

— MARKET INSIDER REPORT —

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

Thursday, June 6, 2024

Courtesy of Li (Charlton) Wang

Broker



EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

MARKET SNAPSHOT

The East San Gabriel-Longden-Duarte area has had the median sale price increase by 20.1% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$1,510,000

Sold on November 28, 2023

Average sale price of Homes

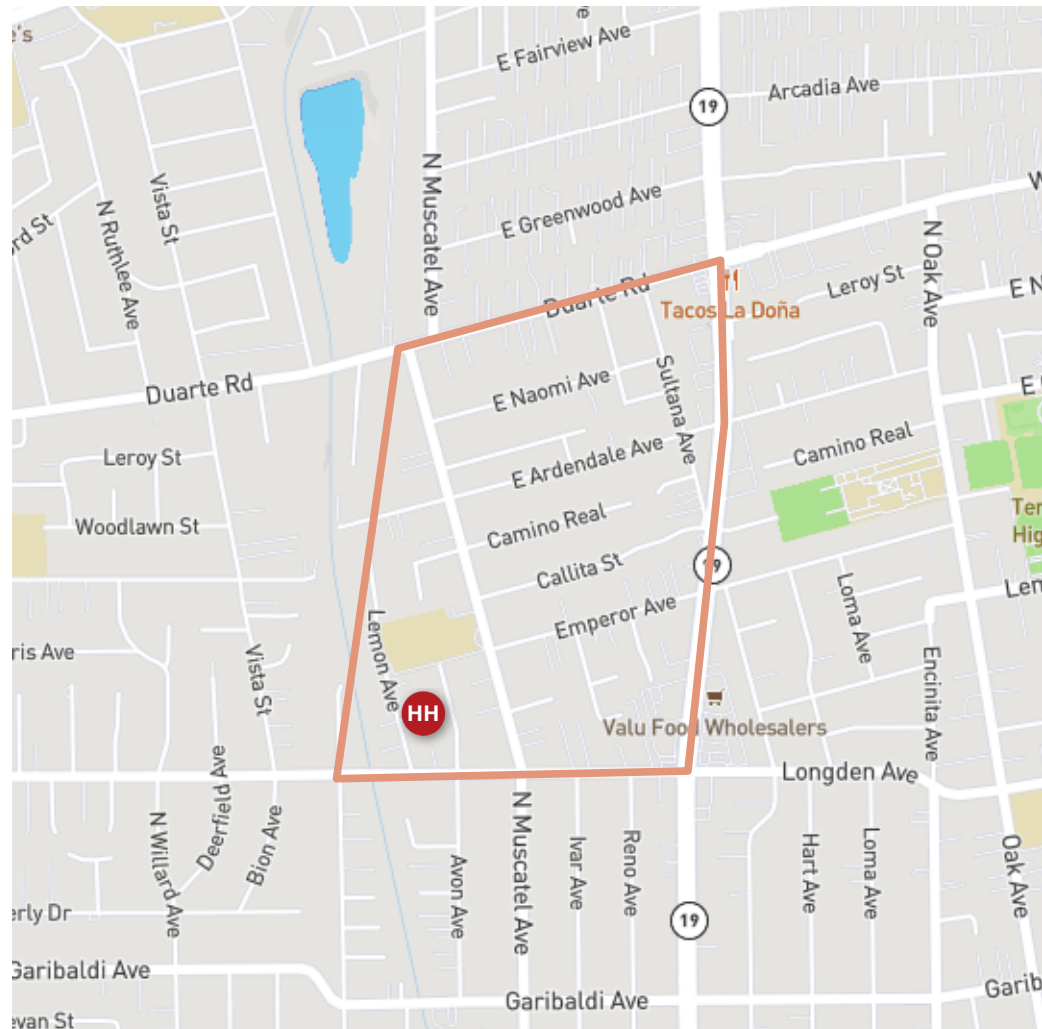
\$1,233,889

Median sale price of Homes

\$1,286,000



**Up 20.1% since
May 2023**



EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

MARKET PERFORMANCE

The number of East San Gabriel-Longden-Duarte individual home sales decreased by 36% in this period, with 9 sold vs 14 in the previous 12 months.



