

Bluff Park



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Market Activity Summary: Bluff Park Single Family Homes

Based on the latest market data from October 2025, Bluff Park in Long Beach, California shows a seller's market with limited inventory and strong pricing fundamentals for single-family residences.

Current Market Conditions

The neighborhood maintains 3 months of inventory, indicating a tight supply that favors sellers. The median estimated property value reached \$1,752,990 in September 2025, reflecting robust market performance with a +1.9% increase from the previous month and a +3.1% gain over the past 12 months.

Recent Sales Activity (Last 6 Months)

Closed Sales: Four properties sold with a median price of \$2,044,444

- Price range: \$1,350,000 to \$2,900,000
- Average price per square foot: \$826
- Quick market absorption with median days on market of just 23 days
- Total sales volume: \$8,338,888

Current Listings: Three active properties priced between \$1,149,000 and \$5,500,000

- Higher average price per square foot at \$953
- Properties averaging 74 days on market, suggesting selective buyer activity at current price points

Market Characteristics

The data reveals a premium coastal market with properties commanding strong per-square-foot values. Recent sales show efficient market clearing for appropriately priced homes, while current listings at higher price points are experiencing longer marketing periods. The consistent year-over-year appreciation and low inventory levels indicate continued strength in this desirable Long Beach neighborhood.

Note: This analysis is based on RPR data as of October 2025 and reflects market conditions for single-family residences in the Bluff Park area. And due to copyright rules from CRMLS, photos of properties cannot be shown. If requested, specific listings can be sent individually.

Market Trends

Single Family Residence

August 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

Sold to List Price %

Median Days in RPR

Median Sold Price

3

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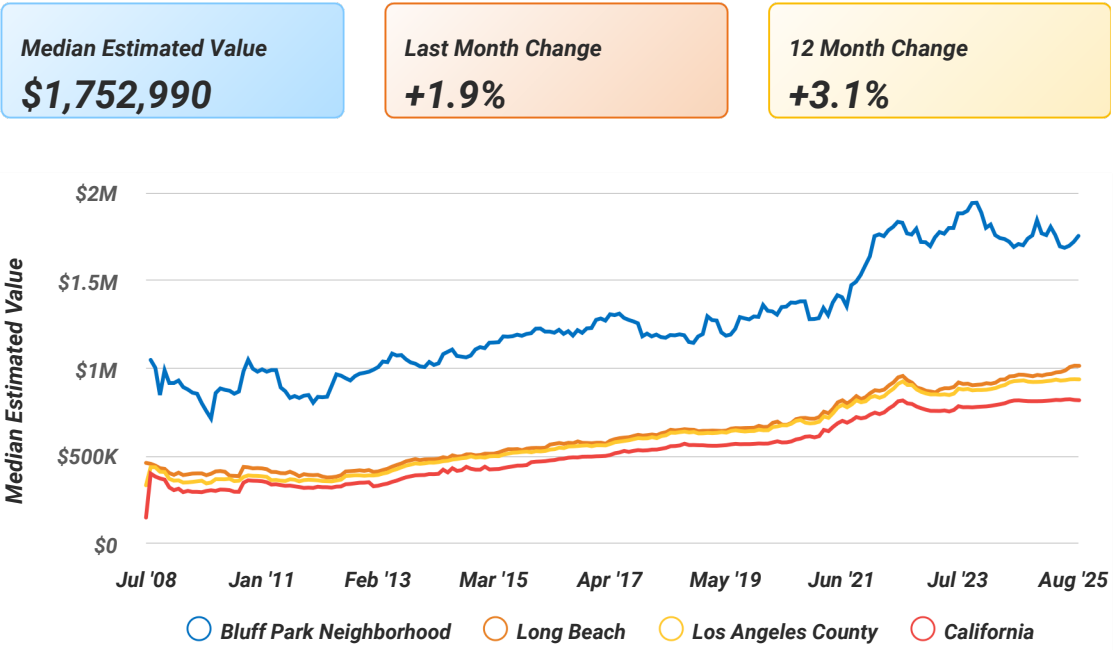
September 2025 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Market Activity

