

Market Update

90210 Market • July 2025



Market Overview

AVERAGE PRICE

\$4,061,352

Sale market

AVERAGE DOM

76 days

Median: 36 days

ACTIVE LISTINGS

249

Current inventory

AVG SIZE

3,443 sf

\$1258/sf

What's Happening in Your Market

Behind Beverly Hills' legendary facade, something fascinating is happening in the luxury market that's catching seasoned professionals off guard. While the average \$4.06 million sale price might seem typical for 90210, the real story lies in unexpected patterns creating strategic opportunities.

Here's what's unfolding in your market:

A tale of two markets is unfolding: intimate one and two-bedroom properties are moving with surprising velocity at around 40 days, while grand estates take a measured 70-80 day journey to closing. The 249 active listings reveal fascinating outliers - like that \$9.5 million penthouse waiting 111 days while eight-bedroom estates find buyers in just 35 days.

The bedroom breakdown reveals strategic sweet spots that sophisticated buyers and sellers are quietly capitalizing on - from rapid turnover in the \$1.2-1.9 million range to premium positioning in the \$5-7 million tier. Smart sellers are discovering that timing and positioning isn't just about price - it's about understanding which buyer segments are most active.

The smart move right now:

The convergence of these market dynamics is creating windows of opportunity that won't stay open indefinitely. For those considering a move in 90210, perfect timing comes down to understanding which segment aligns with your specific goals.



Andrew McGrath

Brokerage Owner

 (647) 225-4909

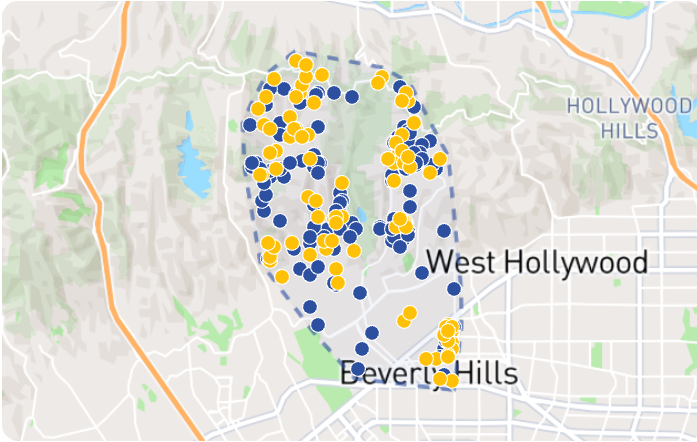
 andrewjohnmcgrath@gmail.com



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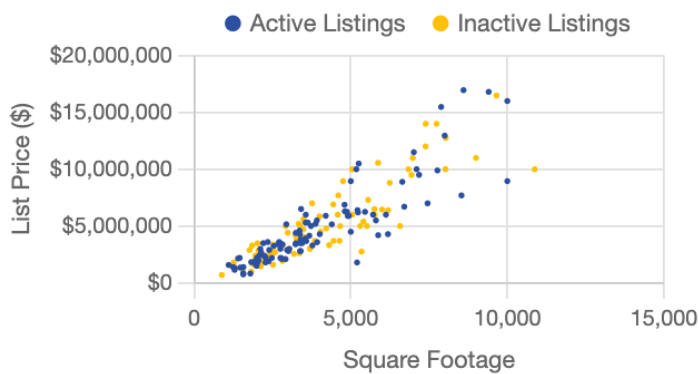
Market Statistics (Zip Code: 90210)



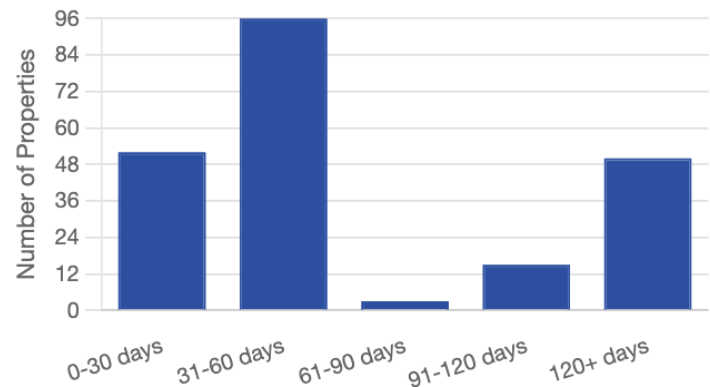
● Active Listings ● Inactive Listings

| Price | Avg. Size | Price/sqft | DOM | # |
|-----------------|------------|------------|-----|-----|
| \$0 - \$5.0M | 2,762 sqft | \$1256.50 | 71 | 159 |
| \$5M - \$10.0M | 5,111 sqft | \$1225.64 | 72 | 66 |
| \$10M - \$15.0M | 0 sqft | \$0.00 | 0 | 0 |
| \$15M+ | 0 sqft | \$0.00 | 0 | 0 |

Price vs Square Footage



Days on Market Distribution



Ready to Make Your Move?

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About Andrew

Andrew is the owner and founder of Betterlistings, a full-service real estate brokerage. With years of experience in residential and commercial real estate, he specializes in luxury home sales and investment properties throughout the metro area.

(647) 225-4909

andrewjohnmcgrath@gmail.com

betterlistings.co



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