

Bluff Park Market SFRs/Condos/MultiUnit 2025



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Bluff Park Real Estate in 2025: The Big Picture

2025 was a steady, competitive year for Bluff Park, but not the kind of frenzy we saw in earlier cycles. The neighborhood continued to attract committed buyers who value walkability, ocean proximity, and classic architecture — while sellers had to be a bit more strategic on pricing and timing.

Inventory stayed tight, averaging about 1.77 months of supply overall, which kept the market tilted toward sellers. That said, buyers were more selective. Properties that were priced well and showed nicely moved quickly, while others took longer and occasionally needed price adjustments.

Pricing felt more “normalized.” The combined estimated property values for SFRs and condos hovered in the mid-\$700,000s, down slightly from peak years but still very strong for the area. Condos provided a more attainable entry point, while single-family homes and income properties continued to command premium prices — especially those near the bluff or with larger footprints

Sales volume was consistent throughout the year rather than spiking all at once, which is a healthy sign. Bluff Park didn't slow down — it simply became more thoughtful.

How Many Properties Sold in 2025?

Based on the report, a total of 43 residential properties closed in Bluff Park during 2025, broken down as follows:

- 28 Condos

- 8 Single-Family Homes

- 7 Multi-Unit (Multifamily) Properties

Condos clearly made up the bulk of sales, reflecting strong demand from buyers looking for location and lifestyle. Single-family homes were fewer but sold at high price points up to over \$3,500,000. Multi-unit properties stood out as a strong investment segment, with values exceeding \$2 million on average and solid year-over-year appreciation

Bottom Line

Bluff Park in 2025 was competitive, resilient, and desirable — just more balanced. Buyers who were prepared had opportunities, sellers who priced realistically saw success, and investors remained active, especially in the multi-unit space.

Market Trends

Market Trends for Bluff Park in Long Beach, CA

Single Family + Condo/Townhouse/Apt.

January 2026

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
1.77	—	—	—
<div><div></div><div></div></div> 11.5% MoM			

