

October 10, 2022

CALIFORNIALISTINGS.COM

# CALIFORNIA LISTINGS

Find the best California real estate agents and their listings for sale here, plus leading industry intel



**\$22,500,000**

4475 Via Abrigada, Santa Barbara  
Listing by Randy Solakian



Cover photos by Gavin Palmer

>> ON THE COVER

## **4475 Via Abrigada, Santa Barbara, CA 93110**

6 bedrooms, 5.5 bathrooms | **\$22,500,000**

Truly exceptional one-of-a-kind. Panoramic ocean island coastline and mountain views from expansive level private homesite on mostly gentle usable 5.5 acres - 2 parcels in prime Hope Ranch location. Lighted tennis court, one-level home, opening N & S to breathtaking ocean, island, and mountain views. Abundant room for pool, horses, gardens, ADU plus full second home on lower parcel w/ separate private drive. Detached guest quarters/office w/ half bath, gated driveway, motor court, and garages for 6 cars. Aesthetic fix up potential. Unlimited possibilities!

Listing by Randy Solakian

**MontecitoEstates.com**



CO-FOUNDERS NOTE <<

# California Home Sales Ended The Summer On A High

Despite what many predicted, the Golden State's market saw a sales rebound last month, per the latest numbers out from the California Association of Realtors. Following five months of declines, existing-home sales across California were up 6.1 percent last month to an adjusted rate of 313,540 transactions.

It's good news for sellers, but buyers are benefiting as well! Prices continue to slide ever so slightly and inventory is also picking up. We're diving into all the details—from local market updates to news-you-can-use data reports—in

this issue of California Listings Magazine, so be sure to flip around the latest issue and let us know what you think!

Also in this issue, we're checking in on some of SoCal's biggest celebrity listings including Adele's spare Beverly Hills pad and Leah Remini's palatial Valley estate. And, as always, you'll find details on California Listings agents latest properties and sales.

This is California Listings Magazine—your authority on all things Golden State real estate!



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>>> NEXT ISSUE WILL BE IN **PRINT!**

DEADLINE TO RESERVE AD SPACE: OCT. 17 | ART DUE: OCT. 20



[\\$6,950,000 | 24520 Dry Canyon Cold Creek Road, Calabasas, CA 91302 | Listing by Kofi Nartey](#)

## Inventory Up Nearly 27 Percent In September

Buyers continued to have more and more options while shopping in September, according to new numbers out from Realtor.com.

Inventory increased 26.9 percent year-over-year in September, while yearly listing price growth remained in the double-digits. Newly-listed homes were down 9.8 percent year-over-year, a slight improvement over last month's rate of decline, which was down 13 percent.

The U.S. median listing price was \$427,000, up 13.9 percent year-over-year.

"Home prices have been remarkably resilient so far this year, considering the impact that inflation and climbing rates are having on buyers' budgets. Recent data does show some deceleration in listing prices, and a sea-

sonal pull back that is typical of this time of year. On the flip side, this cooling is likely one reason why fewer sellers entered the market in September," said Danielle Hale, Chief Economist for Realtor.com. "For homeowners deciding whether to make a move this year, remember that listing prices—while lower than a few months ago—remain higher than in prior years, so you're still likely to find opportunities to cash-in on record-high levels of equity, particularly if you've owned your home for a longer period of time. And for prospective buyers grappling with affordability, you may have more bargaining power than you realize, particularly in areas where time on market is rising."

Compared to last year, inventory increased in 36 out of 50 of the largest metros, led by markets in the West, up 64.2 percent.





# HOLLYWOOD EXPERT OVER \$100M LIFETIME SOLD

It's my firm belief that every real estate transaction should be stress-free & FUN! I love what I do and treat everyone with the same honesty, respect & love that I like to receive.

Let's have a great time growing your real estate portfolio!



