



Hello!

The sales figures for 2nd Quarter 2016 are in and the market is still up. Inventory has gone up some from last quarter but price per square foot has gone down from last year at the same time.

Please check out article on the Palos Verdes Symphonic Band at the South Coast Botanic Gardens and the sidebar for theater in the park to keep you well entertained this month.

Cindy Chew

2nd Quarter 2016 Sales Survey

The number of houses sold this past quarter is just about equal to the number of houses sold 2nd quarter 2015.

The inventory of homes for sale has increased the 2nd quarter of this year in Palos Verdes.

The price per sq. ft. is down from a year ago but the average price is up a little over last year in the 2nd quarter.

Interest rates are still fabulous.

Let's get together and talk about what will work for you if you are in the market to buy or sell. I would love to work with you.

I look forward to hearing from you.

AREA	2015 SALES		2016 SALES		2015 AVG PRICE	2016 AVG PRICE		2015 AVG SQ FT	2016 AVG SQ FT		2015 AVG DOMS	2016 AVG DOMS
	2015	2016	2015	2016		2016	2016		2015	2016		
Palos Verdes Peninsula	25	27	1462	1754	\$1,106,000	\$4,282,000	\$1,812,385	\$2,327,762	3675	3696	567	576
Green Hills	7	5	1864	4700	\$1,438,000	\$1,900,000	\$3,028,000	\$3,981,417	1731	3054	367	375
Green Hills	8	8	1864	3800	\$1,438,000	\$1,900,000	\$3,028,000	\$3,981,417	1731	3054	367	375
Green Hills	11	30	4464	4700	\$1,140,000	\$2,700,000	\$1,140,364	\$1,834,300	1731	3054	367	375
Green Hills	30	16	1607	1178	\$1,000,000	\$3,100,000	\$1,062,107	\$1,870,222	3054	3054	367	375
Green Hills	10	10	3800	4000	\$1,200,000	\$1,300,000	\$1,300,000	\$1,300,000	3054	3054	367	375
Green Hills	16	11	1425	4785	\$892,500	\$2,600,000	\$1,677,222	\$1,487,721	3054	3054	367	375
Green Hills	1	1	1874	3800	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	3054	3054	367	375
Green Hills	11	11	1874	4800	\$1,700,000	\$4,200,000	\$3,818,182	\$2,232,727	3054	3054	367	375
Green Hills	4	4	3073	3200	\$1,200,000	\$4,100,000	\$1,500,000	\$1,500,000	3054	3054	367	375
Green Hills	9	12	2748	4467	\$1,368,000	\$1,320,000	\$1,140,000	\$1,140,000	3054	3054	367	375
Green Hills	12	11	1874	3800	\$1,700,000	\$4,200,000	\$3,818,182	\$2,232,727	3054	3054	367	375
Green Hills	15	12	1424	3768	\$900,000	\$1,300,000	\$1,140,000	\$1,140,000	3054	3054	367	375
Green Hills	7	11	2748	3375	\$1,200,000	\$1,600,000	\$1,200,000	\$1,200,000	3054	3054	367	375
Green Hills	6	11	2748	3375	\$1,200,000	\$1,600,000	\$1,200,000	\$1,200,000	3054	3054	367	375
Green Hills	17	20	1328	3675	\$872,500	\$1,100,000	\$1,100,000	\$1,100,000	3054	3054	367	375
Green Hills	25	18	1117	2768	\$445,000	\$997,500	\$445,000	\$997,500	3054	3054	367	375

Click on the link to see a larger representation on my website.

**Palos Verdes Symphonic Band:
Pops N' Picnic**

Sunday 7/17/16 at 5:30 - 8pm
South Coast Botanic Garden
2300 Crenshaw Blvd., Palos Verdes Peninsula 90274



The Palos Verdes Symphonic Band is a local non-profit band. They play concerts at a number of different venues in the South Bay and neighboring communities. This 60-person band is led by maestro David Stanton. Their varied repertoire includes original band music, jazz, show tunes, marches and folk favorites from America and around the world. This concert will feature vocalists Lisa Eden, soprano, and Jahmaul Bakare, tenor. Bring a blanket and/or beach chairs and a picnic, and enjoy the music of the band on the Upper Meadow. No registration required. \$10 per person at the door.

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Shakespeare by the Sea

Shakespeare by the Sea is a non-profit organization whose mission is to ignite imagination, promote literacy and offer a venue for technical and performing artists to exercise their passion. Grab a few lawn chairs, blankets and a picnic basket & settle in for a theater production by the greatest playwright of all time.

These shows are free and open to the public. All seating is on a first come, first serve basis.

Sunday, 7/10 at 7pm
Cymbeline

RPV - Fred Hesse Jr. Community Park
29301 Hawthorne Blvd
Huge grassy field with bowl-like corner where audience can place seats - low chairs best for areas with rise. Blankets a must. Starts out warm/hot, but marine layer floats in by intermission - layers of warm clothing suggested.

Cymbeline: directed by Cylan Brown, is an action-adventure-fairy-tale-romance! Shakespeare tells an epic romantic tale filled with magical potions, villains, ghosts, gods and lost princes.

Wed. 7/27 at 7pm
Othello

RPV- Green Hills Memorial Park
27501 S. Western Ave.
Flat grassy area. Bring chairs and blankets. Wear layers as it tends to get damp and chilly.

Othello: directed by Stephanie Coltrin, is an emotionally gripping thriller, where gossip turns friendships rancid, and rumor brutally murders innocence. Othello is as unflinching in its power as it is in its heartbreak.

