

February 13, 2023

CALIFORNIALISTINGS.COM

# CALIFORNIA LISTINGS

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



**\$13,000,000**

2170 Stradella Road, Bel Air  
Listing by Ernie Carswell





Cover photos courtesy of Ernie Carswell

>> ON THE COVER

## **2170 Stradella Road, Bel Air, CA 90077**

6 bedrooms, 8 bathrooms | **\$13,000,000**

This income-producing architectural masterpiece, designed by noted architect Patrick J. Killen, AIA, offers captivating views of the Stone Canyon Reservoir from every room. Walls of glass and high ceilings create a voluminous interior living space that seamlessly transitions to outdoor amenities- a 73 ft. infinity saltwater pool & spa, patio w/ firepit & room for alfresco dining, grassy yard & BBQ area. The first level provides ample social gathering areas living room & family room, both w/ fireplaces, dining area & Bulthaup kitchen featuring Miele & Wolf appliances, wine refrigerator, island w/ breakfast bar & huge pantry/storage. En-suite bedroom, office/bedroom & bath complete the first level. Upstairs is a stunning Primary Suite w/unbelievable closet space & spacious bath offering dual sinks, separate tub & steam shower. Three en-suite bedrooms & gym/media room complete the upstairs. State-of-the Art systems, solar powered, 9 HVAC zones, elevator, 3 car garage & security system complete this very special offering. Hedged & gated for privacy. Currently Tenant occupied at \$ 37.5k monthly, ask agents for details & terms. Ideal for 1031 Exchange.

Listing by

Ernie Carswell | (310) 345-7500 | [Ernie@CarswellAndAssociates.com](mailto:Ernie@CarswellAndAssociates.com)

**CarswellAndAssociates.com**

# So Long 2022, Hello New Year: Real Estate Data and Predictions

With last year nearly forgotten in the distance, we're jumping right into the analytics, data and predictions when it comes to what the next 12 months may have in store for both California real estate and beyond. Final December have just arrived, which we break down in this issue of California Listings Magazine—examining both the monthly and annual impact as local sales hit a bit of a holiday high.

Also, it appears that there are some early signs of good fortune ahead amongst the latest market data. While homes in many areas are selling at their slowest pace since the beginning of the pandemic, online home searches and tour requests are up. That means

it's go-time for agents!

If you're looking to get into the market during this rate reprieve, look no further than our California Listings expert agents highlighted here. From Palos Verdes up to Sacramento and beyond, your neighborhood experts are here and ready to help you buy or sell your way into your new home for the new year.

As always, be sure and check out CaliforniaListings.com every day for the latest real estate industry news you can use and info you need.

Happy House Hunting!



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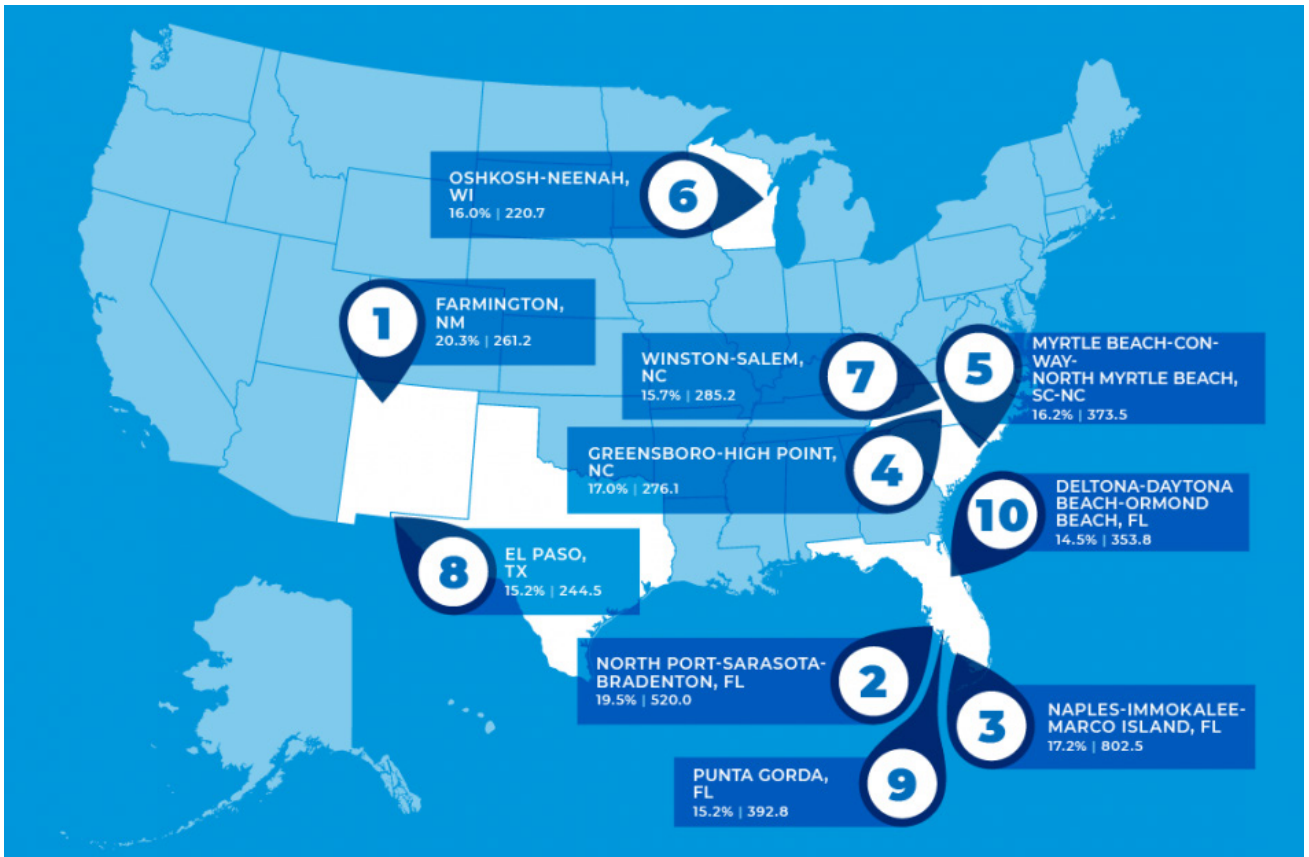


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## Nearly 9 in 10 Metro Areas Posted Home Price Gains Q4 of 2022

Approximately nine out of 10 metro markets registered home price gains in the fourth quarter of 2022, according to the National Association of Realtors. Some 18 percent of the 186 tracked metro areas registered double-digit price increases over the same time period, down from 46 percent in the third quarter of 2022.

