

Bluff Park in Long Beach, CA



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Bluff Park Condo Report for October 2025

Here's the scoop on Bluff Park's October 2025 condo market — short version: it's heating up but still a bit quirky.

Prices:

The median sold price for condos hit \$750,000, which is a 30.7% jump from the previous month. That's the biggest spike Bluff Park has seen in a while. The median estimated property value, though, dipped slightly to \$697,290 (down 1.1% month-over-month and 3.3% year-over-year), so actual sale prices are outpacing estimated values.

Listings & Sales:

There were just 2.69 months of inventory, meaning homes are moving — leaning toward a seller's market in terms of inventory, but longer days on market may favor buyers.

Sales-to-list-price ratio was 97.5%, so most places sold just under asking.

Days on market shot up, though — 75 days median, way higher than last month — which might mean buyers are taking more time to pull the trigger.

Active vs. Sold:

Only a handful of new listings popped up — around six — with prices ranging from roughly \$500K to a little over \$1M. Most of the closed sales sat between \$435K and \$1.24M, depending on size and proximity to Ocean Blvd.

Units at 2999 E Ocean Blvd closed between \$930K–\$1.04M, showing steady demand in those ocean-view spots.

Trends:

Over the past year, median prices have been up and down — still down about 3% from last year's values — but that recent monthly jump suggests momentum heading back up.

So basically — sales are solid, listings are tight, and while some listings linger, when things move, most properties are moving at strong prices.

Market Trends for Bluff Park

Condo/Townhouse

October 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.69

50.28% MoM

Sold to List Price %

97.5%

2.09% MoM

Median Days in RPR

75

257.14% MoM

Median Sold Price

\$750,000

30.66% MoM

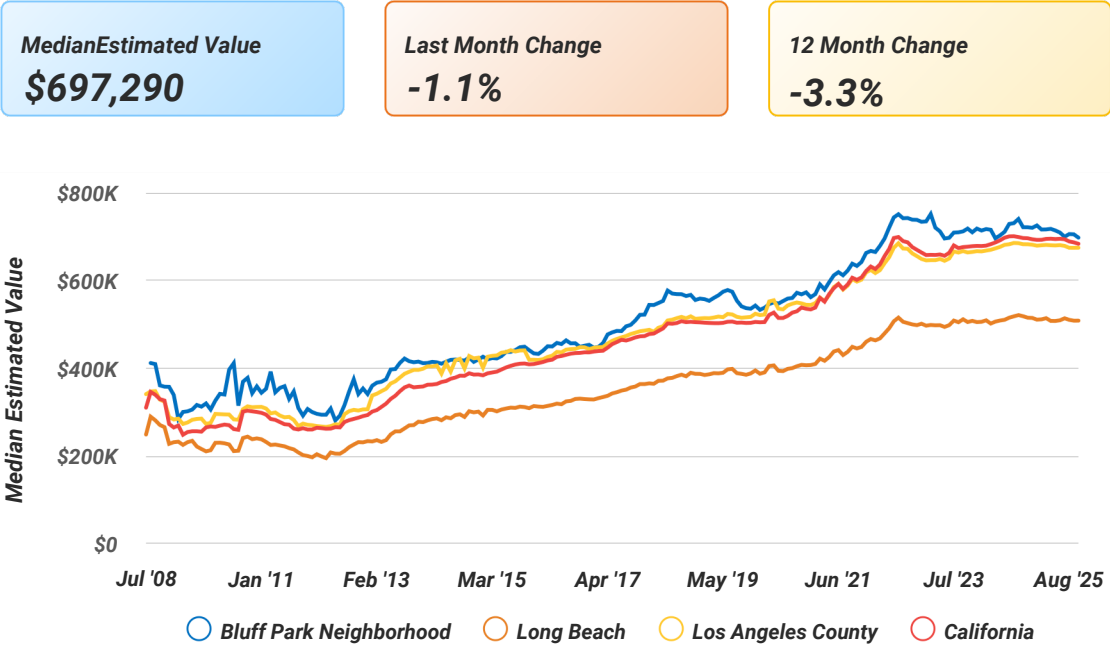
October 2025 Median Estimated Property Value

