

— MARKET INSIDER REPORT —

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Thursday, July 4, 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 6.6% 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

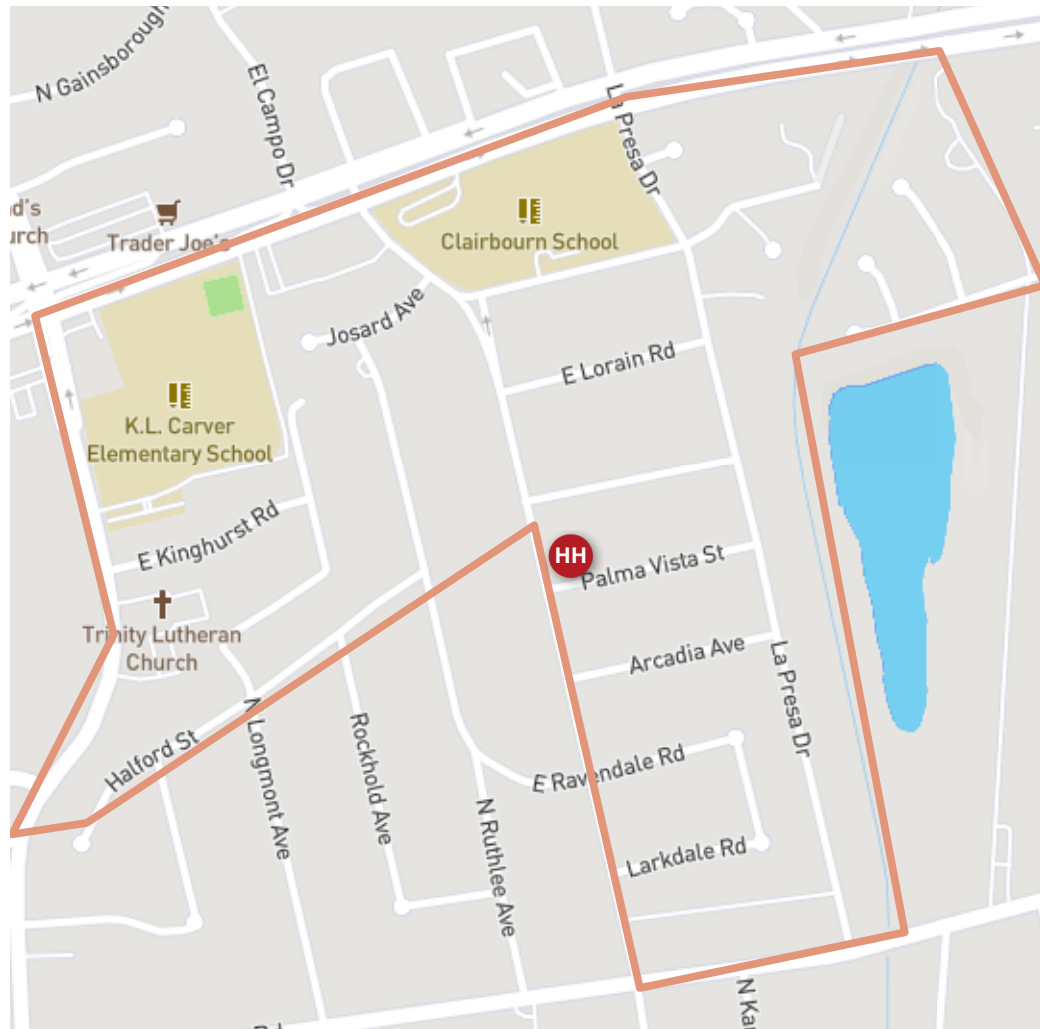
Average sale price of Homes

\$1,815,375

Median sale price of Homes

\$1,715,000

↑ Up 6.6% since
June 2023



EAST SAN GABRIEL-SAN MARINO HIGH HOMES MARKET PERFORMANCE

The number of East San Gabriel-San Marino High individual home sales increased by 300% in this period, with 8 sold vs 2 in the previous 12 months.



