

View over Bluff Park

January News
Bluff Park

January 2025



www.abodesrealestate.com

www.longbeachrealestate.blogspot.com

Recent events remind us to be prepared in case of emergency. Feel free to copy this form and use it.

Stored	Scanned	Cloud	Documents
			Birth Certificates
			Passports/Visas
			Home insurance documents
			Car insurance documents and registration
			Health insurance documents/Medical Cards/ Medical Records/glass prescriptions
			Employment records
			Tax returns
			Drivers licenses
			Social Security Card
			Back-up ID (student ID, military, DD214,VA, etc.)
			Credit Cards
			Medical history
			Power of attorney
			Wills
			Concealed carry license
			Important phone numbers
			Titles/Deeds/etc
			Marriage License
			At least one statement from all financial accounts with account #, phone number, address, etc.
			All military and VA records
			Thumb drive with video of house and all contents
			Video of everything in house, all rooms, all drawers open, all closet contents, basement, garage, attic, including art work
			Vet records for your pets, including rabies and other information; would be needed for boarding



- **Bluff Park - October 22, 2024 to January 22, 2025**
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- 5 condos have sold in the last 3 months in Bluff Park.
- 1 single family home sold in the last 3 months in Bluff Park
- 1 multifamily property sold in Bluff Park in last 3 months.

90803 Stats -

The December single family home market in 90803 shows an **average sales price of \$2,641,429** which is an increase of 35% from previous December, 2023. The inventory supply has decreased to 2.9 months (not unusual for end of year).

The condo market showed an **average selling price of \$980,020**, an increase of 32% from last year taking 27 days before getting into escrow, and selling slightly over original list price at 101%. The inventory is a little lower than last year, at 1.8 months.

Want to know more about sold or on-market properties?
please contact me via email, phone or text!

I'm a Bluff Park resident since the 70s!

I can put my 30 years REALTOR experience to work for you.