Compared to a year ago, the national median single-family existing-home price rose 4.0 percent to \$378,700. Year-over-year price appreciation decelerated when compared to the previous quarter's 8.6 percent.

"A slowdown in home prices is underway and welcomed, particularly as the typical home price has risen 42% in the past three years," NAR Chief Economist Lawrence Yun said, noting these costs increases have far surpassed wage increases and consumer price inflation of 15 percent and 14 percent, respectively, since 2019.

"Far fewer metro markets experienced double-digit price gains in the latest quarter."

The South saw the largest share of single-family existing-home sales at 45 percent, with year-over-year price appreciation of 4.9 percent. Prices grew 5.3 percent in the Northeast, 4 percent in the Midwest and 2.6 percent in the West.

While no Western cities made the top 10 metro areas with the largest year-over-year price increases, half of the top 10 most expensive markets in the U.S. were in California. Those included San Jose-Sunnyvale-Santa Clara (\$1,577,500; -5.8 percent); San Francisco-Oakland-Hayward (\$1,230,000; -6.1 percent); Anaheim-Santa Ana-Irvine (\$1,132,000; -1.6 percent); San Diego-Carlsbad (\$857,000; 1.4 percent); Los Angeles-Long Beach-Glen-dale (\$829,100; -1.3 percent).





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### FEATURED LISTING

17421 MAGNOLIA BOULEVARD, ENCINO

\$8,995,000 | 7 BEDS | 7.5 BATHS | 8,812 SQ. FT. | 27,112 SQ. FT. LOT



COMING SOON

3455 WRIGHTVIEW DRIVE, STUDIO CITY  
PRICE TBD



ACTIVE

4620 MORSE AVENUE, SHERMAN OAKS  
OFFERED AT \$3,499,999



ACTIVE

19609 W. CITRUS RIDGE DRIVE, TARZANA  
OFFERED AT \$5,295,000



ACTIVE

5210 TAMPA AVENUE, TARZANA  
OFFERED AT \$5,325,000



ACTIVE

4404 VANALDEN AVENUE, TARZANA  
OFFERED AT \$3,099,000



ACTIVE

19258 BERCLAIR LANE, TARZANA  
OFFERED AT \$3,099,000



ACTIVE

5124 CALVIN AVENUE, TARZANA  
OFFERED AT \$5,195,000



ACTIVE

16755 ADDISON STREET, ENCINO  
OFFERED AT \$3,695,000



ACTIVE

4264 BALBOA AVENUE, ENCINO  
OFFERED AT \$4,499,000



IN ESCROW

3450 WRIGHTVIEW DRIVE, STUDIO CITY  
OFFERED AT \$3,689,000



SOLD

15124 GREENLEAF STREET, SHERMAN OAKS  
SOLD FOR \$5,100,000



SOLD OFF MARKET

4435 KATHERINE AVENUE, SHERMAN OAKS  
SOLD FOR \$1,350,000



SOLD OFF MARKET

5252 BLUEBELL AVENUE, VALLEY VILLAGE  
SOLD FOR \$2,690,000



SOLD

13718 VALLEY VISTA BLVD, SHERMAN OAKS  
SOLD FOR \$3,500,000



SOLD

16033 VALLEY VISTA BLVD, ENCINO  
SOLD FOR \$8,200,000

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## >> FEATURED CONTENT



# Robert Pattinson, Suki Waterhouse Buy Off-Market In The Hills

Actor Robert Pattinson and his longtime partner, Suki Waterhouse, are shacking up in new digs amongst L.A.'s famous hills. The couple have reportedly closed an off-market deal on a 1930s Spanish Colonial Revival for \$5.3 million.

According to *Dirt*, the home was overhauled in the mid-2000s by Jeff Lewis on his *Flipping Out* reality TV show. It now boasts three bedrooms and three-and-a-half bathrooms across 2,725 square feet of living space.

The mostly single-story home boasts a basement level

with a small guest bedroom and bathroom, laundry facilities and an attached two-car garage. Two ensuite bedrooms are on the main level, including the primary with a private covered balcony overlooking the front yard and motorcourt. Out back, there's a concrete patio area with an al fresco dining terrace and outdoor kitchen, an outdoor fireplace and plunge pool.

The couple bought the home from Marissa Ribisi, ex-wife of musician Beck, who purchased the home for \$3.1 million in 2018.