Recently Sold
Homes: 8



Currently Active
Homes: 1



Currently Pending
Homes: 0



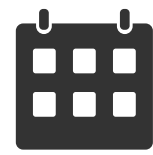
Total Individual Homes in Area
Individual Homes: 384



12 Month Turn Over Rate
Homes: 2.1%



Average Days on Market
Homes: 13



Average Years in Home
Homes: 17

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

AVERAGE PRICES

As of July 4, 2024, East San Gabriel-San Marino High median sales price for homes increased by 6.6% 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

↑ 6.6%

Last 12 months



Lowest Sales Price

\$1,191,000

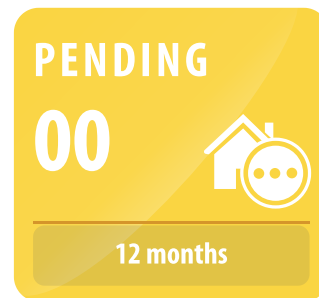
↓ 12.3%

Last 12 months

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

13



AVERAGE LIST PRICE
PER SQUARE FOOT

\$731

Up from \$656



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$778

Up from \$678

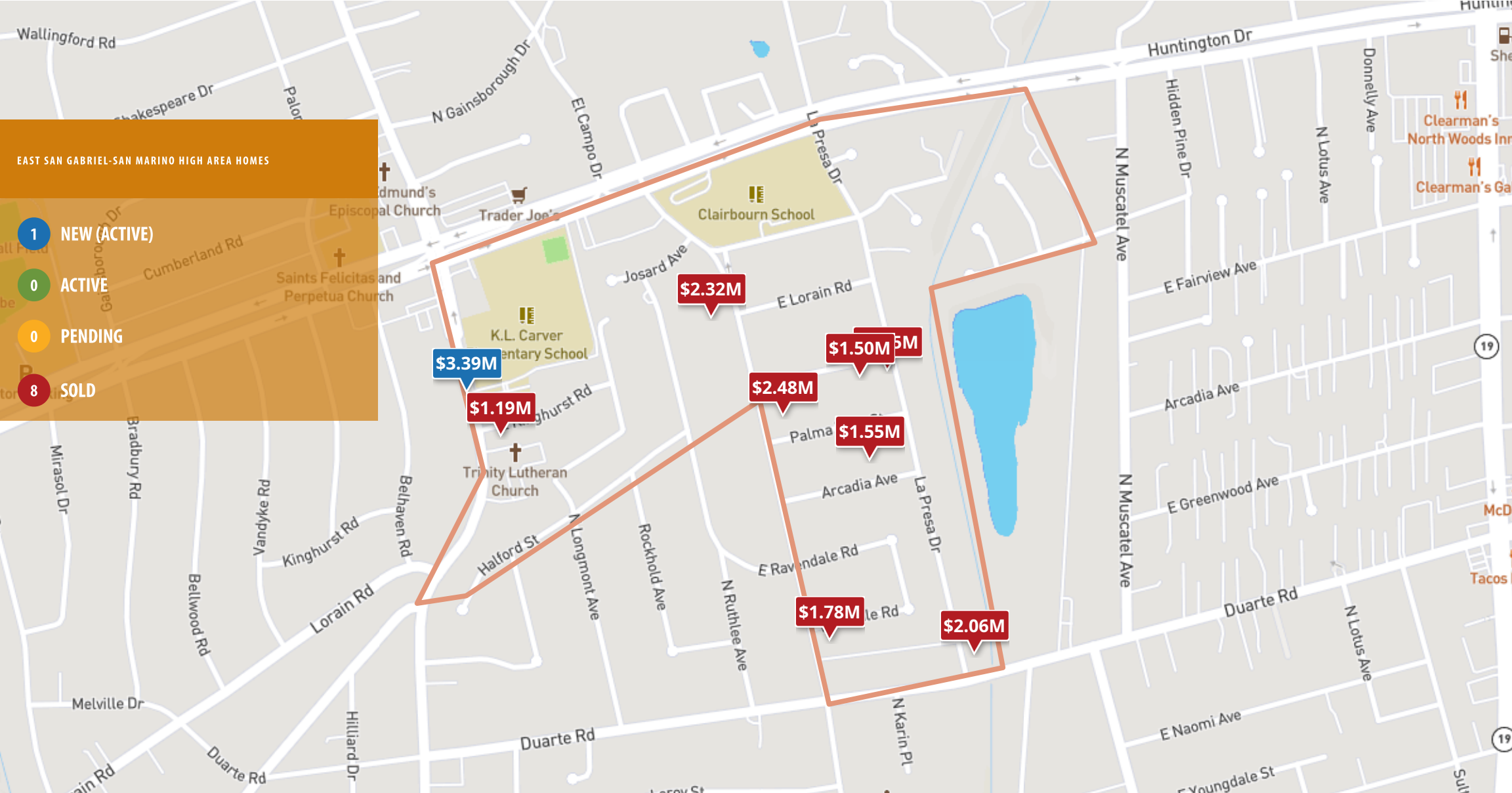


AVERAGE SALE PRICE
TO LIST PRICE

105.0%

EAST SAN GABRIEL-SAN MARINO HIGH AREA HOMES

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



