

— MARKET INSIDER REPORT —

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Wednesday, June 5, 2024

Courtesy of Li (Charlton) Wang

Broker



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 7.7% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$4,000,000

Sold on June 12, 2023

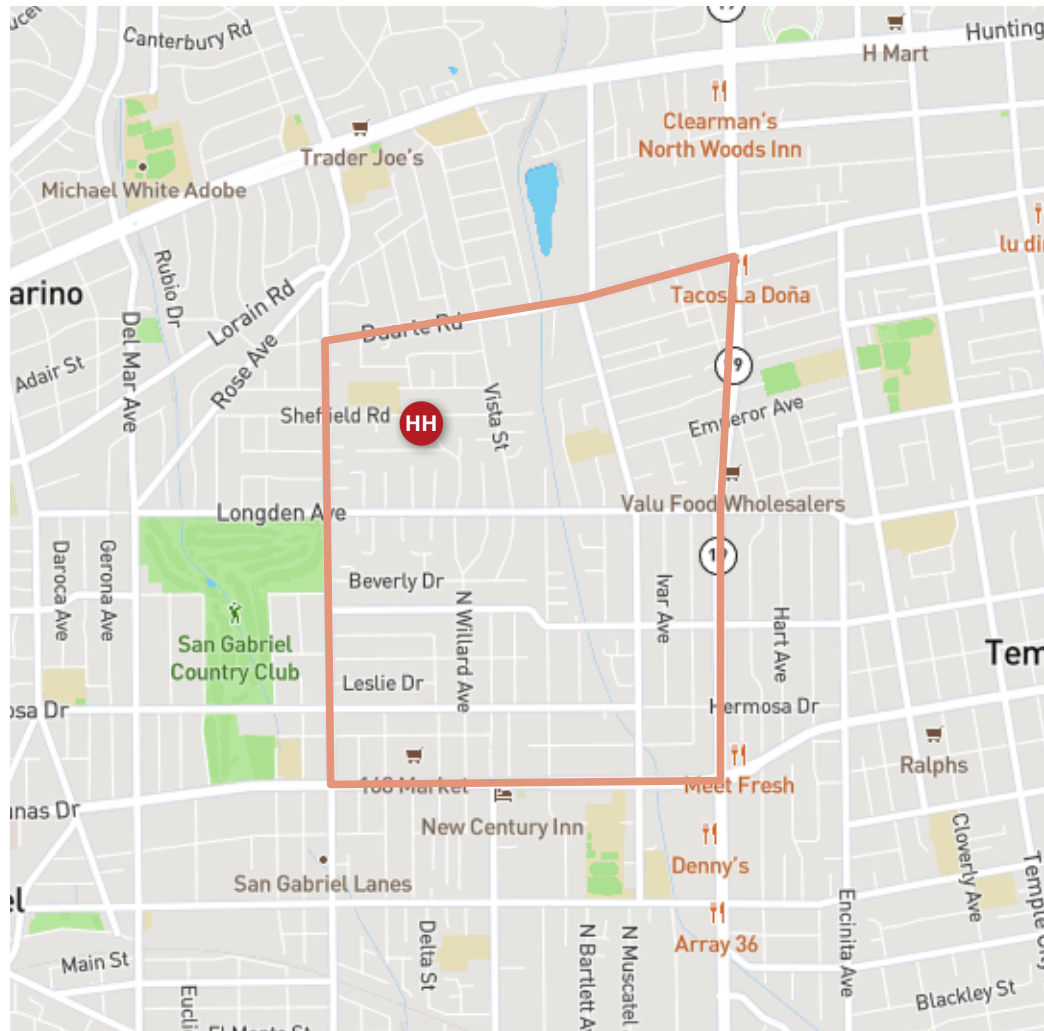
Average sale price of Homes

\$1,301,940

Median sale price of Homes

\$1,210,000

↑ Up 7.7% since
May 2023



SAN GABRIEL-LAS TUNAS-DUARTE HOMES MARKET PERFORMANCE

The number of San Gabriel-Las Tunas-Duarte individual home sales decreased by 22% in this period, with 46 sold vs 59 in the previous 12 months.