[See the inside at CaliforniaListings.com.](#)  
Keyword search: **PATTINSON.**





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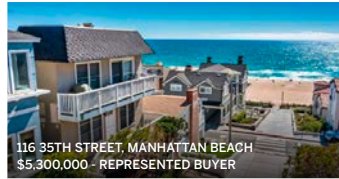
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PENDRY RESIDENCES PENTHOUSE CONDO  
\$21,500,000 - REPRESENTED BUYER



27433 N. BAY ROAD, LAKE ARROWHEAD  
\$7750,000 - REPRESENTED BUYER



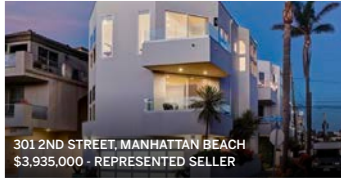
116 35TH STREET, MANHATTAN BEACH  
\$5,300,000 - REPRESENTED BUYER



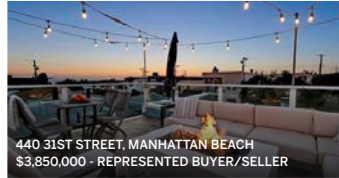
335 CAMINO NORTE, PALM SPRINGS  
\$4,499,000 - REPRESENTED BUYER



4821 CORTLAND DR, CORONA DEL MAR  
\$4,449,000 - REPRESENTED BUYER



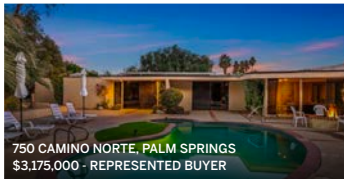
301 2ND STREET, MANHATTAN BEACH  
\$3,935,000 - REPRESENTED SELLER



440 31ST STREET, MANHATTAN BEACH  
\$3,850,000 - REPRESENTED BUYER/SELLER



440 31ST STREET, MANHATTAN BEACH  
\$3,700,000 - REPRESENTED BUYER/SELLER



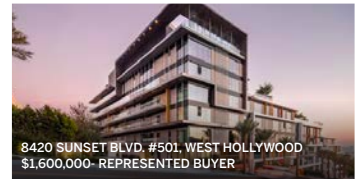
750 CAMINO NORTE, PALM SPRINGS  
\$3,175,000 - REPRESENTED BUYER



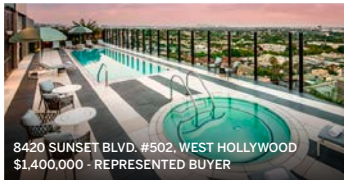
323 W. STEVENS, PALM SPRINGS  
\$2,500,000 - REPRESENTED BUYER



523 S MARIA AVENUE, REDONDO BEACH  
\$1,700,000 - REPRESENTED SELLER



8420 SUNSET BLVD. #501, WEST HOLLYWOOD  
\$1,600,000 - REPRESENTED BUYER



8420 SUNSET BLVD. #501, WEST HOLLYWOOD  
\$1,400,000 - REPRESENTED BUYER



531 ESPLANADE #908, REDONDO BEACH  
\$1,370,000 - REPRESENTED BUYER/SELLER



73550 MALABATA DRIVE, PALM DESERT  
\$885,000 - REPRESENTED BUYER



1510 N KAWEAH RD, PALM SPRINGS  
\$669,000 - REPRESENTED BUYER



1336 TIFFANY CIRCLE, PALM SPRINGS  
\$610,000 - REPRESENTED BUYER



**VOLUME OF CLOSED SALES IN 2022:**

**\$85 MILLION**



47015 ARCADIA LANE, PALM DESERT  
\$529,000 - REPRESENTED BUYER

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MANHATTAN BEACH, CA 90266



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PALM DESERT, CA 92260

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# 2022 WAS A GREAT YEAR FOR REAL ESTATE

Tim Freund here, and we just wanted to give a thank you to each and every person who grants us their trust to handle the purchase or sale of their most valuable asset. We owe it to our friends, family, and clients for our success, so here's a recap of our 2022 year in real estate!

- 28 properties closed
- \$38+ Million in transactions
- \$1,360,425 average sales price

Take a look at some of the homes we've sold this year, and don't hesitate to reach out if you're looking to buy or sell in the Conejo Valley. We sell everything from mobile homes to luxury estates, so let's make a rockstar deal!



**Tim Freund**

ESTATES DIRECTOR | ASSOCIATE BROKER

**(805) 427-3008**

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CaDRE#01078771



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**Dilbeck**  
ESTATES

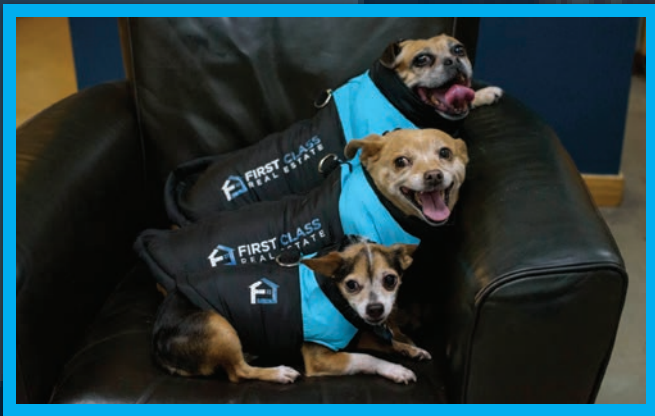
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PLEASE CALL OR EMAIL ME WITH ANY QUESTIONS OR  
FOR A VALUATION OF YOUR HOME.**

