

Mar Vista Market Report

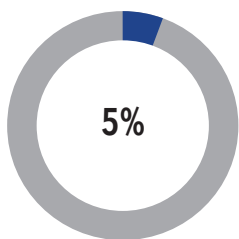
**MID
YEAR
2019**

Mid-Year 2019 Survey of Mar Vista Sales from January 1 - June 30; All data per MLS.

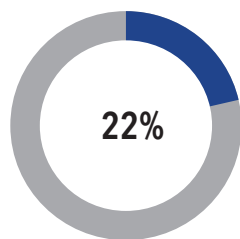
MAR VISTA SINGLE FAMILY HOMES	Mid-Year 2019	Change % YoY	Mid-Year 2018
AVERAGE SALES PRICE	\$1,745,174	3%	\$1,692,420
AVERAGE PRICE/SQFT.	\$887	-2%	\$909
MEDIAN SALES PRICE	\$1,554,000	-2%	\$1,585,000
DAYS ON MARKET (From Last List Date)	41	11%	37
NUMBER OF SALES (Closed)	158	-4%	165

158 **SOLD** PROPERTIES in MAR VISTA (PER MLS)

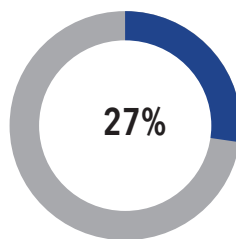
from JANUARY 1 - JUNE 30, 2019



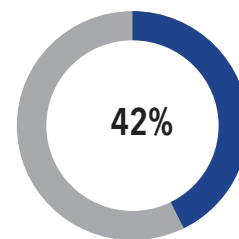
Homes Over
\$3 Million



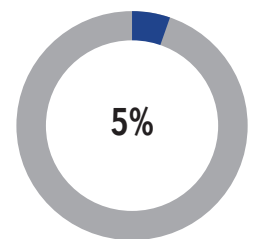
Homes \$2 Million
to \$3 Million



Homes \$1.5 Million
to \$2 Million



Homes \$1 Million
to \$1.5 Million



Homes Under
\$1 Million



Robert Puro

Robert.Puro@Elliman.com

310.849.1962

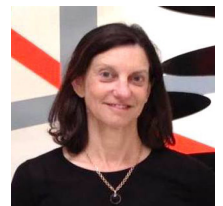
www.robertpuro.com

Elizabeth Puro

Elizabeth.Puro@Elliman.com

424.202.3249

www.elizabethpuro.com



158 **SOLD** PROPERTIES in MAR VISTA (JANUARY 1 - JUNE 30, 2019; PER MLS)

Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
3570 FRANCES AVE	5	6	3,849	7,513	2019	\$3,900,000	\$3,900,000
3564 MOUNTAIN VIEW	4	5	5,281	10,505	1947	\$3,999,999	\$3,800,000
3527 STONER AVE	5	6	3,453	7,024	2019	\$3,295,000	\$3,550,000
12561 WESTMINSTER	5	6	4,150	6,699	2019	\$3,695,000	\$3,540,000
3715 GRAND VIEW	5	7	4,250	8,289	2018	\$3,399,000	\$3,375,000
12818 STANWOOD DR	5	5	4,099	6,785	1953	\$3,295,000	\$3,350,000
3740 BOISE AVE	4	5	3,770	5,629	2017	\$3,295,000	\$3,295,000
3525 BARRY AVE	5	6	3,312	6,000	2019	\$3,000,000	\$3,000,000
11814 NAVY ST	4	5	4,000	9,056		\$2,995,000	\$2,960,000
3225 COOLIDGE AVE	5	5	3,549	7,245	2018	\$2,995,000	\$2,950,000
3218 MAPLEWOOD AVE	4	5	3,660	7,238	2009	\$2,995,000	\$2,940,000
11849 Pacific AVE	5	6	3,800	7,000		\$3,000,000	\$2,935,000
3401 MOORE ST	4	4	3,120	6,147	2016	\$2,950,000	\$2,930,000
12600 STANWOOD PL	4	5	3,391	5,669	2016	\$2,995,000	\$2,920,000
3715 MEIER ST	5	4	2,810	5,969	2019	\$2,795,000	\$2,807,500
3142 VETERAN AVE	5	6	3,752	6,440	2019	\$2,699,000	\$2,700,000
11306 KINGSLAND ST	5	5	3,549	7,375	2018	\$2,795,000	\$2,700,000
3317 VETERAN AVE	5	6	3,700	6,443	2019	\$2,695,000	\$2,695,000
3568 VETERAN AVE	5	6	3,727	6,174	2015	\$2,749,995	\$2,674,995
4335 KENYON AVE	4	4	2,759	6,629	2019	\$2,695,000	\$2,605,000
3635 MEIER ST	5	4	3,048	5,846	1947	\$2,600,000	\$2,600,000
12519 BROOKLAKE ST	4	4	2,802	5,701	1947	\$2,495,000	\$2,500,000
4049 MICHAEL AVE	4	4	3,117	5,500	2018	\$2,695,000	\$2,500,000
12712 WESTMINSTER	4	4	2,802	5,785	2019	\$2,495,000	\$2,475,000
3656 STONER AVE	4	4	2,828	5,003	1953	\$2,600,000	\$2,440,000
3774 BOISE AVE	3	3	2,032	5,503	1939	\$2,195,000	\$2,390,000
3541 REDWOOD AVE	3	4	2,774	4,903	2014	\$2,400,000	\$2,360,000
3044 Greenfield AVE	4	4	2,560	6,439	1947	\$2,550,000	\$2,355,000
3424 MAPLEWOOD AVE	4	3	2,360	6,348	1953	\$2,395,000	\$2,350,000
4217 LYCEUM AVE	4	3	2,440	4,397	2019	\$2,485,000	\$2,350,000
3600 INGLEWOOD	4	4	3,115	5,040	2016	\$2,295,000	\$2,315,000
3664 MAY ST	4	4	2,257	5,872	1947	\$2,293,000	\$2,313,000

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Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
3740 WASATCH AVE	4	3	3,000	6,250		\$2,295,000	\$2,295,000
12936 ADMIRAL AVE	4	4	2,713	5,625	2019	\$2,195,000	\$2,195,000
3011 STONER AVE	5	4	2,220	5,359	2018	\$2,300,000	\$2,195,000
3107 MALCOLM AVE	5	5	3,000	6,346	1940	\$2,195,000	\$2,185,000
3726 Colonial AVE	4	4	2,802	5,617	2018	\$2,250,000	\$2,175,000
4435 LINDBLADE DR	5	6	3,100	6,911	2018	\$2,175,000	\$2,135,000
4184 MILDRED AVE	3	3	2,000	5,604	1925	\$2,250,000	\$2,125,000
3609 GREENFIELD AVE	6	5	3,850	4,667	1916	\$2,199,000	\$2,100,000
4439 LINDBLADE DR	5	6	3,100	6,916	2018	\$2,075,000	\$2,065,000
12530 MITCHELL AVE	4	3	2,658	6,000	1939	\$2,145,000	\$2,065,000
3536 MAPLEWOOD AVE	4	3	1,871	4,900	1947	\$1,895,000	\$2,035,000
12053 MARINE ST	5	3	2,297	5,643	1948	\$1,989,000	\$1,965,000
3336 PURDUE AVE	3	2	2,139	7,214	1948	\$1,995,000	\$1,950,000
3769 ROSEWOOD AVE	4	3	2,229	4,955	2018	\$1,995,000	\$1,950,000
3517 MAPLEWOOD AVE	5	3	2,280	4,783	1951	\$1,895,000	\$1,935,000
3126 COOLIDGE AVE	3	3	2,377	7,081	1948	\$1,925,000	\$1,900,000
12532 GILMORE AVE	4	4	2,761	4,306	2018	\$1,899,000	\$1,875,000
3606 OCEAN VIEW AVE	2	1	864	9,230	1949	\$1,699,000	\$1,825,000
13236 DEWEY ST	3	2	1,627	6,128	1953	\$1,835,000	\$1,815,000
1506 Walgrove AVE	4	4	2,486	6,160	1952	\$1,949,500	\$1,810,000
3479 MEIER ST	4	2	1,996	5,672	1947	\$1,795,000	\$1,775,000
10833 TABOR ST	4	3	2,037	5,205	2019	\$1,795,000	\$1,755,000
3867 LYCEUM AVE	4	4	2,194	4,599	1947	\$1,595,000	\$1,750,000
3944 MICHAEL AVE	3	3	1,822	5,949	1946	\$1,599,000	\$1,750,000
4051 Moore ST	4	3	2,035	4,951	2019	\$1,795,000	\$1,740,000
3541 S BARRINGTON	6	4	2,292	5,800	1946	\$1,895,000	\$1,727,500
12030 Thermo ST	4	3	2,946	7,774	1948	\$1,775,000	\$1,684,000
3314 MCLAUGHLIN AVE	4	3	1,985	7,200	1947	\$1,697,500	\$1,670,000
4231 STEWART AVE	3	3	1,794	6,641	1949	\$1,660,000	\$1,660,000
3826 MCLAUGHLIN AVE	4	3	2,229	5,204	2018	\$1,695,000	\$1,660,000
3116 COLBY AVE	3	2	1,591	7,316	1948	\$1,699,000	\$1,660,000
12533 WESTMINSTER	4	3	2,008	6,750	1941	\$1,598,000	\$1,653,000

