

Surfcrest Townhomes



Jay Valento

REALTOR®

California Real Estate License #01159553

📞 Mobile (562) 413-7655

✉️ jayvalento@redwagonteam.com

🌐 <https://www.redwagonteam.com>



Fathom Realty Group: Coastal Properties

Long Beach, CA 90803

Market Trends

Market Trends for Huntington Beach, CA 92648

Condo/Townhouse/Apt.

October 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

4.1

↑ 15.82% MoM

Sold to List Price %

100.5%

↑ 2.86% MoM

Median Days in RPR

48

↓ 5.88% MoM

Median Sold Price

\$1,124,500

↑ 31.06% MoM

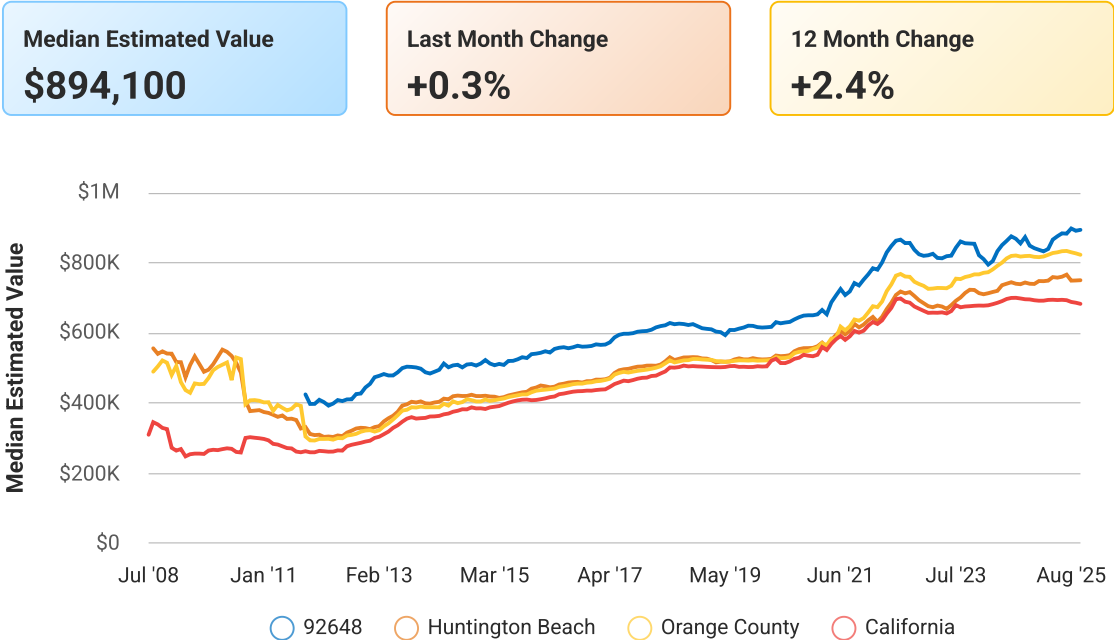
October 2025 Median Estimated Property Value

Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



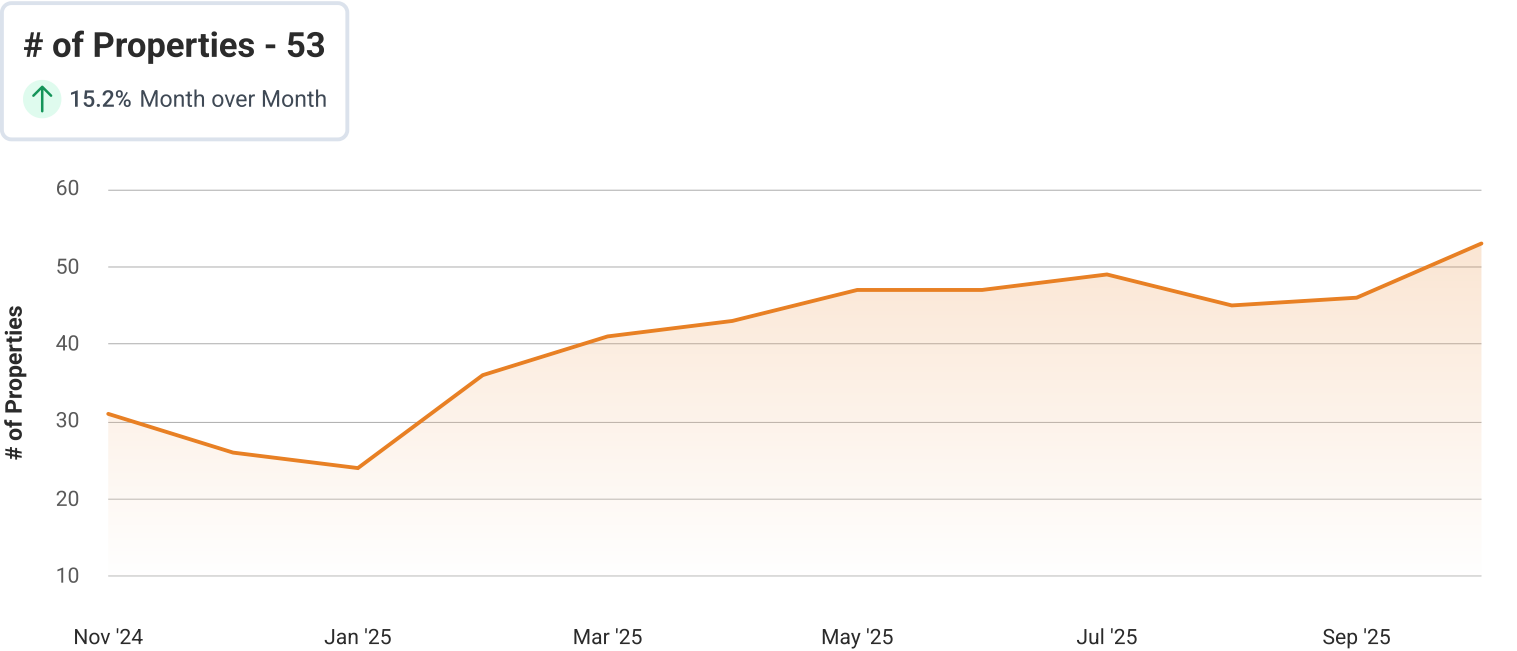
October 2025 Active Listings

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources
Update Frequency: Monthly



Surfcrest Townhomes

October 2025 Sold Listings

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

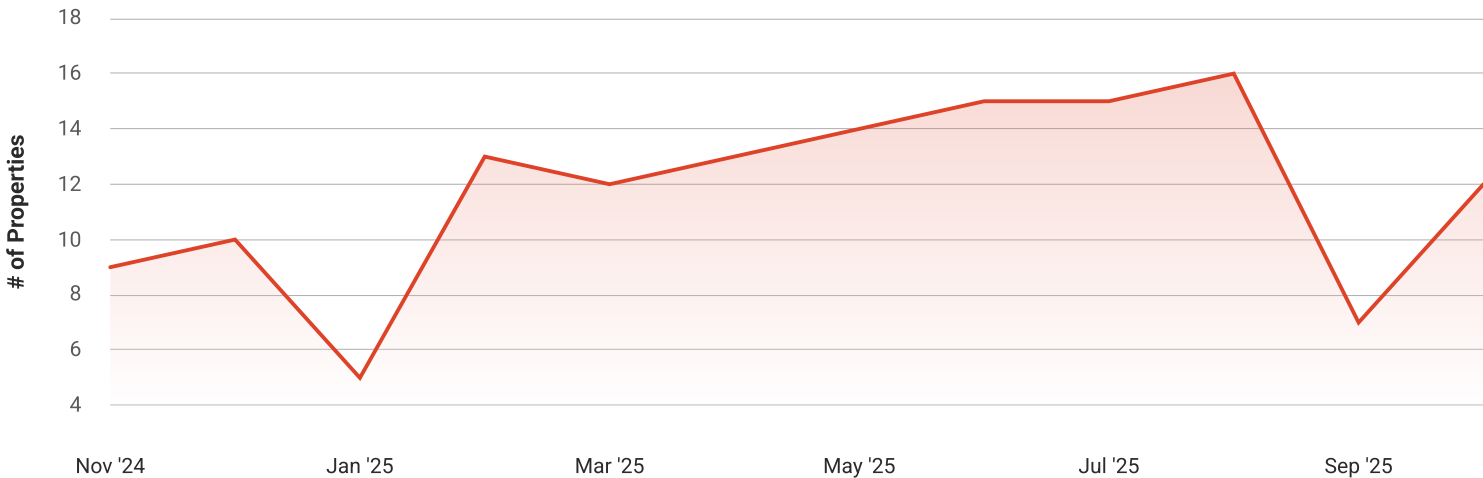
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

