

KELLY & LAURA's  
Hollywood  
Riviera  
Coming Soon &  
Recent Sales



## Welcome to the January 2016 Real Estate Market Update



**212 Calle de Andalucia**  
4 Bed + Office/3.5 Bath  
3439 Sq Ft ~ Remodeled



**5416 Calle Mayor**  
\$1,280,000 List Price  
\$1,275,000 Sold Price



**4509 Highgrove Ave**  
\$989,000 List Price  
\$970,000 Sold Price

**Needed in the Riviera!!**  
3+ Beds/32Baths  
1500+ Sq Ft  
With Flat Backyard  
Up to \$1.2K

Cities	Average SFR Sales Price 2015	# Homes Sold 2015	Average SFR Sales Price 2014	# Homes Sold 2014	Year-To-Year Price % Change
El Segundo	\$1,086,059	77	\$996,531	74	+8.3%
Manhattan Beach	\$2,504,534	277	\$2,358,405	350	+5.8%
Hermosa Beach	\$2,419,072	123	\$1,708,283	102	+29.4%
West Torrance	\$815,901	123	\$764,963	105	+6%
South Torrance	\$1,105,232	168	\$822,355	121	+25.6%
N. Redondo Beach	\$924,716	214	\$808,611	179	+13%
S. Redondo Beach	\$1,380,092	110	\$1,138,118	131	+17.6%
<b>Hollywood Riviera</b>	<b>\$1,293,604</b>	<b>95</b>	<b>\$1,238,301</b>	<b>108</b>	<b>+4.3%</b>
Rolling Hills Estates	\$1,464,112	75	\$1,562,602	79	-6.4%
Rolling Hills	\$3,851,474	29	\$3,412,734	19	+11%
Palos Verdes Estates	\$2,237,141	189	\$2,145,397	168	+4.2%
Rancho Palos Verdes	\$1,382,613	394	\$1,372,586	365	+8%

As we head into 2016, we can only hope that inventory increases. You can see that the number of homes sold in 2015 was way below what has been sold in recent years. That was due to the lack of inventory, which led to yet another increase in the average price. With interest rates rising, but still being subsidized by the government, it's a great time to obtain a mortgage and buy a house. Looking back this time 5 years ago (2011), the average price of a home sold in the Hollywood Riviera was \$983,540. That means in the last 5 years we've had a 24% increase in the average price. Let's see how 2016 rolls.



KELLY & LAURA



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## HOLLYWOOD RIVIERA LIVING | MARKET REPORT

**KELLY & LAURA**

"Sisters SOLD on the Hollywood Riviera"

(310) 613-2465 Kelly Evans (310) 738-7355 Laura Medina

[www.HollywoodRivieraLiving.com](http://www.HollywoodRivieraLiving.com)





# Hollywood Riviera Real Estate Trends

## 4th Quarter 2015 - Homes SOLD

Address <i>SOLD</i>	Sq Ft	Beds	Baths	List Price	DOM	Sold Price
4914 Newton St, TORR	1652	5	2	\$739,000	12	\$755,000 ▲
4932 Newton St, TORR	1962	4	5	\$828,000	113	\$840,000 ▲
4905 Calle de Arboles, TORR	1578	3	2	\$950,000	21	\$945,000
4723 Newton St, TORR	2487	5	3	\$1,039,000	153	\$945,000
5106 Paseo de las Tortugas, TORR	1597	3	2	\$900,000	10	\$960,000 ▲
425 Paseo de las Estrellas, RB	1552	4	2	\$1,180,000	19	\$975,000
5002 Paseo de Pablo, TORR	1605	4	2	\$1,075,000	28	\$1,120,000 ▲
23631 Susana Ave, TORR	2005	3	2	\$1,199,900	64	\$1,135,000
409 Via Pasqual, RB	1522	3	2	\$1,149,000	51	\$1,152,000 ▲
406 Calle de Arboles, RB	1833	3	2	\$1,225,000	66	\$1,170,000
201 Via Anita, RB	1416	3	2	\$1,159,000	9	\$1,175,000 ▲
236 Via Buena Ventura, RB	1701	3	2	\$1,249,000	13	\$1,255,000 ▲
5416 Calle Mayor, TORR <b>K&amp;L</b>	3152	4	5	\$1,280,000	91	\$1,275,000
417 Via los Miradores, RB	1611	3	3	\$1,279,000	70	\$1,279,000
683 Calle Miramar, RB	2785	4	4	\$1,499,000	126	\$1,337,500
429 Via Anita, RB	2046	4	2	\$1,370,250	34	\$1,400,000 ▲
131 Via Segó, RB	2498	4	3	\$1,490,000	101	\$1,449,935
329 Camino del Campo, RB	1723	3	3	\$1,450,000	42	\$1,450,000
138 Paseo de Gracia, RB	2370	3	3	\$1,499,000	15	\$1,495,000
675 Calle Miramar, RB	2146	3	3	\$1,699,000	29	\$1,650,000
375 Camino de las Colinas, RB	3360	4	3	\$1,800,000	120	\$1,675,000
340 Via Colusa, RB	2560	5	6	\$1,799,000	41	\$1,708,750
225 Via Alameda, RB	3477	5	4	\$2,179,000	4	\$2,100,000
953 Calle Miramar, RB	5292	4	4	\$2,495,000	144	\$2,222,000
352 Paseo de Arena, TORR	3961	5	4	\$2,468,000	82	\$2,250,000

### Average Sales Statistics

	List Price	Sold Price	DOM	Avg. \$ Per S/F	# Sold	Sq Ft
Jan - Dec 2015	\$1,306,334	\$1,293,604	46	\$626	95	2066
Jan - Dec 2014	\$1,243,131	\$1,238,301	41	\$581	108	2131
Jan - Dec 2013	\$1,137,709	\$1,131,597	48	\$564	116	2019

Sales information obtained from the Greater South Bay Multiple Listing Service, deemed reliable but not guaranteed. Data pulled from Jan 1st, 2013 - Dec 31st, 2015.



