



MARKET ACTIVITY REPORT

# Hermosa Beach, California



Presented by

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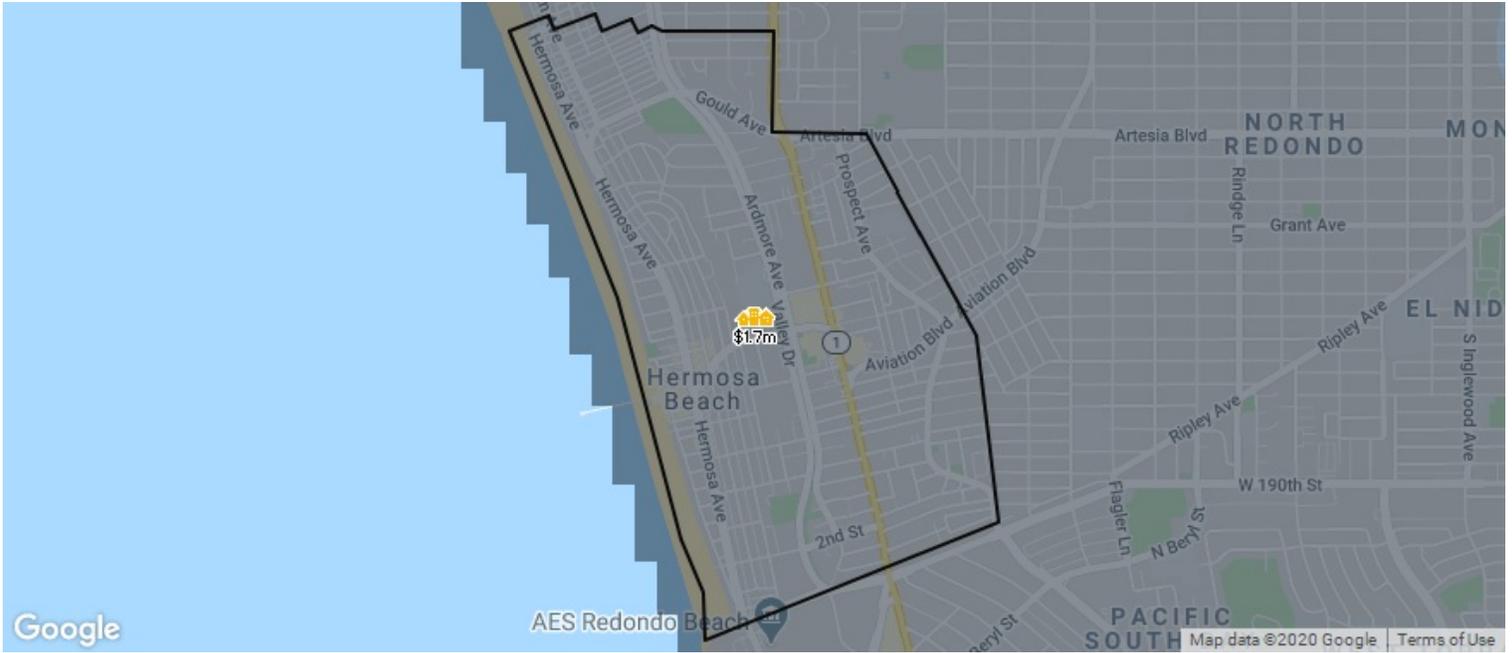
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# Hermosa Beach, California

## Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

**\$1.68M**

Updated: 4/30/2020

Change Over  
Last Month

↑ **0.9%**

Change Over  
Last Quarter

↑ **0.9%**

Change Over  
Last 12 Months

↓ **0.32%**

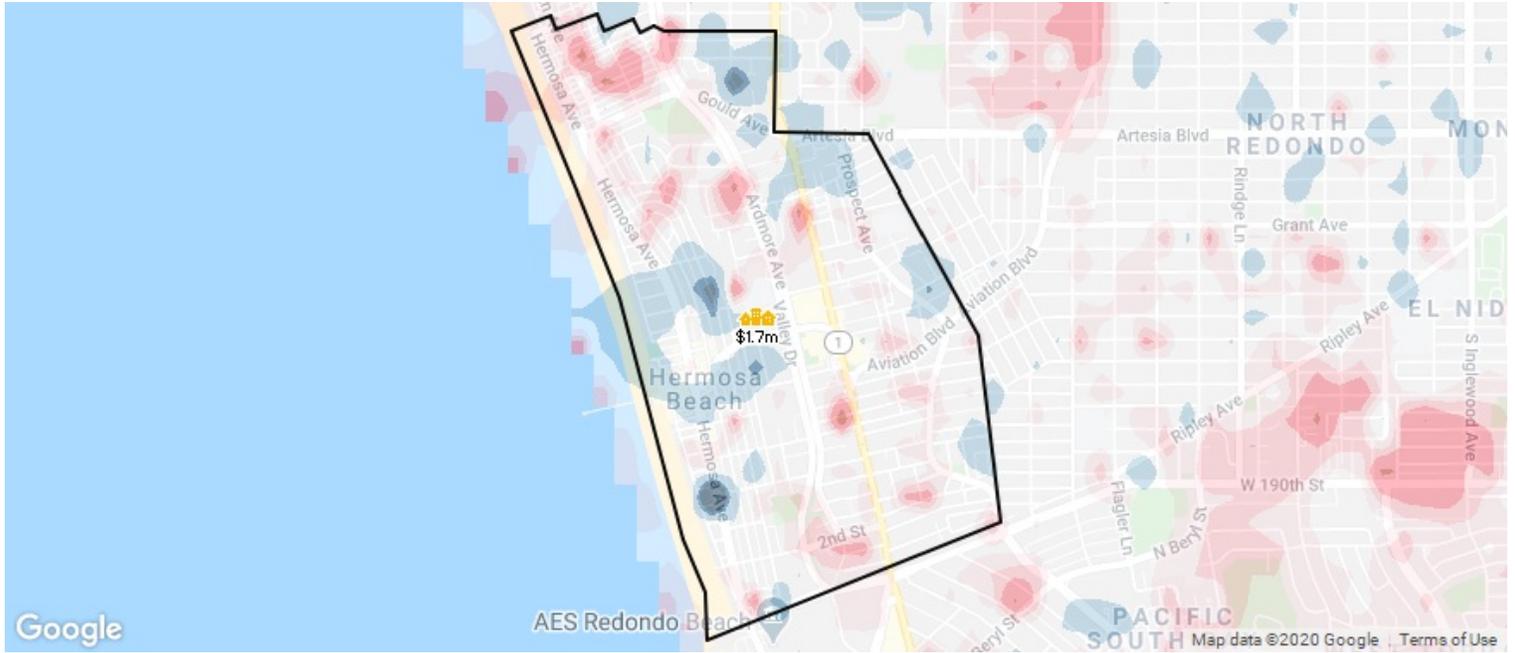
Change Over  
Last 24 Months

↑ **3.58%**

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

# Hermosa Beach, California

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value

**\$1.68M**

Updated: 4/30/2020

Change Over  
Last 12 Months

↓ **0.32%**

Change Over  
Last 24 Months

↑ **3.58%**

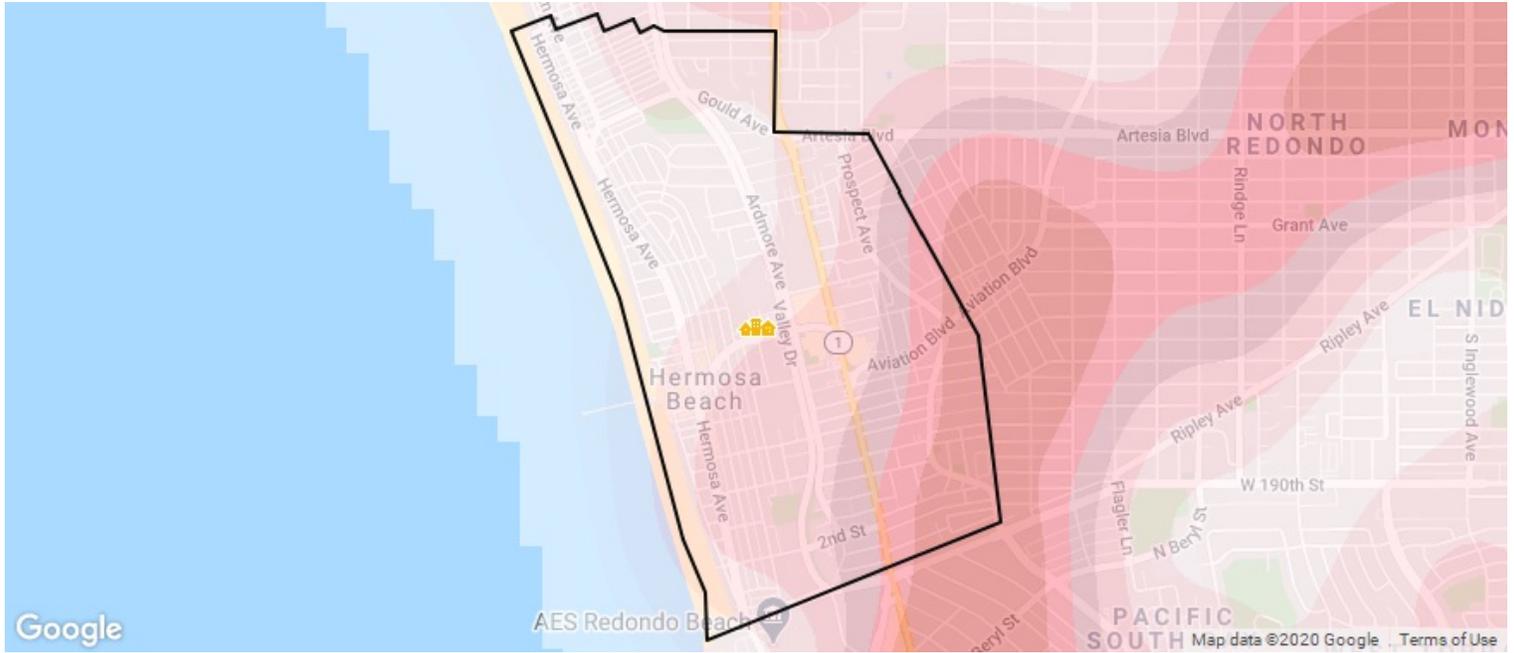
Change Over  
Last 36 Months

↑ **7.35%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

# Hermosa Beach, California

## Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.  
Source(s): MLS data; updated Quarterly.

**Total # of Distressed Properties**

**4**

Updated: 5/10/2020

**# of Pre-Foreclosures**

**4**

**# of Foreclosures**

**0**

**# of Short Sales**

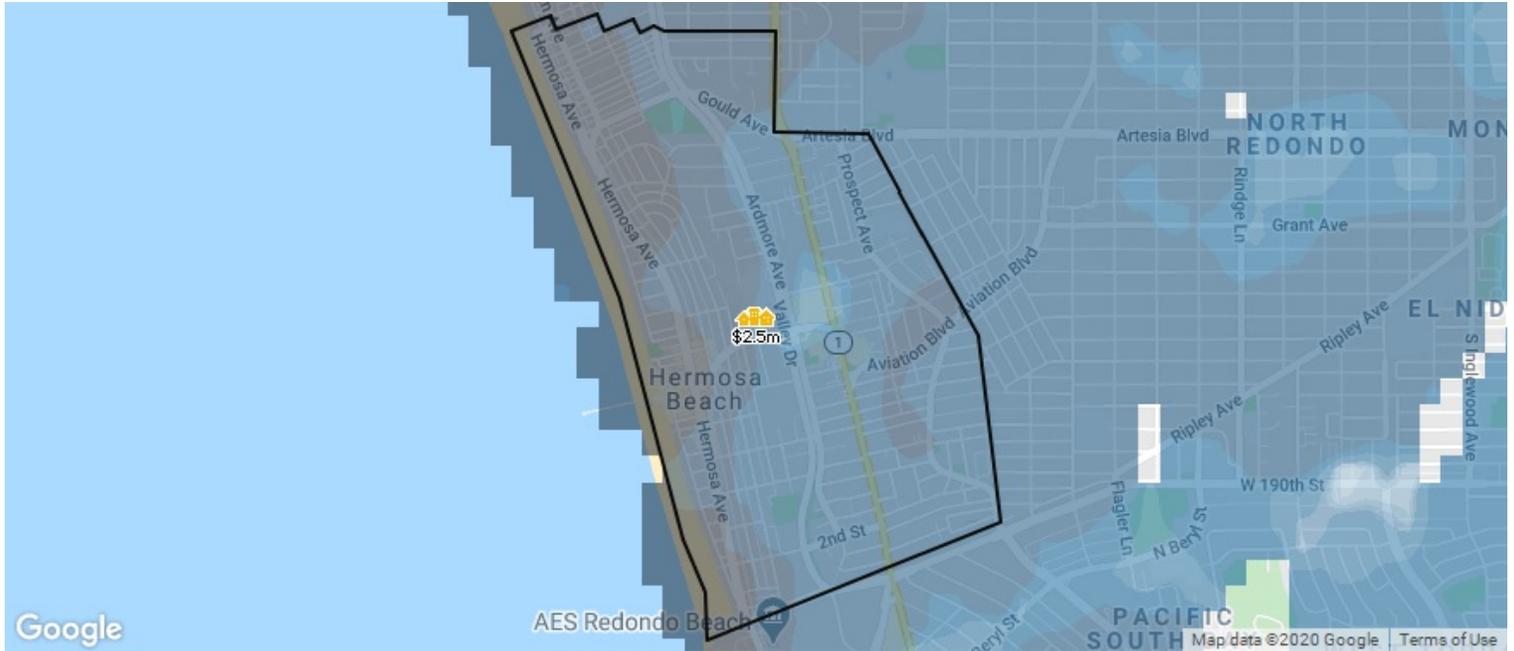
**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 5/10/2020.