Recently Sold
Homes: 9



Currently Active
Homes: 2



Currently Pending
Homes: 0



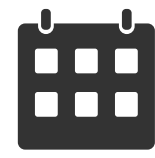
Total Individual Homes in Area
Individual Homes: 572



12 Month Turn Over Rate
Homes: 1.6%



Average Days on Market
Homes: 17



Average Years in Home
Homes: 17

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

AVERAGE PRICES

As of June 6, 2024, East San Gabriel-Longden-Duarte median sales price for homes increased by 20.1% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$1,510,000

↓ 27.4%
Last 12 months



Median Sales Price

\$1,286,000

↑ 20.1%
Last 12 months



Lowest Sales Price

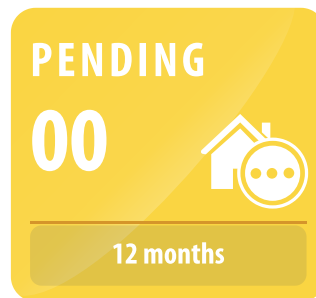
\$900,000

↑ 8.4%
Last 12 months

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

17



AVERAGE LIST PRICE
PER SQUARE FOOT

\$715

Up from \$637



AVERAGE SOLD PRICE
PER SQUARE FOOT

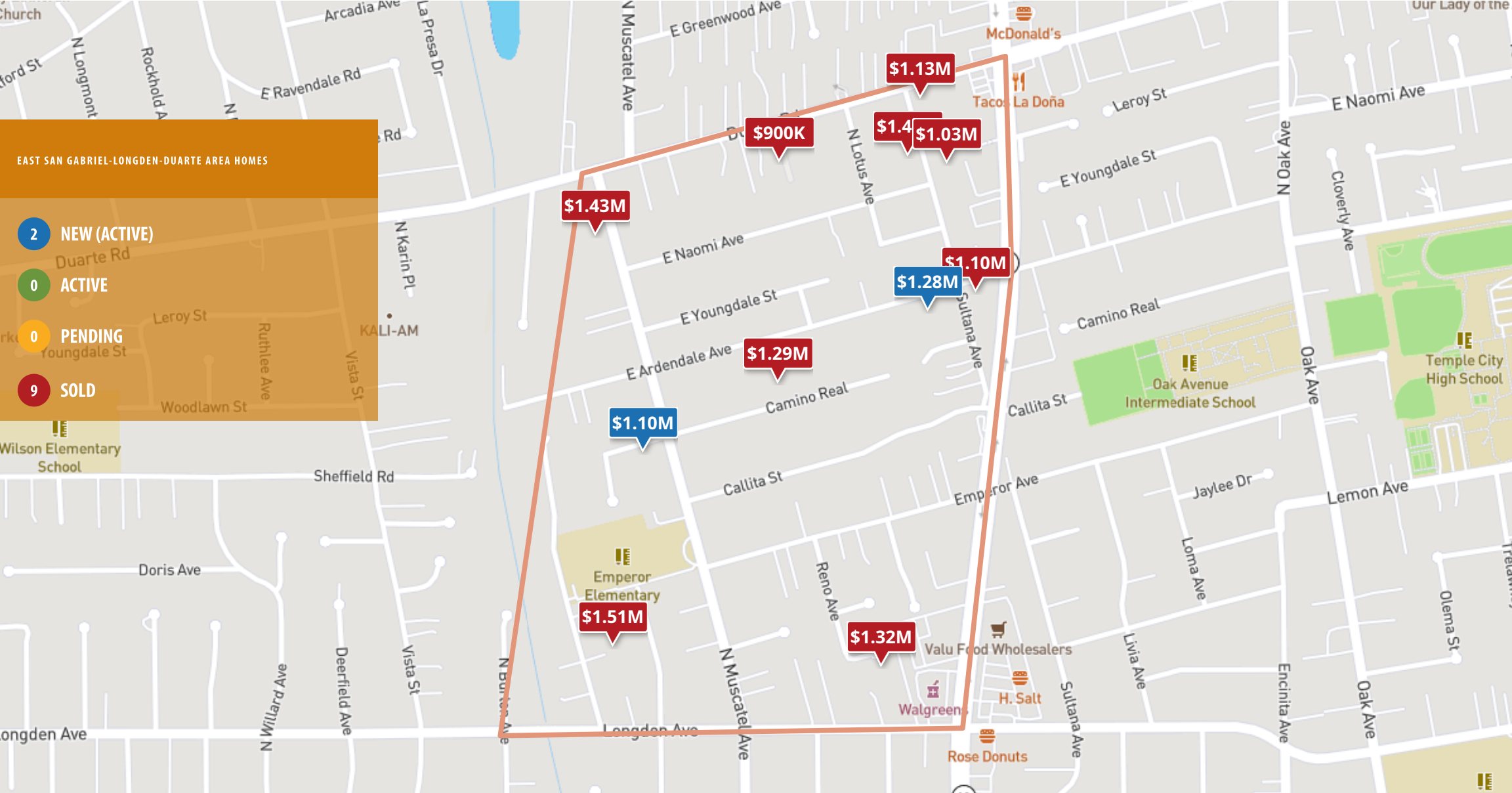
\$747

Up from \$641



AVERAGE SALE PRICE
TO LIST PRICE

104.3%



ACTIVE

02



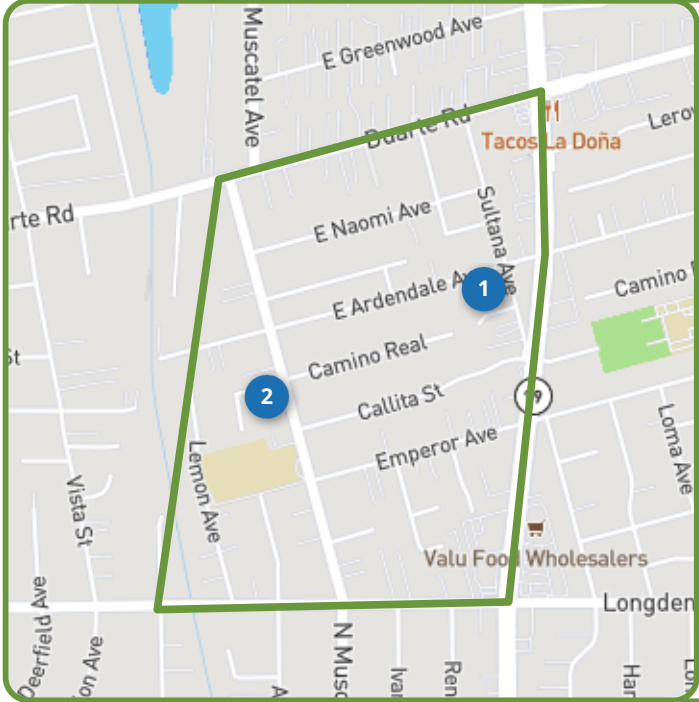
June 6, 2024

EAST SAN GABRIEL-LONGDEN-DUARTE

Market Report

ACTIVE HOME LISTINGS

Thursday June 6, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	8924 Ardendale Avenue	4	3	2,387	\$1,275,000	\$534	18
2	8672 Brentford Road	3	2	1,149	\$1,099,000	\$956	21

Showing the most recent 2 of a total of 2 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-LONGDEN-DUARTE HOMES

