



MILLMAN TEAM

South Bay News



Ray Millman



Jon Millman



Thomas McMahan

Father and Son Team

www.millmanteam.com 310.375.1069

Trust Sales Experts

Homes Sales Summer 2025

1. Sales have slowed and are taking a little longer.
2. Mortgage rates remain in the 6.25 to 7% range. The Fed has not cut rates.
3. More signs of slowdown are appearing, like price adjustment or new price, which represent a reduction.
4. Multiple offers are still happening but on fewer homes than before. Homes that receive a whole bunch of offers today may be underpriced.
5. Buyers have become more selective on homes they are offering on and more demanding on inspections.
6. The inventory, or number of homes, for sale has increased.

What is Selling This Summer

- 1) Homes that stand out in great condition and have curb appeal sell faster than other homes.
- 2) Homes that are priced reasonably sell first.
- 3) Making your home easy to show also helps.
- 4) Staging your home is a home run.

Slowdowns in real estate are inevitable. We have had a long run and are overdue. This is why choosing a full time Realtor who knows the area and can advise you on what to fix up (and just as important what not to) and can recommend local tradespeople to do the work. All are important. Then, pricing is just as critical. Put those two together and you are SOLD.

For our satisfied clients so far in 2025, we have nineteen homes that have closed and three in escrow!
Ray + Jon = Results in 2025!

RAY AND JON HAVE SOLD OVER 1,000 HOMES IN THE SOUTH BAY AREA. FIND OUT WHY MORE SELLERS CHOOSE THE MILLMAN TEAM.

COMPASS

Hello Friends. Have you tried a refreshing root beer float or a cool watermelon slice this summer? Mike Trout of the Angels hit an impressive career milestone of 1,000 RBI's and is closing in on 400 home runs. The Dodgers remain in first place. The Lakers' Luka Doncic just signed a 3 year \$165 million dollar contract and it's now his team. If you like camping, boating, or go on a lot of trips and need a small travel pillow try a Quest camp pillow, available at Dick's. Thanks Thomas McMahan for the tip! Knotts Berry Farm and Six Flags Magic Mountain slashed their pass prices. An annual pass at Six Flags is cheaper than one day at Universal. Coke is going to put real US cane sugar back in some of the beverages.

For a special brunch try El Torito at the Redondo Pier. Saturday mornings. Good food. Jeanne Millman said best Flan ever and a killer view of the beach and coastline. Costs around \$25 per person.
Summer Trip for the Kids: Cabrillo Marine Museum.
3720 Stephen M. White Dr. San Pedro, CA 90731
cma.recreation.parks.lacity.gov
1-310-548-7562

Tuesday - Friday: 12 - 5pm
Saturday - Sunday: 10am - 5pm

Congrats to the winner of our Bruster's Icecream contest, Christine Scheele!



Call the Team at 310.375.1069 for a complimentary personal sales strategy consultation and "Professional Market Analysis" of your home's value

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MILLMAN TEAM LISTINGS



Ray recently caught these two nice halibut on the Greylight six pack charter boat out of Oxnard with friends. 22 pounder on the right!



AVAILABLE

1907 235th Pl. \$1,169,500

Available

3 Bed 2 Bath 1,496 sqft

Large remodeled kitchen, move in condition, private primary bedroom and bath, great living room with fireplace, lots of upgrades, colorfully landscaped



AVAILABLE

23532 Carlow Rd. \$1,495,000

Available

4 Bed 2 Bath 2,300 sqft Pool/spa home

Remodelled open kitchen, huge primary bedroom, 2 bedrooms up 2 down, high ceilings, move in condition, fresh paint, storage room, great home!

**North Torrance
Sold for \$1,750,000**



18825 Felbar Ave. \$1,750,000

SOLD SOLD

5 Bed or 4 + Den 4 Bath approx. 3,200 sqft

on a huge 8,604 sqft lot, salt water pool and spa Private primary bed and bath, large family room, formal dining room, high ceilings, beautifully landscaped

CLIENT TESTIMONIALS

“The Millman Team did an excellent job of getting our rental house sold in a timely manner. They have a professional team of workers that got the house repaired, staged, and sold as painlessly as possible. Ray and Thomas were our contact realtors that took us through each stage to the process. They were available, informative, patient, and people we could trust on this whole process. Highly recommend this company if you are looking for a stellar Real Estate company in the Torrance area.”

- Kevin Felig

Check out our 210 five star reviews on Zillow!

The Millman Team Motto

It's not the number of homes we sell that's important. It's the families we help that matter.



Visit us on Facebook and Instagram!

facebook.com/MillmanTeam

Instagram @MillmanTeam



Compass Concierge

Get funds for home improvements with **Compass Concierge**. Repairs, painting, landscaping, staging, etc. The Millman Team can arrange all the work before your home goes on the market and get you a higher sales price. Call us for details.