

— MARKET INSIDER REPORT —

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Tuesday, September 10, 2024

Courtesy of Li (Charlton) Wang

Broker



5 COLDWELL BANKER

8

1

2

11

15

19

7

9

5

13

17

3

6

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

MARKET SNAPSHOT

The San Gabriel-Las Tunas-Duarte area has had the median sale price increase by 9.2% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$2,465,000

Sold on September 4, 2024

Average sale price of Homes

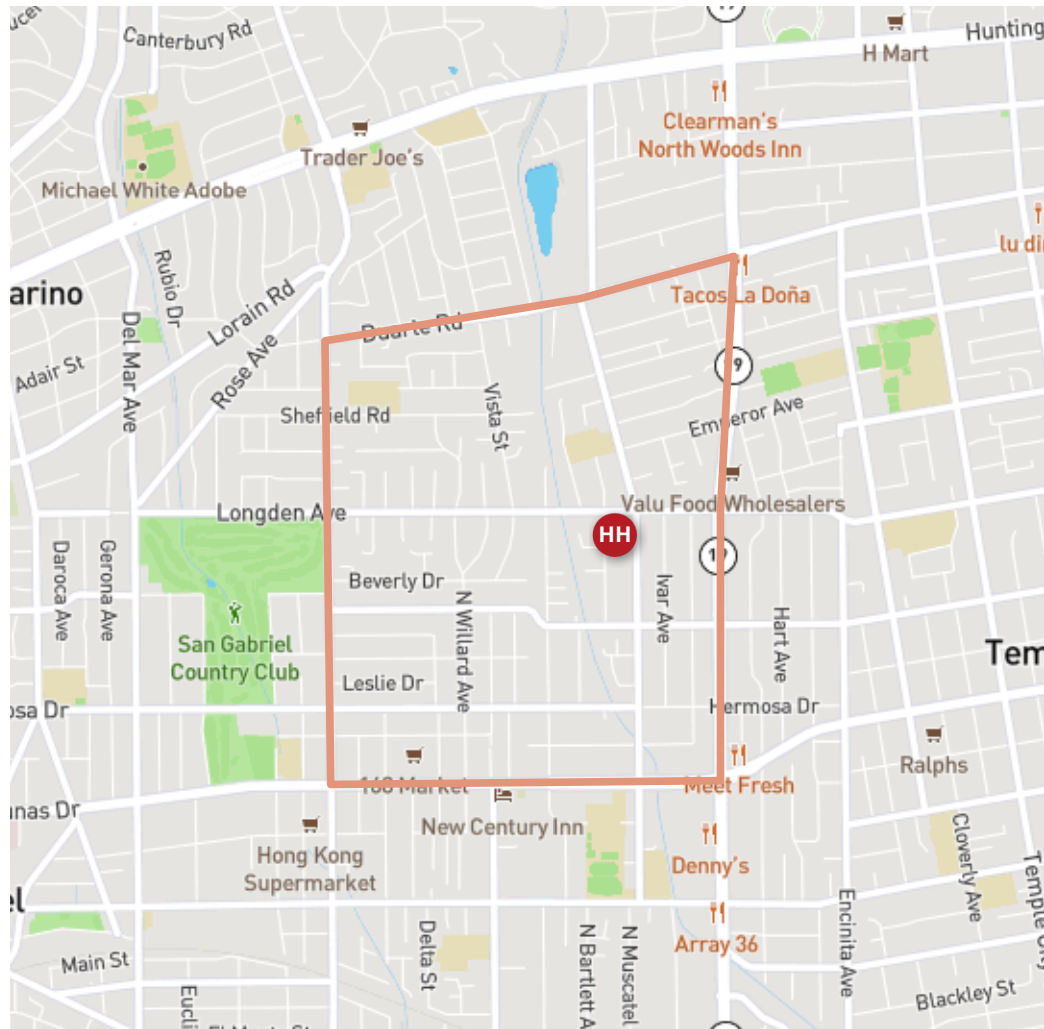
\$1,275,140

Median sale price of Homes

\$1,229,000



**Up 9.2% since
August 2023**



SAN GABRIEL-LAS TUNAS-DUARTE HOMES MARKET PERFORMANCE

The number of San Gabriel-Las Tunas-Duarte individual home sales decreased by 21% in this period, with 46 sold vs 58 in the previous 12 months.



