HUNTSMAN PROPERTIES

Market Update



Julia Huntsman

BrokerREALTOR

DRE #01188996

Mobile (562) 896-2609

Huntsman.julia@gmail.com

Www.abodes.realestate

Bluff Park in Long Beach, CA

HUNTSMAN PROPERTIES

Market Trends

October 2026 Median Estimated Property Value

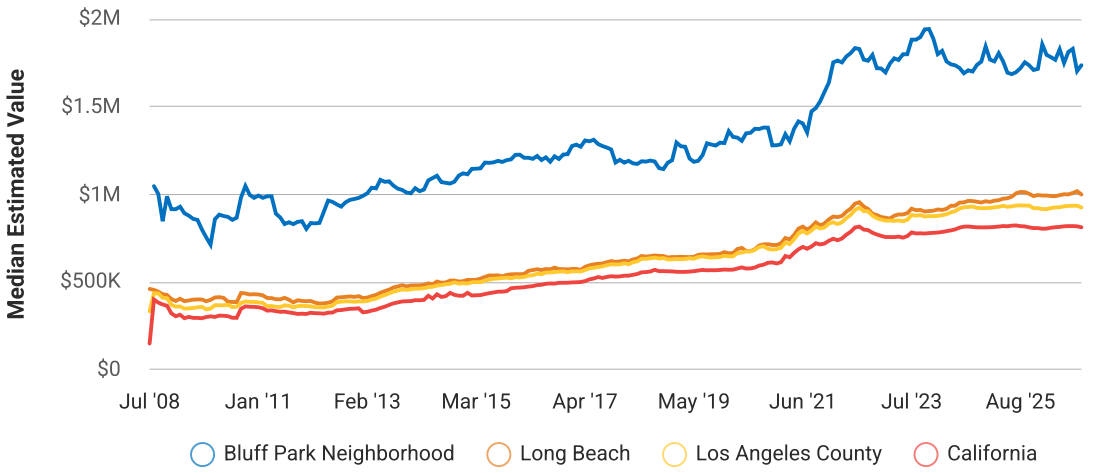
Single Family Residence

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

Median Estimated Value	Last Month Change	12 Month Change
$1,736,290	+2%	+0.1%



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Bluff Park in Long Beach, CA

Active Listings

Bluff Park in Long Beach, CA

Single Family Residence

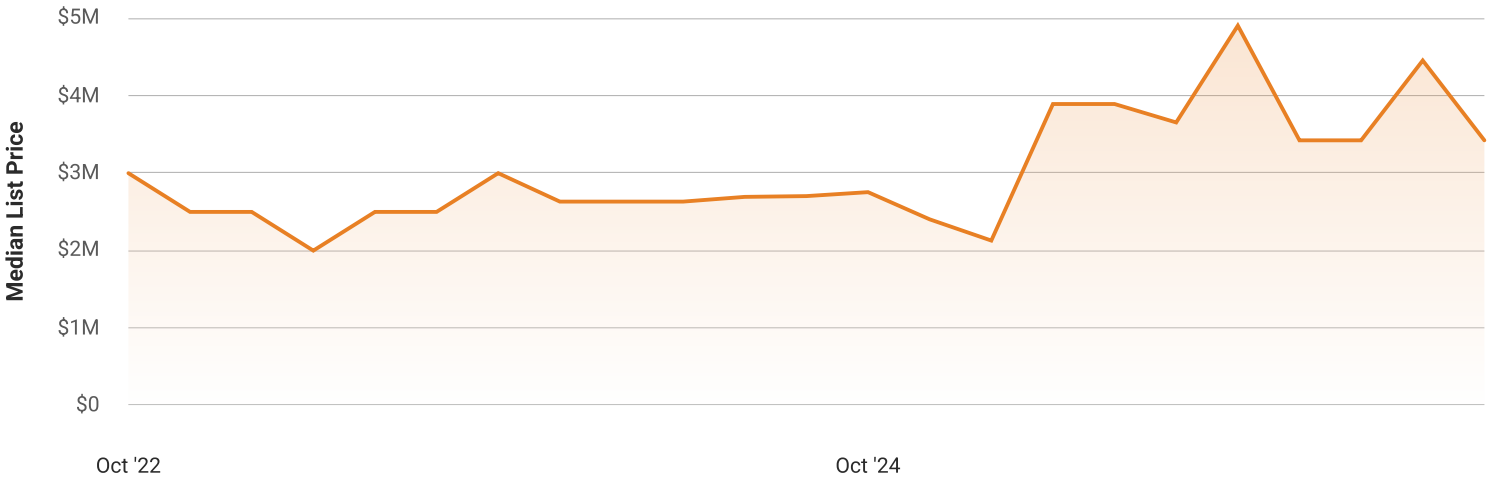
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - –

