

— MARKET INSIDER REPORT —

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

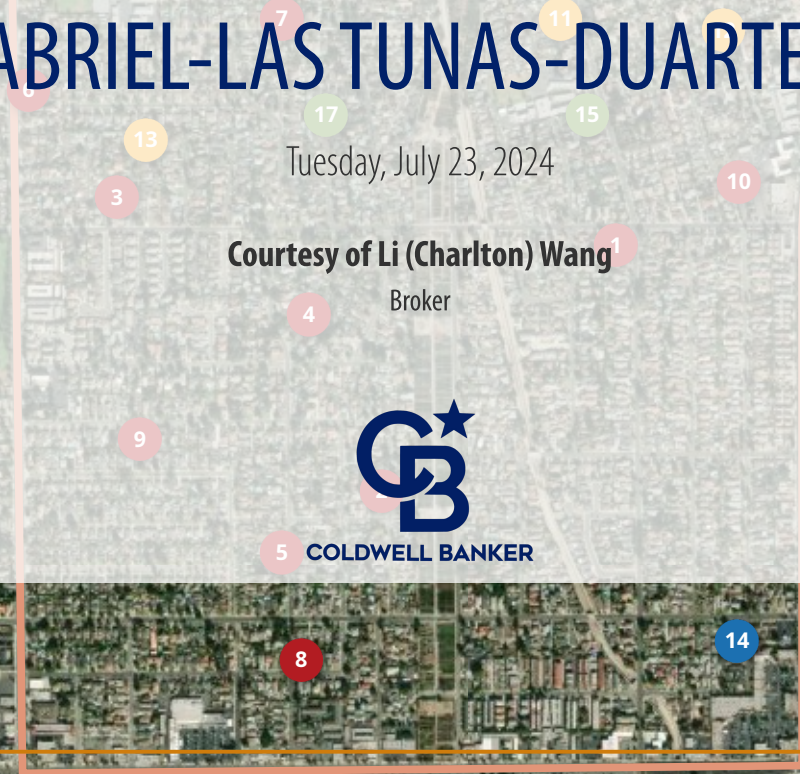
Tuesday, July 23, 2024

Courtesy of Li (Charlton) Wang¹

Broker



5 COLDWELL BANKER



SAN GABRIEL-LAS TUNAS-DUARTE HOMES

MARKET SNAPSHOT

The San Gabriel-Las Tunas-Duarte area has had the median sale price increase by 11.7% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$2,000,000