**SOLD!**

**\$1,612,000**  
HOLLYWOOD  
REPRESENTED BUYER

SEAN GALLIGAN  
REALTOR | DRE 01997766

AVENUE 8



**LEASED!**

**\$8,000**  
HOLLYWOOD HILLS  
REPRESENTED LANDLORDS & TENANTS

SEAN GALLIGAN  
REALTOR | DRE 01997766

AVENUE 8



**IN ESCROW!**

**ASKING \$1,750,000**  
HOLLYWOOD DUPELX  
REPRESENTED BUYER

SEAN GALLIGAN  
REALTOR | DRE 01997766

AVENUE 8



**SOLD!**

**\$825,000**  
HOLLYWOOD HILLS  
REPRESENTED SELLER

SEAN GALLIGAN  
REALTOR | DRE 01997766

AVENUE 8



**SOLD!**

**\$689,000**  
HOLLYWOOD HILLS  
REPRESENTED SELLER

SEAN GALLIGAN  
REALTOR | DRE 01997766

AVENUE 8



**SOLD!**

**\$755,000**  
HOLLYWOOD HILLS  
REPRESENTED SELLER

SEAN GALLIGAN  
REALTOR | DRE 01997766

AVENUE 8



**SEAN GALLIGAN**  
REALTOR®

323.332.9070  
Sean@SeanGalligan.com  
DRE 01997766



**27930 PACIFIC COAST HIGHWAY**  
\$75,000,000 | 12 Bed | 14 Bath



**22446 PACIFIC COAST HIGHWAY**  
\$59,000,000 | 6 Bed | 8 Bath



**23826 MALIBU ROAD**  
\$42,500,000 | 5 Bed | 6 Bath



**22040 PACIFIC COAST HIGHWAY**  
\$40,000,000 | 5 Bed | 6 Bath



**3903 CARBON CANYON ROAD**  
\$35,000,000 | 6 Bed | 9 Bath



**24300 MALIBU ROAD**  
\$34,500,000 | 4 Bed | 5 Bath



**7052 DUME DRIVE**  
\$26,000,000 | 6 Bed | 8 Bath



**0 TRANCAS ROAD**  
\$25,000,000 | Approx. 24.88 Acres



**729 N BEDFORD DRIVE | BEVERLY HILLS**  
\$17,995,000 | 8 Bed | 11 Bath



**11802 ELLICE STREET**  
\$15,995,000 | 6 Bed | 6 Bath



**22407 CARBON MESA ROAD**  
\$13,500,000 | 5 Bed | 5 Bath



**30227 PACIFIC COAST HIGHWAY**  
\$12,750,000 | 6 Bed | 7 Bath



**32453 PACIFIC COAST HIGHWAY**  
\$12,500,000 | 7 Bed | 11 Bath



**3140 SWEETWATER MESA ROAD**  
\$11,995,000 | 4 Bed | 5 Bath



**29821 PACIFIC COAST HIGHWAY**  
\$11,450,000 | 3 Bed | 4 Bath



**33332 PACIFIC COAST HIGHWAY**  
\$10,000,000 | 3 Bed | 4 Bath



**1396 ANDERSON LANE | SANTA BARBARA**  
\$9,999,000 | Approx. 17.36 Acres



**11100 PACIFIC VIEW ROAD**  
\$8,995,000 | 9 Bed | 12 Bath | Rendering



**28859 BISON COURT**  
\$8,450,000 | 5 Bed | 4 Bath



**4908 BUNNIE LANE**  
\$8,000,000 | 5 Bed | 5 Bath



**CHRIS CORTAZZO**  
310.457.3995  
chris@chrisortazzo.com  
DRE 01190363







**28901 BONIFACE DRIVE**  
\$6,700,000 | 2 Bed | 2 Bath



**23907 MALIBU ROAD**  
\$6,500,000 | Approx. 4.36 Acres | Rendering



**21030 PACIFIC COAST HIGHWAY**  
\$6,500,000 | 3 Bed | 2 Bath



**18233 COASTLINE DRIVE**  
\$6,450,000 | 4 Bed | 5 Bath



**10580 WILSHIRE BLVD #245E | LOS ANGELES**  
\$5,750,000 | 3 Bed | 4 Bath



**29848 HARVESTER ROAD**  
\$4,500,000 | 3 Bed | 3 Bath



**30099 HARVESTER ROAD**  
\$3,750,000 | Approx. 0.414 Acres | Rendering



**6445 LATIGO CANYON ROAD**  
\$2,450,000 | Approx. 5.196 Acres



**3525 ENCINAL CANYON ROAD**  
\$1,795,000 | Approx. 3.42 Acres | Rendering



**3465 ENCINAL CANYON ROAD**  
\$1,575,000 | Approx. 5.792 Acres



**SOUTH FOOSE ROAD**  
\$950,000 | Approx. 5.05 Acres



**33740 PACIFIC COAST HIGHWAY**  
\$275,000/month | 6 Bed | 8 Bath



**23402 MALIBU COLONY ROAD**  
\$250,000/month | 6 Bed | 7 Bath



**30962 BROAD BEACH ROAD**  
\$200,000/month | 7 Bed | 7 Bath



**206 N CAROLWOOD DRIVE | LOS ANGELES**  
\$195,000/month | 10 Bed | 10 Bath



**24434 MALIBU ROAD**  
\$175,000/month | 5 Bed | 6 Bath



**25236 MALIBU ROAD**  
\$175,000/month | 4 Bed | 4 Bath



**32554 PACIFIC COAST HIGHWAY**  
\$125,000/month | 4 Bed | 5 Bath



**6238 BONSALE DRIVE**  
\$100,000/month | 8 Bed | 9 Bath



**23816 MALIBU ROAD**  
\$100,000/month | 6 Bed | 6 Bath





**32852 PACIFIC COAST HIGHWAY**  
\$100,000/month | 4 Bed | 4 Bath



**28926 CLIFFSIDE DRIVE**  
\$85,000/month | 4 Bed | 5 Bath



**27348 PACIFIC COAST HIGHWAY**  
\$85,000/month | 4 Bed | 4 Bath



**26901 SEA VISTA DRIVE**  
\$80,000/month | 6 Bed | 9 Bath



**29046 CLIFFSIDE DRIVE**  
\$75,000/month | 2 Bed | 3 Bath



**23614 MALIBU COLONY ROAD**  
\$75,000/month | 5 Bed | 5 Bath



**23618 MALIBU COLONY ROAD**  
\$75,000/month | 4 Bed | 3 Bath



**28899 CLIFFSIDE DRIVE**  
\$60,000/month | 6 Bed | 5 Bath



**32453 PACIFIC COAST HIGHWAY**  
\$60,000/month | 7 Bed | 11 Bath



**22407 CARBON MESA ROAD**  
\$50,000/month | 5 Bed | 5 Bath



**33800 PACIFIC COAST HIGHWAY**  
\$50,000/month | 4 Bed | 5 Bath



**31646 SEA LEVEL DRIVE**  
\$50,000/month | 4 Bed | 4 Bath



**27082 MALIBU COVE COLONY DRIVE**  
\$49,900/month | 4 Bed | 5 Bath



**24230 MALIBU ROAD**  
\$49,900/month | 3 Bed | 4 Bath



**22148 PACIFIC COAST HIGHWAY**  
\$45,000/month | 2 Bed | 5 Bath



**31952 1/2 PACIFIC COAST HIGHWAY**  
\$45,000/month | 4 Bed | 3 Bath



**7157 BIRDVIEW AVENUE**  
\$40,000/month | 3 Bed | 4 Bath



**3000 DECKER CANYON ROAD**  
\$40,000/month | 5 Bed | 6 Bath



**23901 MALIBU KNOLLS ROAD**  
\$40,000/month | 4 Bed | 4 Bath



**31284 BROAD BEACH ROAD**  
\$35,000/month | 6 Bed | 6 Bath



## CHRIS CORTAZZO

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chris@chris cortazzo.com

DRE 01190363

  
chris cortazzo



**22440 PACIFIC COAST HIGHWAY**  
\$35,000/month | 5 Bed | 4 Bath



**6463 SURFSIDE WAY**  
\$35,000/month | 3 Bed | 4 Bath



**6702 WILDLIFE ROAD**  
\$35,000/month | 6 Bed | 5 Bath



**6270 ZUMIREZ DRIVE**  
\$34,500/month | 4 Bed | 4 Bath



**28873 BONIFACE DRIVE**  
\$30,000/month | 4 Bed | 3 Bath



**27070 MALIBU COVE COLONY DRIVE**  
\$30,000/month | 2 Bed | 2 Bath



**32008 PACIFIC COAST HIGHWAY**  
\$30,000/month | 2 Bed | 3 Bath



**3911 SPRAY LANE**  
\$29,995/month | 3 Bed | 3 Bath



**6750 FERNHILL DRIVE**  
\$29,500/month | 4 Bed | 3 Bath



**24216 MALIBU ROAD**  
\$28,500/month | 3 Bed | 2 Bath



**29848 HARVESTER ROAD**  
\$25,000/month | 3 Bed | 3 Bath



**27400 PACIFIC COAST HIGHWAY #105**  
\$20,000/month | 3 Bed | 3 Bath



**33461 PACIFIC COAST HIGHWAY**  
\$12,000/month | 3 Bed | 2 Bath



**18100 WAKECREST DRIVE**  
\$12,000/month | 3 Bed | 3 Bath



**29233 HEATHERCLIFF ROAD #4**  
\$7,500/month | 2 Bed | 2 Bath

**Discover the Malibu lifestyle.**

[chris cortazzo.com](http://chris cortazzo.com)







## Ben Affleck Sells Palisades Mansion For \$28.5 Million

Ben Affleck went high with the listing price of his pre-pandemic Pacific Palisades purchase—and it paid off! The newly wed has sold his 13,452 mansion for \$28.5 million, just \$1.495 million under the original asking price.

