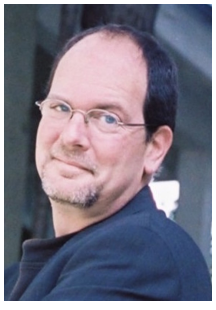
MARKET REPORT

San Pedro Highlands Neighborhood 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



JEFFREY PILL
REALTOR®
CalRE : 01206520
Cell: 310.994.3235
jeff@beachhillproperties.com
www.beachhillproperties.com

COLDWELL BANKER
REALTY

MARKET SNAPSHOT

San Pedro North Neighborhood Market Report

As of 07/03/2025

FOR SALE

Avg. Days on Market:	37 Days
Listings Currently for Sale:	17
Newest Listing:	06/26/2025
Shortest/Longest:	7 Days / 115 Days

PENDING

Avg. Days on Market:	28 Days
Pending Listings:	1
Shortest/Longest:	28 Days / 28 Days

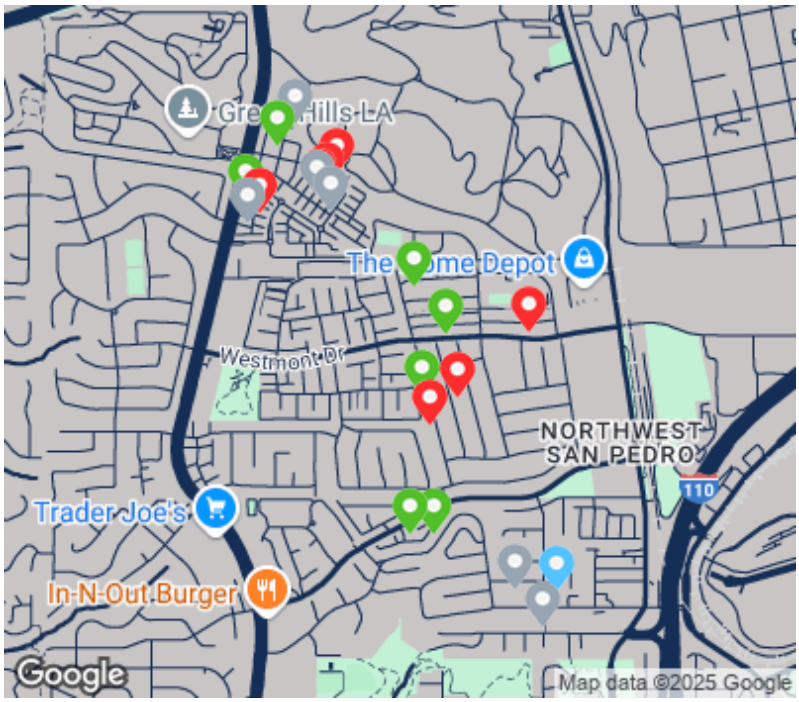
OFF-MARKET

Avg. Days on Market:	74 Days
Off Market Listings:	6
Shortest/Longest:	2 Days / 181 Days

RECENT SALES DATA

Avg. Days to Sell:	21 Days
Total Sales:	13
30-day Sales:	3
Last Sale:	06/18/2025
Shortest/Longest:	1 Days / 77 Days
Months of Supply:	5.67**

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



Click on data points to access interactive map.

FOR SALE PENDING OFF-MARKET RECENT SALES DATA

FOR SALE

	LIST PRICE	DOM
AVERAGE	$1,224,053	37
HIGH	$1,820,000	115
LOW	$905,000	7

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

OFF-MARKET

	LIST PRICE	DOM
AVERAGE	$1,274,082	74
HIGH	$1,790,000	181
LOW	$940,990	2

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

PENDING

	LIST PRICE	DOM
AVERAGE	$1,160,000	28
HIGH	$1,160,000	28
LOW	$1,160,000	28

Includes the following property statuses: **Pending**

RECENT SALES DATA

	LIST PRICE	SALE PRICE	$ DIFF	% DIFF	DOM
AVERAGE	$1,105,982	$1,097,752	$-8,230	-0.75%	21
HIGH	$1,775,000	$1,775,000	$	0%	77
LOW	$640,770	$640,770	$	0%	1