*Thank you & stay safe!*



**THE TEAM FROM TOP TO BOTTOM:**

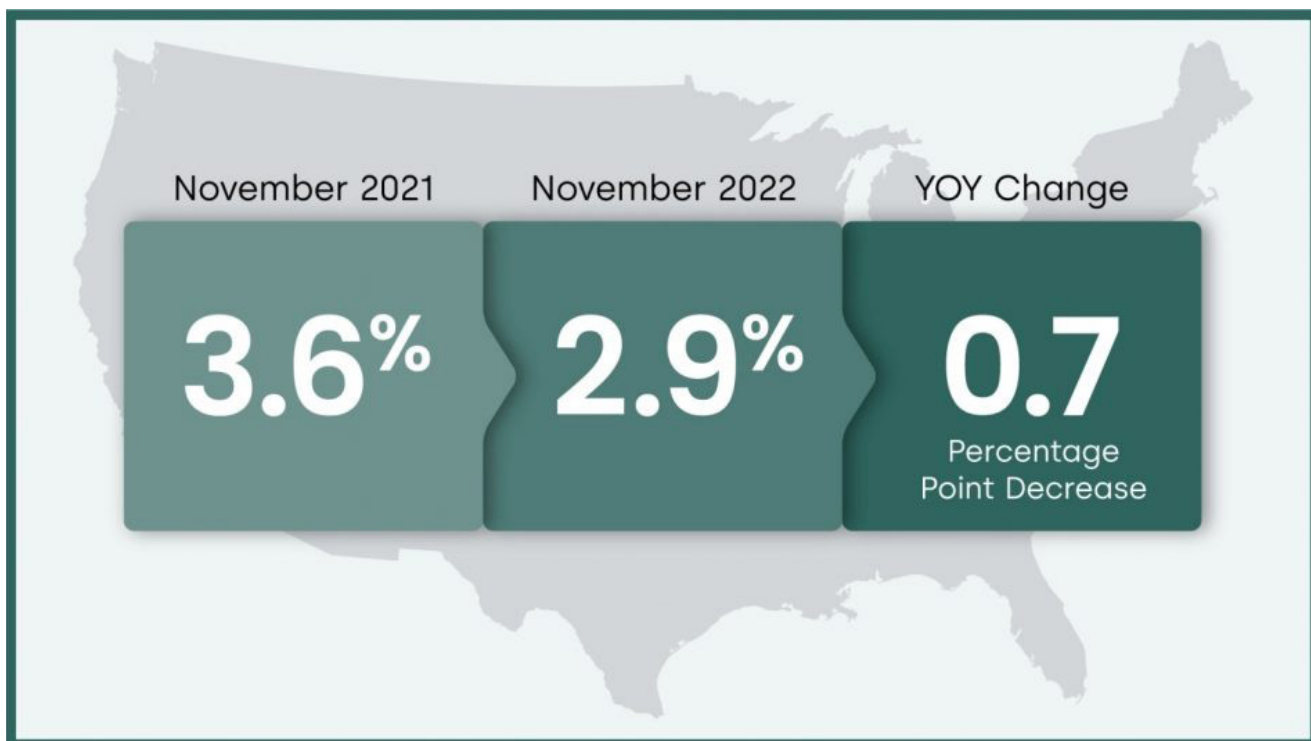
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## >> FEATURED CONTENT



# CoreLogic: Homeowners Well Positioned To Weather Shallow Recession

Measuring early-stage delinquency rates is important for analyzing the health of the mortgage market. CoreLogic's latest Loan Performance Insights finds that, despite tough economic conditions for many Americans, the nation's overall delinquency rate is down annually near historic lows.

As of November 2022, 2.9 percent of mortgages were delinquent by at least 30 days or more including those in foreclosure. This represents a 0.7 percentage point decrease in the overall delinquency rate compared with November 2021. While national mortgage delinquencies declined for the 20th straight month on an annual basis, 18 U.S. metro areas saw at least slight increases

in late borrower payments, up from six in October and one in September.

"Most homeowners are well positioned to weather a shallow recession," said Molly Boesel, Principal Economist for CoreLogic. "More than a decade of home price increases has given homeowners record amounts of equity, which protects them from foreclosure should they fall behind on their mortgage payments."

CoreLogic's latest Home Equity Report shows that U.S. homeowners with a mortgage saw their equity increase by 15.8 percent year over year in the third quarter of 2022, for an average gain of \$34,300 per borrower.



# 1009 Laurel Way

Beverly Hills | 6 BD | 6 BA | \$17,900,000

Ernie Carswell | 310.345.7500 | [Ernie@CarswellandAssociates.com](mailto:Ernie@CarswellandAssociates.com)

ERNIE CARSWELL  
&  
ASSOCIATES  
AT DOUGLAS ELLIMAN REAL ESTATE

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>> FEATURED CONTENT



# Oaktree Capital Founder Sells Holmby Hills Mansion

From one billionaire to another, it appears the founders of Oaktree Capital prefer to trade real estate amongst one another.

The Real Deal first reported that Oaktree co-founder Howard Marks has sold his Mapleton Drive mansion to fellow co-founder Bruce Karsh for \$29.5 million.

The nine bedroom/nine bathroom home, located down the street from the Playboy Mansion, is a gated classic traditional estate, surrounded by mature hedges. The first floor has a formal two-story entry with a grand staircase, parlor, formal living and dining room, sunken media room, custom metal wrapped bar with onyx counters, and a private office featuring an ivory crocodile ceiling and black lacquered cabinetry.

Two formal powder rooms and a spacious gourmet kitchen with breakfast and family room complete the first floor. French doors surround this classic design and open up to the expansive park-like grounds with a pool, spa, two bedroom guesthouse and separate two bedroom staff quarters.

On the second floor, there is an impressive primary suite with an enormous balcony overlooking the backyard and four additional bedrooms.

The property last sold in 2020 for \$26,150,000.

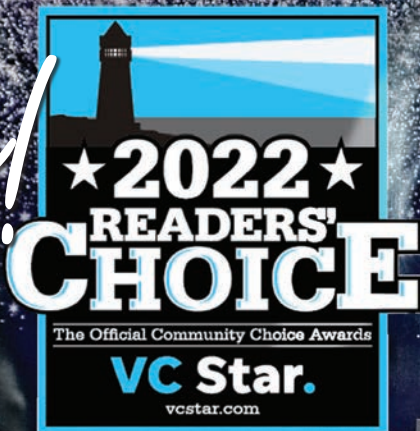
[See the inside at CaliforniaListings.com.](https://www.californialistings.com)  
Keyword search: **OAKTREE.**



# Thank you!

Words can't fully express how honored & grateful I am to everyone who took the time to vote for me as the **BEST REAL ESTATE AGENT IN VENTURA COUNTY!**

At the 2022 Ventura County Star Readers Community Choice Awards Ceremony with votes totaling over 94,000, it was announced that I was voted the **#1 BEST REAL ESTATE AGENT** in Ventura County by our community. I am thankful to every client that allows me the opportunity to assist them in the search for their new home or the marketing and sale of their present home. If you are thinking of a move in 2023 - Call me today so I can offer my suggestions on how we can strategically stage and market your home to bring you the maximum return.



