



Q2-2020

*SGV-HOUSING
REPORT*

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#SGVHOUSING



MAXIMIZE YOUR REAL ESTATE POTENTIAL.

Real estate Insight To Empower You



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OBJECTIVE

- Recap SGV real estate trends from a quarter, annual, and regional sales basis.
- Examine SGV transactions by price point.
- Breakdown SGV into six regions.

SGV REGIONS

NORTH WESTERN

Arcadia
Altadena
La Canada Flintridge
Pasadena
San Marino
South Pasadena

WESTERN CITIES

Alhambra
Montebello
Monterey Park
Rosemead
San Gabriel
Temple City

ROUTE 66

Azusa
Duarte
Glendora
Monrovia

POMONA VALLEY

Claremont
La Verne
Pomona

CENTRAL CORE

Baldwin Park
Covina
El Monte
La Puente
South El Monte
West Covina

SOUTHERN CITIES

Diamond Bar
Hacienda Heights
Rowland Heights
Walnut



HOUSING TRENDS

SECOND QUARTER- 2020

SAN GABRIEL VALLEY

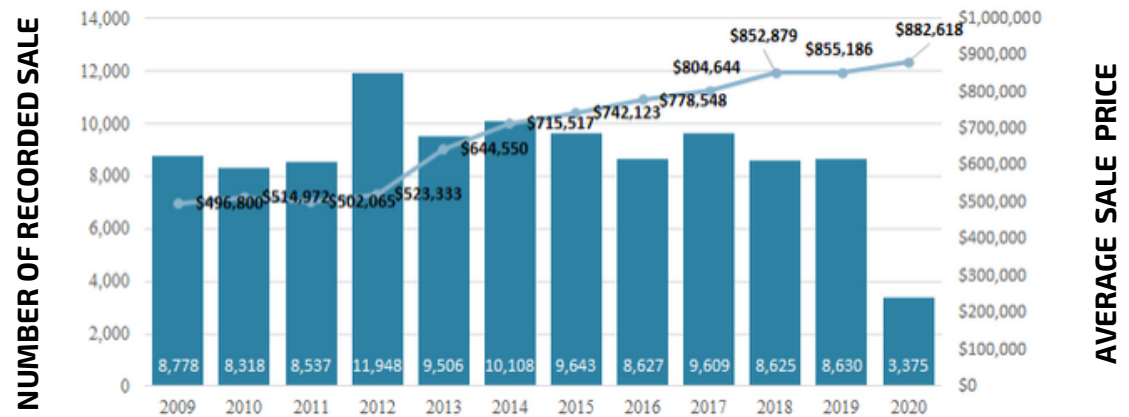
Single Family Homes

2020 Recorded Sale

KEY NOTES

- Recorded sales decreased 29% in conjunctions active listings dropped 25%.
- There is currently 4 month supply of listings in San Gabriel Valley.

RECORDED SALES AND AVERAGE PRICE



Q2 2019

9144

Quarterly Total Listings

2346

Recorded Sales

\$880,309

Average Sale Price

\$452

Average Price Per Foot

43

Days on Market

Q2 2020

6783

Quarterly Total Listings

1656

Recorded Sales

\$888,520

Average Sale Price

\$478

Average Price Per Foot

36

Days on Market

% Diff.

