



**JUST LISTED**

5122 W. 129th Street, Hawthorne, CA 90250



3 bed | 2 bath | 989 SF  
Wiseburn School District  
Listed for **\$849,000**  
5122w129th.com

This turn-key & fully remodeled Wiseburn home truly has it all...from an open floor plan to tasteful finishes to central heat and A/C to a massive backyard with plenty of room for future expansion. The use of space is very practical and well-designed. The kitchen opens to the living room and dining area and features stainless steel appliances, quartz counters and a ledge for bar seating. Conveniently located behind the kitchen is the laundry room and guest bathroom. The detached, two car garage has a built in divider so you can get creative with the space. Above the garage is a loft area which would make the perfect home office or yoga studio. Other notable features include: recessed lighting, newer roof, tankless water heater, newer 200 amp electrical panel, new gate, fresh landscaping and a grassy area in the rear of the yard. Enjoy nature's bounty from your very own macadamia nut tree, fig tree, orange tree, loquat tree, avocado tree and mulberry tree. Take advantage of the highly rated Wiseburn public school system!

**JUST SOLD**



1901 Elm Avenue, Manhattan Beach, 90266

5 bed | 4.5 bath | 3,266 SF

Listed for \$3,295,000 | **SOLD FOR \$3,385,000**

Represented Seller

**JUST SOLD**



730 24th Street, Hermosa Beach, 90245

3 bed | 3 bath | 2,212 SF

**SOLD FOR \$1,915,000**

Represented Seller

**JUST SOLD**



4918 Rockbluff Dr., Rolling Hills Estates, 90274

3 bed | 2 bath | 2,100 SF

**SOLD FOR \$1,330,000**

Represented Buyer

**JUST SOLD**



5237 Wiseburn Street, Hawthorne, 90250

4 bed + office | 3 bath | 1,711 SF

**SOLD FOR \$1,203,000**

Represented Buyer

**JUST SOLD**



2027 W. 234th Street, Torrance, 90501

3 bed | 3 bath | 1,841 SF

**SOLD FOR \$1,015,000**

Represented Seller

**IN ESCROW**



5028 W. 126th Street, Hawthorne, 90250

3 bed | 3 bath | 1,630 SF

**LISTED FOR \$978,000**

Representing Buyer



**Kimberly Doner**  
310.720.7933  
kimberlydoner@gmail.com  
DRE 01828186  
kimberlydoner.com

**f** facebook.com/kimberlydonerhomes  
**@kimberlydonerhomes**





## What to Expect From the Housing Market in 2021

The Coronavirus pandemic led to some unexpected outcomes in the housing market. After a brief initial period of low activity in home sales, homebuyer activity vastly outweighed available homes throughout much of the U.S.

Now, with the promise of widespread access to COVID-19 vaccines... extended time at home is shaping how people live every day, as well as what they want from their home and where they want to live well beyond the the pandemic.

### In 2021, here are a few trends shaping up for the housing market:

- Interest rates are expected to remain low but increase gradually.
- Average home prices will rise.
- Home inventory will remain low, despite plenty of new construction.
- Homebuyers will stay focused on the suburbs.

### Here's what experts are predicting in 2021:

#### Home Buyers:

- Dense urban centers will continue to see less interest as many buyers flock to the suburbs and outlying areas for more space, affordability and options that aren't necessarily tied to an employer's location.
- If the economy remains stable, mortgage interest rates will likely tick back up over the course of the year while remaining low from a historical perspective.
  - Realtor.com predicts mortgage rates will end the year with an average around 3.4%.

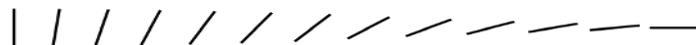
#### Home Sellers:

- The expected increase in home prices may entice some owners to sell.
  - realtor.com predicts 2021 will yield an additional 5.7% increase in home prices by the end of the year.
- The market is expected to remain in favor of sellers throughout 2021 as inventory remains low.
- The continued desire to have extra rooms or nooks for at least semi-private remote work and school spaces will be a major focus, as well as outdoor space

Article by Devon Thorsby, Editor, Real Estate  
<https://realestate.usnews.com/real-estate/articles/what-to-expect-from-the-housing-market-in-2021>

## Southwood Real Estate Happenings

Status	Address	Beds	Baths	Sq Ft	Price
Pending	21605 Reynolds Dr.	3	2	1,480	\$1,095,000
Pending	5128 Merrill Street	3	2	1,120	\$929,000
Pending	21714 Ladeene Avenue	3	2	1,155	\$939,000
Pending	4602 Cathann Street	4	2	1,792	\$985,000
Pending	21406 Ladeene Avenue	3	2	1,704	\$1,125,000
Closed	4631 Sepulveda Blvd	3	2	1,581	\$765,000
Closed	21826 Grant Avenue	3	2	1,155	\$831,900
Closed	5214 Torrance Blvd	3	2	1,175	\$860,000
Closed	21922 Ladeene Avenue	3	2	1,162	865,000
Closed	21225 Kent Avenue	3	2	1,155	\$879,000
Closed	5024 Torrance Blvd	3	2	1,336	\$800,000
Closed	5110 Lillian Street	3	2	1,120	\$882,000
Closed	21425 Anza Avenue	3	2	1,120	\$930,000
Closed	21806 Anza Avenue	3	2	1,140	\$940,000



## Kim's Performance Review 2020

**KD's Average Days on Market: 7 days**  
**CRMLS Average Days on Market: 35 days**

**KD's Average List-to-Sales Price: 105.8% of list price (or 5.8% over asking price)**  
**CRMLS Average List-to-Sale Price: 83.2% of sales price (or 16.8% under the asking price)**

WHO YOU LIST WITH MATTERS, contact me for a personalized market analysis of your home.

\*For listings represented exclusively by Kimberly Doner  
\*Based on SFR, Townhomes and Condos for the entire CRMLS database

## We Love Hearing From Our Clients

"Kim was integral to us buying our dream home. She is incredibly knowledgeable, honest, and patient. She provided guidance and expertise every step of the way, which was so important to us as first-time home buyers. Kim knows the market exceptionally well and understands how to find the ideal property to suit a buyers wants, needs and budget. Beyond being a true professional and expert at all things real estate, she is a genuinely awesome person and made the entire experience so very positive."

-Buyer of 4918 Rockbluff Dr., Rolling Hills Estates



**Kimberly Doner**  
310.720.7933  
kimberlydoner@gmail.com  
DRE 01828186  
kimberlydoner.com



facebook.com/kimberlydonerhomes

@kimberlydonerhomes

**COMPASS**