Sold on August 1, 2023

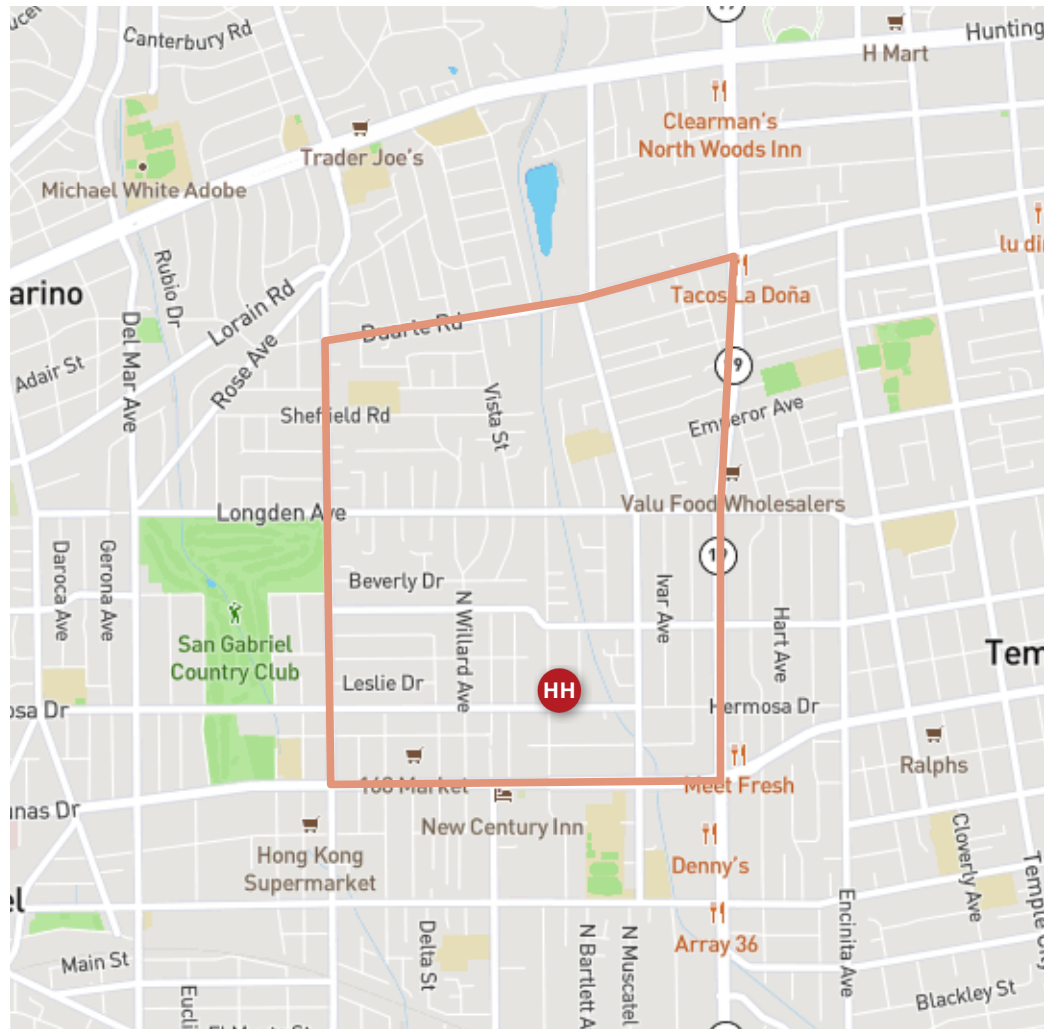
Average sale price of Homes

\$1,269,987

Median sale price of Homes

\$1,229,000

↑ Up 11.7% since
June 2023



SAN GABRIEL-LAS TUNAS-DUARTE HOMES MARKET PERFORMANCE

The number of San Gabriel-Las Tunas-Duarte individual home sales decreased by 20% in this period, with 44 sold vs 55 in the previous 12 months.



Recently Sold
Homes: 44



Currently Active
Homes: 4



Currently Pending
Homes: 3



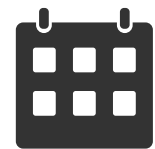
Total Individual Homes in Area
Individual Homes: 2,588



12 Month Turn Over Rate
Homes: 1.7%



Average Days on Market
Homes: 29



Average Years in Home
Homes: 17

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

AVERAGE PRICES

As of July 23, 2024, San Gabriel-Las Tunas-Duarte median sales price for homes increased by 11.7% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$2,000,000

↓ 50.0%

Last 12 months



Median Sales Price

\$1,229,000

↑ 11.7%

Last 12 months



Lowest Sales Price

\$825,000

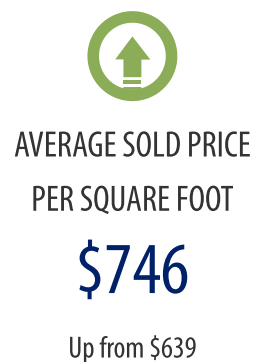
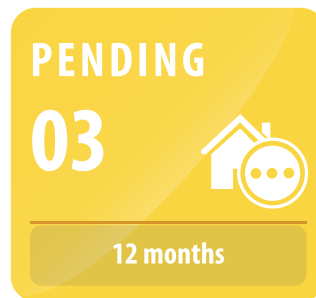
↑ 12.4%