Recently Sold
Homes: 46



Currently Active
Homes: 9



Currently Pending
Homes: 1



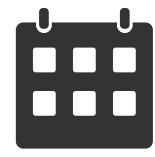
Total Individual Homes in Area
Individual Homes: 2,588



12 Month Turn Over Rate
Homes: 1.8%



Average Days on Market
Homes: 36



Average Years in Home
Homes: 17

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

AVERAGE PRICES

As of June 5, 2024, San Gabriel-Las Tunas-Duarte median sales price for homes increased by 7.7% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$4,000,000

↑ 85.2%
Last 12 months



Median Sales Price

\$1,210,000

↑ 7.7%
Last 12 months



Lowest Sales Price

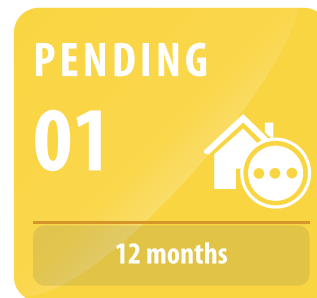
\$835,000

↑ 13.7%
Last 12 months

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

36



AVERAGE LIST PRICE
PER SQUARE FOOT

\$686

Up from \$636



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$732

Up from \$646



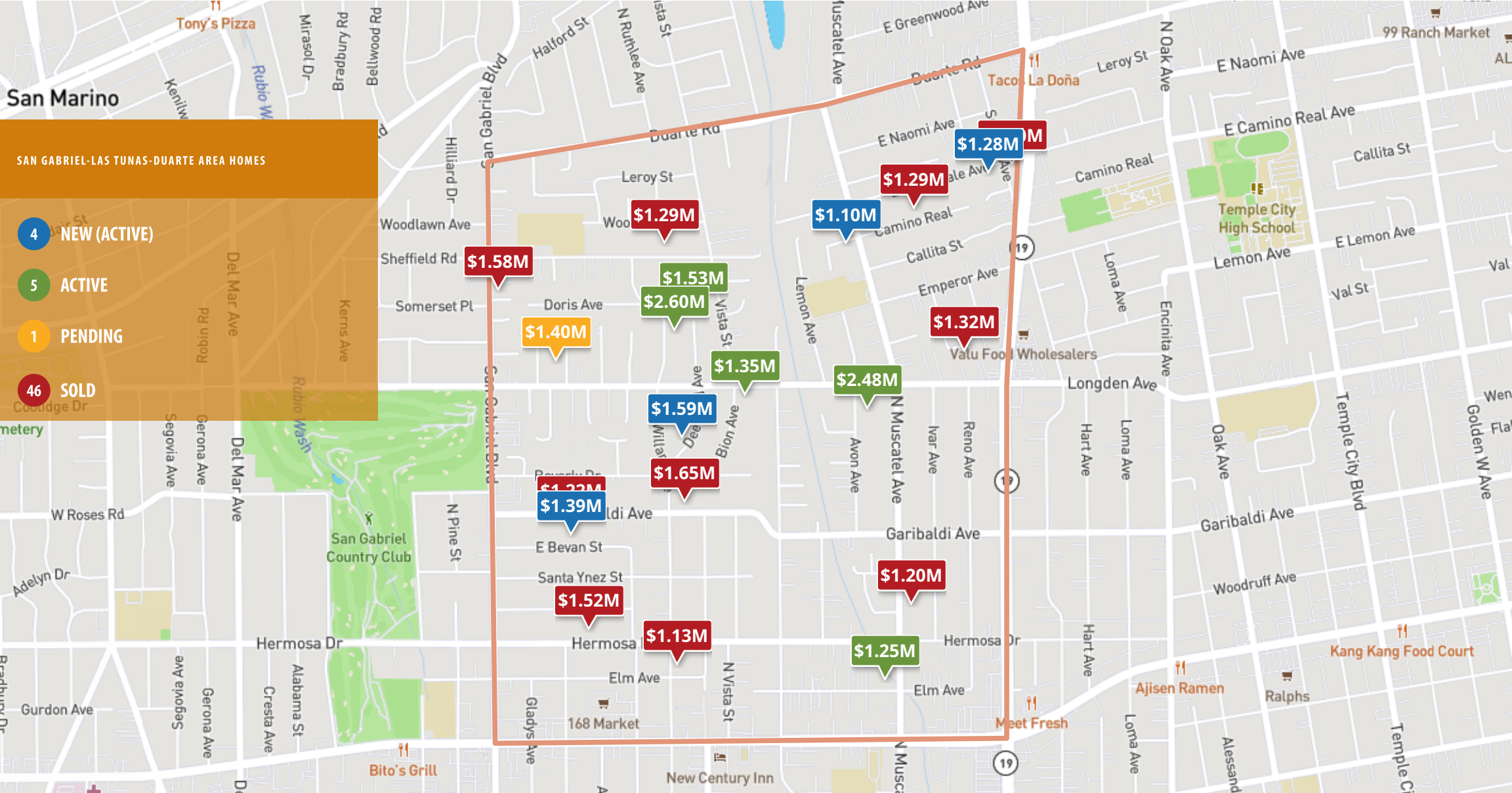
AVERAGE SALE PRICE
TO LIST PRICE

106.4%

San Marino

SAN GABRIEL-LAS TUNAS-DUARTE AREA HOMES

