

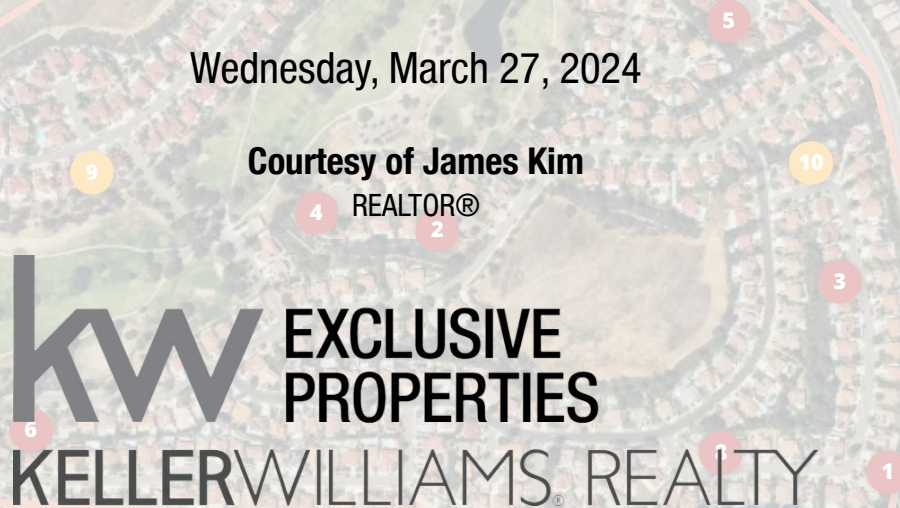
— MARKET INSIDER REPORT —

INDIAN HILLS HOMES

Wednesday, March 27, 2024

Courtesy of James Kim
REALTOR®

kw EXCLUSIVE
PROPERTIES
KELLERWILLIAMS REALTY



INDIAN HILLS HOMES

MARKET SNAPSHOT

The Indian Hills area has had the median sale price increase by 1.6% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$1,376,000

Sold on October 13, 2023

Average sale price of Homes

\$1,085,188

Median sale price of Homes

\$1,045,000

↑ **Up 1.6% since
March 2023**



INDIAN HILLS HOMES MARKET PERFORMANCE

The number of Indian Hills individual home sales decreased by 33% in this period, with 8 sold vs 12 in the previous 12 months.



Recently Sold
Homes: 8



Currently Active
Homes: 0



Currently Pending
Homes: 2



Total Individual Homes in Area
Individual Homes: 380



12 Month Turn Over Rate
Homes: 2.1%



Average Days on Market
Homes: 38



Average Years in Home
Homes: 15

INDIAN HILLS HOMES

AVERAGE PRICES

As of March 27, 2024, Indian Hills median sales price for homes increased by 1.6% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$1,376,000

↑ 15.6%

Last 12 months



Median Sales Price

\$1,045,000

↑ 1.6%

Last 12 months



Lowest Sales Price

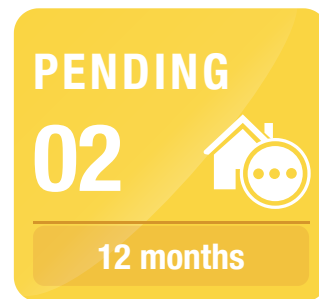
\$905,000

↑ .6%

Last 12 months

INDIAN HILLS HOMES FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

38



AVERAGE LIST PRICE
PER SQUARE FOOT

\$421

Down from \$435



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$422

Down from \$438



AVERAGE SALE PRICE
TO LIST PRICE

100.5%

INDIAN HILLS AREA HOMES

- 0 NEW (ACTIVE)
- 0 ACTIVE
- 2 PENDING
- 8 SOLD



ACTIVE

00



Mar 2024

INDIAN HILLS

Market Report

7

ACTIVE HOME LISTINGS

Wednesday, March 27, 2024

If you're thinking of SELLING in Indian Hills... Great News!

Your Home will not have ANY COMPETITION if you put it on the market right TODAY!

Prices are typically much higher when supply is LOW and DEMAND IS HIGH.

Get your EXACT home value text or call James at 310-955-8755.

If you're looking to BUY a HOME in this area...

