

— MARKET INSIDER REPORT —

BEACON PARK HOMES

Wednesday, March 12, 2025

Courtesy of Charlton Wang

Broker



COLDWELL BANKER

23

3

4

8

1

9

20

10

7

19

5

6

2

BEACON PARK HOMES

MARKET SNAPSHOT

The Beacon Park area has had the median sale price increase by 34.9% over the last 12 months. Take a look at the details below!

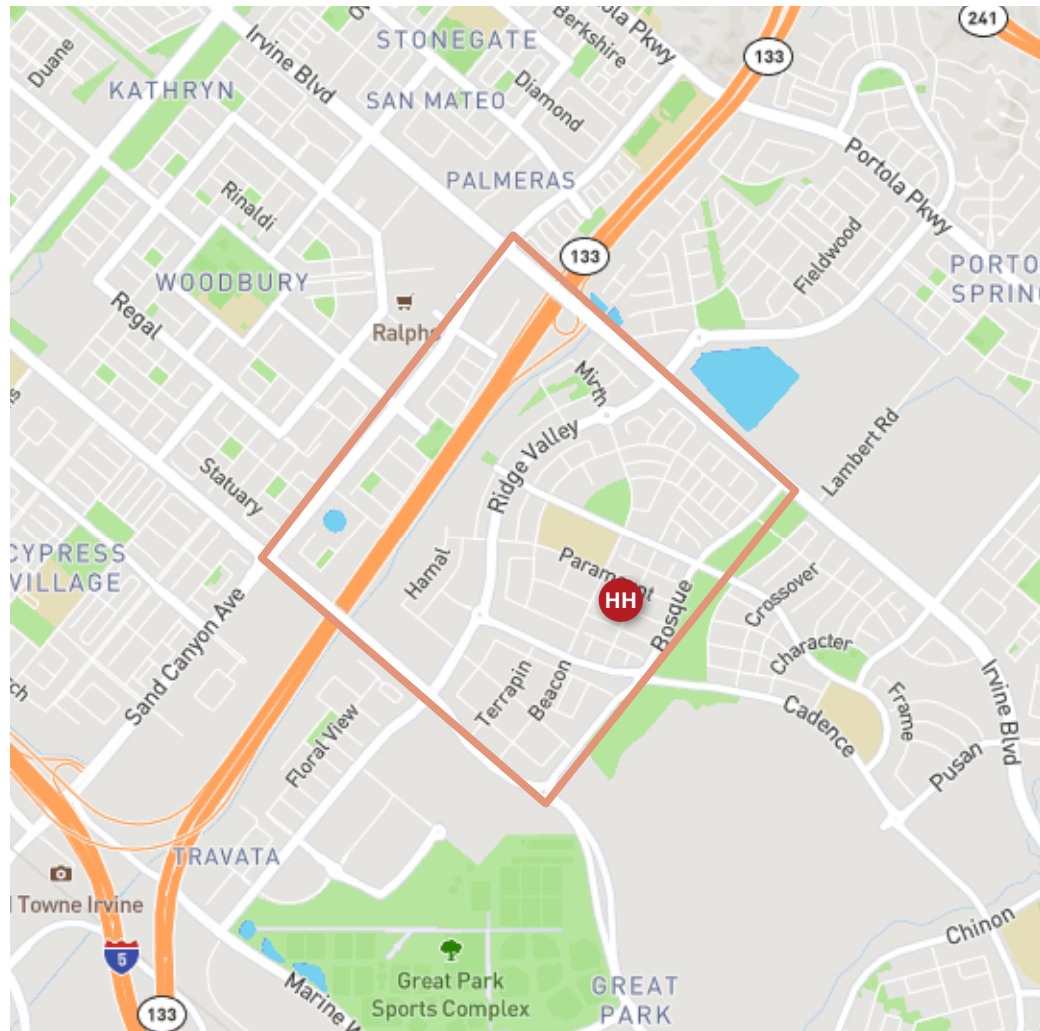
Highest sale price of Homes
\$3,960,000

Sold on February 18, 2025

Average sale price of Homes
\$2,789,916

Median sale price of Homes
\$2,696,700

↑ Up 34.9% since
February 2024



BEACON PARK HOMES MARKET PERFORMANCE

The number of Beacon Park individual home sales increased by 31% in this period, with 21 sold vs 16 in the previous 12 months.