Last 12 months

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

FAST FACTS

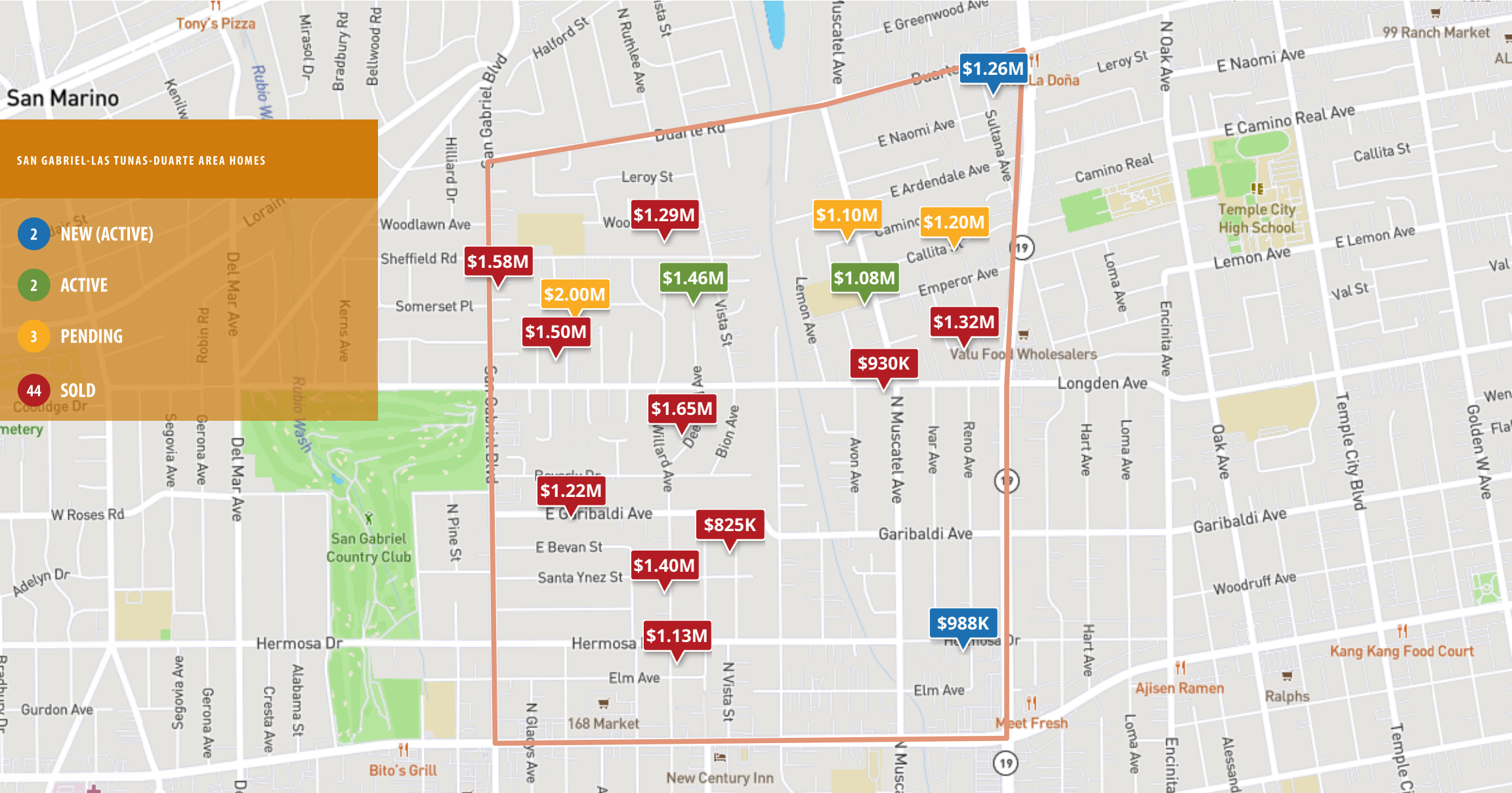
Last 12 months



San Marino

SAN GABRIEL-LAS TUNAS-DUARTE AREA HOMES

- 2 NEW (ACTIVE)
- 2 ACTIVE
- 3 PENDING
- 44 SOLD



ACTIVE

04



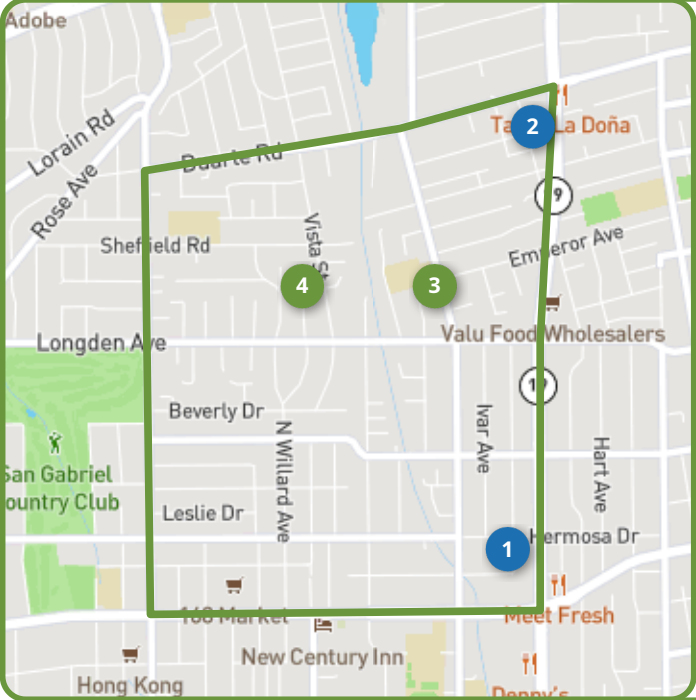
July 23, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

ACTIVE HOME LISTINGS

Tuesday July 23, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	5833 Reno Avenue	2	2	1,136	\$988,000	\$870	10
2	6812 Sultana Avenue	3	2	1,726	\$1,260,000	\$730	12
3	6379 N Muscatel Avenue	3	3	1,472	\$1,075,000	\$730	46
4	6371 Deerfield Ave	4	2	2,212	\$1,464,000	\$662	122