Recently Sold
Homes: 46



Currently Active
Homes: 7



Currently Pending
Homes: 2



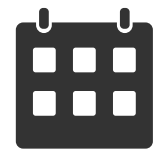
Total Individual Homes in Area
Individual Homes: 2,588



12 Month Turn Over Rate
Homes: 1.8%



Average Days on Market
Homes: 37



Average Years in Home
Homes: 17

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

AVERAGE PRICES

As of September 10, 2024, San Gabriel-Las Tunas-Duarte median sales price for homes increased by 9.2% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$2,465,000

↓ 38.4%

Last 12 months



Median Sales Price

\$1,229,000

↑ 9.2%

Last 12 months



Lowest Sales Price

\$825,000

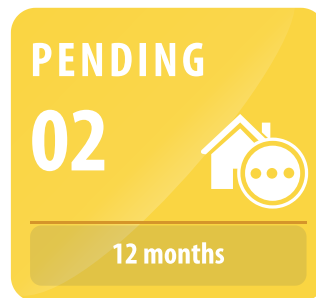
↑ 12.4%

Last 12 months

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

37



AVERAGE LIST PRICE
PER SQUARE FOOT

\$715

Up from \$632



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$754

Up from \$643



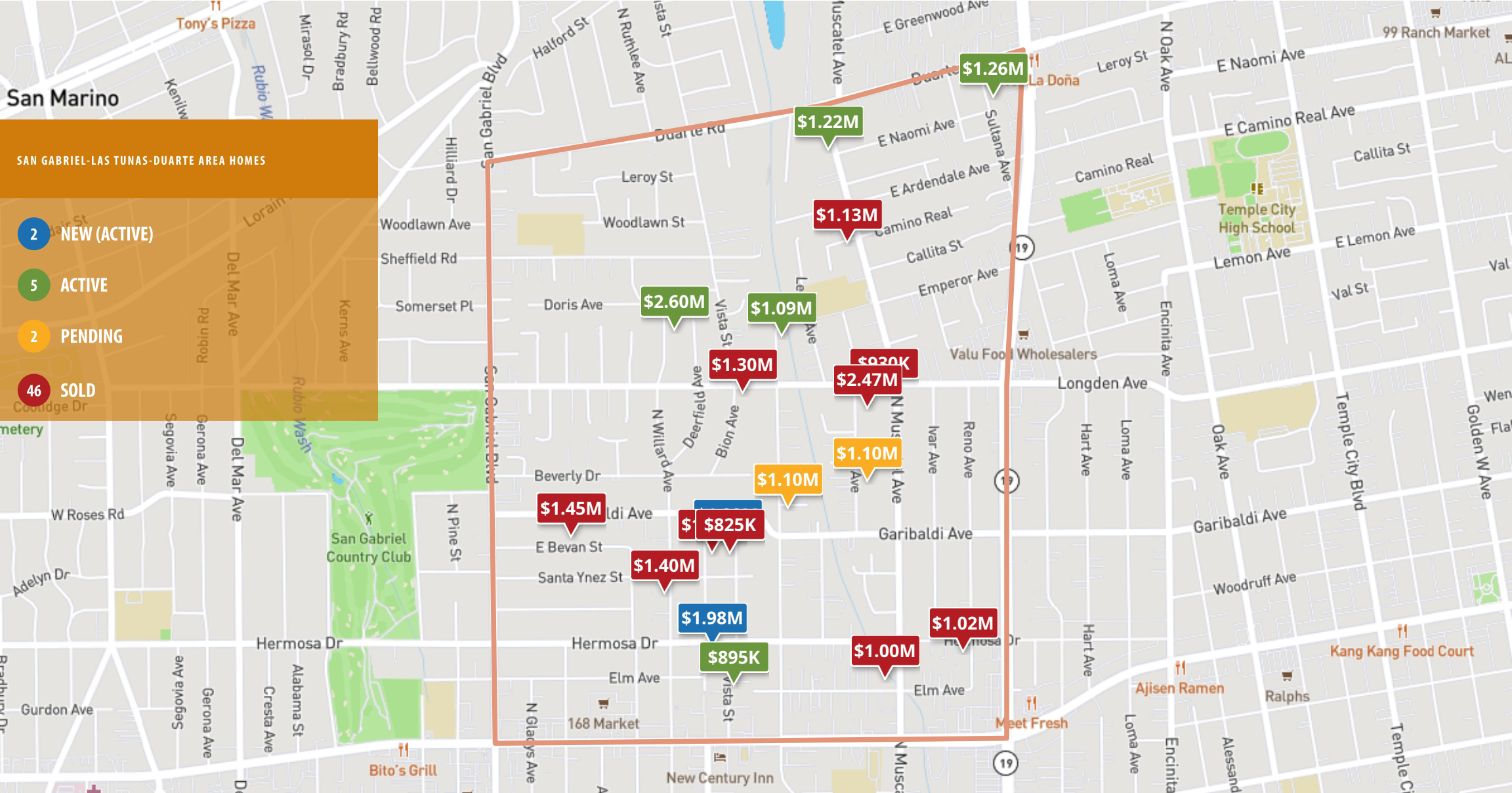
AVERAGE SALE PRICE
TO LIST PRICE

105.4%