- 4 NEW (ACTIVE)
- 5 ACTIVE
- 1 PENDING
- 46 SOLD



ACTIVE

09



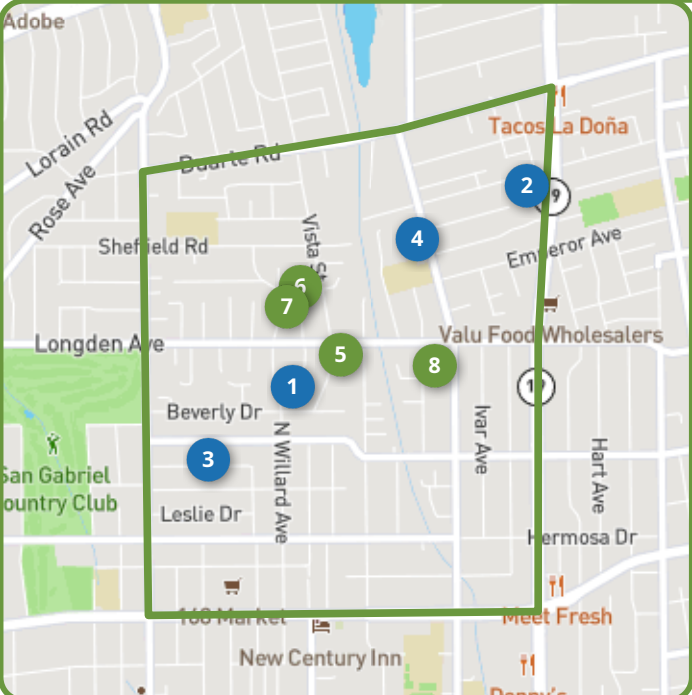
June 5, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

ACTIVE HOME LISTINGS

Wednesday June 5, 2024



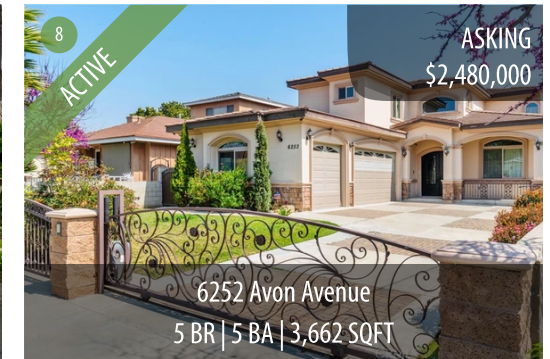
	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	6233 Deerfield Avenue	3	2	1,809	\$1,590,000	\$879	4
2	8924 Ardendale Avenue	4	3	2,387	\$1,275,000	\$534	18
3	8309 Bevan Street	3	2	1,896	\$1,388,000	\$732	20
4	8672 Brentford Road	3	2	1,149	\$1,099,000	\$956	21
5	6282 Bion Avenue	4	4	2,562	\$1,349,888	\$527	39
6	6371 Deerfield Ave	4	2	2,212	\$1,525,000	\$689	73
7	6350 N Willard Avenue	6	5	4,322	\$2,596,000	\$601	77
8	6252 Avon Avenue	5	5	3,662	\$2,480,000	\$677	78

Showing the most recent 8 of a total of 9 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 Wednesday June 5, 2024



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PENDING

01



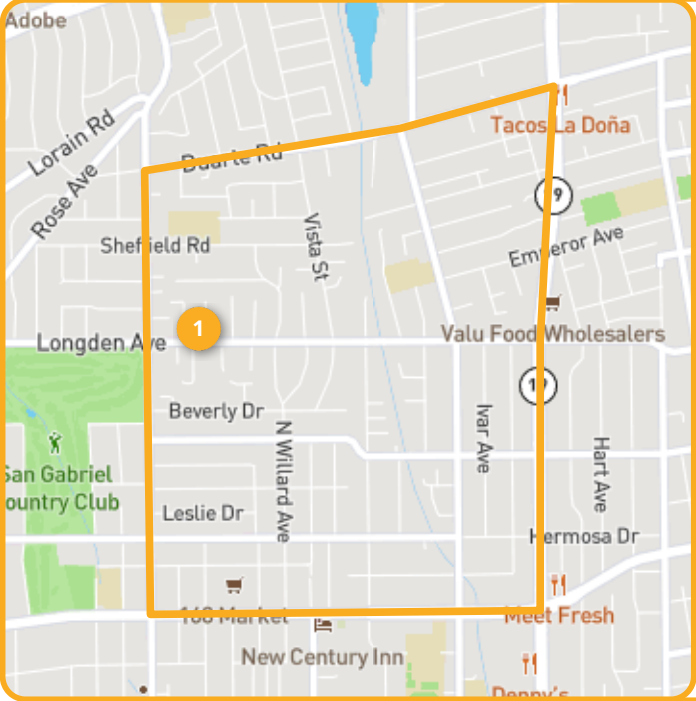
June 5, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

