

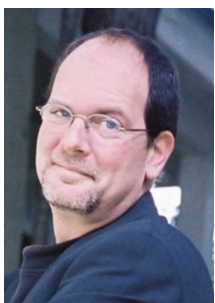


# MARKET REPORT

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



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**COLDWELL BANKER**  
**REALTY**

# MARKET SNAPSHOT

## Los Verdes Quarterly Market Report

As of 07/03/2022

### FOR SALE

Avg. Days on Market: 16 Days  
Listings Currently for Sale: 4  
Newest Listing: 07/01/2022  
Shortest/Longest: 2 Days / 32 Days

### PENDING

Avg. Days on Market: 21 Days  
Pending Listings: 2  
Shortest/Longest: 14 Days / 28 Days

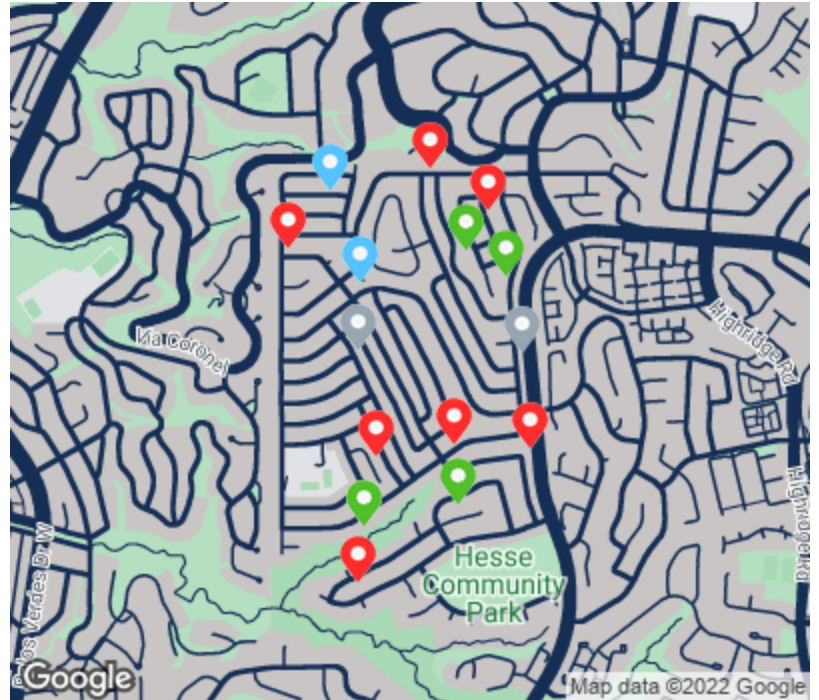
### OFF-MARKET

Avg. Days on Market: 21 Days  
Off Market Listings: 3  
Shortest/Longest: 1 Days / 34 Days

### RECENT SALES DATA

Avg. Days to Sell: 12 Days  
Total Sales: 13  
30-day Sales: 4  
Last Sale: 06/29/2022  
Shortest/Longest: 1 Days / 48 Days  
Months of Supply: 1\*\*

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



Click on data points to access interactive map.

● FOR SALE ● PENDING ● OFF-MARKET ● RECENT SALES DATA

### ● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$1,971,250	16
HIGH	\$2,250,000	32
LOW	\$1,699,000	2

Includes the following property statuses: **Active**

### ● PENDING

	LIST PRICE	DOM
AVERAGE	\$1,750,000	21
HIGH	\$1,950,000	28
LOW	\$1,550,000	14

Includes the following property statuses: **Pending**

### ● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$2,023,667	21
HIGH	\$2,088,000	34
LOW	\$1,988,000	1

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

### ● RECENT SALES DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,823,231	\$1,955,654	\$132,423	6.77% ↑	12
HIGH	\$2,198,000	\$2,500,000	\$302,000	12.08% ↑	48
LOW	\$1,500,000	\$1,695,000	\$195,000	11.5% ↑	1