Showing the most recent 4 of a total of 4 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.

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

ACTIVE LISTINGS

As Of Tuesday July 23, 2024



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PENDING

03



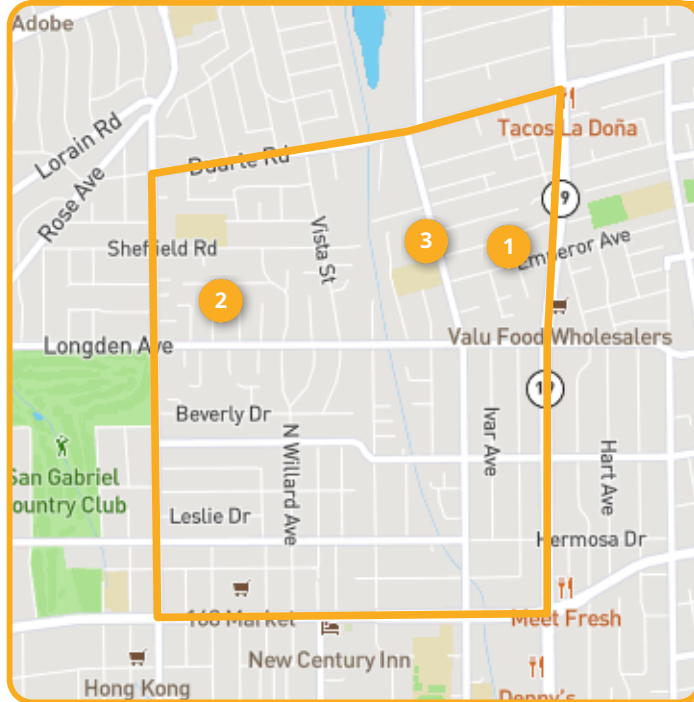
July 23, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

PENDING HOME LISTINGS

Tuesday July 23, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	8902 Callita Street	3	2	1,949	\$1,199,000	\$615	12
2	6354 N Charlotte Avenue	5	4	3,553	\$2,000,000	\$563	26
3	8672 Brentford Road	3	2	1,149	\$1,099,000	\$956	60

Showing the most recent 3 of a total of 3 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.