Recently Sold
Homes: 22



Currently Active
Homes: 6



Currently Pending
Homes: 7



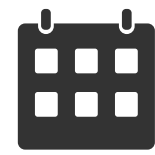
Total Individual Homes in Area
Individual Homes: 423



12 Month Turn Over Rate
Homes: 5.0%



Average Days on Market
Homes: 37



Average Years in Home
Homes: 8

BEACON PARK HOMES

AVERAGE PRICES

As of March 12, 2025, Beacon Park median sales price for homes increased by 34.9% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$3,960,000

↑ 10.0%
Last 12 months



Median Sales Price

\$2,696,700

↑ 34.9%
Last 12 months



Lowest Sales Price

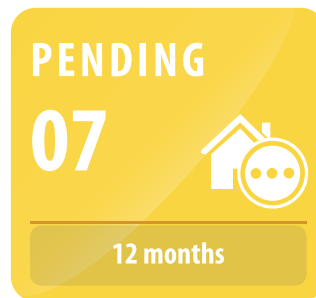
\$1,735,000

↑ 39.9%
Last 12 months

BEACON PARK HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

37



AVERAGE LIST PRICE
PER SQUARE FOOT

\$890

Up from \$722



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$886

Up from \$728

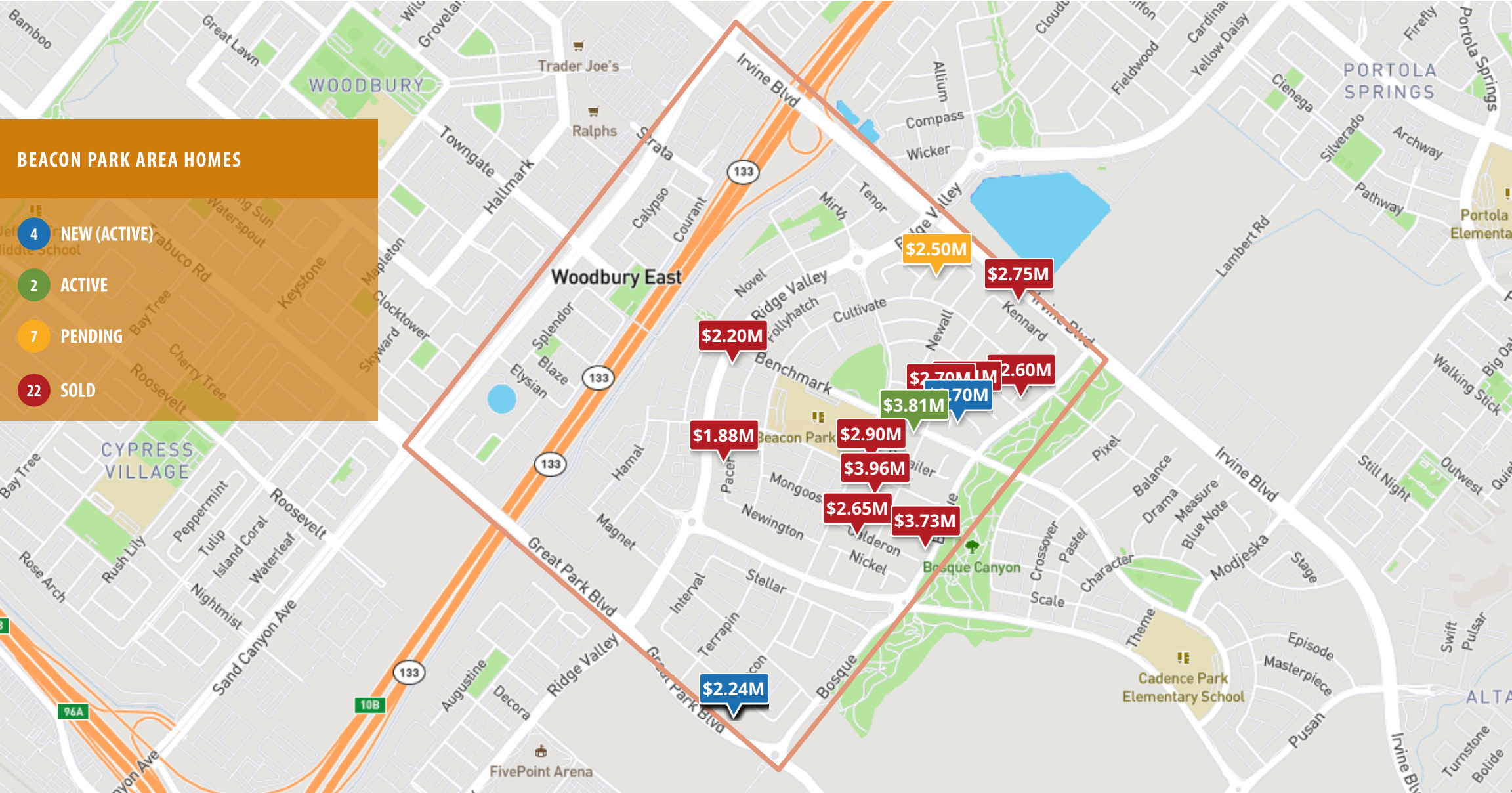


AVERAGE SALE PRICE
TO LIST PRICE

99.2%

BEACON PARK AREA HOMES

- 4 NEW (ACTIVE)
- 2 ACTIVE
- 7 PENDING
- 22 SOLD



ACTIVE

06



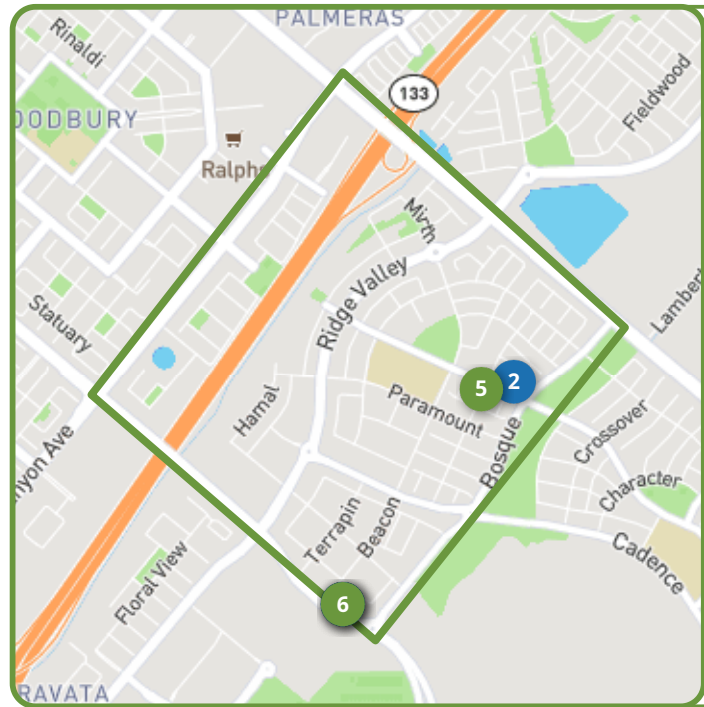
March 12, 2025

BEACON PARK

Market Report

ACTIVE HOME LISTINGS

Wednesday March 12, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	173 Newall	4	4	2,650	\$2,580,000	\$974	5
2	102 Tandem	4	4	2,560	\$2,698,888	\$1,054	7
3	309 Terrapin	4	3	2,450	\$1,999,990	\$816	16
4	240 Lily Loop	4	3	2,081	\$2,244,325	\$1,078	28
5	213 Radial	4	5	3,804	\$3,810,000	\$1,002	37
6	129 Great Park Boulevard	5	4	2,734	\$2,216,005	\$811	48

Showing the most recent 6 of a total of 6 active listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
Text me at 949.400.4099 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

