % change
2023	2024	
<b>Avg. Price Per Sq. Ft.</b>		
\$1101.89	\$1050.50	-4.66% % change
2023	2024	

Sold Listings 2023 vs 2024

<b>Sold Listings</b>		
5	5	0.00% % change
2023	2024	
<b>Median Sold Price</b>		
\$1,510,000	\$1,801,000	19.27% % change
2023	2024	
<b>Average Price Sold</b>		
\$1,572,400	\$2,536,200	61.29% % change
2023	2024	
<b>Avg. Days to Sell</b>		
59	36	-38.98% % change
2023	2024	
<b>Median List Price Sold</b>		
\$1,695,000	\$1,849,000	9.09% % change
2023	2024	
<b>Avg. Price Per Sq. Ft.</b>		
\$1123.06	\$1079.53	-3.88% % change
2023	2024	

Overview 2023 vs 2024

<b>Total Sold Volume</b>		
\$7,862,000	\$12,681,000	61.29% % change
2023	2024	
<b>Avg. Sales Price / Avg. List Price</b>		
95.68%	99.55%	4.04% % change
2023	2024	
<b>Average List Price</b>		
\$1,643,400	\$2,547,600	55.02% % change
2023	2024	
<b>Avg. Days To Sell</b>		
59	36	-38.98% % change
2023	2024	
<b>Median Price</b>		
\$1,510,000	\$1,801,000	19.27% % change
2023	2024	
<b>No. of Listings Sold</b>		
5	5	0.00% % change
2023	2024	

All information is based on data supplied by the Combined Los Angeles Westside Multiple Listing Service. The data collected on for this report was generated on February 25, 2024 at 7:50 AM, the accuracy cannot be guaranteed and may not reflect all real estate activity in the market. Properties may or may not be listed/sold by the office/broker/agent presenting this information. ©2024 Heyler Realty, Craig Thomas DRE # 02101845 Source of Information: Combined Los Angeles Westside MLS. Information deemed reliable but not guaranteed.



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#### OVERVIEW

TOTAL SOLD VOLUME	<b>\$12,681,000</b>
AVERAGE SALES PRICE <b>\$2,536,200</b>	MEDIAN PRICE <b>\$1,801,000</b>
AVERAGE LIST PRICE <b>\$2,547,600</b>	AVGERAGE DAYS TO SELL <b>36</b>
AVG. SALES PRICE / AVG. LIST PRICE <b>99.55% %</b>	NR. OF LISTINGS SOLD <b>5</b>

#### ACTIVE-PENDING LISTINGS

ACTIVE LISTINGS <b>25</b>	PENDING LISTINGS <b>5</b>
MINIMUM LIST PRICE <b>\$1,575,000</b>	MEDIAN LIST PRICE <b>\$2,445,000</b>
MAXIMUM LIST PRICE <b>\$4,499,999</b>	AVG. DAYS ON MARKET <b>45</b>
AVERAGE LIST PRICE <b>\$2,747,423</b>	AVG.PRICE PER SQ.FT. <b>\$1050.50</b>

#### CLOSED SALES

CLOSED SALES <b>5</b>	MEDIAN LIST PRICE SOLD <b>\$1,849,000</b>
MINIMUM PRICE SOLD <b>\$1,790,000</b>	MEDIAN SOLD PRICE <b>\$1,801,000</b>
MAXIMUM PRICE SOLD <b>\$3,650,000</b>	AVERAGE DAYS TO SELL <b>36</b>
AVERAGE PRICE SOLD <b>\$2,536,200</b>	AVG.PRICE PER SQ.FT. <b>\$1079.53</b>

#### SOLD LISTINGS

1643 S Carmelina Ave	<b>\$3,650,000</b>	1854 Fox Hills DR	<b>\$1,800,000</b>
1903 Prosser Ave	<b>\$3,640,000</b>	2022 Glendon Ave	<b>\$1,790,000</b>
1535 S Carmelina AVE	<b>\$1,801,000</b>		



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Market Details - 90025

Overview

TOTAL SOLD VOLUME  
**\$12,681,000**

AVERAGE SALES PRICE  
**\$2,536,200**

MEDIAN PRICE  
**\$1,801,000**

AVERAGE LIST PRICE  
**\$2,547,600**

AVERAGE DAYS TO SELL  
**36**

AVG. SALES PRICE / AVG. LIST PRICE  
**99.55%**

NR. OF LISTINGS SOLD  
**5**

Active-Pending Listings

ACTIVE LISTINGS  
**25**

PENDING LISTINGS  
**5**

MINIMUM LIST PRICE  
**\$1,575,000**

MEDIAN LIST PRICE  
**\$2,445,000**

MAXIMUM LIST PRICE  
**\$4,499,999**

AVG. DAYS ON MARKET  
**45**

AVERAGE LIST PRICE  
**\$2,747,423**

AVG.PRICE PER SQ.FT.  
**\$1050.50**

Closed Sales

CLOSED SALES  
**5**

MEDIAN LIST PRICE SOLD  
**\$1,849,000**

MINIMUM PRICE SOLD  
**\$1,790,000**

MEDIAN SOLD PRICE  
**\$1,801,000**

MAXIMUM PRICE SOLD  
**\$3,650,000**

AVERAGE DAYS TO SELL  
**36**

AVERAGE PRICE SOLD  
**\$2,536,200**

AVG.PRICE PER SQ.FT.  
**\$1079.53**

Sold Listings

Address	Price
1643 S Carmelina Ave	<b>\$3,650,000</b>
1903 Prosser Ave	<b>\$3,640,000</b>
1535 S Carmelina Ave	<b>\$1,801,000</b>
1854 Fox Hills Dr	<b>\$1,800,000</b>
2022 Glendon Ave	<b>\$1,790,000</b>

Sold Single Family - Number of Bedrooms

Price Class	2 or less		5 or more	
	3	4	3	4
\$1-\$200000	0	0	0	0
\$200001-\$300000	0	0	0	0
\$300001-\$400000	0	0	0	0
\$400001-\$500000	0	0	0	0
\$500001-\$600000	0	0	0	0
\$600001-\$700000	0	0	0	0
\$700001-\$800000	0	0	0	0
\$800001-\$900000	0	0	0	0
\$900001-\$1000000	0	0	0	0
\$1000001-\$2000000	0	3	0	0
\$2000001-\$3000000	0	0	0	0
\$3000001-\$4000000	0	0	0	2
\$4000001-\$5000000	0	0	0	0
\$5000001-\$10000000	0	0	0	0
\$10000001-\$100000000	0	0	0	0

DOM for Sold Single Family

Days on Market	Number of Units
1-30 Days	<b>4</b>
31-60 Days	<b>0</b>
61-90 Days	<b>0</b>
91-120 Days	<b>0</b>
Over 120 Days	<b>1</b>

