

2ND HALF RESULTS – 2015

LOVELAND CARR PROPERTIES



HANCOCK PARK
314 N McCadden
Representing Seller.
5 bedrooms + 4baths
Asking: \$2,795,000 **IN ESCROW**



LARCHMONT VILLAGE
616 N Beachwood
Representing Seller.
Triplex near Village.
Asking: \$2,249,000 **AVAILABLE**



HANCOCK PARK
637 Wilcox #3F
Representing Seller.
1 bedroom + 1.5 baths.
Asking: \$669,000 **AVAILABLE**



HANCOCK PARK
525 N Wilcox
Represented Landlord & Tenant.
4 bedrooms + 3 baths
Asking: \$11,000/mo **LEASED**



BROOKSIDE
835 S Mullen
Represented Sellers.
3 bedrooms + 2 baths.
\$1,285,875 **SOLD**



SILVERLAKE
3015 Hyperion
Represented Buyers.
2 bedrooms + 1 bath.
\$800,000 **SOLD**



BURBANK
1425 N Pass
Represented Buyer.
2 bedrooms + 1 bath.
\$685,000 **SOLD**



COUNTRY CLUB PARK
1027 S Gramercy
Represented Buyer.
5 bedrooms + 5 baths.
\$1,550,000 **SOLD**



SYCAMORE SQUARE
828 S Orange
Represented Seller.
3 bedrooms + 2 baths.
\$1,225,000 **SOLD**



ST. ANDREWS SQUARE
240 S Gramercy
Represented Seller.
3 bedrooms + 1 bath.
\$1,128,500 **SOLD**



ATWATER VILLAGE
3264 Garden
Represented Buyers. Multiple Offers
3 bedrooms + 2 baths.
\$1,066,027 **SOLD**



WESTLAKE VILLAGE
768 Cedar Point
Represented Seller. Multiple Offers.
4 bedrooms + 3 baths
\$1,025,000 **SOLD**



WEST HOLLYWOOD
960 Larrabee #306
Represented Seller.
1 bedroom + 1 bath.
\$445,300 **SOLD**



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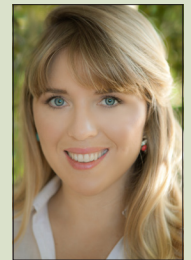


LOVELAND CARR
PROPERTIES

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2nd Half Results 2015 Hancock Park Real Estate Market Round Up

SINGLE FAMILY HOME SALES IN 2015 (JAN-JUNE)

	Windsor Square	Hancock Park	Larchmont Village	Fremont Place	Brookside	All Over \$2MM
# Sold	60	41	28	6	16	87
Average Sales Price	\$2,330,216	\$3,940,214	\$1,330,999	\$5,160,000	\$1,398,563	\$3,603,408
Median Sales Price	\$2,060,070	\$3,200,000	\$1,259,913	\$3,780,000	\$1,450,000	\$2,973,925
Average Sq Ft	3,317	4,820	1,800	5,045	2,208	4,714
Average Lot Size (Sq Ft)	10,195	15,176	5,993	23,425	8,141	14,313
Average Price per Sq Ft	\$724	\$785	\$757	\$1,007	\$663	\$764
Average Days on Market	71	78	40	82	55	71

LEASES

# Sold	100
Average Price	\$4,909
Average Sq Ft	2,085
Average Days on Market	100
High Price	\$11,000
Low Price	\$1,750

2-4 UNITS

# Sold	62
Average Price	\$1,361,564
Average Sq Ft	3,352
Average Lot Size (Sq Ft)	6,689
Average Price/ Sq Ft	\$431
Average Days on Market	54
High Price	\$13,000,000
Low Price	\$540,000

CONDOS

# Sold	51
Average Price	\$684,068
Average Sq Ft	1,401
Average Price/ Sq Ft	\$502
Average Days on Market	53
High Price	\$1,875,000
Low Price	\$336,500

The definition of global luxury continues to evolve and influence Hancock Park in terms of consumer tastes and preferences desired. Most seek turnkey homes with minimal hassle prior to move in and are paying handsomely for it. Clean lines, open spaces, smart technology, screening rooms in basements, luxurious kitchens and baths, beautiful landscapes and ample storage are the order of the day. As a result, investors are busily meeting demand and making healthy returns in the process, especially on bigger projects. In 2015 investor took bigger bets and did bigger projects; we saw more homes in \$3MM-\$12MM+ range and expect the trend to continue in 2016. If you are a Seller, a seasoned agent can help you prepare and position your property for the evolving market. Loveland Carr is ready for you!

Prices: average and median sale prices were up +5% vs YAG. In the 2nd half of 2015 alone average prices were up +10%. Nearly half of all sales were over \$3MM, 9 over \$5MM and 5 sales were over \$8MM! On a price per square foot basis, 2015 was a record year. The highest was 69 Fremont Place at \$1,408/ sq ft making it one of 7 sales over \$1,000/sq ft. In 2014 there were only 3. Expect more in 2016.

Volume: down -7% due to fewer sales in the 3Q and 4Q vs. same time last year. Fewer than 15% of all sales were off market (not on MLS) and more than half sold for less than market averages. The wisest strategy for the highest sale price and “no regrets” is full market exposure via the MLS and with a seasoned agent. Loveland Carr can make you more money and cover your cost of sale.

Surrounding areas with fewer building restrictions translated into record breaking demand for properties from investors and owner/users alike. For homes priced under \$2MM, volume was down -53% while prices were up over +30%. This is why it seems the cost of entry for the average 2,000 square foot, 3 bedroom 2 bath home is \$1.4MM vs \$1.1MM last year. Very few homes were available for lease and interest rate expectations fueled demand. City moratoriums have restricted building for now but consumer demand remains. To effectively meet buyer needs Loveland Carr continues to expand its mindset and geography hence variety of neighborhoods on the flip side of this page.

We look forward to being of service. We love what we do so let us help you!



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323-460-7606

*Statistics taken from the Multiple Listing Service. Boundaries are Melrose to Wilshire, and Sycamore to Ridgewood. Also included are Brookside and Fremont Place (to Olympic).

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