The gated property next to the prestigious Riviera Country Club features seven bedrooms, nine bathrooms, sitting on more than a half-acre. Inside, ceilings soar overhead and a curved staircase flank the foyer. Amenities and design details include a sitting room with box beamed ceilings and bay windows, a formal dining room with a statement chandelier and an enticing family room with a fireplace and a wall of glass that opens to the outdoor space.

The kitchen provides chic blue cabinetry, Miele appliances, marble countertops, a dining area and a long window seat that looks out onto the garden. The stylish office includes

a wall of built-ins and wainscoting, while the primary suite features vaulted ceilings, a fireplace, a spa-like bathroom, walk-in closet and a balcony.

Outdoors, one can dine al fresco under the covered patio (complete with heaters, a fireplace and a flatscreen), cook in the outdoor kitchen, lounge poolside, soak in the spa or have a splash of fun with the waterslide.

Additional property features include a guesthouse with a kitchenette and bathroom, a wellness room, upstairs lounge, laundry room with four machines, home theater, lower level rec room with a full bar, a temperature-controlled, walk-in wine cellar and a gym.

Santiago Arana and Amir Mostame of the Agency held the listing, while Lisa Kirshner Elkin of Compass reprised the buyer.

[See the inside HERE.](#)



# STUNNING REIMAGINED SHOWHOME

24520 Dry Canyon Cold Creek Rd, Calabasas



5 BED | 5 BATH | 7,263 SF | **\$6,950,000**

Showcase home like no other! When 23 luxury home brands partner with an accomplished and celebrated interior designer, the unparalleled result is nothing short of breathtaking. This 7,263. sq. ft., 5 bedrooms, 5 bathrooms estate, on 3.65 acres behind gates, was reimagined and reinvented from top to bottom, with top of the products and materials that solicit oohs and ahhs at every step. The combination of spacious indoor/outdoor entertaining spaces, and contemporary warmth, create an environment like no other.



## 29858 KNOLL VIEW DR

Rancho Palos Verdes

5 BED | 5 BATH | 5,901 SF | **\$4,895,000**

Stunning newer construction contemporary view home in the coveted Miraleste Hills of Rancho Palos Verdes. Newly constructed in 2018, with basement, additional guestroom and pool construction completed in 2022. Just under 6,000 sq. ft. with 5 bedrooms, 5 bathrooms, with a game room, several indoor and outdoor entertaining spaces, a flex room and views of snowcapped mountains, Downtown LA, Long Beach, to the port and the ocean.

**GLOBL**RED  
JK

Kofi Nartey, *Celebrity and Luxury Real Estate Specialist*

kofi@globlRED.com | 310.849.5634 | LIC #01404511

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# The Rock



1246 EL VAGO, LA CAÑADA-FLINTRIDGE, CA 91011

4 BD | 7 BA | 8,306 SQFT | 16,633 LOT | INDOOR+OUTDOOR POOL

**Jerry Armen**

818.241.1100 | 818.388.7383  
jerry@teamrockproperties.com  
CalRE #01269617





## Fine Coastal Orange County Properties

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California coastal real estate is some of the most dramatic and beautiful in the world.  
And, often, the most confusing to understand.

The Mike Johnson Group—Mike along with Paulo Prietto, Nick Hooper, Inge Bunn, Sylvia Ames, Kristine Flynn, Andrew Graff and Lilly Tabrizi—bring a **depth of experience** unparalleled by most real estate professionals with more than **80 years** of combined coastal Orange County experience and more than **\$1 billion** in local real estate transactions.

With that experience comes an uncanny ability to unravel this confusing marketplace for our clients. With **varied talents** on tap, every client—no matter which member of the team they are working with—has access to the **expertise** of every team member.

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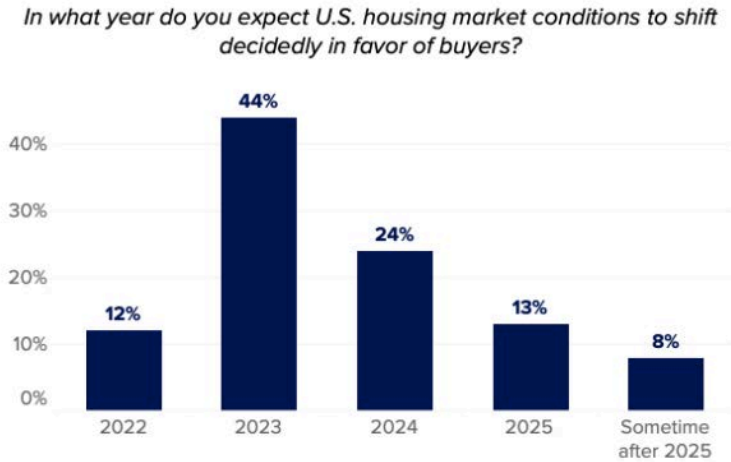
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## >> FEATURED CONTENT



# Zillow: Expect a Buyers Market By 2023

As the market slows following a gangbuster two years, some have argued the buyers market has arrived. But according to a majority of economists and housing experts polled in the latest Zillow Home Price Expectations Survey, we should expect to officially be in a buyer's market next year.

Home value growth is slowing and prices are adjusting, but sky-high interest rates are causing many a buyer to rethink entering the market at the moment. Inventory is up as well, but is still down almost 42 percent compared to 2019.

Some 56 percent of Zillow's expert panel expects a significant shift in buyers' favor by sometime next year. Another 24 percent predicted that shift would come in 2024, while 13 percent pointed to 2025. Just 8 percent expect it after 2025.

All 107 survey respondents project home price deceleration in 2023. The share of panelists who believe their long-term outlook might be too optimistic jumped up to 67 percent from 56 percent last quarter.

# *Resort Like Encino Entertainers Oasis*



## 4609 LOUISE AVE, ENCINO 91316

5 BED | 5.5 BATH | 5,885 SQFT | 25,581 SQFT LOT | OFFERED AT \$5,500,000



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Estates Director

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23622 Calabasas Road, Suite 148, Calabasas 12080 Ventura Place #D, Studio City  
THEAGENCYRE.COM | DRE #01503003, #01948763

>> FEATURED CONTENT



**\$1,079,000 | 10508 Fernglen Ave., Tujunga, CA 91042 | Listing by Bill Toth**

## **NAR Asks Supreme Court To Review Pocket Listings Case**

The pocket listings saga may live to see another day in the highest court of the land.