-25%

Drop in Listings

-29%

Drop in Sales

1%

Increase in Price

6%

Increase in Price Per Foot

-16%

Decrease in Days on Market

SAN GABRIEL VALLEY

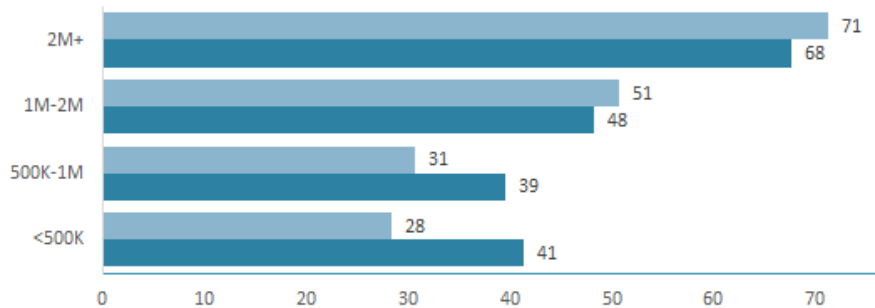
Single Family Homes

In Depth- 2020 Q1

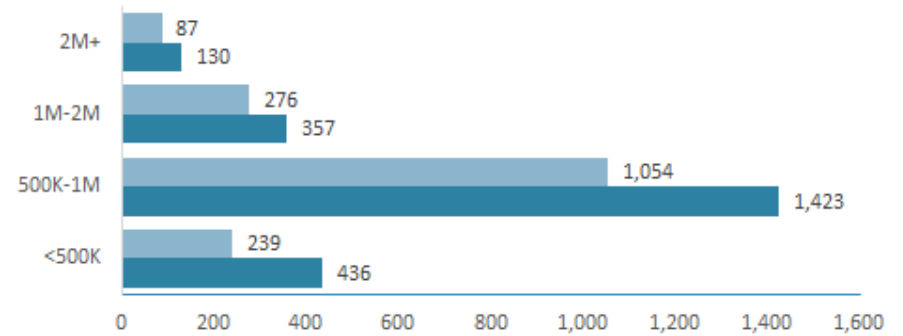
KEY NOTES

- The average days on market for homes in <500 and 500K-1M price tranche have decrease of 31% and 22% respectively.
- There was a 14% increase in price per square feet for homes above 2 million dollars.

