

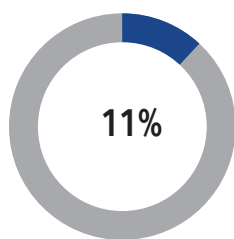
# Santa Monica Market Report **MID YEAR 2019**

Mid-Year 2019 Survey of Santa Monica Sales from January 1 - June 30; All data per MLS.

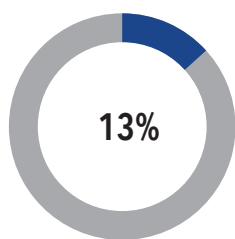
<b>SANTA MONICA</b> SINGLE FAMILY HOMES	<b>Mid-Year 2019</b>	<b>Change % YoY</b>	<b>Mid-Year 2018</b>
<b>AVERAGE SALES PRICE</b>	<b>\$3,085,698</b>	<b>-3%</b>	<b>\$3,188,364</b>
<b>AVERAGE PRICE/SQFT.</b>	<b>\$1,343</b>	<b>10%</b>	<b>\$1,219</b>
<b>MEDIAN SALES PRICE</b>	<b>\$2,430,000</b>	<b>-16%</b>	<b>\$2,900,000</b>
<b>DAYS ON MARKET</b> (From Last List Date)	<b>56</b>	<b>30%</b>	<b>43</b>
<b>NUMBER OF SALES</b> (Closed)	<b>90</b>	<b>-13%</b>	<b>103</b>

## 90 SOLD PROPERTIES in SANTA MONICA (PER MLS)

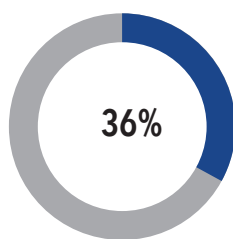
from JANUARY 1 - JUNE 30, 2019



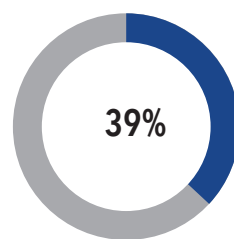
Homes Over \$6 Million



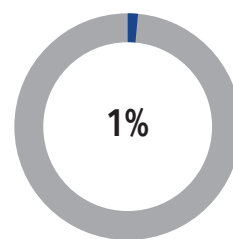
Homes \$4 Million to \$6 Million



Homes \$2 Million to \$4 Million



Homes \$1 Million to \$2 Million



Homes Under \$1 Million



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\* EXCLUDES OUTLIER PROPERTIES VALUED ABOVE \$10 MILLION

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## 90 **SOLD** Properties in SANTA MONICA (JANUARY 1 - JUNE 30, 2019; PER MLS)

Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
704 PALISADES BEACH RD	3	4	---	5,718	1922	\$8,000,000	<b>\$9,975,000</b>
306 GEORGINA AVE	5	4	4,459	21,107	1972	\$8,495,000	<b>\$9,250,000</b>
526 23RD ST	6	9	6,700	8,852	2019	\$8,250,000	<b>\$8,375,000</b>
505 GEORGINA AVE	6	4	3,867	22,437	1911	\$8,488,000	<b>\$7,965,000</b>
324 10TH ST	6	8	6,585	7,499	2015	\$7,395,000	<b>\$7,360,000</b>
302 23RD ST	6	7	5,802	11,003	2005	\$7,195,000	<b>\$7,000,000</b>
945 BERKELEY ST	5	6	4,800	8,995	2019	\$6,575,000	<b>\$6,585,000</b>
251 24TH ST	6	7	5,225	9,746	1931	\$5,995,000	<b>\$6,550,000</b>
318 GEORGINA AVE	5	4	3,547	15,023	1974	\$6,600,000	<b>\$6,400,000</b>
339 18TH ST	5	4	4,866	8,929	1950	\$5,995,000	<b>\$6,235,000</b>
521 ENTRADA DR	5	4	3,844	14,646	1948	\$5,395,000	<b>\$5,300,000</b>
540 ALTA AVE	3	2	1,554	11,115	1954	\$4,750,000	<b>\$4,875,000</b>
251 21ST ST	6	6	5,217	8,939	1989	\$4,650,000	<b>\$4,700,000</b>
1531 GEORGINA AVE	4	3	2,435	8,903	1941	\$4,295,000	<b>\$4,600,000</b>
528 18TH ST	5	6	3,920	8,933	1958	\$4,750,000	<b>\$4,485,000</b>
604 23RD ST	4	5	3,406	8,881	1939	\$4,500,000	<b>\$4,400,000</b>
524 15TH ST	3	5	4,043	7,499	2007	\$4,495,000	<b>\$4,339,200</b>
248 14TH ST	4	5	3,400	7,493	1921	\$4,299,000	<b>\$4,299,000</b>
770 LATIMER RD	5	4	2,967	26,175	1957	\$4,495,000	<b>\$4,250,000</b>
733 19TH ST	4	4	3,022	8,925	1927	\$4,249,000	<b>\$4,249,000</b>
215 21ST PL	5	5	4,598	7,625	1998	\$4,350,000	<b>\$4,153,500</b>
339 10TH ST	3	2	1,887	7,512	1923	\$3,250,000	<b>\$4,000,000</b>
970 CENTINELA AVE	5	5	4,466	9,984	1948	\$4,100,000	<b>\$3,835,000</b>
2536 5TH Street	4	4	3,689	4,905		\$3,859,000	<b>\$3,825,000</b>
2102 PIER AVE	4	5	3,775	7,022	2018	\$3,749,000	<b>\$3,600,000</b>
457 20TH ST	2	3	1,489	8,949	1951	\$3,550,000	<b>\$3,590,000</b>
2247 24TH ST	5	5	4,145	7,660	2018	\$3,725,000	<b>\$3,575,000</b>
421 14TH ST	4	3	2,426	7,550	1933	\$2,995,000	<b>\$3,400,000</b>
517 11TH ST	3	2	1,975	7,482	1923	\$3,295,000	<b>\$3,395,000</b>
733 18TH ST	3	2	1,936	8,937	1923	\$3,425,000	<b>\$3,250,000</b>
2714 WASHINGTON AVE	4	5	3,683	6,656		\$3,249,000	<b>\$3,201,000</b>
607 22ND ST	2	1	---	7,550	1926	\$3,450,000	<b>\$3,150,000</b>

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Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
2821 3RD ST	5	3	2,420	6,358	---	\$3,195,000	<b>\$3,145,000</b>
446 22ND ST	2	2	1,453	7,541	1948	\$3,200,000	<b>\$3,050,000</b>
2314 31ST ST	5	5	3,200	6,021	2018	\$2,995,000	<b>\$2,900,000</b>
1128 MARINE ST	5	5	2,750	5,114	2019	\$2,895,000	<b>\$2,885,000</b>
710 ADELAIDE PL	4	3	2,786	7,568	1924	\$3,790,000	<b>\$2,885,000</b>
1325 CEDAR ST	4	3	2,394	6,328	1926	\$2,875,000	<b>\$2,845,000</b>
375 MESA RD	3	3	2,369	4,390	1981	\$2,795,000	<b>\$2,795,000</b>
418 HOLLISTER AVE	4	3	3,110	4,004	2018	\$2,850,000	<b>\$2,750,000</b>
950 BERKELEY ST	3	3	1,999	8,397	1955	\$2,465,000	<b>\$2,706,500</b>
2010 PIER AVE	3	3	2,144	7,025	1955	\$2,650,000	<b>\$2,600,000</b>
1124 7TH ST	2	1	1,256	7,511	1907	\$2,550,000	<b>\$2,550,000</b>
2456 WASHINGTON AVE	2	2	1,577	5,057	1947	\$2,495,000	<b>\$2,475,000</b>
918 22nd ST	4	1	1,360	7,994	1925	\$3,500,000	<b>\$2,450,000</b>
2102 MARINE ST	3	3	2,459	6,993	1950	\$2,245,000	<b>\$2,410,000</b>
408 SYCAMORE RD	2	1	1,407	4,640	1913	\$2,445,000	<b>\$2,400,000</b>
1787 SUNSET AVE	3	5	2,189	5,725	2015	\$2,495,000	<b>\$2,400,000</b>
2207 CLOVERFIELD BLVD	6	5	2,606	6,868	1932	\$2,495,000	<b>\$2,400,000</b>
921 HARVARD ST	2	2	1,378	7,887	1935	\$2,379,000	<b>\$2,350,000</b>
737 RAYMOND AVE	2	3	1,800	6,463	1925	\$2,348,000	<b>\$2,213,000</b>
1741 MAPLE ST	3	2	1,368	7,752	1941	\$2,195,000	<b>\$2,125,000</b>
2617 24TH ST	3	2	1,746	6,827	1939	\$2,095,000	<b>\$2,060,000</b>
2031 MARINE ST	4	2	1,676	9,006	1942	\$1,995,000	<b>\$2,000,000</b>
2223 CALIFORNIA AVE	2	2	1,263	5,054	1924	\$1,199,000	<b>\$1,965,000</b>
1222 OAK ST	2	3	---	6,965	1941	\$1,998,000	<b>\$1,950,000</b>
2343 ASHLAND AVE	3	4	1,607	6,992	1938	\$1,899,000	<b>\$1,912,630</b>
654 HILL ST	3	2	1,728	5,093	1940	\$2,100,000	<b>\$1,894,721</b>
2447 Hill ST	3	3	2,594	7,005	1934	\$1,899,000	<b>\$1,870,000</b>
1402 OAK ST	2	2	1,639	6,756	1940	\$1,765,000	<b>\$1,845,000</b>
2327 18TH ST	4	3	1,333	7,997	1944	\$1,895,000	<b>\$1,787,400</b>
2601 26TH ST	3	2	1,556	7,513	1948	\$1,888,000	<b>\$1,775,000</b>
1030 26TH ST	3	2	1,859	6,088	1932	\$1,900,000	<b>\$1,775,000</b>
2608 25TH ST	3	1	---	6,972	1944	\$1,699,000	<b>\$1,750,000</b>

