



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	3	1	- 66.7%	4	2	- 50.0%
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	1	—	1	3	+ 200.0%
Days on Market Until Sale	—	78	—	2	84	+ 4,100.0%
Median Sales Price*	—	\$405,000	—	\$365,000	\$405,000	+ 11.0%
Average Sales Price*	—	\$405,000	—	\$365,000	\$412,333	+ 13.0%
Percent of List Price Received*	—	93.1%	—	100.0%	97.4%	- 2.6%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.8	2.3	- 17.9%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