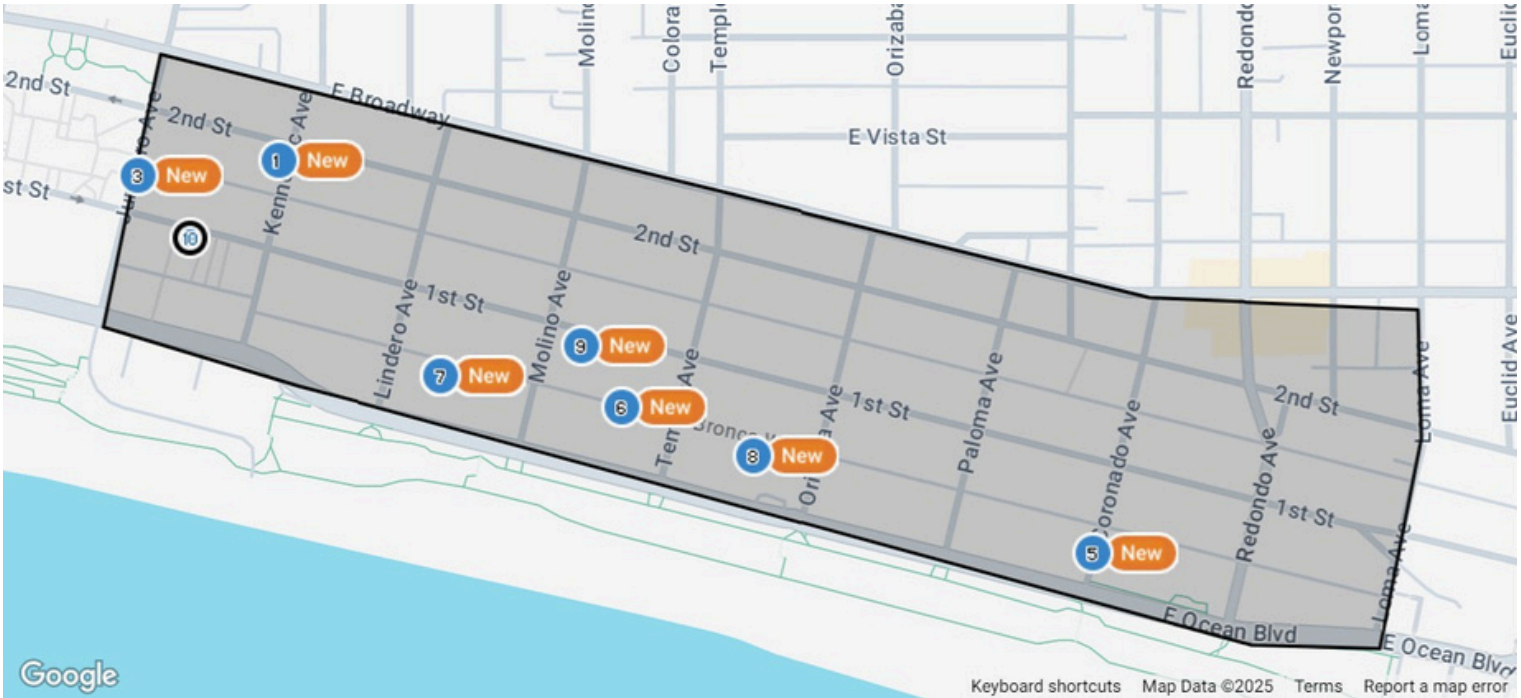
Market Activity Summary Stats



Search Criteria | **Location:** Bluff Park; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed; **Property Types:** Single Family, Condo/Townhouse/Apt., Multifamily/Multiplex; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	10	2	7
Low Price / Value	\$525,000	\$2,195,000	\$542,000
Median Price / Value	\$864,450	\$2,297,000	\$1,300,000
High Price / Value	\$3,675,000	\$2,399,000	\$2,625,000
Average Price / Sq. Ft.	\$735	\$510	\$726
Median Price / Sq. Ft.	\$717	\$510	\$689
Average Days in RPR	37	334	81
Median Days in RPR	19	334	67
Total Volume	\$12,868,900	\$4,594,000	\$9,154,000

Bluff Park



New Listings: 10		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1	● Active	• New, Active: 1/21/2025 MLS ID: PW25009760							
2302 E 2nd St, Unit 1A		Condo/Townhouse/Apt.3/2		1,493 sq ft	15,067	1964	1/21/2025	\$879,000	\$589
Listing Courtesy of COLDWELL BANKER REALTY									
2	● Active	• New, Active: 1/16/2025 MLS ID: PW25011717							
2601 E Ocean Blvd, Unit 208		Condo/Townhouse/Apt.1/1		672 sq ft	33,048	1973	1/16/2025	\$550,000	\$818
Listing Courtesy of KELLER WILLIAMS REALTY									

Market Activity Report

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New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
3	Active • New, Active: 1/15/2025 MLS ID: PW25009340							
	2121 E 1st St, Unit 303	Condo/Townhouse/Apt. 1/1	862 sq ft	22,276	1972	1/15/2025	\$525,000	\$609

Listing Courtesy of KELLER WILLIAMS PACIFIC ESTATE

4	Active Under Contract • AUC: 1/16/2025, Lease Option MLS ID: PW24252350							
	2601 E Ocean Blvd, Unit 308	Condo/Townhouse/Apt. 1/1	701 sq ft	33,040	1973	12/20/2024	\$650,000	\$927

Listing Courtesy of COLDWELL BANKER REALTY

5	Active • New, Active: 11/6/2024 MLS ID: PW24222397							
	16 Coronado Ave, #10	Condo/Townhouse/Apt. 3/4	2,376 sq ft	31,014	1986	11/6/2024	\$1,525,000	\$642

Listing Courtesy of VISTA SOTHEBY'S INT'L REALTY

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New Listings: 10 (cont.)

	Prop Typ e	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
6 ● Active	• New, Active: 11/8/2024 MLS ID: DW24220046							
9 Temple Ave	Condo/Townhouse/Apt.5/5		3,900 sq ft	8,028	2008	11/8/2024	\$2,495,000	\$640

Listing Courtesy of CENTURY 21 JERVIS & ASSOCIATES

7 ● Active	• New, Active: 1/7/2025 MLS ID: PW25003139							
2601 E Ocean Blvd, Unit 407	Condo/Townhouse/Apt.2/2		1,008 sq ft	33,048	1973	1/7/2025	\$849,900	\$843