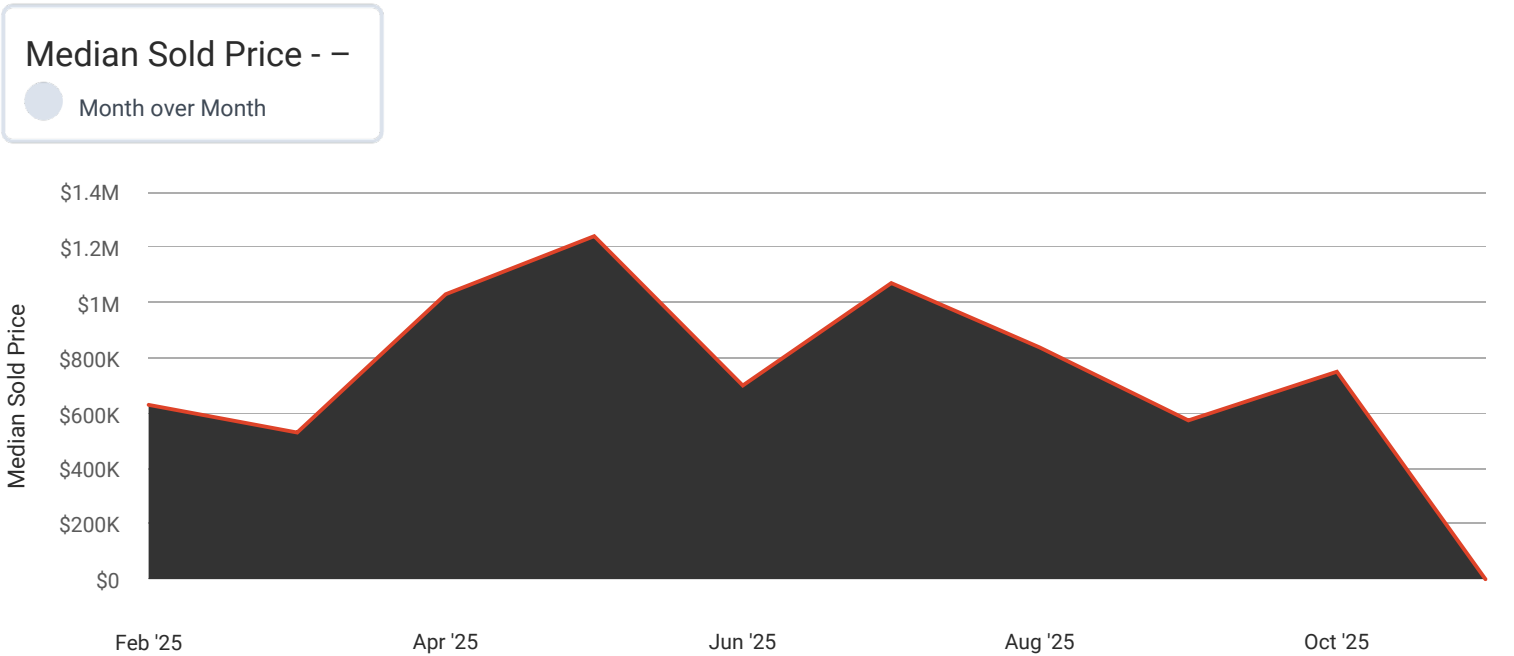
Sold Listings

Single Family + Condo/Townhouse/Apt.