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>> FEATURED CONTENT



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## **L.A. Agent Count Down 27 Percent**

L.A. may be known as the land of actors, models and real estate agents, but according to AgentStory, La La Land is losing active agents by the hundreds.

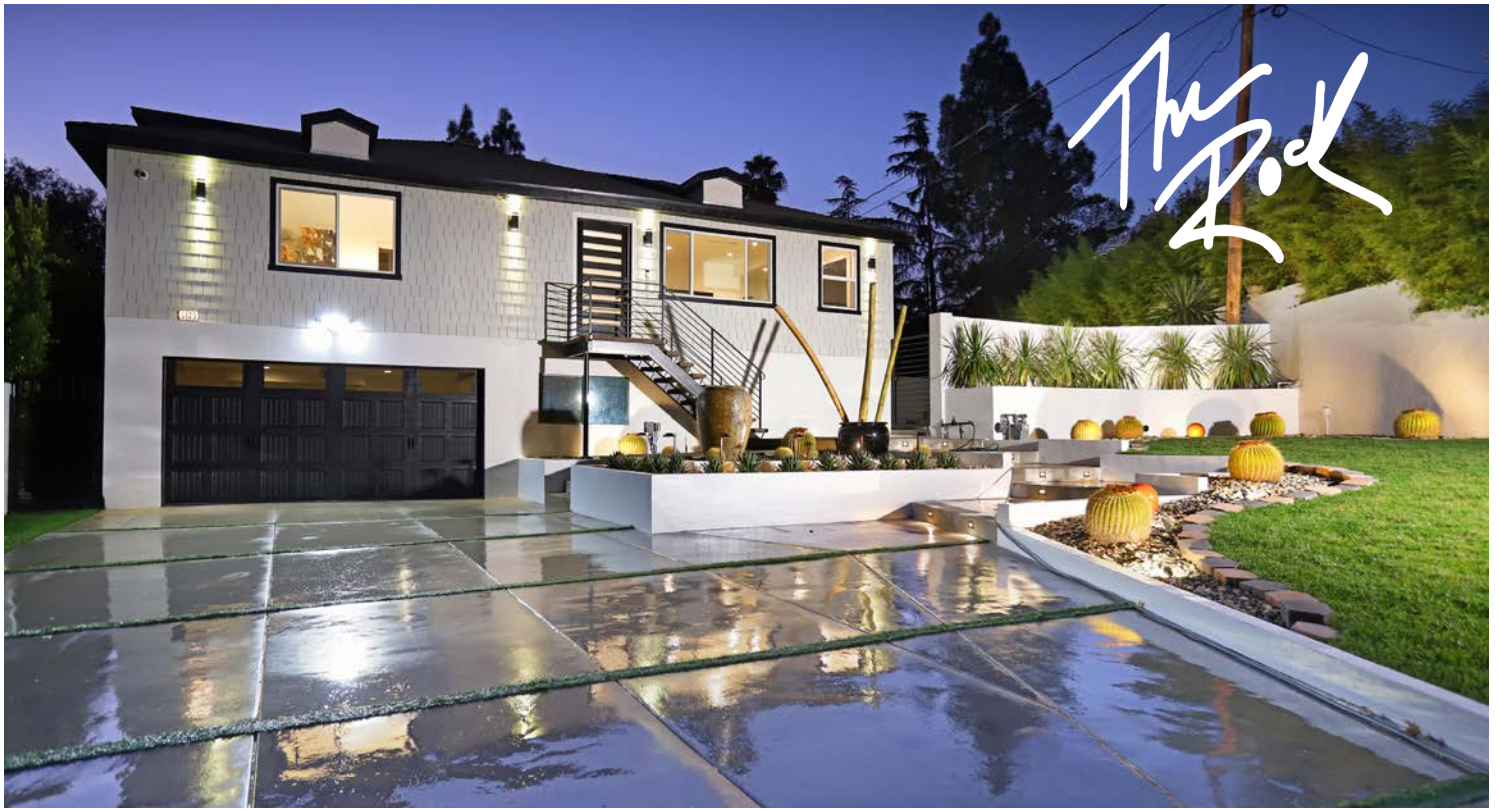
Amid the market slowdown, AgentStory found that active agents in the Los Angeles market last quarter was down by 27 year-over-year. The Real Deal reports that there were less than 3,500 active agents in Los Ange-

les in the fourth quarter of 2022, down from 4,800 active agents in the same period in 2021.

The number of active L.A. agents in Q3 was 4,203.

AgentStory's tracking only accounts for agents who have closed deals. Transactions under contract, but not completed, weren't counted either.





INTRODUCING....