ACTIVE

01



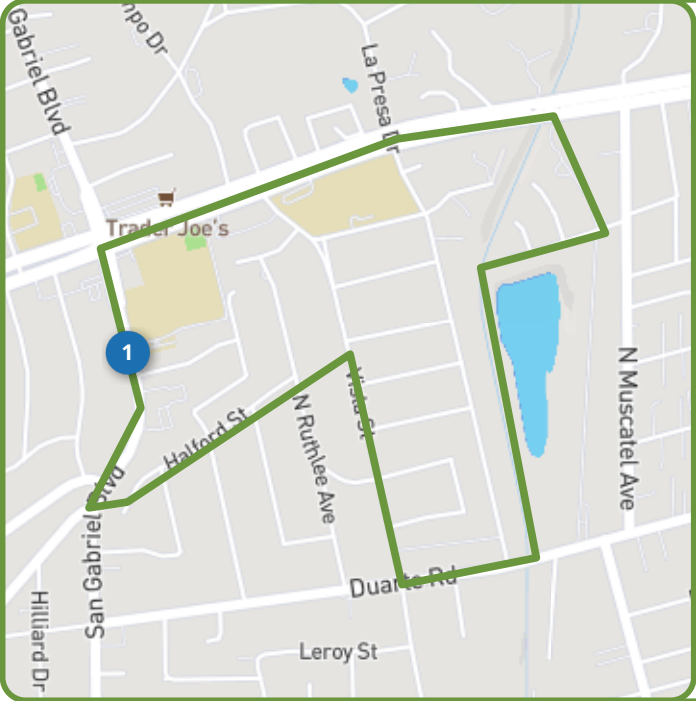
July 4, 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

ACTIVE HOME LISTINGS

Thursday July 4, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	1315 S San Gabriel Boulevard	5	6	2,986	\$3,388,000	\$1,135	13

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 for PRIVATE ACCESS to the full list with all property details.

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

ACTIVE LISTINGS

As Of Thursday July 4, 2024



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 for PRIVATE ACCESS to the full list with all property details.

SOLD

08



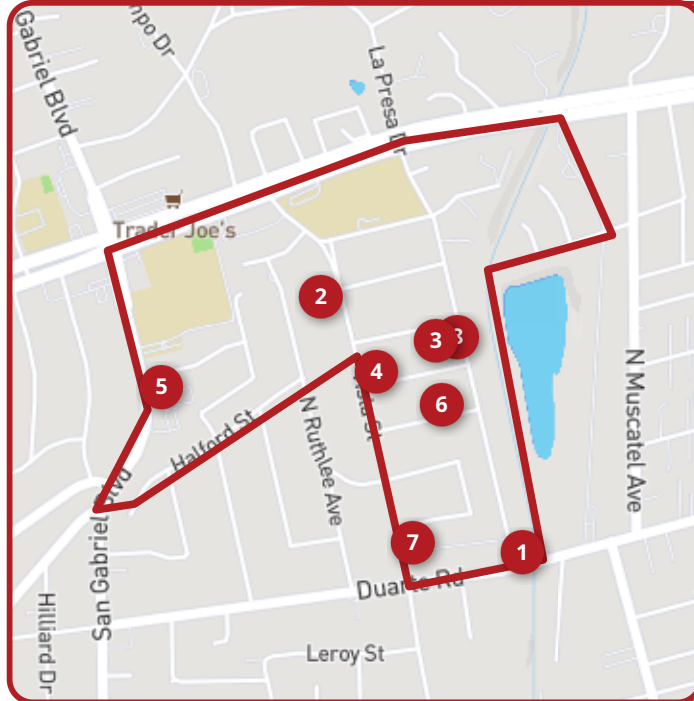
July 4, 2024

EAST SAN GABRIEL-SAN MARINO HIGH

Market Report

RECENT HOME SALES

Thursday July 4, 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.
Text me at (626) 353-4278 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

SOLD LISTINGS

As Of Thursday July 4, 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.

