



South 217 Area – 260

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

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	3	- 25.0%	8	5	- 37.5%
Pending Sales	4	1	- 75.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	5	79	+ 1,480.0%	4	83	+ 1,975.0%
Median Sales Price*	\$405,000	\$450,000	+ 11.1%	\$385,000	\$427,500	+ 11.0%
Average Sales Price*	\$405,000	\$450,000	+ 11.1%	\$385,000	\$421,750	+ 9.5%
Percent of List Price Received*	101.3%	100.0%	- 1.3%	100.6%	98.0%	- 2.6%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.3	3.1	+ 34.8%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% 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.