Summary

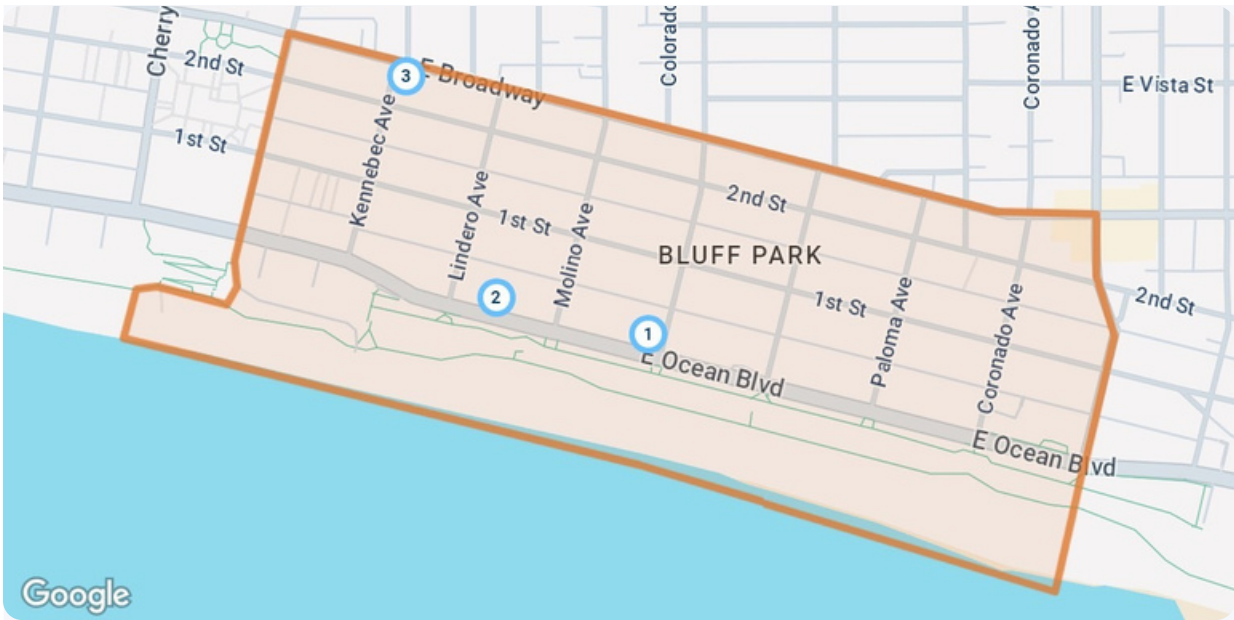
For Sale Activity in the Last 6 Months



	New	Closed
Number of Properties	3	4
Lowest Listing Price / Est.Value	\$1,149,000	\$1,350,000
Median Listing Price / Est.Value	\$2,568,500	\$2,044,444
Highest Listing Price / Est.Value	\$3,988,000	\$2,900,000
Average Price / sqft	\$953	\$826
Median Price / sqft	\$953	\$894
Average Days in RPR	74	26
Median Days in RPR	86	23
Total Volume	\$5,137,000	\$8,338,888
Source	Listings	Public Records & Listings