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



Bluff Park in Long Beach, CA

October 2025 Sold Listings

Condo/Townhouse

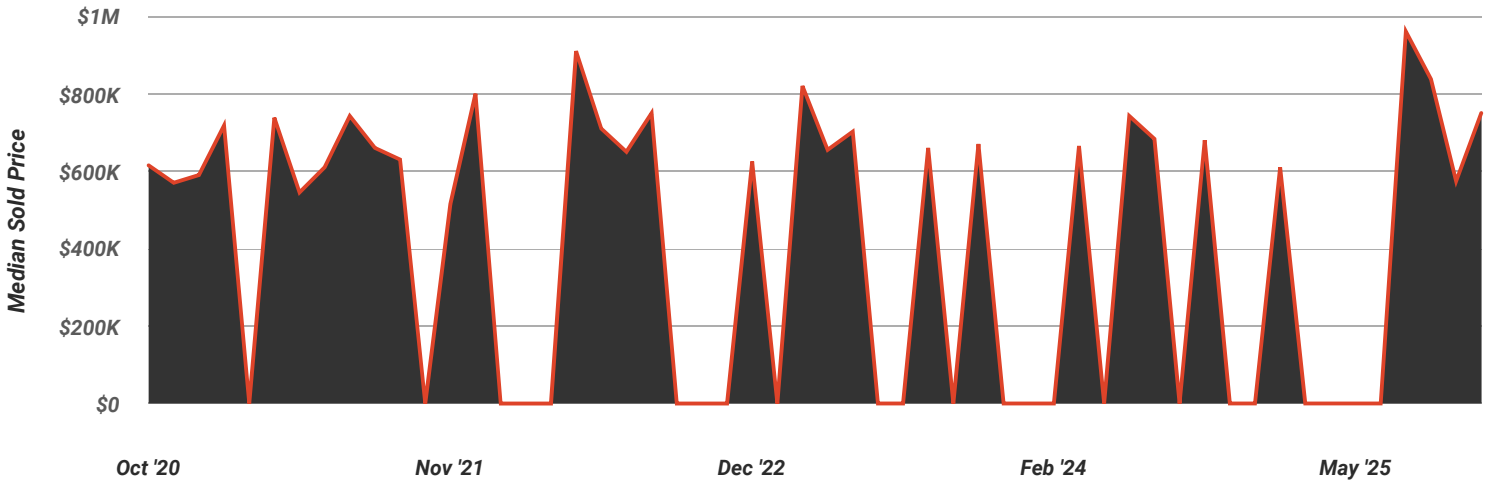
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$750,000

