

Pacific Palisades Market Report

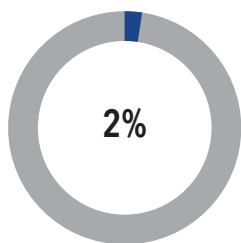
**MID
YEAR
2019**

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

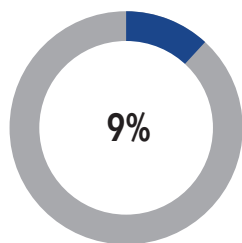
PACIFIC PALISADES SINGLE FAMILY HOMES	Mid-Year 2019	Change % YoY	Mid-Year 2018
AVERAGE SALES PRICE	\$3,634,752*	-5%	\$3,828,224*
AVERAGE PRICE/SQFT.	\$1,185	3%	\$1,159
MEDIAN SALES PRICE	\$2,955,500*	-8%	\$3,203,525*
DAYS ON MARKET (From Last List Date)	46	-17%	54
NUMBER OF SALES (Closed)	80	-29%	113

80 SOLD PROPERTIES in PACIFIC PALISADES (PER MLS)

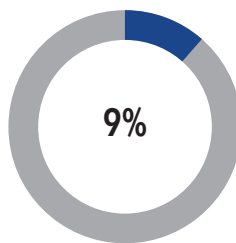
from JANUARY 1 - JUNE 30, 2019



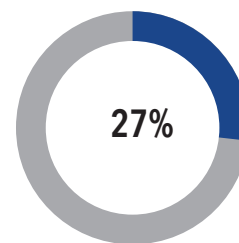
Homes Over
\$10 Million



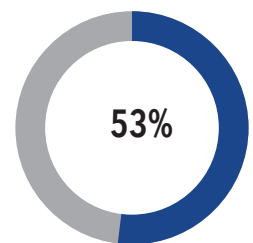
Homes \$7 Million
to \$10 Million



Homes \$5 Million
to \$7 Million



Homes \$3 Million
to \$5 Million



Homes \$1 Million
to \$3 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



* EXCLUDES OUTLIER PROPERTIES VALUED ABOVE \$10 MILLION

NOT INTENDED AS A SOLICITATION IF YOUR PROPERTY IS ALREADY LISTED BY ANOTHER BROKER. REAL ESTATE AGENTS AFFILIATED WITH DOUGLAS ELLIMAN REAL ESTATE ARE INDEPENDENT CONTRACTOR AGENTS AND ARE NOT EMPLOYEES OF THE COMPANY. DOUGLAS ELLIMAN REAL ESTATE FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND EQUAL OPPORTUNITY ACT. DOUGLAS ELLIMAN REAL ESTATE LOGO SERVICE MARKS ARE REGISTRATIONS OWNED BY DOUGLAS ELLIMAN REAL ESTATE. REPORT IS BASED ON INFORMATION FROM SOURCE MLS FOR THE REGIONAL PARAMETERS OF MLS AREA 15 (PACIFIC PALISADES) IN ALL PRICE RANGES AS REPORTED ON DATE REPORT WAS PULLED (06/30/2019) FOR THE PERIODS OF JANUARY 1 - JUNE 30 FOR THE YEARS 2018 AND 2019. SOURCE DATA IS DEEMED RELIABLE, BUT NOT GUARANTEED. THE BROKER/AGENT PROVIDING THE INFORMATION HEREIN MAY OR MAY NOT HAVE BEEN THE LISTING AND/OR SELLING AGENT. DRE# 02047990, 00908563

80 **SOLD** Properties PACIFIC PALISADES (JANUARY 1 - JUNE 30, 2019; PER MLS)

Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
770 AMALFI DR	6	9	10,200	15,871	2018	\$13,695,000	\$13,000,000
749 AMALFI DR	6	9	7,528	17,048	2012	\$10,995,000	\$10,770,000
15000 ALTATA DR	5	7	---	15,040	1932	\$9,950,000	\$9,500,000
1550 Casale Road	5	7	0	41,074	2018	\$10,495,000	\$8,803,670
15452 ALBRIGHT	7	6	7,299	---	2019	\$8,150,000	\$8,150,000
14938 LA CUMBRE DR	5	4	3,807	14,769	1938	\$7,200,000	\$7,500,000
562 CHAPALA DR	5	5	5,720	12,193	1940	\$7,250,000	\$7,360,000
17727 TRAMONTO DR	5	7	5,413	9,409	1950	\$7,995,000	\$7,350,000
1062 MARONEY LN	6	10	7,597	12,478	2018	\$7,495,000	\$7,150,000
1644 CASALE RD	4	6	4,567	16,819	1948	\$6,995,000	\$6,700,000
1116 FISKE ST	6	7	6,300	6,500	2019	\$6,295,000	\$6,595,000
16652 CHARME LN	5	5	4,109	12,457	1958	\$6,995,000	\$6,000,000
1027 KAGAWA ST	6	8	6,001	6,499	1936	\$5,950,000	\$5,900,000
13926 W SUNSET	6	9	6,114	16,195	1929	\$6,495,000	\$5,900,000
14601 WHITFIELD AVE	6	7	6,025	---	2019	\$5,995,000	\$5,675,000
15422 ALBRIGHT ST	6	7	5,368	9,331	2018	\$5,750,000	\$5,575,000
1655 AMALFI DR	4	6	4,555	16,974	---	\$5,950,000	\$5,425,000
16676 CHARME LN	3	3	2,886	19,696	1965	\$4,150,000	\$4,700,000
847 Chautauqua	5	6	4,254	6,490	2018	\$4,595,000	\$4,485,000
1106 HARTZELL ST	5	6	3,892	6,500	---	\$4,495,000	\$4,475,000
727 GREENTREE RD	5	4	2,615	25,074	1953	\$4,495,000	\$4,468,000
365 N LAS CASAS AVE	5	6	3,764	5,890	2019	\$4,250,000	\$4,250,000
1038 EMBURY ST	5	6	3,498	5,202	2014	\$3,999,000	\$4,200,000
878 HARTZELL ST	4	5	3,438	5,849	2009	\$4,199,000	\$4,200,000
16835 BOLLINGER DR	5	6	4,262	6,900	2015	\$4,295,000	\$4,184,367
569 MOUNT HOLYOKE	5	6	4,026	7,179	2012	\$4,650,000	\$4,116,450
951 FISKE ST	5	5	3,435	5,202	2016	\$3,950,000	\$4,020,000
716 VIA DE LA PAZ	5	5	4,397	7,500	1991	\$3,995,000	\$3,987,000
773 HARTZELL ST	4	5	3,600	6,500	2004	\$3,995,000	\$3,986,400
15932 NORTHFIELD ST	4	4	3,586	6,510	1991	\$3,500,000	\$3,545,000
1466 SAN REMO DR	4	5	4,085	33,412	1950	\$3,898,000	\$3,480,000
17720 PORTO MARINA	5	6	3,909	3,989	1926	\$2,850,000	\$3,400,000

NOT INTENDED AS A SOLICITATION IF YOUR PROPERTY IS ALREADY LISTED BY ANOTHER BROKER. REAL ESTATE AGENTS AFFILIATED WITH DOUGLAS ELLIMAN REAL ESTATE ARE INDEPENDENT CONTRACTOR AGENTS AND ARE NOT EMPLOYEES OF THE COMPANY. DOUGLAS ELLIMAN REAL ESTATE FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND EQUAL OPPORTUNITY ACT. DOUGLAS ELLIMAN REAL ESTATE LOGO SERVICE MARKS ARE REGISTRATIONS OWNED BY DOUGLAS ELLIMAN REAL ESTATE. REPORT IS BASED ON INFORMATION FROM SOURCE MLS FOR THE REGIONAL PARAMETERS OF MLS AREA 15 (PACIFIC PALISADES) IN ALL PRICE RANGES AS REPORTED ON DATE REPORT WAS PULLED (06/30/2019) FOR THE PERIODS OF JANUARY 1 - JUNE 30 FOR THE YEARS 2018 AND 2019. SOURCE DATA IS DEEMED RELIABLE, BUT NOT GUARANTEED. THE BROKER/AGENT PROVIDING THE INFORMATION HEREIN MAY OR MAY NOT HAVE BEEN THE LISTING AND/OR SELLING AGENT. DRE# 02047990, 00908563



Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
656 VIA DE LA PAZ	5	5	3,555	6,000	1948	\$3,395,000	\$3,250,000
16163 ANOKA DR	5	4	2,403	12,101	1956	\$2,999,000	\$3,100,000
16808 CHARME LN	3	4	2,394	22,710	1970	\$3,095,000	\$3,080,000
320 SWARTHMORE AVE	4	2	1,610	6,299	1949	\$2,849,000	\$3,062,500
242 SURFVIEW DR	4	5	3,932	12,968	1965	\$3,190,000	\$3,050,000
16814 CALLE DE SARAH	5	5	5,725	11,626	1995	\$2,999,000	\$3,035,000
433 EL MEDIO AVE	2	1	1,104	8,840	1950	\$2,995,000	\$3,000,000
589 RADCLIFFE AVE	5	4	3,172	10,481	1949	\$2,999,000	\$2,989,000
15415 ALBRIGHT ST	3	2	1,840	9,981	1947	\$2,999,000	\$2,986,000
604 ALMAR AVE	4	3	2,438	6,879	1960	\$2,950,000	\$2,925,000
1056 TELLEM DR	3	3	2,366	14,489	---	\$3,095,000	\$2,925,000
16787 MONTE HERMOSO	4	5	4,776	27,765	1987	\$2,999,000	\$2,850,000
545 N MARQUETTE ST	4	3	2,815	6,947	1950	\$2,845,000	\$2,845,000
1112 LAS PULGAS RD	3	3	2,308	16,657	1959	\$2,800,000	\$2,810,000
1121 GALLOWAY ST	3	2	1,136	6,499	1947	\$2,799,000	\$2,785,000
1576 CHASTAIN PWY	4	4	4,638	6,196	1992	\$2,795,000	\$2,780,000
424 LOMBARD AVE	3	3	2,085	5,609	1951	\$2,600,000	\$2,754,000
1433 EL BOSQUE CT	4	4	3,672	15,290	1988	\$2,725,000	\$2,715,000
15856 SEABEC CIR	3	2	1,390	10,372	1952	\$2,995,000	\$2,675,000
16648 CALLE ARBOLADA	4	4	3,341	13,130	1991	\$2,595,000	\$2,595,000
15313 DE PAUW ST	3	2	2,010	8,152	1947	\$2,525,000	\$2,515,000
17607 TRAMONTO DR	2	2	2,240	6,318	1953	\$2,695,000	\$2,500,000
1216 LAS PULGAS RD	3	3	2,097	12,168	1958	\$2,765,000	\$2,500,000
18325 COASTLINE DR	4	3	2,140	6,840	1964	\$2,375,000	\$2,450,000
752 HARTZELL ST	4	3	1,795	6,501	1923	\$2,248,000	\$2,415,000
533 SWARTHMORE AVE	2	1	904	5,000	1942	\$2,295,000	\$2,295,000
815 HAVERFORD AVE	2	2	---	5,201	1948	\$2,200,000	\$2,285,000
1885 MICHAEL LN	5	5	3,099	11,109	1978	\$2,295,000	\$2,275,000
17236 AVENIDA DE LA HERRADURA	5	4	3,359	7,381	1977	\$2,295,000	\$2,275,000
630 N LAS CASAS AVE	3	3	2,057	8,004	1953	\$2,275,000	\$2,265,000
915 HARTZELL ST	3	1	---	5,204	---	\$2,250,000	\$2,261,000
1047 HARTZELL ST	2	1	1,013	5,202	1933	\$2,250,000	\$2,255,000

