



KELLY & LAURA

HOLLYWOOD RIVIERA LISTINGS!



921 Calle Miramar

3 Bed, 3 Bath, Plus Office
2693 Sq Ft ~ Panoramic Views
For Sale - \$1,699,000



212 Calle de Andalucia

4 Bed + Office/3.5 Bath
Very Spacious 3439 Sq Ft
For Sale - \$1,775,000



249 Calle de Madrid

3 Bed & 2 Bath
1512 Sq Ft ~ Remodeled
Sold Off Market - \$1,222,000



HOLLYWOOD RIVIERA JULY 2016 REAL ESTATE MARKET UPDATE

THE FRIENDS OF THE HOLLYWOOD RIVIERA

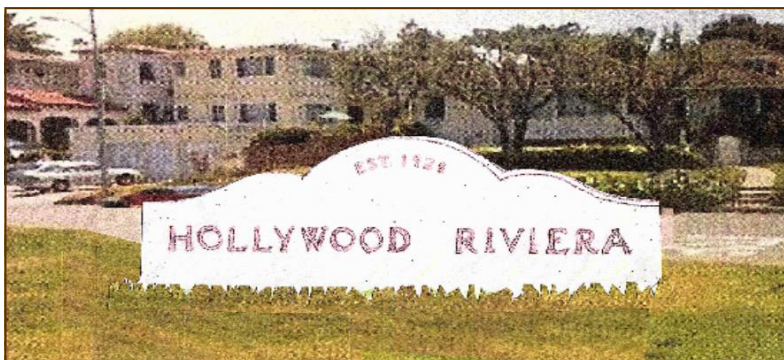
Announces the proposed placement of a Hollywood Riviera marker at the corner of Palos Verdes Blvd. and Via Monte D'Oro. This spot was the original entrance to our beautiful seaside neighborhood as planned by developer Clifford Reid in 1928.

The Friends of the Hollywood Riviera was established in 2013 and operates as a legal DBA. The group invites you to help distinguish our historic Hollywood Riviera neighborhood with this identifying marker to be installed in the Fall of 2016. Please become a "Friend" by donating to the marker project.

Donations can be made via Go Fund Me: <https://www.gofundme.com/2d9fh6as> OR

Facebook: Friends of the Hollywood Riviera

Or by check to: Friends of the Hollywood Riviera, c/o Dina Wiley, 202 Via la Soledad, Redondo Beach, CA 90277



Hollywood Riviera Marker

Is 14 foot long and 5 foot high at the corner of Via Monte d'Oro and Palos Verdes Blvd. This was the original entrance to the Hollywood Riviera in 1928.

Marker Back with Hollywood Riviera history



Hollywood Riviera

Hollywood Riviera was established by developer Clifford F. Reid in 1928. Inspired by the beauty of its seaside location and surrounding hills, he coined the name to French Riviera and to attract residents from the movie industry. Sales initially boomed but were soon constrained, first by the Great Depression in 1929 and later by World War II. By 1941, only 42 Mediterranean style, red-tile roof homes and one apartment house had been built. Ultimately, it was the aerospace industry rather than Hollywood that contributed to the neighborhood's growth. The postwar housing boom in 1945 spurred new construction and the original Mediterranean architectural restrictions were abandoned. Hollywood Riviera's borders expanded over time and came to include approximately 3,100 homes.

