

— MARKET INSIDER REPORT —

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

2
Thursday, May 2, 2024

Courtesy of Li (Charlton) Wang

Broker



COLDWELL BANKER

5

3

8

6

7

1

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

MARKET SNAPSHOT

The East San Gabriel-San Marino High area has had the median sale price decrease by 6.3% 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

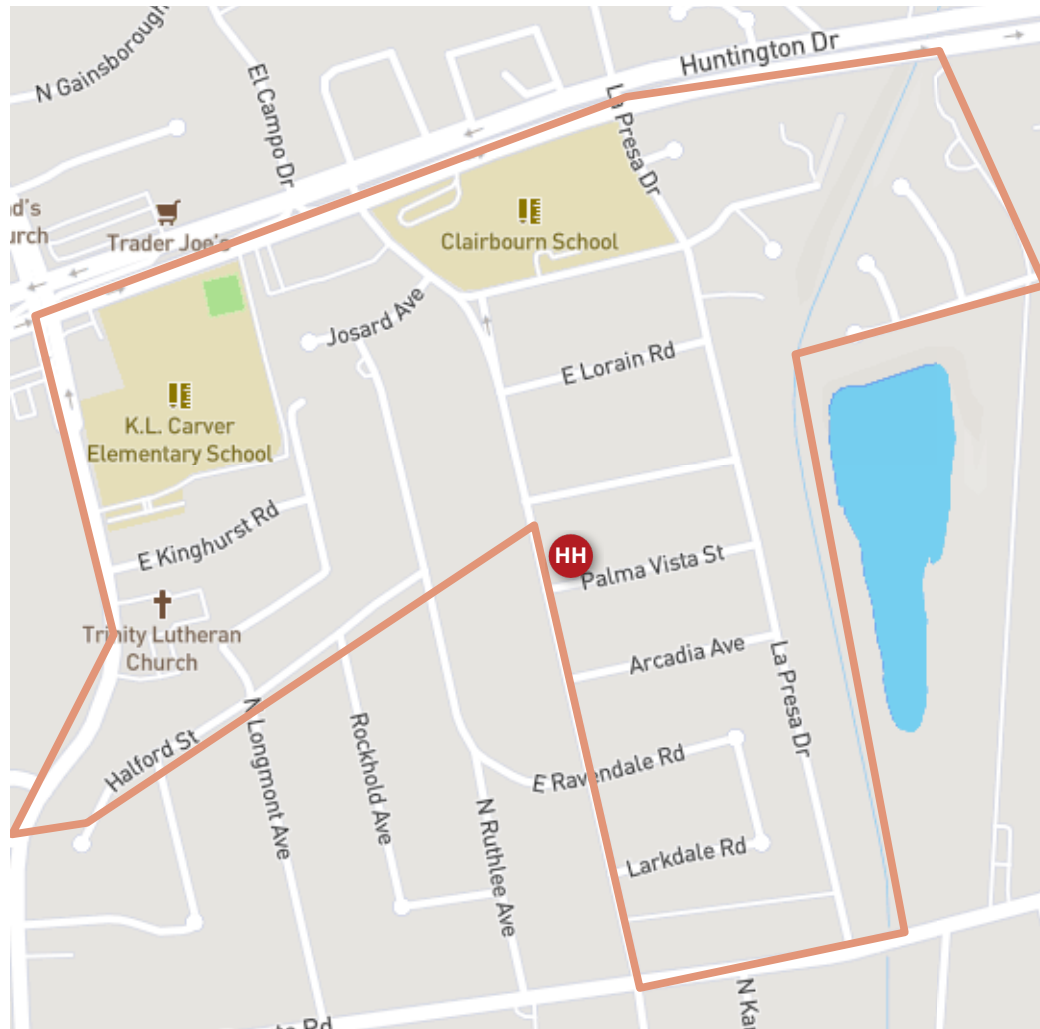
\$1,815,375

Median sale price of Homes

\$1,715,000



**Down 6.3% since
April 2023**



EAST SAN GABRIEL-SAN MARINO HIGH HOMES MARKET PERFORMANCE

The number of East San Gabriel-San Marino High individual home sales increased by 167% in this period, with 8 sold vs 3 in the previous 12 months.



