



KELLY & LAURA

2018

HOLLYWOOD RIVIERA REAL ESTATE MARKET UPDATE

KELLY & LAURA
*Coming Soon &
New Listings*



5 Packet Rd ~ Rancho PV
Contemporary w/ Ocean Views!!!
4 Bed/4 Bath - Built in 2007
Very Spacious 3880 Sq Ft
Great location off Barkentine
List Price \$1,929,000



3210 Merrill Drive
One level co-op ~ Central Torrance
2 Bed/2 Bath
Great community
Nice patio & community pool
Call for more information!

Cities	Average SFR Sales Price 2017	# Homes Sold 2017	Average SFR Sales Price 2016	# Homes Sold 2016	Year-To-Year Price % Change
El Segundo	\$1,307,771	80	\$1,352,035	90	-4%
Manhattan Beach	\$3,084,533	341	\$2,519,849	329	+19%
Hermosa Beach	\$2,742,197	107	\$2,293,832	131	+17%
West Torrance	\$946,881	128	\$869,019	131	+8.3%
South Torrance	\$980,479	161	\$884,927	145	+10%
N. Redondo Beach	\$1,026,653	197	\$996,221	195	+3%
S. Redondo Beach	\$1,527,122	112	\$1,427,957	121	+6.5%
Hollywood Riviera	\$1,475,947	120	\$1,297,402	104	+12%
Rolling Hills Estates	\$1,690,355	66	\$1,624,693	68	+4%
Rolling Hills	\$3,181,658	19	\$3,509,490	21	-10%
Palos Verdes Estates	\$2,245,809	193	\$2,223,416	168	+1%
Rancho Palos Verdes	\$1,535,966	360	\$1,527,799	371	+1%

Just look at these increases in average price for 2017! Hollywood Riviera's average single family home sold price went up 12% last year over 2016. 120 homes sold in the Riviera last year which amounts to 10 a month. If you consider that there are approximately 3000 homes in the area, that's only 4% of them selling. Our average increase in 2017 seems to be about the average of all the South Bay neighborhoods mentioned here. With improving economic indicators and higher demand for homes than there is supply, we should continue the increased price trend into 2018. If you're looking to make a move, we'd love to help you prepare and sell your home for top dollar and/or find you your dream home!

HOLLYWOOD RIVIERA LIVING | MARKET REPORT



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"Sisters SOLD on the Hollywood Riviera"

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Hollywood Riviera Real Estate Trends

4th Quarter 2017 - Single Family Homes SOLD

Address <i>SOLD</i>	Sq Ft	Beds	Baths	List Price	DOM	Sold Price
4130 Via Lado, TORR	1690	4	2	\$850,000	5	\$890,000 ▲
4010 Bluff St, TORR	1640	3	2	\$919,000	137	\$895,000
4614 Pacific Coast Hwy, TORR	1782	3	2	\$899,000	24	\$899,000
4932 Newton St, TORR	1962	4	4.5	\$999,000	8	\$1,005,000 ▲
23502 Susana Ave, TORR	1117	3	2	\$1,099,000	35	\$1,075,000
4100 Via Lado, TORR	1913	3	2	\$949,000	7	\$1,080,000 ▲
3916 Newton St, TORR	2348	4	3	\$1,130,000	168	\$1,108,000
5307 Calle de Arboles, TORR	1408	3	2	\$1,199,000	33	\$1,152,000
432 Calle de Felipe, TORR	1940	3	2	\$1,219,000	33	\$1,155,000
977 Calle Miramar, RB	1382	3	2	\$1,179,000	19	\$1,200,000 ▲
417 Via Pasqual, RB	1387	3	2	\$1,239,000	21	\$1,220,000
121 Via los Altos, RB	1906	3	3	\$1,199,000	8	\$1,245,000 ▲
364 Calle Mayor, RB	2484	2	2	\$1,249,000	6	\$1,249,000
618 Calle de Arboles, RB	1434	3	2	\$1,249,000	14	\$1,250,000 ▲
413 Calle Mayor, RB	2153	2	2	\$1,249,000	0	\$1,255,000 ▲
5321 Highgrove St, TORR	1740	3	2	\$1,274,900	53	\$1,255,000
432 Calle de Castellana, RB	1519	3	2	\$1,288,000	11	\$1,330,000 ▲
285 Via Buena Ventura, RB	2434	5	4	\$1,279,900	14	\$1,337,000 ▲
207 Calle de Arboles, RB	1681	3	2	\$1,299,000	7	\$1,350,000 ▲
451 Via Colusa, TORR	1793	3	2	\$1,399,000	6	\$1,400,000 ▲
126 Via la Soledad, RB	1866	4	2.5	\$1,350,000	13	\$1,475,000 ▲
135 Via Monte D'Oro, RB	2264	3	2	\$1,669,990	68	\$1,650,000
429 Via Malaga, RB	2123	4	2	\$1,749,000	76	\$1,700,000
5113 Via El Sereno, TORR	3800	4	4	\$1,899,000	45	\$1,875,000
108 Via la Circula, RB	3506	4	3	\$2,111,000	19	\$1,900,000
241 Via Alameda, RB	3771	5	4.5	\$2,395,000	22	\$2,405,000 ▲
334 Camino de las Colinas, RB	2725	4	3	\$2,495,000	0	\$2,495,000

Sales information obtained from the Greater South Bay Multiple Listing Service, deemed reliable but not guaranteed. Data pulled from October 1, 2017 - December 31, 2017.



