

**BERKSHIRE
HATHAWAY**
HomeServices
California Properties

600 Deep Valley Drive
Rolling Hills Estates
California, 90274



Patterson & Stetson
Concierge Real Estate Services

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LUXURY
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The Rolling Hills

MARKET REPORT

AUTUMN INSIDERS GUIDE



RingbitRoad.com | \$4,750,000
Luxury & Privacy | 6 Beds | 5 Baths+2 Powder

PATTERSON & STETSON

Endless Sunsets From 6 Ringbit Road
Pacific + Coastal Views | 6 Beds | 5 Baths+2 Powder



CrestRoadWest.com \$5,750,000

5 Bedrooms | 4.5 Bathrooms | Panoramic Views North + South



GeorgeffRoad.com \$2,670,000

4 Bedrooms | 3.5 Bathrooms | Harbor Views North



ChuckwagonRoad.com \$2,195,000

3 Bedrooms | 3 Bathrooms | Great Usable Land



ElConchoLane.com \$1,950,000

4 Bedrooms | 3 Bathrooms | Opportunity Awaits

Single Family Homes	3rd Qtr Sales		Price Range		Average Price		AP% +/- 16 vs 17	Median Price	
	2016	2017	Low/High 2017		2016	2017		2016	2017
Lunada Bay/Margate	22	19	\$1,100,000	\$5,900,000	\$2,259,591	\$2,177,388	-3.64	\$2,179,000	\$1,980,000
Montemalaga	8	13	\$1,313,000	\$9,250,000	\$2,249,125	\$2,880,885	28.09	\$1,942,500	\$2,190,000
Malaga Cove	9	7	\$1,600,000	\$2,800,000	\$3,308,718	\$1,999,143	-39.58	\$2,400,000	\$1,875,000
Valmonte	7	14	\$1,200,000	\$2,545,000	\$1,807,984	\$1,649,429	-8.77	\$1,700,000	\$1,570,000
Palos Verdes Drive North	12	24	\$940,000	\$2,575,000	\$1,574,750	\$1,695,526	7.67	\$1,627,500	\$1,555,000
Rolling Hills	2	3	\$2,300,000	\$6,200,000	\$1,650,000	\$4,258,333	158.08	\$1,650,000	\$4,275,000
Palos Verdes Drive East	11	17	\$959,000	\$3,850,000	\$1,335,091	\$1,646,147	23.30	\$1,299,000	\$1,481,000
Mira Catalina	6	8	\$1,045,000	\$2,400,000	\$1,213,987	\$1,379,500	13.63	\$1,233,250	\$1,165,500
Palos Verdes Drive South	6	7	\$1,298,000	\$2,520,000	\$1,820,167	\$1,604,171	-11.87	\$1,537,500	\$1,413,500
West Palos Verdes	8	5	\$1,595,000	\$5,500,000	\$2,146,125	\$2,903,760	35.30	\$1,660,000	\$1,628,800
Country Club	6	12	\$1,510,000	\$2,600,000	\$2,384,167	\$1,908,874	-19.94	\$1,674,000	\$1,837,500
La Cresta	8	7	\$1,320,000	\$2,295,000	\$1,934,125	\$1,802,857	-6.79	\$1,956,500	\$1,845,000
Los Verdes	15	12	\$950,000	\$1,525,000	\$1,255,200	\$1,281,742	2.11	\$1,269,000	\$1,325,000
Crest	8	10	\$1,187,000	\$1,850,850	\$1,282,475	\$1,377,900	7.44	\$1,318,000	\$1,312,500
Peninsula Center	8	10	\$900,000	\$1,500,000	\$1,170,961	\$1,201,800	2.63	\$1,133,250	\$1,145,000
Silver Spur	16	22	\$900,000	\$1,710,000	\$1,287,241	\$1,160,395	-9.85	\$1,167,500	\$1,099,444
Eastview	24	19	\$615,000	\$1,275,000	\$828,823	\$910,833	9.89	\$798,500	\$900,000
All Areas	176	209	\$615,000	\$9,250,000	\$1,654,070	\$1,692,263	2.31	\$1,382,000	\$1,450,000

MLS Reported Sales in Rolling Hills: 1st through 3rd Quarters											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
71 Eastfield DR	RH	1956	STD	06/28/2017	5	4	6/6	3,202	51,849	\$562.15	\$1,800,000
6 El Concho LN	RH	1961	SPAY	06/05/2017	3	3	62/62	2,364	91,040	\$793.15	\$1,875,000
57 Eastfield DR	RH	1955	STD	03/24/2017	2	2	74/74	2,147	65,307	\$908.24	\$1,950,000
4 Chuckwagon RD	RH	1952	STD	04/14/2017	4	5	54/266	2,901	60,788	\$756.64	\$2,195,000
5 Middleridge LN	RH	1970	STD	07/03/2017	3	3	74/255	3,671	56,194	\$626.53	\$2,300,000
3 Flying Mane LN	RH	1962	STD	02/17/2017	6	4	49/49	3,452	63,794	\$675.70	\$2,332,500
5 Buckboard Trail	RH	1963	STD	05/26/2017	6	3	102/305	2,939	161,177	\$833.62	\$2,450,000
48 Saddleback RD	RH	1972	STD	06/06/2017	6	5	7/277	5,168	51,393	\$580.50	\$3,000,000
24 Caballeros RD	RH	1960	STD	06/12/2017	4	4	8/8	3,360	52,329	\$1,019.35	\$3,425,000
4 Buckboard LN	RH	1964	STD	01/24/2017	5	5	225/225	5,089	90,329	\$776.18	\$3,950,000
14 Outrider RD	RH	2003	STD	07/03/2017	4	6	12/12	4,736	148,462	\$902.66	\$4,275,000
2 S Middleridge LN	RH	2015	STD	02/07/2017	5	5	116/416	5,000	93,574	\$950.00	\$4,750,000
7 Wideloop Rd	RH	2017	STD	07/20/2017	5	7	20/20	6,000	63,162	\$1,033.33	\$6,200,000
CALL LESLIE OR CLINT IF YOU WOULD LIKE AN ANALYSIS OF YOUR HOME'S VALUE: 310.936.1283.											
Maximum:	6	7.00	416	6,000	161,177	\$1,033.33	\$6,200,000				
Minimum:	2	2.00	6	2,147	51,393	\$562.15	\$1,800,000				
Average:	4	4.31	152	3,848	80,723	\$801.39	\$3,115,577				
Median:	5	4.00	74	3,452	63,794	\$793.15	\$2,450,000				

Not intended to solicit a home that is currently listed. MLS data current as of October 30, 2017. Represents all broker activity. All information is deemed reliable but not guaranteed. Equal housing opportunity. Newsletter intended for informational purposes only. Altos Reports and Datasource current as of October 30.

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