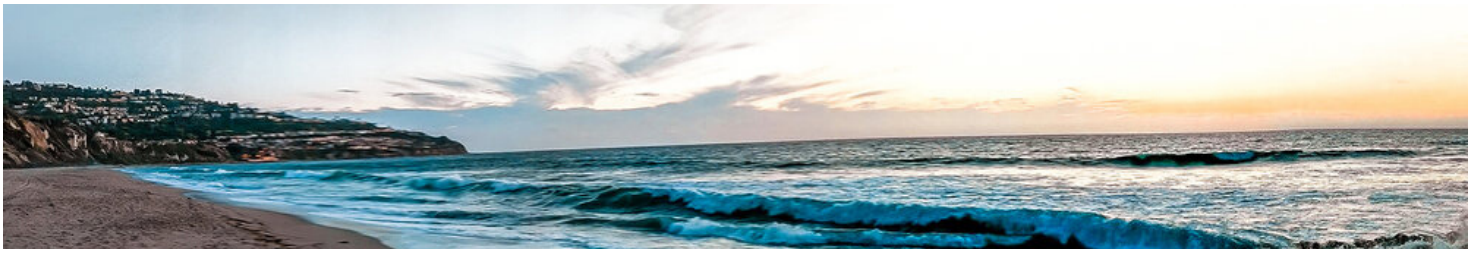
NEIGHBORHOOD GUIDE



REDONDO BEACH

REDONDO BEACH IS PRIMARILY A RESIDENTIAL COMMUNITY IN CALIFORNIA WITH A POPULATION OF 66,748 LOCATED IN THE CHOICE COASTAL EDGE OF LOS ANGELES COUNTY, JUST 20 MILES FROM DOWNTOWN LOS ANGELES AND 7 MILES SOUTH OF LAX. REDONDO BEACH HAS BEEN A PREFERRED RESORT DESTINATION FOR MORE THAN A CENTURY AND ONE OF THE MOST DESIRABLE AREAS TO LIVE IN THE COUNTRY. LIVING IN TORRANCE OFFERS RESIDENTS AN URBAN SUBURBAN MIX FEEL AND MOST RESIDENTS OWN THEIR HOMES. THERE ARE A LOT OF RESTAURANTS, COFFEE SHOPS, AND PARKS. MANY YOUNG PROFESSIONALS LIVE IN REDONDO AND RESIDENTS TEND TO BE LIBERAL. THE PUBLIC SCHOOLS ARE HIGHLY RATED.

- Hollywood Riviera
- N Redondo Bch/Villas North
- N Redondo Bch/Villas South
- N Redondo Bch/El Nido
- N Redondo Bch/Golden Hills
- S Redondo Bch N of Torrance Bl
- S Redondo Bch S of Torrance Bl
- S Redondo Bch W of PCH

LOCATION

Redondo Beach has a distinct division between the north and south sections with 190th, Anita and Herondo forming its boundry line. Like its sister cities of Hermosa Beach and Manhattan Beach, Redondo's draw is the beach that links the three cities. Redondo was described as "The Gem of the Continent" in the Los Angeles Herald in 1887.

GOVERNMENT

A full-service city with its own police, fire and public works departments, Redondo is a "charter city" governed by a council-manager form of government. The Mayor is elected and one council member from each of the five City districts. The Mayor and Council appoint the City Manager.

COMMUNITY

Redondo Beach has 2 public libraries, a performing arts center, fifteen parks, thirteen parkettes, a large recreational and commerical harbor including King Harbor, a 1,500-slip private craft port, the Redondo Beach Pier and Seasid Lagoon and a bathing and surfing beach.

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ACTIVE MARKET SNAPSHOT

Redondo Beach Home Price Trends

	6/2020	5/2020	4/2020	3/2020	2/2020
Total Listings	207	173	156	161	140
Average Price	$1,492,311	$1,445,891	$1,409,675	$1,430,466	$1,556,939
Avg Price Change	+3.21%	+2.57%	-1.47%	-8.84%	+1.20%
Median Price	$1,213,183	$1,186,824	$1,184,135	$1,180,788	$1,266,931
Med Price Change	+2.22%	+0.23%	+0.28%	-7.30%	+3.96%
Avg Bedrooms	3.27 beds	3.16 beds	3.17 beds	3.22 beds	3.3 beds
Avg Bathrooms	3.01 baths	2.91 baths	2.84 baths	2.92 baths	3.05 baths