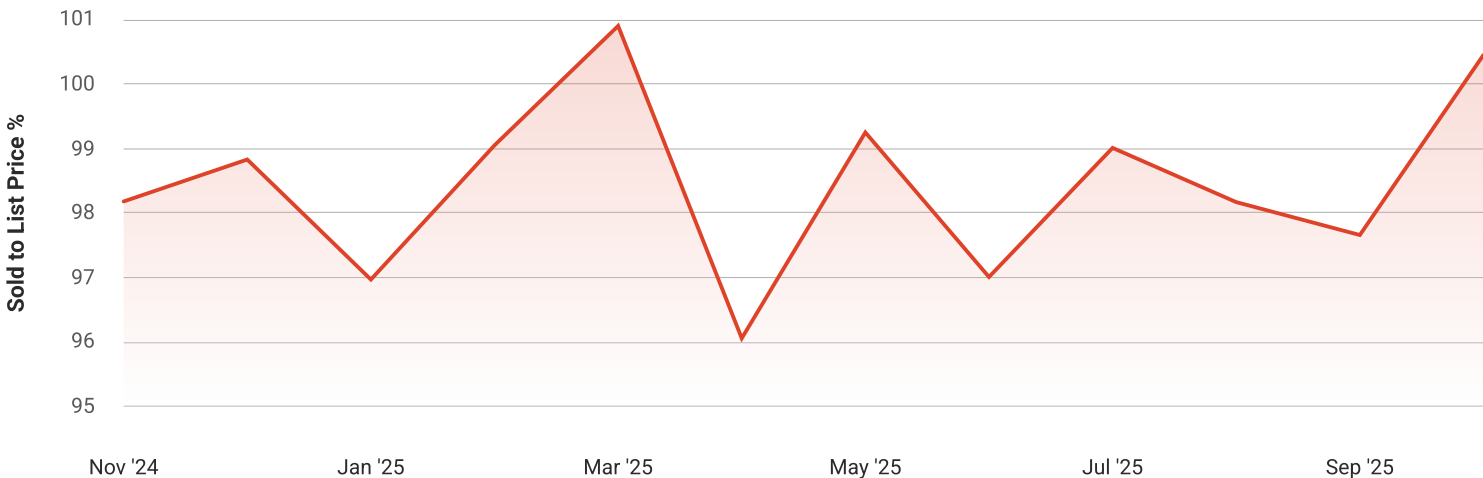
of Properties - 12

↑ 71.4% Month over Month



Avg. List to Sale Price % - 100.45%

↑ 2.9% Month over Month



Surfcrest Townhomes



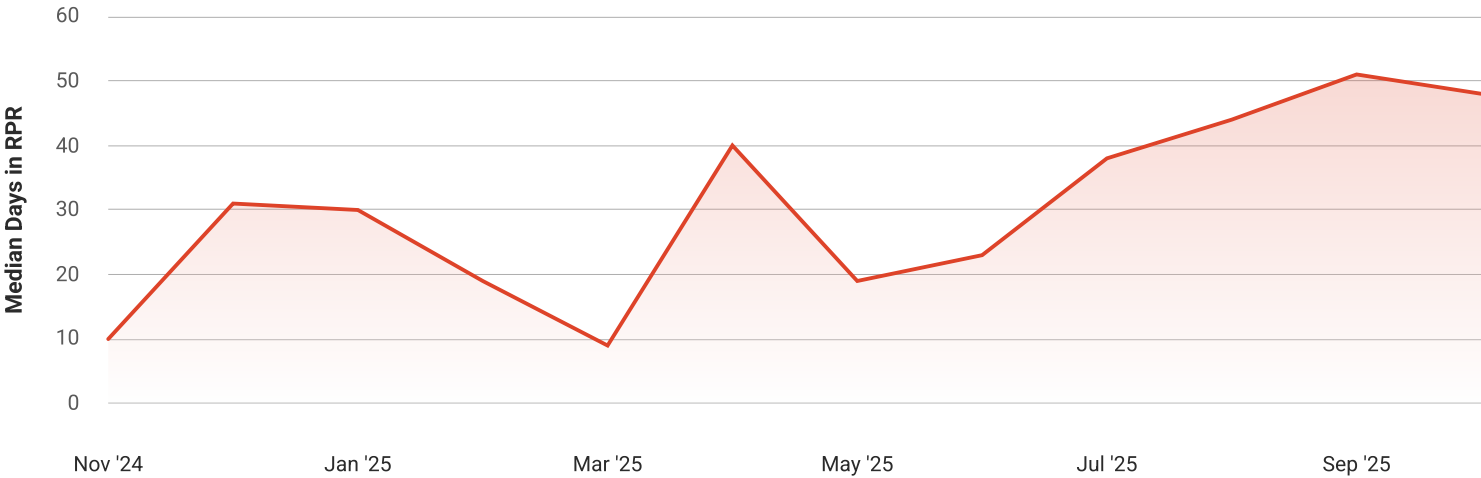
October 2025 Sold Listings

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

Median Days in RPR - 48