The National Association of Realtors, along with three of the largest multiple listing services in the nation—including the California Regional MLS—have filed a petition asking the Supreme Court to review a ruling by the Ninth U.S. Circuit Court of Appeals. The ruling allowed a case filed by former pocket listing service, The PLS, to proceed.

In May 2020, the PLS filed a federal antitrust lawsuit against NAR, CRMLS, Bright MLS and Midwest Real Estate Data over a policy designed to cut pocket listings. According to Inman, the suit alleges the defendants violated the federal Sherman Antitrust Act and Cal-

ifornia's Cartwright Act for adopting the Clear Cooperation Policy, which requires listing brokers to submit a listing to their MLS within one business day of marketing a property to the public.

Initially dismissed, the case got a second wind with the Ninth Circuit ruled the PLS could proceed with its lawsuit earlier this year.

Since it was first filed, the lawsuit has caught the attention of the Justice Department, who is now investigating NAR over the Clear Cooperation Policy and other rules.

Four of the nine justices on the Supreme Court must vote to accept a case, with only a fraction of requests approved each year.





# 2681 COUNTRY RIDGE RD | CALABASAS

7 Bed | 9 Bath | 9,108 Sqft | 11.11 Acre Lot | Offered for sale at \$9,499,000 | for Lease \$45,000 mth

Behind the Gates of the Exclusive 8 Home Enclave of Country Ridge Estates

Modern Spanish, New Construction  
360-degree Panoramic Canyon Views  
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Pool with Sunken Firepit and Spa  
Nearly Every Luxury Amenity Imaginable



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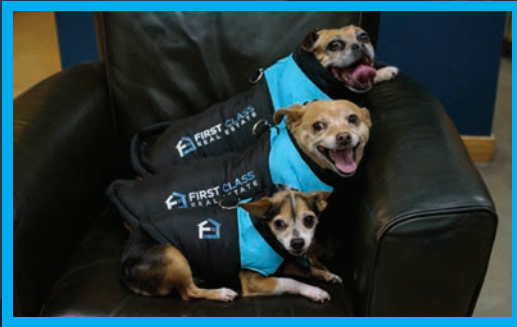
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THEAGENCYRE.COM | DRE #01503003, #01948763

**THE MARKET IS VERY ACTIVE DUE TO  
LOW INVENTORY AND PENT UP DEMAND.  
PLEASE CALL OR EMAIL ME WITH ANY QUESTIONS OR  
FOR A VALUATION OF YOUR HOME.**

*Thank you & stay safe!*



**THE TEAM FROM TOP TO BOTTOM:**

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& Title (as in title insurance)

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# Active Listings by Ivan Estrada

IVAN ESTRADA  
— PROPERTIES TEAM —  
at Douglas Elliman Real Estate



**18123 Topham Street, Tarzana** | Offered at \$1,450,000 | 5 BR, 4 BA | Web# 22203137

Check out this beautifully appointed turn-key home, built new in 2017. The large spacious lot is beautifully landscaped and fully irrigated in the front and back. The home includes a private in-ground pool and spa to complete your resort living experience.



**418 Wren Drive, Mount Washington** | Offered at \$1,995,000 | 3 BR, 3 BA | Web# 22187405

This home is an architectural, new construction located in a prime pocket of Mount Washington. With the outdoor terraces, natural light, and balconies at both levels, this home allows for the Mt. Washington vistas to be enjoyable from all angles. The open floor concept plan features a dual fireplace for indoor and outdoor use.



Ivan Estrada

Realtor® | DRE# 01882046

M 323.574.2317 | O 424.389.8106

ivan.estrada@elliman.com

 DouglasElliman

[elliman.com](http://elliman.com)

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>> FEATURED CONTENT



# Mortgage Applications Hit 25-Year Low

Following an upswing, interest in mortgages across the U.S. took a tumble last week, according to new numbers out from the Mortgage Bankers Association.

The MBA reports that applications decreased 14.2 percent week-over-week. The Refinance Index decreased 18 percent from the previous week and was 86 percent lower than the same week one year ago.

“Mortgage rates continued to climb last week, causing another pullback in overall application activity, which dropped to its slowest pace since 1997. The 30-year fixed rate hit 6.75 percent last week—the highest rate since 2006,” said Joel Kan, MBA’s Associate Vice President

of Economic and Industry Forecasting. “The current rate has more than doubled over the past year and has increased 130 basis points in the past seven weeks alone. The steep increase in rates continued to halt refinance activity and is also impacting purchase applications, which have fallen 37 percent behind last year’s pace. Additionally, the spreads between the conforming rate compared to jumbo loans widened again, and we saw the ARM share rise further to almost 12 percent of applications.”

The refinance share of mortgage activity decreased to 29.0 percent of total applications from 30.2 percent the previous week.



**1480 CHERRYWOOD  
CORONA, CA 92881**

**OFFERED AT:  
\$789,995**

Welcome home to 1480 Cherrywood Circle. This 4 bedroom 3 bath home is built on a large (over 8,200 square feet) and has everything you need! Located in a charming neighborhood on a cul-de-sac you will find a recently remodeled kitchen with granite counters, enlarged island, stainless steel appliances, large pull out shelving in the pantry and a custom backsplash. Worried about spills on the beautiful flooring? Not here! Luxury waterproof vinyl flooring is installed throughout the home. Downstairs you will find a separate living room and family room with an elegant fireplace with fire glass inside. Also downstairs there is a full bedroom and bath, laundry and direct access to the 3 car garage! Worried about old systems? Nope! Homeowners replaced the water heater (6 months ago) AND new hi-efficiency heater and A/C with Wi-Fi control (1 month ago). There is solar on the roof and a whole house fan to help cool the home as well! Upstairs is the master suite with en suite master bathroom with dual sinks, a walk in closet and separate shower and tub; and two additional bedrooms and bathroom. The backyard has plenty of room for entertaining and the patio is super durable alumawood. All this while being walking distance to Santiago High School and Orange Elementary School.

**DAVID FELDBERG**

**Broker**

**(949) 439-6288**

**david@coastalgroupoc.com**

**Lic #DRE # 01378475**



**COASTAL**

**REAL ESTATE GROUP**

**WWW.COASTALGROUPOC.COM**



# Thinking of Selling?

**Voted "BEST" Agent for 2022**  
*Daily News Readers Choice*

**Named "Woman of the year 2020"**  
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awarded by the California Senate and Assembly*

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*call on Rosemary to use her proven expertise to  
help you get the highest sales price*

**2021 "America's Best"**  
*Professionals. Ranked #122 in volume  
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**Recognized. Respected.  
Recommended**

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MLS at your fingertips.**

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Search "ROSEMARY ALLISON" in the App Store or Google Play store and download the FREE App today!



## ARE YOU THINKING ABOUT **SELLING YOUR HOME?**

Let [Rosemary](#) use her proven expertise to help you get the highest sales price!

