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**Reports on  
HOUSING**  
Your Local Real Estate Snapshot

THE  
**LOS ANGELES COUNTY**  
HOUSING REPORT

# A CLIMBING INVENTORY

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THE LOS ANGELES COUNTY INVENTORY HAS BEEN ON THE RISE AND IS STARTING TO PICK UP STEAM, UNLIKE LAST YEAR WHEN IT CONTINUOUSLY DROPPED THROUGH MID-APRIL.



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# MORE HOMES TO BUY

FROM THE START OF THE YEAR TO TODAY, MORE HOMES ARE AVAILABLE IN EVERY PRICE RANGE.

Californians have endured severe droughts, which have resulted in water restrictions, new laws, and policies aimed at curtailing the consumption of this valuable resource. Reservoirs reach record lows. Frustrated snow skiers watch the 10-day forecast, anxiously awaiting a hint of future snow. There are years when rainfall totals disappoint. But in years when it rains week after week, snow tops all surrounding mountains, and reservoirs rise, there is a sense of relief. It is a year when a drought has been abated.

Los Angeles County has endured an inventory drought for several years now. Yet, finally, there is rain in the forecast, more homes are coming on the market, and the inventory is slowly rising. The drought of available homes to purchase has not ended, but at least it has been moving in the right direction. For buyers experiencing the drought firsthand, any rise in the number of homes to look at is a welcome relief.

From the start of the year to today, the active inventory has risen from 6,8247 to 7,924 homes, a rise of 16% or 1,097 homes. Mortgage rates bounced between 6.63% and 7.16%. Last year, the inventory dropped from 7,907 to 7,229 homes, down 678 homes or 9 %, while mortgage rates fluctuated between 5.99% and 7.1%. It was 2022 when the inventory last increased to start the year, rising from 4,732, a record low start, to 5,481, up 16% or 749 homes. That was when mortgage rates soared from 3.29% at the beginning of January to nearly 4.5% by mid-March. The low mortgage rate environment was quickly coming to an end.

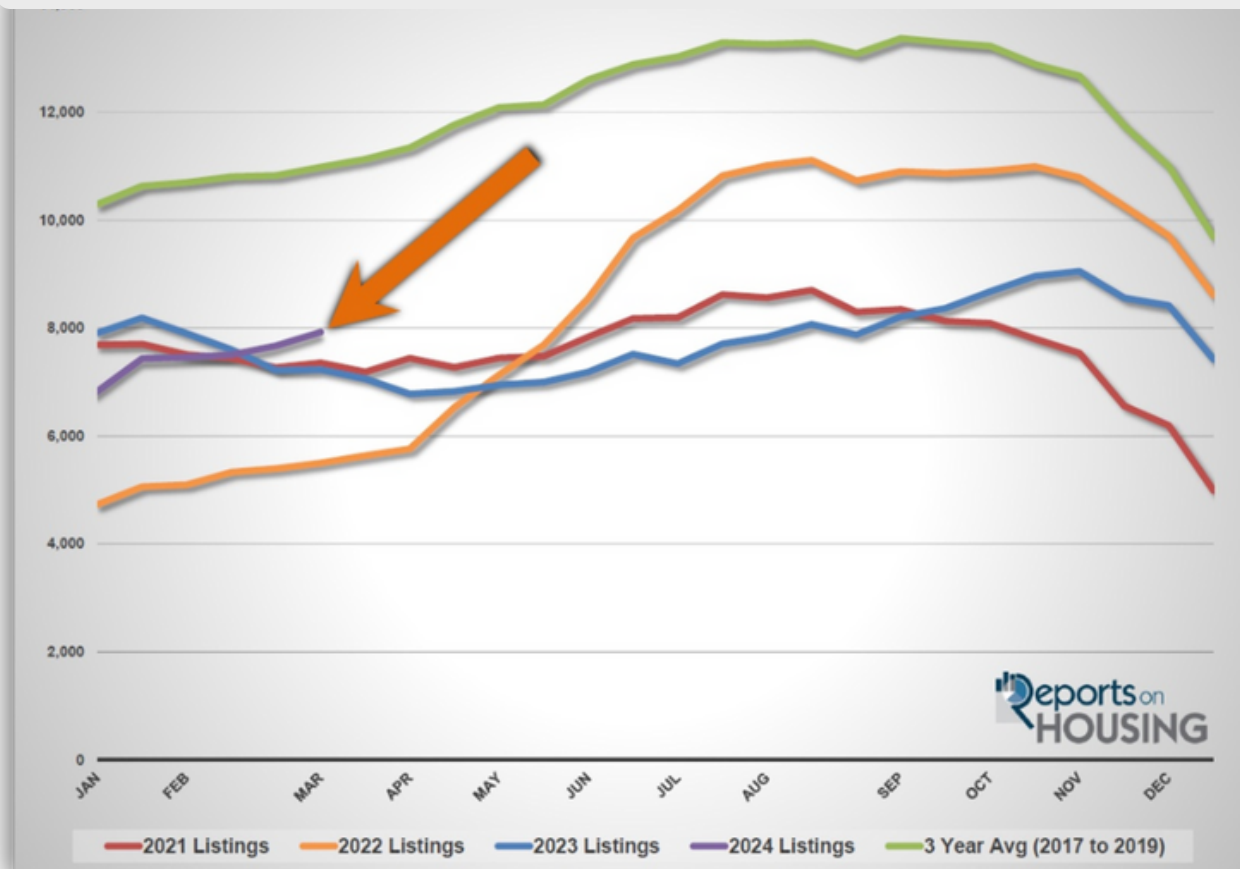
For a proper perspective, it is best to look at the 3-year average before COVID (2017 to 2019) when housing was normal and mortgage rates were in the low to mid 4% range. Cyclically, the active inventory would slowly rise during the Winter Market, then pick up steam during the Spring Market, and slowly reach a peak sometime during the Summer Market. The 3-year average rose from 10,295 to 10,983, up 688 or 7%. The percent change looks misleading because it is much smaller than this year and 2022, but that is because there were already a lot of homes on the market before COVID. This year and 2022 started from chronically low, anemic levels. As a result, the percent change exaggerates what is really occurring from a buyer's perspective. 7,924 homes today is more than the 6,827 to start this year, but it does not feel significant for buyers waiting for more homes to come on the market.

## Los Angeles County Inventory Change

	Start of January Inventory	Mid-March Inventory	Inventory Change	Percent Change	New Listings January & February
2024	6,827	7,924	+1,097	+16%	10,567
2023	7,907	7,229	-678	-9%	9,189
2022	4,732	5,481	+749	+16%	12,395
2021	7,688	7,357	-331	-4%	13,861
3-Year Average (2017 to 2019)	10,295	10,983	+688	+7%	14,139

Nonetheless, the rise in inventory is a welcome trend in a housing market starved for a fresh supply, especially in comparison to last year's dwindling supply. The 7,924 homes available today are much better than the 5,481 available in 2022, yet the total is still 28% lower than the 3-year average before COVID of 10,983 homes when the housing market was functioning at a much better pace.

### LOS ANGELES COUNTY ACTIVE LISTINGS YEAR OVER YEAR (2020 - 2024)



The inventory has been rising partly due to the higher mortgage rate environment, as rates have eclipsed the 7% mark several times over the past month, and also because more homeowners are opting to sell their homes. When rates surpass the psychological 7% barrier, the inventory grows. That has been true both last year and this year. In addition, there have been 10,567 homeowners who placed their homes on the market in January and February. That is up 15% from last year's record low, an extra 1,378 sellers. Yet, the 3-year average was 14,139 homes, 34% higher, or 3,572 additional FOR-SALE signs.