Active Listings

Source: Listings



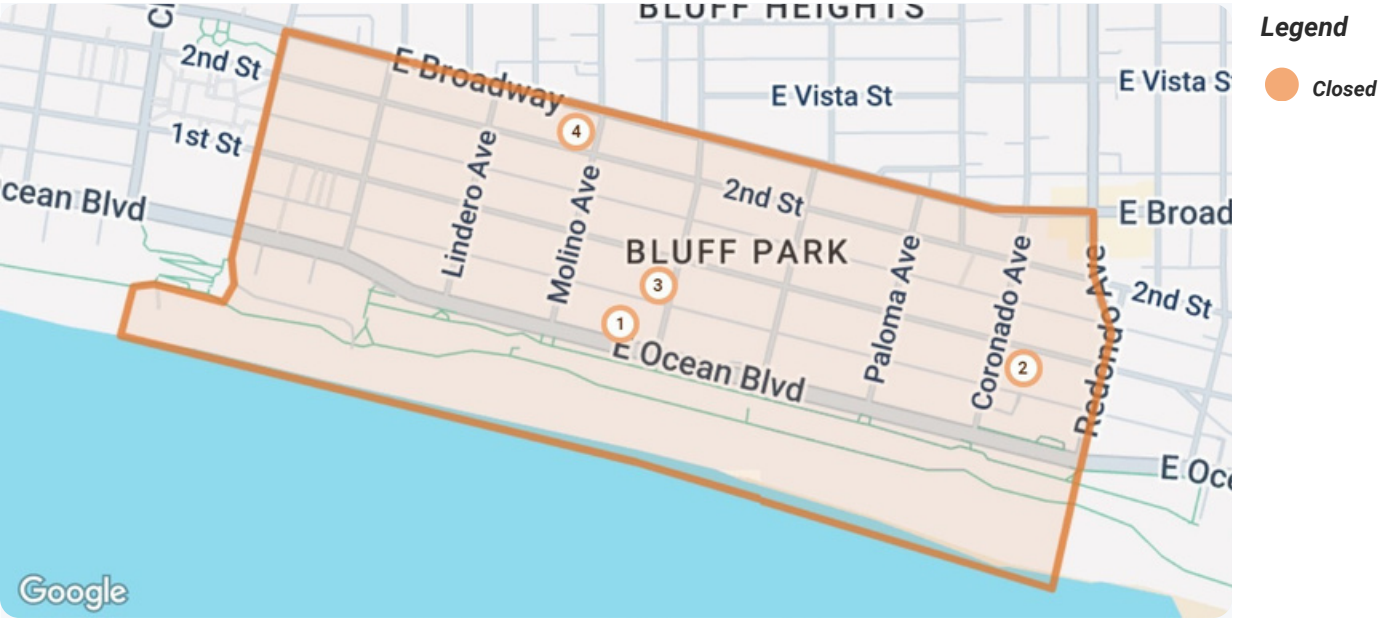
Legend

● Active For Sale

New: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	2767 E Ocean Blvd Long Beach, CA 90803 MLS ID: DW25058600 ● Active / For Sale Listing Courtesy of CENTURY 21 ALLSTARS	Single Family	5/6	10,825	0.28 acres	2008	7/8/2025 86 days	\$4,999,999 – \$5,500,000 \$462/sq ft
2	2525 E Ocean Blvd Long Beach, CA 90803 MLS ID: PW25167369 ● Active / For Sale Listing Courtesy of FIRST GALAXY INC	Single Family	4/4	4,100	0.25 acres	1953	8/22/2025 41 days	\$3,988,000 \$973/sq ft
3	222 Kennebec Ave Long Beach, CA 90803 MLS ID: PW25129062 ● Active / For Sale Listing Courtesy of KELLER WILLIAMS COASTAL PROP.	Single Family	2/2	1,231	2,694 sqft	1915	6/29/2025 95 days	\$1,149,000 \$933/sq ft

