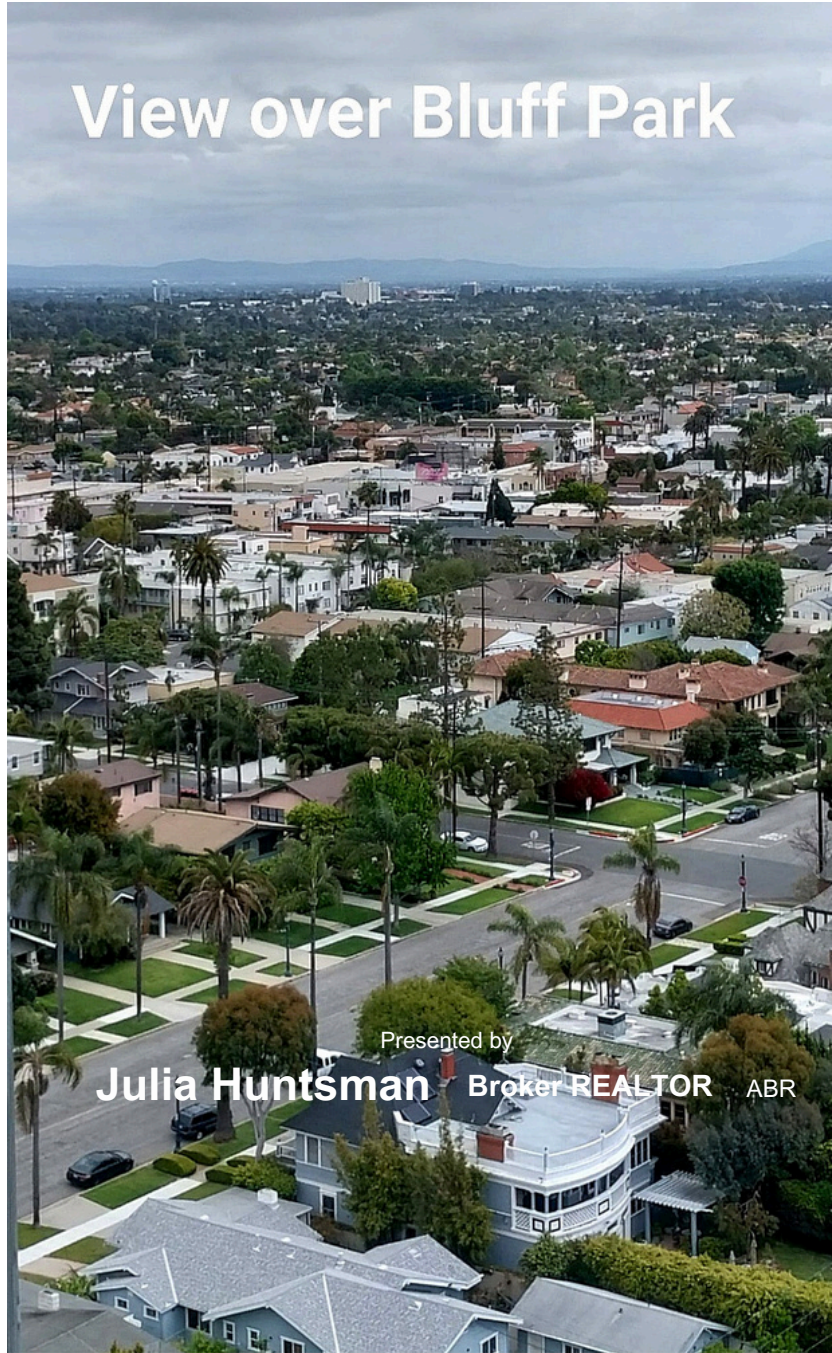


CONDO MARKET ACTIVITY REPORT April 2025

Bluff Park in Long Beach



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Huntsman Properties

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Long Beach, CA 90809

California Real Estate License: 01188996

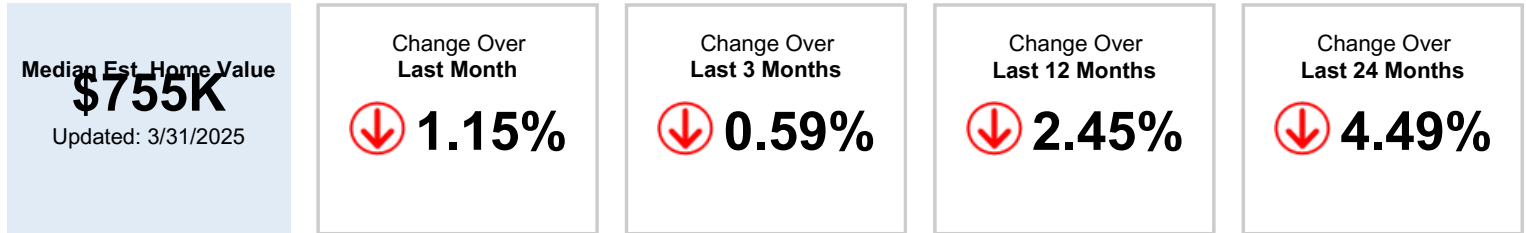
My work experience since 1994 spans a wide range of real estate services, including handling contracts, guiding buyers through the loan qualification and home search process, and advising sellers on preparing their homes for sale. I take great pride in educating my clients on every step of the process, from contract negotiations to escrow closing. By understanding your unique needs, I work to ensure you achieve the best possible outcome, whether you're navigating a competitive seller's market or making an offer on your first home.

I'm personally familiar with Bluff Park, it's been my neighborhood for many years, both as a historic district and before. More information about me is on my real estate website, but please feel free to personally contact me too. An in person meeting or a phone conversation is always welcome.