Dedicated XXXXXX 2016 by the Friends of the Hollywood Riviera

HOLLYWOOD RIVIERA LIVING | MARKET REPORT



KELLY & LAURA

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"Sisters SOLD on the Hollywood Riviera"

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Hollywood Riviera Real Estate Trends

2nd Quarter 2016 - Homes SOLD

Address <i>SOLD</i>	Sq Ft	Beds	Baths	List Price	DOM	Sold Price
4049 Bluff St, TORR	1120	3	2	\$749,000	12	\$670,000
4033 Bluff St, TORR	1204	2	2	\$799,000	38	\$775,000
23628 Susana Ave, TORR	1399	3	2	\$799,000	32	\$810,000 ▲
3889 Bluff St, TORR	2124	4	3	\$950,000	154	\$920,000
4520 Highgrove Ave, TORR	1659	3	3	\$979,000	109	\$959,000
4700 Paseo de las Tortugas, TORR	1604	4	2	\$979,000	48	\$970,000
4621 Via Corona, TORR	1921	4	3	\$950,000	16	\$977,000 ▲
811 Calle de Arboles, RB	1378	3	1	\$999,000	35	\$980,000
4142 Via Lado, TORR	1739	4	2	\$1,039,000	175	\$980,000
4720 Greenmeadows Ave, TORR	1876	4	3	\$900,000	4	\$1,001,000 ▲
24890 Via Valmonte, TORR	2359	3	2	\$1,099,000	111	\$1,060,000
609 Calle de Arboles, RB	1565	4	2	\$1,138,000	30	\$1,100,000
351 Calle de Andalucia, RB	1438	3	2	\$1,149,000	17	\$1,100,000
233 Vista del Parque, RB	1611	3	2	\$1,150,000	19	\$1,112,000
3921 Mesa St, TORR	2325	4	3	\$1,179,000	205	\$1,164,215
123 Calle de Andalucia, RB <i>K&L</i>	1682	3	2	\$1,099,000	7	\$1,175,000 ▲
410 Via Mesa Grande, RB	3150	4	3	\$1,179,000	130	\$1,200,000 ▲
4125 Mesa St, TORR	1723	3	3	\$1,450,000	42	\$1,450,000
128 Via Segó, RB	1670	3	2	\$1,299,000	106	\$1,200,000
5519 Paseo de Pablo, TORR	1553	3	2	\$1,195,000	8	\$1,230,000 ▲
5625 Paseo de Pablo, TORR	1523	3	2	\$1,247,500	24	\$1,300,000 ▲
454 Calle de Aragon, RB	2211	3	2	\$1,369,500	149	\$1,369,500
436 Via el Chico, RB	2968	4	3	\$1,499,000	93	\$1,400,000
5210 Via el Sereno, TORR	2109	4	3	\$1,499,000	34	\$1,475,000
5603 Via del Collado, TORR <i>K&L</i>	2503	4	3	\$1,599,000	10	\$1,725,000 ▲
402 Camino de Encanto, RB	2807	4	3	\$2,099,000	173	\$2,035,000
433 Via la Selva, RB	3950	5	4	\$2,280,000	274	\$2,150,000
215 Via la Soledad, RB	3180	4	4	\$2,150,000	7	\$2,250,000 ▲
501 Paseo de la Playa, RB	3739	5	4	\$5,500,000	56	\$5,300,000

AVERAGE SALES STATISTICS

	Avg List Price	Avg Sold Price	Avg DOM	Avg. \$ Per S/F	# Sold	Avg Sq Ft
Jan - June 2016	\$1,299,938	\$1,288,160	61	\$654	44	1968
Jan - June 2015	\$1,228,992	\$1,221,538	45	\$614	48	1988
Jan - June 2014	\$1,196,439	\$1,207,675	37	\$574	44	2102

Sales information obtained from the Greater South Bay Multiple Listing Service, deemed reliable but not guaranteed. Data pulled from January 1, 2014- June 30, 2016.



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**TESTIMONIAL
FROM
HAPPY
CLIENTS!**



We decided to sell our house this year and interviewed a few local realtors. Most told us that our house wasn't worth more than \$1,050,000 and that there wasn't much we could do to it to get more out of it. Then we interviewed with Kelly & Laura. They had great ideas on how we could basically "flip" our own house. They told us that we could get over \$1,100,000 for the house if we did some work. So, we decided to put in a little time to reap the rewards and rewards we got! They helped us with resources and design ideas. We started in January 2016 and sold our house/closed escrow on June 9, 2016 for \$1,175,000!!! It was so much fun, too. Kelly & Laura made selling our home look easy, even when we hit a few bumps in the road. Thank you so much for your time and energy. We loved working with you and would recommend you to anyone looking to get top dollar for their house!