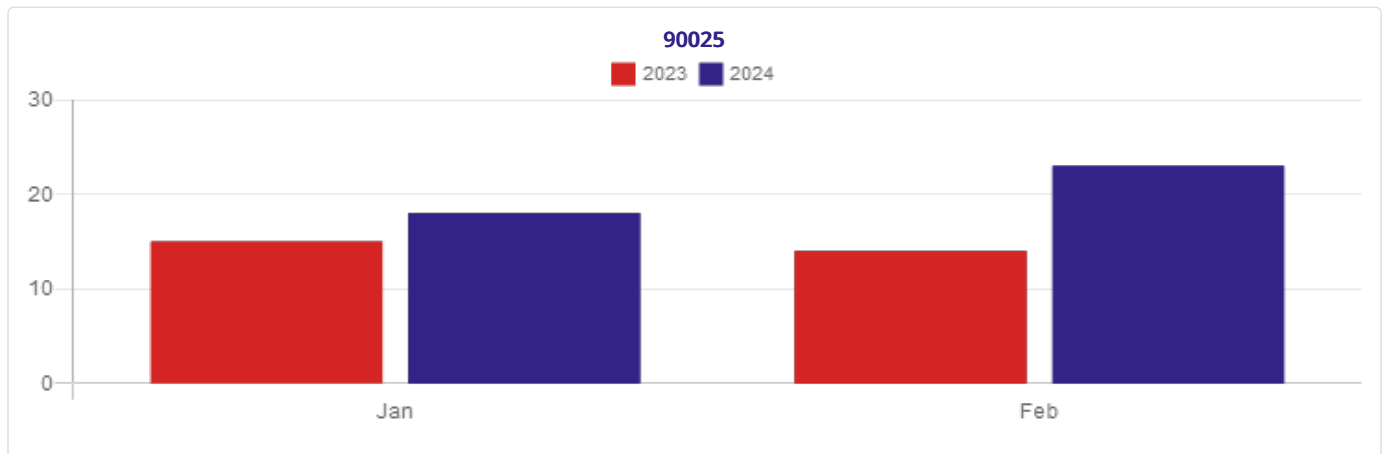
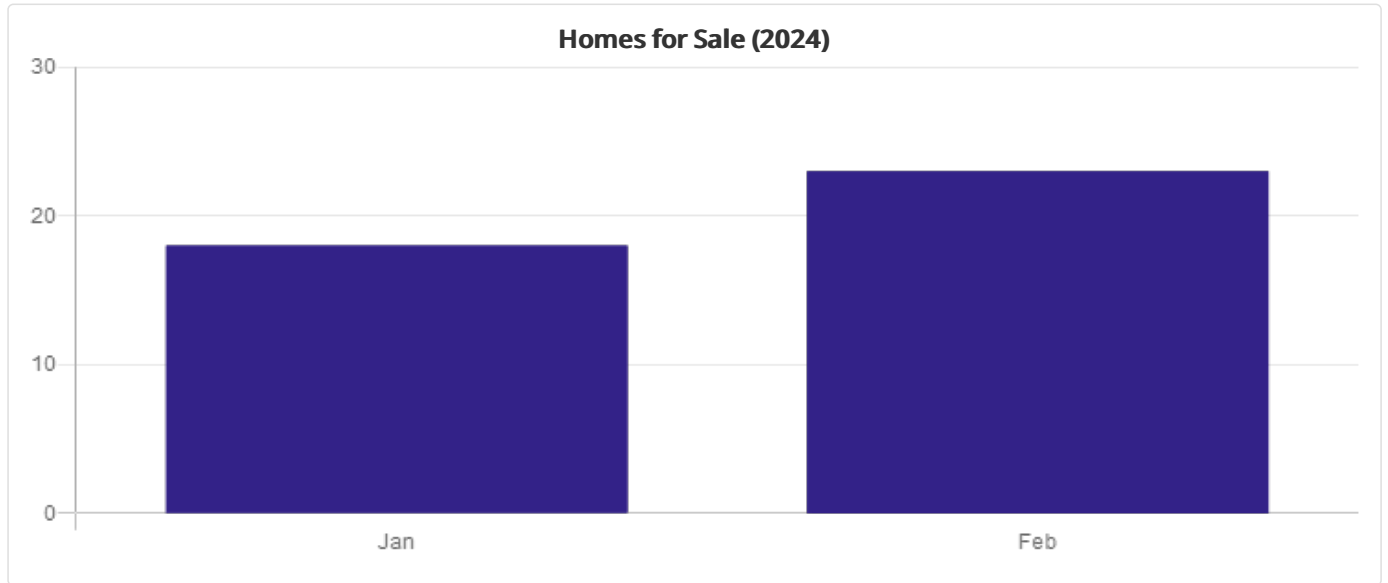


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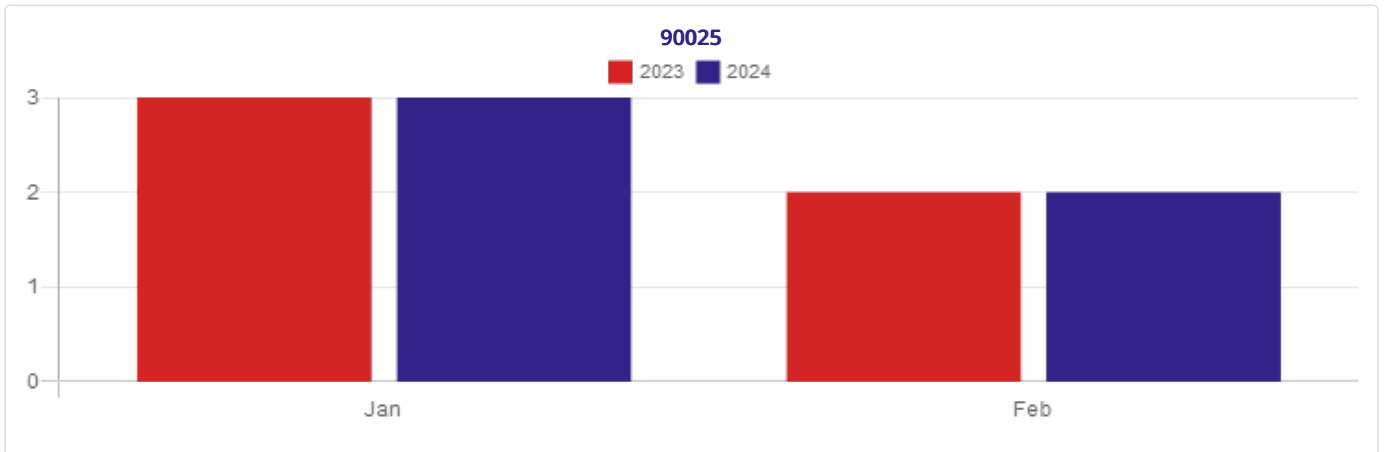