Includes following property statuses: **Closed**

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

# MARKET SNAPSHOT

## Los Verdes Quarterly Market Report

As of 07/03/2022

### 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 07/03/2022

### ● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	<a href="#">SB22144128</a>		Rancho Palos Verdes	4	3/0	2
Active	<a href="#">WS22126869</a>		Rancho Palos Verdes	4	3/0	21
Active	<a href="#">PV22116748</a>		Rancho Palos Verdes	4	2/0	32
Active	<a href="#">SB22139515</a>		Rancho Palos Verdes	4	-/2	10
			<b>AVERAGE</b>	4	3/2	16
			<b>HIGH</b>	4	3/2	32
			<b>LOW</b>	4	2/2	2

### ● PENDING

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Pending	<a href="#">22165983</a>		Rancho Palos Verdes	4	2/0	14
Pending	<a href="#">DW22107254</a>		Rancho Palos Verdes	4	1/1	28
			<b>AVERAGE</b>	4	2/1	21
			<b>HIGH</b>	4	2/1	28
			<b>LOW</b>	4	1/1	14

### ● RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	<a href="#">PV22077375</a>	<a href="#">6936 Kings Harbor Drive</a>	Rancho Palos Verdes	5	3/0	\$2,400,000	1
Closed	<a href="#">SB22060477</a>	<a href="#">29328 Golden Meadow Drive</a>	Rancho Palos Verdes	4	1/1	\$2,500,000	6
Closed	<a href="#">PW22086286</a>	<a href="#">29000 Warnick Road</a>	Palos Verdes Peninsula	6	4/0	\$1,900,000	1
Closed	<a href="#">PV22081232</a>	<a href="#">6760 Kings Harbor Drive</a>	Rancho Palos Verdes	5	2/1	\$2,200,000	2
Closed	<a href="#">PV22075635</a>	<a href="#">28903 Briarhurst</a>	Rancho Palos Verdes	3	2/0	\$2,026,000	48
Closed	<a href="#">PV22088725</a>	<a href="#">6711 Monero Drive</a>	Rancho Palos Verdes	4	2/0	\$1,837,500	13
Closed	<a href="#">SB22045673</a>	<a href="#">28502 Lomo Drive</a>	Rancho Palos Verdes	5	2/1	\$1,800,000	15
Closed	<a href="#">PV22066077</a>	<a href="#">6625 Abbottswood Drive</a>	Rancho Palos Verdes	4	2/1	\$1,790,000	7
Closed	<a href="#">PV22074057</a>	<a href="#">28116 Golden Meadow Drive</a>	Rancho Palos Verdes	4	1/1	\$1,840,000	11
Closed	<a href="#">PV22078565</a>	<a href="#">28322 Rothrock Dr</a>	Rancho Palos Verdes	3	1/1	\$1,855,000	11
Closed	<a href="#">SB22061230</a>	<a href="#">28021 Lomo Drive</a>	Rancho Palos Verdes	3	2/0	\$1,880,000	10
Closed	<a href="#">OC22052358</a>	<a href="#">28038 Acana Road</a>	Rancho Palos Verdes	3	2/0	\$1,695,000	18
Closed	<a href="#">PV22075684</a>	<a href="#">6633 Abbottswood Drive</a>	Rancho Palos Verdes	3	2/0	\$1,700,000	8
			<b>AVERAGE</b>	4	2/1	\$1,955,654	12
			<b>HIGH</b>	6	4/1	\$2,500,000	48
			<b>LOW</b>	3	1/1	\$1,695,000	1

# ● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	<u>WS22065584</u>	<u>6902 Abbottswood Drive</u>	Rancho Palos Verdes	4	3/0	28
Off Market	<u>PV22109620</u>	<u>28551 Blythewood Drive</u>	Rancho Palos Verdes	4	2/1	1
Off Market	<u>SB22049276</u>	<u>28508 Lomo Drive</u>	Rancho Palos Verdes	5	3/1	34
			<b>AVERAGE</b>	4	3/1	21
			<b>HIGH</b>	5	3/1	34
			<b>LOW</b>	4	2/1	1

\* Baths: F = Full, P = Partial

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