PENDING HOME LISTINGS

Wednesday June 5, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	6319 N N Charlotte Avenue	4	3	1,991	\$1,399,000	\$703	21

Showing the most recent 1 of a total of 1 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 Wednesday June 5, 2024



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SOLD

46



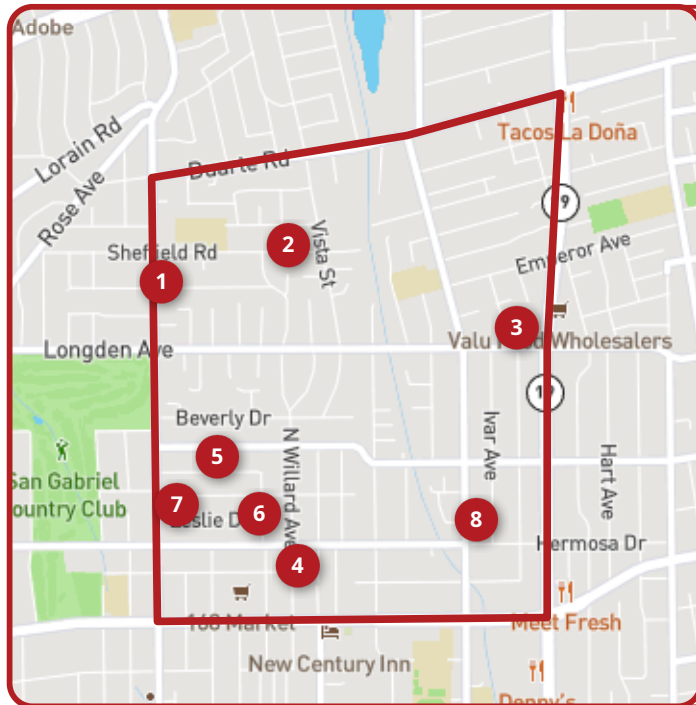
June 5, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

RECENT HOME SALES

Wednesday June 5, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	8205 Somerset Place	4	3	3,562	\$1,500,000	\$1,575,000	05-20-2024	13
2	8429 Sheffield Road	3	2	1,677	\$1,328,000	\$1,290,000	04-29-2024	104
3	8914 Fortson Drive	4	3	1,432	\$1,388,000	\$1,320,000	04-24-2024	34
4	8439 Elm Avenue	3	2	1,390	\$1,190,000	\$1,128,850	04-23-2024	131
5	8308 Garibaldi Avenue	3	2	1,383	\$999,000	\$1,220,000	04-23-2024	6
6	8361 E Leslie Drive	3	2	1,999	\$1,375,000	\$1,540,000	04-19-2024	22
7	818 Santa Ynez Street	3	2	2,050	\$1,348,000	\$1,558,888	04-17-2024	22
8	5930 N Muscatel Avenue	3	2	1,468	\$965,000	\$1,200,000	04-16-2024	11

Showing the most recent 8 of a total of 46 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 Wednesday June 5, 2024



Showing the most recent 8 of a total of 46 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