# Hermosa Beach, California

## Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price

**\$2.5M**

Updated: 3/31/2020

Change Over  
Last Month

↑ **6.39%**

Change Over  
Last Quarter

↑ **19%**

Change Over  
Last 12 Months

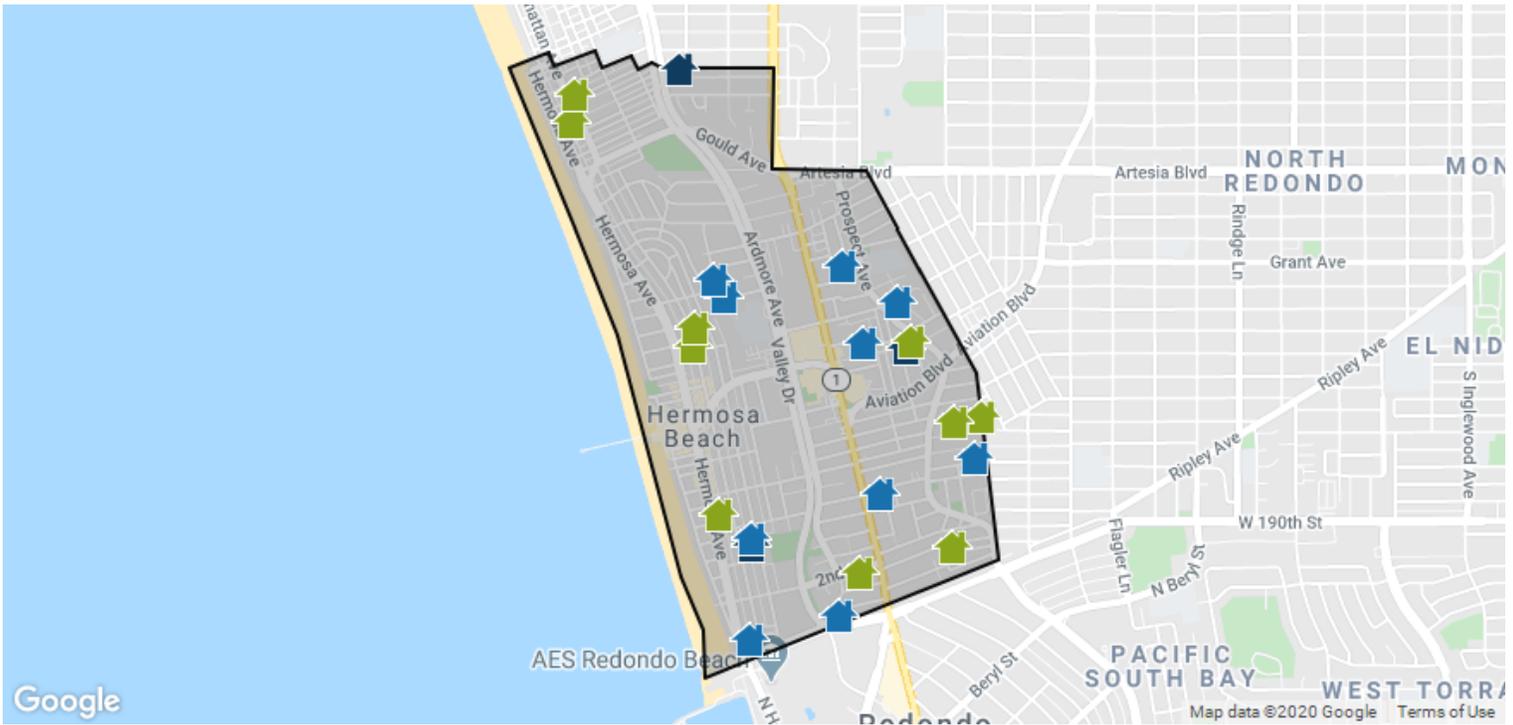
↑ **35.08%**

Change Over  
Last 24 Months

↑ **23.47%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

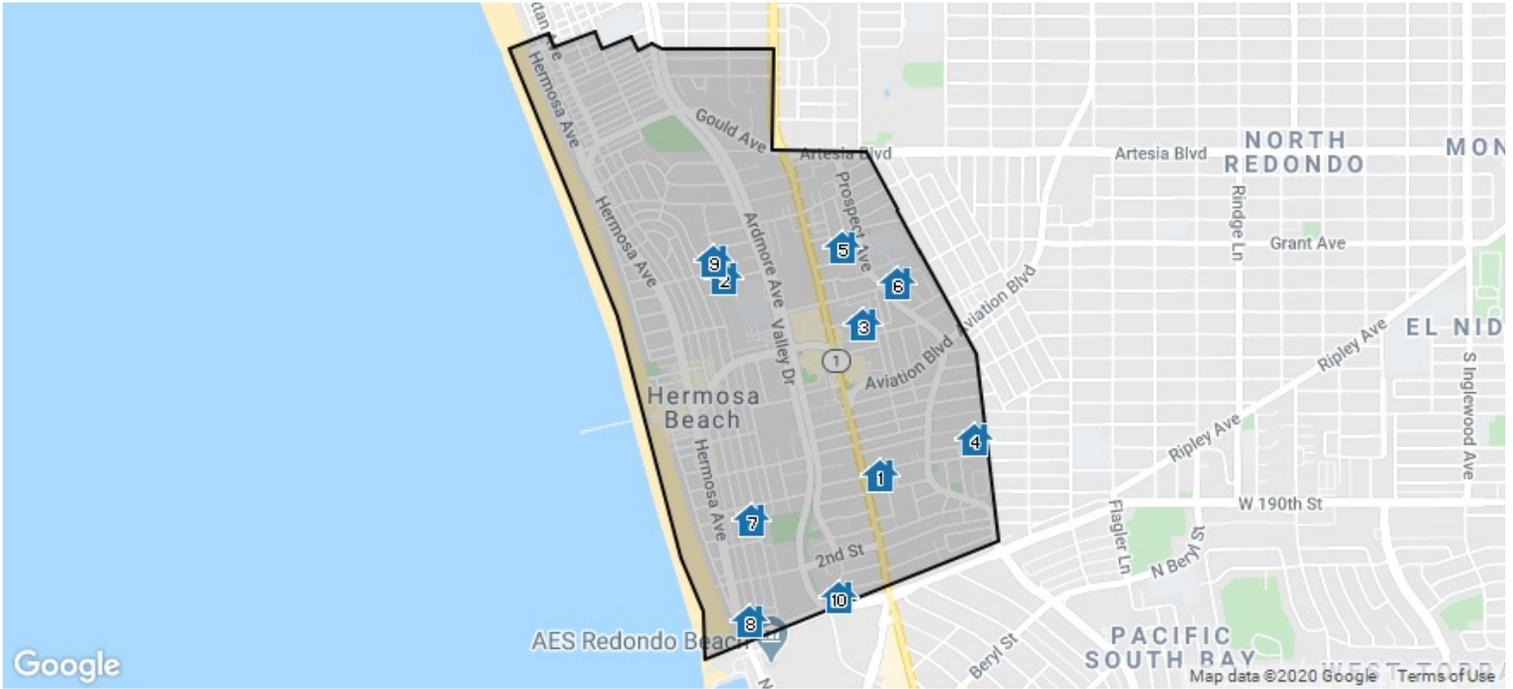
# Market Activity Summary Stats



**Search Criteria** | **Location:** Hermosa Beach, California; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending Listings	 Recently Sold
Number of Properties	10	3	10
Low Price / Value	\$1,199,000	\$1,595,000	\$1,295,000
Median Price / Value	\$2,117,000	\$1,695,000	\$2,144,500
High Price / Value	\$10,500,000	\$2,999,000	\$5,800,000
Average Price / Sq. Ft.	\$1,071	\$886	\$1,112
Median Price / Sq. Ft.	\$1,001	\$947	\$1,104
Average Days in RPR	37	64	69
Median Days in RPR	40	75	57
Total Volume	\$32,840,000	\$6,289,000	\$27,369,000