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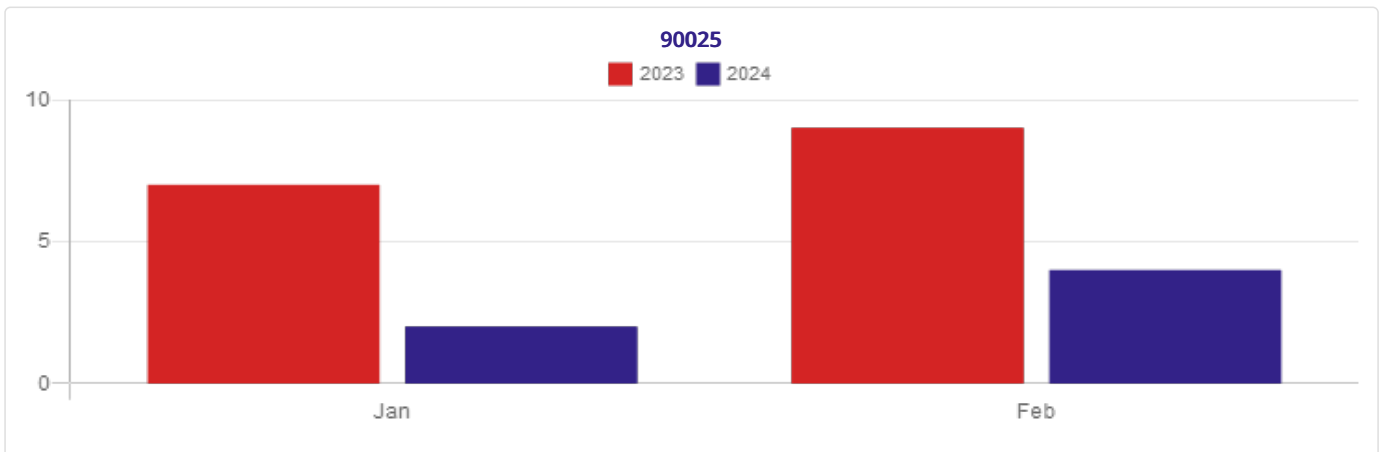
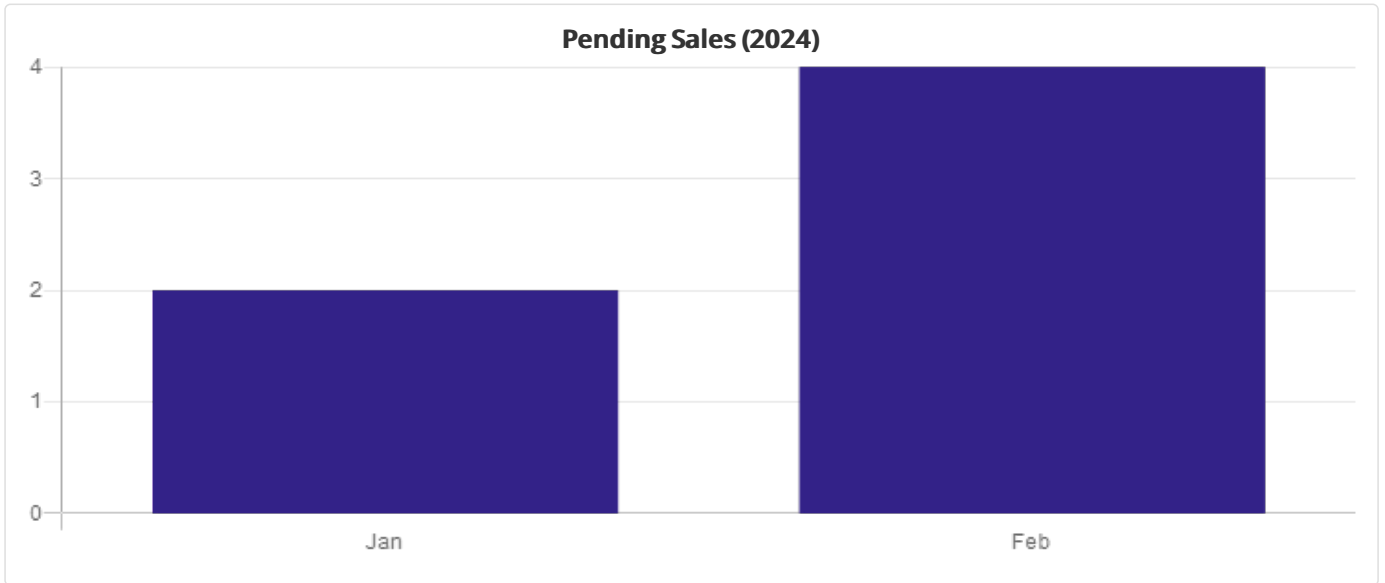


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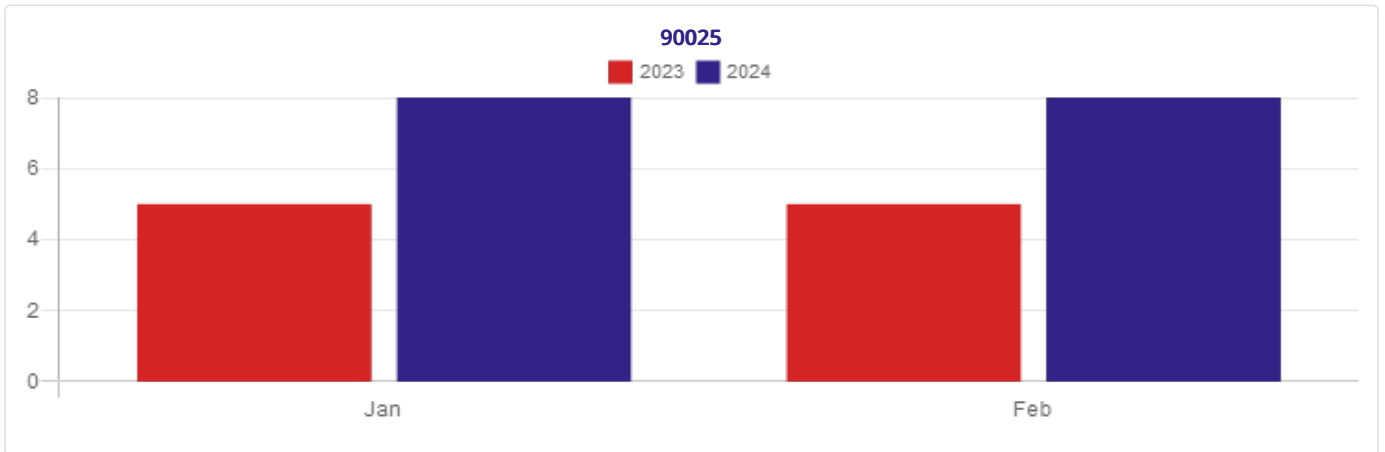


