



# **PropertyShark Los Angeles Report 2014**

**A yearly analysis of home sales in Los Angeles County**



## Summary

The PropertyShark Los Angeles Report 2014 is a yearly examination of Los Angeles County’s residential real estate market. This report takes market-wide data based on transactions that closed between January 1st and December 31st, 2014, and compares it to closings recorded in the previous 5 years.

## Highlights

In 2014, the **median sale price in the county** reached **\$442,000**, an 11% increase over 2013. It’s the third consecutive year of growth for the local real estate market, which signals a full recovery from the years of bust that followed the financial crisis. The median price per sq. ft. (**\$317**), up 12% Y-o-Y, mirrored the trend for median sale prices and stands at a five-year high.

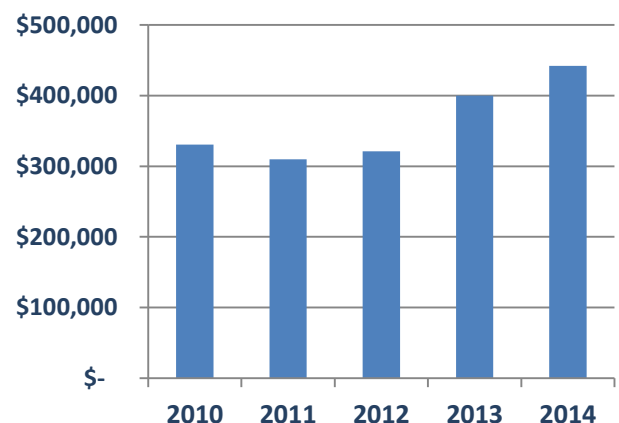
Median sale prices showed a solid increase across the board, but it was the luxury market which stole the lime light in 2014. **Luxury sales**, defined as homes that sold for \$1M or more, withstood a market-wide two-year decrease in transactions and closed the year beyond the **10,000 closed sales** milestone. Five years ago, this segment accounted for only 5,211 transactions or 6% of all closed sales in the county.

The total **number of transactions** dropped **13% Y-o-Y**, but due to the increase in the median sale price, sales volume was slightly up by 1% Y-o-Y, exceeding \$50 billion for the second year in a row.

The **priciest zip code** in LA County was 90402 (North of Montana), an upscale area in Santa Monica, which pushed down perennial winners such as 90210 in Beverly Hills and 90265 in Malibu.

But it was not Santa Monica, nor Beverly Hills or Malibu, that had the most expensive sales in the county last year. The coveted award goes to Holmby Hills, which was the home of the first two most expensive sales of 2014, the top one closing at \$88.3M.