Julia

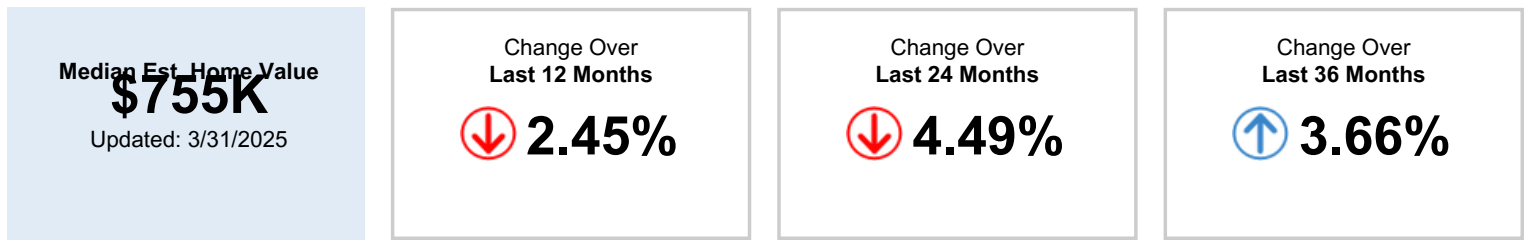
Bluff Park in Long Beach, CA

Market Snapshot: Estimated Home Values



About this Data: Estimated home 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 shown here reflect All Residential Properties data.

Market Snapshot: 12-Month Change in Estimated Value



About this Data: Estimated home 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 shown here reflect All Residential Properties data.

Market Snapshot: Concentration of Distressed Properties



About this data: The metrics displayed here reflect distressed property counts (listings and public records) for All Residential Properties as of 4/9/2025.

Market Snapshot: Sales Price

Median Sales Price

\$530K

Updated: 3/31/2025

Change Over
Last Month



15.87%

Change Over
Last 12 Months



20.3%

Change Over
Last 24 Months



35.37%

About this data: The Metrics displayed here reflect median sales price for All Residential Properties using MLS listing data.