Closed

Source:PublicRecords and Listings



Closed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	2747 E Ocean Blvd Long Beach, CA 90803 MLS ID: PW25115739 Closed / For Sale	Single Family	6/7	5,208	0.25 acres 1919	7/25/2025 35 days	\$2,900,000 \$557/sq ft	↓ 6.45%
Courtesy of EXP REALTY OF GREATER LOS ANGELES								
2	3320 E 1st St Long Beach, CA 90803 MLS ID: PW25062717 Closed / For Sale	Single Family	6/4	3,158	9,635 sqft 1927	5/1/2025 11 days	\$2,650,000 \$839/sq ft	–
Courtesy of COLDWELL BANKER REALTY								
3	21 Temple Ave Long Beach, CA 90803 MLS ID: DW25058604 Closed / For Sale	Single Family	2/2	1,517	4,983 sqft 1910	6/26/2025 52 days	\$1,438,888 \$949/sq ft	↓ 10.06%
Courtesy of CENTURY 21 ALLSTARS								
4	2625 E 2nd St Long Beach, CA 90803 MLS ID: PW25064856 Closed / For Sale	Single Family	3/2	1,408	5,318 sqft 1911	4/21/2025 5 days	\$1,350,000 \$959/sq ft	↑ 3.93%
Courtesy of KELLER WILLIAMS COASTAL PROP.								

Bluff Park Condominium Market Summary

The Bluff Park condominium market in Long Beach, California, presents a dynamic landscape as of August 2025. Currently characterized as a seller's market, the area shows strong pricing momentum with a median sold price of \$837,500 in August 2025, representing a significant 12.83% month-over-month increase

Key Market Metrics

Pricing Trends

- Median Sold Price: \$837,500 (August 2025)
- Median Estimated Property Value: \$704,840 (September 2025)
- Sold to List Price Ratio: 99.6%, indicating properties are selling very close to asking price
- Median Days on Market: 15 days, showing rapid sales activity

Market Activity

The market demonstrates healthy activity levels with 2.9 months of inventory, suggesting a balanced but competitive environment for buyers. Recent sales activity shows:

- 15 closed sales in the last six months
- 3 active listings currently available
- 1 pending sale in process
- Price range from \$435,000 to \$1,240,000 for recent transactions

Property Characteristics

The Bluff Park condo market features predominantly 2-bedroom, 2-bathroom units with living areas typically ranging from 1,000 to 1,500 square feet. Most properties were built between the 1960s and 1970s, with some newer construction available. Popular buildings include developments along Ocean Boulevard and East 2nd Street.

Recent Trends

- 12-month change: Median estimated values down 4.73%, showing some market correction
- Average price per square foot: Ranges from \$500 to \$914, with a median around \$640-\$660
- Quick sales: Properties are moving fast, with many selling within 20-30 days
-

Investment Outlook

The market shows resilience with strong buyer demand, evidenced by the quick sale times and near-asking-price transactions. The oceanfront location and established neighborhood character continue to attract both owner-occupants and investors to the Bluff Park area.

This summary is based on data through August 2025 and reflects market conditions specific to condominium properties in the Bluff Park neighborhood of Long Beach, California.

Market Trends for Bluff Park

Condo

August 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.9	99.6%	15	\$837,500
10.22% MoM	2.14% MoM	44.44% MoM	12.83% MoM

September 2025 Median Estimated Property Value

Condo/Townhouse/Apt.

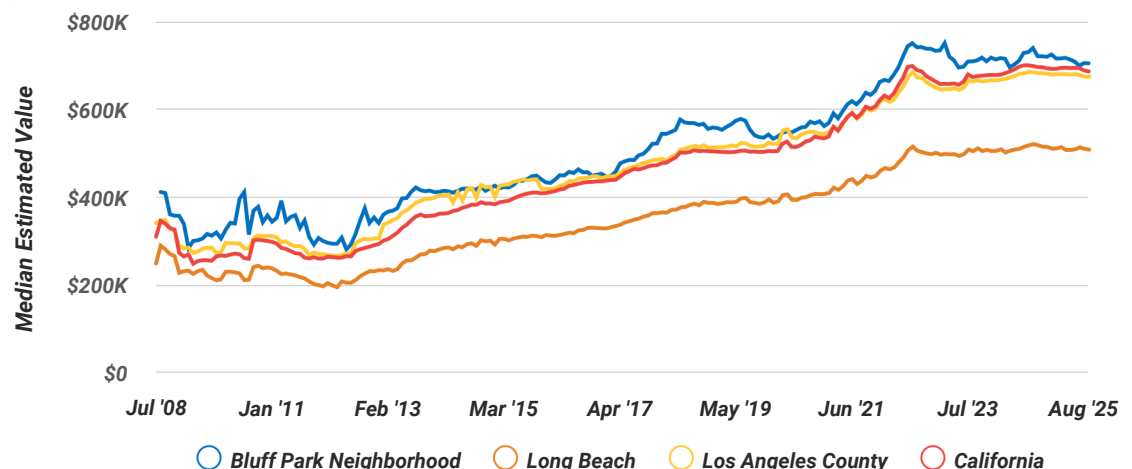
This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and
MLS
sources where licensed
Update Frequency: Monthly