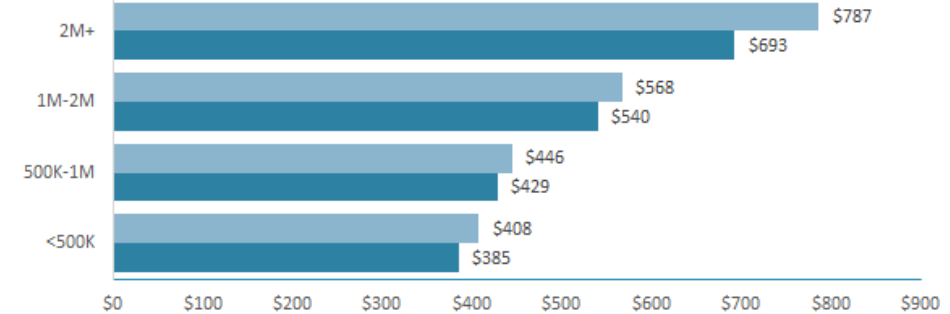
AVERAGE DAYS ON MARKET



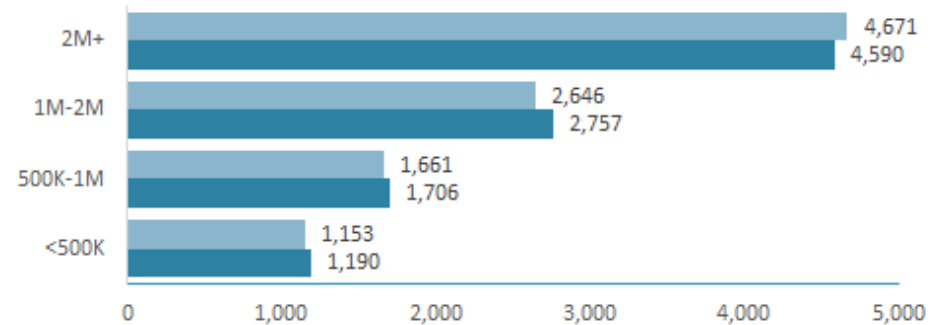
2020 - Qtr2 2019 - Qtr2
RECORDED SALES



AVERAGE PRICE PER FOOT



AVERAGE LIVING SQUARE FEET

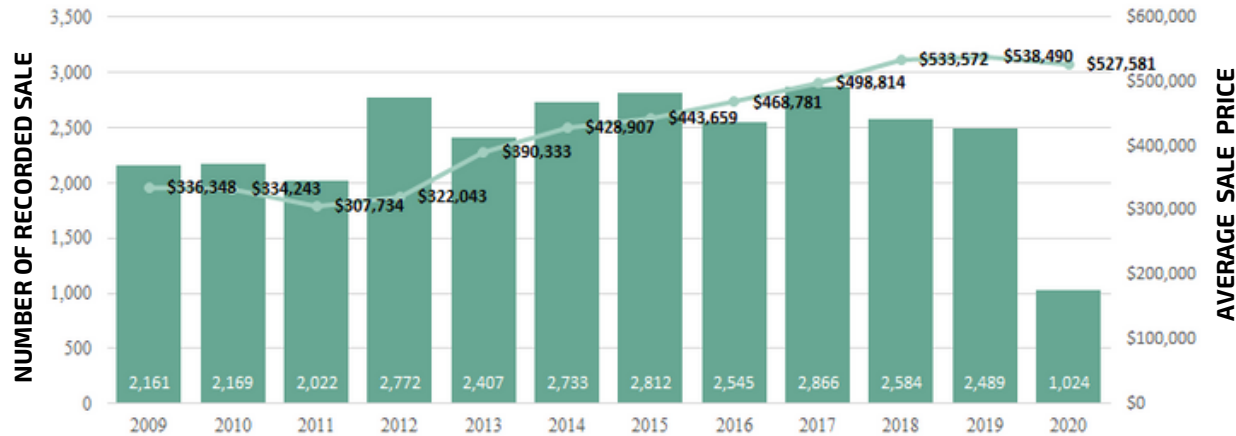


SAN GABRIEL VALLEY

Condominium & Town Homes

2020 Recorded Sale

RECORDED SALES AND AVERAGE PRICE



Q2 2019	Q2 2020	% Diff.
2409 Total Active Listings	2076 Total Active Listings	-14% Decrease in Listings
647 Recorded Sales	464 Recorded Sales	-28% Decrease in Sale
\$525,008 Average Price	\$528,444 Average Price	1% Increase in Price
\$394 Average Price Per Foot	\$402 Average Price Per Foot	2% Increase in Price Per Foot
41 Days on Market	30 Days on Market	-26% Decrease in Days on Market

KEY NOTES

- From April to June, housing supply in the San Gabriel Valley dropped from 7 to 4 months .
- May had over 212 sales as many buyers took advantage of high supply and low interest rates.