Recently Sold
Homes: 8



Currently Active
Homes: 0



Currently Pending
Homes: 0



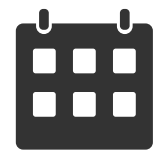
Total Individual Homes in Area
Individual Homes: 384



12 Month Turn Over Rate
Homes: 2.1%



Average Days on Market
Homes: 12



Average Years in Home
Homes: 17

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

AVERAGE PRICES

As of May 2, 2024, East San Gabriel-San Marino High median sales price for homes
fell by 6.3% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$2,480,000

↑ 33.4%

Last 12 months



Median Sales Price

\$1,715,000

↓ 6.3%

Last 12 months



Lowest Sales Price

\$1,191,000

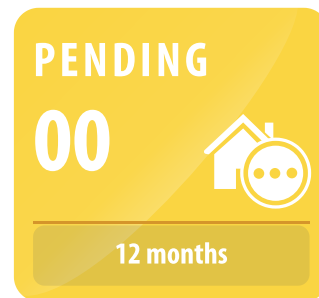
↓ 12.3%

Last 12 months

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

12



AVERAGE LIST PRICE
PER SQUARE FOOT

\$731

Up from \$707



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$778

Up from \$726



AVERAGE SALE PRICE
TO LIST PRICE

105.0%

EAST SAN GABRIEL-SAN MARINO HIGH AREA HOMES

- 0 NEW (ACTIVE)
- 0 ACTIVE
- 0 PENDING
- 8 SOLD



ACTIVE

00



May 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

ACTIVE HOME LISTINGS

Thursday May 2, 2024

If you're thinking of SELLING in East San Gabriel-San Marino High... Great News!

Your Home will not have ANY COMPETITION if you put it on the market right TODAY!

Prices are typically much higher when supply is LOW and DEMAND IS HIGH.

Get your EXACT home value text or call Li-Charlton at (626) 353-4278.

If you're looking to BUY a HOME in this area...

Unfortunately at this moment, there are no active listings in this area. If you would like to be the FIRST TO KNOW about any buying opportunities in this area, please reach out to me so we can get you notified, in some cases even before the MLS and ZILLOW so you can have an early opportunity.

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

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Showing the most recent 0 of a total of 0 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 for PRIVATE ACCESS to the full list with all property details.

PENDING

00



May 2, 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

PENDING HOME LISTINGS

Thursday May 2, 2024



ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM

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SOLD

08



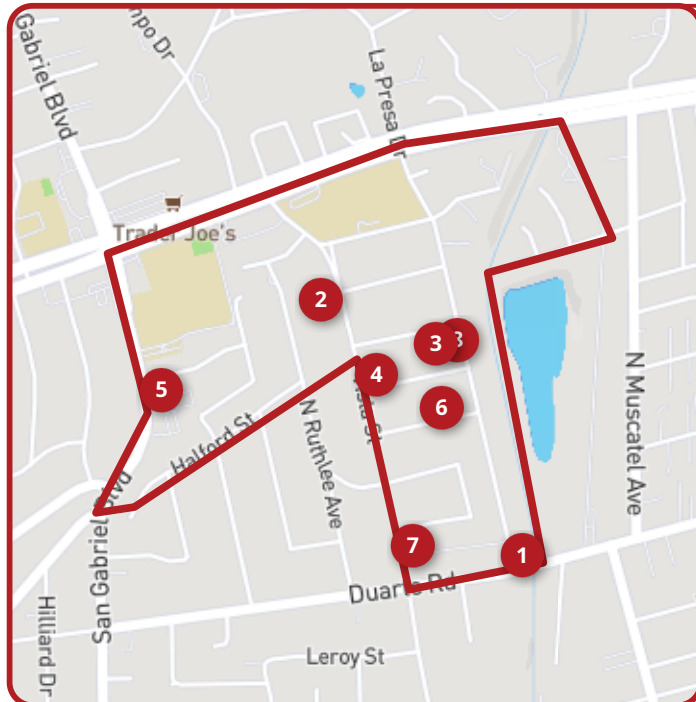
May 2, 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

RECENT HOME SALES

Thursday May 2, 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
7	8502 Larkdale Road	3	3	2,279	\$1,799,000	\$1,780,000	07-20-2023	33
8	6919 La Presa Drive	3	2	1,872	\$1,399,000	\$1,650,000	07-7-2023	6

Showing the most recent 8 of a total of 8 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 Thursday May 2, 2024



Showing the most recent 8 of a total of 8 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