The inventory crisis has not been averted. The drought is far from over. But, slowly, more homes are accumulating on the market. It is a trend to be aware of, especially for sellers. Even though the market is exceptionally hot and negotiations favor sellers, a growing inventory indicates some sellers are overzealous and lingering on the market, stretching their asking price too high. With higher rates, many buyers are not biting when pricing is out of bounds. That is precisely why 26% of the active inventory has adjusted their price lower at least once. With a climbing inventory, sellers must price appropriately to secure success.

# ACTIVE LISTINGS

THE ACTIVE INVENTORY INCREASED BY 3% IN THE PAST COUPLE OF WEEKS.



The active listing inventory increased by 253 homes in the past two weeks, up 3%, and now sits at 7,924. As long as rates remain above 7%, the inventory will slowly grow. The Spring Housing market has finally arrived. There was a palpable change in the air as soon as clocks officially sprang forward on March 10th. The days grow longer, and the sun does not set until 7 PM. Extra daylight translates to more time for buyers to view homes. Buyer activity heats up, along with more homeowners entering the fray. The Spring Market is when the rising inventory typically picks up steam and rises a bit faster. It is also when demand peaks and then remains elevated through the Summer Market. Yet, the inventory has had trouble growing, with fewer homes placed on the market than normal due to so many homeowners enjoying their low fixed-rate mortgages. Yet, if rates remain above 7% with duration, expect the inventory to methodically rise.

Last year, the inventory was 7,229, **9% lower, or 695 fewer**. The 3-year average before COVID (2017 through 2019) is 10,983, an additional 3,059 homes, or 39% extra, much higher than today.

Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. For February, 5,007 new sellers entered the market in Los Angeles County, 1,821 fewer than the 3-year average before COVID (2017 to 2019), 27% less. Last February, there were 4,410 new sellers, 12% fewer than this year. More sellers are finally opting to sell compared to the previous year.

# DEMAND

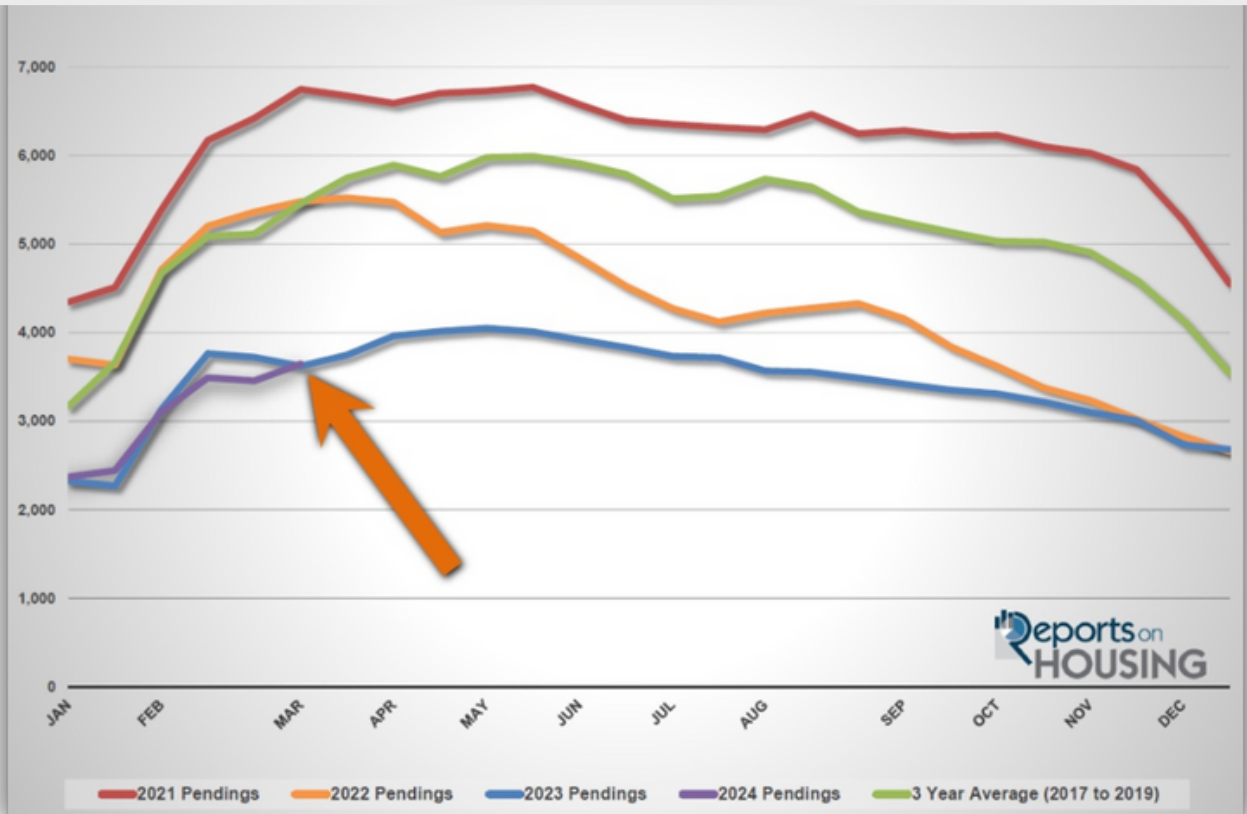
DEMAND INCREASED BY 6% IN THE PAST COUPLE OF WEEKS.



Demand, a snapshot of the number of new escrows over the prior month, increased from 3,456 to 3,647 in the past couple of weeks, up 191 pending sales, or 6%, its highest level since July. Yet, it is the second lowest mid-March reading since tracking began in 2012, only behind last year’s 3,622 pending sales. Now that the Spring Market has arrived and more homes are coming on the market, expect demand to continue to rise and peak sometime in April. The only caveat is that the Federal Reserve has signaled that they will cut rates three times this year and start as soon as economic data supports a cooling economy. When that happens, rates will fall, and demand will elevate. There is a chance that the peak in demand could occur later this year, in summer, or even in the fall.

Last year, demand was at 3,622, **1% less than today, or 25 fewer pending sales**. The 3-year average before COVID (2017 to 2019) was 5,461 pending sales, **50% more than today, or an additional 1,814**.

## LOS ANGELES COUNTY DEMAND YEAR OVER YEAR (LAST 30 DAYS PENDING)



With demand rising faster than supply, the Expected Market Time (the number of days to sell all Los Angeles County listings at the current buying pace) decreased from 67 to 65 days in the past couple of weeks. Last year, the Expected Market Time was 60 days, similar to today. The 3-year average before COVID was 61 days, also similar to today.

## LUXURY END

THE LUXURY MARKET IMPROVED CONSIDERABLY IN THE PAST COUPLE OF WEEKS.











In the past couple of weeks, the luxury inventory of homes priced above \$2 million increased from 2,254 to 2,257 homes, up 3 homes, nearly unchanged. Luxury demand increased by 68 pending sales, up 21%, and now sits at 398 pending sales. With demand surging higher and inventory unchanged, the Expected Market Time for luxury homes priced above \$2 million decreased from 205 to 170 days. For perspective, the lower ranges (less than \$2 million) have an Expected Market Time of 52 days. There is a huge disparity between luxury and the lower ranges in Los Angeles County.

Year over year, luxury demand is up by 35 pending sales, 10% more, and the active luxury listing inventory is up by 323 homes or 17%. Last year's Expected Market Time was 160 days, similar to today.

