

— MARKET INSIDER REPORT —

# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Wednesday, August 7, 2024

Courtesy of Li (Charlton) Wang

Broker



COLDWELL BANKER



## EAST SAN GABRIEL-SAN MARINO HIGH HOMES

### MARKET SNAPSHOT

The East San Gabriel-San Marino High area has had the median sale price increase by 9.2% over the last 12 months. Take a look at the details below!

#### Highest sale price of Homes

**\$2,480,000**

Sold on January 12, 2024

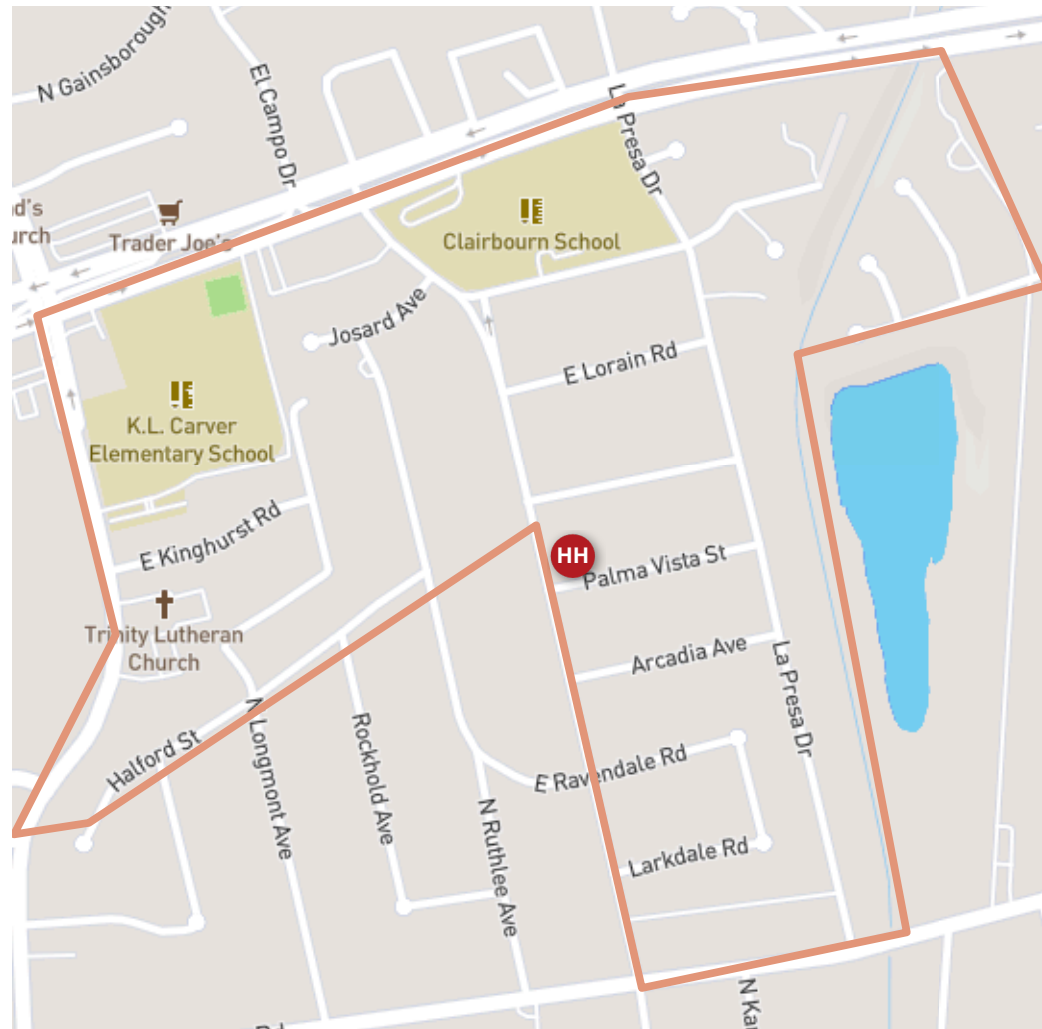
#### Average sale price of Homes

**\$1,848,833**

#### Median sale price of Homes

**\$1,802,500**

↑ Up 9.2% since  
July 2023



# EAST SAN GABRIEL-SAN MARINO HIGH HOMES MARKET PERFORMANCE

The number of East San Gabriel-San Marino High individual home sales increased by 100% in this period, with 6 sold vs 3 in the previous 12 months.