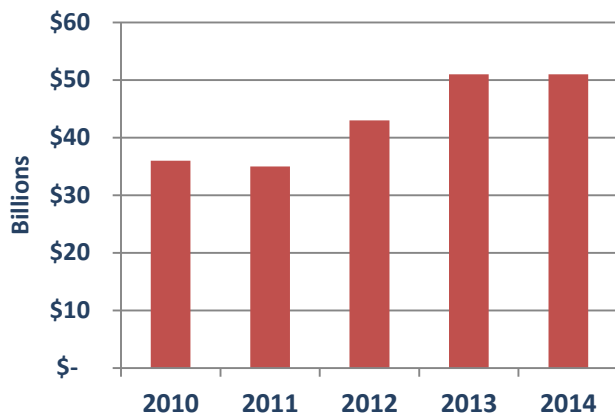
Median Sale Price 



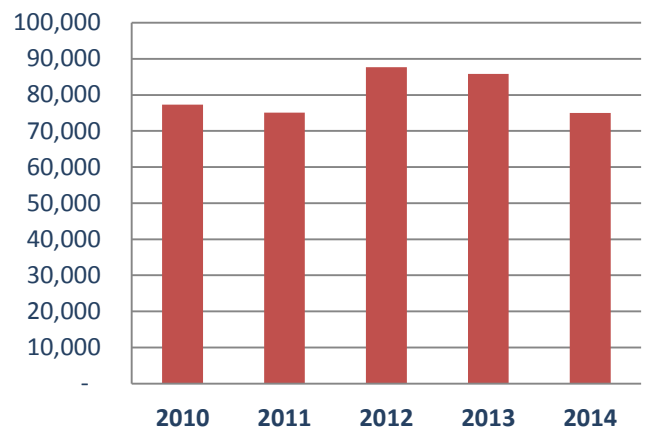
## Residential Stats

The LA residential real estate market recorded a steady increase in terms of selling prices. The **median price** reached **\$442,000** in 2014, up 11% from \$400,000 in 2013, and up 34% from \$330,500 in 2010.

### Sales Volume



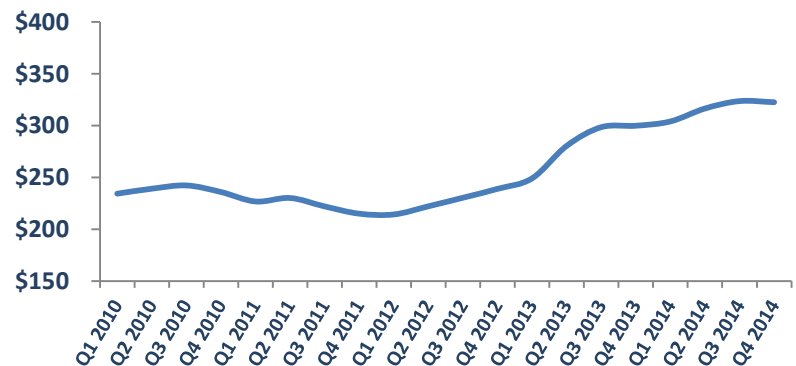
### Number of Transactions by Year



In 2013, the number of transactions started to drop, yet the median sale prices continued on an ascending path.

Higher selling prices resulted in a higher **median price per square foot**, which hit **\$317** in 2014, up 12% from the previous year and up 33% from 2010.

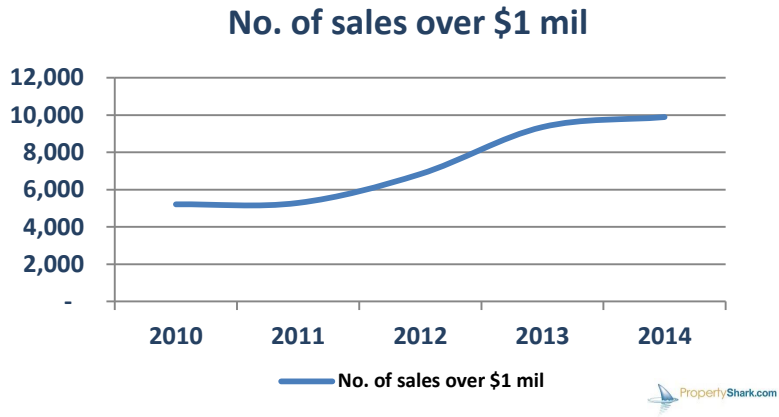
### Median Price per Square Foot by Quarter



## Luxury Market

In 2014 the luxury market accounted for 13% of all residential sales, which is a big increase considering that in 2010 sales over \$1M represented only 7%.

Compared to the previous year, luxury sales saw an increase of 6% (from 9,356 in 2013 to 9,894 in 2014).