Rosemary can give you advice on improvements that will highlight your home's strengths, downplay its weaknesses and appeal to the greatest possible pool of prospective buyers. Although the structure itself is often the deciding factor, many steps must be taken to enhance your home's features and increase the likelihood of it selling faster. Innately understanding the finer points of caring for clients with high net worth, and even higher expectations, Rosemary utilizes multimedia, print and digital internet advertising to masterfully unite sellers of the finest homes with quality buyers from across the globe.

**Rosemary Allison**  
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# 7131 OSWEGO CT MOORPARK, CA 93021



Welcome to this Living Smart home in the highly desirable Moorpark Highlands community. Recently built in 2015, this home has 4 bedrooms (one located downstairs) 3 full bathrooms plus a loft area/5th bedroom option and is located at the very end of a peaceful, quiet cul-de-sac. This beautiful home is loaded with upgrades! Hardwood flooring throughout the entire lower level, recently installed leased solar with 10KW battery backup, partial SmartHome wiring and much much more! The gourmet kitchen has granite countertops, stainless steel appliances, an abundance of storage and eat-in breakfast nook. The nice-sized family room is just off the kitchen making it a great place to entertain family and friends. The large master bedroom offers his and hers closets, ensuite bathroom with dual vanities, soaking tub and glass-enclosed shower. Laundry room is conveniently located upstairs. The backyard is an absolute entertainers' dream! Full length patio cover with 4 roller shades, one of which doubles as a huge movie screen that you can watch from the comfort of a built-in, 16-person, gas-powered, stacked-stone firepit. Newly installed artificial grass in the backyard keeps upkeep to a minimum. The HOA offers a community pool & spa, greenbelt and close to Mammoth Highlands park. This home won't last long!

**\$989,000**



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ACTIVE

15625 HIGH KNOLL ROAD, ENCINO | \$3,085,000



ACTIVE

15127 GREENLEAF STREET, SHERMAN OAKS | \$4,995,000



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13139 HUSTON STREET, SHERMAN OAKS | \$2,949,000



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16375 SLOAN DRIVE, BRENTWOOD | \$3,280,000



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1222 HILLDALE AVENUE, SUNSET STRIP | \$5,100,000



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SOLD

3707 WINFORD DRIVE, TARZANA | \$3,360,000



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16034 Keoni Lane #5	Granada Hills	\$910,000	Buyer
9031 Whitaker Avenue	Northridge	\$1,035,000	Buyer
6501 Laramie Avenue	Winnetka	\$1,060,000	Buyer
6052 Beeman Avenue	North Hollywood	\$1,350,000	Seller
12250 Morrison Street	Valley Village	\$1,580,000	Buyer & Seller
16752 Addison Street	Encino	\$1,700,000	Buyer & Seller
10242 Monte Mar Drive	Los Angeles	\$2,100,000	Buyer
3300 Berry Drive	Studio City	\$2,250,612	Seller
4321 Teesdale Avenue	Studio City	\$2,480,000	Seller
656 California Avenue	Venice	\$3,000,000	Seller
13200 Otsego Street	Sherman Oaks	\$3,095,000	Buyer
12412 Rye Street	Studio City	\$3,280,000	Seller
11630 Bellagio Road	Los Angeles	\$3,300,000	Seller
3707 Winford Drive	Tarzana	\$3,360,000	Seller
4329 Agnes Avenue	Studio City	\$3,665,000	Seller
3761 Mound View Avenue	Studio City	\$3,779,000	Seller
12123 Maxwellton Road	Studio City	\$4,600,000	Seller
4940 Brewster Drive	Tarzana	\$6,150,000	Buyer
3631 Mound View Avenue	Studio City	\$6,700,000	Buyer & Seller
1947 Glencoe Way	Hollywood Hills	\$8,000,000	Seller

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>> FEATURED CONTENT



# Erika Jayne And Tom Girardi Find A Buyer

Legal proceedings may be slowing the close, but Real Housewives of Beverly Hills star Erika Jayne and her estranged husband, embattled attorney Tom Girardi, has reportedly finally found a buyer.

The 10,000-plus square foot Pasadena property has had at least five price changes since its initial listing for \$13 million in May 2021—most recently lowered to \$7.5 million.

Built in 1928 by one of Pasadena's most revered architects, Myron Hubbard Hunt, the mansion sits on nearly two acres. The home features four bedrooms, five full bathrooms, four half bathrooms, a library, chapel and lush grounds.

Addition features include a dramatic wal-

nut-paneled gallery, a grand living room with an ornate coffered ceiling, a massive fireplace and floor to ceiling windows. A wall of french doors leads out to the grounds.

The property is now under contract at \$7.5 million. An auction will take place before the United States Bankruptcy Court for the Central District of California.

Girardi is facing allegations he embezzled millions of dollars of settlement money meant for clients. Since the property's initial listing, Girardi has been disbarred, and both he or Jayne long moved out of the home.

Ted Clark and Heather Lillard of Compass hold the listing.

[See photos of the inside HERE.](#)



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>> FEATURED CONTENT



[\\$2,395,000 | 218 E. 18th Street, Costa Mesa, CA 92627 | Listing by Tim Tamura of Valia Properties](#)

## New-Home Sales Jump 28.8 Percent

Following steep declines earlier in the Summer, new-home sales had a big rebound per new numbers out from the U.S. Census Bureau.

The numbers show 685,000 units were sold last month, representing a 28.8 percent increase from July 2022. Year-over-year, sales were down 0.1 percent down from August 2021.

The median sales price of new houses sold in August 2022 was \$436,800. The average sales price was \$521,800.

The seasonally-adjusted estimate of new houses for sale at the end of last month was 461,000. This represents a supply of 8.1 months at the current sales rate.



## 849 Shadow Lake Dr, Thousand Oaks, CA 91360

3 Bedroom | 2.5 Bathroom | 1,950 Square Feet | **\$799,900**

Welcome to 849 Shadow Lake, a stellar mid-century gem located in the Racquet Club villas in Thousand Oaks. This amazing home is nothing short of sensational, ranging from it's Euro-sleek tiger grain walnut cabinetry, to the wispy spiral staircase and the curved kitchen island, this home is just waiting for the retro enthusiast to make it their own. The secret park within this neighborhood is just yet another part of this home that makes it truly special and unique, so do not miss out!