Market Snapshot: List Price

Median List Price

\$1.1M

Updated: 3/31/2025

Change Over
Last Month



9.81%

Change Over
Last 3 Months



39.04%

Change Over
Last 12 Months



21.9%

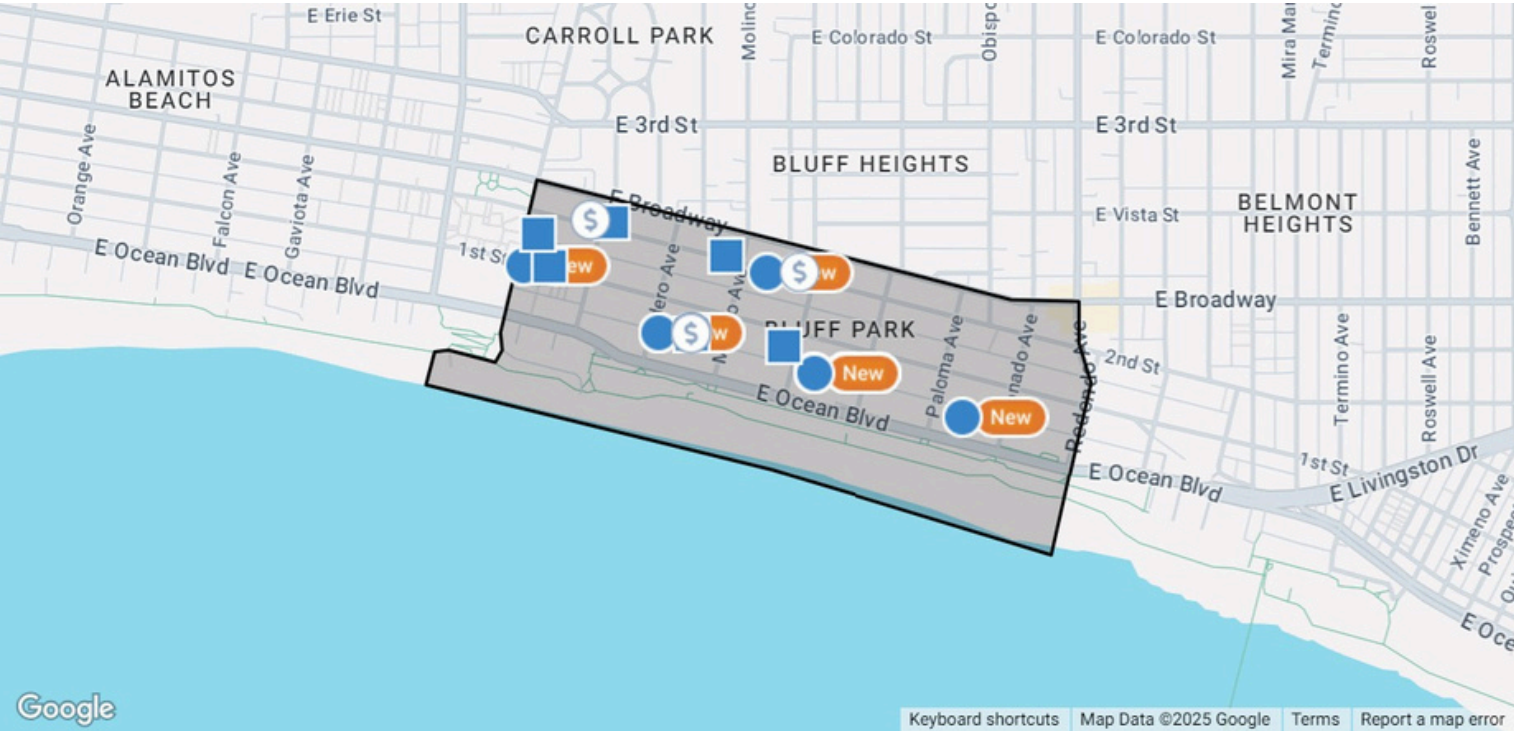
Change Over
Last 24 Months



18.71%

About this data: The Metrics displayed here reflect median list price for All Residential Properties using MLS listing data.