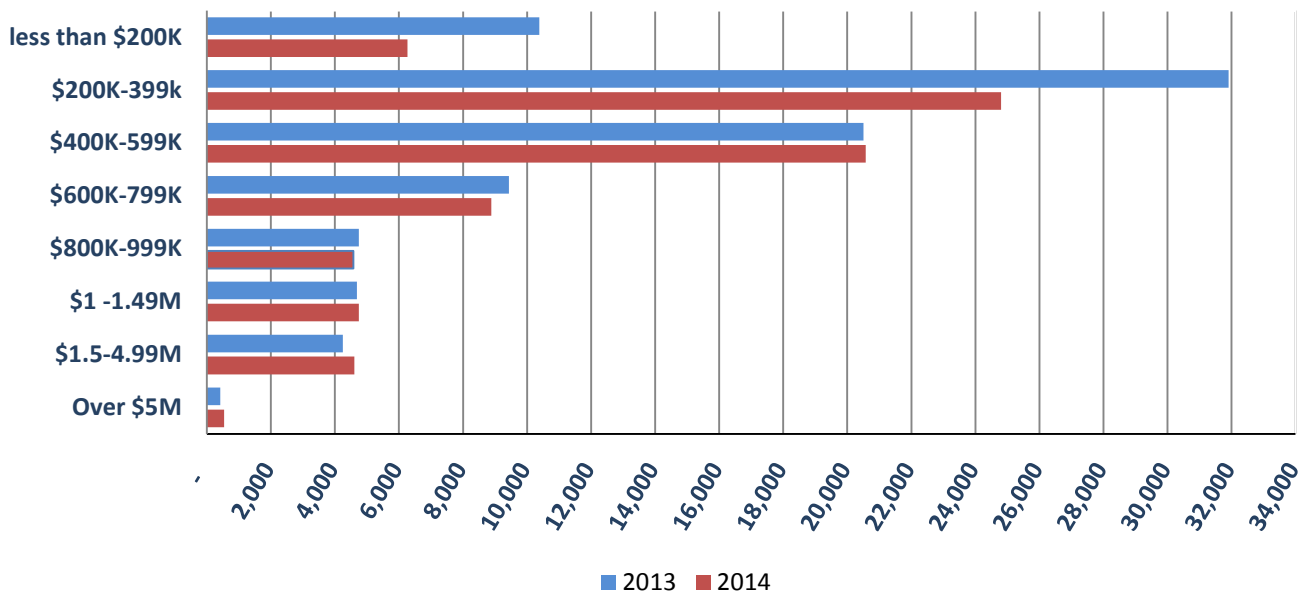


## Price Range Transaction

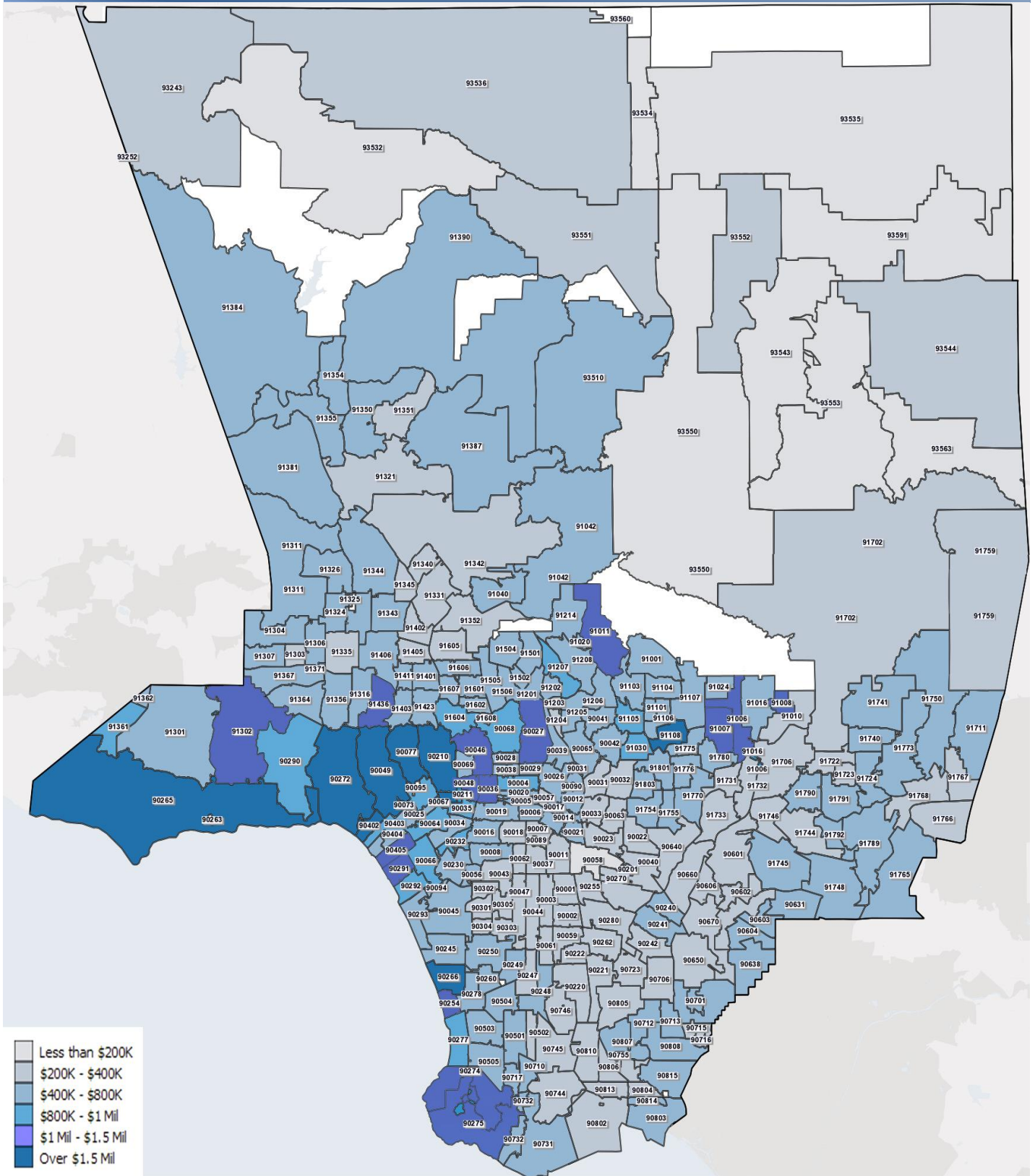
In 2014, most homes sold in the \$200k-\$600k price range.

Luxury home transactions made up some 13% of the county's residential sales, and 8% consisted of sales with prices lower than \$200,000.

### Number of Transactions in Price Ranges



### Mapping the median selling price per zip code in LA County



## PropertyShark Los Angeles Report 2014

### Top 10 zip codes in LA County

The median sale price of the 141 homes sold in 2014 in zip code 90402 was \$3.1M (a 12% increase year-over-year), making 90402 the most expensive zip code in LA County. Zip code 90210 grabs the No. 2 slot with a median selling price of \$3.1M, that's \$919 per square foot.

### Top 10 zipcodes in LA County

Rank	Zip codes	Location	No. of sales	Median selling price (\$)	Median price per sq. ft. (\$)
1	90402	North of Montana, Santa Monica	141	3,100,000	1,041
2	90210	Beverly Hills	375	3,100,000	919
3	90272	Pacific Palisades, Los Angeles	426	2,142,500	896
4	91108	San Gabriel, San Marino	164	1,999,500	847
5	90265	Malibu	326	1,950,000	805
6	90266	Manhattan Beach	469	1,805,000	841
7	90077	Bel Air, Los Angeles	156	1,800,000	725
8	90212	Beverly Hills	72	1,789,000	696
9	90049	Bel Air/ Brentwood, Los Angeles	563	1,629,000	671
10	90274	Palos Verdes Estates/Rolling Hills/Rolling Hills Estate	384	1,452,500	593

