



— MARKET INSIDER REPORT —

# MANHATTAN BEACH HOMES

Saturday, December 31, 2022

# MANHATTAN BEACH HOMES

## MARKET UPDATE

The Manhattan Beach area has had the median sale price decrease by 27.7% over the last 1 Month. Take a look at the details below!

### Highest home price of Single Family Homes

**\$5,200,000**

Sold on December 06, 2022

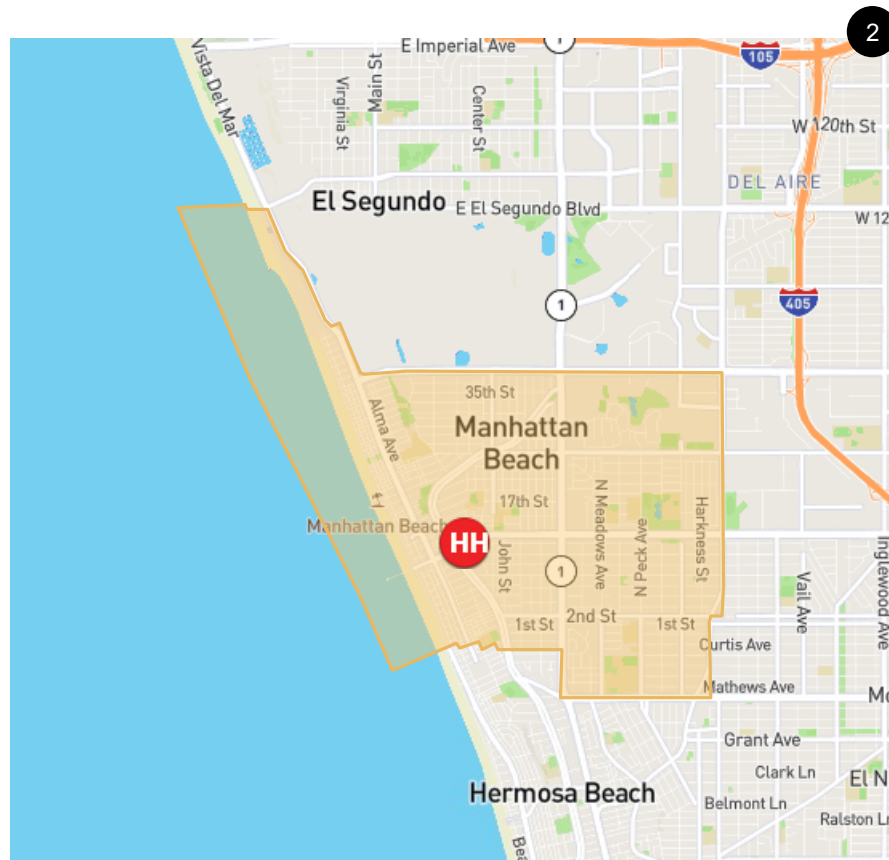
### Average home price of Single Family Homes

**\$2,787,778**

### Median home price of Single Family Homes

**\$2,250,000**

↓ Down 27.7% since  
December 2022



# MANHATTAN BEACH HOMES

## MARKET PERFORMANCE

The number of Manhattan Beach individual home sales increased by 12.5% in this period with 18 sold vs 16 in the previous 30 Days.



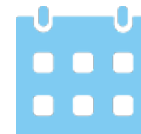
Total Individual Homes in Area  
**Individual Homes: 9,905**



12 Month Turn Over Rate  
**Homes: 2.14%**



Average Days on Market  
**Homes: 86**



Average Years in Home  
**Homes: 15**

## MANHATTAN BEACH HOMES

# AVERAGE PRICES

As of December 31, 2022 Manhattan Beach median sales price for homes decreased by 27.7% over the last 1 Month. Take a look at the details below!