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GLENDALE, CA 91214**

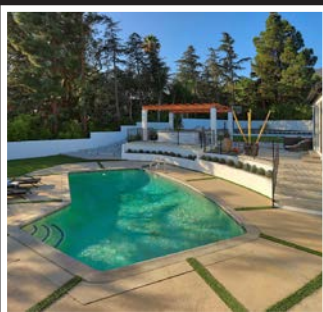
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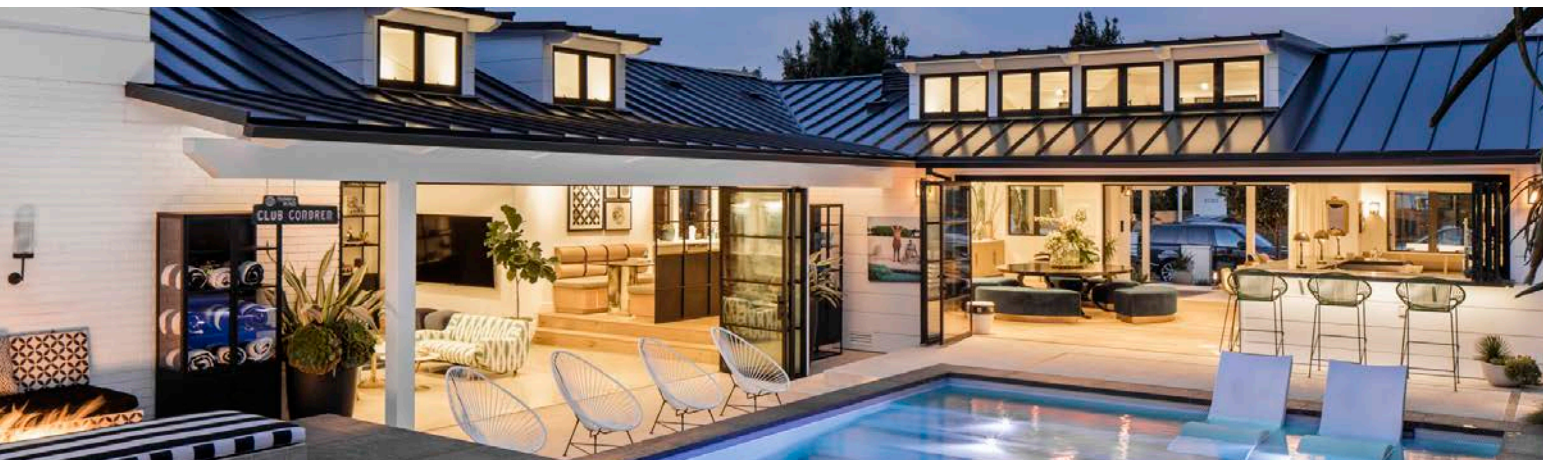
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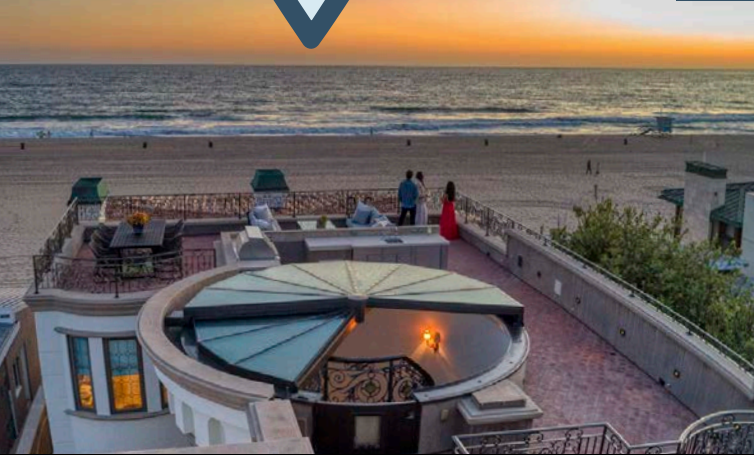




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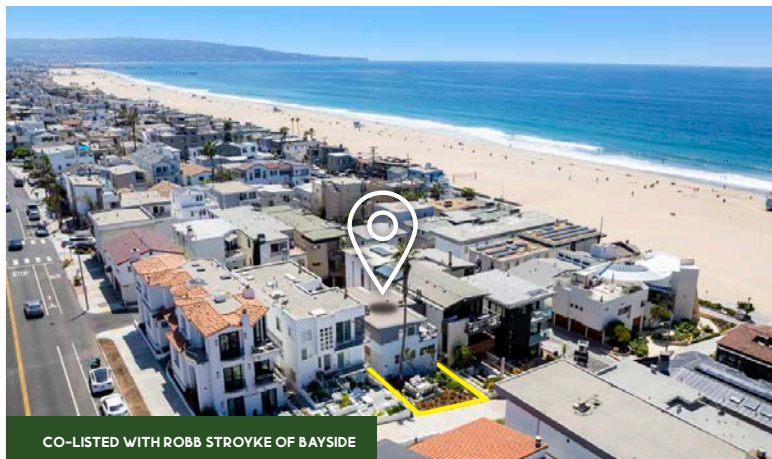
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31628THST.COM



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Manhattan Beach

BEACH COTTAGE IN PREMIER 100 BLOCK  
LOCATION IN SOUTH MB / \$6,875,000  
124SECONDST.COM

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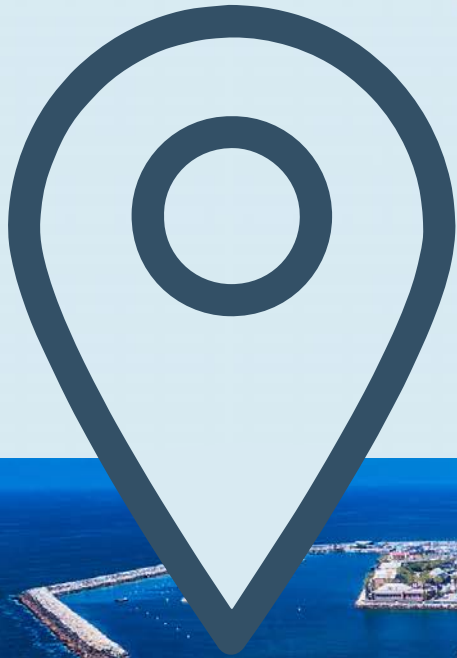
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# Jennifer Lopez Asking \$42.5 Million For Bel Air Estate

Newlywed Jennifer Lopez is ready to leave her single (home)life behind. The actress and pop star has just listed her Bel Air estate for \$42.5 million.