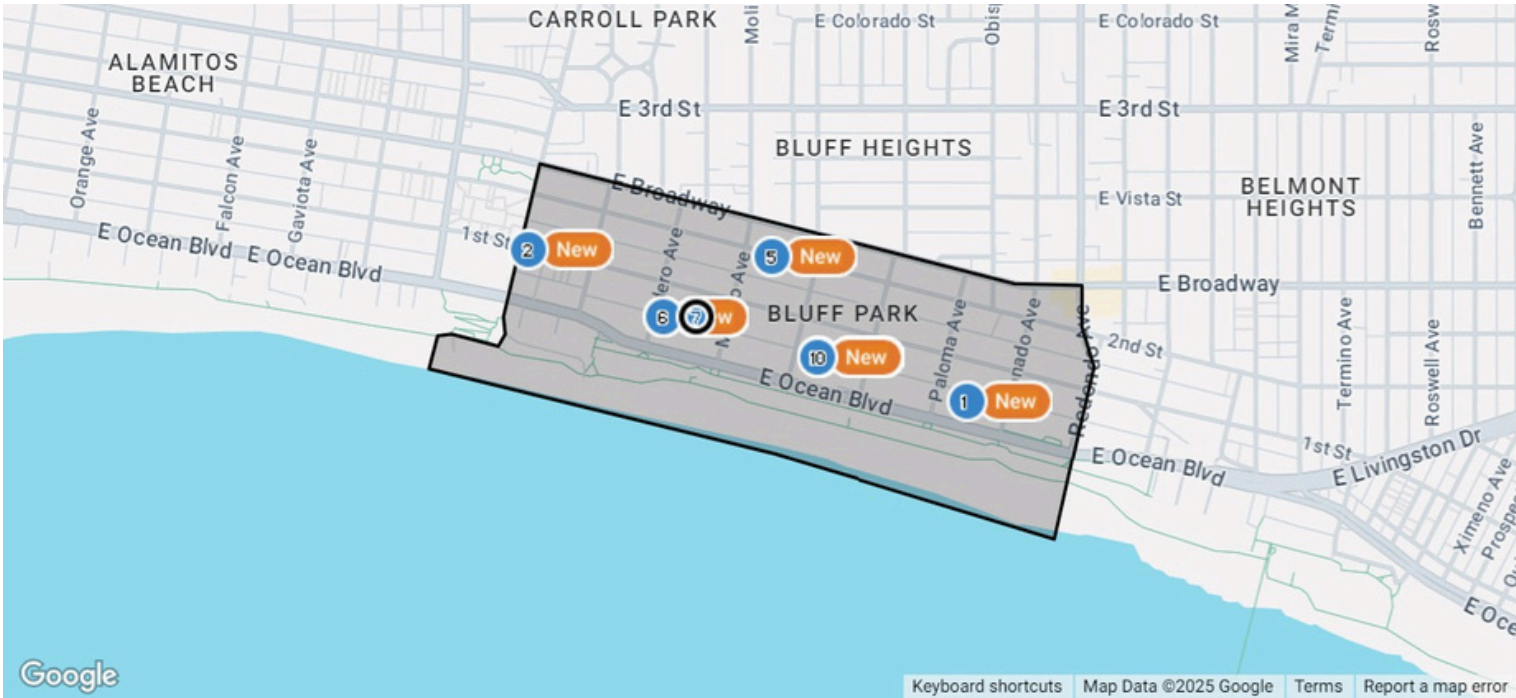
Market Activity Summary Stats



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

	New Listings	Closed	Price Changes
Number of Properties	10	7	5
Low Price / Value	\$469,000	\$490,000	\$539,000
Median Price / Value	\$829,450	\$610,000	\$715,000
High Price / Value	\$1,100,000	\$2,325,000	\$1,025,000
Average Price / Sq. Ft.	\$701	\$717	\$717
Median Price / Sq. Ft.	\$726	\$693	\$756
Average Days in RPR	43	40	134
Median Days in RPR	36	30	92
Total Volume	\$8,369,900	\$5,858,000	\$3,792,900