Recently Sold  
**Homes: 6**



Currently Active  
**Homes: 1**



Currently Pending  
**Homes: 1**



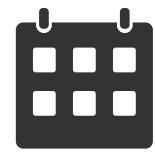
Total Individual Homes in Area  
**Individual Homes: 384**



12 Month Turn Over Rate  
**Homes: 1.6%**



Average Days on Market  
**Homes: 16**



Average Years in Home  
**Homes: 17**

# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

## AVERAGE PRICES

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As of August 7, 2024, East San Gabriel-San Marino High median sales price for homes increased by 9.2% over the last 12 months. Take a look at the details below!



Highest Sales Price

**\$2,480,000**

↑ 39.3%

Last 12 months



Median Sales Price

**\$1,802,500**

↑ 9.2%

Last 12 months



Lowest Sales Price

**\$1,191,000**

↓ 12.3%

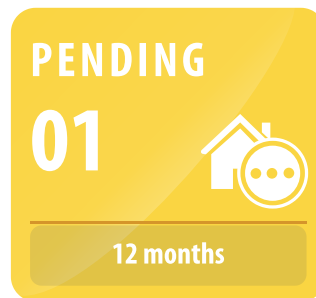
Last 12 months



# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

## FAST FACTS

Last 12 months



AVERAGE  
DAYS ON MARKET  
**16**



AVERAGE LIST PRICE  
PER SQUARE FOOT  
**\$719**  
Down from \$762



AVERAGE SOLD PRICE  
PER SQUARE FOOT  
**\$761**  
Down from \$800



AVERAGE SALE PRICE  
TO LIST PRICE  
**104.4%**

EAST SAN GABRIEL-SAN MARINO HIGH AREA HOMES

- 0 NEW (ACTIVE)
- 1 ACTIVE
- 1 PENDING
- 6 SOLD



ACTIVE

01



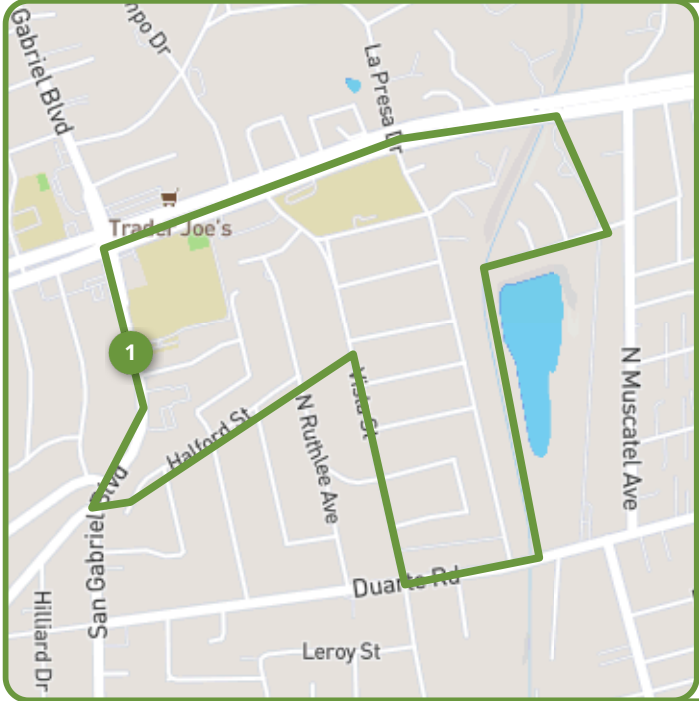
August 7, 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

ACTIVE HOME LISTINGS

Wednesday August 7, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	1315 S San Gabriel Boulevard	5	6	2,986	\$3,288,000	\$1,101	47

Showing the most recent 1 of a total of 1 active listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.  
Text me at (626) 353-4278 or email [charlton@cbnewcentury.com](mailto:charlton@cbnewcentury.com) for PRIVATE ACCESS to the full list with all property details.



# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

## ACTIVE LISTINGS

As Of Wednesday August 7, 2024



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PENDING

01



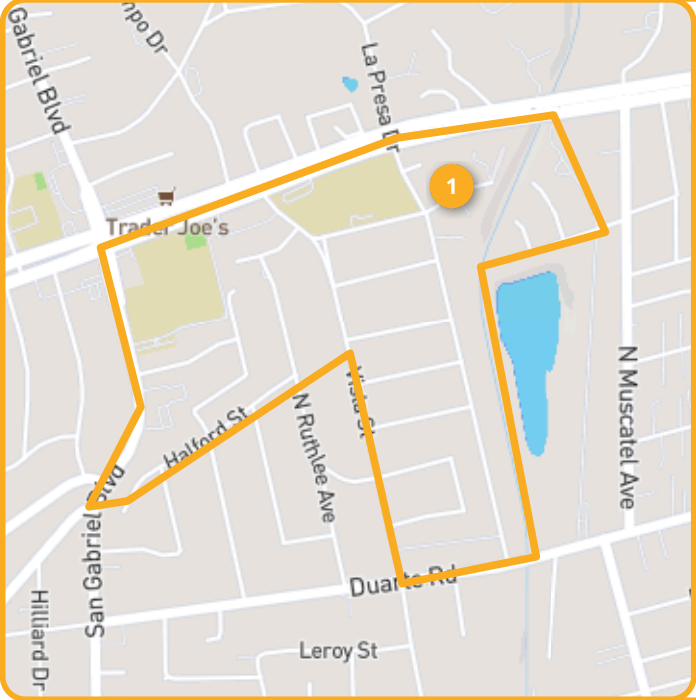
August 7, 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

PENDING HOME LISTINGS

Wednesday August 7, 2024



ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
18629 Sunnyslope Drive	3	3	1,406	\$1,328,000	\$945	17

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# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

## PENDING LISTINGS

As Of Wednesday August 7, 2024



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SOLD

06



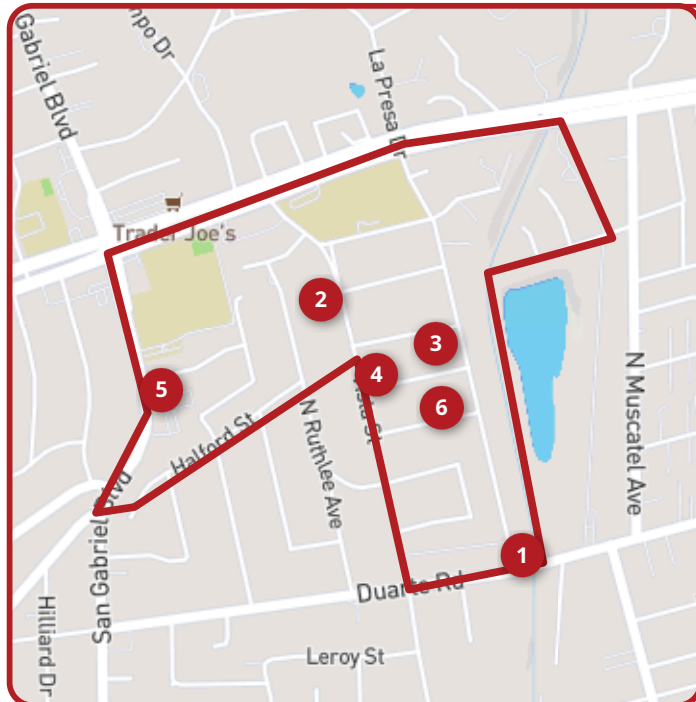
August 7, 2024

## EAST SAN GABRIEL-SAN MARINO HIGH

## Market Report

## RECENT HOME SALES

Wednesday August 7, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	8601 Duarte Road	5	4	3,361	\$1,950,000	\$2,055,000	04-8-2024	24
2	7003 N Vista Street	5	3	3,661	\$2,350,000	\$2,315,000	02-1-2024	8
3	8548 E Fairview Avenue	3	2	1,567	\$1,350,000	\$1,502,000	01-24-2024	7
4	6908 N Vista Street	4	5	3,113	\$2,480,000	\$2,480,000	01-12-2024	5
5	6882 N San Gabriel Boulevard	4	2	2,080	\$1,050,000	\$1,191,000	08-21-2023	9
6	8545 Arcadia Avenue	3	2	1,556	\$1,450,000	\$1,550,000	08-11-2023	8

Showing the most recent 6 of a total of 6 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.  
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# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

## SOLD LISTINGS

As Of Wednesday August 7, 2024



Showing the most recent 6 of a total of 6 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