Set back behind gates on eight acres, the residence was originally designed by iconic architect Samuel Marx. The nine bedroom, 13 bath home boasts some 12,817 square feet of living space.

The multi-structure French Country property showcases an incredible use of stone, woods and the surrounding nature. The main level has living room with high ceilings, bar, fireplace and steel windows and doors opening to stone terraces. The large family room/game room with a bar opens to the terrace with a three-sided infinity edge pool.

The lower level lounge is home to a 30-seat screen-

ing room, while the upstairs has an office/study, massage and guest room. The primary suite wing includes a library/sitting room, fireplace, dual dressing rooms and baths—all opening to private landscaped terraces and tranquil cascading stream.

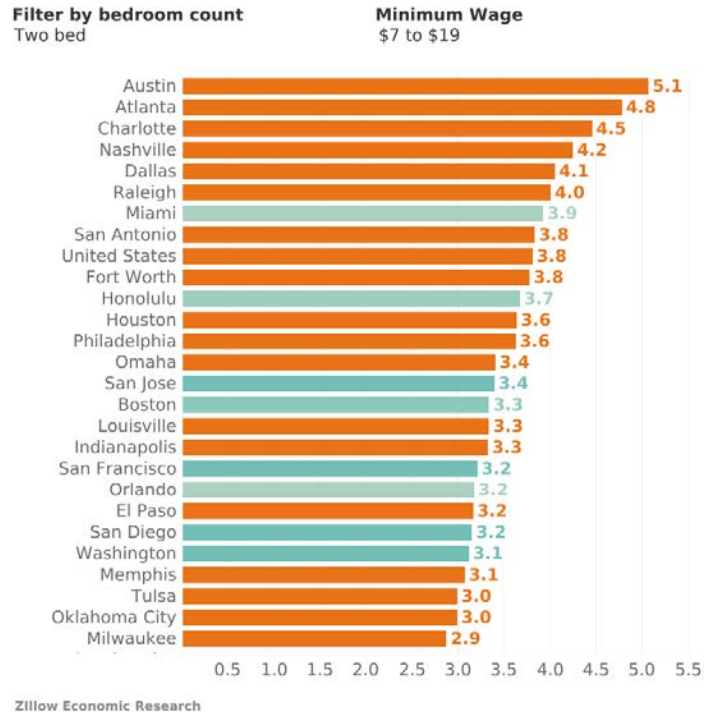
The expansive grounds include a great guest house/studio/gym, 100 seat amphitheater, pagoda with fire-pit, organic vegetable garden, entertainment pavilion with full kitchen, a private lake with sandy beach and outdoor shower. Another separate guest cottage, large motor court, additional parking, massive lawn area and completely surrounded by specimen plants and mature trees.

Brett Lawyer of Carolwood Estates holds the listing.

[See the inside at CaliforniaListings.com.](#)

**Keyword search: JENNIFER LOPEZ.**

## >> FEATURED CONTENT



# Zillow: Four Jobs Needed To Afford Two-Bedroom Rental On Minimum

Rental affordability continues to burden Americans in cities large and small, exhibited by new data out from Zillow. Based on the federal minimum wage of \$7.25 an hour, it would take nearly four full-time minimum wage workers to afford the typical national two-bedroom rental, spending a maximum of 30 percent of household wages on their rent payments.

A higher minimum wage, however, does not guarantee workers will be so easily able to afford rent. In San Francisco, despite minimum wage sitting at \$16.99 an hour, Zillow found that an individual worker would need to make nearly three times that—\$49.01—in order to afford a one-bedroom rental.

Zillow analyzed the 50 largest cities in the U.S. and found workers in cities that have set higher minimum

wages fare better, even where rent is more expensive than the national average. Of all the cities analyzed that have a minimum wage higher than \$7.25 an hour, a two-bedroom rental would require an average of 2.5 full-time workers to be affordable.

Affordability for minimum wage workers is tightest in Austin, where there would need to be more than five full-time minimum wage workers to afford a two-bedroom rental.

In San Jose, where minimum wage is \$17, 3.4 minimum wage jobs would be needed for a typical two bedroom. An estimated 2.7 jobs are needed to make rent in Los Angeles and Long Beach, while 2.5 jobs are needed for Oakland renters.





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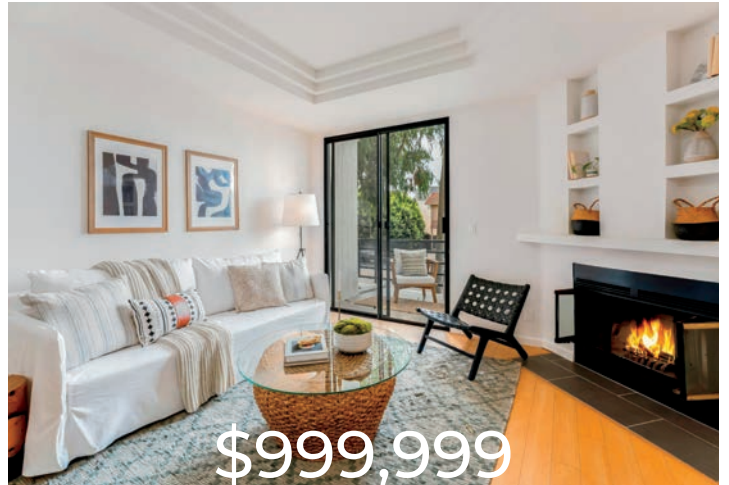
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2500 ABBOT KINNEY BLVD. APT. 8,  
VENICE CA 90291

This 2BR/2.5BA Venice Beach townhouse—a rarity in the area—is not only close to all the beach has to offer, but is also in proximity to the offerings of world-famous Abbot Kinney Boulevard. Dive-in to quintessential beach character and charm inside this townhome's living spaces. Its living room has a fireplace, custom built-ins, and a deco-style coffered ceiling. Sliding glass doors lead to a private patio where you can enjoy morning coffee and afternoon beach weather. #8's kitchen features stainless-steel appliances and a convenient breakfast/cocktail bar that opens up a dining area. There is also a powder room on this floor.