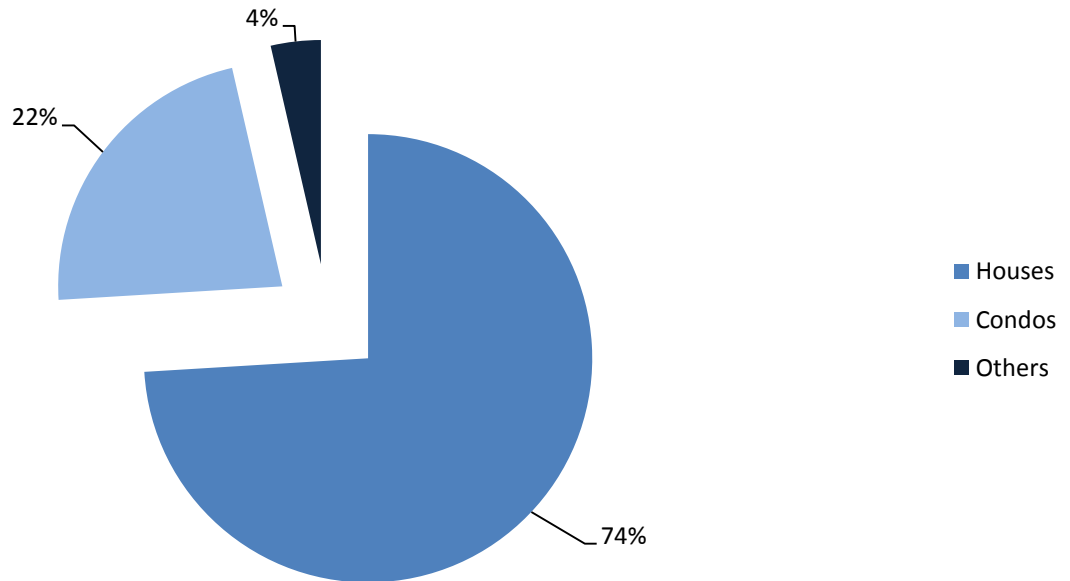
## Property classes

In 2014, the majority of sales consisted of single-family residences and townhouses. These properties had a median sale price of \$460,000 and a median price per sq. ft. at approximately the same level of the county’s median for all residential property types: \$319. The second best-selling residential property types consisted of condos, which made up 22% of all sales but had a lower median selling price than houses, \$378,000 to be precise. Other residential sales consisted of Planning Development units and Co-ops.

### Type of residential properties sold in 2014

Property type	Median Price (\$)	Median price per sq. ft. (\$)
Houses	460,000	319
Condos	378,000	320
Others	484,500	277