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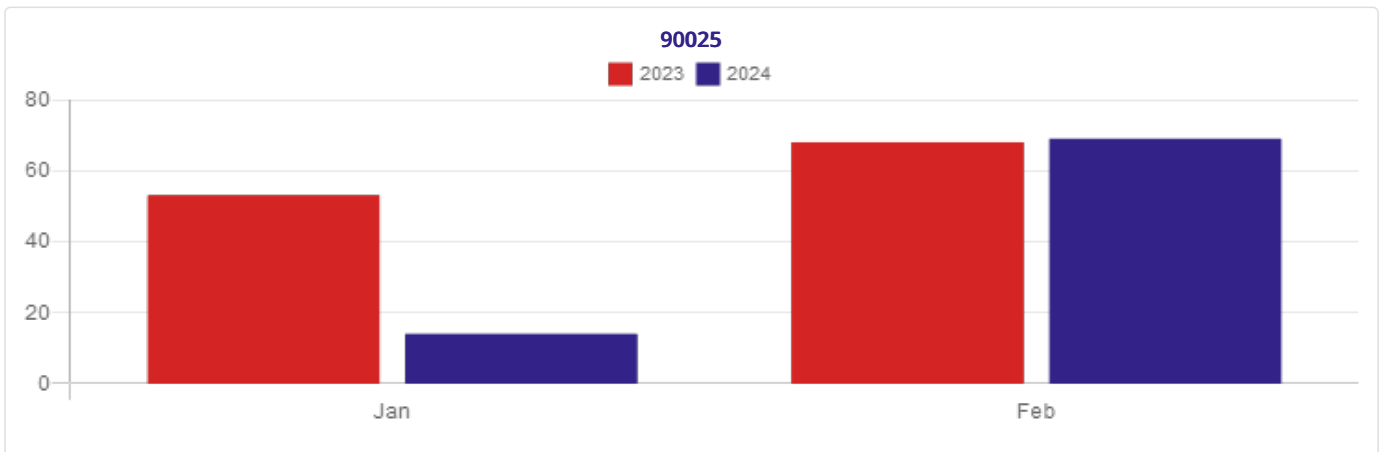
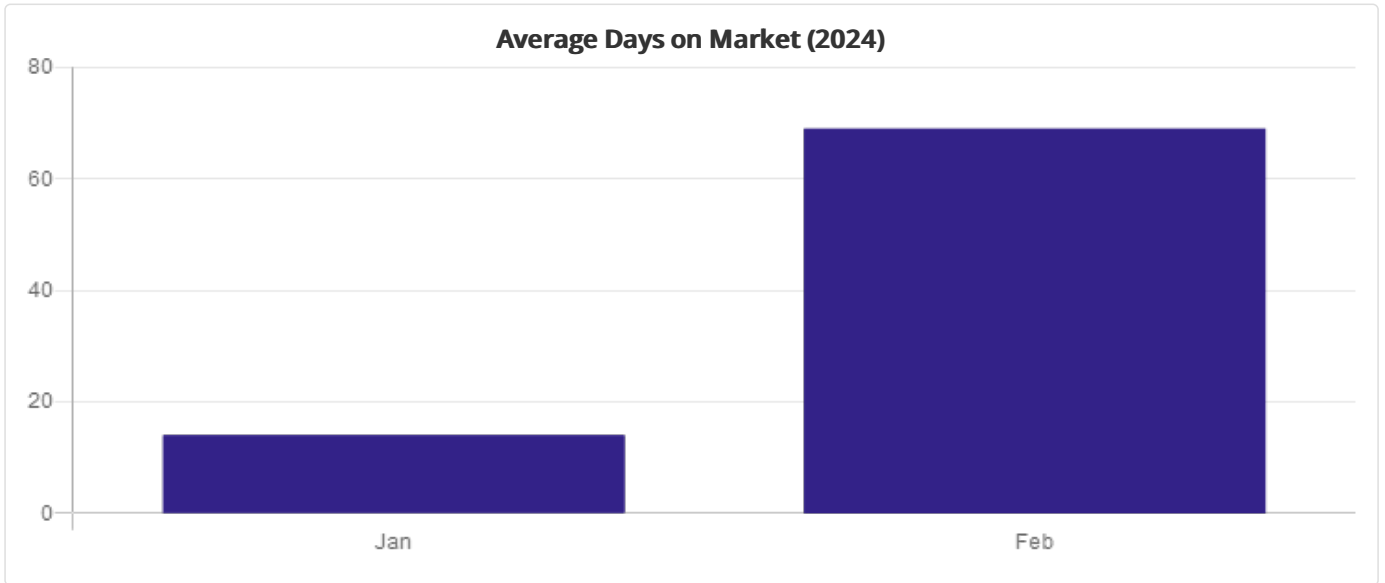


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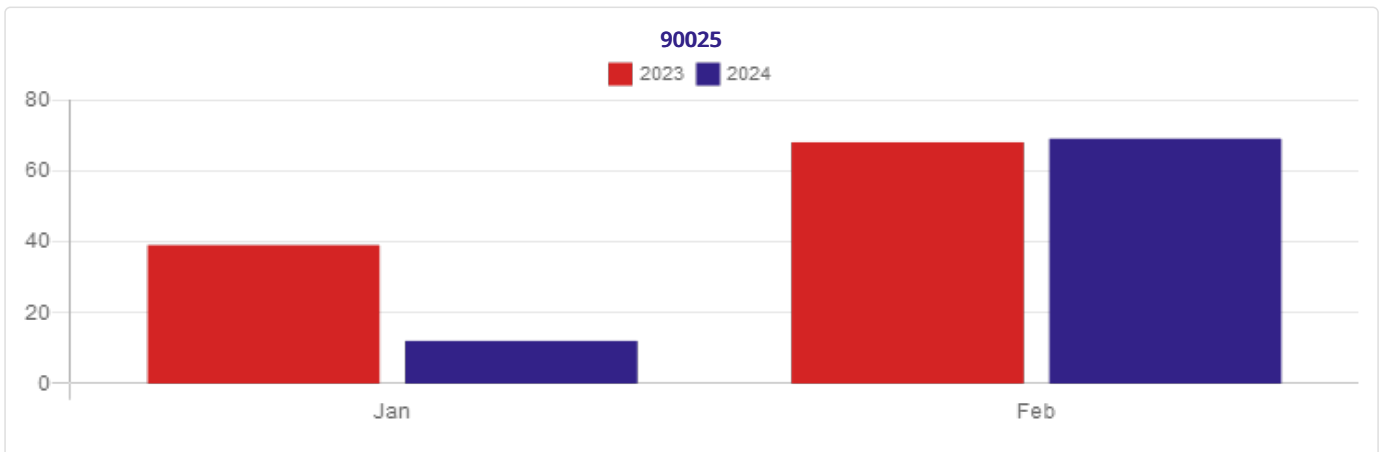
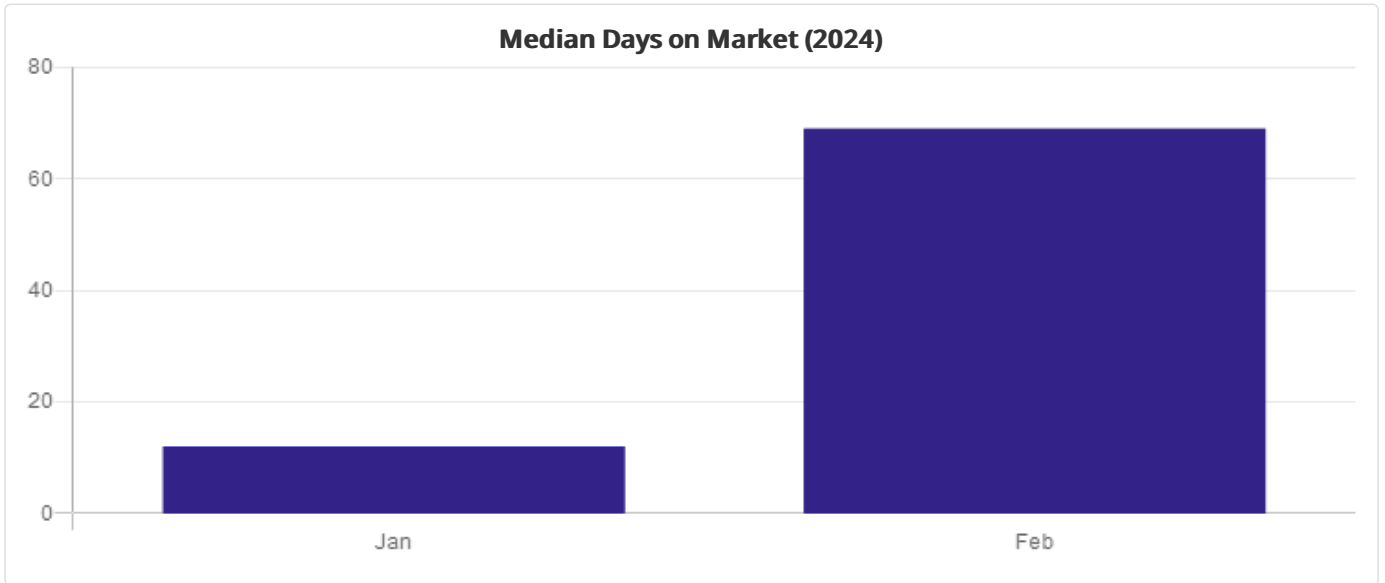


