



MARKET REPORT

West Palos Verdes Quarterly Neighborhood 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

West Palos Verdes Quarterly Neighborhood Market Report

As of 07/03/2025

FOR SALE

Avg. Days on Market: 55 Days
Listings Currently for Sale: 4
Newest Listing: 06/11/2025
Shortest/Longest: 12 Days / 93 Days

PENDING

Avg. Days on Market: 29 Days
Pending Listings: 3
Shortest/Longest: 11 Days / 50 Days

OFF-MARKET

Avg. Days on Market: 63 Days
Off Market Listings: 3
Shortest/Longest: 5 Days / 154 Days

RECENT SALES DATA

Avg. Days to Sell: 45 Days
Total Sales: 3
30-day Sales: 2
Last Sale: 07/02/2025
Shortest/Longest: 11 Days / 76 Days
Months of Supply: 2**

**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	\$2,814,750	55
HIGH	\$3,899,000	93
LOW	\$2,175,000	12

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

● PENDING

	LIST PRICE	DOM
AVERAGE	\$2,299,667	29
HIGH	\$2,499,000	50
LOW	\$1,950,000	11

Includes the following property statuses: **Pending**

● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$2,840,000	63
HIGH	\$3,250,000	154
LOW	\$2,580,000	5

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

● RECENT SALES DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$2,499,000	\$2,493,333	\$-5,667	-0.23% ↓	45
HIGH	\$2,998,000	\$2,940,000	\$-58,000	-1.97% ↓	76
LOW	\$2,100,000	\$1,940,000	\$-160,000	-8.25% ↓	11

Includes following property statuses: **Closed**

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

MARKET SNAPSHOT

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As of 07/03/2025

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

West Palos Verdes Quarterly Neighborhood Market Report

As of 07/03/2025

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	PV25080582		Rancho Palos Verdes	6	5/1	93
Active	SB25077632		Rancho Palos Verdes	4	1/1	85
Active Under Contract	WS25105912		Rancho Palos Verdes	5	3/-	28
Active Under Contract	PV25130806		Rancho Palos Verdes	5	3/-	12
AVERAGE				5	3/1	55
HIGH				6	5/1	93
LOW				4	1/1	12

● PENDING

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Pending	SB25097239		Rancho Palos Verdes	5	3/-	27
Pending	WS25087279		Rancho Palos Verdes	4	3/-	50
Pending	SB25114665		Rancho Palos Verdes	4	3/-	11
AVERAGE				4	3/-	29
HIGH				5	3/-	50
LOW				4	3/-	11


● RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	PV25052357	7372 Via Lorado	Rancho Palos Verdes	3	1/-	\$2,940,000	76
Closed	PV25063615	30611 Rue Langlois	Rancho Palos Verdes	4	2/1	\$2,600,000	11
Closed	PV25061781	30205 Via Borica	Rancho Palos Verdes	5	3/-	\$1,940,000	47
AVERAGE				4	2/1	\$2,493,333	45
HIGH				5	3/1	\$2,940,000	76
LOW				3	1/1	\$1,940,000	11

● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	PV24226085	30502 Palos Verdes Drive W	Rancho Palos Verdes	5	4/1	154
Off Market	PV25087071	7239 Rue La Fleur	Rancho Palos Verdes	4	3/-	5
Off Market	OC25043162	30036 Via Borica	Rancho Palos Verdes	4	3/-	31
AVERAGE				4	3/1	63
HIGH				5	4/1	154
LOW				4	3/1	5

* Baths: F = Full, P = Partial

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Palos Verdes - Beach Cities

Coldwell Banker Realty

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