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SAN GABRIEL-LAS TUNAS-DUARTE HOMES

PENDING LISTINGS

As Of Tuesday July 23, 2024



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SOLD

44



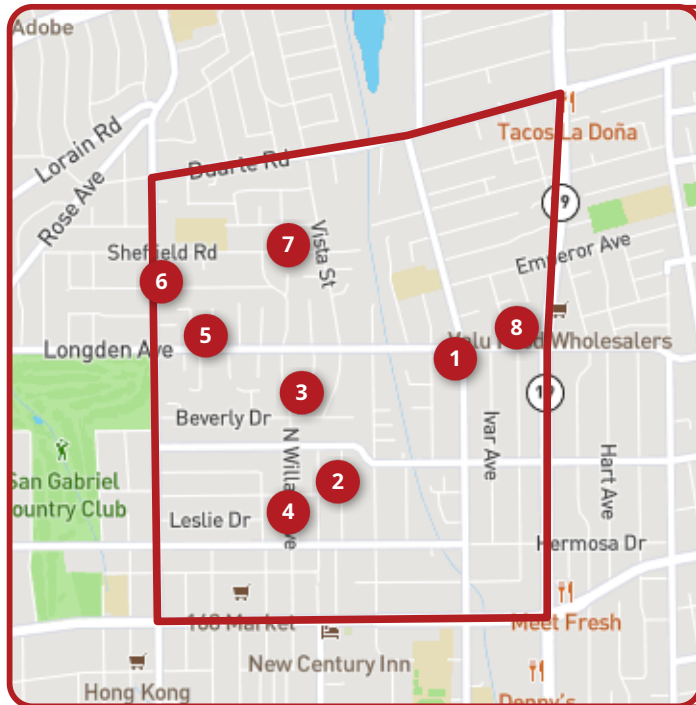
July 23, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

RECENT HOME SALES

Tuesday July 23, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	8760 Longden Avenue	3	2	1,004	\$898,800	\$930,000	07-8-2024	17
2	6019 N Vista Street	2	2	1,168	\$825,000	\$825,000	07-5-2024	8
3	6233 Deerfield Avenue	3	2	1,809	\$1,590,000	\$1,650,000	06-27-2024	6
4	5943 N Willard Avenue	3	4	1,673	\$1,299,000	\$1,400,000	06-25-2024	0
5	6319 N N Charlotte Avenue	4	3	1,991	\$1,399,000	\$1,500,000	05-31-2024	5
6	8205 Somerset Place	4	3	3,562	\$1,500,000	\$1,575,000	05-20-2024	13
7	8429 Sheffield Road	3	2	1,677	\$1,328,000	\$1,290,000	04-29-2024	104
8	8914 Fortson Drive	4	3	1,432	\$1,388,000	\$1,320,000	04-24-2024	34

Showing the most recent 8 of a total of 44 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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SAN GABRIEL-LAS TUNAS-DUARTE HOMES

SOLD LISTINGS

As Of Tuesday July 23, 2024



Showing the most recent 8 of a total of 44 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