Median Estimated Value
\$704,840

Last Month Change
-0.1%

12 Month Change
-4.7%



August 2025 Sold Listings

Condominium

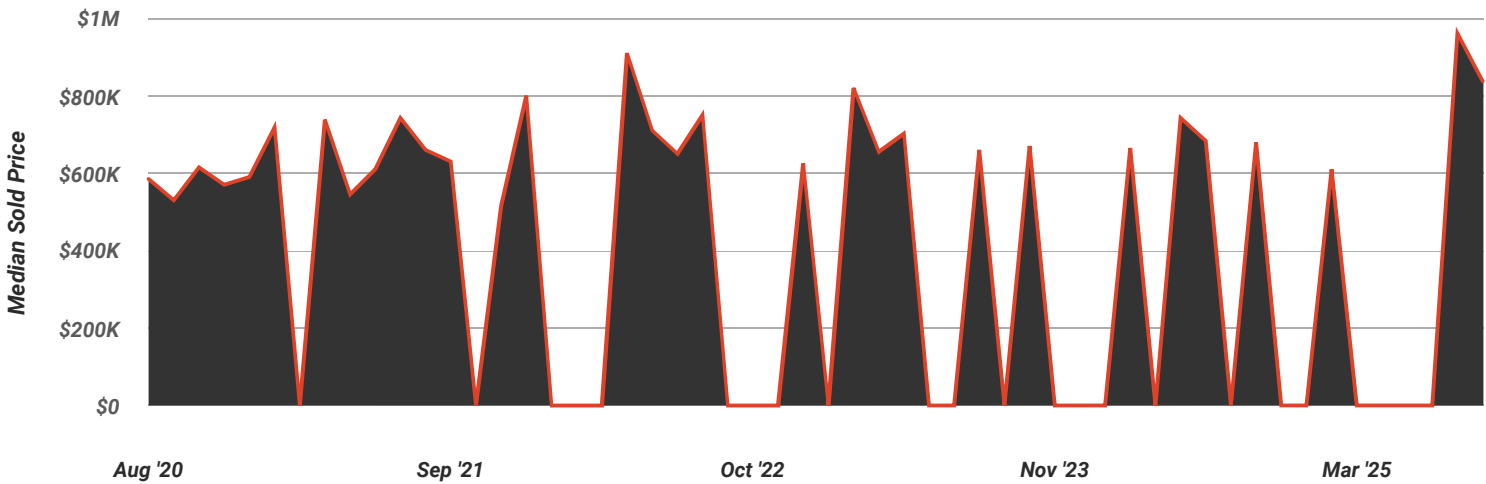
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$837,500