For homes priced between \$2 million and \$3 million, the Expected Market Time in the past

couple of weeks decreased from 134 to 100 days. For homes priced between \$3 million and \$4 million, the Expected Market Time increased from 179 to 180 days. For homes priced between \$4 million and \$8 million, the Expected Market Time decreased from 259 to 233 days. For homes priced above \$8 million, the Expected Market Time increased from 900 to 939 days. At 939 days, a seller would be looking at placing their home into escrow around **October 2026**.

## LOS ANGELES COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0-\$750k 	43 Days	27%	40%	43 Days
\$750k-\$1m 	49 Days	19%	25%	47 Days
\$1m-\$1.5m 	63 Days	16%	16%	54 Days
\$1.5m-\$2m 	87 Days	10%	8%	77 Days
\$2m-\$3m 	100 Days	10%	6%	93 Days
\$3m-\$4m 	180 Days	6%	2%	158 Days
\$4m-\$8m 	233 Days	7%	2%	219 Days
\$8m+ 	939 Days	5%	1%	462 Days

# LOS ANGELES COUNTY HOUSING SUMMARY

- The active listing inventory in the past couple of weeks increased by 253 homes, up 3%, and now sits at 7,924 homes. In February, 27% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 1,821 less. 597 more sellers came on the market this year compared to February 2023. Last year, there were 7,229 homes on the market, 695 fewer homes, or 9% less. The 3-year average before COVID (2017 to 2019) was 10,983, or 39% more.
- Demand, the number of pending sales over the prior month, increased by 191 pending sales in the past two weeks, up 6%, and now totals 3,647. Last year, there were 3,622 pending sales, 1% less than today. The 3-year average before COVID (2017 to 2019) was 5,461, or 50% more.
- With demand rising faster than supply, the Expected Market Time, the number of days to sell all Los Angeles County listings at the current buying pace, decreased from 67 to 65 days in the past couple of weeks. It was 60 days last year, faster than today. The 3-year average before COVID (2017 to 2019) was 61 days, similar to today.
- For homes priced below \$750,000, the Expected Market Time decreased from 45 to 43 days in the past couple of weeks. This range represents 27% of the active inventory and 40% of demand.
- For homes priced between \$750,000 and \$1 million, the Expected Market Time increased from 47 to 49 days. This range represents 19% of the active inventory and 25% of demand.
- For homes priced between \$1 million and \$1.5 million, the Expected Market Time increased from 61 to 63 days. This range represents 16% of the active inventory and 16% of demand.
- For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 85 to 87 days. This range represents 10% of the active inventory and 8% of demand.
- For homes priced between \$2 million and \$3 million, the Expected Market Time in the past couple of weeks decreased from 134 to 100 days. For homes priced between \$3 million and \$4 million, the Expected Market Time increased from 179 to 180 days. For homes priced between \$4 million and \$8 million, the Expected Market Time decreased from 259 to 233 days. For homes priced above \$8 million, the Expected Market Time increased from 900 to 939 days. At 939 days, a seller would be looking at placing their home into escrow around October 2026.
- The luxury end, all homes above \$2 million, account for 28% of the inventory and 11% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 0.8% of all listings and 0.8% of demand. Only 44 foreclosures and 21 short sales are available to purchase today in all of Los Angeles County, with 65 total distressed homes on the active market, down 8 in the past two weeks. Last year, there were 56 total distressed homes on the market, fewer than today.
- There were 3,089 closed residential resales in February, 8% more than February 2023's 2,856 closed sales. January was up 9% compared to January 2024. The sales-to-list price ratio was 99.2% for all of Los Angeles County. Foreclosures accounted for just 0.8% of all closed sales, and short sales accounted for 0.2%. That means that 99.0% of all sales were good ol' fashioned sellers with equity.

# LOS ANGELES COUNTY MARKET TIME REPORT

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
<b>3/14/2024</b>								
Acton	29	14	62	48	69	116	58	\$849k
Agoura Hills	30	21	43	79	64	45	21	\$1.3m
Agua Dulce	9	2	135	165	330	195	94	\$888k
Alhambra	26	22	35	54	53	43	20	\$944k
Altadena	27	17	48	39	53	38	27	\$1.3m
Arcadia	87	40	65	66	79	75	76	\$2.2m
Artesia	6	8	23	54	27	70	40	\$856k
Azusa	27	23	35	30	30	24	16	\$699k
Baldwin Park	13	15	26	26	48	69	31	\$899k
Bel Air	76	9	253	260	330	282	118	\$10.1m
Bellflower	16	9	53	21	36	41	16	\$785k
Beverly Center - Miracle Mile	91	20	137	217	121	100	52	\$2.0m
Beverly Hills	210	20	315	275	244	244	128	\$6.9m
Beverlywood	39	16	73	99	94	76	41	\$1.8m
Brentwood	95	28	102	92	93	111	58	\$3.8m
Burbank	72	41	53	44	54	41	15	\$1.2m
Calabasas	51	13	118	73	87	55	36	\$3.7m
Canoga Park	16	18	27	26	38	22	9	\$650k
Canyon Country	76	56	41	32	38	29	17	\$730k
Carson	34	21	49	26	24	38	20	\$789k
Castaic	35	20	53	64	60	23	17	\$910k
Cerritos	17	10	51	40	30	28	16	\$1.1m
Chatsworth	45	26	52	66	39	37	30	\$1.5m
Claremont	35	18	58	34	29	77	27	\$1.0m
Compton	52	36	43	48	40	59	31	\$627k
Covina	42	34	37	43	40	46	29	\$789k
Culver City	55	29	57	64	60	28	33	\$1.3m
Diamond Bar	62	31	60	65	69	54	33	\$1.2m
Downey	35	28	38	45	54	41	16	\$868k
Downtown L.A.	243	37	197	241	312	252	92	\$698k
Duarte	14	14	30	48	68	49	18	\$765k
Eagle Rock	17	11	46	41	83	39	23	\$1.4m
East Los Angeles	8	8	30	66	120	35	23	\$585k
El Monte	29	18	48	64	105	69	37	\$795k
El Segundo	6	10	18	39	50	120	20	\$1.6m
Encino	126	34	111	119	102	69	36	\$2.5m
Gardena	27	27	30	34	29	42	18	\$799k
Glassell Park	11	7	47	75	80	47	33	\$1.4m
Glendale	83	43	58	60	50	39	24	\$1.2m
Glendora	38	36	32	34	62	40	17	\$1.3m
Granada Hills	38	29	39	48	28	37	14	\$1.3m
Hacienda Heights	25	22	34	39	29	56	38	\$1.2m
Hancock Park	61	28	65	64	84	115	50	\$1.8m
Harbor City	14	11	38	51	180	38	25	\$738k
Hawthorne	28	9	93	69	32	48	21	\$882k
Hermosa Beach	25	11	68	67	55	78	36	\$3.1m
Hidden Hills	31	1	930	870	450	INFINITE	130	\$9.5m
Highland Park	32	10	96	69	53	69	30	\$1.1m
Hollywood	82	13	189	146	111	88	61	\$1.2m
Hollywood Hills East	47	19	74	118	160	58	23	\$2.2m
Hollywood Hills West	228	38	180	150	198	208	84	\$3.6m



