

— MARKET INSIDER REPORT —

MANHATTAN BEACH HOMES

Tuesday, February 28, 2023

MANHATTAN BEACH HOMES

MARKET UPDATE

The Manhattan Beach area has had the median sale price increase by 36.2% over the last 1 Month. Take a look at the details below!

Highest home price of Single Family Homes

\$7,250,000

Sold on February 27, 2023

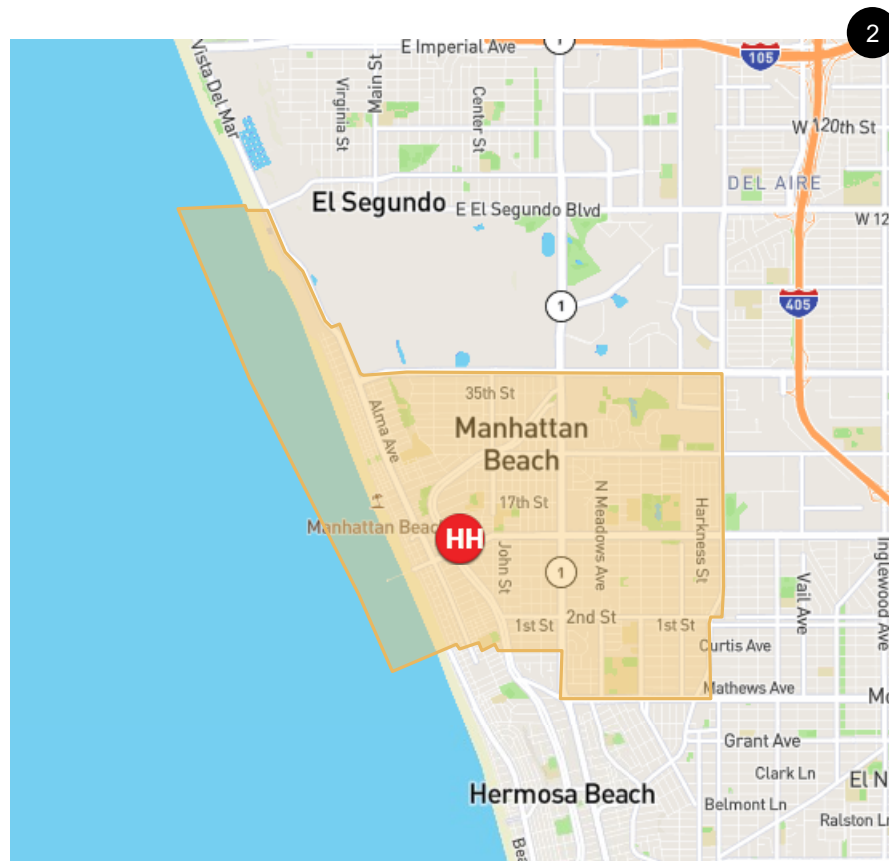
Average home price of Single Family Homes

\$4,119,000

Median home price of Single Family Homes

\$3,950,000

↑ Up 36.2% since
January 2023



MANHATTAN BEACH HOMES

MARKET PERFORMANCE

The number of Manhattan Beach individual home sales decreased by 44.44% in this period with 5 sold vs 9 in the previous 30 Days.



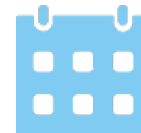
Total Individual Homes in Area
Individual Homes: 9,904



12 Month Turn Over Rate
Homes: 0.59%



Average Days on Market
Homes: 77



Average Years in Home
Homes: 16

MANHATTAN BEACH HOMES

AVERAGE PRICES

As of February 28, 2023 Manhattan Beach median sales price for homes increased by 36.2% over the last 1 Month. Take a look at the details below!