# Hermosa Beach, California



## New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	FOR SALE	New, Active: 4/28/2020	MLS ID: 820001481					
541 Gravely Ct	Single Family	4/4	2,529 sq ft	2,932	2020	4/28/2020	\$2,650,000	\$1,048
<i>Listing Courtesy of Access California Properties</i>								
	FOR SALE	Active: 3/31/2020	MLS ID: SB20050401					
1807 Valley Park Ave	Single Family	7/7	6,870 sq ft	23,879	2003	3/31/2020	\$10,500,000	\$1,528
<p>A rarefied environment, sitting on the third largest parcel in Hermosa Beach, this resort-like Tuscan refuge delivers privacy and functionality with proximity to the surf and sand of the Pacific Ocean. The 6-bedroom main residence offers the height of luxury and relaxation with the latest high-tech upgrades including an integrated, Savant home automation system, movie theatre, and an Elon Musk signed Tesla Charging station. The exquisite interiors include a 25 foot vaulted entrance, radial staircase, spacious common areas, and an open gourmet kitchen. The expansive outdoor entertaining area boasts a lagoon-like, saltwater swimming pool, a living room and gas fire pit, TV area and fireplace, a 1,000 square foot state-of-the-art sports court, and a private guest house, all nestled in a lush, tropical garden landscape. This beach city villa is the gold standard in luxury west coast living.</p> <p style="text-align: center;"><i>Listing Courtesy of COMPASS</i></p>								

## New Listings: 10 (cont.)

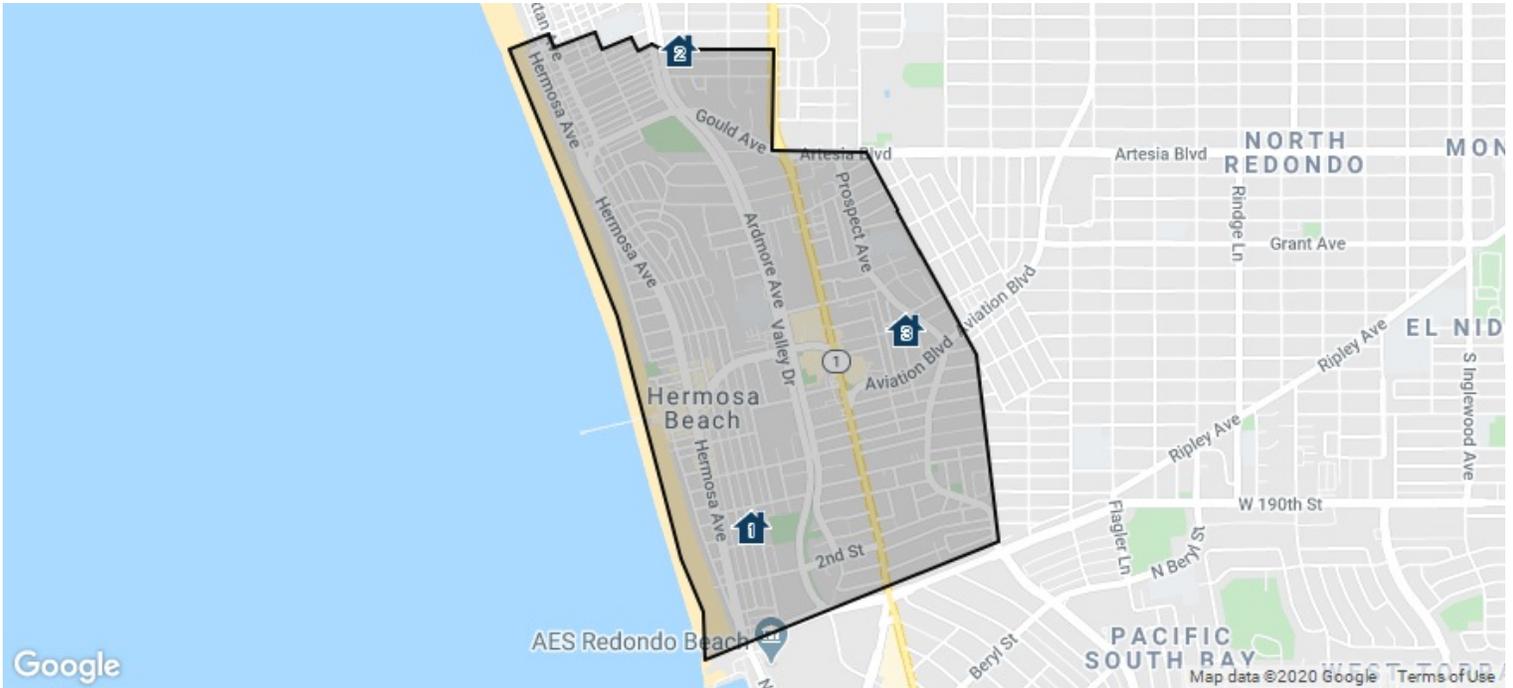
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		<i>Active: 3/19/2020 MLS ID: SB20059899</i>						
<b>940 15th St</b>	Townhouse	4/4	3,200 sq ft	5,673	2017	3/19/2020	\$2,660,000	\$831
<p>Welcome to this stunning 4-bed 3.5 bath, 3,200 sqft, Hermosa Beach townhome. Upon entry, you'll enjoy the master bedroom, which is equipped with a fireplace, built-in office area, walk-in closet, and spa-like bathroom with marble counter tops, herringbone floors, an oversized shower and soaking tub. 2 additional bedrooms and a jack &amp; jill bath make up the main floor living area with lots of storage in hallway closets. Make your way to the top floor and you'll enjoy a very well-designed reverse floorplan allowing your entertaining space to enjoy wonderful views and direct access to a rooftop deck which features a custom built-in gas barbecue, grilling area and breathtaking 180 degree views of the entire South Bay. The kitchen is a chef's dream with a beautiful leathered marble countertop island, dual ovens, a built-in coffee machine, 6 burner stove and a walk-in pantry. This sleek and open floor plan living area has vaulted ceilings, fireplace, windowsill seating and a wet bar making it every entertainers dream! Open your pocket sliding glass doors to a large top-level deck that has north-facing views and allows for a seamless indoor/outdoor living &amp; entertaining space! The lowest level has a private guest room with an en-suite bath, laundry room and the 2-car garage with a dumbwaiter. This home has wonderful natural sunlight and an ocean breeze, watch sunsets from your rooftop deck, or take a short stroll to Hermosa Pier, local shops, bars and restaurants!</p> <p><i>Listing Courtesy of LYON STAHL INVESTMENT REAL ESTATE, INC</i></p>								
		<i>New, Active: 5/5/2020 MLS ID: SB20084595</i>						
<b>1251 7th Pl</b>	Single Family	3/3	1,790 sq ft	2,507	1963	5/5/2020	\$1,599,000	\$893
<p>It's not often you see a completely renovated 3 bedroom single family home at this price point in the Hermosa Hills. Here's your perfect opportunity to own the Hermosa Beach lifestyle in this 3 bedroom, 2.5 bathroom home with ocean and neighborhood views! The main level features tons of natural lighting, shiplap paneling, and an open floorplan that flows seamlessly from the spacious living room to the gorgeous updated kitchen with high end appliances. Just outside the kitchen is a nicely landscaped backyard oasis with a newer deck, large concrete patio, and a brand new fireplace- the ultimate summer evening set up for enjoying a glass of wine around a fire pit with your family and friends. All 3 bedrooms are on the second level and feature large closets and ceiling fans. The large master bedroom has soaring vaulted ceilings, an updated en suite bath, and French doors that open to a balcony for ocean breezes and ocean views all year round! Hardwood floors throughout, laundry inside on the main level, plenty of storage, and a 2-car attached garage. Located on a quiet street and just a short bike ride to the Hermosa Pier and all the beach town activities. This turn-key home won't last!</p> <p><i>Listing Courtesy of VISTA SOTHEBY'S &amp; TMS INTERNATIONAL REALTY</i></p>								
		<i>Active Under Contract: 3/14/2020 MLS ID: SB20070712</i>						
<b>1829 Hillcrest Dr</b>	Single Family	3/3	2,261 sq ft	2,547	1972	3/14/2020	\$1,899,000	\$840
<p>New Listing On The Market. This Property was On Waiver For a Few Weeks So Days On market Is Not Accurate - Just Came Out. This Large Custom Remodeled Home, located in The Hermosa Hill Section is appointed with the Finest Materials and Finishes, offering the Elegant California Coastal Lifestyle with thoughtful Stylish Design and Quality. The Residence, which is located on an Over-Sized West Facing, Wider Lot, has Two Levels, Two View Decks Including a Huge Roof-Top Deck with Glass Wind Break Paneling, Jacuzzi and Amazing Unblockable Panoramic Palos Verdes to Malibu Ocean and Sunset Views. The home which is Fully Air Conditioned, has Solar Panels Reducing Energy Costs and The Solar System also powers a Tesla Power Wall, which can Power the home during any outages- This is a very Expensive System which few homes have. The solar system is seller owned, not leased. The property is Well Located on a Highly Desirable Family Street with Friendly Neighbors, Kids, Barbeques and Block Parties. This Home which is Perfect for a Growing Family is One Block from an Elementary School and Close to Downtown Hermosa Beach, Near Restaurants, Shopping, The Oceanfront, Jogging Trails and Entertainment for Active Adults. It's also in proximity to several Shopping Malls, Movie Theaters, Freeways, the Airport and the Beach Bike Path, Running for Many Miles, Stretching over Seven Beach Cities and Two Marinas. Easy to See Anytime Unbranded Virtual Tour Link <a href="https://www.planomatic.com/mls346029">https://www.planomatic.com/mls346029</a></p> <p><i>Listing Courtesy of REAL ESTATE WEST, INC.</i></p>								