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12425 EVERGLADE ST	3	2	1,644	5,705	1947	\$1,595,000	\$1,650,000
11801 Rose AVE	3	2	1,880	7,439	1947	\$1,650,000	\$1,650,000
10753 QUEENSLAND ST	3	2	1,586	6,782	1940	\$1,650,000	\$1,644,000
3231 S Bentley AVE	4	3	2,637	15,386	1958	\$1,650,000	\$1,635,000
10768 WESTMINSTER	4	3	2,041	5,200	2018	\$1,695,000	\$1,630,000
3937 ALBRIGHT AVE	4	4	2,932	6,249	1949	\$1,650,000	\$1,625,000
12312 DEWEY ST	3	2	1,786	6,804	1947	\$1,679,000	\$1,622,500
3219 BUTLER AVE	3	3	1,593	7,054	1948	\$1,650,000	\$1,600,000
11424 VICTORIA AVE	3	2	2,003	4,801	1947	\$1,595,000	\$1,597,020
3945 EAST BLVD	4	3	2,320	14,394	1948	\$1,750,000	\$1,580,000
4071 LYCEUM AVE	3	2	1,440	4,950	1924	\$1,549,000	\$1,565,000
3625 Beethoven ST	3	3	1,774	4,798	1948	\$1,574,900	\$1,565,000
3750 WASATCH AVE	3	2	1,868	6,250	1950	\$1,599,000	\$1,560,000
3007 DAHLGREN AVE	4	3	2,160	5,397	1948	\$1,575,000	\$1,558,500
3324 MILITARY AVE	3	3	2,157	5,891	1939	\$1,679,000	\$1,558,000
11431 FRANCIS PL	3	3	2,316	8,752	1952	\$1,595,000	\$1,550,000
11315 VICTORIA AVE	3	2	1,905	6,726	2018	\$1,595,000	\$1,545,000
3785 BOISE AVE	4	3	1,888	5,359	1947	\$1,599,000	\$1,545,000
4325 COOLIDGE AVE	3	2	1,651	5,537	1915	\$1,515,000	\$1,535,000
3764 MEIER ST	3	2		5,439	1941	\$1,525,000	\$1,501,000
3956 EAST	2	2	1,552	10,000	1947	\$1,600,000	\$1,500,000
1918 WALGROVE AVE	3	2	1,235	2,494	1948	\$1,495,000	\$1,495,000
3732 GREENFIELD AVE	4	3	1,600	4,994	1926	\$1,398,000	\$1,482,000
11819 PACIFIC AVE	3	2	1,688	7,001	1941	\$1,495,000	\$1,475,000
10744 WESTMINSTER	3	2	1,809	5,200	1991	\$1,489,000	\$1,458,500
3525 ROSEWOOD AVE	3	2	1,369	4,902	1952	\$1,490,000	\$1,451,250
3764 MAPLEWOOD AVE	3	2	1,248	4,950	1950	\$1,525,000	\$1,435,000
12553 WOODGREEN ST	3	3	1,284	6,422	1941	\$1,499,000	\$1,430,000
12531 PRESTON WAY	3	2	1,542	5,750	1946	\$1,395,000	\$1,425,000
12046 National BLVD	3	3	1,656	6,569	1947	\$1,489,000	\$1,425,000
3790 BEETHOVEN ST	3	2	1,675	5,593	1941	\$1,549,000	\$1,425,000
3531 S BARRINGTON	4	3	1,936	5,301	1946	\$1,549,999	\$1,420,000