↑ 30.7%Month over Month



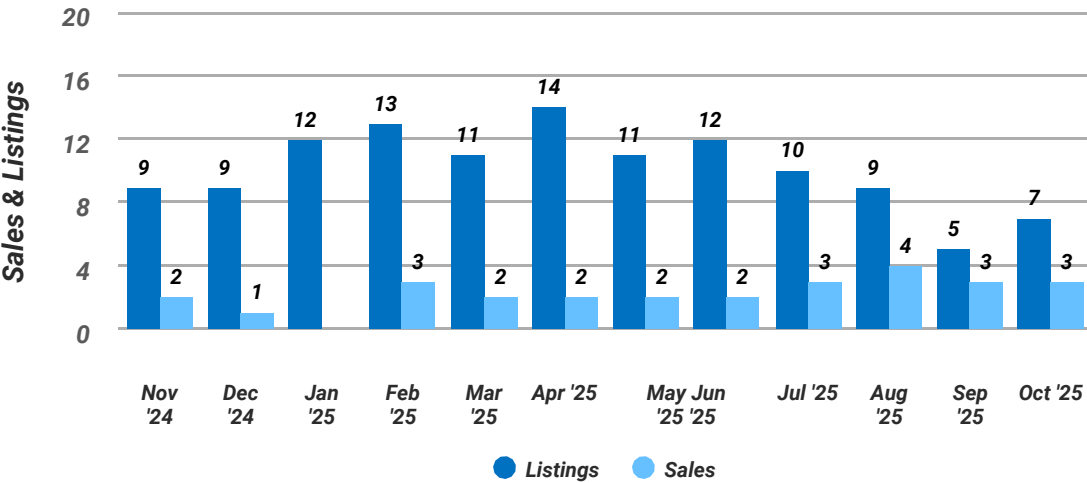
Total Sales and Active Listings

Condo/Townhouse

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

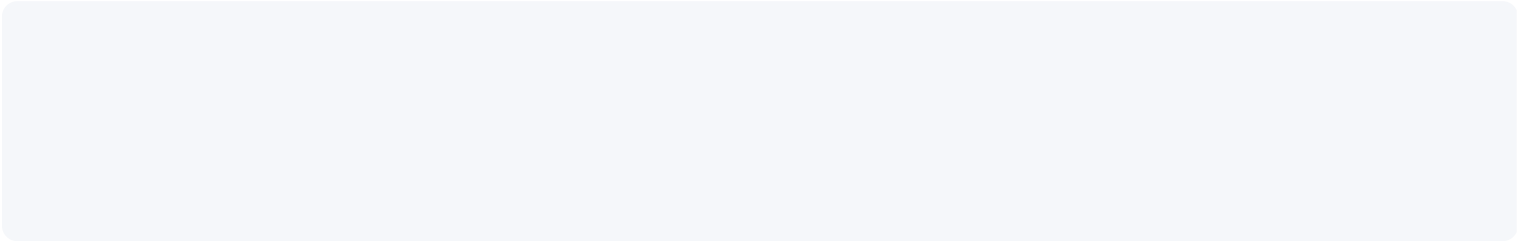
Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2025	\$697,290	\$704,840 -1.07%	\$699,330 -0.29%	\$721,170 -3.31%	\$717,960 -2.88%	\$738,250 -5.55%
Median Sold Price Last Updated: 10/31/2025	\$750,000	\$574,000 +30.66%	\$960,760 -21.94%	\$679,900 +10.31%	\$670,000 +11.94%	-
Median List Price Last Updated: 10/31/2025	\$859,000	\$1,049,900 -18.18%	\$749,000 +14.69%	\$739,000 +16.24%	\$699,999 +22.71%	\$709,000 +21.16%

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. The Metrics displayed here reflect All Residential Condo, Townhouse and Apartment properties data.

Market Activity



Bluff Park in Long Beach, CA

Summary

For Sale Activity in the Last 6 Months



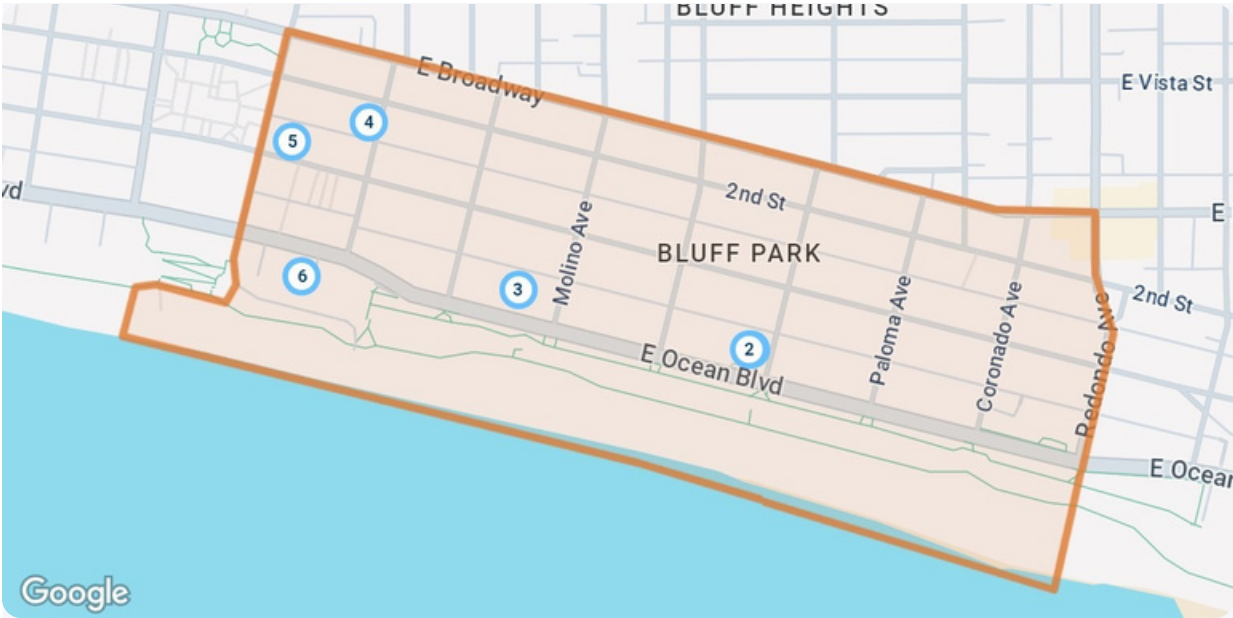
	New	Closed	Expired
Number of Properties	6	20	4
Lowest Listing Price / Est.Value	\$2,600	\$435,000	\$859,000
Median Listing Price / Est.Value	\$747,000	\$840,000	\$979,450
Highest Listing Price / Est.Value	\$1,060,000	\$1,240,000	\$2,399,000
Average Price / sqft	\$525	\$641	\$643
Median Price / sqft	\$626	\$631	\$648
Average Days in RPR	16	41	140
Median Days in RPR	15	21	149
Total Volume	\$4,055,500	\$16,491,760	\$5,216,900
Source	Listings	Public Records & Listings	Listings