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 Active Under Contract: 3/26/2020	MLS ID: SB20063738						
<b>1563 Golden Ave</b>	Single Family	3/3	1,450 sq ft	5,996	1940	3/26/2020	\$1,900,000	\$1,310
<p>Discover Hermosa Beach as it is rarely seen. A street traveled so infrequently that kids play at will and dogs are walked down the center. Welcome to Hermosa's secret. On this elevated street sits a one of kind two-story traditional style home offering extraordinary outdoor space and heartwarming views of the ocean. This beautiful three-bedroom, two-bath beach home is filled with natural light, cool breezes, and comfortable spaces for all to enjoy. Recent home projects have included a fresh new kitchen remodel, replaced flooring, and updated lighting. Attention has been given to both the Master Bath and the Hall Bathroom with a timeless updated look. Outside you'll enjoy a picket-fenced front yard and a large grassy back yard accompanied with a delightful sitting deck under a mature magnolia tree. You'll also enjoy the second, west facing ocean view deck overseeing the entire back yard. This raised deck is beyond spacious in size and is ideally located off the kitchen making for easy entertaining and accommodating those phenomenal evening sunsets. Added living space has been provided in the masterfully designed garage conversion which includes a modernized farm-style kitchenette and up to date 3/4 bathroom. This detached bonus room w/dual French Doors, windows, &amp; ceiling fans gives added versatility and fun to this home as already unique find. Welcome to Golden!</p> <p><i>Listing Courtesy of NW REAL ESTATE BROKERS</i></p>								
	 New, Active: 4/30/2020	MLS ID: RS20082030						
<b>507 Monterey Blvd</b>	Townhouse	3/3	1,865 sq ft	3,099	1987	4/30/2020	\$2,235,000	\$1,198
<p>Welcome to this gorgeous Hermosa Beach home!! Beautifully remodeled detached town home (No HOA dues), just three blocks from the surf and sand. 3 bedrooms plus a loft that can be used as entertainment room or office space. Completely remodeled kitchen with NEW kitchen cabinet with quartz counter top, NEW stainless appliances, NEW rewiring all throughout the kitchen space, and NEW LED mood light system installed. Kitchen flows openly into the dining room. NEW hardwood flooring, NEW Crown molding, NEW door knobs, NEW Recessed lights thru-out, all NEW painting inside. Master bedroom with walk-in closet and beautiful master bath. Two cozy fireplaces in living room and loft. Open beam ceilings. 2 car attached garage with flat drive way and direct access. Top quality workmanship delivered into this home. Enjoy this 180 degree panoramic ocean view from the roof top deck, balconies, living room and office with your friends and family!</p> <p><i>Listing Courtesy of MODERN REALTY COMPANY</i></p>								
	 Active: 3/31/2020	MLS ID: SB20053213						
<b>118 1st Ct</b>	Townhouse	4/4	2,095 sq ft	3,042	1999	3/31/2020	\$1,999,000	\$954
<p>What a great opportunity to live this close to the water at an outstanding price under \$2 Mill.!! Just steps to the sand!! This is a must see property for the price and location... Free standing townhouse with NO common walls. Located at the corner of Palm and 1st Ct. Spacious 4 bedrooms with 3.5 bathrooms. Perfect for the growing family who wants to live at the beach. 3 bedrooms including the master suite all on the same level. Hardwood floors throughout all main areas. New interior paint makes this home squeaky clean and ready to move in. Kitchen is open to large great room with fireplace. Roof top deck with white water view and built-in BBQ. Walk to Redondo Beach Pier, beautiful beaches and restaurants. 2 car garage with guest parking. No active HOA. Feels like a single family residence. Rare opportunity to own one of these homes that hardly ever come on the market for sale, Don't miss out! Check out the virtual tour. <a href="https://my.matterport.com/show/?m=28WGG7DUXs">https://my.matterport.com/show/?m=28WGG7DUXs</a></p> <p><i>Listing Courtesy of BEACH CITY BROKERS</i></p>								
	 Active Under Contract: 2/27/2020	MLS ID: SB20043270						
<b>1921 Power St</b>	Single Family	6/5	4,718 sq ft	13,135	1999	2/27/2020	\$6,199,000	\$1,314
<p>A luxurious estate hidden away in the Hermosa Valley encompassing approximately 13,000 square feet of prime real estate makes for the perfect family sanctuary. The home features 6 spacious bedrooms, 4.5 baths, a resort style pool/spa with a guest casita, and parking for up to 8 cars on site. A warm and welcoming seating area greets you upon entry with its vaulted wood beam ceilings and custom fireplace and leads you directly into the formal dining room. Just off of the dining room, the open concept kitchen and living area is naturally lit by a full wall of french doors and floor to ceiling windows. A large island with pendant lighting is the focus of the gourmet kitchen, complete with high-end appliances such as a glass-faced Sub Zero refrigerator and 6 burner Wolf range with dual ovens. A saltwater pool/spa, wood burning pizza oven, and 2 bed/1 bath pool house will entertain you and your guests all year long. A guest bedroom with en-suite bath and spacious office with a display of built-ins finishes off the main level. Upstairs, a second living area is situated between the master suite and two additional bedrooms sharing a Jack and Jill bath. The master suite is your own personal retreat complete with vaulted wood beam ceilings, extensive walk-in closet, fireplace, private balcony, and infinity edge jetted tub. Ideally located Just steps from the beach, award winning schools and vibrant downtown Hermosa Beach.</p> <p><i>Listing Courtesy of STRAND HILL CHRISTIES INTERNATIONAL REAL ESTATE</i></p>								