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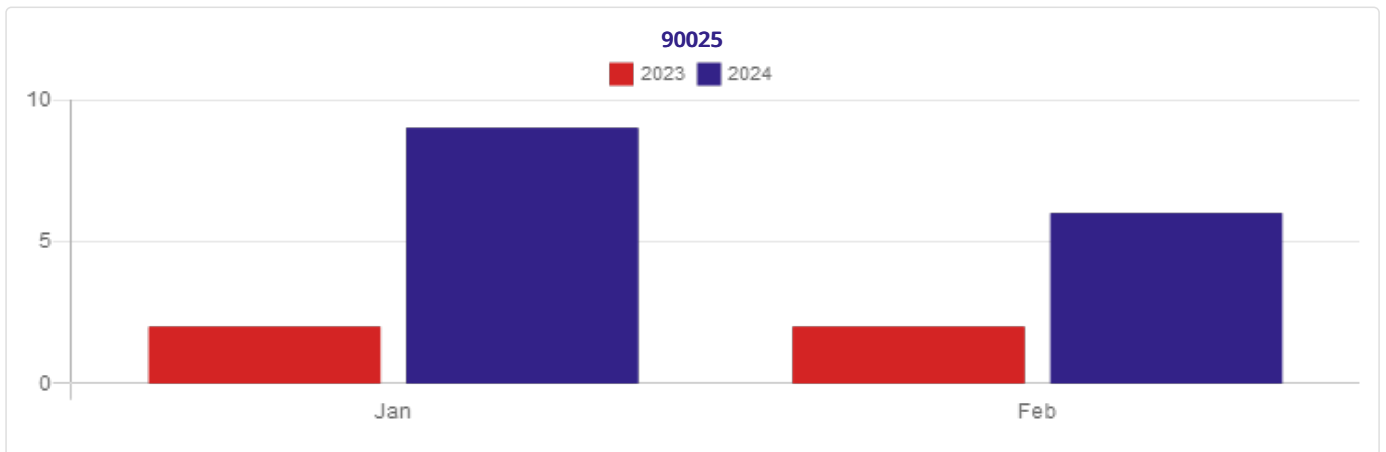
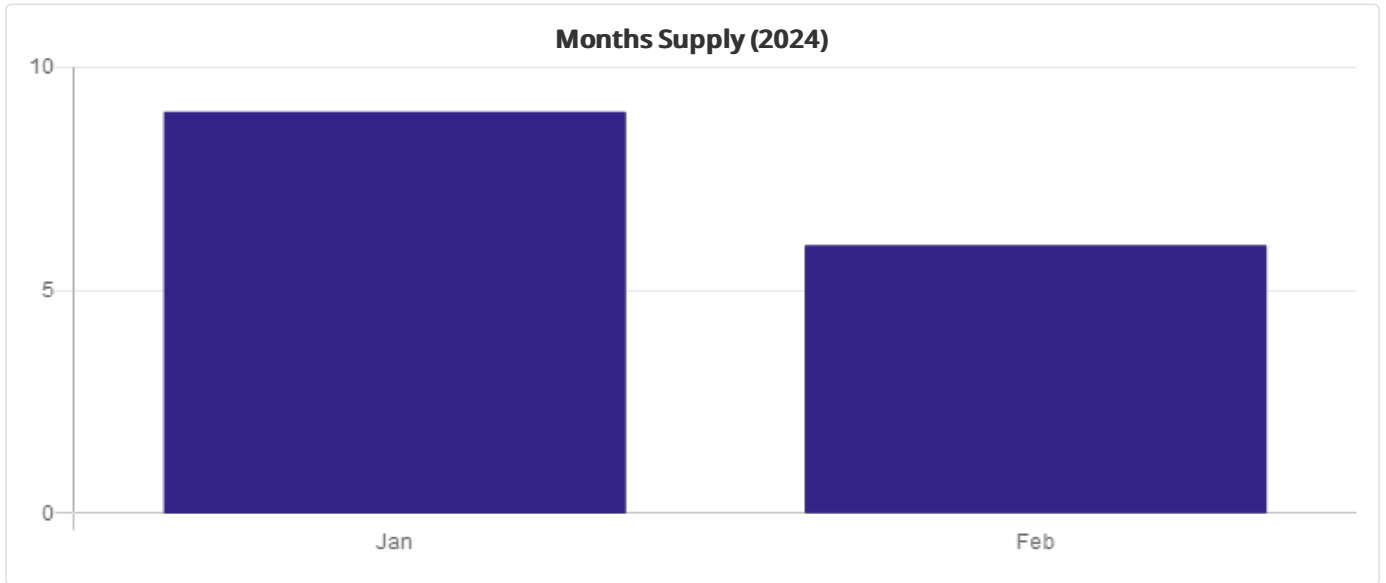


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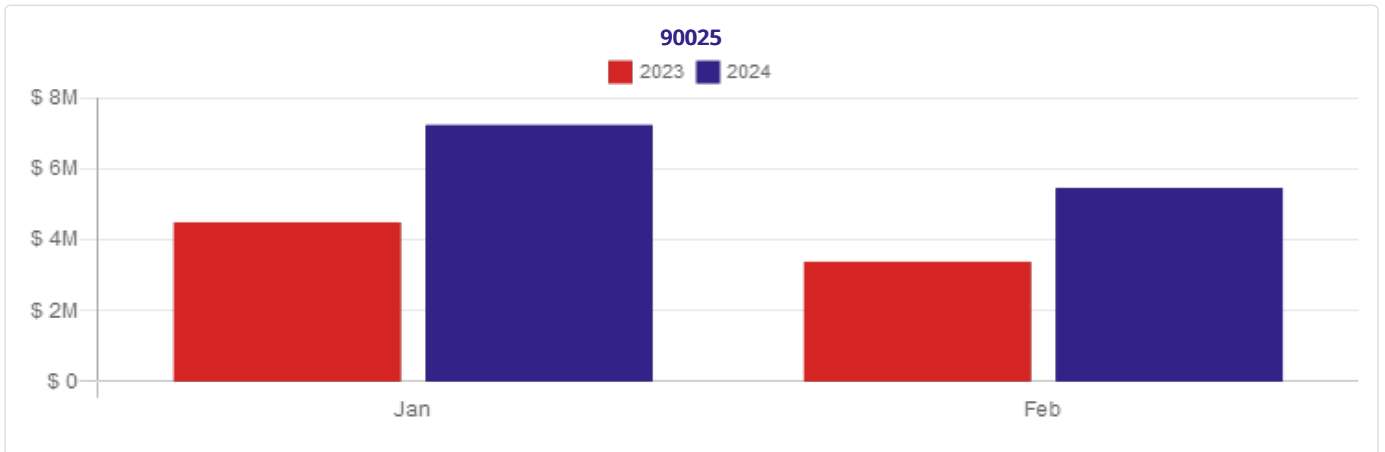
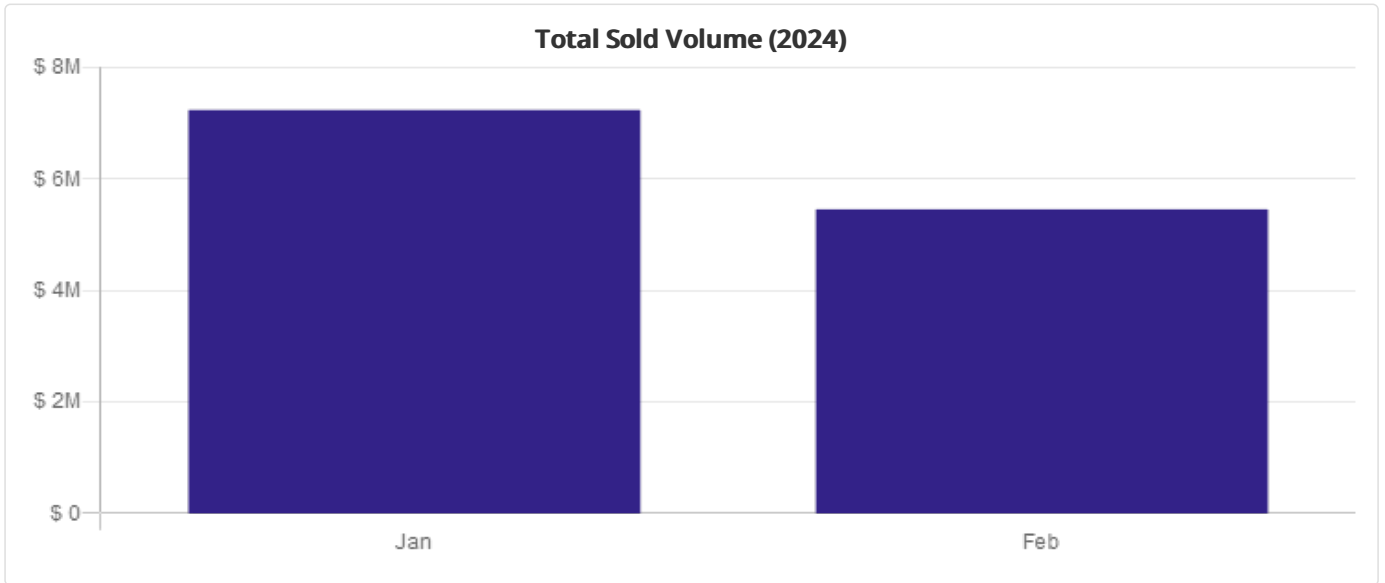


