

**BERKSHIRE  
HATHAWAY**  
HomeServices  
California Properties

600 Deep Valley Drive  
Rolling Hills Estates  
California, 90274



**Patterson & Stetson**  
Concierge Real Estate Services  
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PRSR STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL

\*\*\*\*\*ECRWSS:

Local  
Postal Customer



2015 REAL ESTATE  
YEAR IN REVIEW



The Rolling Hills

# MARKET REPORT

## PATTERSON & STETSON FEATURED HOMES



7 CREST ROAD WEST  
\$5,995,000  
5 BEDS, 4.5 BATHS  
~4 Acres  
CrestRoadWest.com



85 CREST ROAD EAST  
\$5,000,000  
4 BEDS, 6 BATHS  
~3 Acres  
BACKUP OFFERS  
CONSIDERED



75 SADDLEBACK ROAD  
\$3,600,000  
4BEDS, 3.5 BATHS  
~2 Acres  
SaddlebackRoad.com



RINGBIT ROAD WEST  
Call for Details  
7 BEDS, 5 BATHS  
~3 Acres  
COMING SOON



BUCKBOARD TRAIL  
Call for Details  
6 BEDS, 3 BATHS  
~3.7 Acres  
COMING SOON



24 GEORGEFF ROAD  
\$5,500/mo LEASE  
3 BEDS+DEN, 4 BATHS  
~2 Acres  
CALL TO SEE

Insider's  
Real Estate  
Guide

# PATTERSON & STETSON

Coming Soon: Newer Home with Spectacular Views

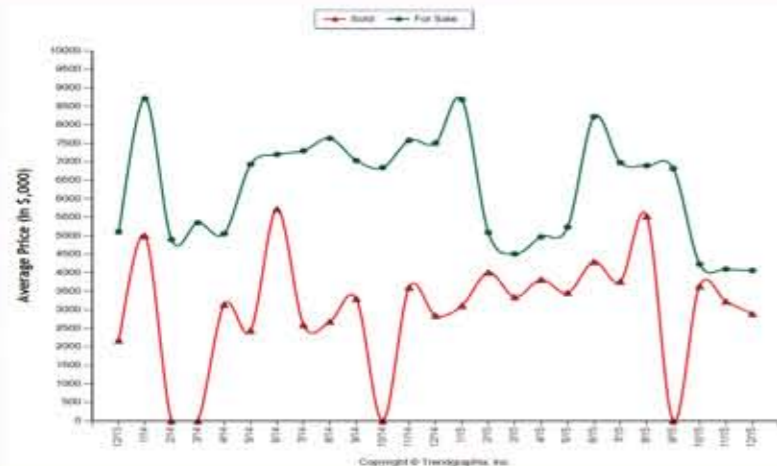
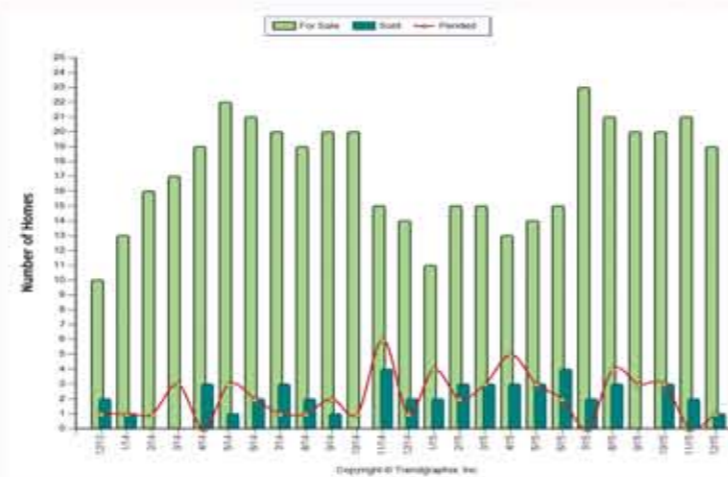
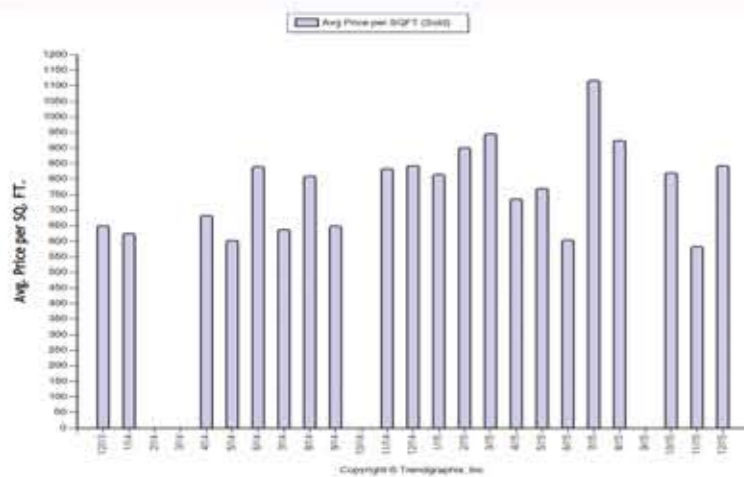


