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600 Deep Valley Drive
Rolling Hills Estates
California, 90274



Patterson & Stetson
Concierge Real Estate Services

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MARKET REPORT



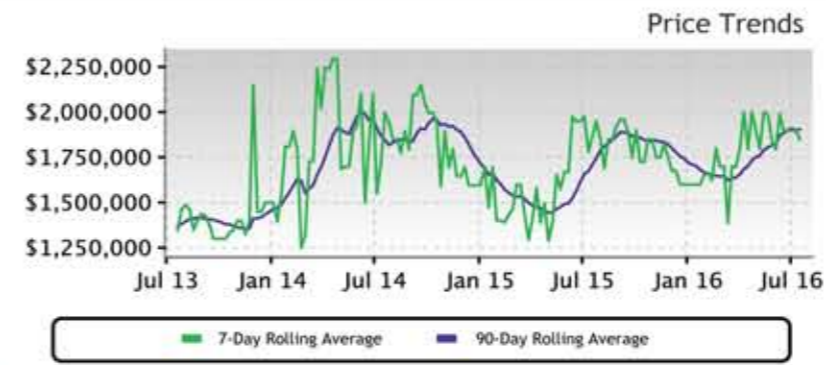
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PATTERSON & STETSON
3805 Palos Verdes Drive N | Offered at \$3,300,000



Single Family Homes By Neighborhood	Sales Volume		Price Range		Average Price		AP% +/-	Median Price	
	2015	2016	Low	High	2015	2016	15 vs 16	2015	2016
Lunada Bay/Margate	27	20	\$1,190,000	\$4,260,000	\$2,227,782	\$1,982,550	-11.01	\$2,025,000	\$1,935,000
Montemalaga	6	7	\$1,165,000	\$4,450,000	\$1,981,417	\$2,009,500	1.42	\$1,659,250	\$1,801,500
Malaga Cove	6	6	\$1,438,600	\$11,950,000	\$3,444,833	\$3,620,933	5.11	\$2,100,000	\$1,869,000
Valmonte	20	11	\$1,140,000	\$2,703,500	\$1,534,025	\$1,740,364	13.45	\$1,465,000	\$1,590,000
Palos Verdes Drive North	18	35	\$1,000,000	\$3,150,000	\$1,372,222	\$1,562,107	13.84	\$1,310,000	\$1,471,000
Rolling Hills	10	10	\$1,200,000	\$7,300,000	\$3,903,125	\$3,898,500	-0.12	\$3,207,500	\$3,100,000
Palos Verdes Drive East	17	18	\$832,500	\$2,400,000	\$1,457,721	\$1,377,522	-5.50	\$1,550,250	\$1,391,200
Mira Catalina	7	9	\$1,050,000	\$1,740,000	\$1,163,214	\$1,284,191	10.40	\$1,225,000	\$1,289,000
Palos Verdes Drive South	11	11	\$1,200,000	\$4,200,000	\$2,236,374	\$2,002,164	-10.47	\$1,360,000	\$1,600,000
West Palos Verdes	4	5	\$1,225,000	\$6,100,000	\$3,426,000	\$2,453,800	-28.38	\$2,260,000	\$1,750,000
Country Club	12	6	\$1,395,000	\$1,920,000	\$1,733,833	\$1,682,333	-2.97	\$1,686,500	\$1,714,500
La Cresta	11	13	\$952,500	\$4,525,000	\$1,891,273	\$2,192,577	15.93	\$1,885,000	\$1,950,000
Los Verdes	12	15	\$860,000	\$1,550,000	\$1,106,042	\$1,149,510	3.93	\$1,075,500	\$1,125,000
Crest	11	7	\$1,250,000	\$1,499,000	\$1,276,682	\$1,357,714	6.35	\$1,289,000	\$1,325,000
Peninsula Center	11	6	\$1,085,000	\$1,485,000	\$1,105,909	\$1,322,083	19.55	\$1,090,000	\$1,370,000
Silver Spur	20	18	\$875,325	\$1,530,000	\$1,060,205	\$1,095,000	3.28	\$1,070,000	\$1,099,000
Eastview	14	25	\$645,000	\$990,000	\$760,688	\$815,950	7.26	\$750,000	\$815,000
All Areas	217	223	\$645,000	\$11,950,000	\$1,711,023	\$1,676,023	-2.05	\$1,370,000	\$1,360,000



Real-Time Market Profile		Trend
Median List Price	\$ 1,849,000	↔
Asking Price Per Square Foot	\$ 609	↔
Average Days on Market (DOM)	58	↑↑
Percent of Properties with Price Decrease	41 %	
Percent Relisted (reset DOM)	7 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	3227	
Median Lot Size	0.50 - 1.0 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	4.0	
Market Action Index	Seller's Advantage	40.6 ↓↓

↔ No change ↑↑ Strong upward trend ↓↓ Strong downward trend
 ↑ Slight upward trend ↓ Slight downward trend

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New
Top/First	\$ 3,225,000	4835	0.50 - 1.0 acre	5.0	5.5	20	6	0
Upper/Second	\$ 2,275,000	3338	0.50 - 1.0 acre	5.0	4.0	51	7	0
Lower/Third	\$ 1,650,000	2905	0.25 - 0.50 acre	4.0	4.0	55	7	0
Bottom/Fourth	\$ 1,400,000	2500	0.25 - 0.50 acre	4.0	4.0	57	7	1

Call us to discuss your home's value in today's market and our unique marketing approach: 310.936.1283

3805 Palos Verdes Drive N, Rolling Hills Estates | 5 Beds | 4.5 Baths | ImpeccableResortHome.com



Not intended to solicit a home that is currently listed | MLS data current as of July 29 | Represents all broker activity | All information deemed reliable but not guaranteed | Equal Housing Opportunity | Newsletter intended for informational purposes only. Altos Report and Datasource current as of July 29, 2016.

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