↓ 12.8%Month over Month



Total Sales and Active Listings

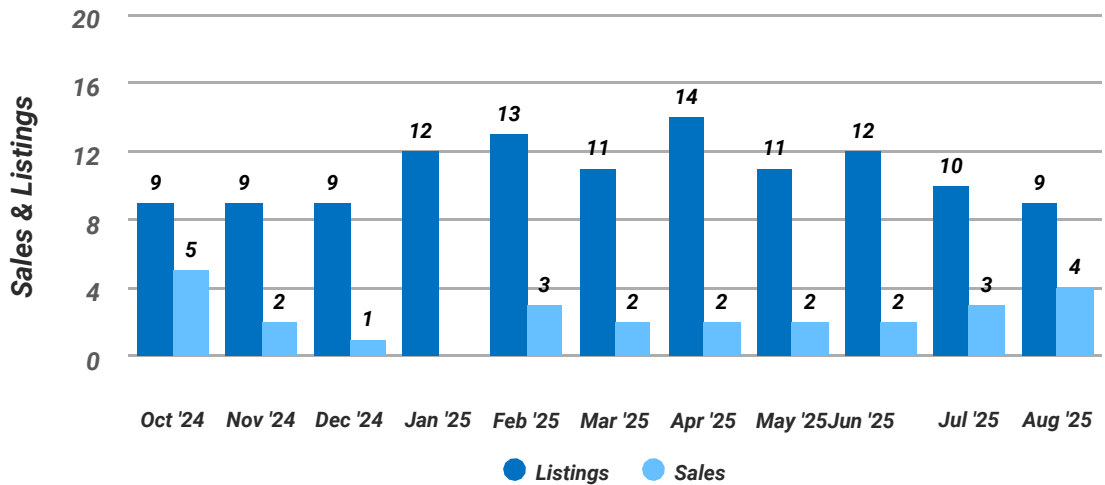
Condominium

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where

licensed

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2025	\$704,840	\$705,450 -0.09%	\$708,840 -0.56%	\$739,870 -4.73%	\$711,570 -0.95%	\$741,980 -5.01%
Median Sold Price Last Updated: 8/31/2025	\$837,500	\$960,760 -12.83%	-	\$683,250 +22.58%	\$660,000 +26.89%	\$750,000 +11.67%
Median List Price Last Updated: 8/31/2025	\$859,000	\$749,500 +14.61%	\$775,000 +10.84%	\$849,000 +1.18%	\$684,500 +25.49%	-

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed.

Summary

For Sale Activity in the Last 6 Months



	New	Pending	Closed	Expired
Number of Properties	3	1	15	3
Lowest Listing Price / Est.Value	\$650,000	\$799,000	\$435,000	\$859,000
Median Listing Price / Est.Value	\$1,049,900	\$799,000	\$830,000	\$959,900
Highest Listing Price / Est.Value	\$1,065,000	\$799,000	\$1,240,000	\$2,399,000
Average Price / sqft	\$660	\$627	\$664	\$637
Median Price / sqft	\$695	\$627	\$642	\$636
Average Days in RPR	98	75	38	153
Median Days in RPR	90	75	21	151
Total Volume	\$2,764,900	\$799,000	\$12,469,000	\$4,217,900
Source	Listings	Listings	Public Records & Listings	Listings

Pending

Source: Listings



Legend

● Pending

Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	2662 E 2nd St, Unit F3 Long Beach, CA 90803 MLS ID: PW25147015 ● Pending / For Sale	Condo/Townhouse/Apt.	2/2	1,275	0.53 acres 1966	7/1/2025	\$799,000 \$627/sq ft	9/14/2025 75 days