Unfortunately at this moment, there are no active listings in this area. If you would like to be the FIRST TO KNOW about any buying opportunities in this area, please reach out to me so we can get you notified, in some cases even before the MLS and ZILLOW so you can have an early opportunity.

PENDING

02



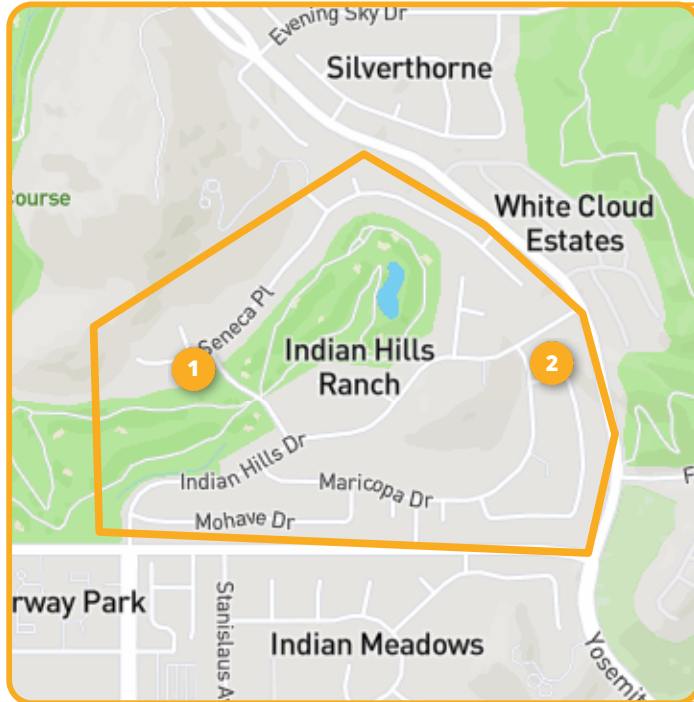
Mar 2024

INDIAN HILLS

Market Report

PENDING HOME LISTINGS

Wednesday, March 27, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	5278 Seneca Place	4	3	3,030	\$1,279,900	\$422	7
2	2992 Chippewa Avenue	4	3	2,523	\$1,100,000	\$436	7

Showing the most recent 2 of a total of 2 pending listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list. Text me at 310-955-8755 or email james@jameskimrealestate.com for PRIVATE ACCESS to the full list with all property details.

INDIAN HILLS HOMES

PENDING LISTINGS

Wednesday, March 27, 2024



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Text me at [310-955-8755](tel:310-955-8755) or email james@jameskimrealestate.com for PRIVATE ACCESS to the full list with all property details.

