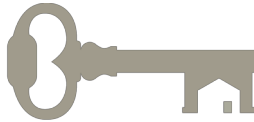




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Misconceptions vs. Facts

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San Marino
Second Quarter
Homes Sold Report
April 1 - June 30, 2024

| Address | Bed | Bath | Sq Ft | Lot Size | Yr Blt | List Price | Sale Price | \$/sq ft |
|------------------------|-----|------|--------|----------|--------|--------------|--------------|----------|
| 2855 Duarte Rd | 3 | 2 | 1,819 | 7,426 | 1939 | \$1,598,000 | \$1,550,000 | \$852 |
| 2025 Robin Rd | 2 | 3 | 1,802 | 7,205 | 1948 | \$1,675,000 | \$1,828,000 | \$1,014 |
| 679 La Mirada Ave | 3 | 2 | 1,474 | 5,591 | 1924 | \$1,695,000 | \$1,800,000 | \$1,221 |
| 1988 San Salvatore Pl | 3 | 2 | 1,888 | 6,645 | 1941 | \$1,828,000 | \$1,868,000 | \$989 |
| 1825 Rose Ave | 3 | 2 | 1,738 | 9,443 | 1947 | \$1,925,000 | \$2,000,000 | \$1,151 |
| 2574 Monterey Rd | 3 | 3 | 1,701 | 6,253 | 1933 | \$1,970,000 | \$2,280,000 | \$1,340 |
| 1997 S Oak Knoll Ave | 3 | 3 | 1,915 | 10,526 | 1923 | \$1,990,000 | \$2,520,000 | \$1,316 |
| 724 Winthrop Rd | 4 | 3 | 2,188 | 8,685 | 1935 | \$1,999,000 | \$2,300,000 | \$1,051 |
| 2275 Brentford Rd | 3 | 3 | 1,990 | 10,519 | 1940 | \$2,249,000 | \$2,500,000 | \$1,256 |
| 1380 Wilbury Rd | 3 | 3 | 2,326 | 11,080 | 1935 | \$2,280,000 | \$2,258,000 | \$971 |
| 2905 Woodlawn Ave | 3 | 3 | 2,396 | 8,268 | 1939 | \$2,280,000 | \$2,060,000 | \$860 |
| 2945 Lorain Rd | 4 | 3 | 2,412 | 10,219 | 1948 | \$2,280,000 | \$2,539,000 | \$1,053 |
| 820 Plymouth Rd | 3 | 3 | 2,439 | 9,867 | 1935 | \$2,298,000 | \$2,575,000 | \$1,056 |
| 1804 Windsor Rd | 4 | 3 | 2,396 | 12,282 | 1931 | \$2,680,000 | \$2,950,000 | \$1,231 |
| 2715 Ardmore Rd | 4 | 4 | 3,101 | 8,434 | 1955 | \$2,729,000 | \$2,575,000 | \$830 |
| 557 San Marino Ave | 4 | 3 | 3,315 | 7,419 | 1928 | \$2,920,000 | \$2,920,000 | \$881 |
| 1060 San Marino Ave | 3 | 4 | 3,339 | 22,539 | 1948 | \$2,980,000 | \$2,800,000 | \$839 |
| 1048 Sierra Madre Blvd | 4 | 4 | 3,328 | 13,700 | 1936 | \$2,990,000 | \$2,910,000 | \$874 |
| 1832 Alpine Dr | 5 | 5 | 3,069 | 8,627 | 1930 | \$3,250,000 | \$3,525,000 | \$1,149 |
| 1284 Roanoke Rd | 4 | 4 | 3,146 | 12,397 | 1926 | \$3,280,000 | \$3,450,000 | \$1,097 |
| 1130 Winston Ave | 4 | 5 | 3,133 | 20,458 | 1929 | \$3,280,000 | \$3,000,000 | \$958 |
| 2157 Homet Rd | 4 | 4 | 3,939 | 8,708 | 1928 | \$3,380,000 | \$2,720,000 | \$691 |
| 912 Winston Ave | 4 | 3 | 3,684 | 14,038 | 1942 | \$3,488,000 | \$3,800,000 | \$1,031 |
| 2394 Melville Dr | 4 | 4 | 3,566 | 15,338 | 1938 | \$3,500,000 | \$3,800,000 | \$1,066 |
| 2190 Lorain Rd | 4 | 4 | 3,514 | 11,810 | 1935 | \$3,599,000 | \$3,539,000 | \$1,007 |
| 2657 S Oak Knoll Ave | 4 | 4 | 3,048 | 20,366 | 1939 | \$3,798,000 | \$3,738,000 | \$1,226 |
| 2512 Raleigh Dr | 4 | 4 | 3,918 | 18,123 | 1947 | \$3,895,000 | \$3,999,000 | \$1,021 |
| 3325 Monterey Rd | 5 | 6 | 5,800 | 21,018 | 2024 | \$4,290,000 | \$4,300,000 | \$741 |
| 1820 Saint Albans Rd | 4 | 6 | 4,404 | 12,246 | 1930 | \$4,500,000 | \$4,350,000 | \$988 |
| 2200 Orlando Rd | 6 | 7 | 5,862 | 21,472 | 1930 | \$5,580,000 | \$5,700,000 | \$972 |
| 1505 Old Mill Rd | 6 | 5 | 4,644 | 59,531 | 1922 | \$6,460,000 | \$6,760,000 | \$1,456 |
| 955 Avondale Rd | 7 | 8 | 7,678 | 37,917 | 1938 | \$6,990,000 | \$6,800,000 | \$886 |
| 980 Oxford Rd | 6 | 10 | 7,405 | 37,486 | 1969 | \$7,480,000 | \$7,380,000 | \$997 |
| 2248 S Oak Knoll Ave | 5 | 6 | 6,000 | 32,103 | 1951 | \$8,499,000 | \$8,080,000 | \$1,347 |
| 1100 Oak Grove Ave | 5 | 8 | 13,706 | 236,836 | 1957 | \$22,500,000 | \$30,000,000 | \$2,189 |

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