Listing Courtesy of COLDWELL BANKER REALTY

8 ● Active	• New, Active: 1/9/2025 MLS ID: 25-478987							
2999 E Ocean Blvd, Unit 120	Condo/Townhouse/Apt.2/2		1,510 sq ft	31,023	1967	1/9/2025	\$1,100,000	\$728

Listing Courtesy of eXp Realty of Greater Los Angeles



Market Activity Report

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New Listings: 10 (cont.)		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
9	● Active	▪ New, Coming Soon: 12/31/2024 MLS ID: RS25003323							
2732 E 1st St		Single Family	5/5	4,339 sq ft	9,639	1905	12/31/2024	\$3,675,000	\$847

Listing Courtesy of REAL BROKERAGE TECHNOLOGIES

10	● Active Under Contract	▪ AUC as of 1/7/2025 MLS ID: PW24197968							
2138 E 1st St, Apt 9		Condo/Townhouse/Apt.2/2		880 sq ft	8,245	1988	9/27/2024	\$620,000	\$705

Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA PROPERTIES



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Pending: 2

	Prop Typ e	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
1	Pending Pending as of 1/18/2025 MLS ID: PW23188421							
	11 Temple Ave							
	Single Family	5/5	4,300 sq ft	4,011	10/17/2023	\$2,399,000	1/18/2025	\$558