NOT INTENDED AS A SOLICITATION IF YOUR PROPERTY IS ALREADY LISTED BY ANOTHER BROKER. REAL ESTATE AGENTS AFFILIATED WITH DOUGLAS ELLIMAN REAL ESTATE ARE INDEPENDENT CONTRACTOR AGENTS AND ARE NOT EMPLOYEES OF THE COMPANY. DOUGLAS ELLIMAN REAL ESTATE FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND EQUAL OPPORTUNITY ACT. DOUGLAS ELLIMAN REAL ESTATE LOGO SERVICE MARKS ARE REGISTRATIONS OWNED BY DOUGLAS ELLIMAN REAL ESTATE. REPORT IS BASED ON INFORMATION FROM SOURCE MLS FOR THE REGIONAL PARAMETERS OF MLS AREA 15 (PACIFIC PALISADES) IN ALL PRICE RANGES AS REPORTED ON DATE REPORT WAS PULLED (06/30/2019) FOR THE PERIODS OF JANUARY 1 - JUNE 30 FOR THE YEARS 2018 AND 2019. SOURCE DATA IS DEEMED RELIABLE, BUT NOT GUARANTEED. THE BROKER/AGENT PROVIDING THE INFORMATION HEREIN MAY OR MAY NOT HAVE BEEN THE LISTING AND/OR SELLING AGENT. DRE# 02047990, 00908563



Address	BR	BA	SqFt	Lot Size	Year Built	List Price	Sale Price
1488 PASEO DE ORO	4	4	3,102	90,385	1997	\$2,250,000	\$2,250,000
243 NOTTEARGENTA RD	3	3	2,524	6,149	1961	\$2,459,000	\$2,250,000
600 SWARTHMORE AVE	2	2	---	4,688	1941	\$2,245,000	\$2,245,000
221 TRANQUILLO RD	3	3	2,083	7,131	1954	\$2,249,000	\$2,235,000
1131 Las Pulgas Rd.	4	3	2,748	10,558	1959	\$2,690,000	\$2,200,000
16459 AKRON ST	3	3	2,090	7,436	1962	\$2,095,000	\$2,125,000
16339 AKRON ST	3	2	1,789	7,218	1953	\$2,150,000	\$2,111,250
16762 CALLE DE CATALINA	4	4	3,117	144,054	1996	\$2,127,000	\$2,050,000
17774 TRAMONTO DR	3	2	1,829	15,869	1957	\$2,895,000	\$2,000,000
3640 SURFWOOD RD	4	2	2,136	8,156	1964	\$1,949,000	\$1,949,000
1210 BIENVENEDA AVE	2	2	1,820	10,376	1972	\$1,941,000	\$1,941,000
682 SWARTHMORE AVE	3	2	1,301	2,971	1949	\$1,995,000	\$1,850,000
1447 AVENIDA DE CORTEZ	4	3	2,941	6,820	1973	\$1,795,000	\$1,785,000
970 LAS LOMAS AVE	3	2	1,914	6,169	1956	\$1,995,000	\$1,700,000
15021 W SUNSET	2	1	1,000	5,011	1951	\$1,595,000	\$1,641,000
14505 W SUNSET	2	2	1,120	7,065	1950	\$1,595,000	\$1,595,000

NOT INTENDED AS A SOLICITATION IF YOUR PROPERTY IS ALREADY LISTED BY ANOTHER BROKER. REAL ESTATE AGENTS AFFILIATED WITH DOUGLAS ELLIMAN REAL ESTATE ARE INDEPENDENT CONTRACTOR AGENTS AND ARE NOT EMPLOYEES OF THE COMPANY. DOUGLAS ELLIMAN REAL ESTATE FULLY SUPPORTS THE PRINCIPLES OF THE FAIR HOUSING ACT AND EQUAL OPPORTUNITY ACT. DOUGLAS ELLIMAN REAL ESTATE LOGO SERVICE MARKS ARE REGISTRATIONS OWNED BY DOUGLAS ELLIMAN REAL ESTATE. REPORT IS BASED ON INFORMATION FROM SOURCE MLS FOR THE REGIONAL PARAMETERS OF MLS AREA 15 (PACIFIC PALISADES) IN ALL PRICE RANGES AS REPORTED ON DATE REPORT WAS PULLED (06/30/2019) FOR THE PERIODS OF JANUARY 1 - JUNE 30 FOR THE YEARS 2018 AND 2019. SOURCE DATA IS DEEMED RELIABLE, BUT NOT GUARANTEED. THE BROKER/AGENT PROVIDING THE INFORMATION HEREIN MAY OR MAY NOT HAVE BEEN THE LISTING AND/OR SELLING AGENT. DREF# 02047990, 00908563