



MARKET REPORT

South Shores Neighborhood Quarterly Market Report

Here is an updated Market Report summarizing recent real estate activity in your area of interest. Please keep in mind that the values represented are based on current, detailed information from the regional Multiple Listing Service. If you need clarification on any of the figures or if you wish to take additional steps toward property ownership, please let me know. I am happy to help.

Sincerely,
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COLDWELL BANKER
REALTY

MARKET SNAPSHOT

South Shores Neighborhood Quarterly Market Report

As of 10/03/2022

FOR SALE

Avg. Days on Market: 34 Days
 Listings Currently for Sale: 4
 Newest Listing: 09/30/2022
 Shortest/Longest: 3 Days / 71 Days

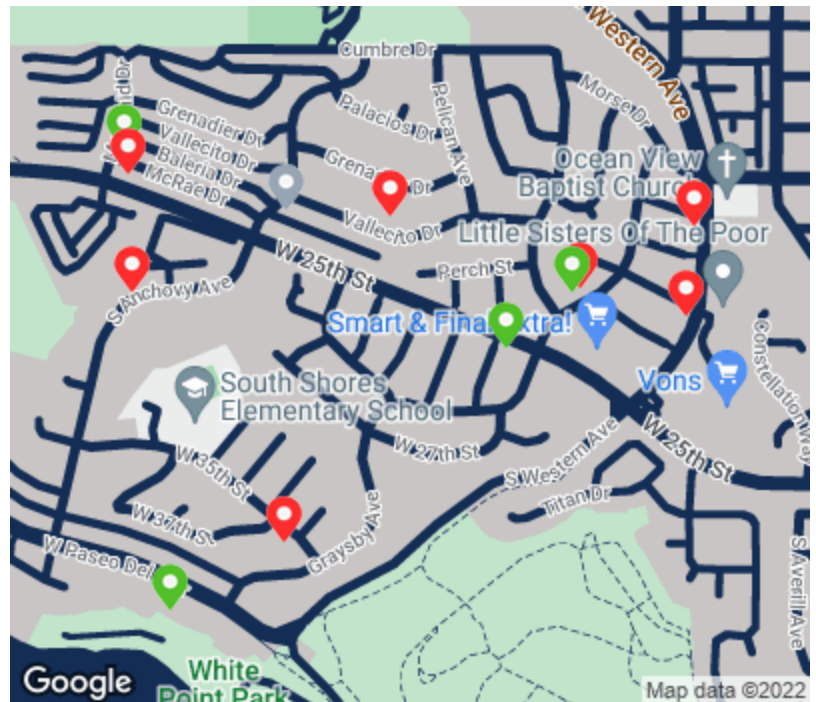
OFF-MARKET

Avg. Days on Market: 6 Days
 Off Market Listings: 1
 Shortest/Longest: 6 Days / 6 Days

RECENT SALES DATA

Avg. Days to Sell: 24 Days
 Total Sales: 9
 30-day Sales: 2
 Last Sale: 09/13/2022
 Shortest/Longest: 6 Days / 110 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 ● OFF-MARKET ● RECENT SALES DATA

● FOR SALE

	LIST PRICE	DOM
AVERAGE	\$2,110,500	34
HIGH	\$3,680,000	71
LOW	\$1,175,000	3

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

● OFF-MARKET

	LIST PRICE	DOM
AVERAGE	\$1,599,000	6
HIGH	\$1,599,000	6
LOW	\$1,599,000	6

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

● RECENT SALES DATA

	LIST PRICE	SALE PRICE	\$ DIFF	% DIFF	DOM
AVERAGE	\$1,271,833	\$1,292,444	\$20,611	1.59% ↑	24
HIGH	\$1,699,000	\$1,750,000	\$51,000	2.91% ↑	110
LOW	\$999,500	\$1,020,000	\$20,500	2.01% ↑	6