# LOS ANGELES COUNTY MARKET TIME REPORT

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
<b>3/14/2024</b>								
Huntington Park	18	5	108	96	108	55	25	\$560k
Inglewood	59	23	77	53	81	108	49	\$860k
La Canada Flintridge	27	15	54	77	54	51	17	\$3.0m
La Crescenta	16	10	48	33	37	37	28	\$1.3m
La Habra Heights	10	6	50	195	72	34	45	\$2.0m
La Mirada	24	22	33	22	45	44	13	\$910k
La Puente	26	26	30	34	36	25	16	\$750k
La Verne	15	17	26	28	42	48	15	\$1000k
Lake Balboa	11	7	47	78	30	24	17	\$990k
Lake Hughes	9	5	54	45	110	68	60	\$499k
Lakewood	25	34	22	30	18	17	23	\$829k
Lancaster	223	150	45	49	55	65	30	\$500k
Lawndale	14	4	105	64	55	20	24	\$730k
Littlerock	17	7	73	60	57	66	68	\$506k
Lomita	12	14	26	35	45	20	12	\$873k
Long Beach	274	182	45	45	47	44	19	\$788k
Los Angeles	2,041	612	100	109	103	95	47	\$1.4m
Los Feliz	64	6	320	244	153	95	63	\$2.9m
Lynwood	10	9	33	47	34	42	11	\$762k
Malibu	187	17	330	307	341	265	98	\$6.2m
Manhattan Beach	69	27	77	86	90	84	38	\$4.3m
Marina del Rey	74	13	171	101	120	104	47	\$1.2m
Mid Wilshire	46	14	99	95	98	185	40	\$760k
Mission Hills-San Fernando	8	4	60	40	34	150	53	\$910k
Monrovia	31	21	44	68	64	28	14	\$925k
Montebello	29	20	44	46	43	46	25	\$749k
Monterey Park	34	20	51	44	38	39	29	\$797k
Newhall	36	26	42	47	57	36	13	\$522k
North Hills	30	15	60	32	26	37	18	\$837k
North Hollywood	67	26	77	76	52	44	34	\$975k
Northridge	45	30	45	47	34	36	17	\$1.1m
Norwalk	31	37	25	32	28	26	15	\$740k
Pacific Palisades	83	17	146	208	159	110	53	\$6.5m
Pacoima	20	15	40	33	30	33	44	\$705k
Palmdale	174	109	48	50	63	71	30	\$575k
Palms - Mar Vista	58	29	60	91	71	72	21	\$2.2m
Palos Verdes Estates	30	14	64	90	80	54	25	\$4.8m
Panorama City	29	20	44	41	43	51	35	\$695k
Paramount	9	4	68	84	65	30	8	\$630k
Park Hills Heights	93	31	90	68	73	75	29	\$1.1m
Pasadena	128	56	69	69	71	69	35	\$1.3m
Pico Rivera	5	14	11	22	14	23	8	\$749k
Playa del Rey	28	10	84	168	94	44	30	\$869k
Playa Vista	19	4	143	90	45	120	22	\$1.3m
Pomona	85	48	53	58	47	45	17	\$741k
Porter Ranch	43	22	59	82	70	62	19	\$2.5m
Rancho Palos Verdes	59	29	61	90	55	36	22	\$1.9m
Redondo Beach	80	45	53	52	53	53	18	\$1.6m
Reseda	32	22	44	37	21	41	20	\$973k
Rolling Hills	10	1	300	INF	INF	240	60	\$7.3m
Rolling Hills Estates	10	6	50	83	110	36	9	\$1.7m

# LOS ANGELES COUNTY MARKET TIME REPORT

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
<b>3/14/2024</b>								
Rosemead	17	7	73	45	41	57	74	\$989k
Rowland Heights	15	14	32	30	39	31	36	\$1.2m
San Dimas	32	17	56	44	31	42	20	\$950k
San Fernando	12	9	40	68	30	30	19	\$715k
San Gabriel	32	18	53	95	116	55	37	\$1.2m
San Marino	26	4	195	103	86	225	60	\$3.8m
San Pedro	59	40	44	38	52	51	22	\$879k
Santa Fe Springs	8	3	80	40	45	90	13	\$728k
Santa Monica	153	33	139	201	151	128	49	\$2.3m
Saugus	40	57	21	18	24	31	14	\$806k
Sherman Oaks	130	37	105	88	112	51	28	\$1.9m
Sierra Madre	12	6	60	72	50	98	64	\$1.5m
Signal Hill	9	6	45	90	25	110	39	\$600k
Silver Lake	65	21	93	95	74	69	39	\$1.7m
South Gate	10	12	25	41	23	20	14	\$645k
South Pasadena	16	2	240	390	60	45	27	\$2.0m
Stevenson Ranch	7	10	21	42	50	45	11	\$1.1m
Studio City	80	28	86	85	121	80	42	\$2.0m
Sun Valley	23	10	69	52	43	69	39	\$899k
Sunland	21	9	70	53	30	27	26	\$1.0m
Sunset Strip	228	38	180	150	198	208	84	\$3.6m
Sylmar	37	29	38	34	33	38	29	\$785k
Tarzana	64	27	71	90	80	75	19	\$2.0m
Temple City	18	11	49	143	40	32	55	\$1.2m
Toluca Lake	25	2	375	170	60	54	18	\$1.6m
Topanga	25	3	250	158	150	94	63	\$2.1m
Torrance	78	106	22	34	35	41	14	\$949k
Tujunga	18	8	68	25	30	39	14	\$999k
Valencia	115	69	50	45	46	26	13	\$872k
Valley Glen	15	5	90	18	45	42	9	\$975k
Valley Village	31	13	72	54	36	57	15	\$1.9m
Van Nuys	48	25	58	53	52	76	35	\$907k
Venice	103	12	258	251	276	180	52	\$3.0m
View Park	8	4	60	75	40	210	30	\$1.6m
Walnut	22	11	60	51	69	73	23	\$1.4m
West Covina	42	35	36	32	27	43	18	\$999k
West Hills	33	29	34	24	22	31	16	\$1.2m
West Hollywood	137	27	152	169	158	125	61	\$1.3m
West Los Angeles	41	13	95	117	99	120	40	\$1.6m
Westchester	37	15	74	83	56	53	24	\$2.0m
Westlake Village	24	5	144	95	80	40	18	\$2.2m
Westwood - Century City	182	53	103	127	159	101	56	\$1.7m
Whittier	97	66	44	42	35	35	20	\$828k
Wilmington	9	9	30	24	39	30	24	\$529k
Winnetka	23	15	46	14	12	23	21	\$880k
Woodland Hills	118	60	59	57	54	44	20	\$1.4m
<b>All of L.A.</b>	<b>7,924</b>	<b>3,647</b>	<b>65</b>	<b>67</b>	<b>64</b>	<b>60</b>	<b>30</b>	<b>\$1.2m</b>

# LOS ANGELES COUNTY PRICE RANGES REPORT

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
<b>3/14/2024</b>								
All of L.A.	1,586	824	58	59	60	52	24	\$699k
\$0-\$500k	343	195	53	49	57	46	19	\$425k
\$500k-\$750k	572	351	49	49	49	41	21	\$629k
\$750k-\$1m	312	168	56	57	58	71	30	\$850k
\$1m-\$2m	278	91	92	107	87	73	33	\$1.4m
\$2m+	81	19	128	192	196	500	126	\$3.1m