San Marino

SAN GABRIEL-LAS TUNAS-DUARTE AREA HOMES

- 2 NEW (ACTIVE)
- 5 ACTIVE
- 2 PENDING
- 46 SOLD



ACTIVE

07



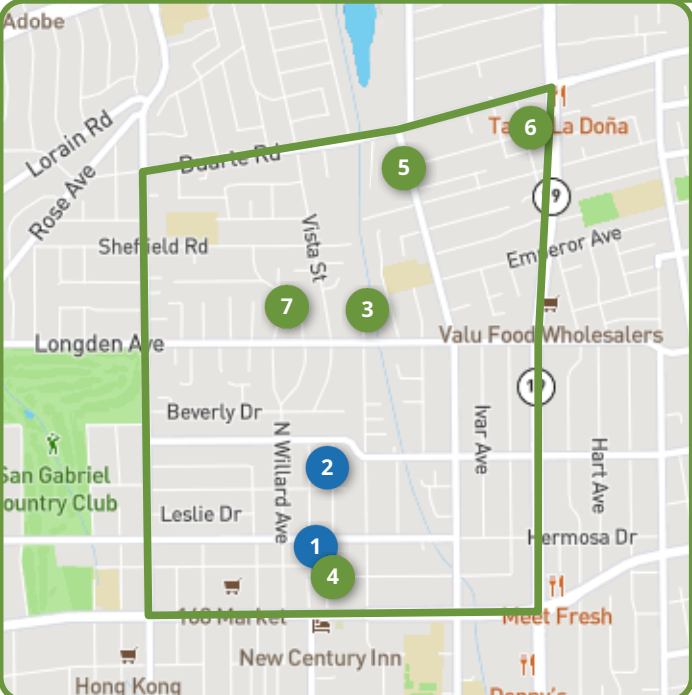
September 10, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

ACTIVE HOME LISTINGS

Tuesday September 10, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	8500 E Hermosa Drive	4	4	2,931	\$1,980,000	\$676	6
2	6027 N Vista Street	3	2	1,686	\$1,328,000	\$788	7
3	6346 N Burton Avenue	3	2	1,437	\$1,088,000	\$757	40
4	5802 N Vista Street	2	1	945	\$895,000	\$947	43
5	6703 N Muscatel Avenue	2	1	918	\$1,215,000	\$1,324	52
6	6812 Sultana Avenue	3	2	1,726	\$1,260,000	\$730	61
7	6350 N Willard Avenue	6	5	4,322	\$2,596,000	\$601	175

Showing the most recent 7 of a total of 7 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 September 10, 2024



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PENDING

02



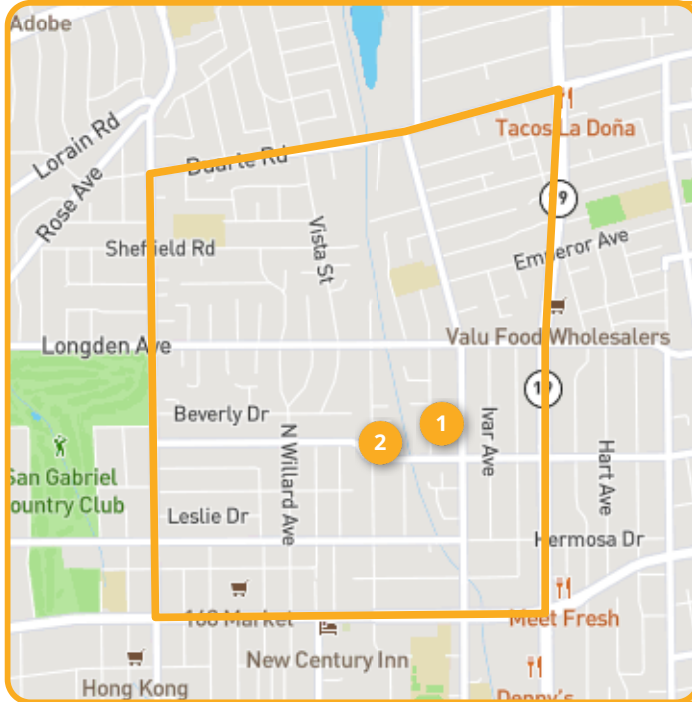
September 10, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