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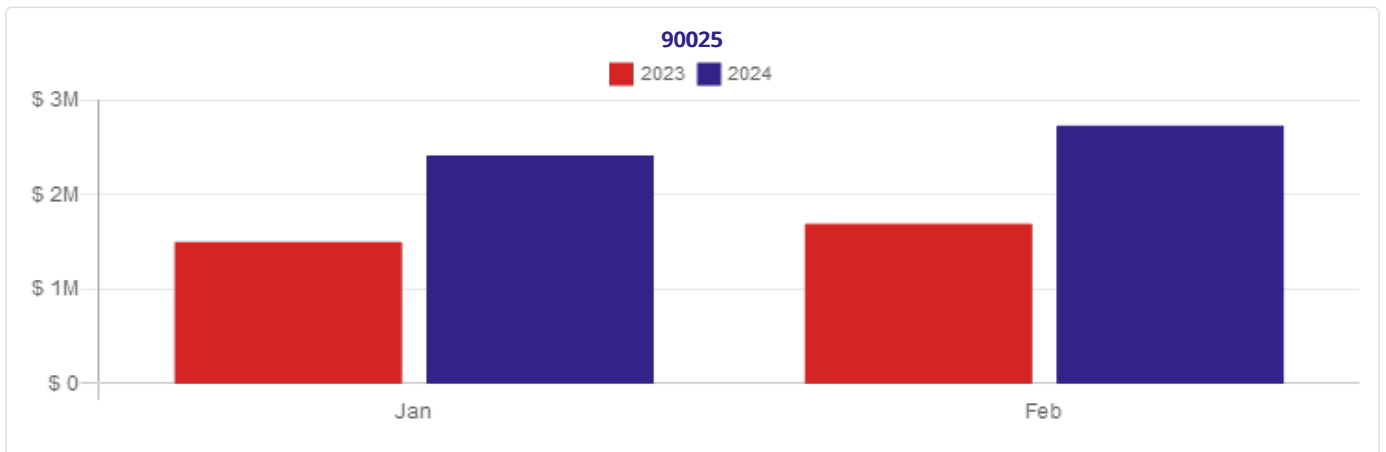
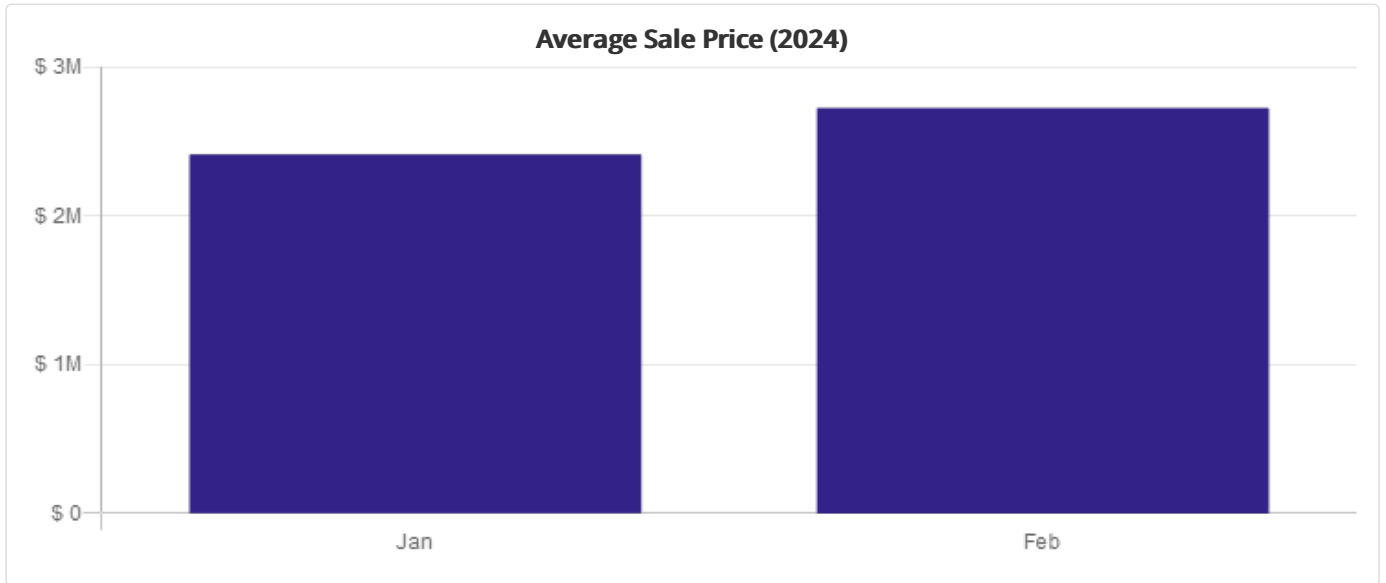


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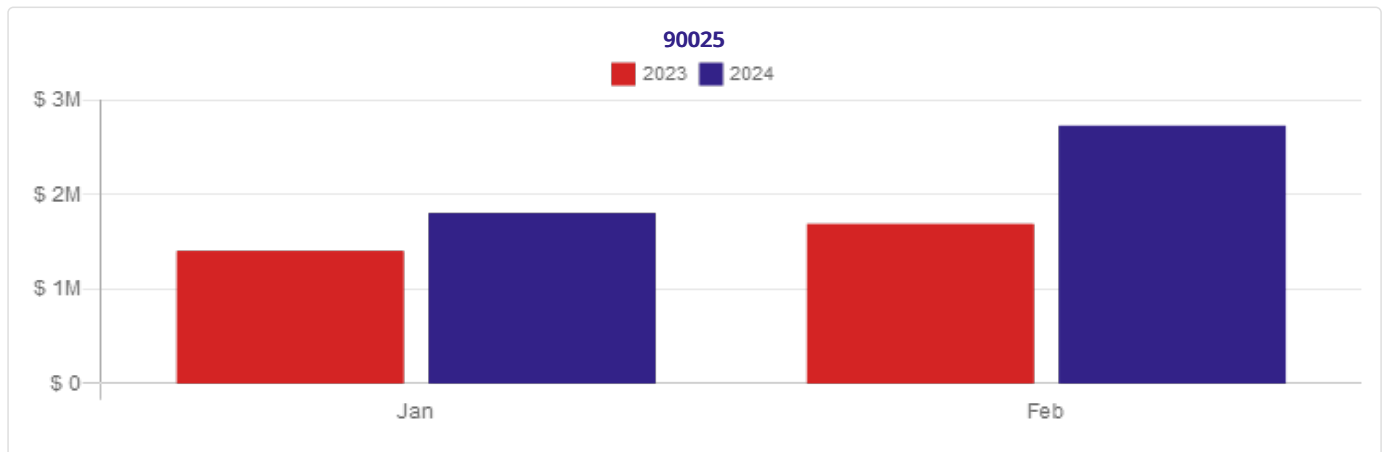


