



LOVELAND CARR PROPERTIES

HANCOCK PARK UPDATE



HANCOCK PARK: 375 S Rimpau
 Enchanting English Tudor Revival
 6 bedrooms and 4.5 baths.
 Large flat lot with pool. Corner lot.
 Asking: \$3,750,000  **AVAILABLE**




HANCOCK PARK: 654 S June
 Magnificently preserved Mediterranean
 5 bedrooms and 4 baths.
 Pool, guest quarters and 2 car garage.
 Asking: \$2,495,00  **SOLD**



JANET LOVELAND
 Cell: 323-864-7407
 janet@lovelandarr.com




WINDSOR SQUARE: 234 N Norton
 Tuscan Mediterranean with fantastic floor plan
 near Larchmont Village & Burns park
 4 bedrooms and 3.5 baths.
 Asking: \$1,439,000  **AVAILABLE**



SUE CARR
 Cell: 323-864-7406
 sue@lovelandarr.com




WINDSOR SQUARE: 540 S Arden
 Opportunities abound for this classic Colonial
 w/ center hall floor plan. 5 bedrooms and 4 baths.
 Large lot. Probate sale.
 Asking: \$1,399,000  **AVAILABLE**




ANNE LOVELAND
 Cell: 323-864-3004
 anne@lovelandarr.com




WINDSOR SQUARE: 237 N Arden
 Renovated Spanish with downstairs
 master suite. 4 bedrooms and 3 baths.
 3rd Street Elementary. 2 blocks to Village.
 Asking: \$1,224,000  **AVAILABLE**



BEVERLY GROVE: 6417 Maryland
 Stylish Spanish home perfectly situated on one
 of the best streets near The Grove.
 3 bedrooms and 2.5 baths. Pool.
 Asking: \$1,129,000  **SOLD**



BROOKSIDE ADJ: 1155 Longwood
 Contemporary Cape Cod on beautiful
 tree-lined street in Longwood Highlands.
 5 bedrooms and 4 baths. Very large lot.
 Asking: \$999,000  **SOLD**




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251 N Larchmont Blvd
 Los Angeles, CA 90004

HancockParkLiving.com



LARCHMONT: 526 N Gower
 Perfectly located near Village,
 this charming bungalow has potential.
 2 bedroom and 1.75 baths.
 Asking: \$689,000  **SOLD**

2010 –A Great Year in Hancock Park Real Estate

Hancock Park continues to be a desirable place to live based on its central location, neighborhood benefits, fabulous 1920s architecture and value. Demand is strong relative to supply especially among 1st time buyers and those trading up to accommodate their growing families and needs. However, Buyers are very discerning and looking for value. Sellers can dramatically improve their odds of selling for the highest prices by preparing their “product” and pricing of their property properly. First impressions are more important than they have been in a decade. Sales volume for properties over \$2 million was up over 64% from 2009!

SINGLE FAMILY HOME SALES IN 2010

	Windsor Square	Hancock Park	Larchmont Village	Fremont Place	Brookside	All > \$2MM
# sold	40	38	18	1	5	41
Average price	\$2,026,835	\$2,312,465	\$875,941	\$3,500,000	\$1,164,000	\$2,779,399
Average Sq Ft	3,759	4,239	1,809	6,000	2,563	4,937
Average Lot Size	12,330	14,146	6,213	19,209	8,316	15,540
Average SP/ SQ ft	\$539	\$546	\$484	\$583	\$454	\$583
Average DOM	68	91	54	92	83	145

The highest home lease was \$17,900 on June Street. The highest apartment lease was at the El Royale on Rossmore for \$7,000 and the highest duplex lease was \$5,000 on Mansfield.

Very few duplexes, triplexes and four-plexes traded hands on Sycamore, Orange and Mansfield between Melrose and Wilshire. Lenders require ~35% down to purchase and many owners have not been sellers.

LEASES IN 2010

	Condos	Duplexes*	Houses
# leased	7	21	51
Average price	\$3,181	\$3,287	\$5,270
Average Sq Ft	1,266	2,257	2,486
Average Lot Size	N/A	6,527	8470
Average Beds & Baths	2/2	3/2	4/3
Average DOM	78	88	63

INCOME PROPERTY SALES IN 2010*

	2 unit	4 unit
# sold	2	2
Average price	\$1,673,000	\$1,385,000
Average Sq Ft	4,801	6,179
Average Lot Size	7,492	7,732
Average SP/ SQ ft	\$348	\$224
Average DOM	44	11

With 60+ years of combined experience and neighborhood expertise, we have wisdom to share. If you would like this information emailed to you in a pdf format on a quarterly basis, please email your request to anne@lovelandcarr.com



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