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**162% OVER THE NEXT RECORDED COMP!**

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**440% OVER THE NEXT RECORDED COMP!**

HERMOSA HILL SECTION

\$16M RECORD SALE WHEN THE  
ALL TIME HIGH WAS \$8.170M

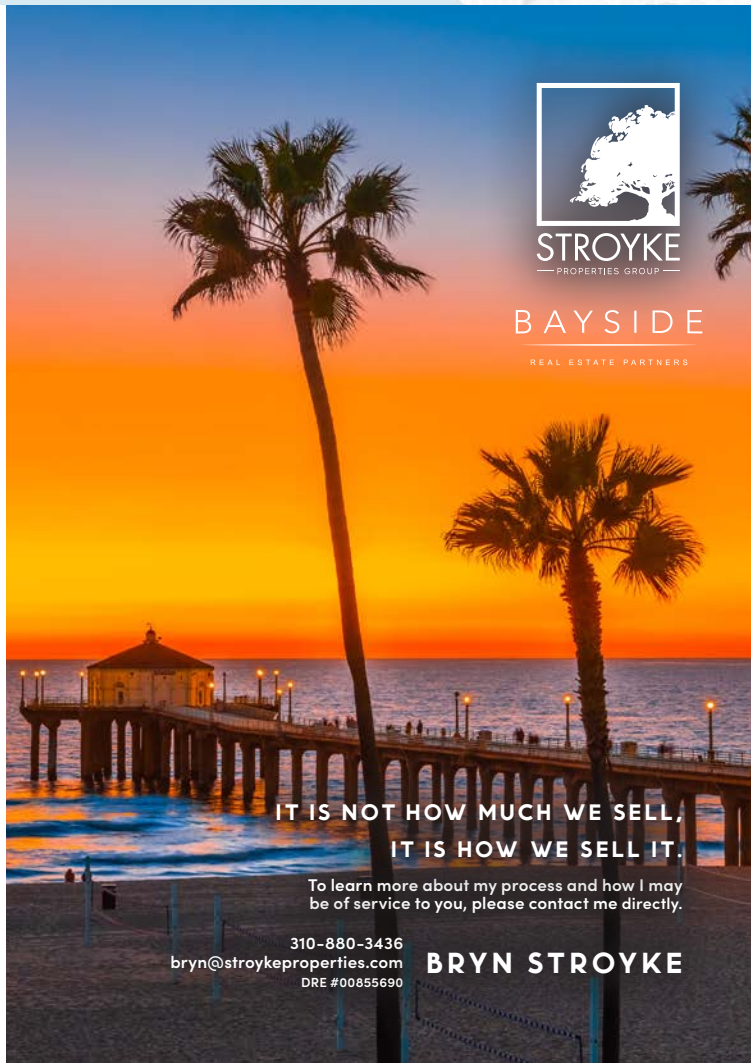
**196% OVER THE NEXT RECORDED COMP!**

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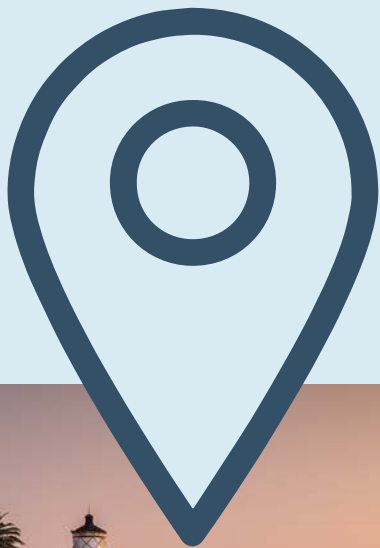
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## >> FEATURED CONTENT



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# Annual Price Growth Was Slower In July Than June

Prices remain high, but as we and many others have been noting, the growth is slowing. The latest Case-Shiller report underlines that fact, with July numbers down compared to June.

The Case-Shiller report found the U.S. National Home Price Index rose 15.8 percent year-over-year, down from 18.1 percent in June. The 10-City Composite annual increase came in at 14.9 percent, down from 17.4 percent the previous month. The 20-City Composite posted a 16.1 percent year-over-year gain, down from 18.7 percent in the previous month.

Across the top 20 markets, Tampa, Miami and

Dallas reported the highest year-over-year gains. Tampa led the way with a 31.8 percent year-over-year price increase, followed by Miami with a 31.7 percent increase, and Dallas with a 24.7 percent increase.

Before seasonal adjustment, the U.S. National Index posted a -0.3 percent month-over-month decrease in July, while the 10-City and 20-City Composites both posted decreases of -0.8 percent.

The August S&P CoreLogic Case-Shiller Indices will be released on Tuesday, September 27.

>> FEATURED CONTENT



## Ariana Grande Sells Historic Montecito Property

Popstar Ariana Grande has made an off-market deal to offload her historic Montecito home.

According to Sitaline SB, Grande sold the Porter House for \$9.1 million to an unnamed Hollywood business manager. Grande bought the property from Ellen DeGeneres and Portia de Rossi in 2020 for \$6.75 million.

Nestled in the Hedgerows, the two bedroom/ four bathroom home was initially two English

barns built in the 1700s. Since then, the property evolved numerous times, today boasting newly renovated living spaces and modern amenities while holding on to some of the historic charm, including striking wood beam ceiling work.

The home boasts a solarium, social lounge and an enviable master terrace along with lots of outdoor spaces.

[See photos of the inside HERE.](#)



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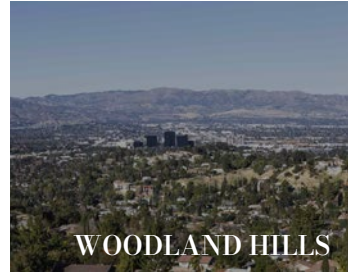
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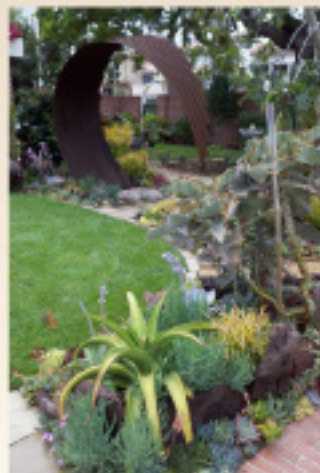
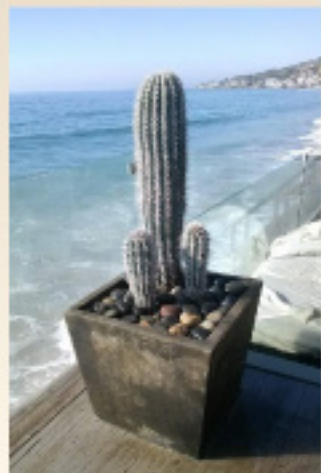
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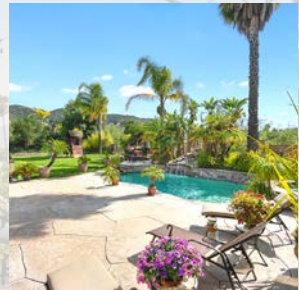
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## The Number of Overvalued Markets Increasing As Mortgage Rates Rise

We continue to report on market trends that lean toward the direction of a buyers market, but the First American Real House Price Index is out with some unwelcome news: An increasing number of major markets continue to be overvalued despite mortgage rates continued rise.