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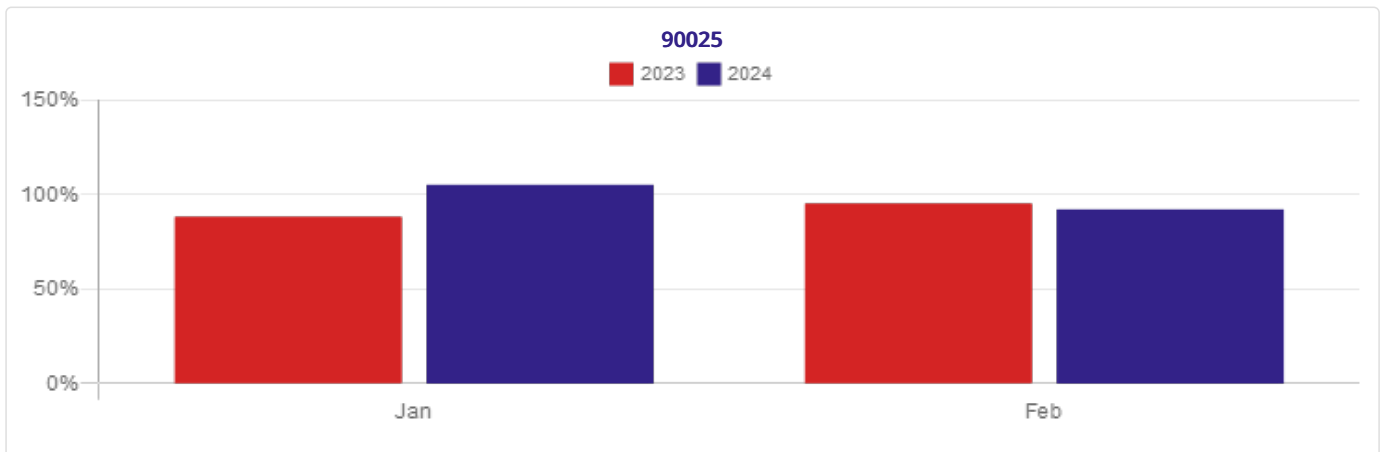
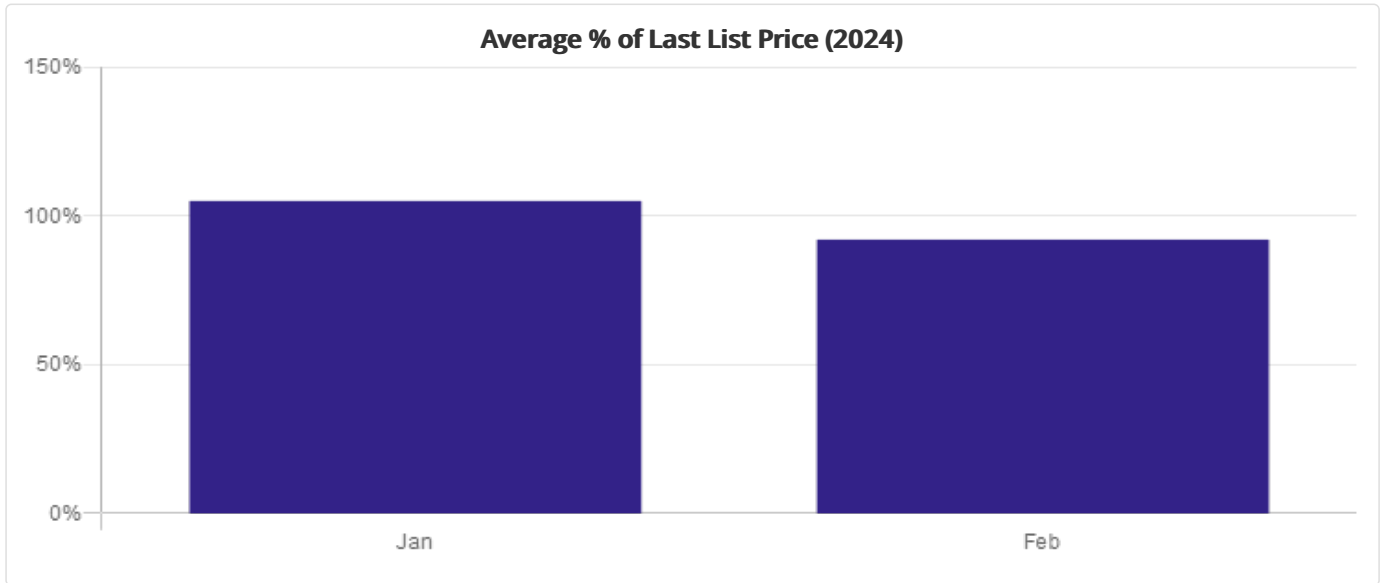


