

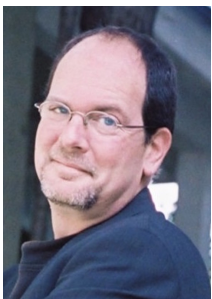


MARKET REPORT

Los Verdes Quarterly Market Report

Here is an updated Market Report summarizing current real estate activity in your area. This data is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to receive a more detailed version which takes into account the particulars of your home, please contact me directly and I will be happy to provide a comprehensive Comparative Market Analysis (CMA).

Sincerely,
Jeffrey Pill



JEFFREY PILL

CalRE : 01206520

Direct: 310-994-3235

Cell: 310-994-3235

jeff@beachhillproperties.com

www.beachhillproperties.com



COLDWELL BANKER
REALTY

MARKET SNAPSHOT

Los Verdes Quarterly Market Report

As of 01/03/2024

FOR SALE

Avg. Days on Market: 111 Days
 Listings Currently for Sale: 2
 Newest Listing: 10/05/2023
 Shortest/Longest: 90 Days / 131 Days

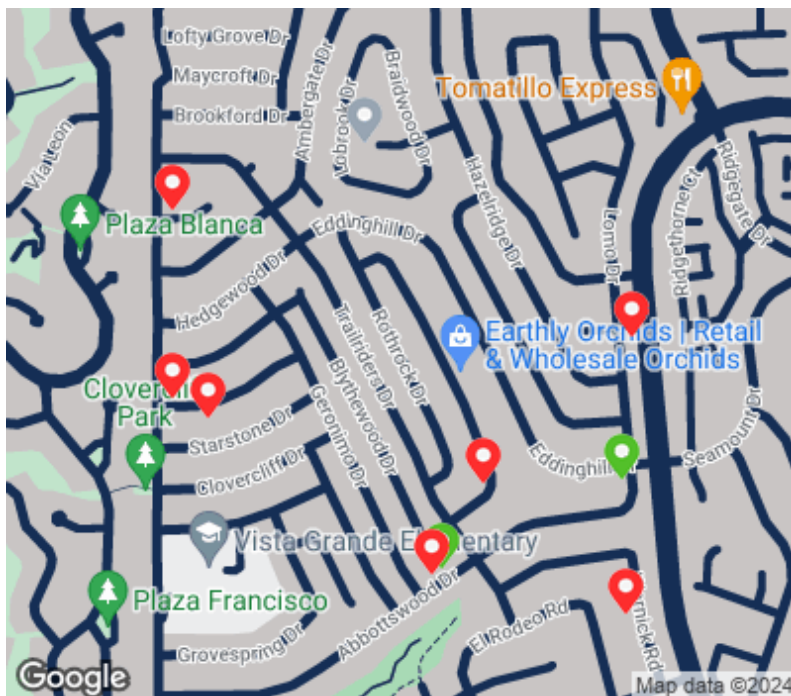
OFF-MARKET

Avg. Days on Market: 30 Days
 Off Market Listings: 1
 Shortest/Longest: 30 Days / 30 Days

RECENT SALES DATA

Avg. Days to Sell: 24 Days
 Total Sales: 11
 30-day Sales: 3
 Last Sale: 12/22/2023
 Shortest/Longest: 4 Days / 83 Days
 Months of Supply: 0.67**

**Estimated time to sell current listing inventory.
 6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE ● OFF-MARKET ● RECENT SALES DATA

● FOR SALE

| | LIST PRICE | DOM |
|---------|-------------|-----|
| AVERAGE | \$1,837,000 | 111 |
| HIGH | \$1,899,000 | 131 |
| LOW | \$1,775,000 | 90 |

Includes the following property statuses: **Active, Active Under Contract**

● OFF-MARKET

| | LIST PRICE | DOM |
|---------|-------------|-----|
| AVERAGE | \$2,495,000 | 30 |
| HIGH | \$2,495,000 | 30 |
| LOW | \$2,495,000 | 30 |