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



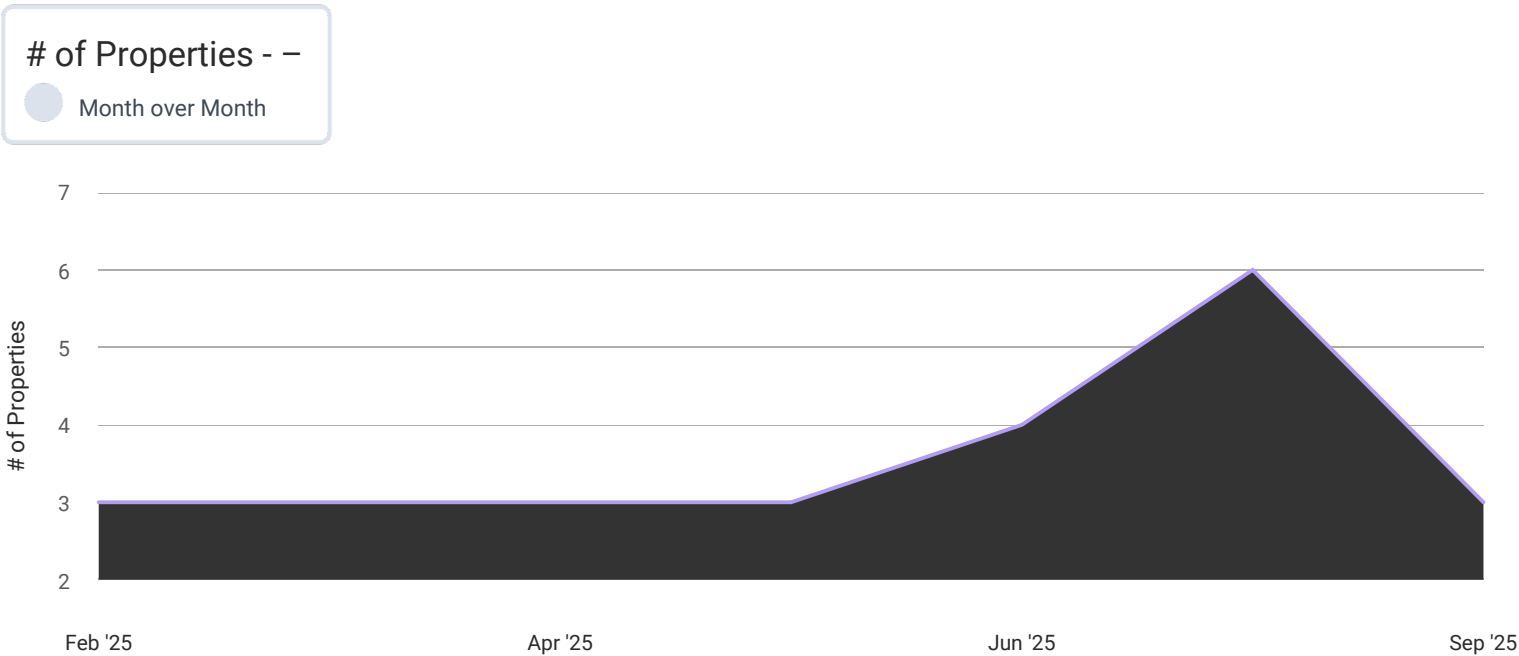
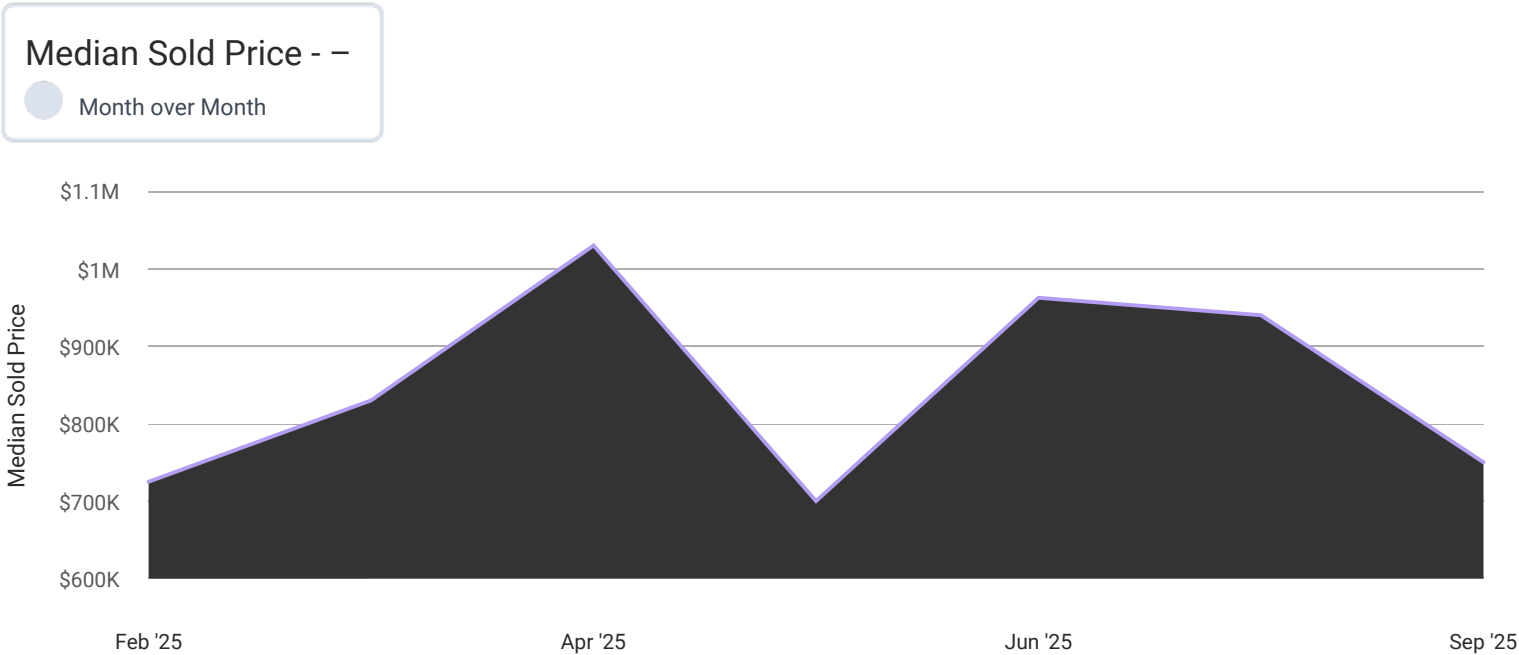
Sold Public Records

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not.