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
<b>3/14/2024</b>								
All of L.A.	6,338	2,823	67	69	66	62	32	\$1.4m
\$0-\$500k	329	238	41	46	47	49	27	\$438k
\$500k-\$750k	863	679	38	42	43	41	23	\$650k
\$750k-\$1m	1,171	739	48	44	44	44	23	\$875k
\$1m-\$1.25m	566	278	61	57	52	49	24	\$1.2m
\$1.25m-\$1.5m	510	250	61	58	51	58	34	\$1.4m
\$1.5m-\$2m	723	260	83	80	76	75	36	\$1.8m
\$2m-\$3m	718	215	100	133	115	90	50	\$2.5m
\$3m-\$4m	428	72	178	176	129	155	53	\$3.5m
\$4m-\$6m	382	50	229	246	254	196	97	\$4.9m
\$6m+	648	42	463	561	684	381	243	\$11.0m

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
<b>3/14/2024</b>								
All of L.A.	7,924	3,647	65	67	64	60	30	\$1.2m
\$0-\$500k	672	433	47	47	56	48	23	\$430k
\$500k-\$750k	1,435	1,030	42	45	47	41	22	\$649k
\$750k-\$1m	1,483	907	49	47	49	47	24	\$875k
\$1m-\$1.25m	671	311	65	61	67	49	24	\$1.2m
\$1.25m-\$1.5m	586	285	62	61	73	60	34	\$1.4m
\$1.5m-\$2m	820	283	87	85	101	77	36	\$1.8m
\$2m-\$3m	758	227	100	134	131	93	52	\$2.5m
\$3m-\$4m	455	76	180	179	149	158	55	\$3.5m
\$4m-\$6m	390	53	221	246	365	200	97	\$4.8m
\$6m+	654	42	467	551	720	383	248	\$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

LOS ANGELES COUNTY CITIES	UNITS SOLD FEB 2024	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 FEB 2023
Acton	6	\$587,875	\$727,450	92%	\$460k	\$890k	2406	244	73	4
Agoura Hills	11	\$965,000	\$999,800	98%	\$515k	\$4.0m	1982	487	31	12
Agua Dulce	2	\$1,217,500	\$1,224,500	99%	\$1.2m	\$1.3m	4316	282	22	3
Alhambra	18	\$912,500	\$855,000	102%	\$525k	\$1.8m	1301	701	11	15
Altadena	14	\$1,231,868	\$1,192,500	100%	\$887k	\$2.4m	1456	846	23	14
Arcadia	29	\$1,110,000	\$999,950	101%	\$690k	\$4.2m	1709	650	21	35
Artesia	7	\$715,000	\$750,000	99%	\$200k	\$1.5m	1000	715	23	2
Azusa	29	\$642,000	\$648,800	100%	\$405k	\$1.5m	1278	502	30	19
Baldwin Park	9	\$673,000	\$649,000	102%	\$525k	\$750k	1111	606	10	13
Bel Air	10	\$3,197,500	\$3,645,000	93%	\$763k	\$11.6m	3302	968	51	9
Bellflower	18	\$775,000	\$769,950	102%	\$370k	\$955k	1604	483	12	17
Beverly Center - Miracle Mile	15	\$1,999,999	\$1,999,950	101%	\$475k	\$3.3m	1772	1,129	8	16
Beverly Hills	23	\$3,295,000	\$3,295,000	89%	\$1.3m	\$31.9m	2783	1,184	7	11
Beverly Wood	14	\$1,200,000	\$1,250,000	99%	\$320k	\$2.6m	1493	804	17	13
Brentwood	20	\$2,257,750	\$2,198,500	96%	\$670k	\$25.3m	1904	1,186	18	20
Burbank	37	\$1,150,000	\$1,100,000	101%	\$715k	\$3.0m	1442	798	17	35
Calabasas	16	\$1,734,250	\$1,749,500	96%	\$520k	\$4.3m	2674	649	29	15
Canoga Park	13	\$720,000	\$699,000	100%	\$335k	\$600.0m	1349	534	20	14
Canyon Country	25	\$770,000	\$765,000	99%	\$310k	\$2.4m	1606	479	19	27
Carson	32	\$753,500	\$729,450	102%	\$435k	\$1.1m	1427	528	11	22
Castaic	9	\$780,000	\$769,900	102%	\$550k	\$890k	2115	369	9	8
Cerritos	9	\$952,000	\$975,000	103%	\$281k	\$1.2m	1480	643	13	15
Chatsworth	25	\$957,000	\$949,000	100%	\$460k	\$3.7m	2270	422	26	28
Claremont	15	\$825,000	\$825,000	98%	\$513k	\$2.0m	1610	512	13	10
Compton	23	\$605,000	\$599,900	100%	\$318k	\$760k	984	615	15	19
Covina	29	\$800,000	\$797,906	99%	\$455k	\$4.3m	1559	513	15	24
Culver City	24	\$949,000	\$898,500	101%	\$465k	\$2.5m	1164	815	13	24
Diamond Bar	24	\$1,046,900	\$1,054,400	98%	\$360k	\$2.1m	1888	555	21	21
Downey	23	\$845,000	\$849,999	101%	\$600k	\$1.6m	1505	561	8	28
Downtown L.A.	31	\$615,000	\$599,000	97%	\$290k	\$2.3m	1020	603	18	25
Duarte	6	\$847,750	\$845,000	99%	\$612k	\$1.2m	1635	519	10	10
Eagle Rock	10	\$1,137,500	\$962,250	106%	\$895k	\$2.2m	1336	851	11	10
East Los Angeles	1	\$515,000	\$499,880	103%	\$515k	\$515k	904	570	78	3
El Monte	12	\$665,000	\$659,000	99%	\$325k	\$1.0m	1269	524	22	8
El Segundo	11	\$1,650,000	\$1,679,000	100%	\$605k	\$2.3m	1698	972	41	8
Encino	31	\$910,000	\$988,000	99%	\$228k	\$5.0m	1837	495	16	37
Gardena	19	\$735,000	\$755,000	100%	\$495k	\$940k	1304	564	14	15
Glassell Park	6	\$1,000,000	\$950,000	103%	\$605k	\$1.4m	1664	601	14	5
Glendale	45	\$1,100,000	\$1,049,000	103%	\$400k	\$2.4m	1491	738	13	42
Glendora	21	\$950,000	\$950,000	100%	\$515k	\$2.1m	1823	521	9	26
Granada Hills	35	\$1,100,000	\$1,094,999	101%	\$550k	\$1.8m	2138	514	13	26
Hacienda Heights	17	\$1,000,000	\$949,900	102%	\$725k	\$1.4m	2040	490	8	17
Hancock Park	15	\$1,312,500	\$1,399,000	100%	\$500k	\$3.2m	1705	770	50	15
Harbor City	8	\$722,500	\$719,450	102%	\$470k	\$970k	1331	543	16	8
Hawthorne	16	\$867,500	\$859,000	100%	\$550k	\$1.4m	1377	630	15	16
Hermosa Beach	10	\$2,002,500	\$2,220,000	96%	\$600k	\$5.9m	2118	945	59	5
Hidden Hills	3	\$8,000,000	\$8,495,000	95%	\$3.1m	\$23.8m	8830	906	\$29	2
Highland Park	15	\$1,167,800	\$1,175,000	109%	\$500k	\$2.5m	1385	843	11	6
Hollywood	13	\$940,000	\$999,000	97%	\$645k	\$3.6m	1342	700	7	12
Hollywood Hills East	6	\$2,424,500	\$2,493,500	99%	\$650k	\$3.8m	3469	699	9	9
Hollywood Hills West	28	\$2,055,000	\$2,050,000	96%	\$535k	\$25.6m	2240	917	13	29
Huntington Park	7	\$640,000	\$599,000	104%	\$425k	\$745k	1284	498	25	7
Inglewood	21	\$700,000	\$718,000	100%	\$399k	\$1.0m	1180	593	56	15
La Canada Flintridge	8	\$3,133,250	\$3,122,000	99%	\$1.9m	\$5.5m	3112	1,007	20	4
La Crescenta	7	\$1,475,000	\$1,349,000	105%	\$915k	\$1.8m	1636	902	8	10
La Habra Heights	6	\$1,589,950	\$1,589,950	100%	\$880k	\$2.0m	3527	451	47	2