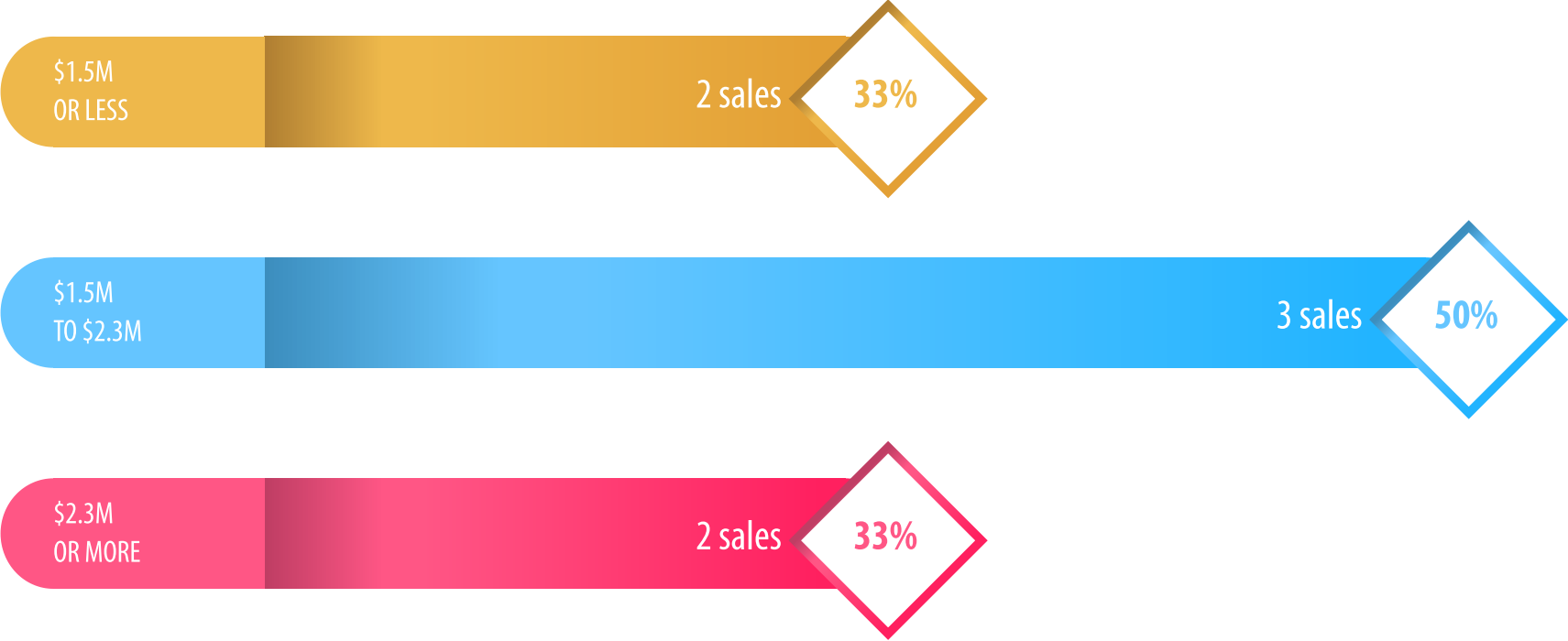
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# RECENT SALES BREAKDOWN

Last 12 Months

As of August 7, 2024

📍 East San Gabriel-San Marino High Homes



16

Average Days on Market



## EAST SAN GABRIEL-SAN MARINO HIGH HOMES

### LOOK AT WHAT PEOPLE ARE BUYING

East San Gabriel-San Marino High has seen a **STRONG DEMAND** for  
3 bedroom homes **SOLD** in the last 12 months.



# SALE TO LIST PRICE

As of August 7, 2024

📍 East San Gabriel-San Marino High Homes



Last 12 Months

**104.36%**

Average Days on Market **16**



Previous 12 Months

**104.59%**

Average Days on Market **25**



AVG. LIST PRICE



AVG. SOLD PRICE

# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 Months

## RECENT SALES



6

**As of August 7, 2024**



# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 months



AVERAGE SALES PRICE

**\$1.85m**

Up from \$1.60m

**As of August 7, 2024**

# EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 months



AVERAGE  
DAYS ON MARKET

16

As of August 7, 2024

What does this  
mean for you?

Your home VALUE may be much higher than  
you thought!

**TEXT OR CALL ME**

For Your Custom Home Value Analysis





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# ABOUT ME

As a professional real estate advisor, my focus is on ensuring client satisfaction. With years of experience in the industry, I am equipped to assist you with all your real estate needs. Whether it's finding your dream home, securing the best loan, or maximizing the value of your property when selling, I am here to guide you every step of the way. Communication is crucial to me, and I believe in keeping you informed throughout the entire process. My dedication to providing exceptional service has led to satisfied clients who have become my best source of referrals. Allow me the opportunity to earn your business, and I am confident that you will be delighted with the results.