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3506 BEETHOVEN ST	3	1	1,391	6,509	1948	\$1,300,000	\$1,400,000
3440 MEIER ST	2	2	1,491	6,918	1953	\$1,395,000	\$1,395,000
11414 BIONA DR	3	2	1,800	5,503	1947	\$1,395,000	\$1,395,000
12033 HERBERT ST	3	3	1,824	5,000	1927	\$1,375,000	\$1,390,000
12542 INDIANAPOLIS ST	3	1	1,158	5,700	1947	\$1,395,000	\$1,383,000
3736 Mclaughlin AVE	4	3	2,602	4,997	1953	\$1,499,000	\$1,370,000
12106 HERBERT ST	2	2	1,115	5,000	1926	\$1,049,000	\$1,360,000
2014 WALGROVE AVE	3	2	1,380	4,985	1950	\$1,325,000	\$1,360,000
3917 BEETHOVEN ST	3	3	1,629	5,263	1940	\$1,249,000	\$1,350,000
3733 GREENFIELD AVE	3	2	2,040	4,996	1926	\$1,395,000	\$1,350,000
3631 MEIER ST	3	2	1,556	5,895	1947	\$1,395,000	\$1,350,000
3451 KELTON AVE	3	2	1,236	6,195	1939	\$1,399,000	\$1,350,000
3952 TIVOLI AVE	3	2	1,250	5,949	1944	\$1,399,000	\$1,350,000
12416 MITCHELL AVE	3	1	1,297	5,592	1951	\$1,345,000	\$1,345,000
3437 KELTON AVE	4	3	2,000	6,195	1939	\$1,399,000	\$1,340,000
3041 GREENFIELD AVE	3	2	1,585	6,443	1947	\$1,299,000	\$1,330,000
3969 MCLAUGHLIN AVE	3	1	1,219	7,757	1947	\$1,324,000	\$1,324,000
3786 WADE ST	3	2	1,172	5,038	1941	\$1,389,000	\$1,320,000
12424 Rose AVE	3	2	1,317	5,700	1947	\$1,279,990	\$1,300,000
3778 MAY ST	2	1	1,032	5,399	1927	\$1,285,000	\$1,300,000
11802 Washington Pl	3	4	1,979	1,947	2014	\$1,299,000	\$1,300,000
3778 COLONIAL AVE	3	1	1,266	5,750	1940	\$1,350,000	\$1,300,000
11140 LUCERNE AVE	3	3	1,558	6,152	1922	\$1,295,000	\$1,295,000
12501 APPLETON WAY	2	1	1,187	5,750	1946	\$1,299,000	\$1,290,000
3787 WADE ST	3	2	1,017	5,880	1939	\$1,310,000	\$1,290,000
11409 CHARNOCK RD	2	2	866	4,903	1946	\$1,299,000	\$1,283,000
3272 MILITARY AVE	4	3	2,121	5,023	1945	\$1,325,000	\$1,280,000
3632 GREENWOOD AVE	3	2	1,268	4,782	1947	\$1,164,000	\$1,270,000
3561 TILDEN AVE	3	1	1,111	5,778	1941	\$1,295,000	\$1,265,000
3430 TILDEN AVE	2	2	1,313	5,406	1941	\$1,275,000	\$1,260,000
12555 PRESTON WAY	3	2	1,520	5,749	1946	\$1,295,000	\$1,260,000
12222 MALONE ST	3	1	1,213	5,775	1948	\$1,150,000	\$1,251,000