Bluff Park in Long Beach, CA

Market Activity Breakdown

New in last 30 Days

Source: Listings



Legend

● Active For Sale

New: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1		2999 E Ocean Blvd, Unit 120 Long Beach, CA 90803 MLS ID: SB25250043 ● Active / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres	1967	10/29/2025 8 days \$1,060,000 \$702/sq ft
Listing Courtesy of AMY TARDUGNO								
2		2999 E Ocean Blvd, Unit 1730 Long Beach, CA 90803 MLS ID: PW25245841 ● Active / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres	1967	10/23/2025 14 days \$999,000 \$662/sq ft
Listing Courtesy of EXP REALTY OF CALIFORNIA INC								
3		2601 E Ocean Blvd, Unit 205 Long Beach, CA 90803 MLS ID: PW25237940 ● Active / For Sale	Condo/Townhouse/Apt.	3/2	1,304	0.76 acres	1973	10/11/2025 26 days \$859,000 \$659/sq ft
Listing Courtesy of COLDWELL BANKER REALTY								
4		191 Kennebec Ave, Unit 301 Long Beach, CA 90803 MLS ID: PW25233993 ● Active / For Sale	Condo/Townhouse/Apt.	2/2	1,184	6,723 sqft	1968	10/7/2025 30 days \$635,000 \$536/sq ft
Listing Courtesy of COLDWELL BANKER REALTY								
5		2121 E 1st St, Unit 308 Long Beach, CA 90803 MLS ID: PW25249961 ● Active / For Sale	Condo/Townhouse/Apt.	1/1	844	0.51 acres	1972	11/5/2025 1 day \$499,900 \$592/sq ft
Listing Courtesy of BHHS CA PROPERTIES								

Bluff Park Condo Report

Bluff Park in Long Beach, CA

New: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	
6		2230 E Ocean Blvd Long Beach, CA 90803 MLS ID: RS25244546	Condo/Townhouse/Apt.	1/1	15,246	0.35 acres	1922	10/21/2025 16 days	\$2,600 -/sq ft
	● Active / For Sale								
Listing Courtesy of SOODREAL ESTATE SERVICES, INC.									

Expired

Source: Listings



Legend

● Hold, Withdrawn, Expired, or Canceled

Expired: 4 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 210 Long Beach, CA 90803 MLS ID: PW25058423	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	3/21/2025	\$999,000 \$662/sq ft	7/9/2025 101 days
		■ Expired / For Sale							
Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY									
3		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									
4		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									

Bluff Park Condo Report

Bluff Park in Long Beach, CA

Closed

Source:PublicRecords and Listings



Legend

● Closed

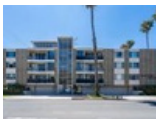
Closed: 20 properties in last 6 months		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
1		2601 E Ocean Blvd, Unit 602 Long Beach, CA 90803 MLS ID: NP25077686 Closed / For Sale	Condo/Townhouse/ e/	2/2	1,356	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/ e/	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 110 Long Beach, CA 90803 Closed / Public Record	Condo/Townhouse/ e/	2/2	1,510	0.71 acres 1967	10/16/2025 – days	\$1,043,000 \$690/sq ft	–
4		2999 E Ocean Blvd, Unit 1320 Long Beach, CA 90803 MLS ID: PW25188057 Closed / For Sale	Condo/Townhouse/ e/	2/2	1,510	0.71 acres 1967	10/22/2025 49 days	\$1,035,000 \$685/sq ft	↓ 1.42%
Courtesy of COMPASS									
5		2999 E Ocean Blvd, Unit 1440 Long Beach, CA 90803 Closed / Public Record	Condo/Townhouse/ e/	2/2	1,510	0.71 acres 1967	6/25/2025 – days	\$980,000 \$718/sq ft	–
6		2999 E Ocean Blvd, Unit 710 Long Beach, CA 90803 MLS ID: PW25176240 Closed / For Sale	Condo/Townhouse/ e/	2/2	1,510	– 1967	9/30/2025 7 days	\$970,000 \$642/sq ft	–
Courtesy of KELLER WILLIAMS PACIFIC ESTATE									

