

An aerial photograph of Manhattan Beach, California, showing the coastline, buildings, and streets. Numerous numbered markers (1-28) are scattered across the map, indicating specific locations or data points. The markers are in various colors: green, blue, red, yellow, and pink. The text 'MARKET INSIDER REPORT' is centered on a light gray background that partially obscures the map.

— MARKET INSIDER REPORT —

# MANHATTAN BEACH HOMES

Saturday, March 1, 2025

COURTESY OF STEVEN MULLINS

# MANHATTAN BEACH HOMES

## MARKET SNAPSHOT

The Manhattan Beach area has had the median sale price decrease by 19.2% over the last 30 Days. Take a look at the details below!

**Highest sale price of Homes**

**\$9,125,000**

Sold on February 25, 2025

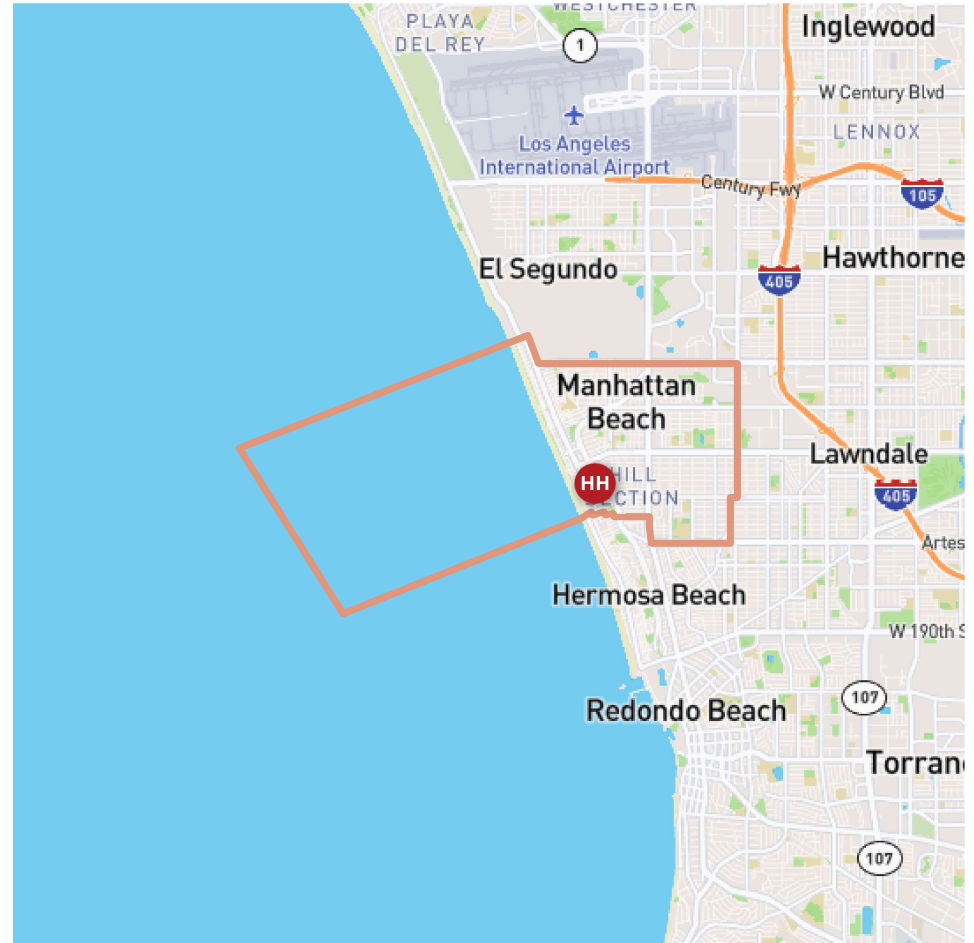
**Average sale price of Homes**

**\$4,423,331**

**Median sale price of Homes**

**\$3,583,750**

↓ **Down 19.2% since  
January 2025**



# MANHATTAN BEACH HOMES MARKET PERFORMANCE

The number of Manhattan Beach individual home sales increased by 44% in this period, with 26 sold vs 18 in the previous 30 days.



