

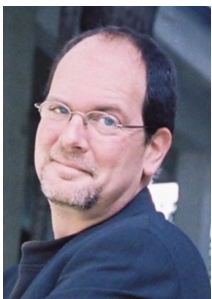


# MARKET REPORT

## Palisades Neighborhood Monthly Market Report

Here is an updated Market Report summarizing recent real estate activity in your area of interest. Please keep in mind that the values represented are based on current, detailed information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to take additional steps toward property ownership, please let me know. I am happy to help.

Sincerely,  
Jeffrey Pill



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**COLDWELL BANKER**  
REALTY

# MARKET SNAPSHOT

## Palisades Neighborhood Monthly Market Report

As of 01/03/2024

### FOR SALE

Avg. Days on Market: 74 Days  
Listings Currently for Sale: 2  
Newest Listing: 10/26/2023  
Shortest/Longest: 69 Days / 79 Days

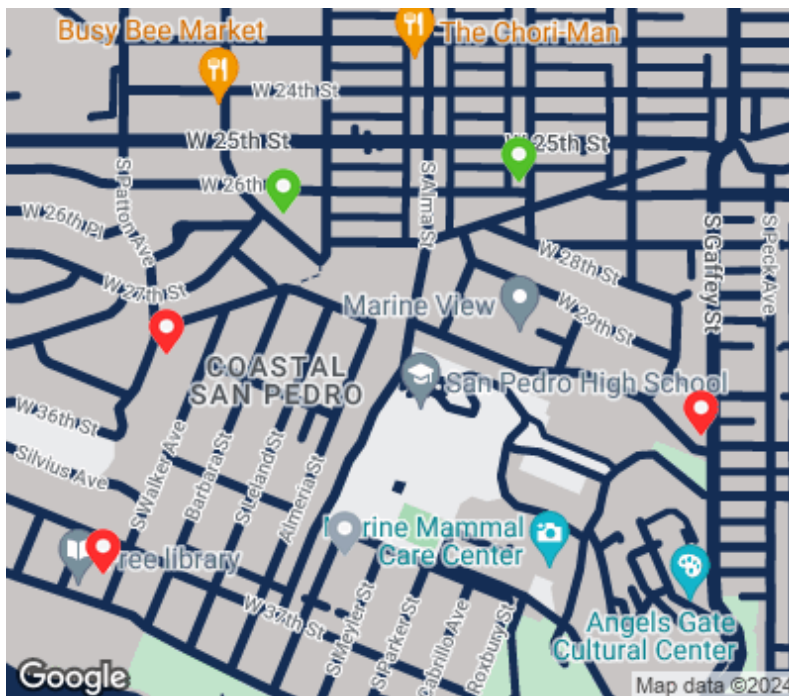
### OFF-MARKET

Avg. Days on Market: 68 Days  
Off Market Listings: 1  
Shortest/Longest: 68 Days / 68 Days

### RECENT SALES DATA

Avg. Days to Sell: 12 Days  
Total Sales: 3  
30-day Sales: 3  
Last Sale: 12/27/2023  
Shortest/Longest: 8 Days / 20 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	\$974,000	74
HIGH	\$1,449,000	79
LOW	\$499,000	69

Includes the following property statuses: **Active**

### OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$1,085,000	68
HIGH	\$1,085,000	68
LOW	\$1,085,000	68

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

### RECENT SALES DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,215,967	\$1,235,000	\$19,033	1.54% ↑	12
HIGH	\$1,799,000	\$1,760,000	-\$39,000	-2.22% ↓	20
LOW	\$599,900	\$620,000	\$20,100	3.24% ↑	8