Includes following property statuses: **Closed**

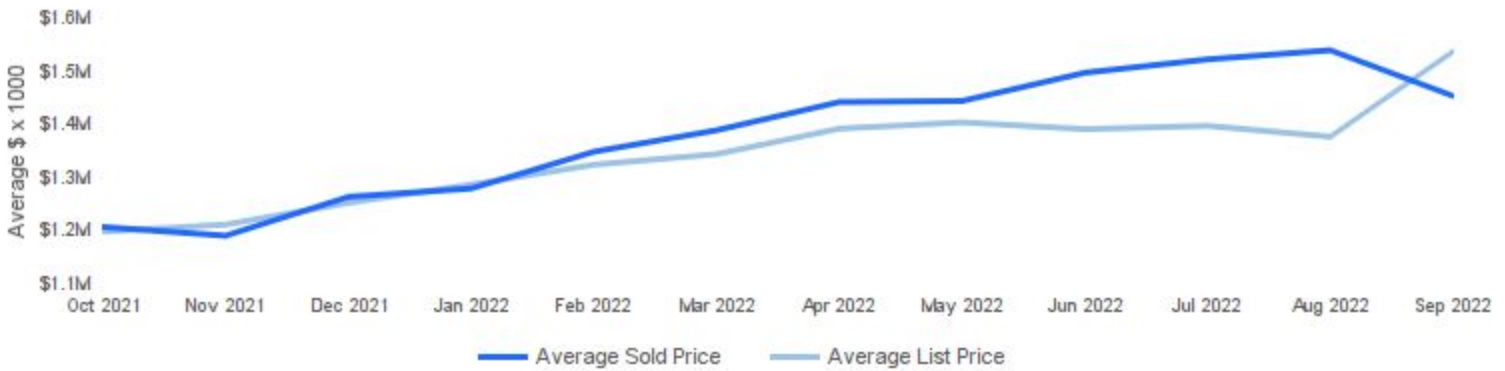
For an estimated value of your property, please click here:

MARKET SNAPSHOT

South Shores Neighborhood Quarterly Market Report

As of 10/03/2022

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 Market Report

As of 10/03/2022

● FOR SALE

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Active	PTP2205853		San Pedro	5	3/0	34
Active	SB22180931		San Pedro	5	3/2	3
Active Under Contract	CV22190895		San Pedro	4	4/0	28
Active Under Contract	SB22150430		San Pedro	3	2/0	71
			AVERAGE	4	3/2	34
			HIGH	5	4/2	71
			LOW	3	2/2	3

● RECENT SALES DATA

Status	MLS ID	Address	City	Bed	Bath(F/P)*	Sale Price	DOM
Closed	SB22120526	2907 S Anchovy Avenue	San Pedro	4	2/1	\$1,750,000	14
Closed	PV22104553	1923 W 35th Street	San Pedro	4	-/2	\$1,650,000	23
Closed	SB22110622	2823 Graysby Avenue	San Pedro	3	2/0	\$1,510,000	6
Closed	SB22106717	1910 Marina Drive	San Pedro	2	2/0	\$1,250,000	8
Closed	SB22121660	1806 Vallecito Drive	San Pedro	3	2/0	\$1,280,000	7
Closed	PV22126555	1603 W 22nd Street	San Pedro	4	1/1	\$1,097,000	27
Closed	TR22132505	2307 S Moray Avenue	San Pedro	3	2/0	\$1,050,000	12
Closed	SB22092029	1601 W 20th Street	San Pedro	4	2/0	\$1,025,000	110
Closed	SB22132810	2189 Mcrae Drive	San Pedro	3	2/0	\$1,020,000	9
			AVERAGE	3	2/1	\$1,292,444	24
			HIGH	4	2/2	\$1,750,000	110
			LOW	2	1/1	\$1,020,000	6

● OFF-MARKET

Status	MLS ID	Address	City	Bed	Bath(F/P)*	DOM
Off Market	OC22188094	1943 Vallecito Drive	San Pedro	3	2/0	6
			AVERAGE	3	2/-	6
			HIGH	3	2/-	6
			LOW	3	2/-	6

* Baths: F = Full, P = Partial

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