# Land market trend emerges in Los Angeles after destructive wildfires



In the wake of recent wildfires that ravaged parts of Los Angeles, particularly the upscale neighbourhoods of Pacific Palisades and Altadena, a notable trend has emerged: numerous listings for land where homes were destroyed are being introduced to the market. Individuals and corporations are actively purchasing these properties, hoping to acquire them at a discount. The destruction, which led to the devastation of over 16,240 homes and businesses, has prompted many former residents to choose selling over rebuilding, citing reasons related to financial constraints and a desire to move on rather than return to the area.

Daniel Cabrera, owner of Fire Damage House Buyer, has become a key figure in the market for fire-damaged properties. Cabrera, who specializes in purchasing, restoring, and reselling these types of homes, noted a surge in interest from buyers and increased inquiries from sellers. Speaking to the Daily Mail, Cabrera stated, “People want to live where they want to live.” He mentioned that properties in these fire-affected areas are often selling for well above the asking prices, with one burned lot in Pacific Palisades selling for nearly $1.2 million – a striking figure compared to the usual market range for lots which is between $1 million and $4 million.

The fires, which forced approximately 150,000 people to evacuate, resulted in numerous notable figures losing their homes, including actors Sir Anthony Hopkins, Billy Crystal, John Goodman, and Anna Faris. Despite the ongoing cleanup and the extensive damage that remains, the interest in these properties is growing. Cabrera explained that many sellers are motivated by the prospect of immediate financial benefits, as insurance payouts can often exceed the purchase price. "A lot of the time the seller is getting pretty much retail value for their home, and sometimes even more than retail value,” Cabrera added.

With an estimated two years expected for complete rebuilding to occur, the market for fire-damaged properties remains active. Potential buyers are drawn in by the allure of land in desirable areas, with short closing times and no need for extensive inspections or appraisals. Unlike traditional home sales, which can be mired in lengthy processes, these transactions offer significant convenience for sellers. Cabrera suggests that the rebuilding process poses considerable risks that may deter individuals from undertaking such projects. “How much more expensive will it be versus just a fresh start?” he queried.

While there are signs of optimism among potential buyers, the future landscape of these fire-affected areas remains uncertain. Permit approvals and zoning regulations will play critical roles in determining what can be constructed on these lots. Cabrera pointed out that if land is already zoned for a certain type of development, it is likely to be permitted regardless of prior conditions.

Real estate expert Josh Altman, previously featured on "Million Dollar Listing," indicated that a significant proportion of displaced residents may not return to rebuild. He estimated that around 70 percent of previous residents in Pacific Palisades may choose to relocate permanently, attributing their decisions not only to an emotional attachment to their homes but also to the practical realities of rebuilding costs. Altman noted, “It's simple math. I don't believe they're going to be able to afford to rebuild.”

As the Los Angeles area grapples with the aftermath of the wildfires, there are additional concerns regarding the city's iconic palm trees, which are being reevaluated for their role in future fire hazards due to their flammable nature. The recent fires burned over 50,000 acres and resulted in at least 29 fatalities, underscoring the ongoing challenges that the city faces in recovering and planning for its future amidst these recurrent threats.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.fire.ca.gov/incidents/2023> - This URL provides information on wildfires in California, which can be related to the context of recent wildfires in Los Angeles. It lists various incidents and their impacts, though it does not specifically address the Los Angeles fires mentioned in the article.
* <https://earth.org/3-facts-about-californias-climate-that-explain-the-la-fires/> - This URL discusses the role of California's climate in exacerbating wildfires, including those in the Los Angeles area. It highlights factors like high temperatures and strong winds that contribute to the spread of fires.
* <https://www.dailymail.co.uk/news/article-12459519/Los-Angeles-wildfires-destroy-16-000-homes.html> - This URL could potentially provide details about the recent Los Angeles wildfires, including the destruction of homes and businesses, though it is not directly available in the search results.
* <https://www.latimes.com/local/lanow/la-me-wildfires-los-angeles-pacific-palisades-altadena-20240114-story.html> - This URL could offer insights into the impact of wildfires on neighborhoods like Pacific Palisades and Altadena, though it is not directly available in the search results.
* <https://www.bravotv.com/million-dollar-listing/real-estate-agents/josh-altman> - This URL provides information about Josh Altman, a real estate expert featured on 'Million Dollar Listing,' who is mentioned in the article as commenting on the future of fire-affected areas.