### Sales by Building Type



**Top 10 residential sales of 2014**
**By Sale Price**

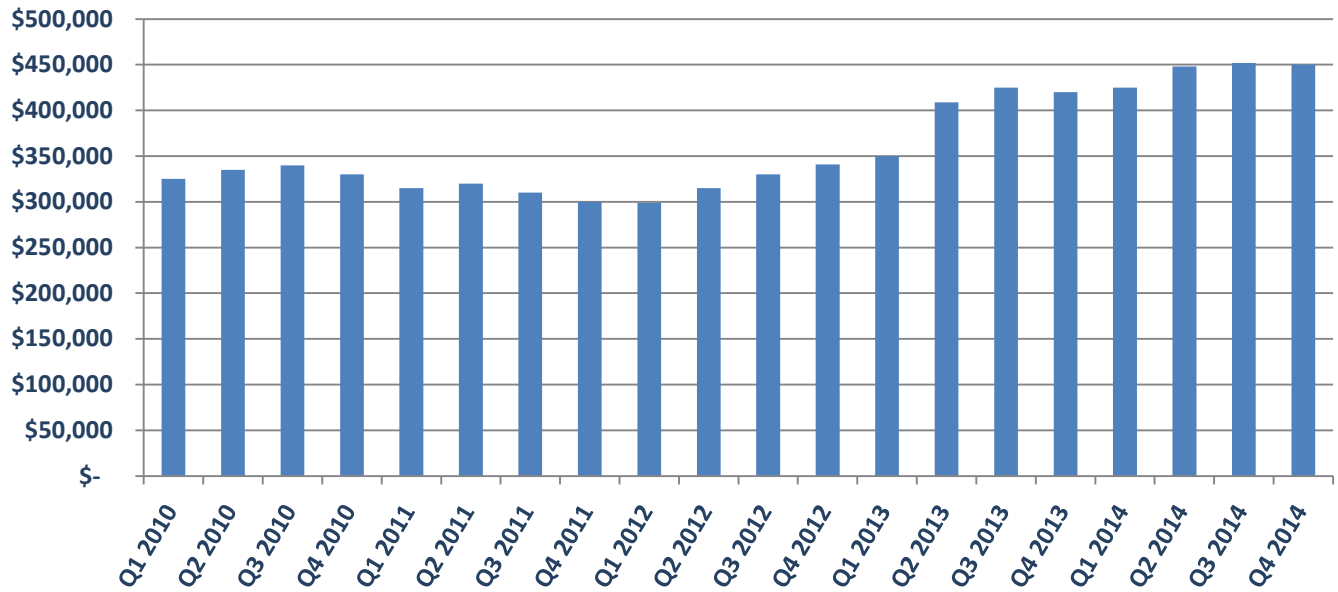
No.	Property Address	Sale Price (\$)	Property Type
1	350 N Carolwood Dr, Los Angeles	88,300,000	Single Family Residence
2	355 N Carolwood Dr, Los Angeles 325 N Carolwood Dr, Los Angeles	74,000,000	Single Family Residence
3	1181 N Hillcrest Rd, Beverly Hills	70,000,000	Single Family Residence
4	360 S Mapleton Dr, Los Angeles	49,500,000	Single Family Residence
5	10231 Charing Cross Rd, Los Angeles	45,000,000	Single Family Residence
6	271 S Mapleton Dr, Los Angeles	44,000,000	Single Family Residence
7	12780 Chalon Rd, Los Angeles	40,000,000	Single Family Residence
8	200 S Mapleton Dr, Los Angeles	39,000,000	Single Family Residence
9	475 Bel Air Rd, Los Angeles	34,000,000	Single Family Residence
10	29150 Cliffside Dr, Malibu	33,500,000	Single Family Residence