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709 COPELAND CT	2	1	---	5,862	---	\$1,698,000	<b>\$1,706,000</b>
1115 ASHLAND AVE	4	3	1,926	6,956	1944	\$1,700,000	<b>\$1,700,000</b>
2445 23RD ST	4	2	1,854	6,769	1948	\$1,695,000	<b>\$1,652,000</b>
2211 PIER AVE	2	1	1,214	6,994	1926	\$1,400,000	<b>\$1,650,000</b>
2232 20TH ST	2	1	944	7,204	1928	\$1,695,000	<b>\$1,650,000</b>
1808 PIER AVE	3	2	1,885	7,000	1944	\$1,795,000	<b>\$1,650,000</b>
1717 ROBSON AVE	3	1	1,028	5,100	1939	\$1,549,000	<b>\$1,600,000</b>
3214 PEARL ST	3	2	1,884	5,995	1947	\$1,795,000	<b>\$1,597,000</b>
1337 MAPLE ST	2	1	1,055	5,464	1940	\$1,595,000	<b>\$1,595,007</b>
1726 BRYN MAWR AVE	3	2	1,484	5,571	1940	\$1,595,000	<b>\$1,587,000</b>
2228 CLOVERFIELD	2	1	947	7,445	1925	\$1,570,000	<b>\$1,570,000</b>
2646 33rd St.	3	2	1,234	6,397	1939	\$1,500,000	<b>\$1,550,000</b>
1733 ROBSON AVE	2	1	1,017	5,044	1940	\$1,549,000	<b>\$1,550,000</b>
2441 14th ST	2	1	954	4,481	1941	\$1,549,000	<b>\$1,543,000</b>
2321 32nd ST	2	1	1,038	6,412	1947	\$1,275,000	<b>\$1,500,000</b>
3012 GLENN AVE	2	1	1,018	5,027	1951	\$1,350,000	<b>\$1,455,000</b>
3019 ARIZONA AVE	2	2	928	4,254	1941	\$1,500,000	<b>\$1,450,000</b>
2425 20TH ST	3	2	1,753	6,746	1928	\$1,590,000	<b>\$1,450,000</b>
2937 DELAWARE AVE	2	2	1,376	6,500	1938	\$1,489,000	<b>\$1,430,000</b>
333 E RUSTIC RD	2	1	---	5,468	1924	\$1,499,000	<b>\$1,425,000</b>
3014 7TH ST	3	1	704	2,482	1909	\$1,397,000	<b>\$1,380,000</b>
1419 CLOVERFIELD BLVD	2	2	1,790	2,440	1947	\$1,395,000	<b>\$1,365,000</b>
2937 VIRGINIA AVE	3	2	1,905	6,496	1938	\$1,395,000	<b>\$1,251,870</b>
2021 IDAHO AVE	2	1	854	2,990	1922	\$1,295,000	<b>\$1,250,000</b>
2617 7TH ST	2	1	798	2,412	1924	\$1,297,000	<b>\$1,235,000</b>
1012 1/2 EUCLID ST	1	1	440	1,321	1928	\$847,000	<b>\$835,000</b>

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