Includes following property statuses: **Closed**

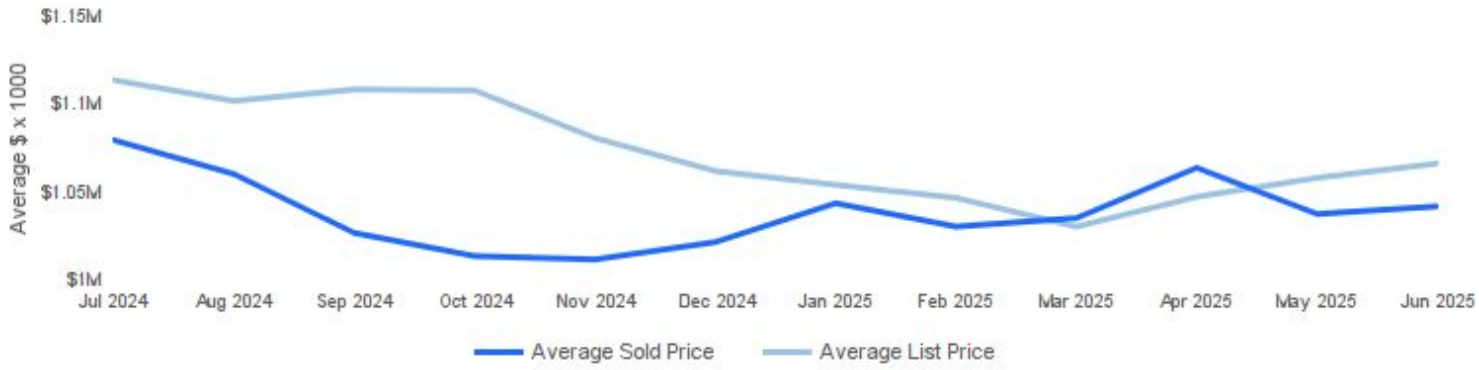
For an estimated value of your property, please click here:

MARKET SNAPSHOT

San Pedro North Neighborhood Market Report

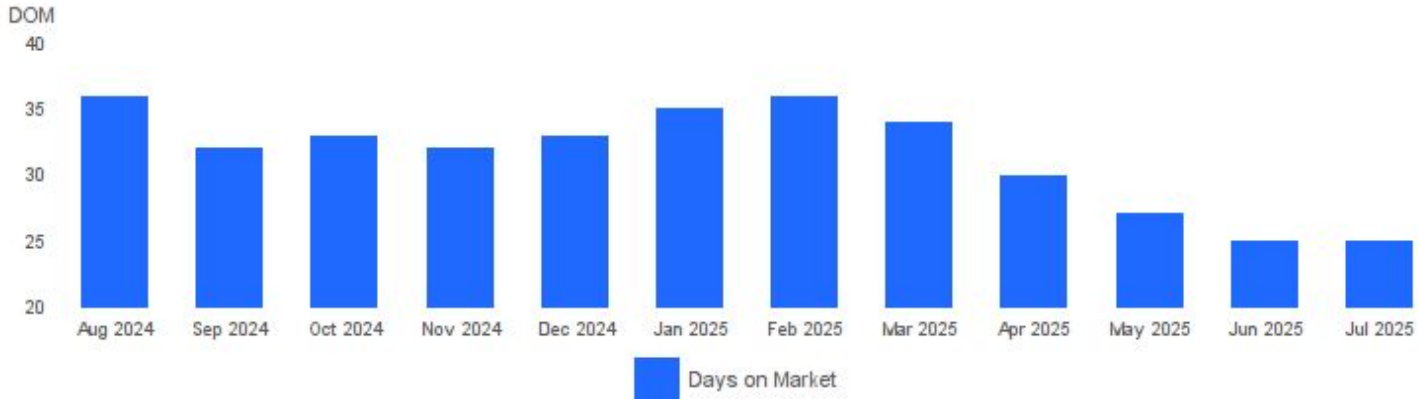
As of 07/03/2025

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

San Pedro North Neighborhood Market Report

As of 07/03/2025

FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	SB25140226		San Pedro	4	4/-	7
Active	PW25129192		San Pedro	4	4/-	27
Active	SB25108457		San Pedro	4	3/-	50
Active	SB25125672		San Pedro	4	3/-	15
Active	PW25098298		San Pedro	4	3/-	62
Active	SB25110488		San Pedro	4	3/1	45
Active	SR25124591		San Pedro	4	3/1	39
Active	CV25053199		San Pedro	3	2/-	115
Active	SB25100153		San Pedro	4	3/-	59
Active	SB25097198		San Pedro	3	2/1	68
Active	SB25127039		San Pedro	3	2/-	14
Active	PW25132529		San Pedro	4	3/-	21
Active	SB25125726		San Pedro	3	1/1	8
Active	PW25093614		San Pedro	3	1/2	66
Active Under Contract	PV25124187		San Pedro	3	2/-	12
Active Under Contract	SB25129499		San Pedro	4	3/-	13
Active Under Contract	SB25118431		San Pedro	3	1/-	9
			AVERAGE	4	3/1	37
			HIGH	4	4/2	115
			LOW	3	1/1	7

PENDING

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Pending	PV25097376		San Pedro	5	3/-	28
			AVERAGE	5	3/-	28
			HIGH	5	3/-	28
			LOW	5	3/-	28

RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	SB25085185	27515 S Upton Terrace	San Pedro	4	4/-	$1,775,000	1
Closed	PV25059825	27627 Dayton Ave	San Pedro	5	3/-	$1,370,000	28
Closed	PW25090910	27523 Dayton Avenue	San Pedro	5	2/0	$1,340,000	16
Closed	SB25056824	1089 Via Cordova	San Pedro	4	2/-	$1,279,000	7
Closed	PV25057474	835 Statler Street	San Pedro	3	-/1	$1,173,000	12
Closed	SB25034933	27646 S Heartwood Drive	San Pedro	4	2/2	$1,068,000	77
Closed	PW25038950	2230 Bardale Avenue	San Pedro	3	1/-	$1,070,000	43
Closed	PV25082600	1810 Bardale Avenue	San Pedro	3	2/-	$975,000	13
Closed	PV25105285	1729 Amelia Ave	San Pedro	3	1/-	$968,000	6
Closed	PV25048553	1853 Bolker Place	San Pedro	3	1/-	$920,000	12
Closed	SB25058066	1639 Hornet Dr	San Pedro	3	1/2	$917,000	29
Closed	PW25057561	519 N Bandini Street	San Pedro	2	2/-	$775,000	17
Closed	PW25067731	720 W 16th Street	San Pedro	2	1/-	$640,770	6
			AVERAGE	3	2/2	$1,097,752	21
			HIGH	5	4/2	$1,775,000	77
			LOW	2	1/1	$640,770	1

OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	25529563	900 Miraflores	San Pedro	5	4/0	2
Off Market	SB24119262	1613 Veridian Lane	San Pedro	4	3/-	173
Off Market	SB24213389	27723 Grandview Way	San Pedro	4	3/1	181
Off Market	OC25053824	27658 S Heartwood Drive	San Pedro	4	4/-	19
Off Market	SB25001479	949 W Battery Street	San Pedro	3	3/-	31
Off Market	IG24242687	1641 W Enterprise Drive	San Pedro	3	2/1	37
			AVERAGE	4	3/1	74
			HIGH	5	4/1	181
			LOW	3	2/1	2

* Baths: F = Full, P = Partial

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. Not intended as a solicitation if your property is already listed by another broker. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.