PENDING HOME LISTINGS

Tuesday September 10, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	6148 Avon Avenue	3	2	1,750	\$1,098,000	\$627	7
2	6120 N Burton Avenue	3	2	1,429	\$1,099,000	\$769	26

Showing the most recent 2 of a total of 2 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 September 10, 2024



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SOLD

46



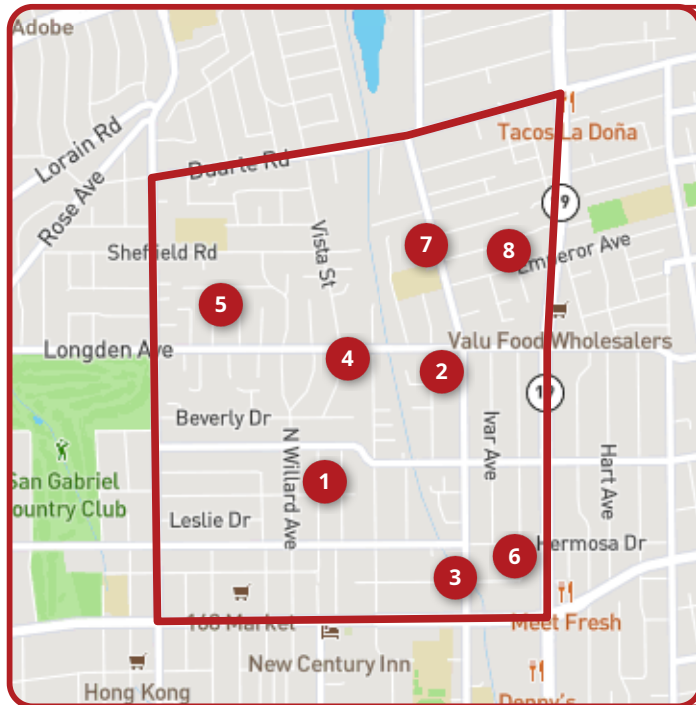
September 10, 2024

SAN GABRIEL-LAS TUNAS-DUARTE

Market Report

RECENT HOME SALES

Tuesday September 10, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	6016 N Walnut Grove Avenue	4	2	1,697	\$1,190,000	\$1,215,000	09-6-2024	5
2	6252 Avon Avenue	5	5	3,662	\$2,480,000	\$2,465,000	09-4-2024	99
3	1379 Elm Avenue - #A & B	4	3	1,985	\$1,250,000	\$1,000,000	09-3-2024	206
4	6282 Bion Avenue	4	4	2,562	\$1,349,888	\$1,300,000	08-27-2024	83
5	6354 N Charlotte Avenue	5	4	3,553	\$2,000,000	\$2,020,000	08-19-2024	26
6	5833 Reno Avenue	2	2	1,136	\$988,000	\$1,020,000	08-16-2024	18
7	8672 Brentford Road	3	2	1,149	\$1,099,000	\$1,130,000	07-30-2024	51
8	8902 Callita Street	3	2	1,949	\$1,199,000	\$1,400,000	07-30-2024	12

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 Tuesday September 10, 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.