Home Sales Survey - Berkshire Hathaway HomeServices | California Properties

PV NEIGHBORHOODS	Sales		Price Range 2015		Average Price		AP% +/- 14 vs 15	Median Price	
	2014	2015	Minimum	Maximum	2014	2015		2014	2015
Single Family Homes									
Lunada Bay/Margate	77	81	960,000	6,000,000	1,981,971	2,173,033	9.64	1,655,000	1,820,000
Montemalaga	26	32	1,220,000	15,550,000	2,829,452	3,167,028	11.93	1,914,375	2,360,000
Malaga Cove	31	20	1,075,000	7,900,000	2,844,965	2,970,800	4.42	2,300,000	2,745,000
Valmonte	34	56	799,000	2,625,000	1,354,569	1,536,483	13.43	1,285,500	1,471,250
Palos Verdes Drive North	75	75	880,000	2,800,000	1,515,089	1,464,112	-3.36	1,300,000	1,375,000
<b>Rolling Hills</b>	<b>19</b>	<b>29</b>	<b>1,550,000</b>	<b>8,550,000</b>	<b>3,412,734</b>	<b>3,851,474</b>	<b>12.86</b>	<b>2,995,000</b>	<b>3,400,000</b>
Palos Verdes Drive East	62	63	702,280	3,550,000	1,316,305	1,369,506	4.04	1,275,000	1,225,000
Mira Catalina	15	22	887,500	1,850,000	1,460,140	1,248,243	-14.51	1,250,000	1,190,000
Palos Verdes Drive South	31	34	905,000	6,680,000	1,946,581	1,952,672	0.31	1,435,000	1,404,500
West Palos Verdes	25	25	1,044,350	7,785,000	2,615,356	2,301,814	-11.99	1,395,000	1,420,000
Country Club	35	25	1,325,000	2,930,000	1,690,770	1,758,317	4.00	1,610,000	1,698,000
La Cresta	28	40	1,270,000	3,780,000	1,983,987	2,137,134	7.72	1,812,000	1,960,000
Los Verdes	36	35	900,000	1,469,500	1,083,083	1,124,729	3.85	1,057,000	1,100,000
Crest	25	28	1,062,500	1,710,000	1,264,156	1,307,054	3.39	1,235,000	1,284,500
Peninsula Center	19	22	880,000	1,430,000	1,138,295	1,112,409	-2.27	1,085,000	1,090,000
Silver Spur	55	52	780,000	1,443,875	1,021,002	1,085,682	6.33	990,000	1,162,500
Eastview	55	71	495,000	1,100,000	753,896	761,789	1.05	760,000	760,000
<b>All Areas</b>	<b>648</b>	<b>710</b>	<b>495,000</b>	<b>15,550,000</b>	<b>1,655,419</b>	<b>1,721,727</b>	<b>4.01</b>	<b>1,300,000</b>	<b>1,375,000</b>

**75 Saddleback Road** 4 Beds 3.5 Baths  
Contemporary Style, Open Floor Plan  
\$3,600,000 SaddlebackRoad.com

**7 Crest Road West** 5 Beds 3.5 Baths  
Ranch Style, Views North & South  
\$5,995,000 CrestRoadWest.com



January 25 Real-Time Market Profile

Median List Price	\$ 3,187,500	Trend	↕↕
Asking Price Per Square Foot	\$ 941	Trend	↔↔
Average Days on Market (DOM)	231	Trend	↕↕
Percent of Properties with Price Decrease	22 %		
Percent Relisted (reset DOM)	17 %		
Percent Flip (price increased)	6 %		
Median House Size (sq ft)	3916		
Median Lot Size	1.0 - 2.5 acres		
Median Number of Bedrooms	4.5		
Median Number of Bathrooms	4.2		
Market Action Index	Strong Buyer's	21.0	↕↕

↔↔ No change   ↕↕ Strong upward trend   ↕↕ Strong downward trend  
↕ Slight upward trend   ↕ Slight downward trend



THANK YOU!

As we begin 2016 and look back on 2015, we would like to thank our valued clients, friends and neighbors for the trust and confidence that they place in us as we work to assist and advise you on real estate matters! *Leslie & Clint*