SAN GABRIEL VALLEY

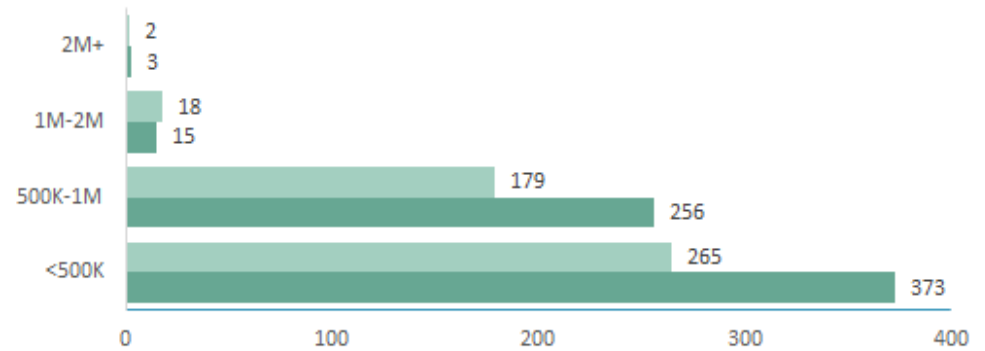
Condominium & Townhouses

In Depth - 2020 Q2

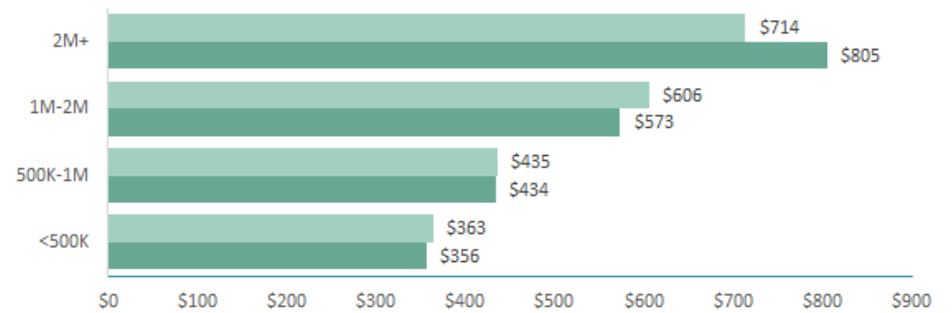
KEY NOTES

- Two condominium and townhouses listed over 2 million dollars sold for average of \$714 a square foot in Q2 2020, which is 11% lower per foot from one year ago.

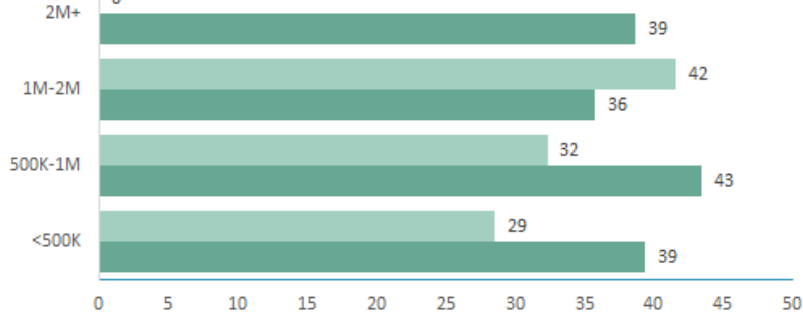
2020 - Qtr1 2019 - Qtr1
RECORDED TRANSACTIONS



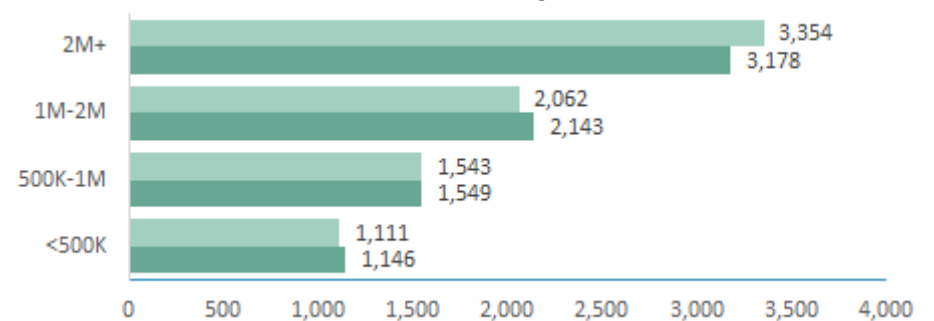
AVERAGE PRICE PER FOOT



AVERAGE DAYS ON MARKET



AVERAGE LIVING SQUARE FEET



REGIONAL QUARTER SALES



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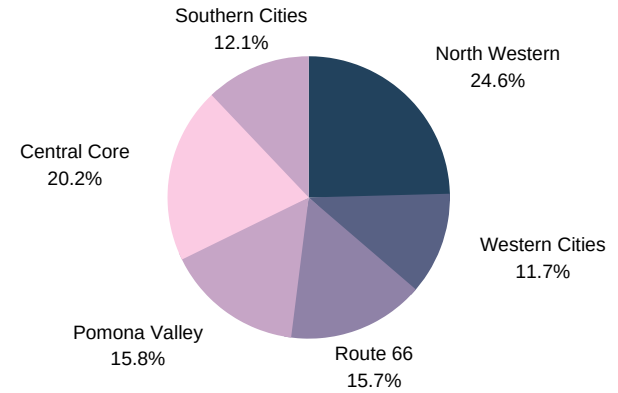
Diamond Bar
Hacienda Heights
Rowland Heights
Walnut