Highest Sales Price

**\$5,200,000**

↓ 11.9%

December 06, 2022



Median Sales Price

**\$2,250,000**

↓ 27.7%

Last 1 Months



Lowest Sales Price

**\$1,495,000**

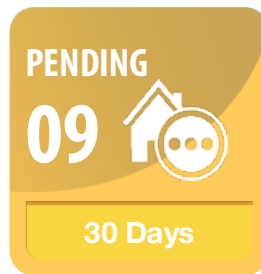
↓ 6.6%

Last 1 Months

## MANHATTAN BEACH HOMES

## FAST FACTS

Last 30 Days



AVERAGE  
DAYS ON MARKET

86



AVERAGE LIST PRICE  
PER SQUARE FOOT

\$1,439

Up from \$1,334



AVERAGE SOLD PRICE  
PER SQUARE FOOT

\$1,386

Up from \$1,332



AVERAGE SALE PRICE  
TO LIST PRICE

96.34%

**SOLD****18**

Dec 2022

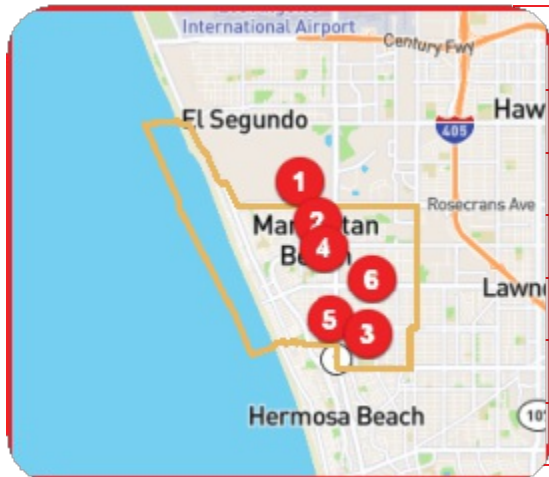
# MANHATTAN BEACH

## Market Report

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### RECENT HOME SALES

Saturday, December 31, 2022



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	PRICE / SQ FT	DOM
1	3616 Elm Avenue	3	2	1,714	\$1,599,999	\$1,653,000	12/22/22	\$933	15 Days
2	1143 23rd Street	3	2	1,764	\$1,988,888	\$1,890,000	12/22/22	\$1,127	36 Days
3	1646 Nelson Avenue	5	4	2,876	\$2,490,000	\$2,490,000	12/21/22	\$866	41 Days
4	1509 Chestnut Avenue	2	2	1,452	\$1,495,000	\$1,495,000	12/21/22	\$1,030	6 Days
5	1306 Voorhees Avenue	3	1	1,051	\$1,600,000	\$1,500,000	12/20/22	\$1,522	21 Days
6	1717 8th St	6	6	4,501	\$3,999,998	\$3,800,000	12/15/22	\$889	39 Days

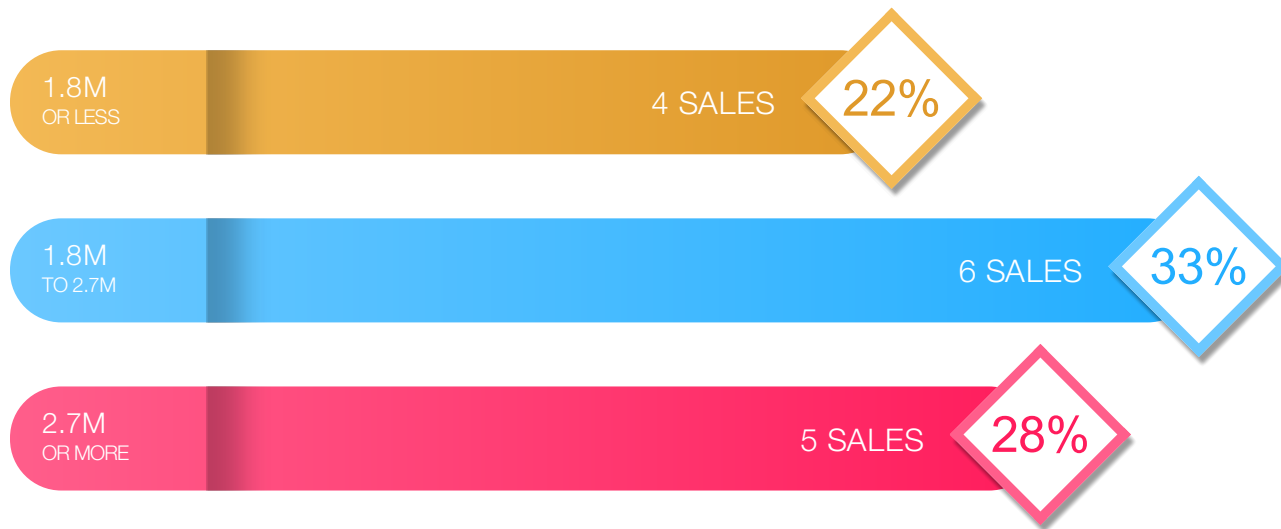
**i** Showing the most recent 6 of a total of 18 in the last 1 months.

**🔔** Text me at or email [bhsu@firstam.com](mailto:bhsu@firstam.com) for PRIVATE ACCESS to the full list with all property details.

# RECENT SALES BREAKDOWN

📍 Manhattan Beach Homes

Dec 2022 to Nov 2022



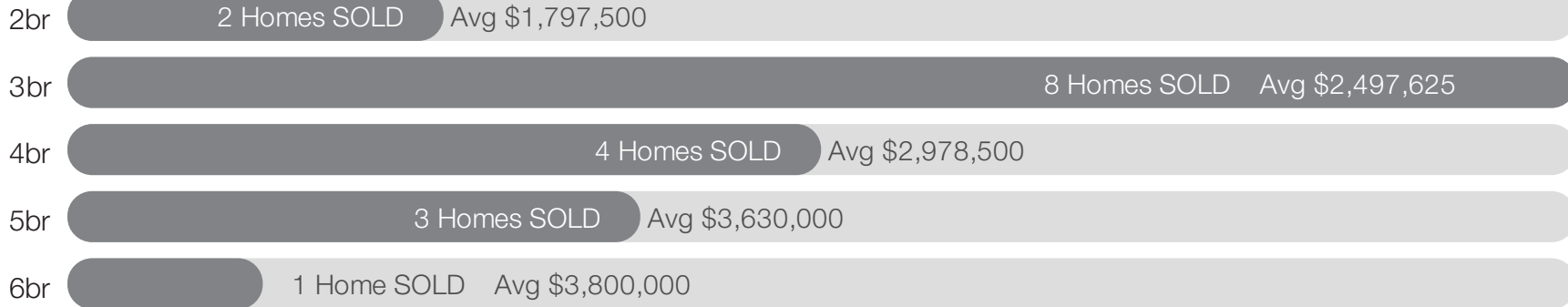
86

Average Days On Market

## MANHATTAN BEACH HOMES

## LOOK WHAT PEOPLE ARE BUYING

Manhattan Beach has seen a STRONG DEMAND for  
3 Bedroom homes SOLD in the last 30 days.





# SALE TO LIST PRICE

Manhattan Beach Homes

Last 30 Days

Last 30 Days  
96.34%

Average Days on Market

86

DEC 22 TO NOV 22

AVG. LIST PRICE

\$2,893,549

DEC 22 TO NOV 22

AVG. SALE PRICE

\$2,787,778

OCT 22 TO OCT 22

AVG. LIST PRICE

\$3,235,188

OCT 22 TO OCT 22

AVG. SALE PRICE

\$3,229,678

AVG. LIST PRICE

AVG. SOLD PRICE