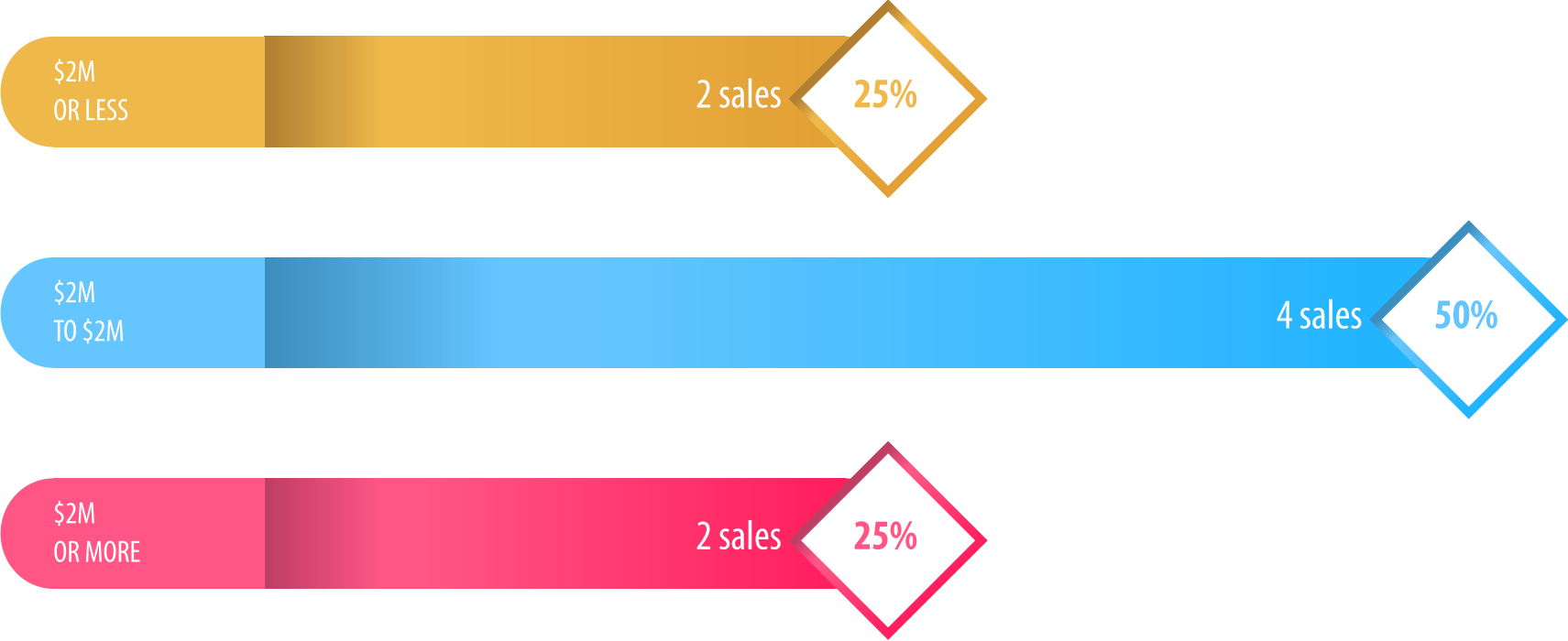
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RECENT SALES BREAKDOWN

Last 12 Months

As of May 2, 2024

📍 East San Gabriel-San Marino High Homes



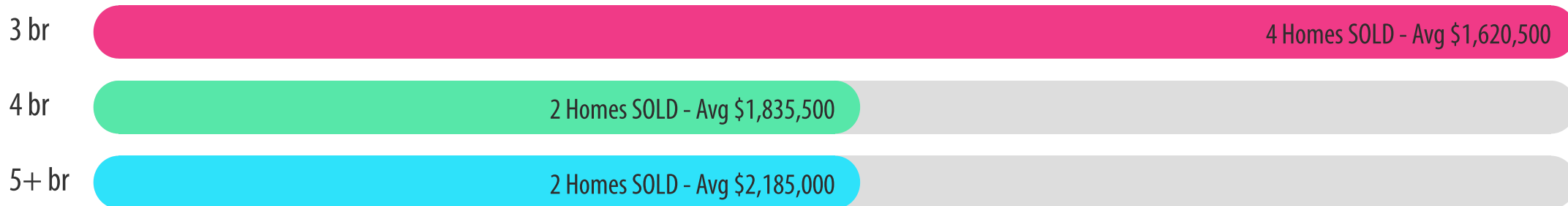
12

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 May 2, 2024

📍 East San Gabriel-San Marino High Homes



Last 12 Months
105.03%

Average Days on Market **12**

Previous 12 Months
103.63%

Average Days on Market **20**



AVG. LIST PRICE



AVG. SOLD PRICE

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 Months

RECENT SALES



8

As of May 2, 2024

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.82m

Up from \$1.68m

As of May 2, 2024

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

12

As of May 2, 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



LI (CHARLTON) WANG

Coldwell Banker New Century

01957892

(626) 353-4278

www.cbnewcentury.com



charlton@cbnewcentury.com | 960 E. Las Tunas Dr. Suite A | San Gabriel, CA 91776