REGIONAL SALES

Single Family Homes

2020- Q2 Sales Information

PERCENTAGE OF SALES BY REGION



SALES BY THE REGION

	North Western	Western Cities	Route 66	Pomona Valley	Central Core	Southern Cities
No. of Sales	407	194	260	261	334	200
YOY	-28%	-38%	-16%	-19%	-32%	-42%
Avg. Sales Price	\$ 1,458,182	\$ 790,366	\$ 738,789	\$ 646,656	\$ 609,291	\$ 801,063
YOY	-6%	3%	6%	11%	9%	3%
P/SQFT	\$ 634	\$ 489	\$ 426	\$ 372	\$ 398	\$ 382
YOY	5%	8%	4%	9%	7%	0%
Average DOM	42	35	33	31	33	39
YOY	-10%	-5%	-14%	-19%	-25%	-18%

LEASING INFORMATION

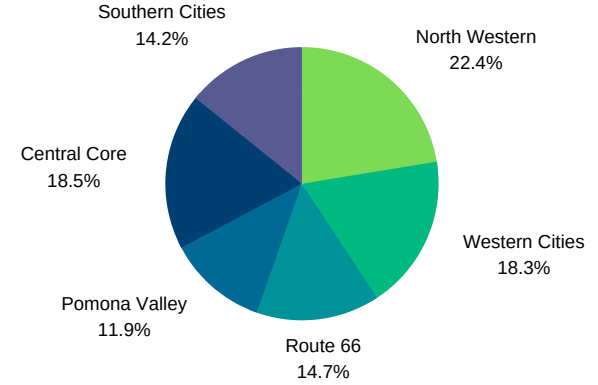
	North Western	Western Cities	Route 66	Pomona Valley	Central Core	Southern Cities
No. of Leases	206	78	71	61	65	154
YOY	-13%	-6%	0%	9%	-11%	-8%
P/SQFT	\$ 2.1	\$ 2.1	\$ 1.9	\$ 1.8	\$ 1.7	\$ 1.6
YOY	-32%	6%	-2%	16%	4%	-7%

REGIONAL SALES

Condominium & Townhouses

2020- Q2 Sales Information

PERCENTAGE OF SALES BY REGION



SALES BY THE REGION

	North Western	Western Cities	Route 66	Pomona Valley	Central Core	Southern Cities
No. of Sales	104	85	68	55	86	66
YOY	-47%	-9%	-23%	-25%	-17%	-30%
Avg. Sales Price \$	785,604	526,649	487,931	386,327	420,222	426,726
YOY	10%	-1%	10%	-2%	4%	-3%
P/SQFT \$	555	413	349	316	328	370
YOY	11%	3%	0%	4%	4%	1%
Average DOM	39	32	23	40	19	28
YOY	-9%	-17%	-28%	4%	-59%	-34%

LEASING INFORMATION

	North Western	Western Cities	Route 66	Pomona Valley	Central Core	Southern Cities
No. of Leases	111	78	47	34	39	52
YOY	-31%	26%	-15%	-3%	-5%	-40%
P/SQFT \$	2.1	2.3	1.9	1.8	1.8	1.9
YOY	-1%	19%	-3%	-21%	10%	-3%

KEY NOTES

- Condominiums and townhomes in Central Core surpass Pomona Valley in average sales price.

WHY US

SGV Housing empowers you with our understanding and experience in real estate investment and development. With our skill sets in financial analysis, entitlements, project management, market research, and sales and marketing, we possess the skill sets necessary to take an idea and dream to completion. Build to the right market, minimize the mistakes, and maximize the returns by developing with SGV Housing.



SGV HOUSING

MEET THE TEAM

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