BEACON PARK HOMES

ACTIVE LISTINGS

As Of Wednesday March 12, 2025



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PENDING

07



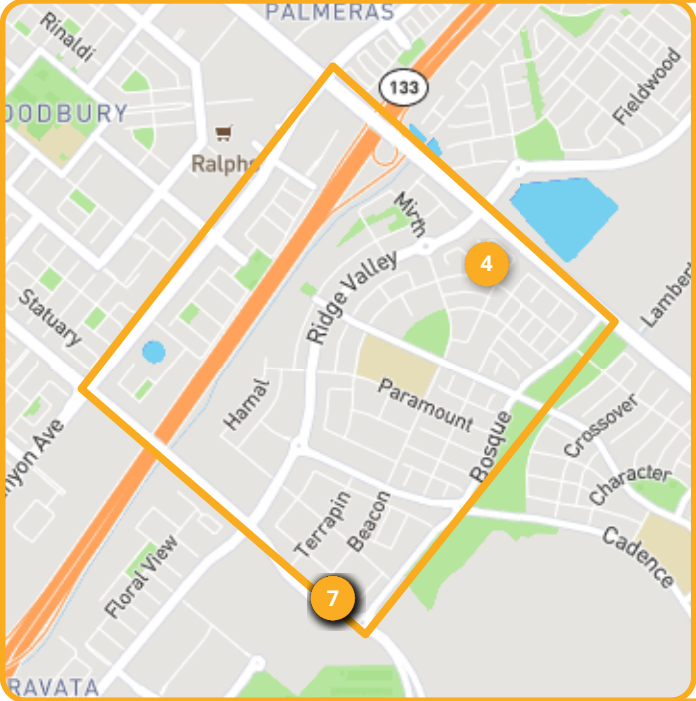
March 12, 2025

BEACON PARK

Market Report

PENDING HOME LISTINGS

Wednesday March 12, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	225 Lily Loop	4	4	2,522	\$2,401,345	\$952	11
2	228 Lily Loop	5	5	3,009	\$2,549,720	\$847	16
3	305 Terrapin	4	3	2,323	\$1,971,225	\$849	6
4	105 Trowel	4	4	2,615	\$2,500,000	\$956	53
5	122 Carmine	5	4	2,734	\$2,172,145	\$794	27
6	256 Lily Loop	5	5	3,009	\$2,709,830	\$901	28
7	248 Lily Loop	4	3	2,081	\$2,313,425	\$1,112	50

BEACON PARK HOMES

PENDING LISTINGS

As Of Wednesday March 12, 2025



Showing the most recent 7 of a total of 7 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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SOLD

22



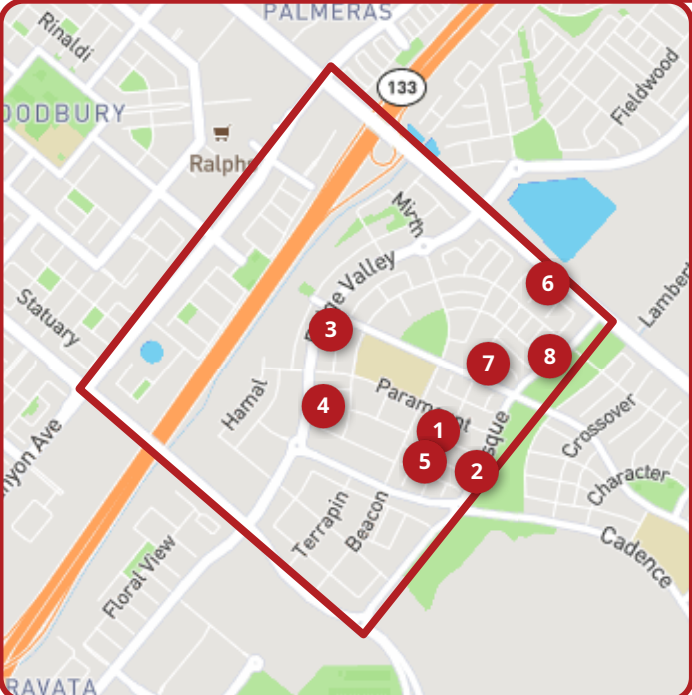
March 12, 2025

BEACON PARK

Market Report

RECENT HOME SALES

Wednesday March 12, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	119 Cruiser	5	6	4,605	\$4,080,000	\$3,960,000	02-18-2025	67
2	101 Calderon	5	6	4,486	\$3,990,000	\$3,730,000	02-13-2025	98
3	143 Follyhatch	4	5	2,845	\$1,980,000	\$2,200,000	01-16-2025	6
4	119 Pacer	4	4	2,321	\$1,949,800	\$1,875,000	12-27-2024	55
5	120 Calderon	4	5	3,284	\$2,820,000	\$2,650,000	11-21-2024	88
6	121 Kennard	4	5	3,388	\$2,750,000	\$2,750,000	11-19-2024	97
7	218 Radial	4	4	3,200	\$2,669,662	\$2,696,700	11-8-2024	132
8	100 Tinker	4	3	2,248	\$2,798,888	\$2,600,000	11-7-2024	126

Showing the most recent 8 of a total of 22 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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BEACON PARK HOMES

SOLD LISTINGS

As Of Wednesday March 12, 2025



Showing the most recent 8 of a total of 22 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