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## KELLY & LAURA Testimonial

One would never imagine that selling a home would become such a fond memory. Yet, because of you, Esther and I, can only smile and be glad when we think about what you accomplished. The selling price, the speed of the sale, simply the entire process was far beyond our expectations. We worked very hard interviewing and selecting the best realtor in the area. Kelly & Laura, you went above and beyond what anyone else was willing to do. And, we did select the best! A few things that stand out:

- 1) Your market knowledge & pricing strategy.
  - 2) Your recommendations on staging.
  - 3) While we traveled to Europe your willingness to "do it all" and accept any task was a great comfort!
  - 4) Your communication with us was great - you kept us informed and you were always available.
  - 5) Your team was incredibly competent - from your stager, your handyman and your escrow officer!
- We can not thank you enough!

Sincerely,

Bill & Esther Scanlon

Hollywood Riviera home sellers 2015



## Curious What Your Home Is Worth?

Free Market Analysis  
Call or Email Us Today!

Kelly (310) 613-2465  
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### Enter to Win Dinner on Kelly & Laura!

Enter to Win a \$100 Gift Certificate for  
Restaurant of your choice!



Kelly & Laura



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Kelly Evans Realtor/Laura Medina  
Realtor

Go to any of our social media sites or email us and post us a message - "Enter me to win Dinner on Kelly & Laura!" We will post a photo of the recipient on our Facebook page and announce the winner on March 1st, 2015.

Winner will be notified by email or phone - please provide!

## Mortgage News from Brian Diederich of Riviera Funding

2015	30 Year Fixed	15 Year Fixed	5/1 ARM
July	4.05%	3.21%	2.96%
August	3.91%	3.13%	2.93%
September	3.89%	3.10%	2.92%
October	3.80%	3.01%	2.89%
November	3.94%	3.16%	3.00%
December	3.96%	3.21%	3.04%

RIVIERA FUNDING

REDONDO BEACH

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Search for homes, find community info, and more at [www.KellyandLaura.com](http://www.KellyandLaura.com)



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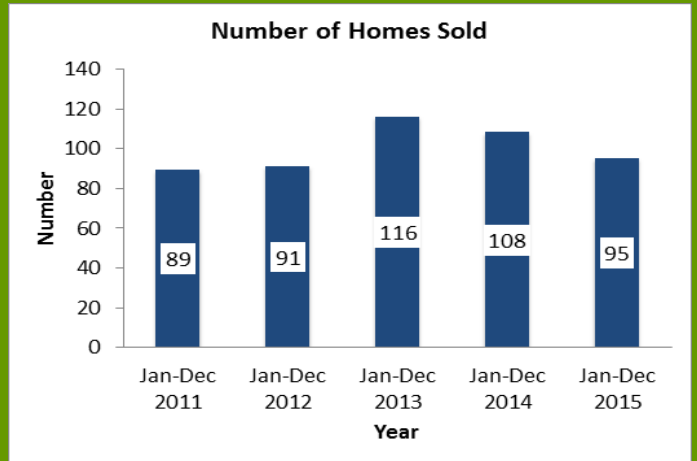
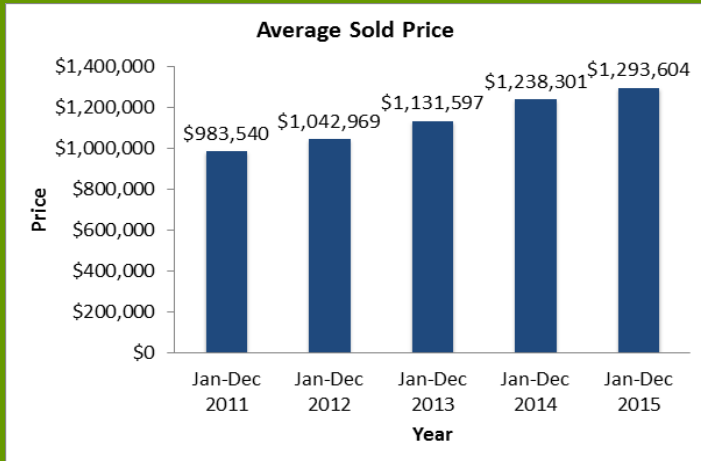
1952 : Aerial photo of the Hollywood Riviera including El Retiro Park in the foreground.

If you have any neat old photos of the Hollywood Riviera to share, please submit them to me. Love these old photos and especially when there are cars in the background!

Thanks,  
[Kelly@KellyandLaura.com](mailto:Kelly@KellyandLaura.com)

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### ANNUAL COMPARATIVE HOME SALE TRENDS IN THE HOLLYWOOD RIVIERA (JANUARY - DECEMBER) 2011-2015



**Call or email us today for the current market value of your property.**

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