Recently Sold  
Homes: 26



Currently Active  
Homes: 38



Currently Pending  
Homes: 27



Total Individual Homes in Area  
Individual Homes: 9,946



12 Month Turn Over Rate  
Homes: 3.4%



Average Days on Market  
Homes: 52



Average Years in Home  
Homes: 17

## MANHATTAN BEACH HOMES

# AVERAGE PRICES

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As of March 1, 2025, Manhattan Beach median sales price for homes fell by 19.2% over the last 30 days. Take a look at the details below!



Highest Sales Price

**\$9,125,000**

↓ 13.1%

Last 30 Days



Median Sales Price

**\$3,583,750**

↓ 19.2%

Last 30 Days



Lowest Sales Price

**\$1,700,000**

↓ 10.8%

Last 30 Days

# MANHATTAN BEACH HOMES

## FAST FACTS

Last 30 Days



AVERAGE  
DAYS ON MARKET  
**52**



AVERAGE LIST PRICE  
PER SQUARE FOOT  
**\$1,480**

Down from \$1,802



AVERAGE SOLD PRICE  
PER SQUARE FOOT  
**\$1,484**

Down from \$1,808



AVERAGE SALE PRICE  
TO LIST PRICE  
**99.6%**

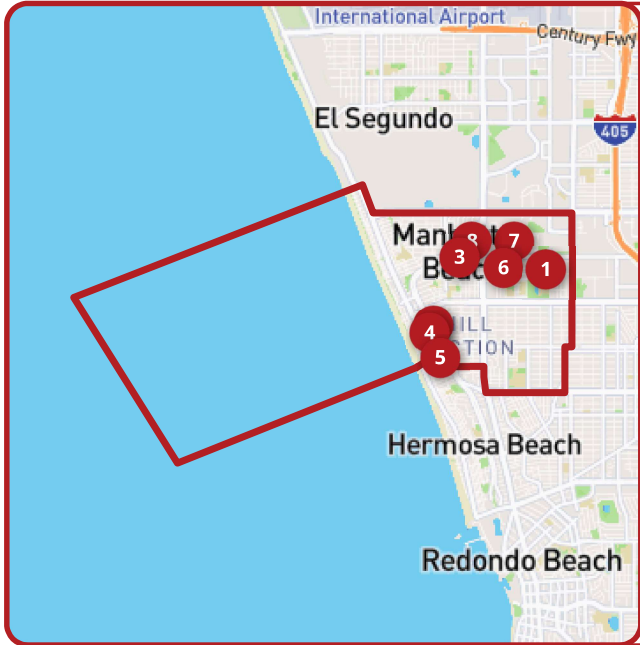
**SOLD**  
**26**   
 March 1, 2025

# MANHATTAN BEACH

## Market Report

### RECENT HOME SALES

Saturday March 1, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	1624 22nd Street	3	1	1,054	\$1,700,000	\$1,700,000	02-26-2025	0
2	817 N Valley Drive	3	2	1,420	\$2,495,000	\$2,495,000	02-25-2025	9
3	2512 Palm Avenue	5	6	3,295	\$4,899,000	\$5,500,000	02-25-2025	10
4	405 7th Street	4	5	4,254	\$9,299,000	\$9,125,000	02-25-2025	66
5	100 Morningside Drive	6	6	5,366	\$8,900,000	\$8,900,000	02-24-2025	0
6	2104 Chestnut Avenue	4	3	2,055	\$2,100,000	\$2,410,000	02-24-2025	9
7	28 Chatham	3	3	3,306	\$3,649,000	\$3,592,500	02-24-2025	21
8	3008 N Ardmore Avenue	3	2	1,906	\$3,495,000	\$3,575,000	02-24-2025	9

Showing the most recent 8 of a total of 26 sold listings. The Genie may not be the broker of record for all properties in the list.  
 Text me at (123) 456-7890 or email [email@thegenie.ai](mailto:email@thegenie.ai) for PRIVATE ACCESS to the full list with all property details.