Average Home

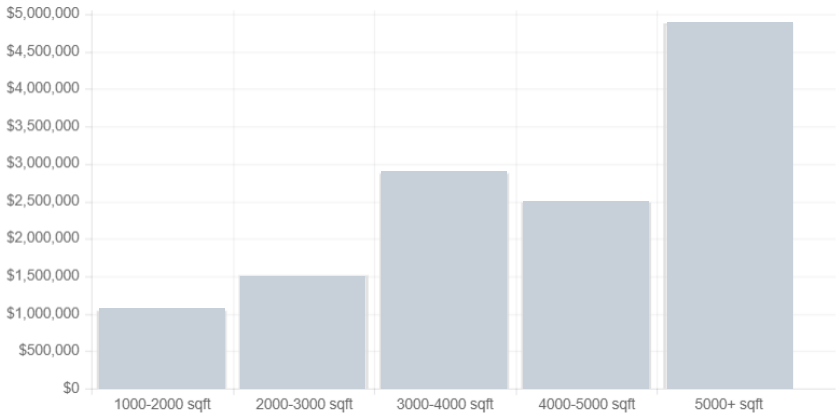
Average Price	$1,423,920
Avg Bedrooms	3.26 beds
Avg Bathrooms	2.96 baths

	Total Homes	Average Price	Avg Days on Site
All Homes	251	$1,423,920	53 days
Multi-Million Dollar Homes	160	$1,765,871	62 days
Newly Built Homes	35	$1,677,914	65 days
Homes with a Pool	31	$1,693,542	38 days
Reduced Price Homes	17	$1,433,705	50 days

Average Price by Bedrooms

1 bedroom	$671,246
2 bedrooms	$913,369
3 bedrooms	$1,149,041
4 bedrooms	$1,649,431
5 bedrooms	$2,388,617

Home Price by House Size



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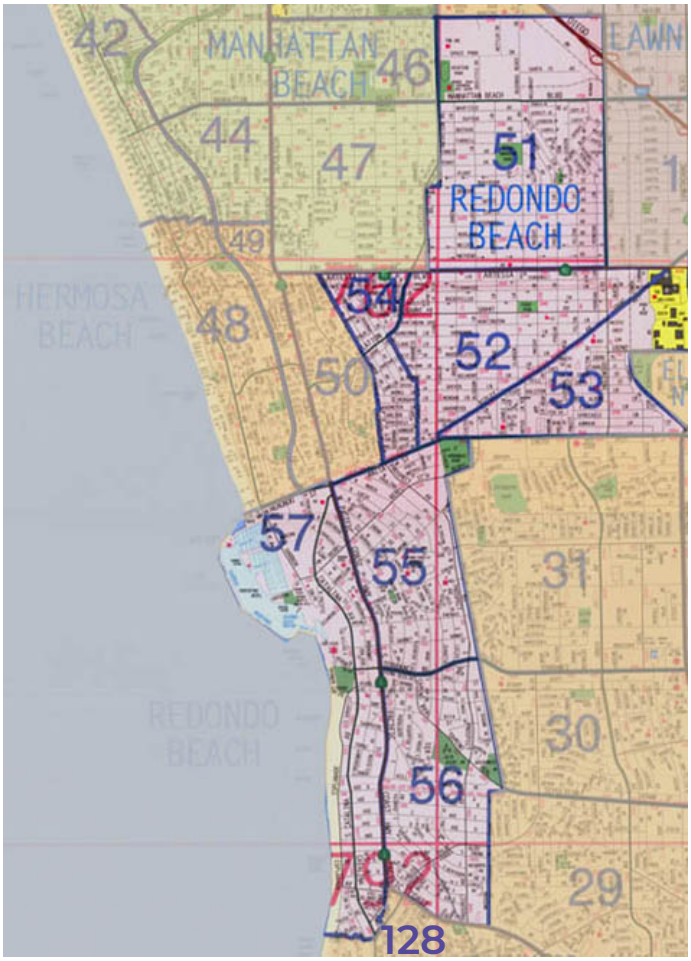
NEIGHBORHOODS

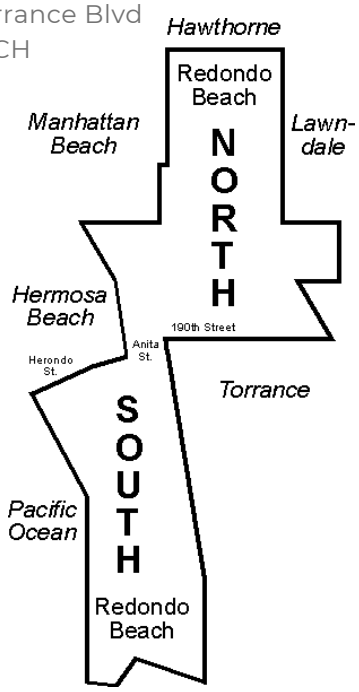


North Redondo Beach

- 51: N Redondo Bch/Villas North
- 52: N Redondo Bch/Villas South
- 53: N Redondo Bch/El Nido
- 54: N Redondo Bch/Golden Hills

South Redondo Beach

- 55: S Redondo N of Torrance Blvd
- 56: S Redondo S of Torrance Blvd
- 57: S Redondo W of PCH
- 128: Hollywood Riviera



POINTS OF INTEREST PLACES TO GO, THINGS TO DO

THE BEACH

Redondo Bch features a 1.5 mile stretch of beautiful sandy beach that offers nearly ever activity under the sun.

