

Kim's
Quarterly

Update

What's Inside

Radon: What it is and why
you should know about it
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Radon is a naturally occurring substance, made when the chemical element radium decays. Since radium is found in earth, rock and water around the world, radon is virtually everywhere. It becomes dangerous when it seeps into the home through small cracks in the walls or foundation and is not vented properly.

Behind smoking, radon is the leading cause of lung cancer, responsible for over 20,000 deaths each year, making radon a bigger killer than drunk driving. For example, living in a home where radon levels exceed the recommended limits is equivalent to receiving hundreds of chest x-rays a year. Radiation levels in a home like this can be higher than is allowed in nuclear facilities, according to Radon Awareness.

In California, high levels of radon have been identified in all corners of the state. But, generally speaking, the highest levels of radon are found in Santa Barbara and Ventura Counties. The average home in these counties has radon levels above the danger limit of 4 pCi/L, according to the EPA.

Central California shows a moderate risk of high radon levels, while most parts of Southern and Northern California are areas less likely to have high levels. Still, high radon levels may be found in any part of the state. For instance, pockets of high radon can be found in cities as diverse as Encino, Visalia and Monterey. Further, radon is found in homes, commercial spaces, schools and any type of building. Therefore, testing is important everywhere.

Radon testing is inexpensive and easy. Homeowners serious about keeping their home safe from high radon levels can test every five years or each time a major renovation occurs.

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Thank You for Your Support and Business in 2017



Paseo La Cresta, Palos Verdes Estates
Sold for \$9,250,000



Santa Catalina Drive, Rancho Palos Verdes
Sold for \$3,600,000



Via Del Monte, Palos Verdes Estates
Sold for \$2,017,000



Eastvale Road, Palos Verdes Peninsula
Sold for \$1,699,000



Via Segó, Redondo Beach
Sold for \$1,545,000



Silver Arrow Drive, Rancho Palos Verdes
Sold for \$1,500,000



Barkentine Road, Rancho Palos Verdes
Sold for \$1,362,700



San Ramon Drive, Rancho Palos Verdes
Sold for \$1,200,000



San Ramon Drive, Rancho Palos Verdes
Sold for \$990,000



Montecito Road, Seal Beach
Sold for \$569,000



Mount Shasta Drive, San Pedro
Sold for \$519,000



Hawthorne Boulevard, Torrance
Sold for \$469,000



Lomita Boulevard, Harbor City
Sold for \$338,000



Torrance Boulevard, Torrance
Sold for \$290,000



AND MORE!

~ Congratulations to Kim Hall ~

Honored with the RE/MAX Chairman's Club Award for outstanding performance in 2017 and inducted into the RE/MAX Hall of Fame for lifetime career achievement.





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2017 MARKET DATA REPORT JANUARY 1ST - DECEMBER 31ST | 4TH QUARTER YTD

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SALES OF SINGLE FAMILY RESIDENCES, PALOS VERDES PENINSULA

AREA	UNITS SOLD		2017 SQ FT		2017 AVG SQ FT	2017 PRICE		2017 AVG PRICE	2016 AVG PRICE	2017 AVG \$/ASF	2016 AVG \$/ASF	AVG\$/SF %CHG
	2017	2016	RANGE	RANGE		RANGE	RANGE					
Lunada Bay/Margate	90	73	1536	6844	3131	\$1,071,500	\$13,840,000	\$2,256,973	\$2,047,475	\$707	\$687	2.9%
Monte Malaga	54	27	1490	10820	3998	\$1,245,500	\$9,250,000	\$2,883,306	\$2,383,167	\$726	\$671	8.2%
Malaga Cove	32	28	1671	5456	3023	\$1,375,000	\$4,200,000	\$2,136,766	\$3,336,789	\$716	\$958	-25.3%
Valmonte	66	39	1244	4071	2276	\$1,070,000	\$2,800,000	\$1,666,454	\$1,643,963	\$748	\$738	1.4%
PV Drive North	89	68	1356	5286	2881	\$920,000	\$2,990,000	\$1,691,641	\$1,624,693	\$601	\$600	0.3%
Rolling Hills	22	21	2015	6000	4080	\$1,319,000	\$6,200,000	\$3,328,477	\$3,509,490	\$808	\$800	1.0%
PV Drive East	81	54	1339	8533	2981	\$830,000	\$3,850,000	\$1,539,928	\$1,321,970	\$530	\$531	-0.2%
Mira Catalina	37	28	1746	6838	2531	\$976,899	\$12,000,000	\$2,101,646	\$1,309,130	\$902	\$536	68.3%
PV Drive South	31	37	1517	9435	3160	\$730,000	\$4,500,000	\$1,819,684	\$1,785,591	\$611	\$548	11.5%
West Palos Verdes	23	24	1785	8021	3631	\$1,025,000	\$5,500,000	\$2,606,917	\$2,752,542	\$709	\$641	10.6%
Country Club	41	24	2028	4862	3262	\$1,222,000	\$2,600,000	\$1,875,487	\$1,882,208	\$580	\$548	5.9%
La Cresta	34	737	1894	5630	3580	\$1,250,000	\$3,499,000	\$2,049,382	\$2,094,608	\$582	\$564	3.1%
Los Verdes	64	52	1434	3278	2150	\$950,000	\$1,680,000	\$1,288,567	\$1,182,729	\$613	\$597	2.7%
Crest	40	34	2052	3966	2644	\$995,000	\$1,885,000	\$1,322,475	\$1,353,270	\$509	\$545	-6.6%
Peninsula Center	36	24	1670	2653	2096	\$900,000	\$1,610,000	\$1,231,121	\$1,196,779	\$590	\$533	10.7%
Silver Spur	80	53	1291	3040	1814	\$860,000	\$1,710,000	\$1,145,641	\$1,180,366	\$642	\$617	4.1%
Eastview RPV	70	69	1077	2752	1724	\$615,000	\$1,275,000	\$899,165	\$814,787	\$536	\$484	10.7%