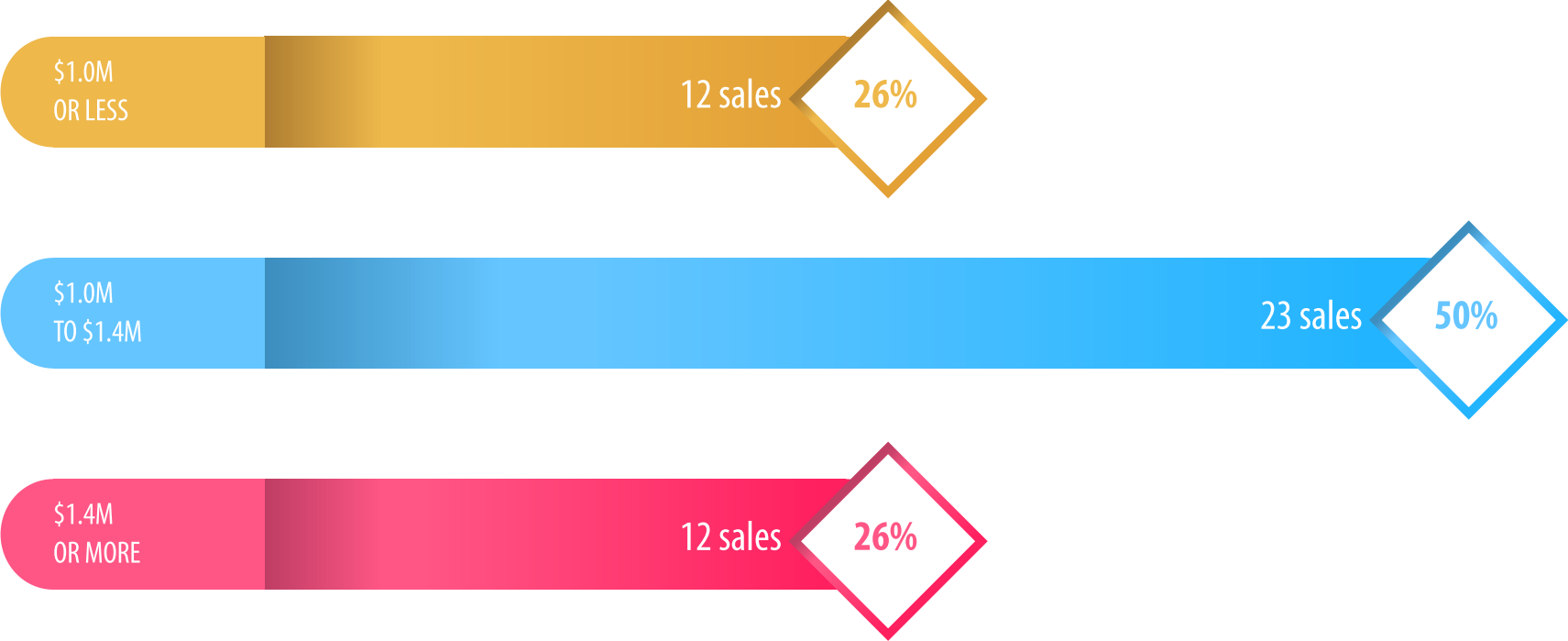
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RECENT SALES BREAKDOWN

Last 12 Months

As of September 10, 2024

📍 San Gabriel-Las Tunas-Duarte Homes



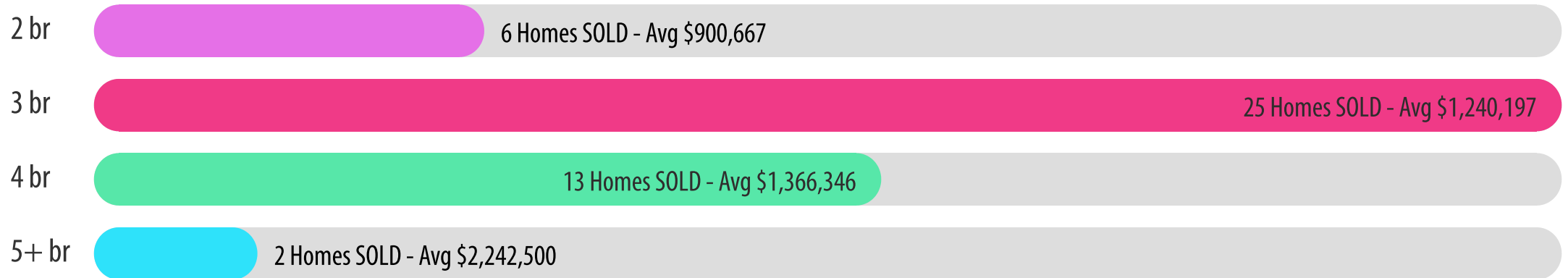
37

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 September 10, 2024

San Gabriel-Las Tunas-Duarte Homes



Last 12 Months
105.35%

Average Days on Market 37



Previous 12 Months
100.87%

Average Days on Market 35



AVG. LIST PRICE



AVG. SOLD PRICE

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 Months

RECENT SALES

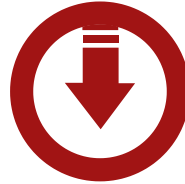


46

As of September 10, 2024

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1,275,140

Down from \$1,283,016

As of September 10, 2024

SAN GABRIEL-LAS TUNAS-DUARTE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

37

As of September 10, 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.