Bluff Park in Long Beach, CA



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: 4/7/2025 MLS ID: RS25066642							
9	Coronado Ave	Condo/Townhouse/Apt.2/3		1,139 sq ft	40,279	1985	4/7/2025	\$595,000	\$522
Listing Courtesy of KAL DUWAGE REALTY									

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.
2 ● Active	• New, Active: 4/2/2025 MLS ID: OC25069469							
2204 E 1st St, Apt 4	Condo/Townhouse/Apt. 1/1		714 sq ft	8,276	1962	4/2/2025	\$469,000	\$657
Listing Courtesy of ANVIL REAL ESTATE								

3 ● 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	\$539,000	\$802
Listing Courtesy of KELLER WILLIAMS REALTY								

4 ● Active Under Contract	• AUC as of 3/21/2025 MLS ID: PW25025546							
2999 E Ocean Blvd, Unit 1730	Condo/Townhouse/Apt. 2/2		1,510 sq ft	—	1967	2/4/2025	\$1,099,000	\$728
Listing Courtesy of EXP REALTY OF CALIFORNIA INC								

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.
5 ● Active	New, Active: 2/16/2025 MLS ID: PW25031396							
2772 E 2nd St, Unit 2A	Condo/Townhouse/Apt.2/2		1,136 sq ft	15,154	1964	2/16/2025	\$715,000	\$629

Listing Courtesy of RE/MAX R. E. SPECIALISTS

6	Active	New, Coming Soon: 3/27/2025 MLS ID: PW25070182						
2601 E Ocean Blvd, Unit 205	Condo/Townhouse/Apt.3/2		1,234 sq ft	33,048	1973	3/27/2025	\$859,000	\$696

Listing Courtesy of COLDWELL BANKER REALTY

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.
7	Active Under Contract • <i>AUC as of 3/25/2025</i> MLS ID: PW25003139							
	2601 E Ocean Blvd, Unit 407	Condo/Townhouse/Apt.2/2	1,008 sq ft	33,048	1973	1/7/2025	\$799,900	\$794

Listing Courtesy of COLDWELL BANKER REALTY

8	Active • <i>New, Active: 1/9/2025</i> 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

9	Active • <i>New, Active: 3/21/2025</i> MLS ID: PW25058423							
	2999 E Ocean Blvd, Unit 210	Condo/Townhouse/Apt.2/2	1,510 sq ft	31,023	1967	3/21/2025	\$1,095,000	\$725

Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY

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.
10 ● Active	New, Active: 3/28/2025 MLS ID: PW25068217							
2999 E Ocean Blvd, Unit 110	Condo/Townhouse/Apt.3/2		1,510 sq ft	30,927	1967	3/28/2025	\$1,099,000	\$728

Listing Courtesy of EXP REALTY OF CALIFORNIA INC

Price Changes: 5

		Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
1	● Active	• New, Active: 1/16/2025 MLS ID: PW25011717							
	2601 E Ocean Blvd, Unit 208	Condo/Townhouse/Apt.1/1		672 sq ft	1/16/2025	\$550,000	\$539,000	3/28/2025	-2%

Listing Courtesy of KELLER WILLIAMS REALTY

2	● Active	• New, Active: 2/16/2025 MLS ID: PW25031396							
	2772 E 2nd St, Unit 2A	Condo/Townhouse/Apt.2/2		1,136 sq ft	2/16/2025	\$729,000	\$715,000	3/22/2025	-1.92%