↓ 5.9% Month over Month



Surfcrest Townhomes

Sold Public Records

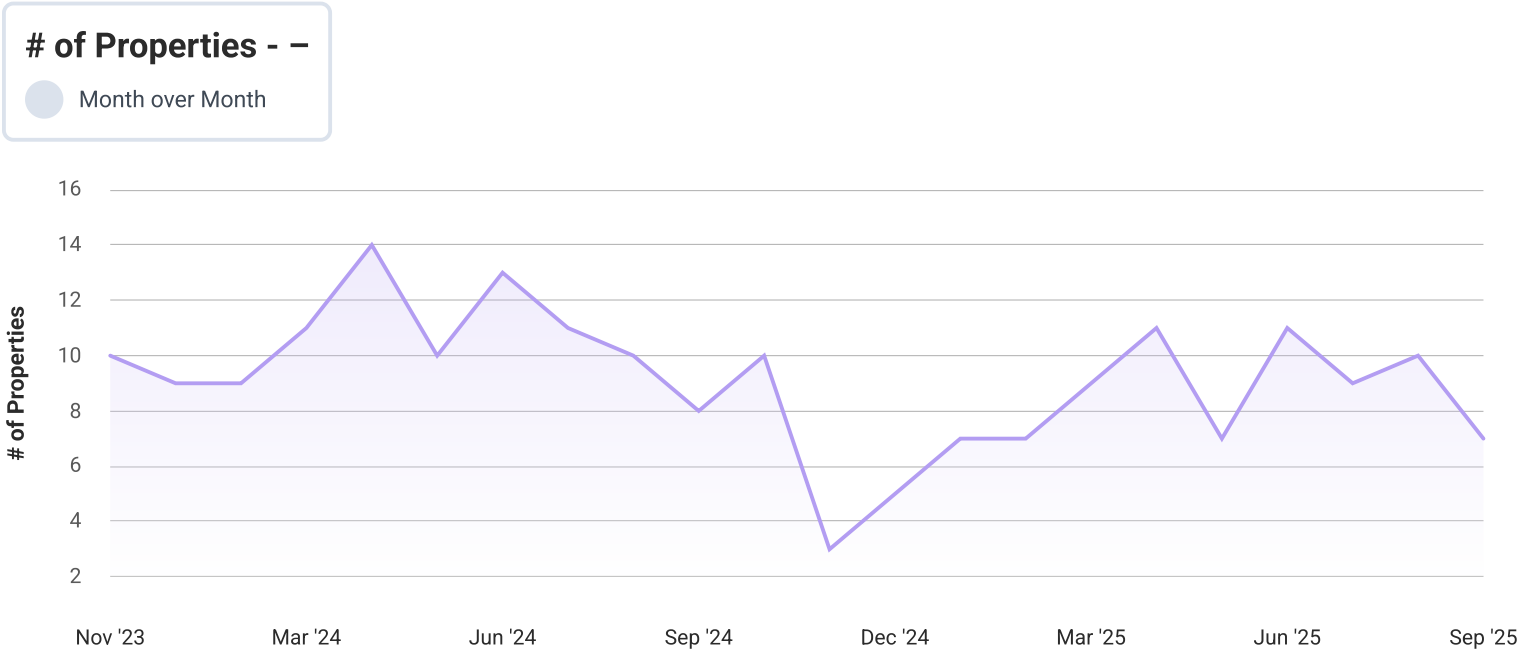
Huntington Beach, CA 92648

Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

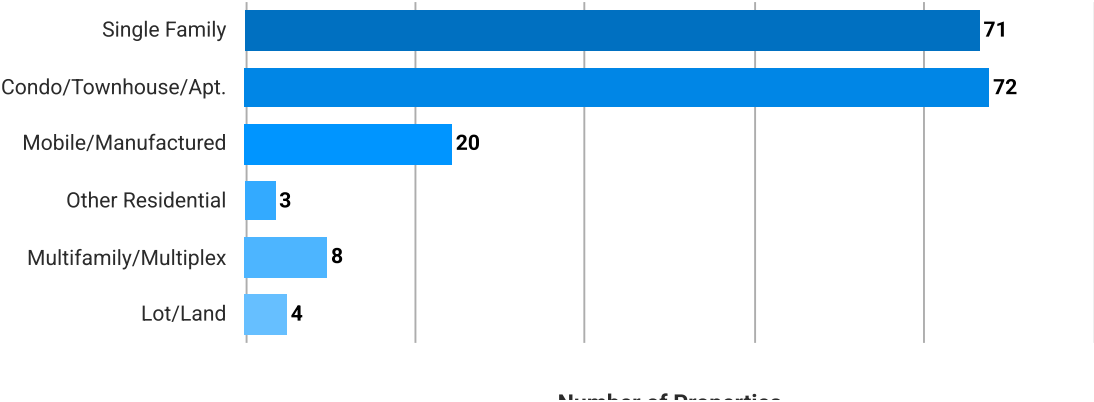


Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Source: On- and off-market listings sources