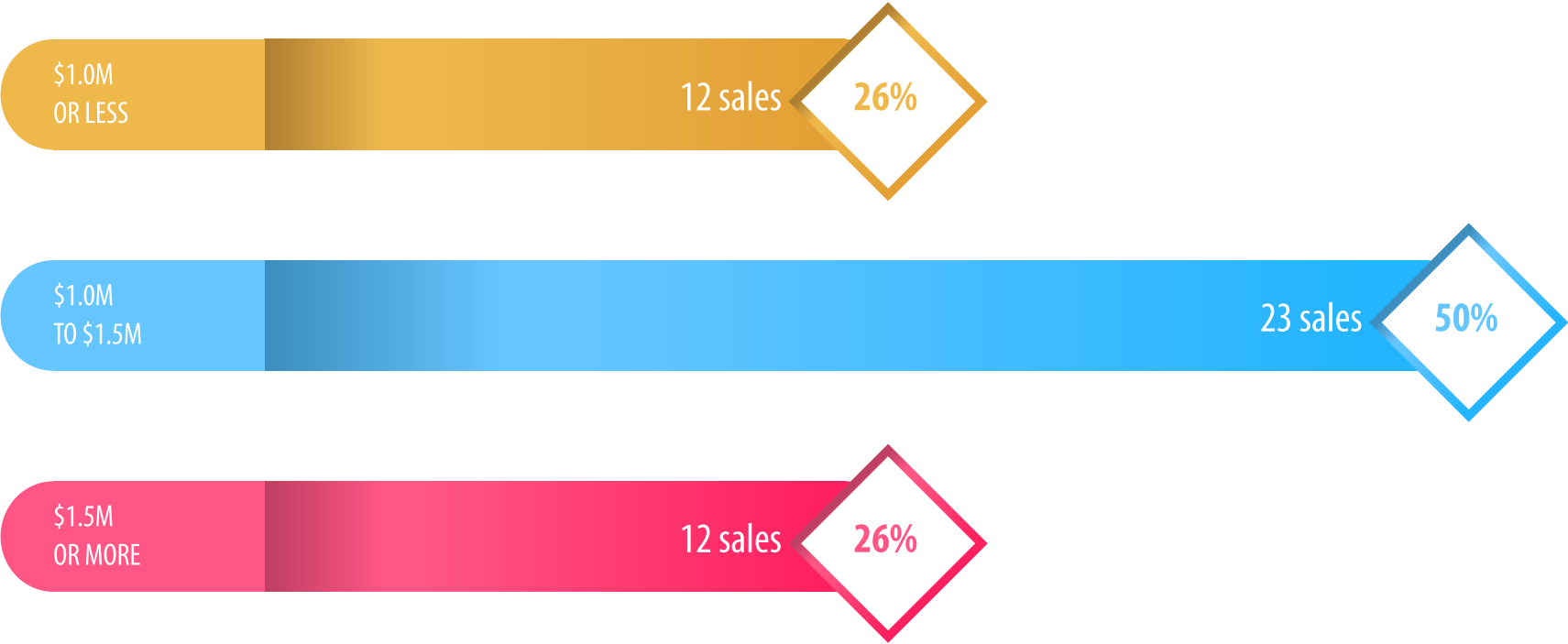
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RECENT SALES BREAKDOWN

Last 12 Months

As of June 5, 2024

📍 San Gabriel-Las Tunas-Duarte Homes



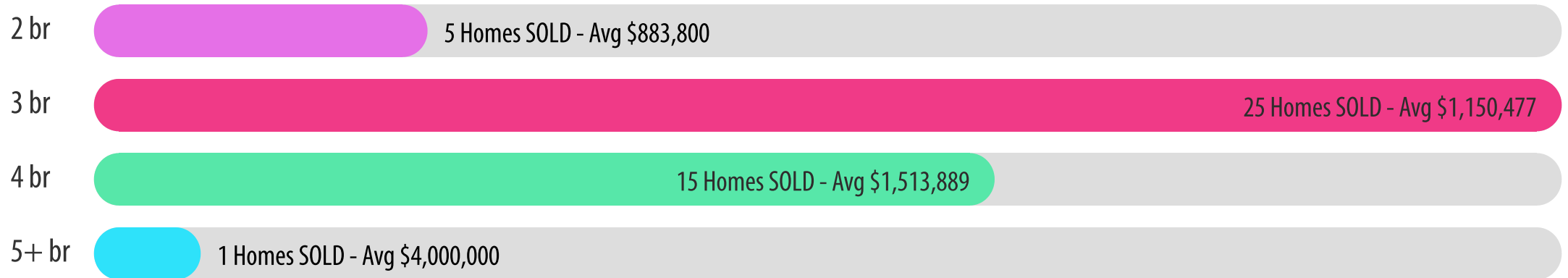
36

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 June 5, 2024

San Gabriel-Las Tunas-Duarte Homes



Last 12 Months
106.43%

Average Days on Market **36**



Previous 12 Months
100.77%

Average Days on Market **33**



AVG. LIST PRICE



AVG. SOLD PRICE

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 Months

RECENT SALES



46

As of June 5, 2024

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.30m

Up from \$1.25m

As of June 5, 2024

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

36

As of June 5, 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.