The latest report finds the median sale prices exceed the house-buying power in 19 of 50 markets. One year ago, First American found just four markets—all California-based—were overvalued.

The five markets with the greatest year-over-year increase in the RHPI are: Miami (+68.5 percent), Tampa (+67.3 percent), Charlotte (+65.1), Raleigh (+64.1 percent) and Orlando (+62.5 percent). The five states with the greatest year-over-year increase in the RHPI are: Florida (+72.2), South Carolina (+59.6 percent), Georgia (+59.4), North Carolina (+58.5 percent) and Vermont (+58.2 percent).

California markets including Los Angeles, San Diego, San Francisco and San Jose continue

to land in the overvalued column as well.

“Housing affordability continued its rapid annual decline in July 2022, as nominal house prices increased 16.7 percent year over year and the 30-year, fixed mortgage rate increased 2.5 percentage points compared with a year ago. The RHPI reflects the decline in affordability, as it jumped up by nearly 54 percent on an annual basis,” said Mark Fleming, chief economist at First American. “For home buyers, there are few options to mitigate the loss of affordability caused by a higher mortgage rate and rising prices.

“As affordability wanes, would-be buyers are pulling back from the market, prompting annual house price appreciation to moderate. Annual house price growth peaked in March at nearly 21 percent but has since decelerated to a still-high 16.7 percent in July,” said Fleming.

According to First American, Detroit, Philadelphia, and Pittsburgh are markets considered undervalued by nearly \$200,000.



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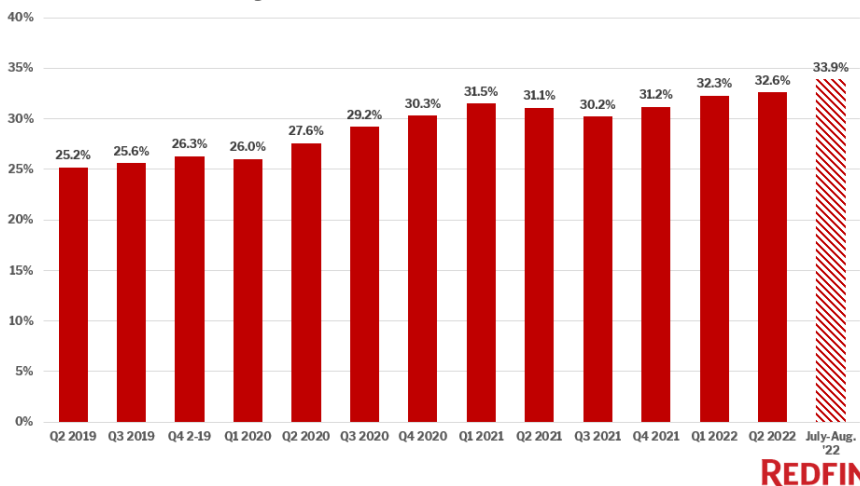
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### Share of Homebuyers Looking to Relocate Hits All-Time High

Percent of Redfin.com users searching for homes outside their home metro



## Migration Out Of L.A., Bay Area, N.Y. and D.C. Up In Late Summer

The share of Redfin users looking to relocate has hit an all-time high according to new data out from the site.

A record 33.9 percent of Redfin.com users nationwide looked to move from one metro to another in July and August, up from 32.6 percent in the second quarter and about 26 percent before the pandemic. More homebuyers left the Bay Area than any other metro in July and August, followed by Los Angeles, New York, Washington, D.C. and Boston.

“The overall slowdown and the popularity of relocating are both due to high home prices and mortgage rates that have doubled since last year,” said Redfin Deputy Chief Econo-

mist Taylor Marr. “Six percent mortgage rates are exacerbating already-high home prices and motivating homebuyers—especially remote workers—to leave expensive areas for more affordable ones. Persistent inflation and slumping stocks are also cutting into buyers’ budgets, making relatively affordable areas even more attractive.”

In particular, migration out of L.A., N.Y., D.C. and Boston increased from a year earlier. Redfin reports that the top destination for those leaving Los Angeles while remaining in-state continues to be San Diego, while San Francisco residents are heading to Sacramento in increasing numbers.



[illegible]

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## MARK MOSKOWITZ

### AGOURA HILLS

Expert

**29 years**

In business

**\$500M**

Lifetime sales

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### BEVERLY HILLS POST OFFICE

Expert

**25 years**

In business

**\$3.5B**

Lifetime sales

[GO TO FULL PROFILE](#)



## ERIK CHAVEZ

### BIXBY KNOLLS, LONG BEACH

Expert

**4 years**

In business

**\$250M**

Lifetime sales

[GO TO FULL PROFILE](#)



## BILL TOTH

### BURBANK

Expert

**30 years**

In business

**\$840M**

Lifetime sales

[GO TO FULL PROFILE](#)



## JEFF BIEBUYCK

### CALABASAS

Expert

**40 years**

In business

**\$1B**

Lifetime sales

[GO TO FULL PROFILE](#)



## ROSEMARY ALLISON

### CAMARILLO

Expert

**45 years**

In business

**\$5B**

Lifetime sales

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## TIMOTHY TAMURA

### CORONA DEL MAR

Expert

**20 years**

In business

**\$2.5B**

Lifetime sales

[GO TO FULL PROFILE](#)



## BRIAN LARSEN

### EL SERENO

Expert

**16 years**

In business

**\$43.6M**

Lifetime sales

[GO TO FULL PROFILE](#)





## JERRY ARMEN

### GLENDALE

Expert

**22 years**

In business

**\$1B**

Lifetime sales

[GO TO FULL PROFILE](#)



## GARY KESHISHYAN

### GRANADA HILLS

Expert

**22 years**

In business

**\$650M**

Lifetime sales

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## ROBB STROYKE

### HERMOSA BEACH

Expert

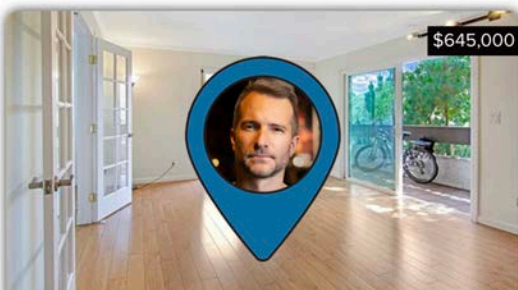
**28 years**

In business

**\$1.1B**

Lifetime sales

[GO TO FULL PROFILE](#)



## SEAN GALLIGAN

### HOLLYWOOD

Expert

**5.5 years**

In business

**\$78M**

Lifetime sales

[GO TO FULL PROFILE](#)