Listing Courtesy of REIMAX R. E. SPECIALISTS

Market Activity Report

Bluff Park in Long Beach, CA

Price Changes: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. List Date	Orig. Price	New Price	Date of Chg.	% Chg.
3 ● Active	Active: 10/16/2024 MLS ID: PW24211819							
191 Kennebec Ave, Unit 301	Condo/Townhouse/Apt.2/2		1,184 sq ft	10/16/2024	\$709,000	\$714,000	3/11/2025	0.71%

Listing Courtesy of COLDWELL BANKER REALTY

4 ● Active Under Contract	AUC as of 3/25/2025 MLS ID: PW25003139							
2601 E Ocean Blvd, Unit 407	Condo/Townhouse/Apt.2/2		1,008 sq ft	1/7/2025	\$849,900	\$799,900	3/10/2025	-5.88%

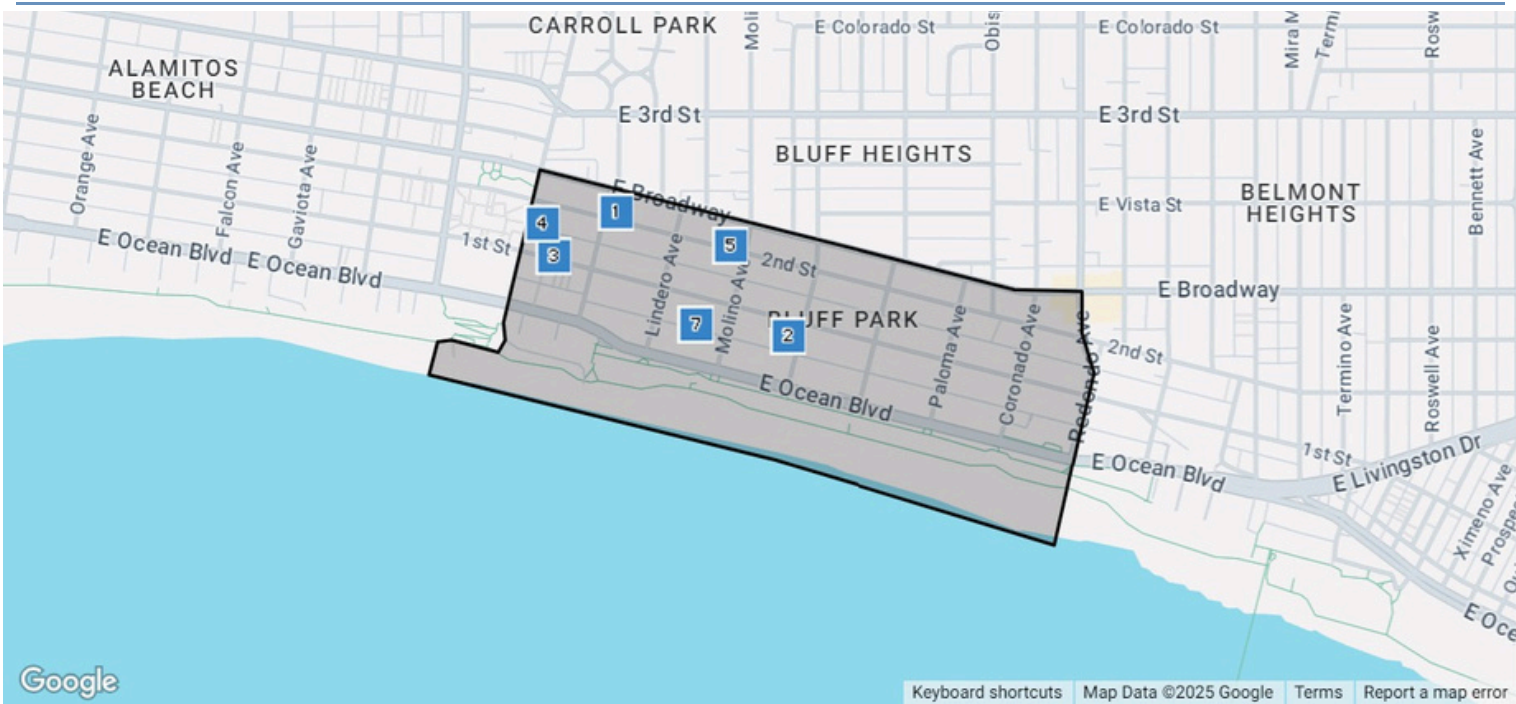
Listing Courtesy of COLDWELL BANKER REALTY