Update Frequency: Daily



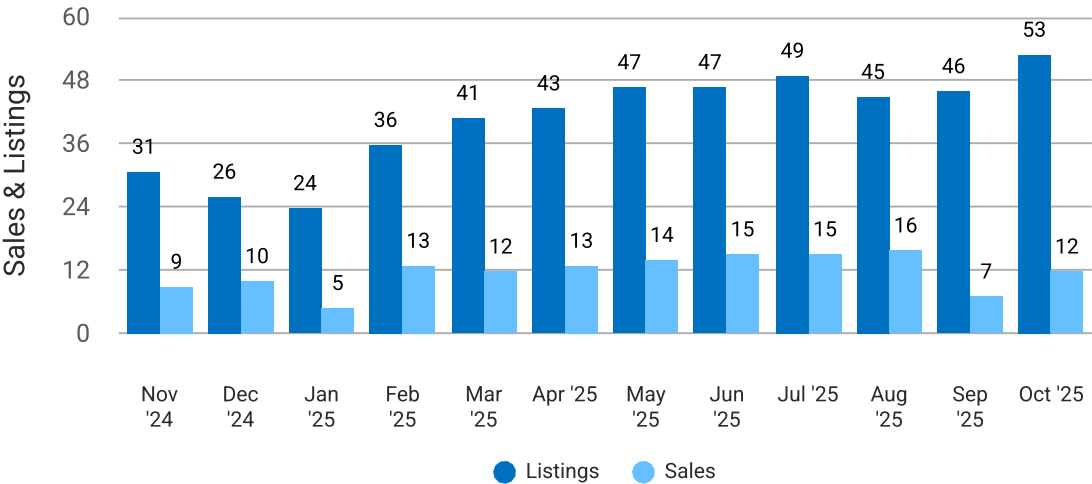
Total Sales and Active Listings

Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



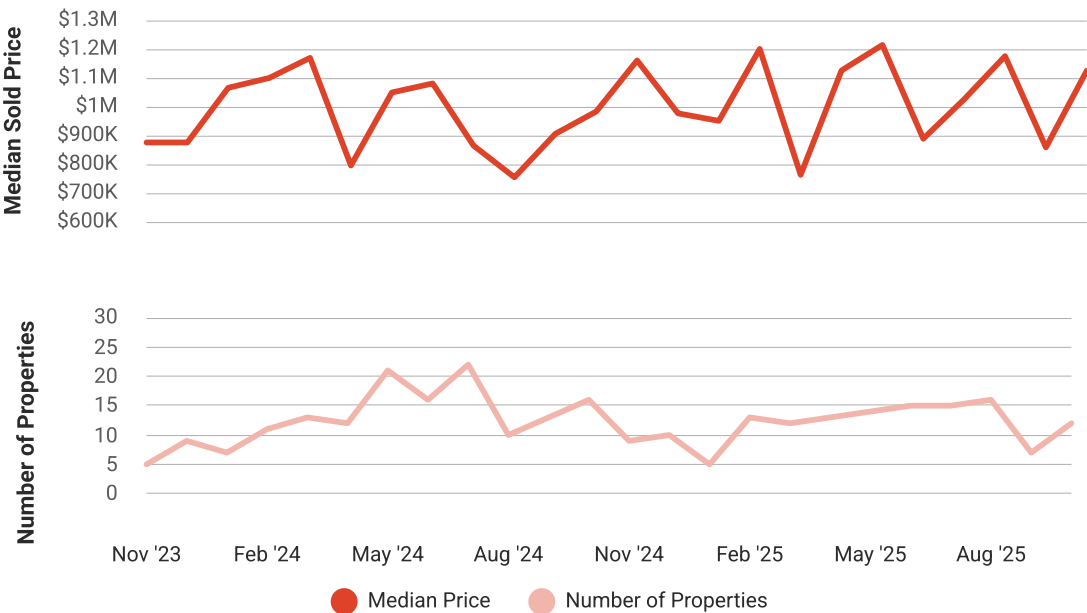
Median Sold Price vs Sold Listings

Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



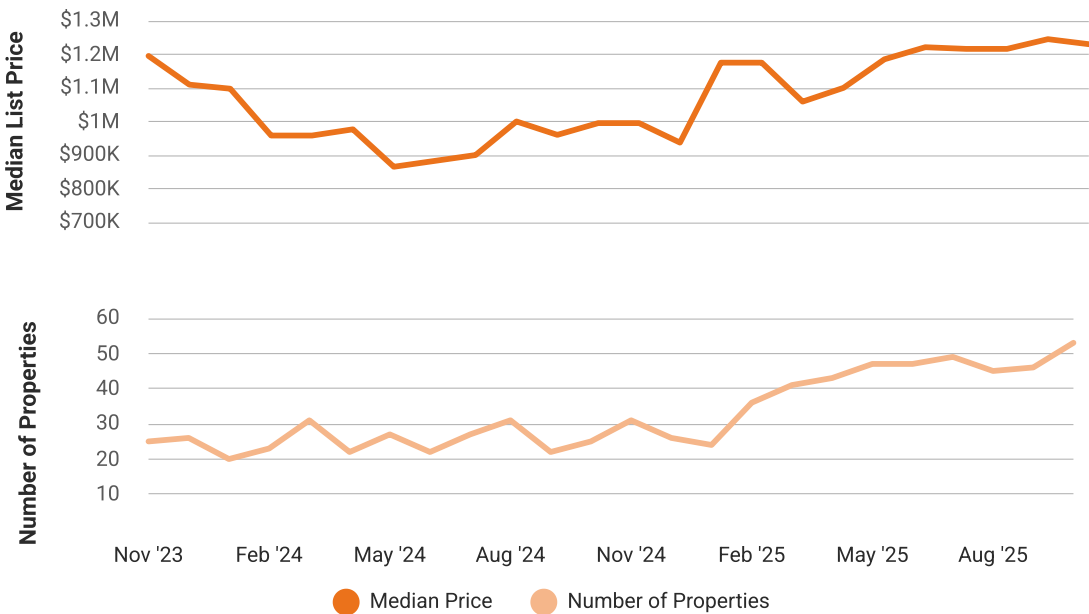
Median List Price vs Active Listings

Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2025	\$894,100	\$891,480 +0.29%	\$883,210 +1.23%	\$873,450 +2.36%	\$855,080 +4.56%	\$837,250 +6.79%