## MIKE JOHNSON

### LAGUNA BEACH

Expert

**17 years**

In business

**\$1.3B**

Lifetime sales

[GO TO FULL PROFILE](#)



## BLAIR NEWMAN

### LAKEWOOD

Expert

**17 years**

In business

**\$132.5M**

Lifetime sales

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## CHRIS CORTAZZO

### MALIBU

Expert

**25 years**

In business

**\$7B**

Lifetime sales

[GO TO FULL PROFILE](#)



## BRYN STROYKE

### MANHATTAN BEACH

Expert

**29 years**

In business

**\$1.5B**

Lifetime sales

[GO TO FULL PROFILE](#)



## RANDY SOLAKIAN

### MONTECITO

Expert

**40 years**

In business

**\$2B**

Lifetime sales

[GO TO FULL PROFILE](#)



## TINA HARE

### MOOPARK

Expert

**32 years**

In business

**\$1.2B**

Lifetime sales

[GO TO FULL PROFILE](#)



## GINA MICHELLE

### MULHOLLAND DR., SHERMAN OAKS

Expert

**16 years**

In business

**\$1B**

Lifetime sales

[GO TO FULL PROFILE](#)



## LEE ANN CANADAY

### NEWPORT COAST

Expert

**35 years**

In business

**\$2B**

Lifetime sales

[GO TO FULL PROFILE](#)





## DAVID FELDBERG

### NORTH TUSTIN

Expert

**18 years**

In business

**\$142M**

Lifetime sales

[GO TO FULL PROFILE](#)



## ANTHONY MARGULEAS

### PACIFIC PALISADES

Expert

**27 years**

In business

**\$1.7B**

Lifetime sales

[GO TO FULL PROFILE](#)



## MOLLY HOBIN WILLIAMS

### PALOS VERDES ESTATES

Expert

**40 years**

In business

**\$563M**

Lifetime sales

[GO TO FULL PROFILE](#)



## KOFI NARTEY

### PLAYA VISTA

Expert

**18 years**

In business

**\$500M**

Lifetime sales

[GO TO FULL PROFILE](#)



## COLLIN ST. JOHNS

### PORTER RANCH

Expert

**23 years**

In business

**\$1B**

Lifetime sales

[GO TO FULL PROFILE](#)



## JENNIFER DAVIDSON

### REDONDO BEACH

Expert

**20 years**

In business

**\$290M**

Lifetime sales

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## ROBYN ROBINSON

### SAN JUAN CAPISTRANO

Expert

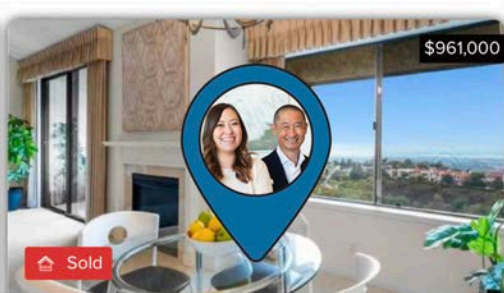
**39 years**

In business

**\$1B**

Lifetime sales

[GO TO FULL PROFILE](#)



## LIVE SOUTH BAY LOCAL

### SAN PEDRO

Expert

**16 years**

In business

**\$80M**

Lifetime sales

[GO TO FULL PROFILE](#)



## PHIL SCHAEFER

### SANTA ANA

Expert

### 34 years

In business

### \$100M

Lifetime sales

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## TYSON ROBINSON

### TEMECULA

Expert

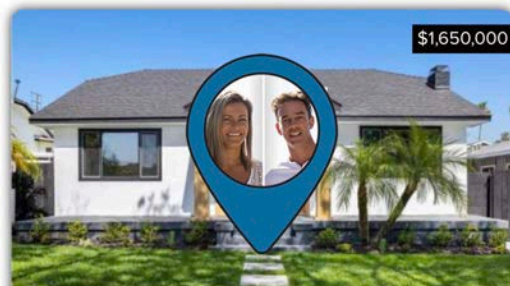
### 17 years

In business

### \$250M

Lifetime sales

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## KRIS & STEPHANIE DENTON

### TORRANCE

Expert

### 7 years

In business

### \$90M

Lifetime sales

[GO TO FULL PROFILE](#)



## TIM FREUND

### THOUSAND OAKS

Expert

### 32 years

In business

### \$725M

Lifetime sales

[GO TO FULL PROFILE](#)





## MICHELLE HIRSCH

### VALLEY VILLAGE

Expert

**18 years**

In business

**\$720M**

Lifetime sales

[GO TO FULL PROFILE](#)



## GEORGE OUZOUNIAN

### VENTURA BLVD., SHERMAN OAKS

Expert

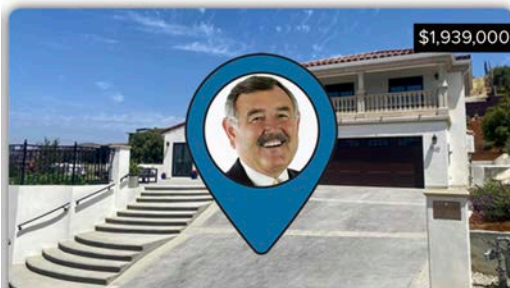
**10 years**

In business

**\$1B**

Lifetime sales

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## FRED EVANS

### VENTURA

Expert

**37 years**

In business

**\$1.5B**

Lifetime sales

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## ERIC DELGADO

### WEST HILLS

Expert

**14 years**

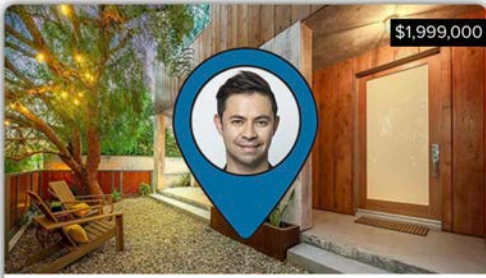
In business

**\$1B**

Lifetime sales

[GO TO FULL PROFILE](#)

## NORCAL TOP AGENTS



### IVAN ESTRADA

#### WEST HOLLYWOOD

Expert

**13 years**

In business

**\$545M**

Lifetime sales

[GO TO FULL PROFILE](#)



### BOBBY GRAVES

#### PLACER COUNTY

Expert

**11 years**

In business

**\$100M**

Lifetime sales

[GO TO FULL PROFILE](#)



### IMAGINE YOUR NAME HERE

#### YOUR NEIGHBORHOOD HERE

Expert

**17 years**

In business

**\$1.3B**

Lifetime sales

[GO TO FULL PROFILE](#)



### EVERETT ESLINGER

#### FREMONT

Expert

**40 years**

In business

**\$600M**

Lifetime sales

[GO TO FULL PROFILE](#)