Listing Courtesy of ACCESS COASTAL REALTY

Closed

Source: Public Records and Listings



Legend

● Closed

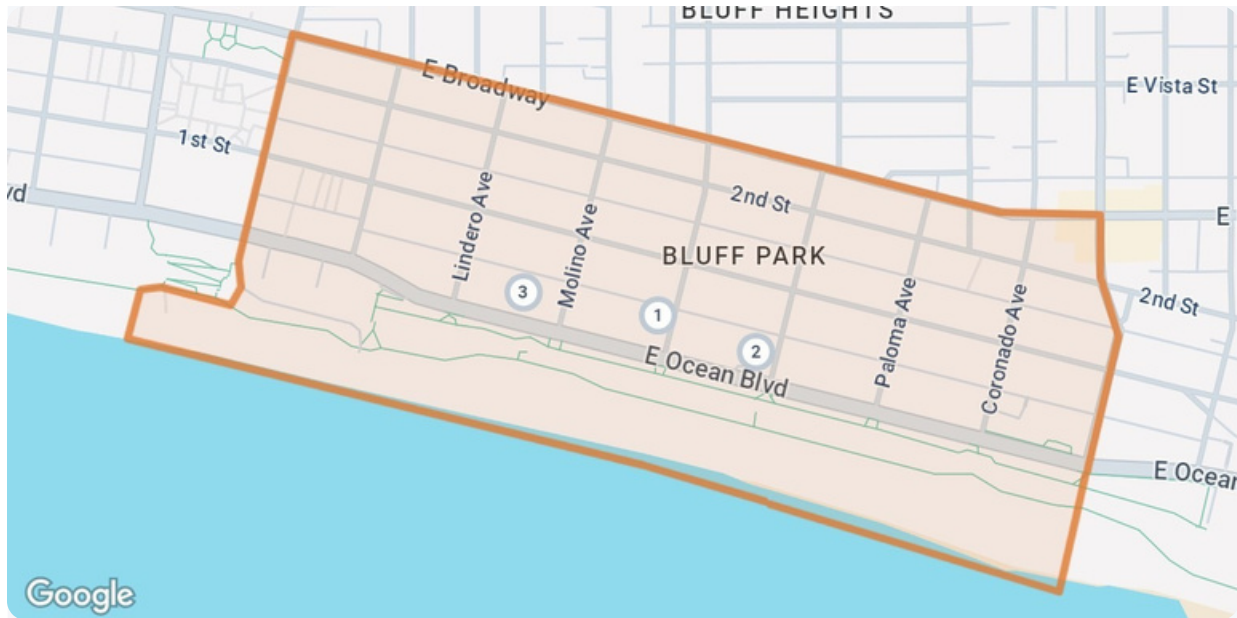
Closed: 15 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	2601 E Ocean Blvd, Unit 602 Long Beach, CA 90803 MLS ID: NP25077686 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,356	0.76 acres 1973	5/29/2025 20 days	\$1,240,000 \$914/sq ft	↓ 0.8%
Courtesy of CYPRESS COVE REAL ESTATE								
2	2999 E Ocean Blvd, Unit 1830 Long Beach, CA 90803 MLS ID: OC25085996 Closed / For Sale and For Lease	Condo/Townhouse/Apt.	3/2	1,510	0.71 acres 1967	7/11/2025 27 days	\$1,180,000 \$781/sq ft	↓ 2.88%
Courtesy of DOUGLAS ELLIMAN OF CALIFORNIA								
3	2999 E Ocean Blvd, Unit 1730 Long Beach, CA 90803 MLS ID: PW25025546 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	4/9/2025 45 days	\$1,030,000 \$682/sq ft	↓ 6.28%
Courtesy of EXP REALTY OF CALIFORNIA INC								
4	2999 E Ocean Blvd, Unit 1440 Long Beach, CA 90803 Closed / Public Record	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	6/25/2025 – days	\$980,000 \$724/sq ft	–
5	2999 E Ocean Blvd, Unit 710 Long Beach, CA 90803 MLS ID: PW25176240 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	9/30/2025 7 days	\$970,000 \$642/sq ft	–
Courtesy of KELLER WILLIAMS PACIFIC ESTATE								
6	2601 E Ocean Blvd, Unit 702 Long Beach, CA 90803 Closed / Public Record	Condo/Townhouse/Apt.	3/2	1,356	0.76 acres 1973	6/30/2025 – days	\$945,000 \$726/sq ft	–
7	2999 E Ocean Blvd, Unit 1430 Long Beach, CA 90803 MLS ID: PW25143216 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	8/8/2025 4 days	\$930,000 \$616/sq ft	↓ 3.02%
Courtesy of PACIFIC SOTHEBY'S INT'L REALTY								
8	2601 E Ocean Blvd, Unit 407 Long Beach, CA 90803 MLS ID: PW25003139 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,008	0.76 acres 1973	4/11/2025 77 days	\$830,000 \$823/sq ft	↑ 3.76%
Courtesy of COLDWELL BANKER REALTY								
9	2131 E 1st St, Unit 201 Long Beach, CA 90803 MLS ID: OC25092301 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,456	0.47 acres 1975	7/24/2025 59 days	\$750,000 \$515/sq ft	↓ 3.23%
Courtesy of HOMESMART, EVERGREEN REALTY								
10	188 Temple Ave, Unit 201 Long Beach, CA 90803 MLS ID: PW25123682 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,176	– 1971	8/11/2025 21 days	\$745,000 \$634/sq ft	↓ 0.67%
Courtesy of THINK BOUTIQ REAL ESTATE								