SOLD

08



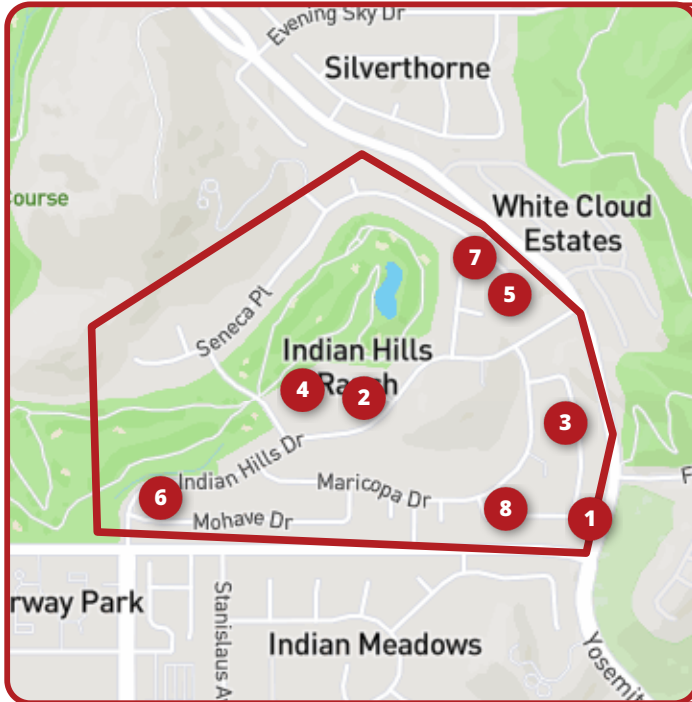
Mar 2024

INDIAN HILLS

Market Report

RECENT HOME SALES

Wednesday, March 27, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	2824 Chippewa Avenue	4	3	2,536	\$999,999	\$980,000	01/25/2024	82
2	5462 Cochise Street	4	3	2,523	\$1,079,000	\$990,000	01/03/2024	110
3	2927 Chippewa Avenue	4	3	2,523	\$1,129,000	\$1,140,500	10/17/2023	10
4	5402 Cochise Street	4	3	2,490	\$1,079,000	\$1,040,000	10/13/2023	68
5	5562 Seneca Place	4	3	3,151	\$1,325,000	\$1,376,000	10/13/2023	12
6	5228 Indian Hills Drive	3	3	2,059	\$899,999	\$905,000	08/04/2023	37
7	5506 Seneca Place	4	3	3,030	\$1,079,900	\$1,200,000	04/25/2023	20
8	5595 Shoshone Street	4	3	2,295	\$1,050,000	\$1,050,000	04/13/2023	30

Showing the most recent 8 of a total of 8 sold listings. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list. Text me at 310-955-8755 or email james@jameskimrealestate.com for PRIVATE ACCESS to the full list with all property details.

INDIAN HILLS HOMES

SOLD LISTINGS

Wednesday, March 27, 2024



1 SOLD

SOLD PRICE
\$980,000

2824 Chippewa Avenue
4 BR | 3 BA | 2,536 SQFT



2 SOLD

SOLD PRICE
\$990,000

5462 Cochise Street
4 BR | 3 BA | 2,523 SQFT



3 SOLD

SOLD PRICE
\$1,140,500

2927 Chippewa Avenue
4 BR | 3 BA | 2,523 SQFT



4 SOLD

SOLD PRICE
\$1,040,000

5402 Cochise Street
4 BR | 3 BA | 2,490 SQFT



5 SOLD

SOLD PRICE
\$1,376,000

5562 Seneca Place
4 BR | 3 BA | 3,151 SQFT



6 SOLD

SOLD PRICE
\$905,000

5228 Indian Hills Drive
3 BR | 3 BA | 2,059 SQFT



7 SOLD

SOLD PRICE
\$1,200,000

5506 Seneca Place
4 BR | 3 BA | 3,030 SQFT



8 SOLD

SOLD PRICE
\$1,050,000

5595 Shoshone Street
4 BR | 3 BA | 2,295 SQFT

Showing the most recent 8 of a total of 8 listings sold in the last 12 months. Keller Williams Exclusive Properties may not be the broker of record for all properties in the list.