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**TESTIMONIAL
FROM
HAPPY
CLIENTS!**



Kelly & Laura were awesome! Buying a house is as much frustrating and stressful as it is exciting. Nobody should ever settle when it comes to making the biggest financial commitment of their lives. Your Agent needs to be a good partner. They have to be good listeners. My agents were both great partners and great listeners. Never once did I ever feel as if I was in this by myself, nor did I feel pressured to like something that I just didn't "feel". They were always friendly and in a good mood....and never FAKE! It was a fun few months, even with all the craziness. And in the end, I got my dream house. Thanks, girls...you rock!

*Sincerely,
Denny Billikas Home Buyer - Redondo Beach*



Curious What Your Home Is Worth?
Free Market Analysis
Call or Email Us Today!

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Average Sales Statistics

	List Price	Sold Price	DOM	Avg. \$ Per S/F	# Sold	Sq Ft
Jan - Dec 2017	\$1,476,000	\$1,475,947	30	\$702	120	2101
Jan - Dec 2016	\$1,311,872	\$1,297,402	50	\$659	104	1969
Jan - Dec 2015	\$1,306,334	\$1,293,604	46	\$626	95	2066

MORTGAGE NEWS

FROM BRIAN DIEDERICH OF RIVIERA FUNDING

2017	30 Year	15 Year	5/1
	Fixed	Fixed	ARM
July	3.97%	3.24%	3.22%
August	3.88%	3.16%	3.15%
September	3.81%	3.10%	3.16%
October	3.89%	3.20%	3.18%
November	3.92%	3.29%	3.24%
December	3.95%	3.38%	3.39%

Freddie Mac Average Rate with 1/2 point cost



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



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“Sisters SOLD on the South Bay”



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63 Malaga Cove Plaza
Palos Verdes Estates,
CA 90274



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THANK YOU TO ALL OUR CUSTOMERS WHO HELPED US ACHIEVE A LIFETIME ACHIEVEMENT AWARD!

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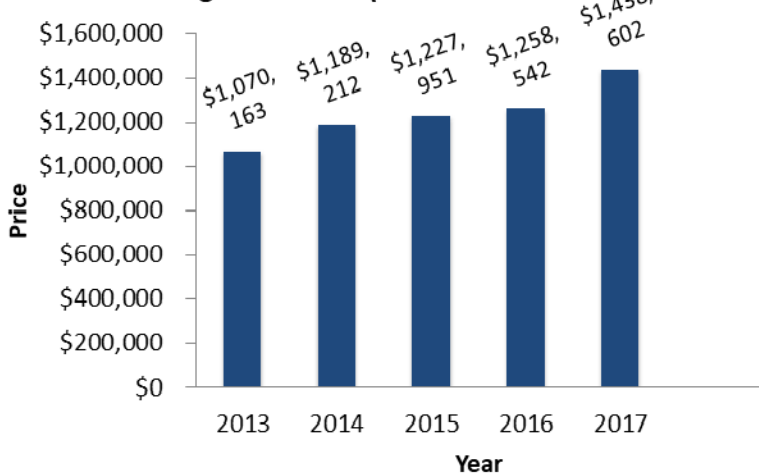
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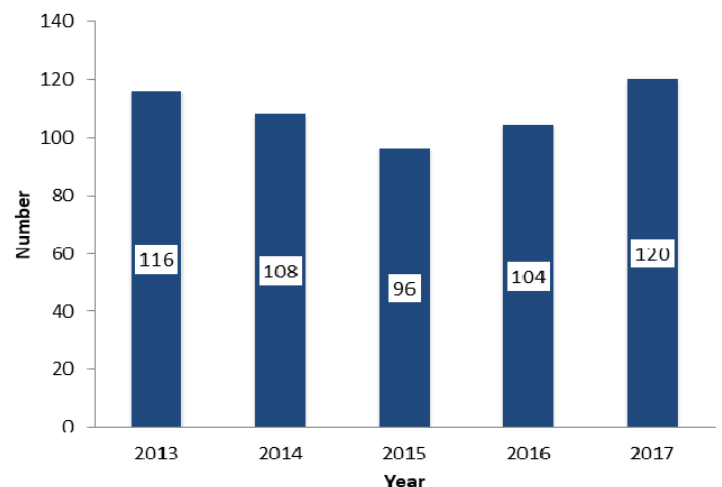
IF YOUR HOME IS CURRENTLY LISTED BY ANOTHER BROKER THIS IS NOT INTENDED AS A SOLICITATION. INFORMATION CONTAINED HEREIN DEEMED RELIABLE, ALTHOUGH NOT GUARANTEED.

HOLLYWOOD RIVIERA YEAR END MARKETING STATISTICS

Average Sold Price (Outliers* Removed)



Number of Homes Sold



2018 Real Estate Forecast - This time last year the prediction was for higher prices. Clearly that happened. We had a 12% increase in average single family home prices here in the Hollywood Riviera. For 2018, California is likely to remain on this tact of increasing home prices. The basic rule of supply & demand is in full force. As of today, there are only 5 single family homes currently for sale here in the Riviera (Jan 9, 2018.) This time last year we had 13 homes for sale. Residential development is not keeping up the pace with the need for housing & with so many people displaced due to fires & flooding here in California, the demand for housing is not going to cease anytime soon. Give us a call to find out what your home is worth today!

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

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