Los Angeles County Sold Report										
Los Angeles County Cites	Units Sold Feb 2024	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 Feb 2023
La Mirada	20	\$857,500	\$836,975	103%	\$490k	\$1.4m	1355	633	20	22
La Puente	21	\$688,000	\$675,000	101%	\$379k	\$795k	1174	586	13	25
La Verne	14	\$922,000	\$939,500	99%	\$420k	\$1.4m	1988	464	16	17
Lake Balboa	12	\$893,000	\$908,725	101%	\$640k	\$1.1m	1571	568	16	6
Lake Hughes	0									0
Lakewood	26	\$837,500	\$802,450	102%	\$510k	\$979k	1296	646	8	27
Lancaster	89	\$450,000	\$449,990	100%	\$107k	\$741k	1710	263	37	78
Lawndale	1	\$955,000	\$855,000	112%	\$955k	\$955k	2010	475	14	6
Littlerock	9	\$420,000	\$449,000	97%	\$270k	\$535k	1389	302	33	3
Lomita	6	\$844,989	\$869,989	102%	\$510k	\$1.1m	1298	651	13	13
Long Beach	159	\$833,500	\$819,999	99%	\$238k	\$9.2m	1309	637	14	149
Los Angeles	505	\$1,030,000	\$1,029,000	99%	\$290k	\$25.6m	1460	705	15	437
Los Feliz	12	\$2,200,000	\$1,944,000	101%	\$795k	\$9.4m	2417	910	36	12
Lynwood	4	\$660,000	\$662,500	101%	\$620k	\$706k	1075	614	11	7
Malibu	17	\$3,925,000	\$3,795,000	88%	\$653k	\$17.5m	2035	1,929	106	11
Manhattan Beach	19	\$3,150,000	\$2,999,999	98%	\$1.0m	\$7.6m	2413	1,305	18	7
Marina del Rey	15	\$1,376,000	\$1,399,000	98%	\$550k	\$3.6m	1422	968	22	20
Mid Wilshire	13	\$769,000	\$778,000	99%	\$443k	\$1.4m	1330	578	43	7
Mission Hills (San Fernando)	2	\$850,000	\$817,500	104%	\$750k	\$950k	1946	437	19	6
Monrovia	12	\$856,500	\$859,500	107%	\$675k	\$1.3m	1198	715	7	13
Montebello	9	\$870,000	\$810,000	107%	\$388k	\$1.1m	1456	598	8	16
Monterey Park	26	\$806,500	\$784,000	101%	\$440k	\$1.5m	1342	601	11	11
Newhall	17	\$625,000	\$645,000	99%	\$285k	\$1.2m	1288	485	14	14
North Hills	15	\$875,000	\$835,000	99%	\$500k	\$1.6m	1474	594	14	18
North Hollywood	40	\$850,000	\$849,950	100%	\$340k	\$1.7m	1447	587	10	14
Northridge	24	\$816,500	\$827,000	100%	\$560k	\$2.5m	1738	470	12	31
Norwalk	33	\$690,000	\$675,000	102%	\$540k	\$865k	1072	644	9	26
Pacific Palisades	11	\$3,379,000	\$2,995,000	99%	\$599k	\$13.3m	2126	1,589	27	10
Pacoima	15	\$537,000	\$525,000	100%	\$305k	\$810k	1126	477	9	14
Palmdale	63	\$491,000	\$490,000	100%	\$138k	\$810k	1753	280	17	77
Palms - Mar Vista	17	\$2,100,000	\$1,999,999	104%	\$640k	\$3.5m	1939	1,083	6	16
Palos Verdes Estates	11	\$2,750,000	\$2,998,000	95%	\$940k	\$6.5m	3356	819	32	6
Panorama City	13	\$639,000	\$625,000	103%	\$330k	\$850k	1014	630	16	9
Paramount	8	\$551,000	\$549,950	104%	\$390k	\$777k	1108	497	8	11
Park Hills Heights	40	\$905,000	\$939,000	100%	\$570k	\$2.1m	1501	603	12	26
Pasadena	73	\$1,240,000	\$1,225,000	105%	\$519k	\$6.1m	1676	740	11	56
Pico Rivera	13	\$690,000	\$689,999	102%	\$490k	\$838k	1296	532	17	20
Playa del Rey	11	\$925,000	\$949,000	98%	\$460k	\$3.9m	1543	599	51	8
Playa Vista	5	\$1,300,000	\$1,289,000	98%	\$860k	\$1.4m	1310	992	41	6
Pomona	55	\$690,000	\$670,000	101%	\$340k	\$1.4m	1591	434	17	31
Porter Ranch	21	\$1,370,000	\$1,385,000	100%	\$925k	\$3.3m	2856	480	11	12
Rancho Palos Verdes	20	\$1,500,000	\$1,474,000	102%	\$775k	\$2.6m	1982	757	9	27
Redondo Beach	38	\$1,587,500	\$1,512,000	101%	\$660k	\$3.2m	1819	873	9	33
Reseda	21	\$725,000	\$700,000	102%	\$343k	\$1.0m	1189	610	11	21
Rolling Hills	1	\$7,250,000	\$7,688,800	94%	\$7.3m	\$7.3m	6732	1,077	94	0
Rolling Hills Estates	4	\$1,317,500	\$1,372,000	98%	\$1.1m	\$1.8m	1738	758	62	6
Rosemead	5	\$1,150,000	\$1,198,000	106%	\$753k	\$1.4m	2170	530	6	6
Rowland Heights	19	\$820,000	\$798,000	101%	\$158k	\$2.1m	1450	566	6	12
San Dimas	17	\$975,000	\$928,800	102%	\$638k	\$4.1m	1856	525	19	12
San Fernando	8	\$800,000	\$799,500	99%	\$575k	\$850k	1714	467	35	9
San Gabriel	15	\$1,025,000	\$958,000	103%	\$725k	\$2.3m	1896	541	32	8
San Marino	3	\$3,800,000	\$3,880,000	90%	\$1.5m	\$11.8m	3393	1,120	22	2
San Pedro	38	\$765,000	\$774,000	101%	\$455k	\$2.2m	1440	531	16	41

