

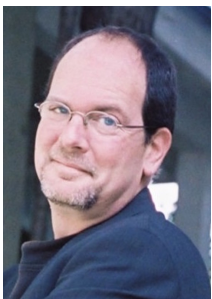


MARKET REPORT

South Shores Neighborhood Quarterly Market Report

Here is an updated Market Report summarizing current real estate activity in your area. This data is based on current information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to receive a more detailed version which takes into account the particulars of your home, please contact me directly and I will be happy to provide a comprehensive Comparative Market Analysis (CMA).

Sincerely,
Jeffrey Pill



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COLDWELL BANKER
REALTY

MARKET SNAPSHOT

South Shores Neighborhood Quarterly Market Report

As of 01/03/2024

FOR SALE

Avg. Days on Market: 58 Days
 Listings Currently for Sale: 3
 Newest Listing: 11/10/2023
 Shortest/Longest: 44 Days / 75 Days

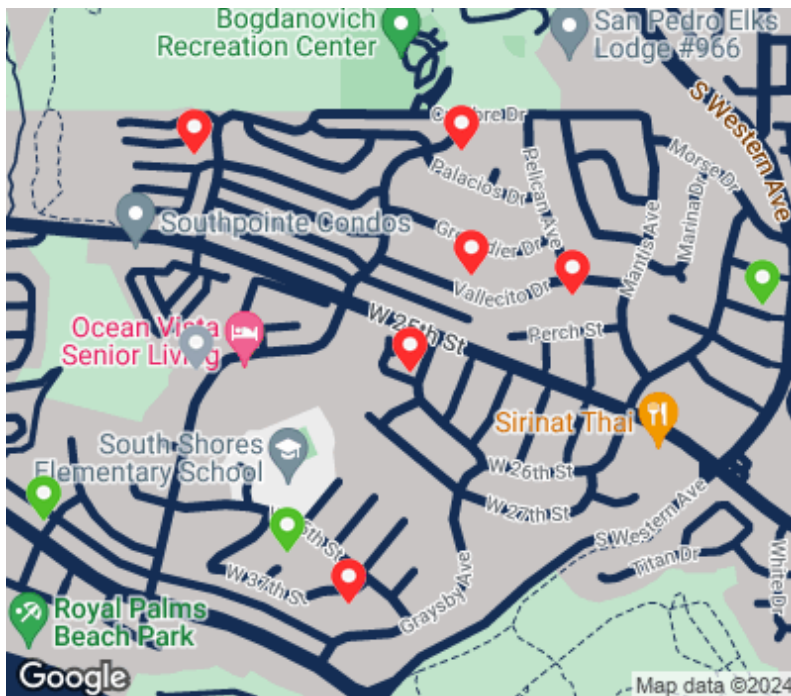
OFF-MARKET

Avg. Days on Market: 138 Days
 Off Market Listings: 1
 Shortest/Longest: 138 Days / 138 Days

RECENT SALES DATA

Avg. Days to Sell: 17 Days
 Total Sales: 6
 30-day Sales: 1
 Last Sale: 12/21/2023
 Shortest/Longest: 4 Days / 31 Days
 Months of Supply: 3**

**Estimated time to sell current listing inventory.
 6 months is considered a balanced market



Click on data points to access interactive map.

● FOR SALE ● OFF-MARKET ● RECENT SALES DATA

● FOR SALE

| | LIST PRICE | DOM |
|---------|-------------|-----|
| AVERAGE | \$1,566,000 | 58 |
| HIGH | \$1,749,999 | 75 |
| LOW | \$1,299,000 | 44 |

Includes the following property statuses: **Active, Active Under Contract**

● OFF-MARKET

| | LIST PRICE | DOM |
|---------|-------------|-----|
| AVERAGE | \$1,399,000 | 138 |
| HIGH | \$1,399,000 | 138 |
| LOW | \$1,399,000 | 138 |

Includes the following property statuses: **Off Market**

● RECENT SALES DATA

| | LIST PRICE | SALE PRICE | \$ DIFF | % DIFF | DOM |
|---------|-------------|-------------|------------|----------|-----|
| AVERAGE | \$1,545,667 | \$1,517,667 | -\$28,000 | -1.84% ↓ | 17 |
| HIGH | \$2,500,000 | \$2,400,000 | -\$100,000 | -4.17% ↓ | 31 |
| LOW | \$995,000 | \$1,110,000 | \$115,000 | 10.36% ↑ | 4 |

Includes following property statuses: **Closed**

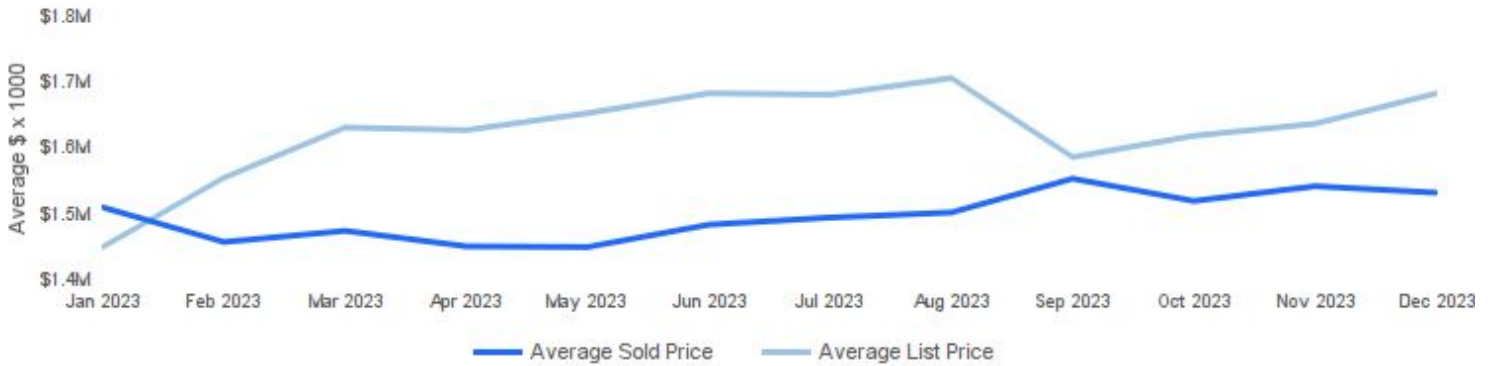
For an estimated value of your property, please click here:

MARKET SNAPSHOT

South Shores Neighborhood Quarterly Market Report

As of 01/03/2024

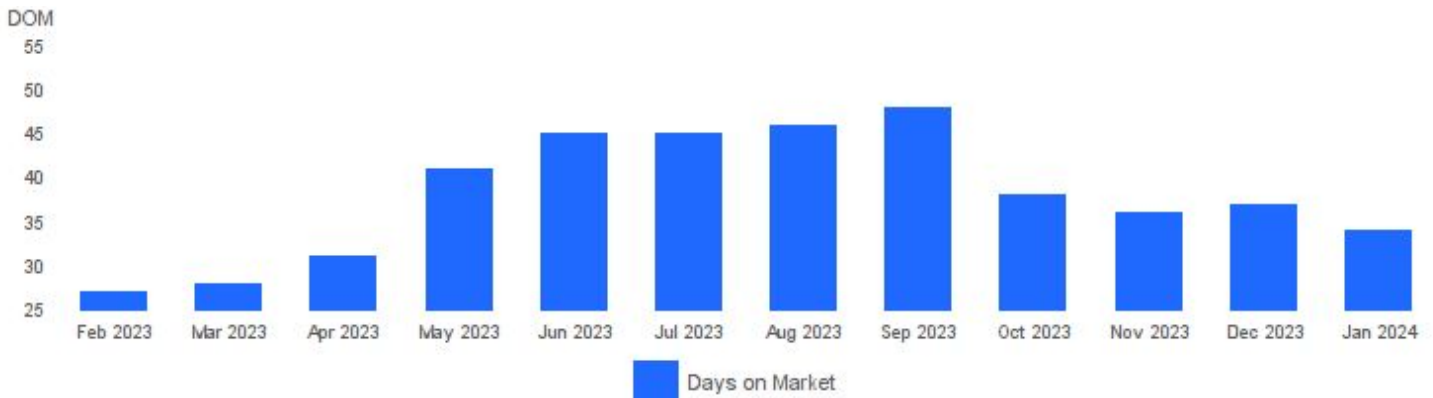
MARKET PRICE TREND



PROPERTIES ON THE MARKET



DAYS ON MARKET



Properties on the market | Number of properties listed for sale
Average Sales Price | Average sales price for all properties sold.
Average List Price | Average sales price for all properties listed for sale.
Days on Market | Average days on market for all properties sold.

MARKET SUMMARY

South Shores Neighborhood Quarterly Market Report

As of 01/03/2024

● FOR SALE

| Status | MLS ID | Address | City | Bed | Bath(F/P)* | DOM |
|-----------------------|----------------------------|---------|----------------|-----|------------|-----|
| Active | PV23196250 | | San Pedro | 3 | 2/0 | 75 |
| Active | PV23202129 | | San Pedro | 4 | 1/2 | 54 |
| Active Under Contract | SB23198838 | | San Pedro | 4 | 3/0 | 44 |
| | | | AVERAGE | 4 | 2/2 | 58 |
| | | | HIGH | 4 | 3/2 | 75 |
| | | | LOW | 3 | 1/2 | 44 |

● RECENT SALES DATA

| Status | MLS ID | Address | City | Bed | Bath(F/P)* | Sale Price | DOM |
|--------|----------------------------|---------------------------------------|----------------|-----|------------|-------------|-----|
| Closed | SB23202170 | 1733 Vallecito Drive | San Pedro | 3 | 2/1 | \$2,400,000 | 29 |
| Closed | PF23122834 | 3514 Mulldae Avenue | San Pedro | 2 | 1/1 | \$1,510,000 | 16 |
| Closed | SB23166413 | 2225 Wanderer Drive | San Pedro | 4 | 4/0 | \$1,585,000 | 31 |
| Closed | PV23167628 | 1814 Vallecito | San Pedro | 4 | 1/1 | \$1,385,000 | 13 |
| Closed | SB23153104 | 1902 W 26th Street | San Pedro | 3 | 1/1 | \$1,110,000 | 10 |
| Closed | SB23197395 | 1718 S Anchovy Avenue | San Pedro | 3 | 2/0 | \$1,116,000 | 4 |
| | | | AVERAGE | 3 | 2/1 | \$1,517,667 | 17 |
| | | | HIGH | 4 | 4/1 | \$2,400,000 | 31 |
| | | | LOW | 2 | 1/1 | \$1,110,000 | 4 |

● OFF-MARKET

| Status | MLS ID | Address | City | Bed | Bath(F/P)* | DOM |
|------------|----------------------------|---------------------------------------|----------------|-----|------------|-----|
| Off Market | OC23114279 | 3007 S Anchovy Avenue | San Pedro | 3 | 2/0 | 138 |
| | | | AVERAGE | 3 | 2/- | 138 |
| | | | HIGH | 3 | 2/- | 138 |
| | | | LOW | 3 | 2/- | 138 |

* Baths: F = Full, P = Partial

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