5 ● Active	Active: 7/17/2024 MLS ID: 24-413089							
2601 E Ocean Blvd, Unit 702	Condo/Townhouse/Apt.2/2		1,356 sq ft	7/17/2024	\$1,175,000	\$1,025,000	2/24/2025	-12.77%

Listing Courtesy of Coldwell Banker Realty

Market Activity Report

Bluff Park in Long Beach, CA







Closed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
1	Closed	• Sold Date: 3/26/2025, MLS Listing OC25029920: 2/12/2025 MLS ID: OC25029920						
2302 E 2nd St, Unit 1E	Condo/Townhouse/Apt.1/1		798 sq ft	15,067	1964	3/26/2025	\$490,000	\$614
2	Closed	• Sold Date: 3/4/2025, Public Record MLS ID: -						
11 Temple Ave	Condo/Townhouse/Apt.4/3		2,850 sq ft	8,025	2008	3/4/2025	\$2,325,000	\$781
3	Closed	• Sold Date: 2/1/2025, MLS Listing PW24197968: 9/27/2024 MLS ID: PW24197968						
2138 E 1st St, Apt 9	Condo/Townhouse/Apt.2/2		880 sq ft	8,245	1988	2/1/2025	\$610,000	\$693

Market Activity Report

Bluff Park in Long Beach, CA

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.
4  Closed • Sold Date: 2/13/2025, MLS Listing PW25009340: 1/15/2025 MLS ID: PW25009340								
2121 E 1st St, Unit 303	Condo/Townhouse/Apt. 1/1		862 sq ft	22,276	1972	2/13/2025	\$528,000	\$613
5  Closed • Sold Date: 3/6/2025, MLS Listing OC25025812: 2/4/2025 MLS ID: OC25025812								
2662 E 2nd St, Unit C1	Condo/Townhouse/Apt. 1/1		867 sq ft	23,265	1966	3/6/2025	\$530,000	\$611
6  Closed • Sold Date: 2/13/2025, MLS Listing PW24252350: 12/20/2024, Lease OptionMLS ID: PW24252350								
2601 E Ocean Blvd, Unit 308	Condo/Townhouse/Apt. 1/1		689 sq ft	33,040	1973	2/13/2025	\$650,000	\$943
7  Closed • Sold Date: 3/3/2025, Public Record MLS ID: –								
2601 E Ocean Blvd, Unit 711	Condo/Townhouse/Apt. 2/2		992 sq ft	33,042	1973	3/3/2025	\$725,000	\$764
–								

Note:

Info about all listings in this report: “Based on information from California Regional Multiple Listing Service, Inc. as of April 9, 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”. CRMLS.

Due to copyright rules of CRMLS, property photos cannot be displayed in this market activity report.

However, for an individualized report, please contact me.

If your property is currently under contract, this is not a solicitation.