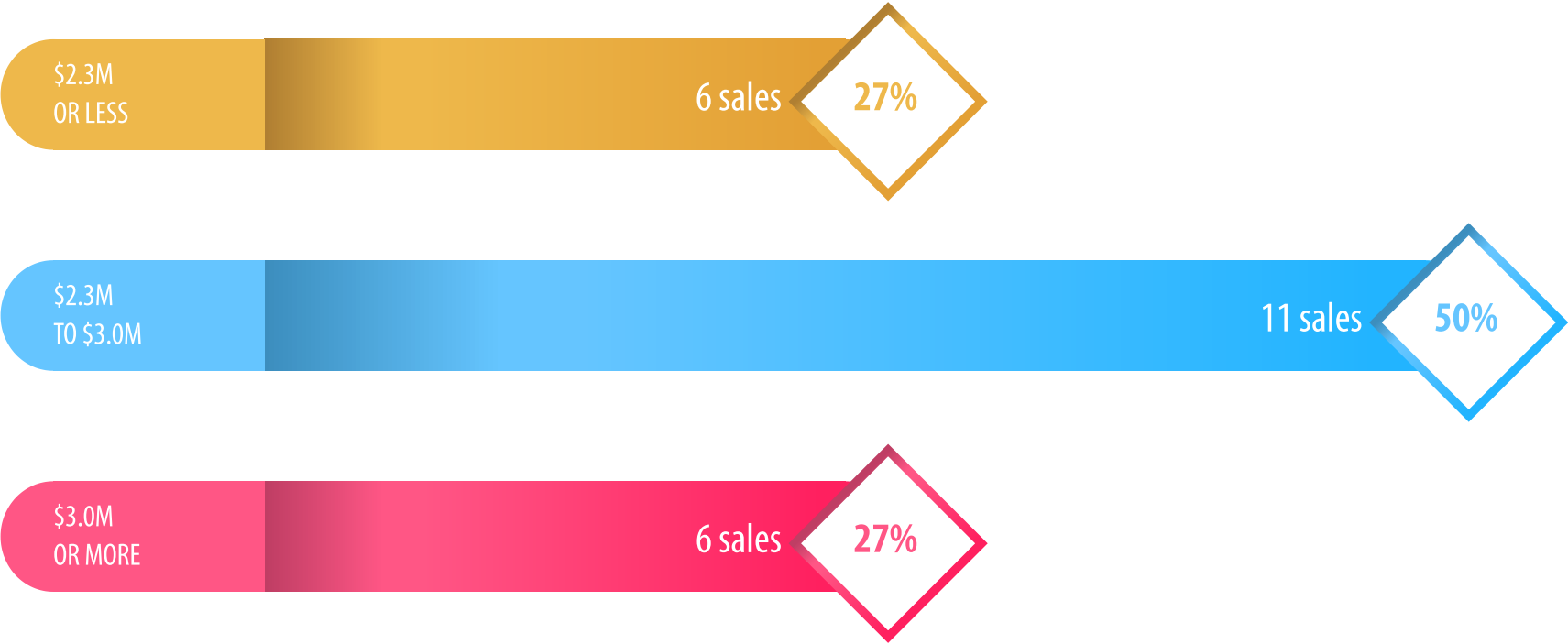
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RECENT SALES BREAKDOWN

Last 12 Months

As of March 12, 2025

Beacon Park Homes



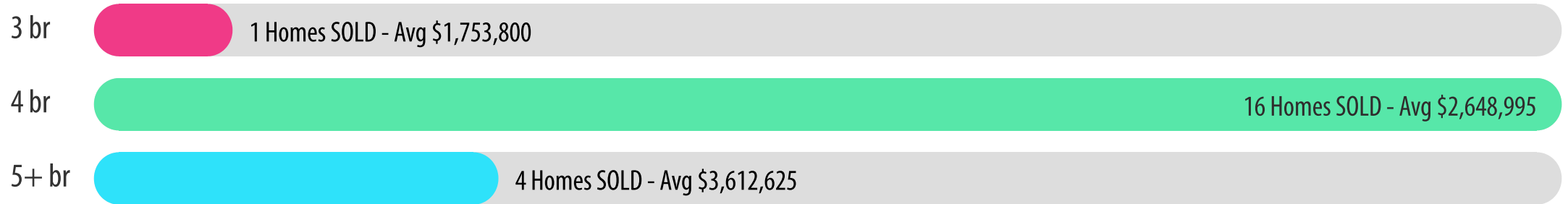
37

Average Days on Market

BEACON PARK HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Beacon Park has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of March 12, 2025

Beacon Park Homes



Last 12 Months
99.20%

Average Days on Market **37**



Previous 12 Months
100.70%

Average Days on Market **21**



AVG. LIST PRICE



AVG. SOLD PRICE

BEACON PARK HOMES

Last 12 Months

RECENT SALES



22

As of March 12, 2025

BEACON PARK HOMES

Last 12 months



AVERAGE SALES PRICE

\$2,789,916

Up from \$2,080,125

As of March 12, 2025

BEACON PARK HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

37

As of March 12, 2025



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