
July Home Sales In the Palisades

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While the number of home sales in Pacific Palisades in July was the highest it has been in 12 months (at 23), this ties for the lowest July sales in 12 years with 2000 and 2005.

Another interesting note is that the Sold Price compared to original List Price (SP/OLP) is at 85.45 percent, which is one of the lowest on record. This almost 15-percent differential from the home's list price to its eventual sale price shows that sellers are initially resistant to pricing their properties realistically in order to sell them.

In comparison, we have seen the SP/OLP be as high as 98 percent in the past couple years.

The information below is provided by the Multiple Listing Service.

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Pacific Palisades Single Family Home Sales — July 2008

Total Sold Dollar Volume: \$ 55,210,150	Median Price: \$ 2,300,000
Average Selling Price: \$ 2,400,441	Average Days on Market: 95
Average List Price: \$ 2,563,260	Number of Listings Sold: 23
Avg Sales Price/Avg. List Price: 93.6%	

Sold Listings:

1. 834 HARTZELL ST	\$ 1,220,000
2. 751 CHAUTAUQUA	\$ 1,301,000
3. 16645 MERIVALE LN	\$ 1,380,000
4. 1360 GOUCHER ST	\$ 1,465,000
5. 3716 SURFWOOD DR	\$ 1,500,000
6. 16572 CHATTANOOGA PL	\$ 1,500,000
7. 16798 CALLE ARBOLADA	\$ 1,610,000
8. 16750 CALLE DE CATALINA	\$ 1,625,000
9. 1859 MICHAEL LN	\$ 1,882,500
10. 1348 GOUCHER ST	\$ 1,925,000
11. 16044 AIGLON ST	\$ 2,036,000
12. 857 TOYOPA DR	\$ 2,300,000
13. 16650 AKRON ST	\$ 2,620,000
14. 625 HAVERFORD AVE	\$ 2,643,650
15. 15447 ALBRIGHT ST	\$ 2,660,000
16. 17708 TRAMONTO DR	\$ 2,817,000
17. 16050 MIAMI WAY	\$ 2,930,000
18. 280 TRINO WAY	\$ 2,950,000
19. 16901 BOLLINGER DR	\$ 3,150,000
20. 16951 LIVORNO DR	\$ 3,290,000
21. 13735 W SUNSET BLVD	\$ 3,490,000
22. 1424 MONACO DR	\$ 3,600,000
23. 1526 SORRENTO DR	\$ 5,315,000