ACTIVE LISTINGS

As Of Thursday June 6, 2024



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PENDING

00



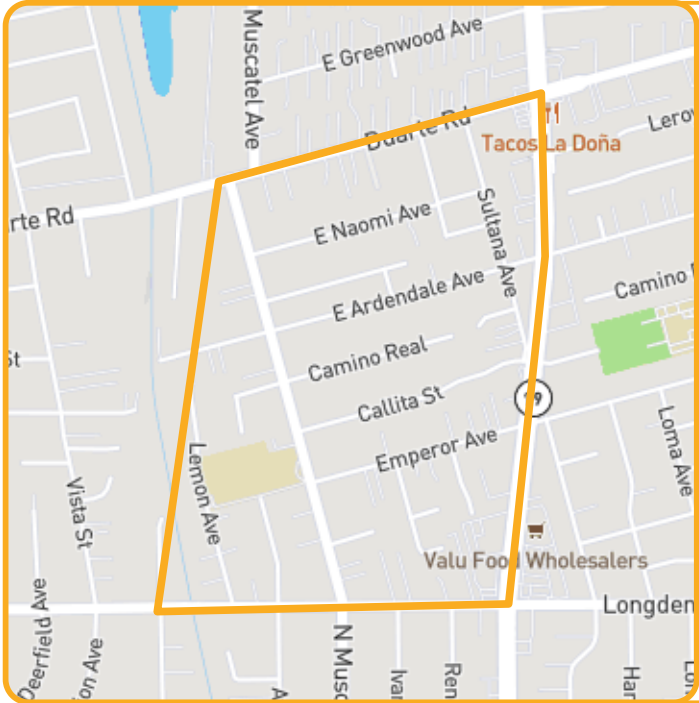
June 6, 2024

EAST SAN GABRIEL-LONGDEN-DUARTE

Market Report

PENDING HOME LISTINGS

Thursday June 6, 2024



ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM

Showing the most recent 0 of a total of 0 pending 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-LONGDEN-DUARTE HOMES

PENDING LISTINGS

As Of Thursday June 6, 2024

Showing the most recent 0 of a total of 0 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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SOLD

09



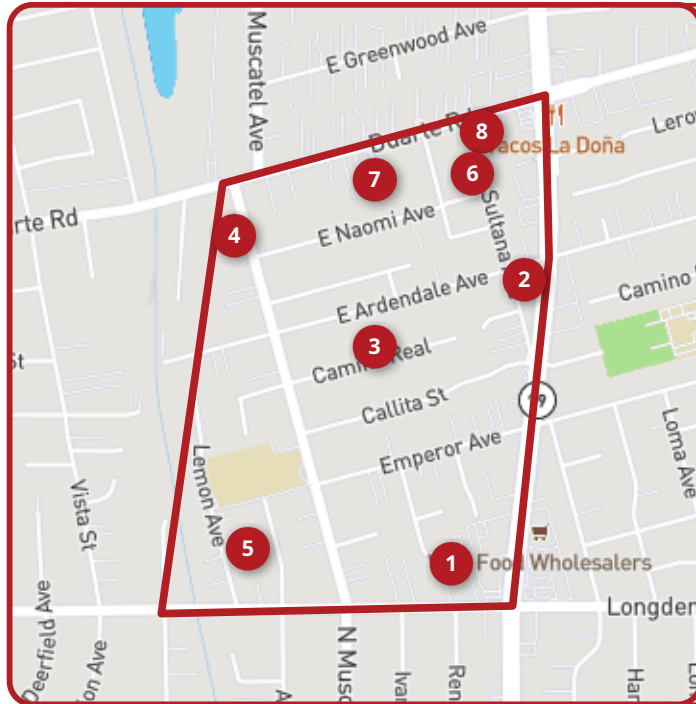
June 6, 2024

EAST SAN GABRIEL-LONGDEN-DUARTE

Market Report

RECENT HOME SALES

Thursday June 6, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	8914 Fortson Drive	4	3	1,432	\$1,388,000	\$1,320,000	04-24-2024	34
2	6658 Sultana Avenue	3	2	1,712	\$1,098,000	\$1,100,000	04-5-2024	6
3	8859 Camino Real	3	2	1,306	\$1,180,000	\$1,286,000	03-26-2024	11
4	6719 N Muscatel Avenue	4	3	2,613	\$1,198,000	\$1,425,000	02-22-2024	11
5	6338 Lemon Avenue	4	4	2,397	\$1,418,000	\$1,510,000	11-28-2023	12
6	6817 Sultana Ave	4	3	1,999	\$1,499,000	\$1,400,000	11-17-2023	21
7	6827 Mayesdale Avenue	2	2	817	\$790,992	\$900,000	11-8-2023	12
8	8938 Duarte Road	4	3	1,836	\$1,165,000	\$1,130,000	10-2-2023	34

Showing the most recent 8 of a total of 9 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-LONGDEN-DUARTE HOMES

SOLD LISTINGS

As Of Thursday June 6, 2024



Showing the most recent 8 of a total of 9 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

