



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: +13109943235

jeff@beachhillproperties.com

www.beachhillproperties.com



COLDWELL BANKER
REALTY

MARKET SNAPSHOT

Los Verdes Quarterly Market Report

As of 10/03/2022

FOR SALE

Avg. Days on Market: 38 Days
Listings Currently for Sale: 5
Newest Listing: 09/16/2022
Shortest/Longest: 9 Days / 71 Days

PENDING

Avg. Days on Market: 38 Days
Pending Listings: 2
Shortest/Longest: 13 Days / 63 Days

OFF-MARKET

Avg. Days on Market: 53 Days
Off Market Listings: 6
Shortest/Longest: 31 Days / 82 Days

RECENT SALES DATA

Avg. Days to Sell: 13 Days
Total Sales: 8
30-day Sales: 1
Last Sale: 09/22/2022
Shortest/Longest: 6 Days / 28 Days
Months of Supply: 5**

**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	\$1,718,200	38
HIGH	\$1,899,000	71
LOW	\$1,595,000	9

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

● PENDING

	LIST PRICE	DOM
AVERAGE	\$2,185,000	38
HIGH	\$2,375,000	63
LOW	\$1,995,000	13

Includes the following property statuses: **Pending**

● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$1,967,833	53
HIGH	\$2,150,000	82
LOW	\$1,799,000	31

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

● RECENT SALES DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,809,375	\$1,867,500	\$58,125	3.11% ↑	13
HIGH	\$1,995,000	\$2,280,000	\$285,000	12.5% ↑	28
LOW	\$1,550,000	\$1,550,000	\$	0%	6

Includes following property statuses: **Closed**

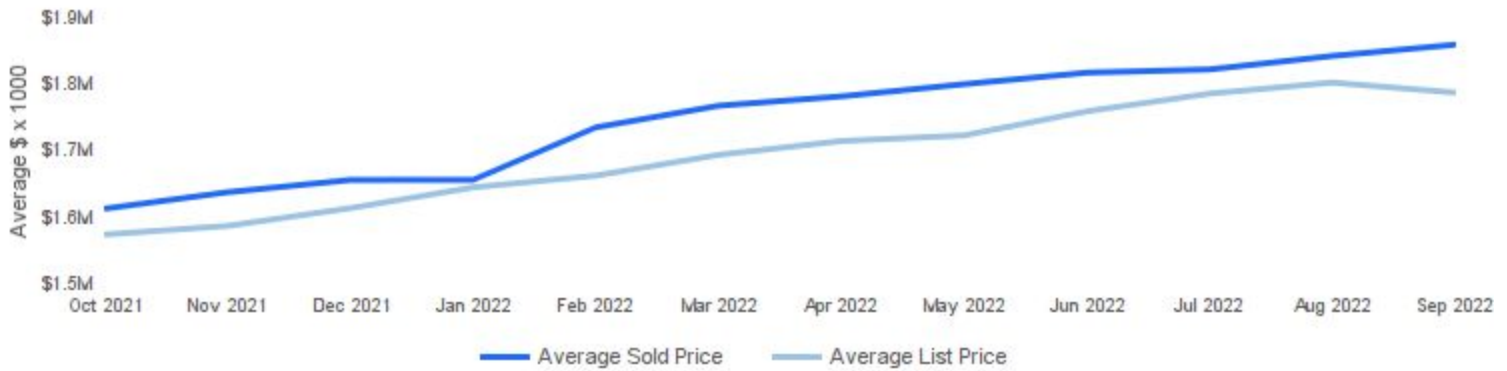
For an estimated value of your property, please click here:

MARKET SNAPSHOT

Los Verdes Quarterly Market Report

As of 10/03/2022

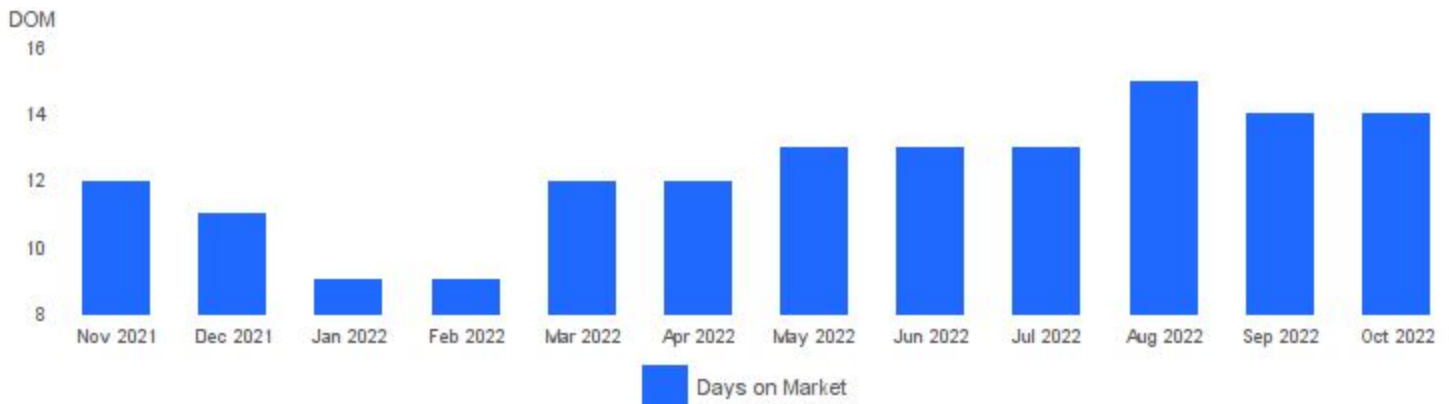
MARKET PRICE TREND



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 10/03/2022

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	22187345		Rancho Palos Verdes	3	3/0	57
Active	SB22189674		Rancho Palos Verdes	4	2/0	37
Active	PV22203496		Rancho Palos Verdes	3	1/1	17
Active Under Contract	PV22203463		Rancho Palos Verdes	4	2/1	9
Active Under Contract	SB22158750		Rancho Palos Verdes	4	2/1	71
			AVERAGE	4	2/1	38
			HIGH	4	3/1	71
			LOW	3	1/1	9

● PENDING

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Pending	PV22139747		Rancho Palos Verdes	4	2/1	63
Pending	SB22177029		Rancho Palos Verdes	5	2/1	13
			AVERAGE	5	2/1	38
			HIGH	5	2/1	63
			LOW	4	2/1	13

● RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	22178737	28043 Santona Drive	Rancho Palos Verdes	4	2/0	\$2,035,000	8
Closed	22165983	28206 AMBERGATE Drive	Rancho Palos Verdes	4	2/0	\$1,925,000	14
Closed	PV22154926	28437 Plainfield Drive	Rancho Palos Verdes	4	2/0	\$2,280,000	11
Closed	22187167	28847 Trailriders Drive	Rancho Palos Verdes	5	3/0	\$1,790,000	9
Closed	PV22184233	7034 Willowtree Drive	Rancho Palos Verdes	5	2/1	\$1,795,000	9
Closed	PV22116748	6704 El Rodeo Road	Rancho Palos Verdes	4	2/0	\$1,750,000	22
Closed	SB22139515	28087 Ella Road	Rancho Palos Verdes	4	-/2	\$1,815,000	6
Closed	DW22107254	6923 Lofty Grove Drive	Rancho Palos Verdes	4	1/1	\$1,550,000	28
			AVERAGE	4	2/1	\$1,867,500	13
			HIGH	5	3/2	\$2,280,000	28
			LOW	4	1/1	\$1,550,000	6

● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	<u>SB22144128</u>	<u>28215 Lomo Drive</u>	Rancho Palos Verdes	4	3/0	31
Off Market	<u>SB22140578</u>	<u>7010 Hedgewood Drive</u>	Rancho Palos Verdes	5	2/1	50
Off Market	<u>WS22126869</u>	<u>6902 Abbottswood Drive</u>	Rancho Palos Verdes	4	3/0	82
Off Market	<u>SB22160062</u>	<u>28610 Cedarbluff Drive</u>	Rancho Palos Verdes	4	3/0	44
Off Market	<u>RS22151992</u>	<u>6761 Kings Harbor Drive</u>	Rancho Palos Verdes	4	3/1	42
Off Market	<u>SB22147892</u>	<u>6509 Verde Ridge Road</u>	Rancho Palos Verdes	4	2/0	70
			AVERAGE	4	3/1	53
			HIGH	5	3/1	82
			LOW	4	2/1	31

* 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. ©2022 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 Realogy Brokerage Group 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. 