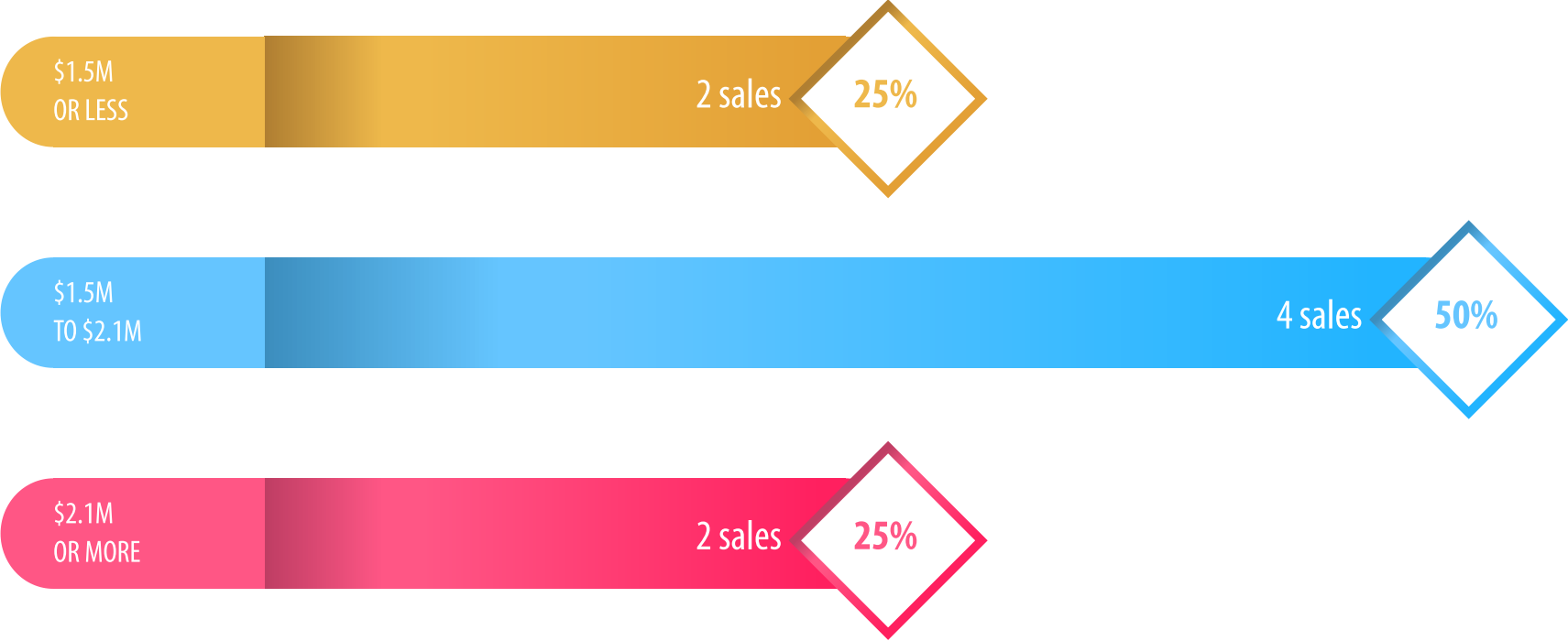
Text me at (626) 353-4278 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

RECENT SALES BREAKDOWN

Last 12 Months

As of July 4, 2024

📍 East San Gabriel-San Marino High Homes



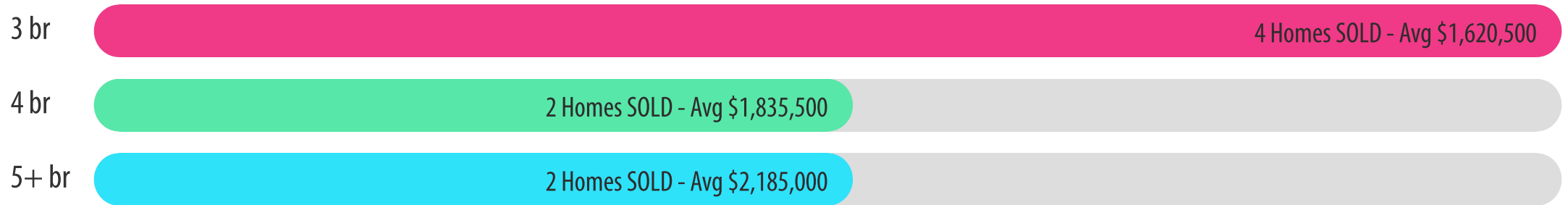
13

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 July 4, 2024

📍 East San Gabriel-San Marino High Homes



Last 12 Months
105.03%

Average Days on Market **13**



Previous 12 Months
104.78%

Average Days on Market **21**



AVG. LIST PRICE



AVG. SOLD PRICE

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 Months

RECENT SALES



8

As of July 4, 2024

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.82m

Up from \$1.61m

As of July 4, 2024

EAST SAN GABRIEL-SAN MARINO HIGH HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

13

As of July 4, 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

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.