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
		<i>Active Under Contract: 4/1/2020</i> <i>MLS ID: SB20067444</i>						
<b>540 1st St, Apt 1</b>	Townhouse	3/3	1,509 sq ft	23,611	1991	4/1/2020	\$1,199,000	\$795
<p>Video link <a href="https://vimeo.com/403794392">https://vimeo.com/403794392</a> 360-Virtual Tour: <a href="https://tinyurl.com/vwnypd">https://tinyurl.com/vwnypd</a> Enjoy beach living at this beautifully updated 3 bedroom, 3 full bathroom home in beautiful Hermosa Beach. Walkability makes this location extra special: 2 minutes to the jogging path affectionately known as the "Greenbelt", 6 minutes to newly renovated South Park, 8 minutes to the beach, and a 15 minute walk downtown. The open concept living area on the top floor features two spacious balconies for indoor-outdoor living, vaulted ceilings, a skylight and fireplace with built-in nook for the included A/V system. The kitchen is adorned with stone countertops, stainless steel appliances, and a view of the pool and jacuzzi just steps away. The master suite includes a walk-in closet with built-ins, a private balcony, and an ensuite bathroom with dual sinks, a walk-in shower and separate soaking tub. Each of the other two bedroom has a full bathroom, and one has its own balcony. The home features hardwood flooring, recessed lighting and central vacuum throughout. And the corner, end orientation makes this townhome the best in the complex. Total 3 car parking - 2 in the direct access garage, plus 1 outdoor space.</p> <p style="text-align: center;"><i>Listing Courtesy of STRAND HILL CHRISTIES INTERNATIONAL REAL ESTATE</i></p>								



## Pending Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
	  <b>PENDING</b>	<i>Pending as of 5/8/2020</i>		<i>MLS ID: SB20080703</i>				
<b>442 Bayview Dr</b>	Townhouse	3/3	1,539 sq ft	2,906	4/30/2020	\$1,695,000	5/8/2020	\$1,101
<p>Location, Location, View! This 3 bedroom, 2.5 bath, freestanding 2-on-a-lot townhome with wide open, 180-degree unobstructed ocean views from Catalina to Malibu, offers the ultimate coastal experience with breathtaking sunsets. Nestled in the heart of Hermosa, this home is an entertainer's dream. The open living and kitchen area, boasting a 48-foot custom skylight and a marble fireplace, features a high open beam ceiling and flows onto a spacious outdoor deck via bi-folding La Cantina doors for indoor &amp; outdoor living. The master suite has custom built-in cabinets, double sinks, and a walk-in closet. The versatile 3rd bedroom includes a built-in Murphy bed, making the room multi-functional as an office, guest room, or playroom. There are maple wood floors, custom lighting, Anderson double-pane windows and solar electricity throughout. A separate bonus room and ¼ bathroom with its own entrance is perfect as a guest quarters, a private office or game room. This home is conveniently located near everything; park your car for the weekend in the 2-car garage and enjoy the bike, walk &amp; surf community. It's close to downtown Hermosa and Redondo, Pier Avenue, a variety of restaurants, cafes, gyms, yoga studios, the Greenbelt, South Park and is steps to the water and pristine beaches. Children growing up here have the unique choice between two award-winning high schools, Mira Costa in Manhattan Beach or Redondo Union. When you buy here, you're buying a lifestyle.</p> <p style="text-align: center;"><i>Listing Courtesy of RE/MAX ESTATE PROPERTIES</i></p>								
	  <b>PENDING</b>	<i>Pending as of 3/3/2020</i>		<i>MLS ID: SB20016364</i>				
<b>619 Longfellow Ave</b>	Townhouse	4/4	3,167 sq ft	4,999	1/23/2020	\$2,999,000	3/3/2020	\$947
<p>Mid-Century inspired design meets the South Bay lifestyle. Wake up with coffee in your expansive kitchen with soaring mahogany ceilings surrounded by painstakingly curated finishes and gorgeous walnut hardwood floors before you enjoy the fireplace in the living room or trellis covered outdoor patio adjoining the main living level. Sunsets and relaxation will be part of your daily routine from the rooftop deck where views of the surrounding valley and ocean on the horizon keep you reminded of why you are here. This 4 bedroom, 3 ½ bath home boasts of thoughtful design, spacious rooms to stretch out with family or friends and even an incredible flex room perfect for working out, taking in the latest in entertainment or playing with the kids. The developers of this home have lead award winning teams for past design work and their quest for creating something unique translates into something special in this ideal South Bay location. The home is a short stroll down Longfellow to one of Southern California's finest beaches, or walk along the greenbelt to the shops and restaurants of Hermosa and Manhattan Beach.</p> <p style="text-align: center;"><i>Listing Courtesy of LYON STAHL INVESTMENT REAL ESTATE, INC.</i></p>								