Source: Public records data

Update Frequency: Monthly



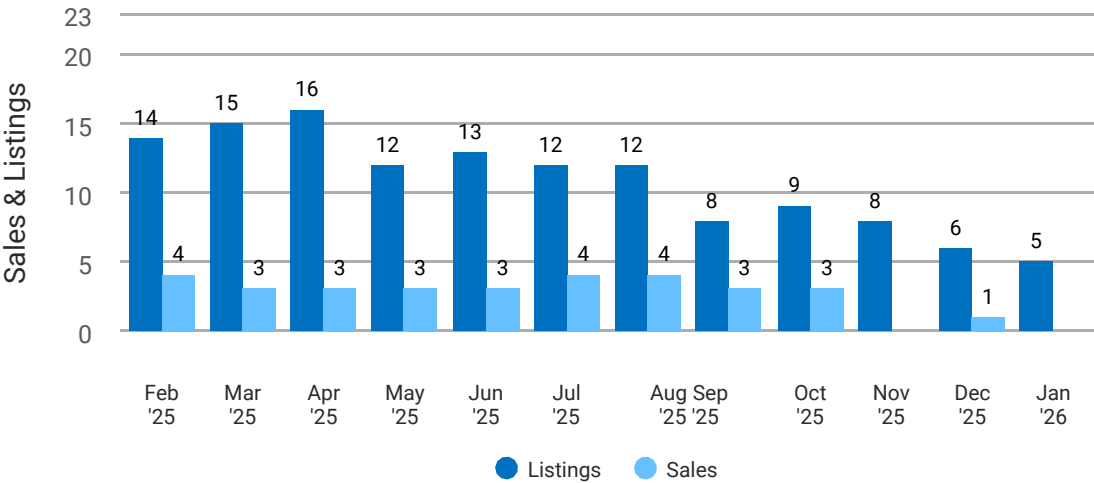
Total Sales and Active Listings in Bluff Park in Long Beach, CA

Single Family + Condo/Townhouse/Apt.

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: 1/31/2026	\$751,260	\$735,240 +2.18%	\$743,280 +1.07%	\$768,490 -2.24%	\$768,380 -2.23%	\$808,110 -7.03%
Median Sold Price Last Updated: 1/31/2026	-	-	\$750,000	-	-	-
Median List Price Last Updated: 1/31/2026	\$859,000	\$929,000 -7.53%	\$1,060,000 -18.96%	\$992,450 -13.45%	\$713,500 +20.39%	\$1,086,500 -20.94%

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 Single Family, Condo, Townhouse and Apartment properties data.

Market Activity

Market Activity Filters

Sort Order:Property Type

Maximum Properties Per Change Type:50

Change Types:Pending, Closed, Distressed

Property Types:Single Family, Condo/Townhouse/Apt

Property Features:Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any



Market Activity Breakdown

Closed

Source:PublicRecords and Listings

Closed: 36 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	2426 E 1st St Long Beach, CA 90803 Off Market / Public Record	Single Family	4/1	2,172	3,180 sqft 1913	4/1/2025 – days	\$1,475,000 \$861/sq ft	–
2	2732 E 1st St Long Beach, CA 90803 MLS ID: RS25003323 Closed / For Sale	Single Family	5/5	4,339	9,639 sqft 1905	2/19/2025 11 days	\$3,550,000 \$808/sq ft	↓ 3.4%
3	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 \$863/sq ft	–
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 \$980/sq ft	↑ 3.93%
5	222 Kennebec Ave Long Beach, CA 90803 MLS ID: PW25129062 Closed / For Sale	Single Family	2/2	1,231	2,694 sqft 1915	2/4/2026 207 days	\$1,025,000 \$833/sq ft	↓ 6.73%
6	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%
7	11 Temple Ave Long Beach, CA 90803 MLS ID: PW23188421 Closed / For Sale	Single Family	5/5	4,300	4,011 sqft 2008	3/4/2025 459 days	\$2,325,000 \$489/sq ft	↓ 3.08%
8	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%
9	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%