# LOS ANGELES COUNTY SOLD REPORT

LOS ANGELES COUNTY CITIES	UNITS SOLD FEB 2024	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 FEB 2023
Santa Fe Springs	8	\$705,500	\$715,500	101%	\$589k	\$1.3m	1387	509	10	4
Santa Monica	27	\$1,780,000	\$1,680,500	102%	\$691k	\$5.8m	1502	1,185	14	40
Saugus	28	\$880,500	\$869,500	100%	\$350k	\$1.4m	2017	437	27	32
Sherman Oaks	52	\$1,787,500	\$1,787,500	98%	\$485k	\$11.3m	2104	850	27	43
Sierra Madre	6	\$1,174,500	\$998,500	109%	\$800k	\$1.4m	1494	786	7	8
Signal Hill	6	\$577,000	\$577,000	96%	\$400k	\$790k	1167	494	12	3
Silver Lake	5	\$1,060,000	\$1,120,000	96%	\$695k	\$1.7m	1571	675	58	5
South Gate	4	\$677,450	\$659,450	101%	\$510k	\$865k	1006	673	40	13
South Pasadena	6	\$2,178,000	\$2,045,000	103%	\$1.2m	\$3.0m	2393	910	12	7
Stevenson Ranch	6	\$1,056,950	\$1,048,950	101%	\$667k	\$1.3m	2179	485	16	9
Studio City	24	\$1,165,000	\$1,172,000	100%	\$490k	\$4.5m	1637	712	10	17
Sun Valley	6	\$892,500	\$893,944	102%	\$725k	\$999k	1214	735	14	7
Sunland	12	\$829,000	\$824,500	99%	\$600k	\$1.5m	1275	650	43	5
Sunset Strip	28	\$2,055,000	\$2,050,000	96%	\$535k	\$25.6m	2240	917	13	29
Sylmar	22	\$726,950	\$721,950	101%	\$410k	\$1.2m	1503	484	13	23
Tarzana	20	\$579,500	\$582,000	99%	\$315k	\$6.0m	1145	506	8	23
Temple City	5	\$1,120,000	\$1,099,000	101%	\$861k	\$1.5m	1458	768	27	11
Toluca Lake	10	\$930,000	\$905,000	101%	\$720k	\$5.3m	1749	532	11	7
Topanga	3	\$810,000	\$820,000	114%	\$325k	\$2.2m	1739	466	133	1
Torrance	70	\$985,000	\$967,000	104%	\$400k	\$2.0m	1449	680	11	52
Tujunga	11	\$847,000	\$739,000	102%	\$578k	\$2.0m	1409	601	9	9
Valencia	46	\$810,000	\$809,498	99%	\$1k	\$1.3m	1739	466	14	53
Valley Glen	6	\$1,365,000	\$1,374,500	98%	\$891k	\$1.7m	1914	713	42	5
Valley Village	21	\$1,400,000	\$1,398,000	101%	\$512k	\$3.2m	2103	666	10	12
Van Nuys	19	\$850,000	\$805,000	101%	\$435k	\$1.6m	1574	540	11	26
Venice	12	\$1,685,000	\$1,722,500	101%	\$925k	\$2.9m	1524	1,106	20	16
View Park	4	\$1,770,375	\$1,802,500	99%	\$1.2m	\$2.0m	2519	703	22	4
Walnut	8	\$1,499,000	\$1,523,444	99%	\$930k	\$2.6m	2476	605	16	14
West Covina	44	\$805,000	\$799,950	100%	\$500k	\$2.9m	1583	509	14	30
West Hills	27	\$1,060,000	\$989,000	101%	\$600k	\$1.7m	1908	556	10	29
West Hollywood	21	\$1,010,000	\$1,000,000	98%	\$460k	\$3.1m	1255	805	27	28
West Los Angeles	17	\$1,240,000	\$1,288,000	97%	\$735k	\$3.7m	1553	798	26	13
Westchester	23	\$1,500,000	\$1,500,000	99%	\$490k	\$5.6m	1651	909	8	31
Westlake Village	6	\$1,195,000	\$1,124,950	101%	\$472k	\$2.5m	1770	675	23	9
Westwood - Century City	23	\$1,340,000	\$1,350,000	99%	\$569k	\$4.3m	1722	778	17	30
Whittier	64	\$785,000	\$785,000	101%	\$410k	\$1.3m	1436	547	11	72
Wilmington	5	\$668,000	\$668,000	100%	\$449k	\$1.1m	1032	647	42	10
Winnetka	33	\$850,000	\$849,995	102%	\$369k	\$1.2m	1522	558	11	17
Woodland Hills	44	\$1,229,138	\$1,219,500	99%	\$490k	\$2.3m	2034	604	21	31
<b>All of L.A.</b>	<b>3,088</b>	<b>\$870,000</b>	<b>\$858,000</b>	<b>99%</b>	<b>\$1k</b>	<b>\$600.0m</b>	<b>1557</b>	<b>559</b>	<b>14</b>	<b>2,855</b>
\$0-\$500k	315	\$430,000	\$429,000	98%	\$1k	\$500k	987	436	20	371
\$500k-\$750k	797	\$640,000	\$639,000	100%	\$502k	\$750k	1215	527	16	928
\$750k-\$1m	822	\$863,400	\$850,000	101%	\$751k	\$1.0m	1532	564	13	642
\$1m-\$1.25m	330	\$1,135,000	\$1,107,500	101%	\$1.0m	\$1.3m	1785	636	13	274
\$1.25m-\$1.5m	259	\$1,365,000	\$1,375,000	101%	\$1.3m	\$1.5m	1977	690	15	178
\$1.5m-\$2m	236	\$1,717,500	\$1,700,000	100%	\$1.5m	\$2.0m	2076	827	13	188
\$2m-\$3m	179	\$2,350,000	\$2,349,000	100%	\$2.0m	\$3.0m	2700	870	13	145
\$3m-\$4m	76	\$3,350,000	\$3,367,500	99%	\$3.0m	\$4.0m	3439	974	19	57
\$4m-\$6m	36	\$4,772,500	\$4,800,000	97%	\$4.0m	\$5.9m	4295	1,111	29	36
\$6m+	38	\$9,100,000	\$9,995,000	96%	\$6.0m	\$600.0m	5962	1,526	45	36

\*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Not all cities are listed but are included in the L.A. totals.