Closed: 15 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
11	2601 E Ocean Blvd, Unit 303 Long Beach, CA 90803 MLS ID: PW25074944 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,020	0.76 acres 1973	6/18/2025 21 days	\$700,000 \$686/sq ft	↓ 3.45%
Courtesy of PACIFIC SOTHEBY'S INT'L REALTY								
12	2500 E 2nd St, Unit 302 Long Beach, CA 90803 MLS ID: DW24243097 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,086	0.34 acres 1968	6/4/2025 159 days	\$645,000 \$594/sq ft	↓ 2.99%
Courtesy of BK PLATINUM PROPERTIES								
13	3101 E 2nd St, Apt 2A Long Beach, CA 90803 MLS ID: PW25176433 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,149	0.59 acres 1963	9/29/2025 23 days	\$574,000 \$500/sq ft	↓ 0.15%
Courtesy of KELLER WILLIAMS COASTAL PROP.								
14	2121 E 1st St, Unit 108 Long Beach, CA 90803 MLS ID: PW25132216 Closed / For Sale	Condo/Townhouse/Apt.	1/1	844	0.51 acres 1972	8/1/2025 12 days	\$515,000 \$610/sq ft	↑ 3%
Courtesy of COMPASS								
15	2204 E 1st St, Apt 4 Long Beach, CA 90803 MLS ID: OC25069469 Closed / For Sale	Condo/Townhouse/Apt.	1/1	714	8,276 sqft 1962	5/21/2025 19 days	\$435,000 \$609/sq ft	↓ 3.12%
Courtesy of ANVIL REAL ESTATE								

Expired

Source: Listings



Legend

● Hold, Withdrawn, Expired, or Canceled

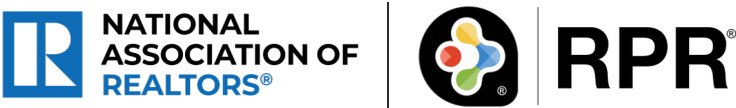
Expired: 3 properties			Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Expired Date / Days in RPR
1	9 Temple Ave Long Beach, CA 90803 MLS ID: OC25088305		Condo/Townhouse/Apt.	5/5	3,900	8,027 sqft 2008	4/23/2025	\$2,399,000 \$615/sq ft	10/1/2025 161 days
	Expired / For Sale and For Lease								
	Listing Courtesy of PINNACLE REAL ESTATE GROUP								
2	2999 E Ocean Blvd, Unit 1430 Long Beach, CA 90803 MLS ID: PW25019324		Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	1/30/2025	\$959,900 \$636/sq ft	6/25/2025 146 days
	Expired / For Sale								
	Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY								
3	2601 E Ocean Blvd, Unit 205 Long Beach, CA 90803 MLS ID: PW25070182		Condo/Townhouse/Apt.	3/2	1,301	0.76 acres 1973	4/17/2025	\$859,000 \$660/sq ft	9/15/2025 151 days
	Expired / For Sale								
	Listing Courtesy of COLDWELL BANKER REALTY								

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Thank You

As a longtime Bluff Park resident, I'm ready to help you with your home interests. Please visit my website at abodes.realestate, subscribe to my blog at longbeachrealestate.blogspot.com, or contact me for conversation or updates !
Julia