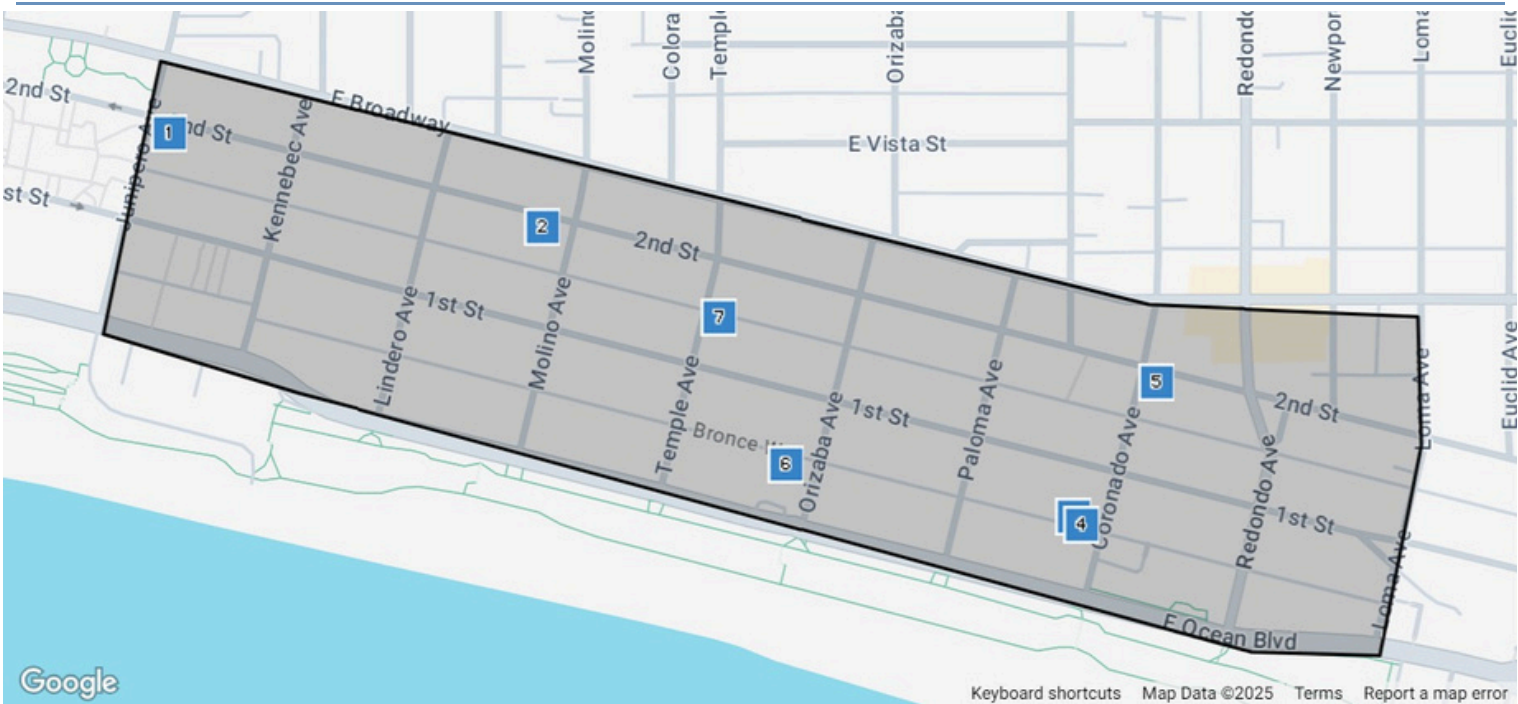
Listing Courtesy of CENTURY 21 MASTERS

2	Pending Pending as of 10/30/2024 MLS ID: OC24134337							
	10 Redondo Ave							
	Multifamily/Multiplex	7/6	4,752 sq ft	3,368	7/2/2024	\$2,195,000	10/30/2024	\$462

Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY

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Closed: 7		Prop Typ e	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
1	Closed	• Sold Date: 12/11/2024, Public Record MLS ID: –							
2100 E 2nd St, Unit 201		Condo/Townhouse/Apt.2/2		1,109 sq ft	15,011	1966	12/11/2024	\$577,000	\$574
2	Closed	• Sold Date: 11/19/2024, MLS Listing PW24163691: 8/19/2024 MLS ID: PW24163691							
2662 E 2nd St, Unit D1		Condo/Townhouse/Apt.1/1		867 sq ft	23,265	1966	11/19/2024	\$542,000	\$625

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Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
3	Closed • Sold Date: 10/29/2024, MLS Listing PW24180375: 9/10/2024 MLS ID: PW24180375							
	31 Coronado Ave, #1	Condo/Townhouse/Apt.3/3	1,872 sq ft	9,718	1922	10/29/2024	\$1,425,000	\$761

4	Closed • Sold Date: 12/4/2024, MLS Listing PW24130722: 7/17/2024 MLS ID: PW24130722							
	37 Coronado Ave, #5	Condo/Townhouse/Apt.2/4	2,446 sq ft	9,718	1922	12/4/2024	\$1,685,000	\$689

5  Closed • Sold Date: 12/5/2024, MLS Listing PW24198653: 9/29/2024 MLS ID: PW24198653

116 Coronado Ave

Multifamily/Multiplex2/31,152 sq ft4,193198512/5/2024\$1,300,000\$1,128

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Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
6	Closed • Sold Date: 11/26/2024, MLS Listing PW24116687: 6/8/2024 MLS ID: PW24116687							
	2999 E Ocean Blvd, Unit 1940	Condo/Townhouse/Apt.2/2	1,510 sq ft	31,023	1967	11/26/2024	\$1,000,000	\$662

7	 Closed	• Sold Date: 11/5/2024, MLS Listing PW24191855: 9/19/2024 MLS ID: PW24191855							
100 Temple Ave		Single Family	4/5	3,788 sq ft	7,509	1922	11/5/2024	\$2,625,000	\$693

Disclaimer: “Based on information from California Regional Multiple Listing Service, Inc. as of January 22, 2025 and /or other sources. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information”.





Stories of impact: Insurance Moratorium

Long Beach zip codes are not affected, but do you or someone you know, live in a property in the fire zip codes? Current CA law states:

“An insurer shall not cancel or refuse to renew a policy of residential property insurance for a property located in any ZIP Code within or adjacent to the fire perimeter, for one year after the declaration of a state of emergency as defined in Section 8558 of the Government Code, based solely on the fact that the insured structure is located in an area in which a wildfire has occurred. This prohibition applies to all policies of residential property insurance in effect at the time of the declared emergency.” (Emphasis added.)

Julia

Homeowner and HOA coverage: Insurance companies are looking closely at the condition of the roof, the electrical upgrades and plumbing renewal, whether it's a house, a condominium development or multifamily building. Some HOAs are seeing large premium costs, and some multifamily unit owners are seeing nonrenewal forms.

The California FAIR plan is one option, but first investigate standard policy options. Renewal notices must be sent out 60 days in advance, and non-renewal or cancellation notices require 75 days in advance. See the site for [Department of Insurance](#) to search multiple brokers.

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