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3456 REDWOOD AVE	2	2	1,153	4,901	1950	\$1,250,000	\$1,250,000
3556 Ashwood AVE	2	2	1,101	4,901	1949	\$1,275,000	\$1,250,000
3843 BLEDSOE AVE	3	3	1,668	2,870	2014	\$1,275,000	\$1,233,000
3260 Military AVE	4	2	1,929	6,310	1941	\$1,195,000	\$1,230,000
3535 S BENTLEY AVE	4	3	2,203	6,347	1940	\$1,195,000	\$1,225,000
2037 WALGROVE AVE	3	2	1,630	5,659	1950	\$1,299,000	\$1,225,000
10835 QUEENSLAND ST	2	1	896	6,993	1940	\$1,100,000	\$1,220,000
3929 Michael AVE	2	2	1,386	5,952	1940	\$1,050,000	\$1,200,000
2643 S BARRY AVE	3	2	1,101	0	1949	\$1,200,000	\$1,175,000
3528 MILITARY AVE	2	1	905	5,912	1941	\$1,195,000	\$1,160,000
13212 ZANJA ST	5	2	1,690	5,377	1946	\$1,199,900	\$1,150,000
12513 WALSH AVE	3	2	1,077	4,337	1945	\$1,178,000	\$1,126,000
9300 Exposition BLVD	4	2	1,400	5,260	1949	\$1,299,000	\$1,120,000
11338 BIONA DR	3	2	1,316	5,503	1947	\$1,149,000	\$1,101,000
3523 MILITARY AVE	3	1	1,102	6,234	1941	\$1,095,000	\$1,100,000
4095 SAWTELLE	4	2		6,486	1944	\$1,100,000	\$1,100,000
3524 Redwood AVE	3	2	1,471	4,783	1937	\$1,399,000	\$1,100,000
10808 TABOR ST	3	1	1,125	5,206	1947	\$999,950	\$1,055,000
3644 GREENWOOD AVE	2	1	1,108	4,782	1949	\$1,157,000	\$1,055,000
3752 BEETHOVEN ST	3	2	1,421	5,714	1939	\$1,150,000	\$1,045,000
3709 S CENTINELA AVE	4	2	1,820	4,951	1947	\$1,050,000	\$1,037,750
11907 CULVER	3	2	1,340	4,500	1952	\$1,095,000	\$1,000,000
3905 ALBRIGHT AVE	2	1	1,291	4,754	1951	\$995,000	\$995,000
12416 MITCHELL AVE	3	1	1,297	5,592	1951	\$995,500	\$988,000
3744 MILITARY AVE	4	3	1,759	4,662	1925	\$1,029,000	\$950,000
3914 Keeshen DR	3	1	1,125	5,217	1947	\$899,900	\$943,000
11279 CHARNOCK RD	3	3	1,262	5,351	1950	\$949,000	\$920,000
5368 S CENTINELA AVE	3	2	1,312	5,000	1952	\$789,000	\$910,000
4920 S CENTINELA AVE	2	2	915	3,050	1954	\$850,000	\$850,000
3742 BOISE AVE	2	1	936	3,015	1924	\$675,000	\$825,000

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