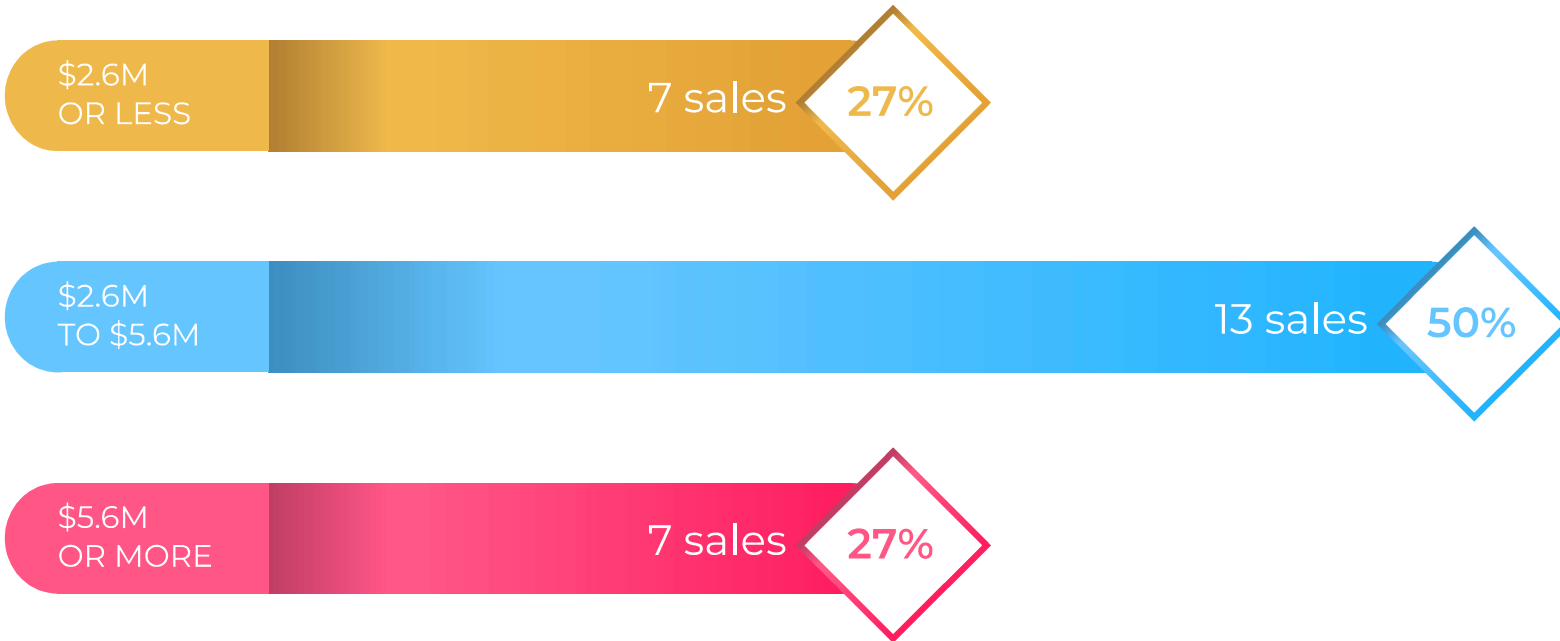
SOURCE: theGenie.ai © 2025 1parkplace, Inc.

# RECENT SALES BREAKDOWN

Last 30 Days

As of March 1, 2025

📍 Manhattan Beach Homes



**52**

Average Days on Market

## MANHATTAN BEACH HOMES

# LOOK AT WHAT PEOPLE ARE BUYING

Manhattan Beach has seen a **STRONG DEMAND** for 5 bedroom homes SOLD in the last month.





# SALE TO LIST PRICE

Manhattan Beach Homes

As of March 1, 2025

JAN `25 TO FEB `25

AVG. LIST PRICE

\$4,439,231

JAN `25 TO FEB `25

AVG. SALE PRICE

\$4,423,331

DEC `24 TO JAN `25

AVG. LIST PRICE

\$5,493,222

DEC `24 TO JAN `25

AVG. SALE PRICE

\$5,487,167

Last Month

99.64%

Average Days on Market 52

Previous Month

99.89%

Average Days on Market 56

AVG. LIST PRICE    AVG. SOLD PRICE