## Pending Listings: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
								
 <b>PENDING</b> * Pending as of 3/4/2020 <i>MLS ID: 20558026</i>								
<b>1326 Owosso Ave</b>	Single Family	4/3	2,619 sq ft	5,000	2/25/2020	\$1,595,000	3/4/2020	\$609
<p>Great opportunity in Hermosa Beach: rare 5,000 sq. ft. corner lot with ocean views. Rehab existing 2,600 sq. ft. house or build new. plans available for gorgeous modern house by Hermosa-based architect Dan Brill featuring 25' x 40' great room, 4 bedrooms and roof deck. Whether you rebuild or rehab there is ample space for a generous pool. Ocean views from existing 2nd floor bedrooms and 3rd floor roof deck. Detached garage, parking for 4 cars, front &amp; backyard are unusually large for the beach. Super quiet street. Bike/walk to the sand in minutes. Excellent Hermosa/Manhattan Schools in walking distance. Music fans: house said to have been built by Greg Ginn's father and to have been the site of numerous early Black Flag practice sessions. Regular sale.</p> <p><i>Listing Courtesy of Suprstructur, Inc.</i></p>								



## Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 5/8/2020, MLS Listing SB20082220: 5/1/2020 <b>MLS ID: SB20082220</b></p> <p><b>125 30th St</b></p> <p>Single Family 4/5 3,282 sq ft 2,103 2020 5/8/2020 \$5,800,000 \$1,767</p> <p>Built by RJ Smith Construction. Gourmet kitchen + Rooftop Deck  <i>Courtesy of STRAND HILL CHRISTIES INTERNATIONAL REAL ESTATE</i></p>								
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 5/6/2020, MLS Listing SB20015596: 1/23/2020 <b>MLS ID: SB20015596</b></p> <p><b>1276 9th St</b></p> <p>Single Family 4/4 3,718 sq ft 4,249 2013 5/6/2020 \$2,100,000 \$565</p> <p>Check out the Virtual Tours! Welcome home to your newer construction contemporary masterpiece in the Hermosa Hills. Sleek glass, metal lines &amp; warm wood greet you as you enter the grand foyer with 20 foot ceiling. Ascend to the epitome of coastal elegance with the entire top floor of bright, open living space flanked by sliding glass walls for quintessential indoor-outdoor living. Bask in the sunshine, cool ocean breeze &amp; unobstructed sweeping open sky views south to Palos Verdes from this hilltop orientation. Both the dining &amp; living room areas flow out to the massive deck with an outdoor fireplace to highlight your entertaining or relaxing paradise. Back inside, the ample living room is warmed by a stately stone fireplace. Create mealtimes magic from your sophisticated kitchen anchored by a massive center island, boasting chic cabinetry, walk-in pantry, state-of-the-art appliances including double refrigerator &amp; freezer. The middle level features a flexible office, your luxurious Master suite boasting a walk-in closet &amp; lavish bathroom, 2 additional bedrooms that share an ample full hall bathroom, plus a convenient laundry room. Offering an additional space to gather, the family room on the lower level opens to the generous backyard featuring faux turf &amp; a patio. There is also a private 4th bedroom &amp; bathroom perfect for your guests. Close, but not too close, to award-winning schools, restaurants &amp; parks. Do not miss your chance to call this spectacular property home!  <i>Courtesy of RE/MAX ESTATE PROPERTIES</i></p>								

## Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.	
	 <b>RECENTLY SOLD</b> • Sold Date: 5/5/2020, MLS Listing SB20050633: 3/8/2020 MLS ID: SB20050633	Single Family	4/5	3,500 sq ft	2,342	2020	5/5/2020	\$4,975,000	\$1,421
<p>1601 Manhattan Ave</p> <p>Located in Hermosa Beach sand section, this corner SFR is just steps to the ocean and the downtown area with stunning panoramic ocean views, from the north, west and south. This stunning 4 bedroom, 4.5 bathroom home is built by award winning contractor, Michael Cleland, of Surfside Properties, Inc. The style of the home is warm contemporary with a very open floor plan. Plus a very large roof top deck Gourmet kitchen with a large center island, high end appliances, including Wolf, Subzero, Sharp microwave drawer, Bosch dishwasher, stainless sinks, plus more. Large pantry. Dining room plus sitting area around the island. Large great room with a fireplace that looks out to the entire ocean with La Cantina slider doors that wrap around the entire deck, bringing the outdoor area into the indoor area. The entire top floor is covered with glass overlooking the entire ocean. Large Master suite, with an ocean view and a large deck. Spacious ocean view bathroom includes a separate soaking tub and shower with a very large Pullman. All adomed with Calcutta Bella Marble. Plumbed for a Mister Steam. House has all solid Walnut flooring, walnut interior doors, cabinets are Italian and part in the kitchen is Walnut. HVAC is High Velocity with split zones and Mitsubishi thermostats, surround sound, security system, wired for security cameras, Lutron Lighting in areas of the home, as designed for smart capabilities. Elevator, Doorbird, Mud room, central vac, Outdoor Infratech heaters, CAT6, USB</p> <p><i>Courtesy of RE/MAX ESTATE PROPERTIES</i></p>									
	 <b>RECENTLY SOLD</b> • Sold Date: 4/14/2020, MLS Listing SB20035958: 2/20/2020 MLS ID: SB20035958	Single Family	3/2	1,488 sq ft	1,203	1932	4/14/2020	\$1,765,000	\$1,186
<p>215 Longfellow Ave</p> <p>MARAVILLA DE OCEANO / Life changing opportunity to live this close to the ocean under \$2M. Prime North Hermosa Beach location so close to the beach, the restaurants, yoga and other important amenities that makes weekdays feel like a weekend and weekends like a vacation. Recently renovated with that quintessential feel of an authentic vintage beach home. Fine finishes throughout including distressed hickory hardwood floors, stainless steel appliances, beautiful counter tops, custom cabinetry, 7.1 home theater wiring, security system and epoxy garage floors. Move-in ready.</p> <p><i>Courtesy of COMPASS</i></p>									
	 <b>RECENTLY SOLD</b> • Sold Date: 4/9/2020, MLS Listing SB20004668: 1/8/2020 MLS ID: SB20004668	Townhouse	3/3	1,858 sq ft	8,026	2007	4/9/2020	\$1,900,000	\$1,023
<p>640 Hermosa Ave</p> <p>This Hermosa townhome is a short block from the beach and close to the restaurants, bars and shops of downtown Hermosa. With 3 bedrooms, 3 bathrooms and 3 relaxing patio decks, this townhome offers exquisite living spaces and ocean views in a great location. One of the decks is the rooftop deck that offers expansive ocean views perfect for entertaining. It has an attached 2 car garage, beautiful hardwood floors, state of the art Viking and Bosch stainless steel appliances, rustic cabinetry and granite counters. This home is one of 6 beautifully designed townhomes that accentuate beautiful craftsmanship and attention to detail.</p> <p><a href="http://www.vistasr.com/eng/sales/detail/4394-4602-jwpzd/640-hermosa-avenue-hermosa-beach-ca-90254">http://www.vistasr.com/eng/sales/detail/4394-4602-jwpzd/640-hermosa-avenue-hermosa-beach-ca-90254</a></p> <p><i>Courtesy of VISTA SOTHEBY &amp; SOTHEBY'S INTERNATIONAL REALTY</i></p>									
	 <b>RECENTLY SOLD</b> • Sold Date: 4/7/2020, MLS Listing SB19255108: 10/31/2019 MLS ID: SB19255108	Townhouse	3/4	2,575 sq ft	3,703	2019	4/7/2020	\$3,150,000	\$1,223
<p>1706 Manhattan Ave</p> <p>Luxury new construction townhome by Mike Davis Custom Homes. Fitted with state-of-the-art technologies, warm elements, and detailed upgrades throughout. The main level is home to the master bedroom with en suite bath featuring a soaking tub and walk-in rain shower as well as a third bedroom with en suite bath and separate laundry room. Upstairs centers around a sleek and stylish open concept gourmet kitchen, fitted with custom one of a kind wood cabinets and a statement marble island with waterfall edges. Further amenities include premium high-end appliances, built-in espresso machine, wine fridge, and built-in breakfast nook. Adjacent to the kitchen is the powder room, dining area and spacious family room with gas fireplace. Panoramic doors open to a large ocean view deck offering a highly sought after transitional environment. The lower level finds a guest room/office, full bath with custom wood wall detailing, and a large under-stair storage closet. A 3-stop elevator is a convenient added bonus found in this luxury residence. A 2 car garage and large driveway provides ample parking. Within walking distance to Hermosa Beach's most popular shopping and dining options, award-winning public schools, and pristine beaches.</p> <p><i>Courtesy of STRAND HILL CHRISTIES INTERNATIONAL REAL ESTATE</i></p>									

## Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>7</b> <b>RECENTLY SOLD</b> • Sold Date: 3/27/2020, MLS Listing SB20030434: 2/12/2020 MLS ID: SB20030434</p> <p><b>1116 2nd St</b> Single Family 3/2 1,049 sq ft 2,249 1958 3/27/2020 \$1,295,000 \$1,235</p> <p>Mid Century extensively remodeled beach cottage is flooded with natural light and ocean breezes. Located on a quiet one way ocean view street walking distance to beach, shopping and entertainment. This property goes from street to street with the garage off the back street. The living room has a fireplace high pitched ceiling a This single level open floor plan offers many upgrades which include, new kitchen cabinets, quartz counter tops and new appliances, both baths have new cabinets, toilets, fixtures and counter tops. Authentic hardwood floors have been redone, new light fixtures, fresh paint inside and out, new roof and new exterior wood siding, new fencing and garage door, upgraded electrical. If you want the beach lifestyle? This home is waiting for you!  <a href="http://www.vistasir.com/eng/sales/detail/439-4600-5g629e/1116-2nd-street-hermosa-beach-ca-90254">http://www.vistasir.com/eng/sales/detail/439-4600-5g629e/1116-2nd-street-hermosa-beach-ca-90254</a>            Courtesy of VISTA SOTHEBY&amp;#194;€™S INTERNATIONAL REALTY</p>								
 <p><b>8</b> <b>RECENTLY SOLD</b> • Sold Date: 3/17/2020, MLS Listing SB20015648: 1/21/2020 MLS ID: SB20015648</p> <p><b>708 2nd St</b> Townhouse 4/4 2,510 sq ft 4,582 2015 3/17/2020 \$2,189,000 \$872</p> <p>This ultra sleek contemporary/soft modern rear unit townhome showcases panoramic ocean views from the interior upper entertaining level and the private roof deck! Detached with a private back patio and no active HOA, this two-on-a lot townhome lives more like a single family home. One of the nicest features of this non-traditional townhome layout is the attention to the wide hallways and open staircases; the home lives very open and airy due to details such as this. The open concept living areas on the upper level are flooded with natural light and offer seamless entertaining. A walk-out, wrap-around deck enjoys a two-way fireplace while extending the living room and offering very usable outdoor living space in addition to the roof-top deck. The modern kitchen showcases clean lines and a minimalistic design with an island/breakfast seating combo. A walk-in pantry is an added bonus. A guest powder room is located just beyond the built-in buffet in the living room. Three of the four bedrooms are located on the main entry level along with a full size laundry closet and direct garage access. A fourth bedroom/suite is located on the lower level and opens out to a private rear patio. Central A/C has been recently added. Located within just a short walk from the greenbelt that offers a scenic walk or jog to the downtown Hermosa district, this is an ideal South Hermosa location with BIG views that are hard to come by!            Courtesy of BAYSIDE</p>								
 <p><b>9</b> <b>RECENTLY SOLD</b> • Sold Date: 3/17/2020, MLS Listing SB20005266: 1/9/2020 MLS ID: SB20005266</p> <p><b>1156 9th St</b> Single Family 3/3 1,593 sq ft 4,995 1954 3/17/2020 \$1,550,000 \$973</p> <p>Cannonball! Quite possibly the best way to enter a pool and a perfect start to your afternoon barbeque. Converge upon the grill to savor the main course while salads and appetizers are assembled in the kitchen. Family and friends lounge poolside anxiously awaiting the feast as the kids start another game of Marco Polo. Set up a croquet match on the front lawn and place the comhole boards in the driveway to get the competitive juices flowing. As the end of the day nears, invite your guests to join you on the roof deck and watch the sun splash into the ocean. Finish the party huddled around the outdoor fireplace for sãmore before sending everyone on their way. Return to the solitude of your home and cuddle up on the couch to settle in for the night. Your home is the ideal gathering place where close friends and family love to celebrate good times, but when the crowd clears, it is all yours.            Courtesy of VISTA SOTHEBY&amp;#194;€™S INTERNATIONAL REALTY</p>								
 <p><b>10</b> <b>RECENTLY SOLD</b> • Sold Date: 3/15/2020, MLS Listing SB20015755: 1/23/2020 MLS ID: SB20015755</p> <p><b>1401 Corona St</b> Single Family 4/5 3,079 sq ft 3,960 2020 3/15/2020 \$2,645,000 \$859</p> <p>New construction, BUILT 2020! Amazing 2 story 3,079 sqft. 4 bedroom, 3 full bathroom, 2-1/2 bathrooms, Bonus Family Room and Office; contemporary! Single family home minutes away from the beach. Located in a cul de sac, this home has a beautiful backyard and ocean views! The home is bright and spacious, complimented by custom windows, high ceilings, recessed lighting and engineered hardwood floor. Spectacular living room with an elegant fireplace accented with white stone back splash. From the great room you have access to the balcony which exudes the ocean view, custom grill where you can host a romantic evening or a wholesome event. The kitchen/dinning area feature an open concept with Thermador appliances, quartz counter tops and an island ideal for any homeowner. One of three ways to access the beautiful backyard (which also has an ocean view) is through the family room on the first floor. The family room provides a full-sized refrigerator, wet bar and lounging area. The wet bar is a common theme as it is also found in the massive master bedroom. The master bedroom provides you with more than ample space, high ceilings, natural light, a walk-in closet, and a master bathroom with jetted tub and separate stand up shower. All three bedrooms downstairs are spacious and have large closets, 2 of the 3 bedrooms are connected by a Jack and Jill bath. The home is walking distance to the beach, local parks and award-winning elementary middle and high schools all with 10/10 ratings.            Courtesy of SOUTH BAY EXECUTIVE REALTY, INC.</p>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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