Status: Closed (482)

Type: Condominium (187)

	List Price	Days On Market	Close Price	SP/LP %	BR	BA	Year Built	SqFt	\$/SqFt	Lot SqFt	Carport Spaces
Min	250,000	0	250,000	79.9 %	1	1	1913	380	308.18		
Max	2,598,000	254	2,075,000	117.5 %	15	9	2008	6,733	981.62	1,204,813	44
Avg	561,710	54	555,531	99.4 %	2	2	1972	929	620.46	90,830	3
Median	499,000	40	495,950	100.0 %	1	1	1974	856	612.24	27,009	1
Sum	105,039,692		103,884,264						116,025.64		

Type: Own Your Own (8)

	List Price	Days On Market	Close Price	SP/LP %	BR	BA	Year Built	SqFt	\$/SqFt	Lot SqFt	Carport Spaces
Min	225,000	4	200,000	88.9 %	1	1	1923	371	355.30	7,500	
Max	599,900	91	595,000	100.0 %	3	2	1963	1,123	539.08	9,014	
Avg	341,088	35	331,431	96.9 %	2	1	1953	742	449.05	8,069	
Median	310,000	22	308,725	99.2 %	1	1	1956	688	447.78	7,878	
Sum	2,728,700		2,651,450						3,592.39		

Type: Single Family Residence (287)

	List Price	Days On Market	Close Price	SP/LP %	BR	BA	Year Built	SqFt	\$/SqFt	Lot SqFt	Carport Spaces
Min	300,000	0	360,000	80.0 %	1	1	1905	384	310.13	1,135	
Max	4,900,000	347	4,740,000	150.0 %	6	5	2024	4,339	1,811.23	618,117	1
Avg	1,136,320	35	1,137,589	100.5 %	3	2	1948	1,575	742.60	7,504	
Median	995,000	14	1,010,000	100.0 %	3	2	1949	1,456	718.68	5,550	
Sum	326,123,957		326,488,182						213,126.14		

Type: All (482)

	List Price	Days On Market	Close Price	SP/LP %	BR	BA	Year Built	SqFt	\$/SqFt	Lot SqFt	Carport Spaces
Min	225,000	0	200,000	79.9 %		1	1905	371	308.18		
Max	4,900,000	347	4,740,000	150.0 %	15	9	2024	6,733	1,811.23	1,204,813	44
Avg	900,192	42	898,390	100.0 %	2	2	1957	1,311	690.34	39,265	2
Median	779,500	23	785,000	100.0 %	2	2	1954	1,144	662.70	6,679	1
Sum	433,892,349		433,023,896						332,744.17		



Criteria: Property Type is 'Residential'
Standard Status is 'Closed' 04/08/2025 to 01/08/2025
Property Sub Type is one of 'Condominium', 'Own Your Own', 'Single Family Residence'
City is 'Long Beach'

Usually the buyer's first choice is buying a single family residence (SFR) if the local market, or a nearby market, has a desired property in the buyer's affordability range. And the active listings usually show more houses on the market than condominium style properties. However, the recent MLS sales in Long Beach within the last 90 days (Feb - April 2025) show that out of a total of 482 closings, 195 (including 8 own-your-owns) were condominium style listings, while 287 were single family residences. This means is about 40% of sales were condos!

In 2024, there were almost the same number of total sales in the same time period at 481, but fewer condo/OYO sales of 170, or about 35%.

The recent average price for a condominium was \$555,531, while the average price for a single family home was \$1,137,589. The table at the right is taken from the stats provided by CRMLS,: interestingly, the average days on market for a condo has been longer at 54 days, while for a SFR it was 35 days on market.

Affordability is a factor, yet those who can afford the higher price of a single family home do spend less time on the market. For both types of properties, loan approval and insurance can be issues. For condominiums in particular, an HOA needs to meet the lender's reserve requirements (enough money in the bank for future maintenance and repairs), owner-occupancy ratios, absence of HOA litigation, and the overall condition of the property. Many buyers are well qualified for FHA loans, but many HOAs have not gone through the required FHA process which will allow such loans.

For single family homes, depending on the type of loan a borrower is getting, there may be a few lender repair demands such as peeling paint, mold issues, certain repair requirements in order to close escrow. In both type of properties, insurance companies are looking at age and condition of roofing.

(From post at <https://longbeachrealestate.blogspot.com/2025/04/the-condo-market-is-active-in-long.html>)