

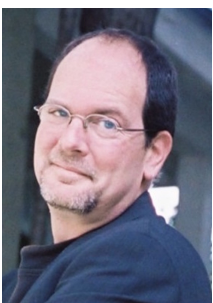


# MARKET REPORT

## South Shores Neighborhood Quarterly Real Estate 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 Real Estate Market Report

As of 07/03/2022

### FOR SALE

Avg. Days on Market: 34 Days  
Listings Currently for Sale: 4  
Newest Listing: 06/04/2022  
Shortest/Longest: 8 Days / 61 Days

### PENDING

Avg. Days on Market: 13 Days  
Pending Listings: 3  
Shortest/Longest: 6 Days / 23 Days

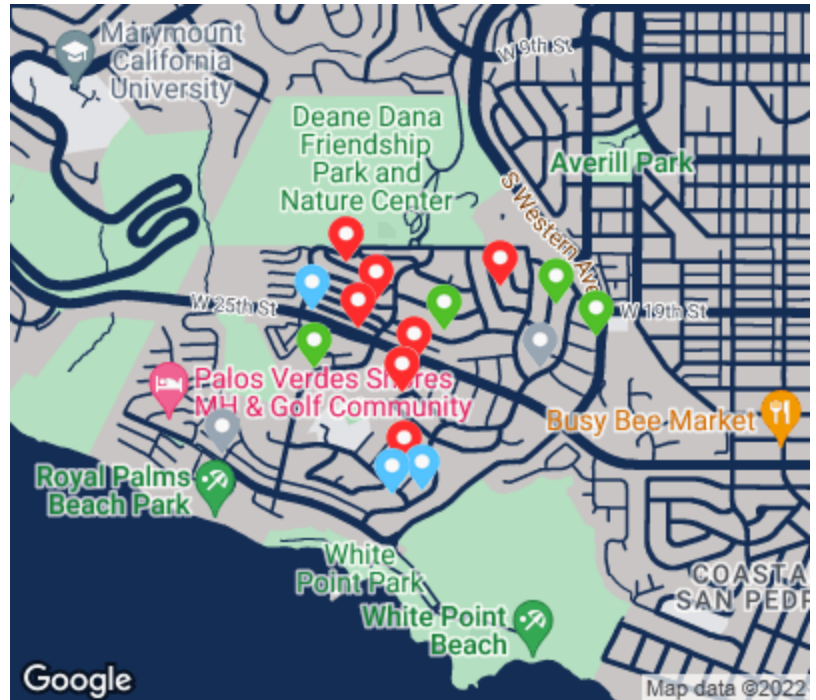
### OFF-MARKET

Avg. Days on Market: 71 Days  
Off Market Listings: 3  
Shortest/Longest: 6 Days / 194 Days

### RECENT SALES DATA

Avg. Days to Sell: 11 Days  
Total Sales: 8  
30-day Sales: 3  
Last Sale: 06/18/2022  
Shortest/Longest: 5 Days / 23 Days  
Months of Supply: 1.33\*\*

\*\*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 | \$1,322,000 | 34  |
| HIGH    | \$1,699,000 | 61  |
| LOW     | \$1,189,000 | 8   |

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

### ● PENDING

|         | LIST PRICE  | DOM |
|---------|-------------|-----|
| AVERAGE | \$1,349,500 | 13  |
| HIGH    | \$1,650,000 | 23  |
| LOW     | \$999,500   | 6   |

Includes the following property statuses: **Pending**

### ● OFF-MARKET

|         | LIST PRICE  | DOM |
|---------|-------------|-----|
| AVERAGE | \$1,449,667 | 71  |
| HIGH    | \$1,750,000 | 194 |
| LOW     | \$1,100,000 | 6   |

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

### ● RECENT SALES DATA

|         | LIST PRICE  | SALE PRICE  | \$ DIFF   | % DIFF   | DOM |
|---------|-------------|-------------|-----------|----------|-----|
| AVERAGE | \$1,517,000 | \$1,638,688 | \$121,688 | 7.43% ↑  | 11  |
| HIGH    | \$1,899,000 | \$2,001,000 | \$102,000 | 5.1% ↑   | 23  |
| LOW     | \$1,200,000 | \$1,415,000 | \$215,000 | 15.19% ↑ | 5   |

Includes following property statuses: **Closed**

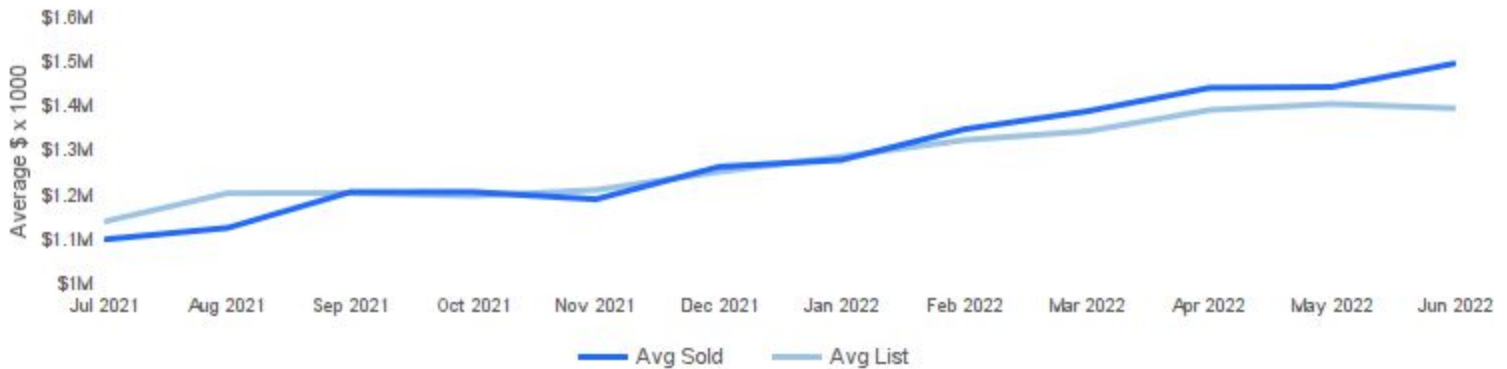
For an estimated value of your property, please click here:

# MARKET SNAPSHOT

## South Shores Neighborhood Quarterly Real Estate Market Report

As of 07/03/2022

### 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 Real Estate Market Report

As of 07/03/2022

### ● FOR SALE

| Status                | MLS ID                     | Address | City           | Bed | Bath(F/P)* | DOM |
|-----------------------|----------------------------|---------|----------------|-----|------------|-----|
| Active                | <a href="#">SB22120526</a> |         | San Pedro      | 4   | 2/1        | 29  |
| Active                | <a href="#">SB22092029</a> |         | San Pedro      | 4   | 2/0        | 61  |
| Active Under Contract | <a href="#">SB22106717</a> |         | San Pedro      | 2   | 2/0        | 38  |
| Active Under Contract | <a href="#">SB22121660</a> |         | San Pedro      | 3   | 2/0        | 8   |
|                       |                            |         | <b>AVERAGE</b> | 3   | 2/1        | 34  |
|                       |                            |         | <b>HIGH</b>    | 4   | 2/1        | 61  |
|                       |                            |         | <b>LOW</b>     | 2   | 2/1        | 8   |

### ● PENDING

| Status  | MLS ID                     | Address | City           | Bed | Bath(F/P)* | DOM |
|---------|----------------------------|---------|----------------|-----|------------|-----|
| Pending | <a href="#">PV22104553</a> |         | San Pedro      | 4   | -/2        | 23  |
| Pending | <a href="#">SB22110622</a> |         | San Pedro      | 3   | 2/0        | 6   |
| Pending | <a href="#">SB22132810</a> |         | San Pedro      | 3   | 2/0        | 9   |
|         |                            |         | <b>AVERAGE</b> | 3   | 2/2        | 13  |
|         |                            |         | <b>HIGH</b>    | 4   | 2/2        | 23  |
|         |                            |         | <b>LOW</b>     | 3   | 2/2        | 6   |

### ● RECENT SALES DATA

| Status | MLS ID                     | Address                                | City           | Bed | Bath(F/P)* | Sale Price  | DOM |
|--------|----------------------------|--|----------------|-----|------------|-------------|-----|
| Closed | <a href="#">SB22078818</a> | <a href="#">2501 Gunnell Avenue</a>    | San Pedro      | 7   | 4/3        | \$2,001,000 | 8   |
| Closed | <a href="#">PV22093080</a> | <a href="#">1720 Mermaid Dr</a>        | San Pedro      | 3   | 1/1        | \$1,725,000 | 8   |
| Closed | <a href="#">SB22002376</a> | <a href="#">1818 Pescadores Avenue</a> | San Pedro      | 3   | 2/0        | \$1,530,000 | 23  |
| Closed | <a href="#">PV21268443</a> | <a href="#">2171 Vallecito Drive</a>   | San Pedro      | 4   | 1/2        | \$1,901,000 | 8   |
| Closed | <a href="#">PW22086986</a> | <a href="#">2609 Gunnell Avenue</a>    | San Pedro      | 3   | 3/0        | \$1,425,000 | 15  |
| Closed | <a href="#">SB22089865</a> | <a href="#">2117 Grenadier Drive</a>   | San Pedro      | 3   | 2/0        | \$1,652,500 | 9   |
| Closed | <a href="#">SB22081047</a> | <a href="#">3418 Mulldae Avenue</a>    | San Pedro      | 3   | 1/1        | \$1,415,000 | 8   |
| Closed | <a href="#">PW22054937</a> | <a href="#">2127 Mcrae Drive</a>       | San Pedro      | 3   | 2/0        | \$1,460,000 | 5   |
|        |                            |  | <b>AVERAGE</b> | 4   | 2/2        | \$1,638,688 | 11  |
|        |                            |  | <b>HIGH</b>    | 7   | 4/3        | \$2,001,000 | 23  |
|        |                            |  | <b>LOW</b>     | 3   | 1/1        | \$1,415,000 | 5   |

### ● OFF-MARKET

| Status     | MLS ID            | Address                     | City           | Bed | Bath(F/P)* | DOM |
|------------|-------------------|-----------------------------|----------------|-----|------------|-----|
| Off Market | <u>SB21107039</u> | <u>2304 W Paseo Del Mar</u> | San Pedro      | 3   | 2/0        | 194 |
| Off Market | <u>PW22040005</u> | <u>2609 Gunnell Avenue</u>  | San Pedro      | 3   | 3/0        | 12  |
| Off Market | <u>TR22132505</u> | <u>2307 S Moray Avenue</u>  | San Pedro      | 3   | 2/0        | 6   |
|            |                   |                             | <b>AVERAGE</b> | 3   | 2/-        | 71  |
|            |                   |                             | <b>HIGH</b>    | 3   | 3/-        | 194 |
|            |                   |                             | <b>LOW</b>     | 3   | 2/-        | 6   |

\* Baths: F = Full, P = Partial

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