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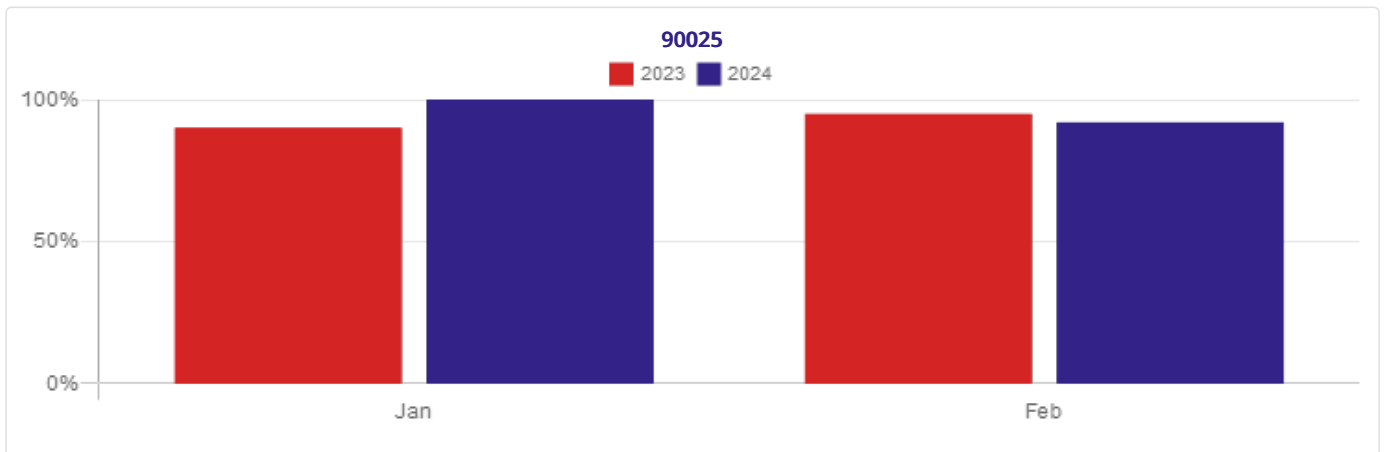
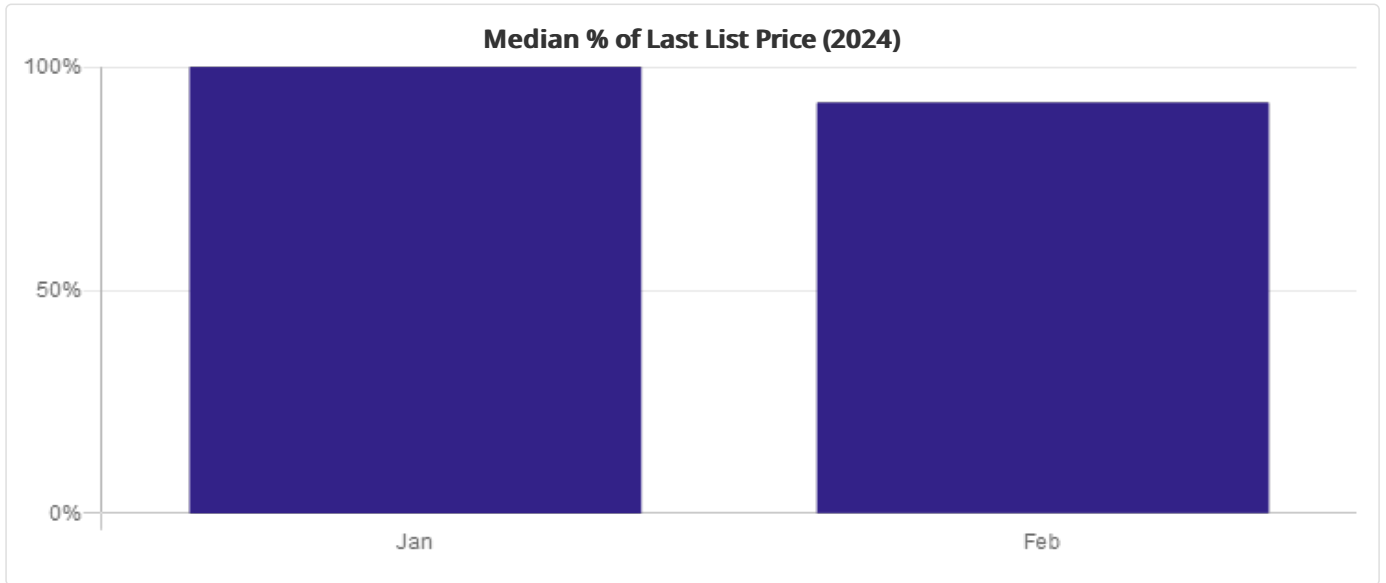


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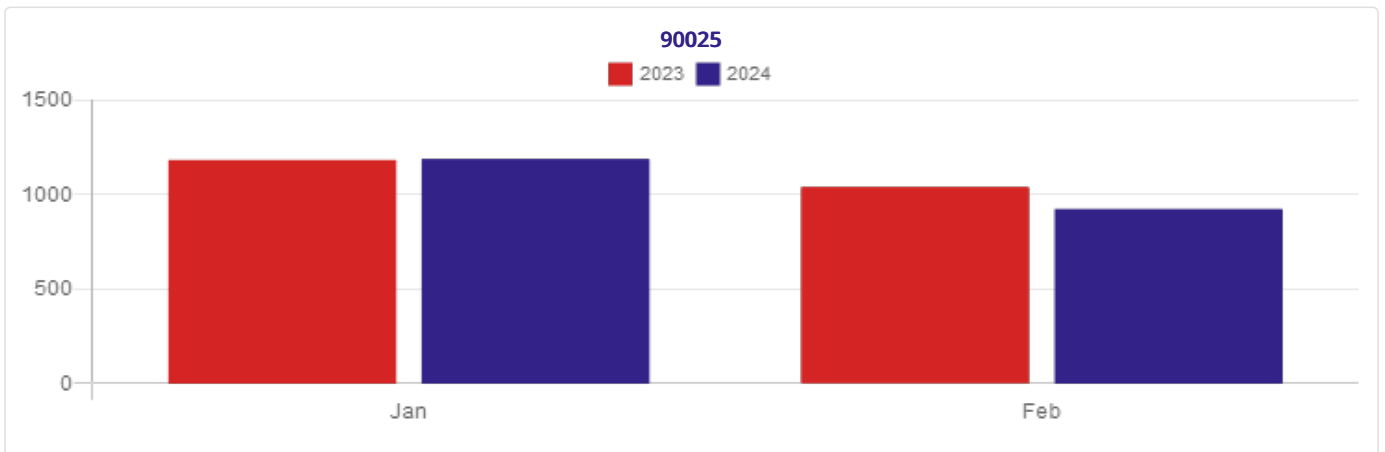
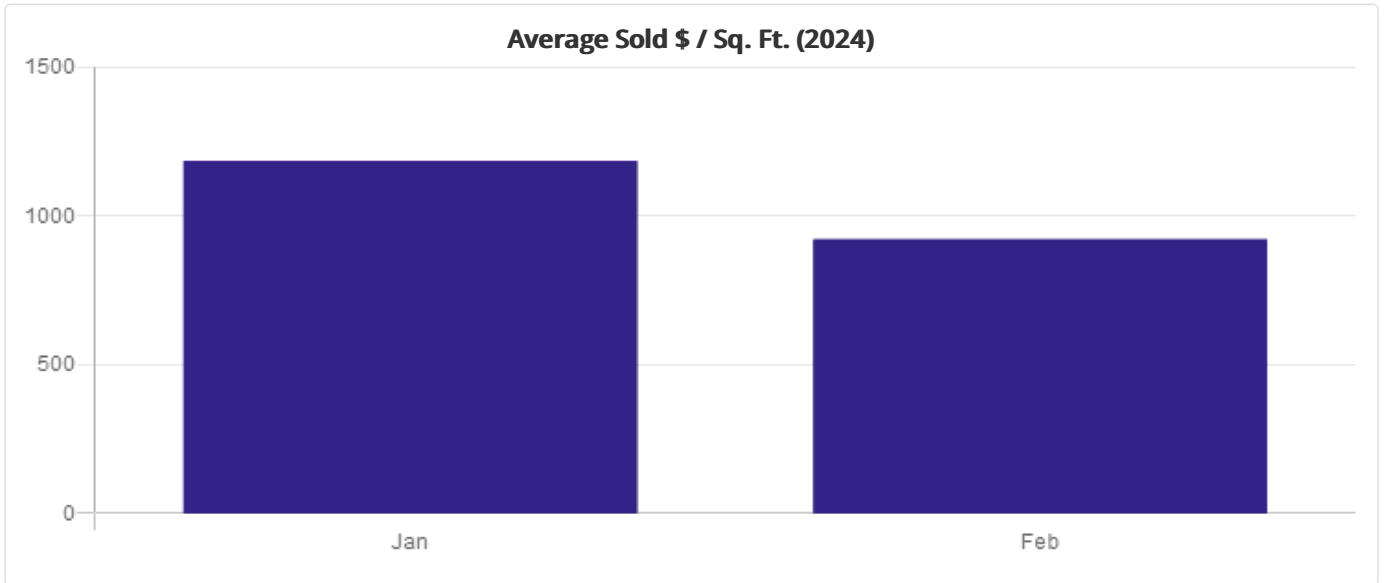


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