Totals / Ranges / Averages	890	692	1077	10,820	2750	\$615,000	\$13,840,000	\$1,753,584	\$1,695,655	\$642	\$612
% CHANGE 2016 vs 2017	28.6%						3.4%		4.9%		

Median Sales Price								\$1,457,500	\$1,399,950	\$609	\$583
% CHANGE 2016 vs 2017							4.1%		4.5%		

NOTE: THIS REPRESENTATION IS BASED IN WHOLE OR IN PART ON DATA SUPPLIED BY THE MULTIPLE LISTING SERVICE. NEITHER THE BOARD NOR ITS MLS GUARANTEE OR IS IN ANY WAY RESPONSIBLE FOR ITS ACCURACY. DATA MAINTAINED BY THE BOARD OR ITS MLS MAY NOT REFLECT ALL REAL ESTATE ACTIVITIES IN THE MARKET.

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There are two types of radon tests:

- short-term tests, performed by the homeowner, using a kit usually purchased for \$10-\$15 at a local hardware store or online.
- long-term tests, performed by a certified radon tester.

Radon levels tend to be highest on the bottom level of the home, closest to where the foundation meets soil. Therefore, the testing equipment needs to be placed in this part of the home. Ideally, the room where the testing equipment is placed will remain shut, without ventilation, for the duration of the test.

The short-term test takes a few minutes, and provides a less accurate figure than the long-term test, which takes a couple of days. Since radon is a naturally occurring substance, it can't be fully mitigated but radon levels can be decreased below dangerous levels.

Mitigation works by installing a ventilation system that brings the radon level in the home closer to outdoor levels.

Read more about radon mitigation at the EPA's Consumer's Guide to Radon Reduction at www.epa.gov.



By Carrie B. Reyes, Market Watch editor of Real Estate Economics



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What is radon, and why does the Environmental Protection Agency (EPA) recommend testing for radon? The article in this newsletter explains radon testing, mitigation and everything else Californians need to know about this dangerous substance found in homes across the state. Several of my South Bay clients have tested for radon. If you'd like information on the local resources they used or anything else real estate related, let me know, I'm happy to help.

Your Real Estate Resource,

Kim

Kim's Feature Listing



Stunning Town Home in Ridgeway

27953 Ridgecove Court • Rancho Palos Verdes, 90275
2 Beds | 1.5 Baths | 1,152 Sq Ft

Beautiful two level town home located in the highly desirable, gated "Ridgeway" community in the heart of Rancho Palos Verdes. This updated unit features a private 2 car garage with storage, workbench and laundry areas plus an open patio area with access to and from the garage and kitchen. The main level of this home features a spacious living area, updated powder room and kitchen with wood stained cabinetry, granite countertops and stainless steel sinks and appliances. Upstairs are two large bedrooms, both with great closet space, and a beautifully updated bath featuring separate tub and stall shower. Dark laminated wood floors and recessed lighting throughout most rooms. New dual pane windows on the main level and new highly energy efficient heating and air conditioning system. Great community amenities include tennis courts, sport court, BBQ area, swimming pools and 24 hour security patrol. Convenient location close to schools, parks, shopping and entertainment. Move in ready – come take a look!



Offered at: \$695,000