Sincerely, Diane and Javier Aceves
Hollywood Riviera Home Sellers



BEFORE



AFTER



AFTER



BEFORE



HAPPY CLIENTS!!

MORTGAGE NEWS

FROM BRIAN DIEDERICH OF RIVIERA FUNDING

2016	30 Year	15 Year	5/1
	Fixed	Fixed	ARM
January	3.87%	3.16%	2.98%
February	3.66%	2.96%	2.83%
March	3.69%	2.97%	2.90%
April	3.61%	2.87%	2.83%
May	3.60%	2.84%	2.81%
June	3.52%	2.81%	2.72%

RIVIERA FUNDING

REDONDO BEACH

1801 S. Catalina Ave #201 ~ Redondo Beach
310-989-4041 ~ BDiederich@RivieraFunding.com



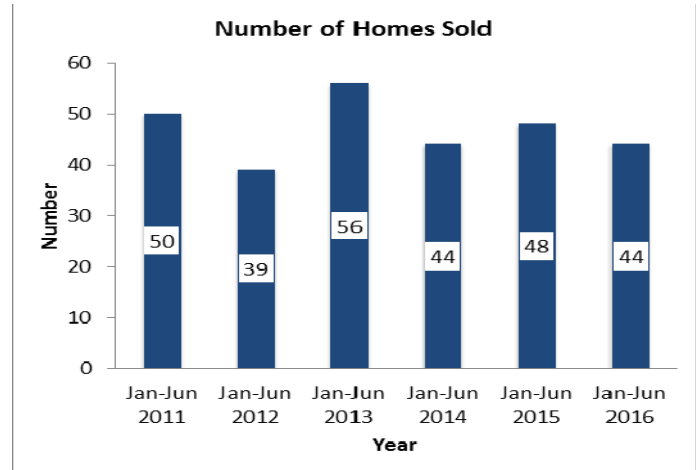
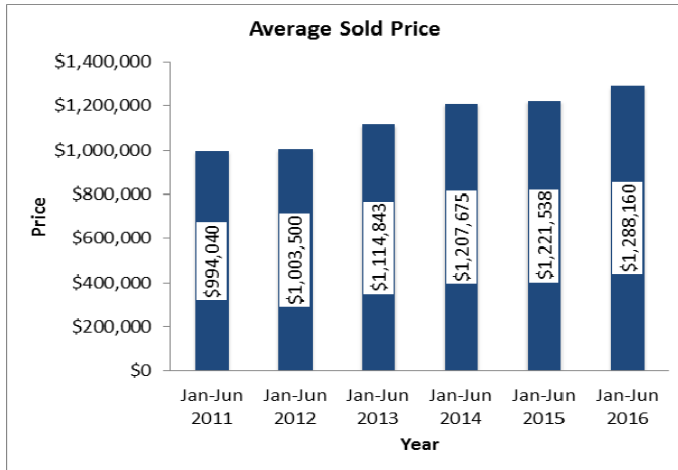
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**Local
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ANNUAL COMPARATIVE SINGLE FAMILY HOME SALE TRENDS IN THE HOLLYWOOD RIVIERA (JANUARY 1ST – JUNE 30TH) 2011-2016



It's been a slow and steady climb over the last 5 years here in the Hollywood Riviera as evidenced by the first graph - Average Sold Price. These numbers represent the average sold prices of single family residences here in the Hollywood Riviera from January 1st through June 30th of the years indicated. The first half of 2011 vs. the first half of 2016 reflects a 23% gain in the average price. The average dollar per square foot of the 2016 sales so far is \$654/ sq ft. The # of homes sold remains fairly steady.

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

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