**By Price per Square Foot**

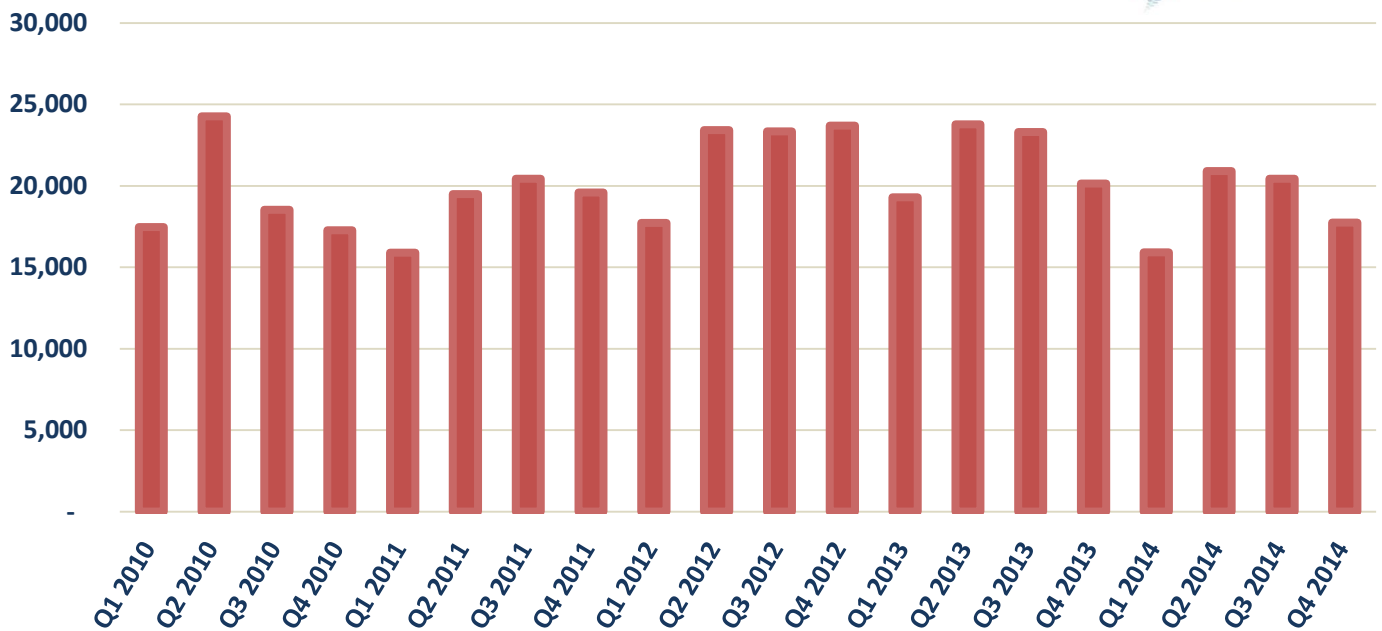
No.	Property Address	Sale price (\$)	Property Type	Building square feet	Price per square foot
1	28820 Cliffside Dr, Malibu	13,300,000	Single Family Residence	1,655	<b>8,036</b>
2	117 34 St, Manhattan Beach	4,500,000	Single Family Residence	808	<b>5,569</b>
3	23916 Malibu Rd, Malibu	20,000,000	Single Family Residence	3,640	<b>5,495</b>
4	1255 Angelo Dr, Los Angeles	18,400,000	Single Family Residence	3,502	<b>5,254</b>
5	22432 Pacific Coast Hwy, Malibu	28,800,000	Single Family Residence	5,794	<b>4,971</b>
6	28815 Grayfox St, Malibu	14,000,000	Single Family Residence	2,883	<b>4,856</b>
7	10231 Charing Cross Rd, Los Angeles	45,000,000	Single Family Residence	11,637	<b>3,867</b>
8	1616 Blue Jay Way, Los Angeles	12,000,000	Single Family Residence	3,182	<b>3,771</b>
9	9380 Sierra Mar Dr, Los Angeles	19,000,000	Single Family Residence	5,047	<b>3,765</b>
10	9050 St Ives Dr, Los Angeles	12,550,000	Single Family Residence	3,381	<b>3,712</b>

Annex 1 - Quarterly data

### Median Sale Price



### Number of Transactions



## Methodology

**Sales count:** The sales we consider for our analysis are those which represent any change of ownership between two parties, where the sale price is available, and which are at least \$50,000. Transactions between government agencies, churches, and family members were excluded.

**Location:** The data included in this market report encompasses LA County, between January 1st, 2010 and December 31st, 2014.

**Property Types:** The building categories considered in this research are as follows:

- Single-Family Residence
- Townhouse
- Condominium
- Cooperative
- Manufactured Homes Single Residence
- Planned Unit Development (PUD)

**Data Sources:** All data is aggregated from government records and is supplied as-is for informational purposes. It should not be used for making investment decisions. PropertyShark.com will not be liable for any losses or damages arising from or in any way related to this report, including without limitation any errors therein.

**Adjustment:** In order to compensate for the sales closed in Q4 2014 that were not yet recorded at that time, the numbers have been adjusted by 15% upwards. This adjustment is based on an internal analysis of the delay in recording a transaction by the County of Los Angeles.