Median Sold Price Last Updated: 10/31/2025	\$1,124,500	\$858,000 +31.06%	\$1,025,000 +9.71%	\$982,500 +14.45%	\$947,500 +18.68%	\$1,040,000 +8.12%
Median List Price Last Updated: 10/31/2025	\$1,229,990	\$1,244,995 -1.21%	\$1,216,000 +1.15%	\$995,000 +23.62%	\$1,120,000 +9.82%	\$1,195,000 +2.93%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect All Residential Condo, Townhouse and Apartment properties data.

Market Activity

Market Activity Filters

Sort Order: Price
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Distressed
Property Types: Single Family, Condo/Townhouse/Apt, CoOp
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

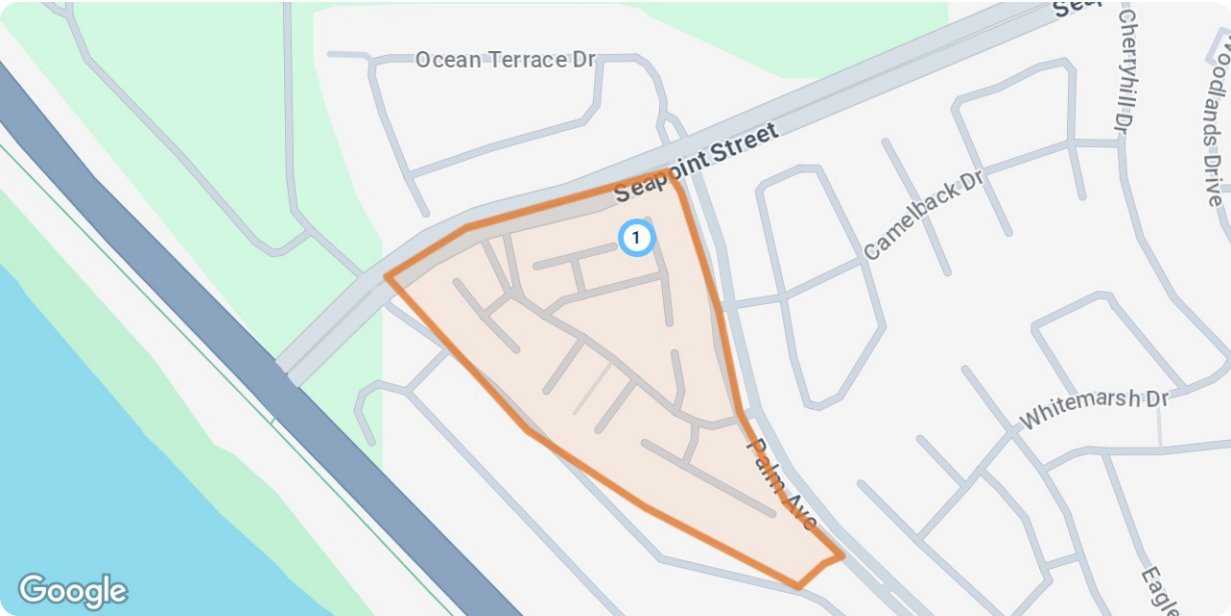
- For Sale
- Distressed

	New	Distressed
Number of Properties	1	1
Lowest Listing Price / Est.Value	\$1,324,000	\$1,347,890
Median Listing Price / Est.Value	\$1,324,000	\$1,347,890
Highest Listing Price / Est.Value	\$1,324,000	\$1,347,890
Average Price / sqft	\$715	\$728
Median Price / sqft	\$715	\$728
Average Days in RPR	75	–
Median Days in RPR	75	–
Total Volume	\$1,324,000	\$1,347,890
Source	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

