The Douglas Elliman Report series is recognized as the industry standard for providing the state of the residential real estate market. The report includes an extensive suite of tools to help readers objectively identify and measure market trends, provide historical context to current information and provide comprehensive analysis of the results.
Mar Vista Market Matrix (Single Family)  Q3-2019  %Δ (qtr)  Q2-2019  %Δ (yr)  Q3-2018
Average Sales Price  $1,832,907  4.7%  $1,750,712  7.8%  $1,700,436
Average Price per Sq Ft  $937  5.9%  $885  10.1%  $851
Median Sales Price  $1,604,500  7.0%  $1,500,000  6.7%  $1,503,500
Number of Sales (Closed)  91  -8.1%  99  -10.8%  102
Days on Market (From Last List Date)  33  -21.4%  42  -2.9%  34
Listing Discount (From Last List Price)  -0.8%  0.0%  0.1%
Listing Inventory (Active)  47  -2.1%  48  -27.7%  65
Months of Supply  1.5  0.0%  1.5  -21.1%  1.9
Average Square Feet (Closed)  1,956  -1.1%  1,978  -21.7%  1,998

Mar Vista Market Matrix (Condo)  Q3-2019  %Δ (qtr)  Q2-2019  %Δ (yr)  Q3-2018
Average Sales Price  $977,888  21.5%  $804,924  5.7%  $925,483
Average Price per Sq Ft  $590  -11.0%  $663  -16.9%  $710
Median Sales Price  $791,500  8.4%  $730,000  0.7%  $785,750
Number of Sales (Closed)  33  0.0%  33  10.0%  30
Days on Market (From Last List Date)  39  -9.3%  43  56.0%  25
Listing Discount (From Last List Price)  -4.6%  -1.0%  -4.2%
Listing Inventory (Active)  13  44.4%  9  -7.1%  14
Months of Supply  1.2  50.0%  0.8  -14.3%  1.4
Average Square Feet (Closed)  1,657  36.5%  1,214  27.2%  1,303

Single Family:
- Average price per square foot rose annually for five straight quarters
- Sales declined year over year for four of the past five quarters

Condo:
- Average price per square foot fell after four straight year over year increases
- Listing inventory fell annually for the first time in five quarters

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