Includes the following property statuses: **Off Market**

● RECENT SALES DATA

| | LIST PRICE | SALE PRICE | \$ DIFF | % DIFF | DOM |
|---------|-------------|-------------|-----------|----------|-----|
| AVERAGE | \$1,667,909 | \$1,722,759 | \$54,850 | 3.18% ↑ | 24 |
| HIGH | \$1,949,999 | \$2,025,000 | \$75,001 | 3.7% ↑ | 83 |
| LOW | \$1,150,000 | \$1,420,000 | \$270,000 | 19.01% ↑ | 4 |

Includes following property statuses: **Closed**

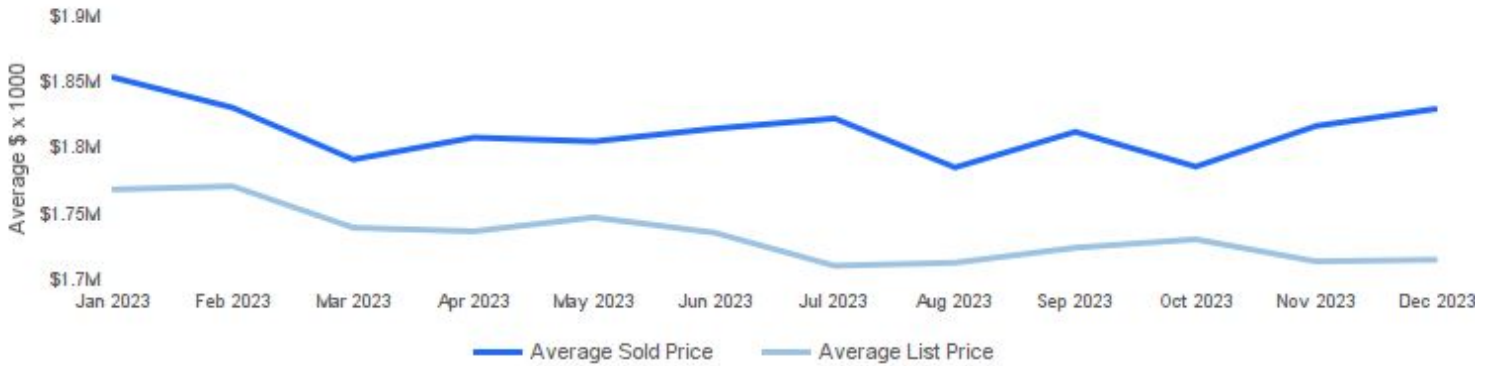
For an estimated value of your property, please click here:

MARKET SNAPSHOT

Los Verdes Quarterly Market Report

As of 01/03/2024

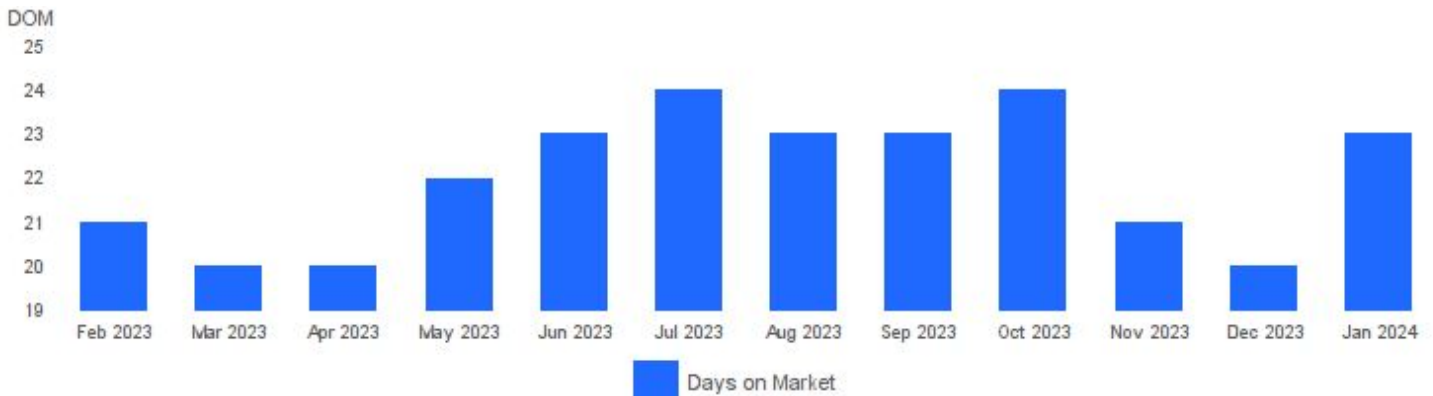
MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