# LOS ANGELES COUNTY FORECLOSURE REPORT

LOS ANGELES COUNTY CITIES 3/14/2024	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY	LOS ANGELES COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
Acton	29	2	6.9%	La Crescenta	16	0	0.0%
Agoura Hills	30	0	0.0%	La Habra Heights	10	1	10.0%
Agua Dulce	9	1	11.1%	La Mirada	24	0	0.0%
Alhambra	26	0	0.0%	La Puente	26	0	0.0%
Altadena	27	0	0.0%	La Verne	15	0	0.0%
Arcadia	87	0	0.0%	Lake Balboa	11	1	9.1%
Artesia	6	0	0.0%	Lake Hughes	9	0	0.0%
Azusa	27	0	0.0%	Lakewood	25	0	0.0%
Baldwin Park	13	0	0.0%	Lancaster	223	2	0.9%
Bel Air	76	0	0.0%	Lawndale	14	0	0.0%
Bellflower	16	0	0.0%	Littlerock	17	0	0.0%
Beverly Center - Mirac	91	2	2.2%	Lomita	12	0	0.0%
Beverly Hills	210	0	0.0%	Long Beach	274	1	0.4%
Beverlywood	39	0	0.0%	Los Angeles	2,041	17	0.8%
Brentwood	95	0	0.0%	Los Feliz	64	0	0.0%
Burbank	72	0	0.0%	Lynwood	10	0	0.0%
Calabasas	51	0	0.0%	Malibu	187	2	1.1%
Canoga Park	16	1	6.3%	Manhattan Beach	69	0	0.0%
Canyon Country	76	0	0.0%	Marina del Rey	74	1	1.4%
Carson	34	0	0.0%	Mid Wilshire	46	1	2.2%
Castaic	35	0	0.0%	Mission Hills (San Fer)	8	1	12.5%
Cerritos	17	0	0.0%	Monrovia	31	0	0.0%
Chatsworth	45	0	0.0%	Montebello	29	0	0.0%
Claremont	35	0	0.0%	Monterey Park	34	0	0.0%
Compton	52	1	1.9%	Newhall	36	0	0.0%
Covina	42	1	2.4%	North Hills	30	0	0.0%
Culver City	55	0	0.0%	North Hollywood	67	0	0.0%
Diamond Bar	62	0	0.0%	Northridge	45	0	0.0%
Downey	35	0	0.0%	Norwalk	31	0	0.0%
Downtown L.A.	243	0	0.0%	Pacific Palisades	83	0	0.0%
Duarte	14	0	0.0%	Pacoima	20	0	0.0%
Eagle Rock	17	0	0.0%	Palmdale	174	2	1.1%
East Los Angeles	8	0	0.0%	Palms - Mar Vista	58	0	0.0%
El Monte	29	0	0.0%	Palos Verdes Estates	30	0	0.0%
El Segundo	6	0	0.0%	Panorama City	29	2	6.9%
Encino	126	1	0.8%	Paramount	9	0	0.0%
Gardena	27	2	7.4%	Park Hills Heights	93	1	1.1%
Glassell Park	11	0	0.0%	Pasadena	128	0	0.0%
Glendale	83	0	0.0%	Pico Rivera	5	0	0.0%
Glendora	38	0	0.0%	Playa del Rey	28	1	3.6%
Granada Hills	38	0	0.0%	Playa Vista	19	0	0.0%
Hacienda Heights	25	0	0.0%	Pomona	85	0	0.0%
Hancock Park	61	0	0.0%	Porter Ranch	43	1	2.3%
Harbor City	14	0	0.0%	Rancho Palos Verdes	59	1	1.7%
Hawthorne	28	0	0.0%	Redondo Beach	80	0	0.0%
Hermosa Beach	25	0	0.0%	Reseda	32	1	3.1%
Hidden Hills	31	0	0.0%	Rolling Hills	10	0	0.0%
Highland Park	32	0	0.0%	Rolling Hills Estates	10	0	0.0%
Hollywood	82	0	0.0%	Rosemead	17	0	0.0%
Hollywood Hills East	47	0	0.0%	Rowland Heights	15	0	0.0%
Hollywood Hills West	228	5	2.2%	San Dimas	32	0	0.0%
Huntington Park	18	1	5.6%	San Fernando	12	0	0.0%
Inglewood	59	0	0.0%	San Gabriel	32	0	0.0%
La Canada Flintridge	27	0	0.0%	San Marino	26	0	0.0%

# LOS ANGELES COUNTY FORECLOSURE REPORT

LOS ANGELES COUNTY CITIES				LOS ANGELES COUNTY CITIES			
3/14/2024				ATTACHED			
CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY		CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY	
San Pedro	59	1	1.7%	All of L.A.	1,586	6	0.4%
Santa Fe Springs	8	0	0.0%	\$0-\$500k	343	2	0.6%
Santa Monica	153	0	0.0%	\$500k-\$750k	572	3	0.5%
Saugus	40	0	0.0%	\$750k-\$1m	312	0	0.0%
Sherman Oaks	130	2	1.5%	\$1m-\$2m	278	1	0.4%
Sierra Madre	12	0	0.0%	\$2m+	81	0	0.0%
Signal Hill	9	0	0.0%	<b>DETACHED</b>			
Silver Lake	65	0	0.0%	All of L.A.	6,338	55	0.9%
South Gate	10	0	0.0%	\$0-\$500k	329	3	0.9%
South Pasadena	16	0	0.0%	\$500k-\$750k	863	17	2.0%
Stevenson Ranch	7	0	0.0%	\$750k-\$1m	1,171	9	0.8%
Studio City	80	0	0.0%	\$1m-\$1.25m	566	3	0.5%
Sun Valley	23	1	4.3%	\$1.25m-\$1.5m	510	4	0.8%
Sunland	21	1	4.8%	\$1.5m-\$2m	723	7	1.0%
Sunset Strip	228	5	2.2%	\$2m-\$3m	718	7	1.0%
Sylmar	37	1	2.7%	\$3m-\$4m	428	4	0.9%
Tarzana	64	0	0.0%	\$4m-\$6m	382	1	0.3%
Temple City	18	0	0.0%	\$6m+	648	0	0.0%
Toluca Lake	25	0	0.0%	<b>ALL HOMES</b>			
Topanga	25	0	0.0%	All of L.A.	7,924	61	0.8%
Torrance	78	0	0.0%	\$0-\$500k	672	5	0.7%
Tujunga	18	0	0.0%	\$500k-\$750k	1,435	20	1.4%
Valencia	115	0	0.0%	\$750k-\$1m	1,483	9	0.6%
Valley Glen	15	0	0.0%	\$1m-\$1.25m	671	3	0.4%
Valley Village	31	1	3.2%	\$1.25m-\$1.5m	586	5	0.9%
Van Nuys	48	1	2.1%	\$1.5m-\$2m	820	7	0.9%
Venice	103	4	3.9%	\$2m-\$3m	758	7	0.9%
View Park	8	1	12.5%	\$3m-\$4m	455	4	0.9%
Walnut	22	0	0.0%	\$4m-\$6m	390	1	0.3%
West Covina	42	0	0.0%	\$6m+	654	0	0.0%
West Hills	33	0	0.0%	<b>COUNTY HIGH SHARES - ACCOUNT FOR 0.3%</b>			
West Hollywood	137	0	0.0%	Mission Hills (San Fer)	8	1	12.5%
West Los Angeles	41	0	0.0%	View Park	8	1	12.5%
Westchester	37	2	5.4%	Agua Dulce	9	1	11.1%
Westlake Village	24	0	0.0%	La Habra Heights	10	1	10.0%
Westwood - Century C	182	2	1.1%	Lake Balboa	11	1	9.1%
Whittier	97	1	1.0%	Gardena	27	2	7.4%
Wilmington	9	0	0.0%	Acton	29	2	6.9%
Winnetka	23	0	0.0%	Panorama City	29	2	6.9%
Woodland Hills	118	1	0.8%	Canoga Park	16	1	6.3%
All of L.A.	7,924	61	0.8%	Huntington Park	18	1	5.6%
<b>LOS ANGELES COUNTY DISTRESSED BREAKDOWN</b>				Westchester	37	2	5.4%
	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)	Sunland	21	1	4.8%
Total Foreclosures	44	19	69	Sun Valley	23	1	4.3%
Total Short Sale	21	9	70	Venice	103	4	3.9%



# SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES 3/14/2024	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
Los Angeles County	7,924	3,647	65	67	64	60	30
Orange County	2,084	1,538	41	40	42	42	20
Riverside County	5,049	2,484	61	64	65	57	21
San Bernardino County	3,463	1,471	71	74	69	62	28
San Diego County	2,798	1,854	45	44	43	34	18
Ventura County	676	483	42	44	44	37	20
<b>SOCAL TOTALS</b>	<b>21,994</b>	<b>11,477</b>	<b>57</b>	<b>55</b>	<b>55</b>	<b>49</b>	<b>23</b>

DISTRESSED PROPERTIES 3/14/2024	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
Los Angeles County	65	28	70	110	61	56	30
Orange County	5	2	75	180	38	300	23
Riverside County	34	31	33	36	53	60	16
San Bernardino County	31	13	72	71	38	68	27
San Diego County	12	6	60	21	37	60	39
Ventura County	4	6	20	40	180	120	30
<b>SOCAL TOTALS</b>	<b>151</b>	<b>86</b>	<b>53</b>	<b>76</b>	<b>68</b>	<b>111</b>	<b>27</b>