

CONTINUED

If you or your pets are approached by an aggressive coyote, pick up your pet or keep it on a short leash, and try to frighten the coyote by shouting in a loud deep voice, and by waving your arms to make yourself appear larger. If you are seated, stand up, retreat from the situation by walking slowly backwards so that you do not turn your back on the coyote. For everyone's safety, it is essential that coyotes retain their natural wariness of humans.



Secure Your Food and Trash

Allowing coyotes access to human food and garbage is reckless and can be deadly. Coyotes primarily hunt rodents and rabbits for food, but will take advantage of whatever is available, including garbage, pet food, and small domestic animals.

- Do not set your trash out for pick-up until the day of pick up to reduce attracting predators in the middle of the night.
- Don't leave trash cans uncovered
- If you leave garbage outside, don't use trash bags as garbage containers; coyotes can easily rip them open and scatter the contents.
- Feed your pets indoors if possible
- If you feed your pets outdoors, food dishes should be promptly emptied and removed after the pets have eaten.
- Don't leave water bowls for pets outdoors.
- Remove any fruit which has fallen to the ground, and cover compost piles.
- Provide secure enclosures for rabbits, poultry, and other outdoor animals.

Please remember that if the three life sustaining elements are available (food, water and shelter), you are more likely to encounter some form of wildlife in your area. Taking a few preventative measures should help deter unwanted wildlife from visiting your property.

Coyote Precautions

Residents, especially those living near open spaces, natural thoroughfares, or wild land preserves, are advised to give special attention to the following Do's and Don'ts to safely coexist with the coyote.

DO:

- Consider making your pet an indoor pet when living in an area that is known to be occupied by coyotes.
- Keep your pet on a short leash.
- Install motion-sensitive lighting around the house.
- Keep yards free from potential shelters such as thick brush and weeds, and enclose the bottoms of porches and decks.
- Use a Coyote Shaker: A can containing a few coins or rocks which can be shaken and thrown at the coyote.
- Teach children not to approach stray animals.

DON'T:

- Don't walk your pet during dusk or dawn, when coyotes tend to be more active.
- Don't allow pets to stay outdoors at night.
- Don't allow pets to roam from home unattended
- Don't feed wild animals
- Don't approach or attempt to "tame" coyotes

Great New Price!



Featured Listing

353 Palos Verdes DR West, Palos Verdes Estates
\$1,799,000 | 4 Bed, 2 Bath

Enjoy beautiful views across the Santa Monica Bay, including coastline from Manhattan Beach to Point Dune, from both levels of this lovely 3+ bedroom (4th bedroom converted to office), 2 bath property. Light and bright with high ceilings and windows galore. Open floor plan to use as is or modify for your particular needs. Big backyard with endless possibilities. Great opportunity to own a fantastic view property in lower Malaga Cove that can be customized into your dream home. Within walking distance of Malaga Cove Plaza and RAT Beach. Easy access to schools and shopping.



KIM HALL
REALTOR®

Your Real Estate Resource

310.721.7526 | KIMHALLHOMES.COM

CAL BRE#01864819 | KIMHALLHOMES@GMAIL.COM

2016 MARKET DATA REPORT
APRIL 1ST - JUNE 30TH 2ND QTR

SALES OF SINGLE FAMILY RESIDENCES, PALOS VERDES PENINSULA

AREA	UNITS SOLD		2016 SQ FT RANGE		2016 AVG SQ FT	2016 PRICE RANGE		2016 AVG PRICE	2015 AVG PRICE	2016 AVG \$/ASF	2015 AVG \$/ASF	AVG \$/SF %CHG
	2016	2015										
Lunada Bay/Margate	19	27	1463	5734	3018	\$1,190,000	\$4,260,000	\$1,972,263	\$2,227,782	\$670	\$665	0.6%
Monte Malaga	7	6	1849	4100	2740	\$1,165,000	\$4,450,000	\$2,009,500	\$1,981,417	\$713	\$554	28.7%
Malaga Cove	6	6	1569	3620	2600	\$1,438,600	\$11,950,000	\$3,620,933	\$3,444,833	\$1,232	\$887	38.9%
Valmonte	11	20	1494	4750	2436	\$1,140,000	\$2,703,500	\$1,740,364	\$1,534,025	\$745	\$652	14.3%
PV Drive North	35	18	1657	13138	2975	\$1,000,000	\$3,150,000	\$1,562,107	\$1,372,222	\$583	\$587	-0.6%
Rolling Hills	10	10	2823	10290	5348	\$1,200,000	\$7,300,000	\$3,898,500	\$3,903,125	\$717	\$723	-0.9%
PV Drive East	18	17	1428	4166	2679	\$832,500	\$2,400,000	\$1,377,522	\$1,457,721	\$526	\$490	7.5%
Mira Catalina	9	7	1874	2806	2382	\$1,050,000	\$1,740,000	\$1,284,191	\$1,163,214	\$542	\$527	2.9%
PV Drive South	11	11	1534	9435	3739	\$1,200,000	\$4,200,000	\$2,002,164	\$2,236,374	\$580	\$678	-14.5%
West Palos Verdes	4	4	2013	7220	3477	\$1,225,000	\$6,100,000	\$2,604,750	\$3,426,000	\$693	\$661	4.9%
Country Club	6	12	2149	4487	3151	\$1,395,000	\$1,920,000	\$1,682,333	\$1,733,833	\$554	\$533	3.9%
La Cresta	12	11	1650	5357	3661	\$952,500	\$4,525,000	\$2,266,958	\$1,891,273	\$623	\$559	11.4%
Los Verdes	15	12	1434	2788	2001	\$860,000	\$1,550,000	\$1,149,510	\$1,106,042	\$583	\$555	5.1%
Crest	7	11	2160	3015	2522	\$1,250,000	\$1,499,000	\$1,357,714	\$1,276,682	\$546	\$514	6.2%
Peninsula Center	6	11	2107	3337	2641	\$1,085,000	\$1,485,000	\$1,322,083	\$1,105,909	\$521	\$525	-0.9%
Silver Spur	17	20	1328	3610	1956	\$923,325	\$1,530,000	\$1,128,901	\$1,060,205	\$597	\$564	5.8%
Eastview RPV	23	14	1117	2756	1731	\$645,000	\$990,000	\$817,380	\$760,688	\$490	\$433	13.2%

Totals / Ranges / Average	216	217	1117	13,138	2781	\$645,000	\$11,950,000	\$1,689,035	\$1,711,023	\$612	\$588
% CHANGE 2015 vs 2016		-0.5%							-1.3%		4.2%

Median Sales Price								\$1,376,000	\$1,370,000	\$593	\$557
% CHANGE 2015 vs 2016								0.4%			6.5%

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.

Can't find your neighborhood's stats?
Check out my website at www.KimHallHomes.com for stats from the entire South Bay.

What People are Saying About Kim...



The process to buy a house is not an easy task, but with Kim on our side everything was very smooth. She always smiled and responded to all our questions in a timely fashion. Kim was very patient and showed us many houses until we found the one that felt like home. Additionally, Kim is a remarkable professional with astounding energy and at the end she led our home purchase process with great assertiveness and loads of class.



Boris and I truly love working with Kim, and will certainly work with her in the future and for sure recommend her to anyone looking for a well rounded real estate agent.

Best,
Itsvan & Boris