Includes following property statuses: **Closed**

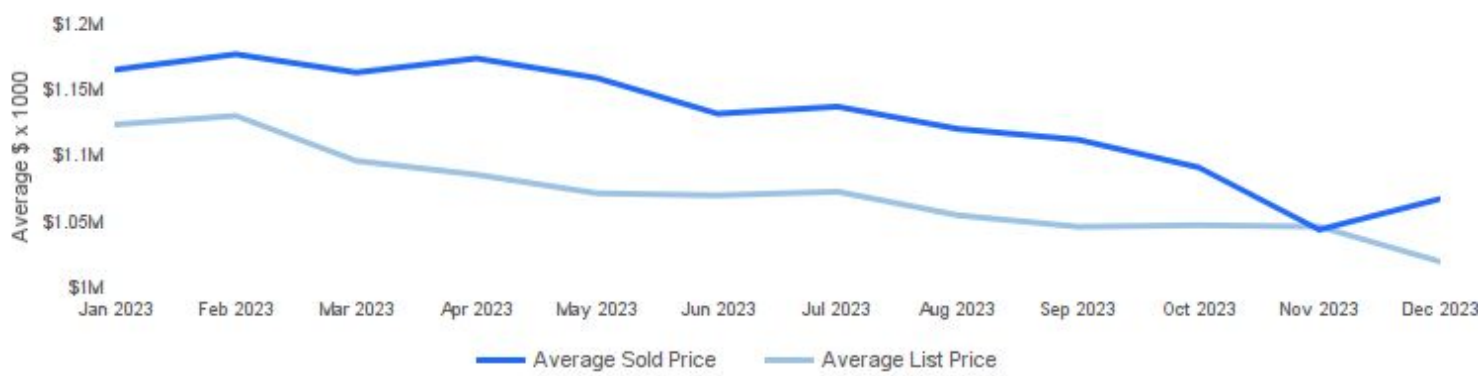
For an estimated value of your property, please click here:

MARKET  
SNAPSHOT

Palisades Neighborhood Monthly Market Report

As of 01/03/2024

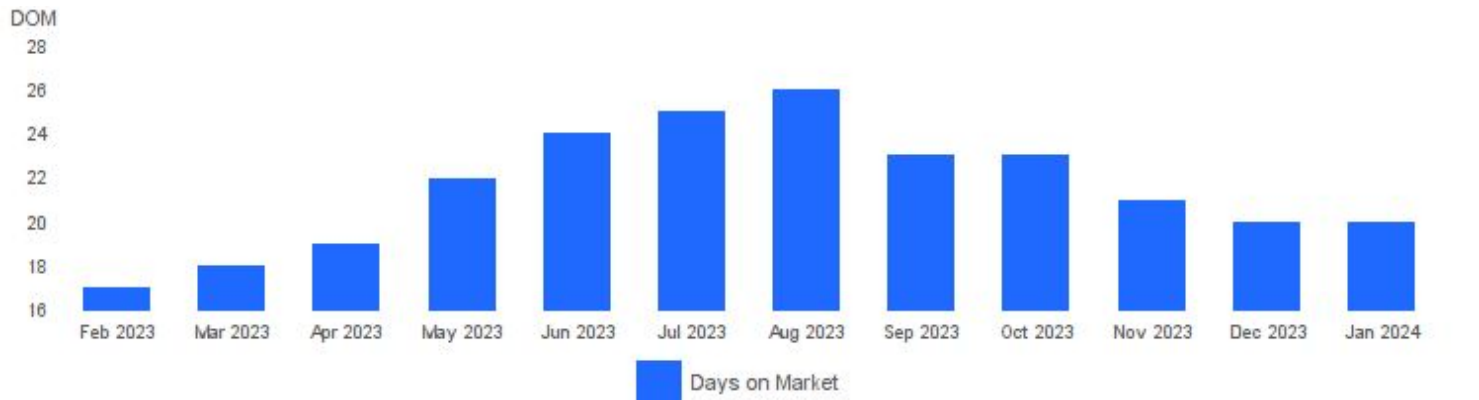
MARKET PRICE TREND



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

## Palisades Neighborhood Monthly Market Report

As of 01/03/2024

### ● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	<u>SB23193632</u>		San Pedro	5	3/0	79
Active	<u>PW23199671</u>		San Pedro	2	2/0	69
			<b>AVERAGE</b>	4	3/-	74
			<b>HIGH</b>	5	3/-	79
			<b>LOW</b>	2	2/-	69

### ● RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	<u>PV23197446</u>	<u>3412 S Patton Avenue</u>	San Pedro	3	1/3	\$1,760,000	20
Closed	<u>SB23207384</u>	<u>3721 S Walker Avenue</u>	San Pedro	4	4/0	\$1,325,000	8
Closed	<u>SB23201688</u>	<u>760 W 30th Street #14</u>	San Pedro	2	2/0	\$620,000	8
			<b>AVERAGE</b>	3	2/3	\$1,235,000	12
			<b>HIGH</b>	4	4/3	\$1,760,000	20
			<b>LOW</b>	2	1/3	\$620,000	8

### ● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	<u>TR23187114</u>	<u>3614 S Emily Street</u>	San Pedro	3	2/0	68
			<b>AVERAGE</b>	3	2/-	68
			<b>HIGH</b>	3	2/-	68
			<b>LOW</b>	3	2/-	68

\* Baths: F = Full, P = Partial

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