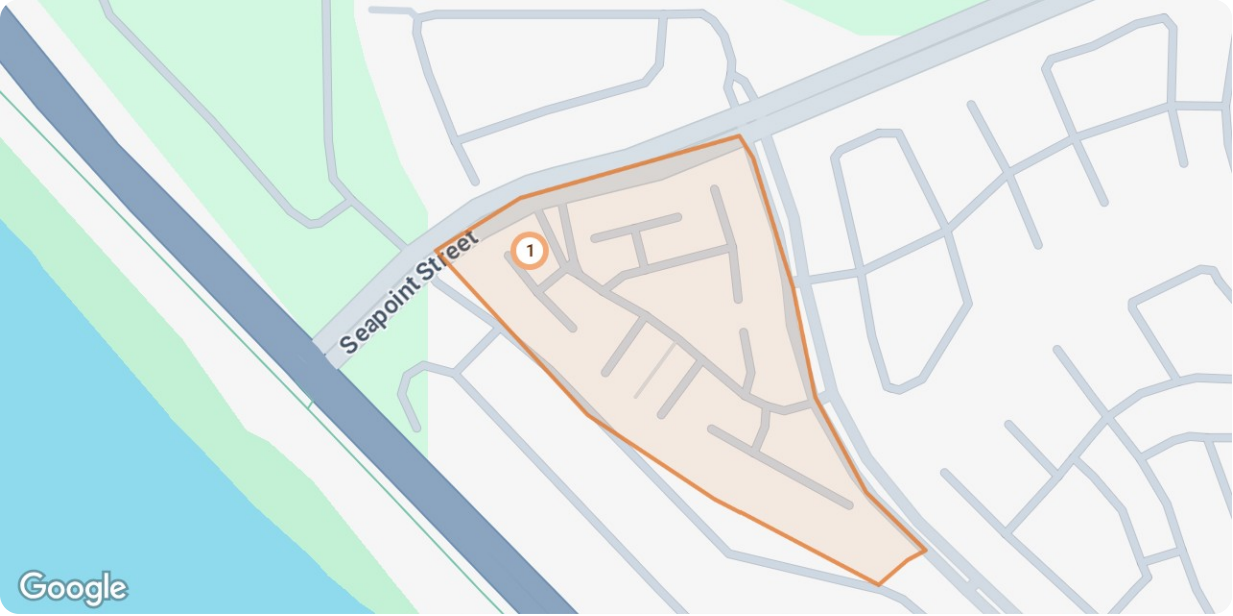
New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 19271 Surfwave Dr, Huntington Beach, CA 92648 MLS ID: OC25191638 ● Active / For Sale <i>Listing Courtesy of SEVEN GABLES REAL ESTATE</i>	Single Family	2/3	1,851	1,276 sqft	1996	8/28/2025 75 days	\$1,324,000 \$715/sq ft

Surfcrest Townhomes



Distressed

Source: Public Records and Listings



Legend

● Closed

Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type	
1		19271 Surf Dr, Huntington Beach, CA 92648	Single Family	2/3	1,851	1,276 sqft 1994	– – days	– \$728/sq ft	10/3/2025 Notice of Default
	 Off Market / Public Record								



Summary

For Lease Activity in the Last 3 Months



Legend

■ Distressed

	Distressed
Number of Properties	1
Lowest Listing Price / Est.Value	\$1,347,890
Median Listing Price / Est.Value	\$1,347,890
Highest Listing Price / Est.Value	\$1,347,890
Average Price / sqft	\$728
Median Price / sqft	\$728
Average Days in RPR	-
Median Days in RPR	-
Total Volume	\$1,347,890
Source	Public Records & Listings

Market Activity Breakdown

Distressed

Source: Public Records and Listings



Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 19271 Surf Dr, Huntington Beach, CA 92648 Off Market / Public Record	Single Family	2/3	1,851	1,276 sqft 1994	– – days	– \$728/sq ft	10/3/2025 Notice of Default

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