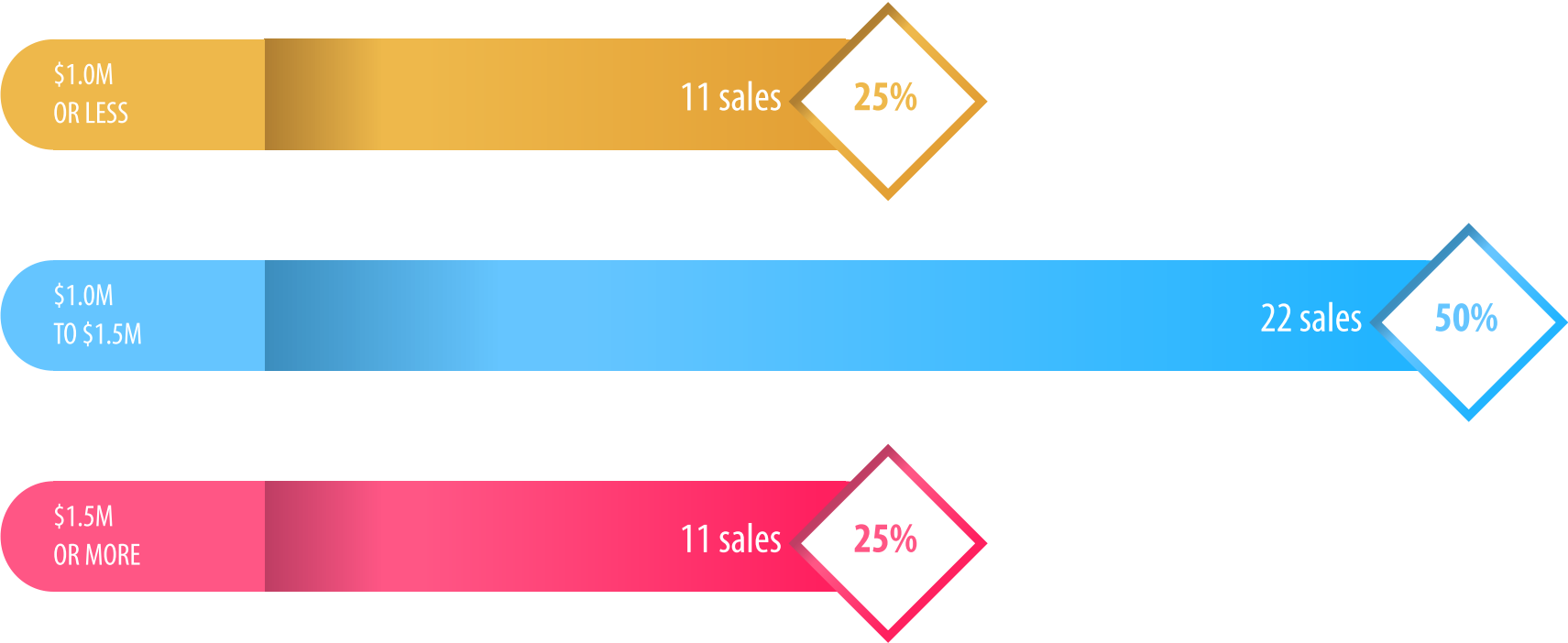
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RECENT SALES BREAKDOWN

Last 12 Months

As of July 23, 2024

📍 San Gabriel-Las Tunas-Duarte Homes



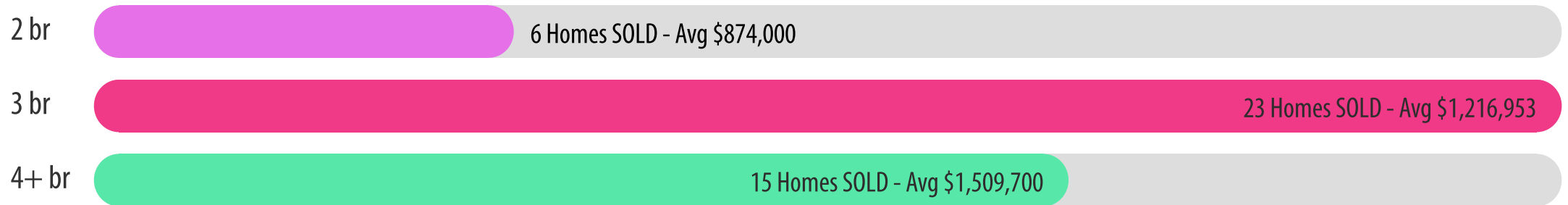
29

Average Days on Market

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

LOOK AT WHAT PEOPLE ARE BUYING

San Gabriel-Las Tunas-Duarte has seen a **STRONG DEMAND** for
3 bedroom homes SOLD in the last 12 months.



SALE TO LIST PRICE

As of July 23, 2024

San Gabriel-Las Tunas-Duarte Homes



Last 12 Months
107.22%

Average Days on Market 29



Previous 12 Months
99.62%

Average Days on Market 35



AVG. LIST PRICE



AVG. SOLD PRICE

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 Months

RECENT SALES



44

As of July 23, 2024

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.27m

Up from \$1.27m

As of July 23, 2024

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

29

As of July 23, 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.