Properties on the market | Number of properties listed for sale
Average Sales Price | Average sales price for all properties sold.
Average List Price | Average sales price for all properties listed for sale.
Days on Market | Average days on market for all properties sold.

MARKET SUMMARY

Los Verdes Quarterly Market Report

As of 01/03/2024

● FOR SALE

| Status | MLS ID | Address | City | Bed | Bath(F/P)* | DOM |
|-----------------------|----------------------------|---------|---------------------|-----|------------|-----|
| Active | SB23188714 | | Rancho Palos Verdes | 4 | 2/0 | 90 |
| Active Under Contract | 23301967 | | Rancho Palos Verdes | 4 | 2/0 | 131 |
| | | | AVERAGE | 4 | 2/- | 111 |
| | | | HIGH | 4 | 2/- | 131 |
| | | | LOW | 4 | 2/- | 90 |

● RECENT SALES DATA

| Status | MLS ID | Address | City | Bed | Bath(F/P)* | Sale Price | DOM |
|--------|----------------------------|---|---------------------|-----|------------|-------------|-----|
| Closed | PW23195049 | 29041 Warnick Road | Rancho Palos Verdes | 5 | 2/1 | \$2,025,000 | 13 |
| Closed | SB23182843 | 28503 Trailriders Drive | Rancho Palos Verdes | 5 | 2/1 | \$1,890,000 | 8 |
| Closed | 23304789 | 28817 Cedarbluff Drive | Rancho Palos Verdes | 5 | 3/0 | \$1,800,000 | 59 |
| Closed | PV23199651 | 6725 Abbottswood Drive | Rancho Palos Verdes | 4 | 1/1 | \$1,850,350 | 4 |
| Closed | AR23152507 | 28502 Lomo Drive | Rancho Palos Verdes | 5 | 2/1 | \$1,750,000 | 83 |
| Closed | SB23195626 | 28620 Golden Meadow Drive | Rancho Palos Verdes | 4 | 2/1 | \$1,690,000 | 38 |
| Closed | PV23164702 | 28311 Golden Meadow Drive | Rancho Palos Verdes | 3 | 1/1 | \$1,675,000 | 9 |
| Closed | SB23192288 | 7022 Willowtree Drive | Rancho Palos Verdes | 4 | 2/0 | \$1,780,000 | 14 |
| Closed | PV23207257 | 28236 Golden Meadow Drive | Rancho Palos Verdes | 3 | 1/1 | \$1,500,000 | 15 |
| Closed | PV23169954 | 28720 Golden Meadow Drive | Rancho Palos Verdes | 3 | 2/0 | \$1,570,000 | 10 |
| Closed | SB23162795 | 6403 Monero Drive | Rancho Palos Verdes | 3 | 2/0 | \$1,420,000 | 6 |
| | | | AVERAGE | 4 | 2/1 | \$1,722,759 | 24 |
| | | | HIGH | 5 | 3/1 | \$2,025,000 | 83 |
| | | | LOW | 3 | 1/1 | \$1,420,000 | 4 |

● OFF-MARKET

| Status | MLS ID | Address | City | Bed | Bath(F/P)* | DOM |
|------------|----------------------------|-------------------------------------|---------------------|-----|------------|-----|
| Off Market | PV23175491 | 6762 Birchman Drive | Rancho Palos Verdes | 5 | 2/3 | 30 |
| | | | AVERAGE | 5 | 2/3 | 30 |
| | | | HIGH | 5 | 2/3 | 30 |
| | | | LOW | 5 | 2/3 | 30 |

* Baths: F = Full, P = Partial

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. Not intended as a solicitation if your property is already listed by another broker. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. 