[THEVENICETOWNHOUSE.COM](http://THEVENICETOWNHOUSE.COM)



\$999,999

1841 CIMARRON ST, LOS ANGELES, CA 90019

This stately 5BR/3BA West Adams/Arlington Heights Craftsman residence combines the best eras of Los Angeles. A sweeping roof line hovers over a large porch; the perfect place to watch the world go by. Inside are refinished gleaming wood floors, moldings, paneling, and elaborate built-ins. An original over-scale fireplace anchors the living room. Built-in china cabinets, sideboard, and a dry bar enhance the dining area. The remodeled kitchen includes new cabinets, Quartz countertops, and large windows that bring in plenty of light. The recent renovation includes new central A/C, new 200 amp electrical panel with electrical upgrades, new main water line and plumbing upgrades, new roof, new landscaping and water sprinklers. The home's gated grassy front yard is a great place for kids and pets.

[ARLINGTONHEIGHTSCRAFTSMAN.COM](http://ARLINGTONHEIGHTSCRAFTSMAN.COM)



\$1,232,500

2778 Wright Ln, Los Angeles, CA 90068

Tucked away behind gates at the base of the Hollywood Hills sits this 3BD/3.5BA upgraded 2,194 sq.ft. contemporary that was built in 2015. The top floor main living space provides ample room to entertain in style and is anchored by a chef's dream kitchen that includes Wengi Lenox Thermofoil cabinetry, Caesarstone countertops, a stainless farmhouse-style sink, Sub-Zero fridge, 5-burner range and Bosch dishwasher. Step outside and enjoy the beautiful scenic mountain views from the balcony while you grille.

[WRIGHTLN.COM](http://WRIGHTLN.COM)



\$1,349,000



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# Jim Carrey Lists In Brentwood For \$28.9 Million

The Brentwood celeb market is roaring hot at the moment! First James Corden formally listed his mansion for \$22 million and now actor Jim Carey has put his long-time home on the market for \$28.9 million.

Extending over two private acres, the sprawling one-story ranch home boasts five bedrooms, six full and three partial bathrooms across more than 12,000 square feet of living space. First time on the market in almost 30 years, the classic facade leads to contemporary interiors.

Crowned by striking pitched beamed ceilings with skylights, the living, dining, and family rooms have fireplaces and verdant views. Numerous glass doors open to a large courtyard patio, while the chef's kitchen has ample cabinetry and even an indoor BBQ.

The spacious primary suite has a sitting area and fireplace, sunny bay window, and private covered balcony overlooking the property. The richly hued wood-paneled bath has a cozy fireplace, soaking tub, and privacy leaded-glass windows. The custom art deco theater is as striking, featuring mohair covered sofas, burl wood columns and snack area, and a lavish marble bathroom.

The property easily fits the north-south championship tennis court, gazebo, waterfall pool and spa, pool house with bar, fireplace, and separate infrared sauna and steam room, as well as entertaining patios, large grassy areas, a designated vegetable garden, plus meandering paths leading to a peaceful yoga and meditation platform.

Janelle Friedman of Sotheby's holds the listing.

[See the inside at CaliforniaListings.com.](#)  
Keyword search: JIM CARREY.





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With AS, BA, and MA degrees, she is well-known for her team's ability to provide comprehensive services for all of her clients. She is a qualified International Real Estate Specialist as well as a Professional Community Association Manager. Her accomplishments include winning RE/MAX Highest Achievement Platinum Award, RE/MAX Circle Of Legends, as well as multiple accolades for her contributions to the community.

Her energy and leadership have made the Canaday Group the #1 RE/MAX team in Orange County, and after more than three decades of experience and over \$2 billion in sales, her knowledge and expertise in residential sales and marketing have made her one of the most respected women in the industry.



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\$1.459M | 301 S. Lomita St., Burbank, CA 91506 | Listing by Bill Toth | (818) 434-2110

## National Home Prices Increased 6.9 Percent Annually In December

The latest CoreLogic Home Price Insights report is out, which solidifies the home price slowdown is well under way.

Annually, national home prices were up 6.9 percent in December compared to a year earlier. However, when compared to November 2022, home prices fell 0.4 percent.

The CoreLogic HPI Forecast indicates that home prices will decrease on a month-over-month basis by 0.2 percent from December 2022-January 2023 and on a year-over-year basis by 3 percent from December 2022 compared to December 2023.

“The continued slowing of home prices at the end of 2022 reflects weaker housing market demand, primarily caused by higher mortgage rates and a more pessimistic economic outlook in general. But while prices continued to fall from November, the rate of decline was lower

than that seen in the summer and still adds up to only a 3 percent cumulative drop in prices since last spring’s peak,” said Selma Hepp, Chief Economist for CoreLogic. “Some exurban regions that became increasingly popular during the COVID-19 pandemic saw prices jump and affordability erode at the time, but these areas are now seeing major corrections. And while price deceleration will likely persist into the spring of 2023, when the market will probably see some year-over-year declines, the recent decrease in mortgage rates has stimulated buyer demand and could result in a more optimistic homebuying season than many expected.”

Only nine states registered double-digit year-over-year price increases in December, compared with 48 that posted double-digit gains in April. Idaho was the only state to post an annual decline in home prices in December, while Florida, Vermont and South Carolina posted the highest annual increases.





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This income producing architectural, designed by noted architect Patrick J. Killen, AIA, offers captivating views of the Stone Canyon Reservoir from every room. Walls of glass and high ceilings create a voluminous interior living space that seamlessly transitions to outdoor amenities- a 73 ft. infinity saltwater pool & spa, terrace and room for alfresco dining, grassy yard & BBQ area.

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