Highest Sales Price

\$7,250,000

↓ 26%

February 27, 2023



Median Sales Price

\$3,950,000

↑ 36.2%

Last 1 Months



Lowest Sales Price

\$1,700,000

↑ 3%

Last 1 Months

MANHATTAN BEACH HOMES

FAST FACTS

Last 30 Days



AVERAGE
DAYS ON MARKET

77



AVERAGE LIST PRICE
PER SQUARE FOOT

\$1,301

Down from \$1,438



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$1,249

Down from \$1,372



AVERAGE SALE PRICE
TO LIST PRICE

96.02%

SOLD

5



Feb 2023

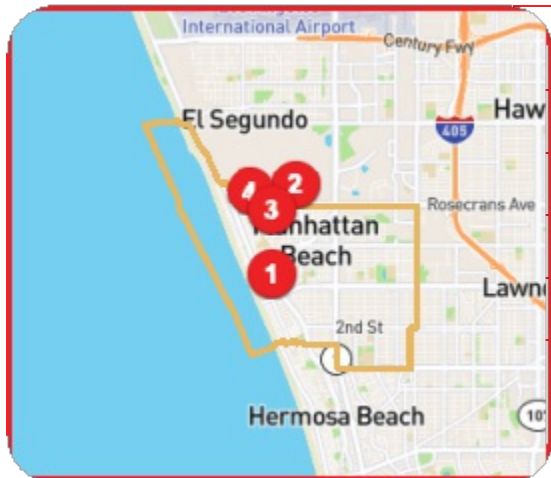
MANHATTAN BEACH

Market Report

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RECENT HOME SALES

Tuesday, February 28, 2023



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	PRICE / SQ FT	DOM
1	904 Highview Ave	3	4	3,643	\$7,499,000	\$7,250,000	02/27/23	\$2,058	8 Days
2	3521 Pine Avenue	3	2	1,664	\$2,200,000	\$1,700,000	02/22/23	\$1,322	39 Days
3	2704 Laurel Avenue	4	4	3,200	\$3,150,000	\$3,045,000	02/21/23	\$984	119 Days
4	632 35th Street	5	5	4,013	\$4,650,000	\$4,650,000	02/06/23	\$1,159	1 Days

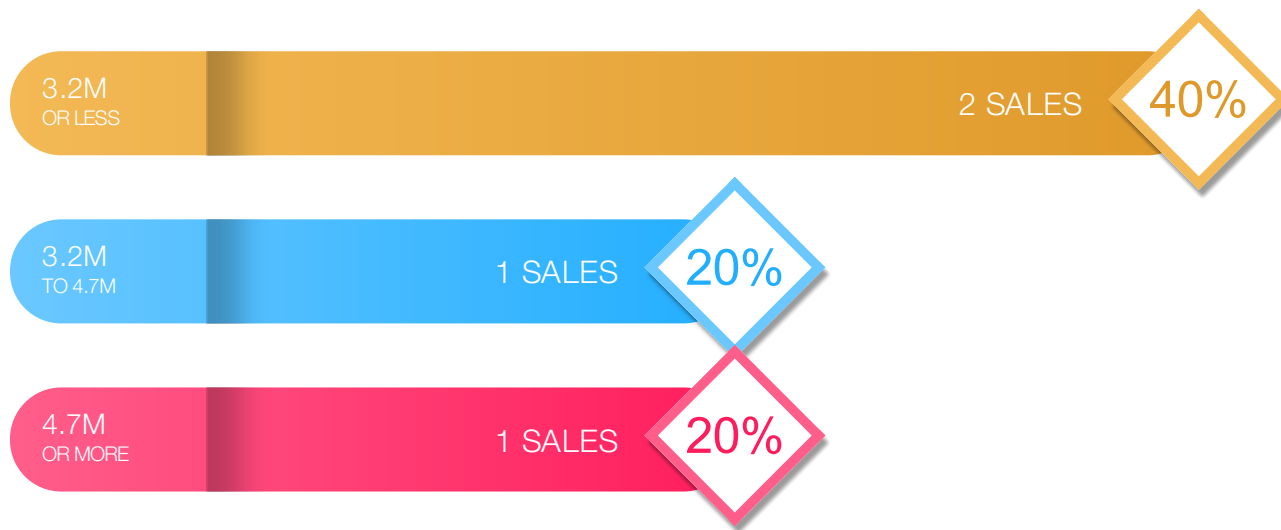
i Showing the most recent 4 of a total of 5 in the last 1 months.

🔔 Text me at or email bhsu@firstam.com for PRIVATE ACCESS to the full list with all property details.

RECENT SALES BREAKDOWN

📍 Manhattan Beach Homes

Jan 2023 to Jan 2023



77

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.

3br 2 Homes SOLD Avg \$4,475,000

4br 1 Home SOLD Avg \$3,045,000

5br 2 Homes SOLD Avg \$4,300,000

SALE TO LIST PRICE

Manhattan Beach Homes

Last 30 Days

Last 30 Days
96.02%

Average Days on Market **77**

JAN 23 TO JAN 23

AVG. LIST PRICE

\$4,289,800

JAN 23 TO JAN 23

AVG. SALE PRICE

\$4,119,000

DEC 22 TO DEC 22

AVG. LIST PRICE

\$3,659,778

DEC 22 TO DEC 22

AVG. SALE PRICE

\$3,491,444

AVG. LIST PRICE

AVG. SOLD PRICE