Bluff Park in Long Beach, CA

Closed: 20 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 %
7	 2662 E 2nd St Long Beach, CA 90803 MLS ID: PV25131380 Closed / For Sale Courtesy of ESTATE PROPERTIES	Condo/Townhouse/	3/2	1,744	0.53 acres 1966	7/23/2025 12 days	\$960,760 \$551/sq ft	↓ 1.46%
8	 2999 E Ocean Blvd, Unit 210 Long Beach, CA 90803 MLS ID: PW25153455 Closed / For Sale Courtesy of PACIFIC SOTHEBY'S INT'L REALTY	Condo/Townhouse/	2/2	1,510	0.71 acres 1967	8/27/2025 18 days	\$950,000 \$629/sq ft	↓ 1.03%
9	 2601 E Ocean Blvd, Unit 702 Long Beach, CA 90803 Closed / Public Record	Condo/Townhouse/	3/2	1,356	0.76 acres 1973	6/30/2025 – days	\$945,000 \$722/sq ft	–
10	 2999 E Ocean Blvd, Unit 1430 Long Beach, CA 90803 MLS ID: PW25143216 Closed / For Sale Courtesy of PACIFIC SOTHEBY'S INT'L REALTY	Condo/Townhouse/	2/2	1,510	0.71 acres 1967	8/8/2025 4 days	\$930,000 \$616/sq ft	↓ 3.02%
11	 2131 E 1st St, Unit 201 Long Beach, CA 90803 MLS ID: OC25092301 Closed / For Sale Courtesy of HOMESMART, EVERGREEN REALTY	Condo/Townhouse/	2/2	1,456	0.47 acres 1975	7/24/2025 59 days	\$750,000 \$515/sq ft	↓ 3.23%
12	 2662 E 2nd St, Unit F3 Long Beach, CA 90803 MLS ID: PW25147015 Closed / For Sale Courtesy of ACCESS COASTAL REALTY	Condo/Townhouse/	2/2	1,275	0.53 acres 1966	10/10/2025 75 days	\$750,000 \$588/sq ft	↓ 6.13%
13	 188 Temple Ave, Unit 201 Long Beach, CA 90803 MLS ID: PW25123682 Closed / For Sale Courtesy of THINK BOUTIQ REAL ESTATE	Condo/Townhouse/	2/2	1,176	6,715 sqft 1971	8/11/2025 21 days	\$745,000 \$634/sq ft	↓ 0.67%
14	 2601 E Ocean Blvd, Unit 303 Long Beach, CA 90803 MLS ID: PW25074944 Closed / For Sale Courtesy of PACIFIC SOTHEBY'S INT'L REALTY	Condo/Townhouse/	2/2	1,020	0.76 acres 1973	6/18/2025 21 days	\$700,000 \$686/sq ft	↓ 3.45%
15	 2302 E 2nd St, Unit 3D Long Beach, CA 90803 MLS ID: PW25089374 Closed / For Sale Courtesy of THE RECOLLECTIVE	Condo/Townhouse/	2/2	1,121	0.35 acres 1964	10/28/2025 156 days	\$650,000 \$580/sq ft	–
16	 2500 E 2nd St, Unit 302 Long Beach, CA 90803 MLS ID: DW24243097 Closed / For Sale Courtesy of BK PLATINUM PROPERTIES	Condo/Townhouse/	2/2	1,086	0.34 acres 1968	6/4/2025 159 days	\$645,000 \$594/sq ft	↓ 2.99%

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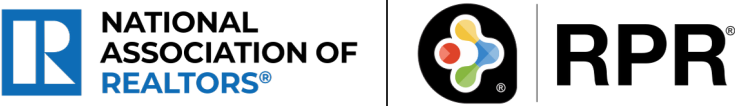
Closed: 20 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
17		3101 E 2nd St, Apt 2A Long Beach, CA 90803 MLS ID: PW25176433 Closed / For Sale	Condo/Townhouse/ e/	2/2	1,149	0.59 acres 1963	9/29/2025 23 days	\$574,000 \$500/sq ft	↓ 0.15%
Courtesy of KELLER WILLIAMS COASTAL PROP.									
18		2121 E 1st St, Unit 108 Long Beach, CA 90803 MLS ID: PW25132216 Closed / For Sale	Condo/Townhouse/ e/	1/1	844	0.51 acres 1972	8/1/2025 12 days	\$515,000 \$610/sq ft	↑ 3%
Courtesy of COMPASS									
19		2772 E 2nd St, Unit 2E Long Beach, CA 90803 MLS ID: PW25168258 Closed / For Sale	Condo/Townhouse/ e/	1/1	753	0.35 acres 1964	9/15/2025 21 days	\$494,000 \$656/sq ft	↓ 1.18%
Courtesy of Y REALTY									
20		2204 E 1st St, Apt 4 Long Beach, CA 90803 MLS ID: OC25069469 Closed / For Sale	Condo/Townhouse/ e/	1/1	714	8,276 sqft 1962	5/21/2025 19 days	\$435,000 \$609/sq ft	↓ 3.12%
Courtesy of ANVIL REAL ESTATE									

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Thank You

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Julia