2025 SFR and Condo Market Report

Bluff Park in Long Beach, CA



Closed: 36 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 %
10	2121 E 1st St, Unit 303 Long Beach, CA 90803 MLS ID: PW25009340 Closed / For Sale	Condo/Townhouse/Apt.	1/1	862	0.51 acres 1972	2/13/2025 8 days	\$528,000 \$601/sq ft	↑ 0.57%
11	2121 E 1st St, Unit 308 Long Beach, CA 90803 MLS ID: PW25249961 Closed / For Sale	Condo/Townhouse/Apt.	1/1	844	0.51 acres 1972	12/17/2025 17 days	\$512,500 \$607/sq ft	↑ 2.52%
12	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%
13	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%
14	2302 E 2nd St, Unit 1E Long Beach, CA 90803 MLS ID: OC25029920 Closed / For Sale	Condo/Townhouse/Apt.	1/1	798	0.35 acres 1964	3/26/2025 14 days	\$490,000 \$568/sq ft	↑ 2.3%
15	2302 E 2nd St, Unit 3D Long Beach, CA 90803 MLS ID: PW25089374 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,121	– 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	Condo/Townhouse/Apt.	2/2	1,086	0.34 acres 1968	6/4/2025 159 days	\$645,000 \$594/sq ft	↓ 2.99%
17	2662 E 2nd St, Unit C1 Long Beach, CA 90803 MLS ID: OC25025812 Closed / For Sale	Condo/Townhouse/Apt.	1/1	867	0.53 acres 1966	3/6/2025 15 days	\$530,000 \$601/sq ft	↓ 2.75%
18	2662 E 2nd St, Unit F3 Long Beach, CA 90803 MLS ID: PW25147015 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,275	0.53 acres 1966	10/10/2025 75 days	\$750,000 \$588/sq ft	↓ 6.13%
19	2662 E 2nd St Long Beach, CA 90803 MLS ID: PV25131380 Closed / For Sale	Condo/Townhouse/Apt.	3/2	1,744	0.53 acres 1966	7/23/2025 12 days	\$960,760 \$551/sq ft	↓ 1.46%



Closed: 36 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 %
20	2772 E 2nd St, Unit 2E Long Beach, CA 90803 MLS ID: PW25168258 Closed / For Sale	Condo/Townhouse/Apt.	1/1	753	0.35 acres 1964	9/15/2025 21 days	\$494,000 \$656/sq ft	↓ 1.18%
21	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%
22	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%
23	2601 E Ocean Blvd, Unit 308 Long Beach, CA 90803 MLS ID: PW24252350 Closed / For Sale and For Lease	Condo/Townhouse/Apt.	1/1	689	0.76 acres 1973	2/13/2025 27 days	\$650,000 \$856/sq ft	–
24	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 \$796/sq ft	↑ 3.76%
25	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%
26	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 \$756/sq ft	–
27	2601 E Ocean Blvd, Unit 711 Long Beach, CA 90803 Off Market / Public Record	Condo/Townhouse/Apt.	2/2	992	0.76 acres 1973	3/3/2025 – days	\$725,000 \$763/sq ft	–
28	2999 E Ocean Blvd, Unit 110 Long Beach, CA 90803 Closed / Public Record	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	10/16/2025 – days	\$1,043,000 \$706/sq ft	–
29	2999 E Ocean Blvd, Unit 210 Long Beach, CA 90803 MLS ID: PW25153455 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	8/27/2025 18 days	\$950,000 \$629/sq ft	↓ 1.03%

Closed: 36 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 %
30	2999 E Ocean Blvd, Unit 710 Long Beach, CA 90803 MLS ID: PW25176240 ■ Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,510	– 1967	9/30/2025 7 days	\$970,000 \$642/sq ft	–
31	2999 E Ocean Blvd, Unit 1320 Long Beach, CA 90803 MLS ID: PW25188057 ■ Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,510	0.71 acres 1967	10/22/2025 49 days	\$1,035,000 \$685/sq ft	↓ 1.42%
32	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%
33	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 \$747/sq ft	–
34	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 \$679/sq ft	↓ 6.28%
35	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%
36	188 Temple Ave, Unit 201 Long Beach, CA 90803 MLS ID: PW25123682 ■ Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,176	6,715 sqft 1971	8/11/2025 21 days	\$745,000 \$634/sq ft	↓ 0.67%

Based on information from California Regional Multiple Listing Service, Inc., as of 2/9/2026, and/or other sources. All data is obtained from various sources and has not been and will not be verified by broker or MLS. Properties may or may not be listed by broker presenting the information.



