

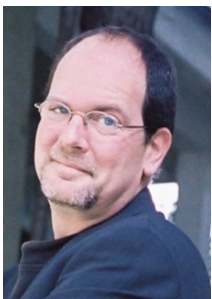


MARKET REPORT

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 07/03/2025

FOR SALE

Avg. Days on Market:58 Days

Listings Currently for Sale:6

Newest Listing:06/19/2025

Shortest/Longest:12 Days / 163 Days

PENDING

Avg. Days on Market:46 Days

Pending Listings:3

Shortest/Longest:9 Days / 112 Days

OFF-MARKET

Avg. Days on Market:31 Days

Off Market Listings:2

Shortest/Longest:1 Days / 61 Days

RECENT SALES DATA

Avg. Days to Sell:25 Days

Total Sales:12

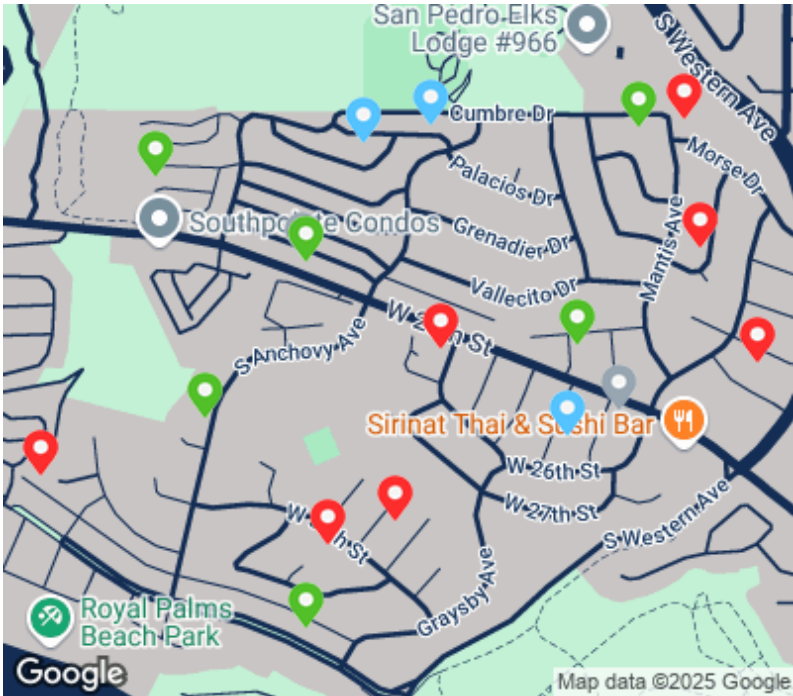
30-day Sales:3

Last Sale:06/24/2025

Shortest/Longest:4 Days / 82 Days

Months of Supply:2**

**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	\$1,664,667	58
HIGH	\$2,500,000	163
LOW	\$1,100,000	12

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

● PENDING

	LIST PRICE	DOM
AVERAGE	\$1,207,667	46
HIGH	\$1,375,000	112
LOW	\$1,049,000	9

Includes the following property statuses: **Pending**

● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$1,974,500	31
HIGH	\$2,300,000	61
LOW	\$1,649,000	1

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

● RECENT SALES DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,592,825	\$1,563,504	\$-29,321	-1.88% ⬇️	25
HIGH	\$2,500,000	\$2,500,000	\$	0% ⬆️	82
LOW	\$1,075,000	\$1,056,000	\$-19,000	-1.8% ⬇️	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 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

South Shores Neighborhood Quarterly Market Report

As of 07/03/2025

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	SB25138476		San Pedro	3	3/-	14
Active	SB25011572		San Pedro	4	1/1	163
Active	AR25119229		San Pedro	3	3/1	36
Active	PV25092633		San Pedro	2	2/-	67
Active	DW25103159		San Pedro	3	3/-	55
Active Under Contract	SB25112089		San Pedro	3	2/-	12
AVERAGE				3	2/1	58
HIGH				4	3/1	163
LOW				2	1/1	12

● PENDING

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Pending	SB25022740		San Pedro	3	2/-	112
Pending	SB25106806		San Pedro	3	1/-	17
Pending	PV25106795		San Pedro	3	1/-	9
AVERAGE				3	1/-	46
HIGH				3	2/-	112
LOW				3	1/-	9

● RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	PV25074142	2037 35th Street W	San Pedro	4	1/-	\$2,500,000	12
Closed	PW25048844	2313 W 37th Street	San Pedro	3	2/-	\$1,983,250	16
Closed	25504435	3533 Mulldae Avenue	San Pedro	5	3/0	\$1,750,000	23
Closed	SB25055773	1700 Mantis Avenue	San Pedro	4	3/-	\$1,774,000	37
Closed	PV25042156	2169 Baleria Drive	San Pedro	3	2/-	\$1,725,000	8
Closed	SB25003801	1609 W 22nd Street	San Pedro	3	1/-	\$1,650,000	27
Closed	SB25047788	1627 W 22nd Street	San Pedro	3	2/-	\$1,557,800	4
Closed	OC25069378	3420 Gurnard Avenue	San Pedro	3	2/-	\$1,395,000	11
Closed	SB24212200	1718 W 27th Street	San Pedro	3	2/-	\$1,100,000	82
Closed	PV25064868	2507 Gunnell Avenue	San Pedro	3	1/-	\$1,070,000	63
Closed	SB25111492	1927 Marina Drive	San Pedro	3	2/-	\$1,201,000	8
Closed	OC25066568	2501 Anabas Avenue	San Pedro	3	2/-	\$1,056,000	7
AVERAGE				3	2/-	\$1,563,504	25
HIGH				5	3/-	\$2,500,000	82
LOW				3	1/-	\$1,056,000	4

● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	<u>SB25031304</u>	<u>2500 Anabas Avenue</u>	San Pedro	5	5/-	1
Off Market	<u>AR24252365</u>	<u>2145 Mcrae Drive</u>	San Pedro	3	-/1	61
AVERAGE				4	5/1	31
HIGH				5	5/1	61
LOW				3	5/1	1

* 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. 

Palos Verdes - Beach Cities

Coldwell Banker Realty

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