THE PIER & BOARDWALK

The Redondo Beach pier, along with neighboring Boardwalk and King Harbor Marina, feature more than 50 dining, entertainment & shopping options.

RIVIERA VILLAGE

Some people say the unique local shops, salons and eateries along Catalina Ave resemble southern France.

ARTS & NIGHTLIFE

The Redondo Bch Performing Arts Ctr is Redondo's pride and joy. There are also countless nightlife options from interesting dive bars to elegant clubs.

FARMERS MARKETS

Redondo Beach Farmers Market and South Bay Galleria Farmers Market are both every Thursday. Riviera Village Farmers market is every Sunday.

PARKS

Seaside Lagoon & Hopkins Wilderness Park offer unique experiences. Many other parks offer picnic shelter, play equipment, grass areas, sport fields and community centers.

SCHOOLS

REDONDO BEACH UNIFIED SCHOOL DISTRICT
#18 (OF 487) IN BEST SCHOOL DISTRICTS IN CA

- 8 Elementary Schools
- 2 Middle Schools
- 1 High Schools
- 1 contintuation and 1 alternative schools

A+

Overall Niche Grade

How are grades calculated?

A Academics	A Diversity
A+ Teachers	A+ College Prep
A Clubs & Activities	A Health & Safety

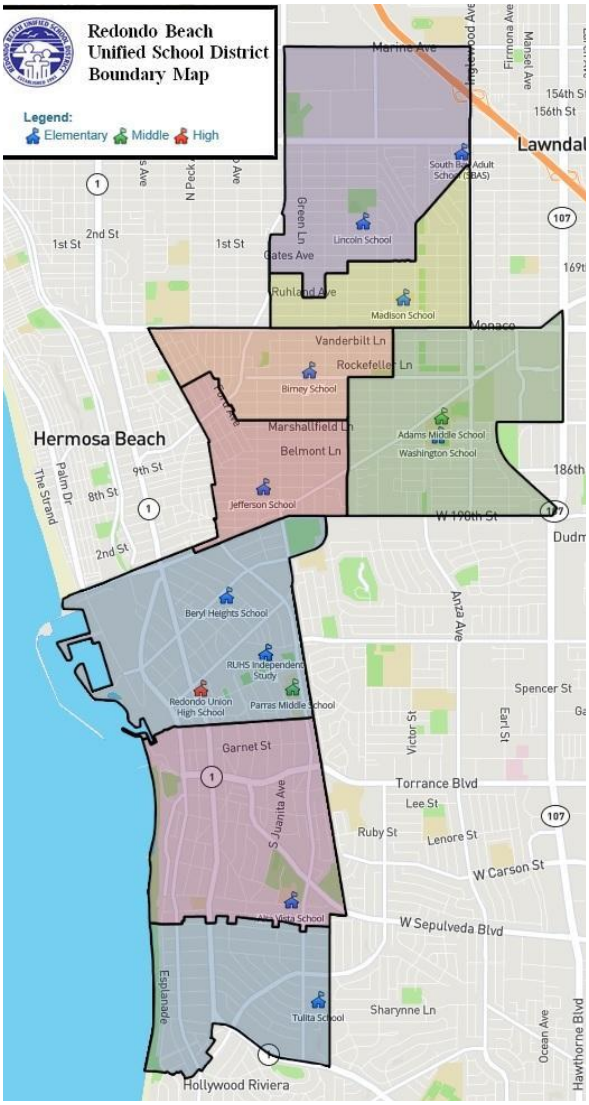
Best Places to Teach in California
#**13** of 723

Districts with the Best Teachers in California
#**14** of 738

Best School Districts in California
#**18** of 487

MISSION STATEMENT:

We in the Redondo Beach Unified School District are dedicated to providing every student the knowledge and skills necessary to succeed in a global society, today and in the future.



Redondo Unified School District is a highly rated, public school district. It has 10,060 students in grades K-12 with a student-teacher ration of 25 to 1. Average graduation rate is 96% and according to state test scores, 65% of students are at least proficient in math and 74% in reading. Average SAT score is 1250 and average ACT score is 26.