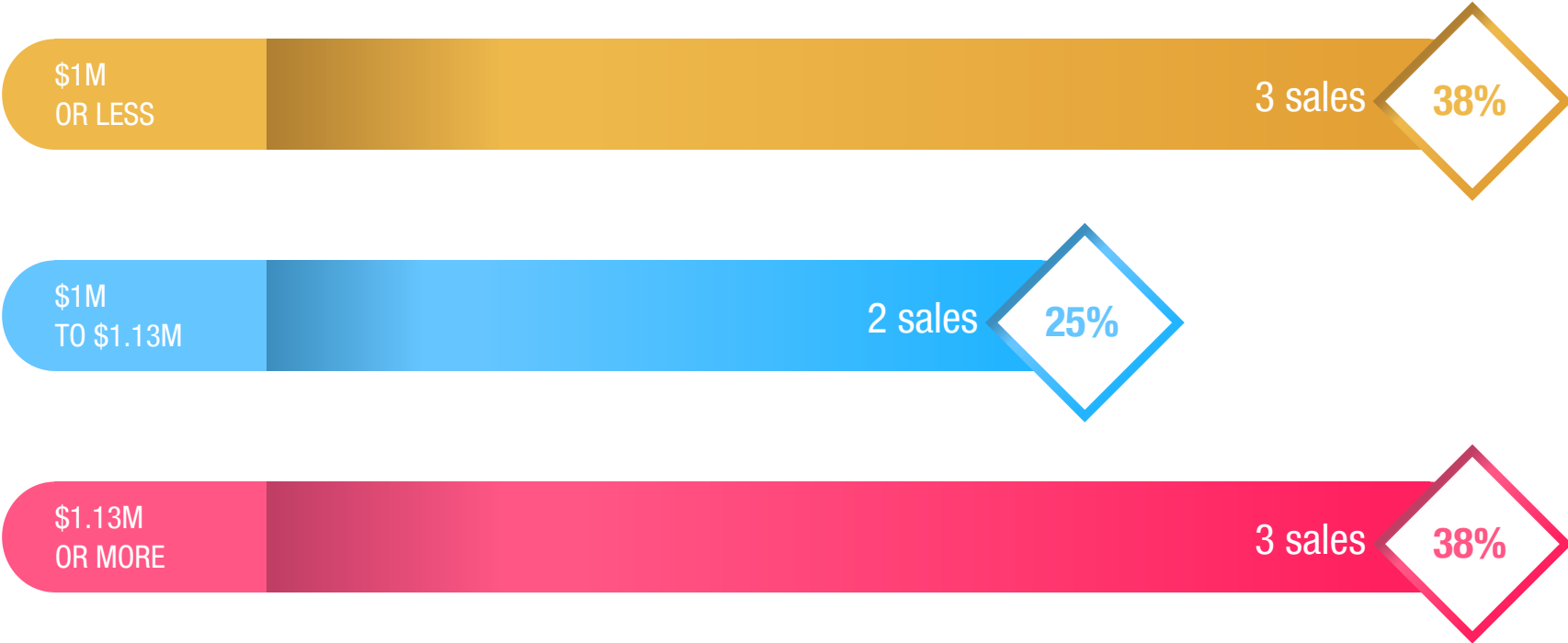
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RECENT SALES BREAKDOWN

Last 12 Months

As of March 27, 2024

📍 Indian Hills Homes



38

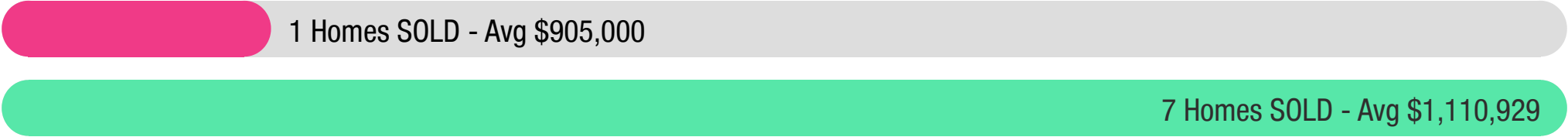
Average Days on Market

INDIAN HILLS HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Indian Hills has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.

3 br



1 Homes SOLD - Avg \$905,000

4+ br

7 Homes SOLD - Avg \$1,110,929

SALE TO LIST PRICE

As of March 27, 2024

Indian Hills Homes



Last 12 Months
100.46%

Average Days on Market **38**

Previous 12 Months
100.45%

Average Days on Market **34**

AVG. LIST PRICE
 AVG. SOLD PRICE

INDIAN HILLS HOMES

Last 12 Months

RECENT SALES



8

As of March 27, 2024

INDIAN HILLS HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.09m

Up from \$1.03m

As of March 27, 2024

INDIAN HILLS HOMES

Last 12 months



AVERAGE

DAYS ON MARKET

38

As of March 27, 2024

What does this
mean for you?

Your home VALUE may be much higher than
you thought!

TEXT OR CALL ME
For Your Custom Home Value Analysis



JAMES KIM

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ABOUT ME

James is a seasoned real estate expert and broker with international experience and a passion for people-driven service. With deep market knowledge he has assisted buyers, sellers and investors. After a career as an educator and administrator, Kim worked with Asian foreign investment focused on buying US-based real estate for high net worth Japanese clients. He also spent brokerage years at SVN and was integral in all aspects of structured commercial real estate transactions. Mr. Kim was brought on board by top real estate investment firm Kennedy Wilson, and rose to become Vice President of Real Estate Sales & Marketing and was responsible for the execution of auction and builder marketing services worldwide. He also co-founded a boutique real estate brokerage firm before moving to Keller Williams Realty & KW Commercial.