Market Trends

January 2026 Median Estimated Property Value

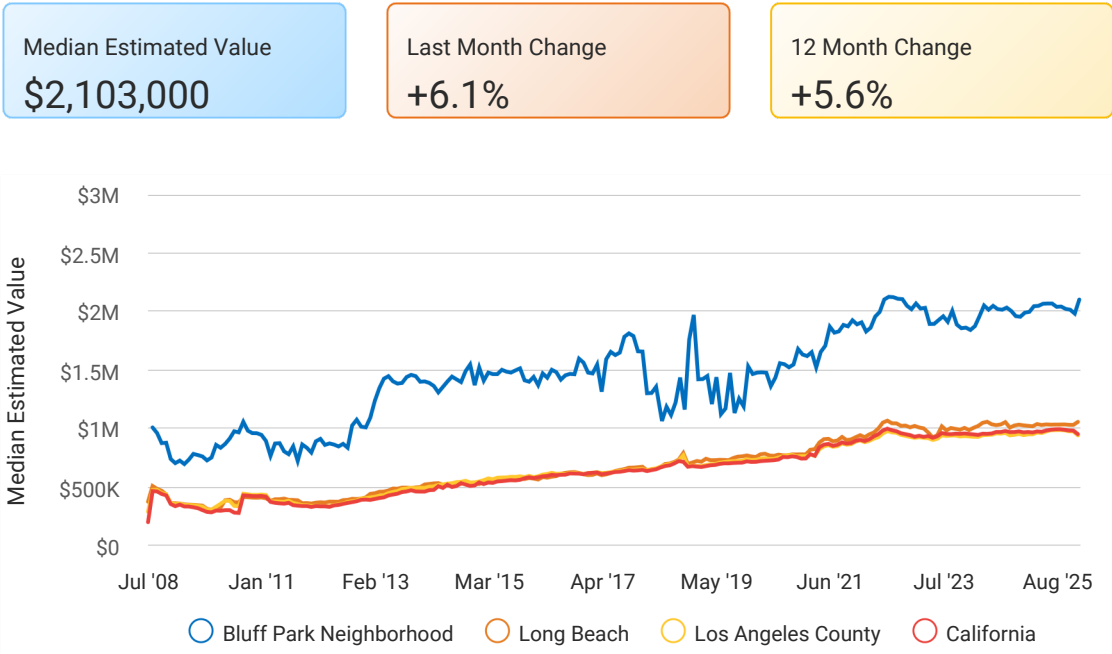
Multifamily/Multiplex

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



Sold Listings

Market Activity

Market Activity Breakdown

Closed

Source: Public Records and Listings

Closed: 7 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	2732 E 1st St Long Beach, CA 90803 MLS ID: RS25003268 Closed / For Sale	Multifamily/Multi plex	6/5	4,339	9,639 sqft 1905	2/19/2025 11 days	\$3,550,000 \$808/sq ft	↓ 3.4%
2	51 Kennebec Ave Long Beach, CA 90803 MLS ID: PV25116539 Closed / For Sale	Multifamily/Multi plex	9/11	4,688	8,504 sqft 2024	10/20/2025 54 days	\$3,100,000 \$661/sq ft	↓ 13.89%



Closed: 7 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 %
3	2747 E Ocean Blvd Long Beach, CA 90803 MLS ID: PW25112276 Closed / For Sale	Multifamily/Multi plex	6/8	5,208	0.25 acres 1919	7/25/2025 38 days	\$2,900,000 \$557/sq ft	↓ 6.45%
4	2322 E Broadway Long Beach, CA 90803 Off Market / Public Record	Multifamily/Multi plex	6/6	7,052	8,320 sqft 1923	3/6/2025 – days	\$2,685,000 –/sq ft	–
5	3320 E 1st St Long Beach, CA 90803 Off Market / Public Record	Multifamily/Multi plex	6/3	3,258	9,634 sqft 1927	5/1/2025 – days	\$2,650,000 \$837/sq ft	–
6	3301 E 2nd St Long Beach, CA 90803 Closed / Public Record	Multifamily/Multi plex	11/8	5,582	5,908 sqft 1952	10/31/2025 – days	\$2,200,000 –/sq ft	–
7	3231 E 2nd St Long Beach, CA 90803 Closed / Public Record	Multifamily/Multi plex	8/8	4,670	6,020 sqft 1950	12/24/2025 – days	\$2,145,000 –/sq ft	–

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Thank You

As a longtime Bluff Park resident, I'm ready to help you with your home and property interests. Please visit my website at abodes.realestate, where you may find listings on the property search page, and please subscribe to my blog at longbeachrealestate.blogspot.com, or contact me for conversation or updates !
Julia