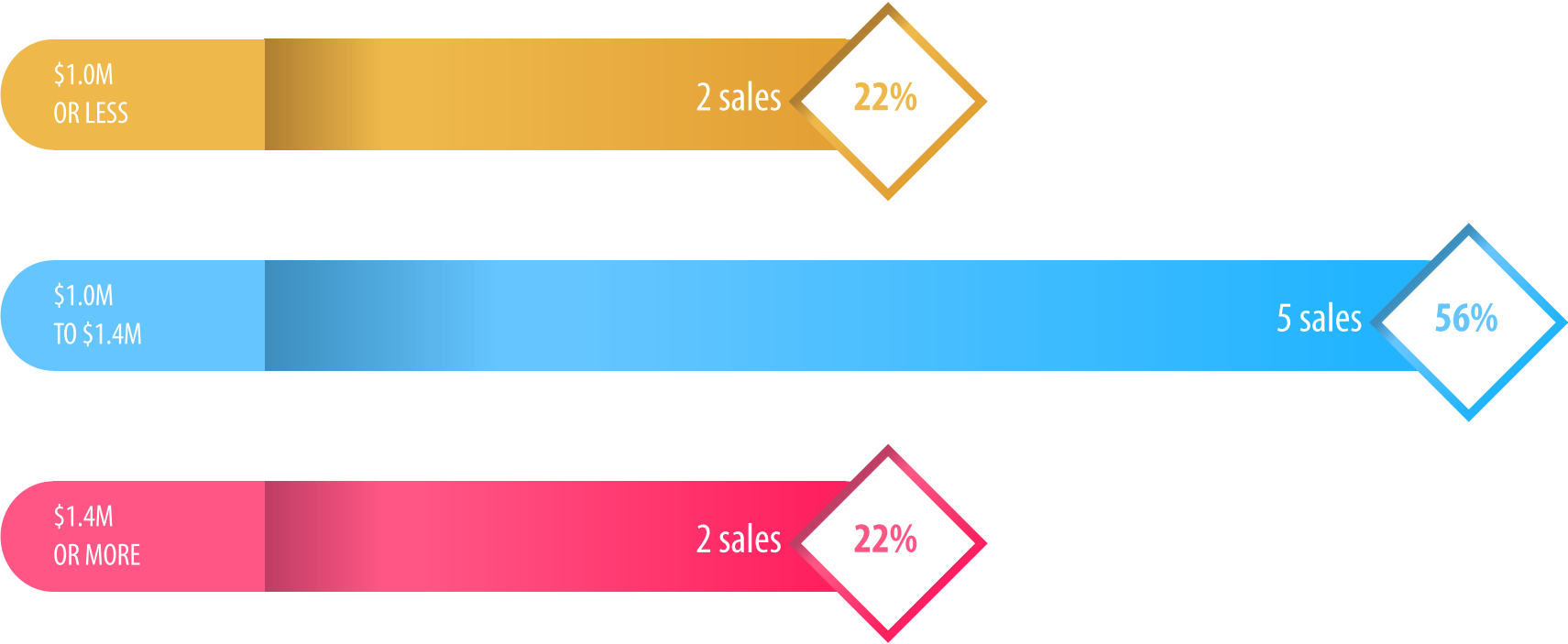
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RECENT SALES BREAKDOWN

Last 12 Months

As of June 6, 2024

📍 East San Gabriel-Longden-Duarte Homes



17

Average Days on Market

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

LOOK AT WHAT PEOPLE ARE BUYING

East San Gabriel-Longden-Duarte has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of June 6, 2024

📍 East San Gabriel-Longden-Duarte Homes



Last 12 Months
104.30%

Average Days on Market 17



Previous 12 Months
99.23%

Average Days on Market 19



AVG. LIST PRICE



AVG. SOLD PRICE

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

Last 12 Months

RECENT SALES

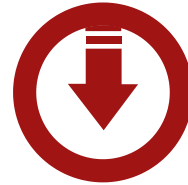


9

As of June 6, 2024

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.23m

Down from \$1.24m

As of June 6, 2024

EAST SAN GABRIEL-LONGDEN-DUARTE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

17

As of June 6, 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.