Month over Month



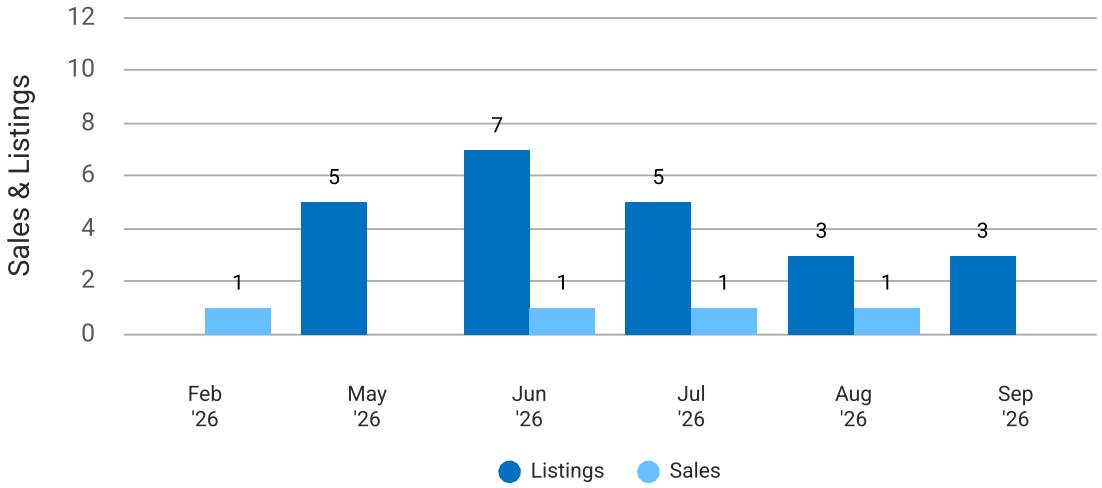
Total Sales and Active Listings in Bluff Park in Long Beach, CA

Single Family Residence

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



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Bluff Park in Long Beach, CA

Median Sold Price vs Sold Listings in Bluff Park in Long Beach, CA

Single Family Residence

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

Source: Listing Data

Update Frequency: Monthly



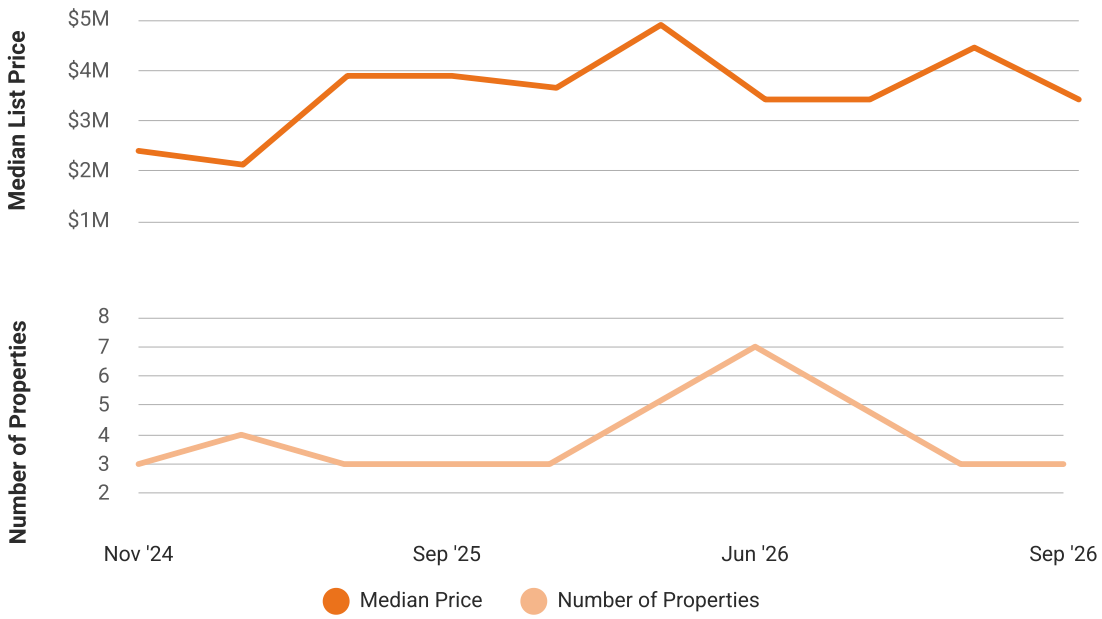
Median List Price vs Active Listings in Bluff Park in Long Beach, CA

Single Family Residence

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

Source: Listing Data

Update Frequency: Monthly



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Bluff Park in Long Beach, CA

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: 10/31/2026	$1,736,290	$1,702,540 +1.98%	$1,812,180 -4.19%	$1,735,350 +0.05%	$1,737,860 -0.09%	$1,940,450 -10.52%
Median List Price Last Updated: 10/31/2026	–	$3,419,000	$3,419,000	$3,650,000	$2,750,000	$2,995,000

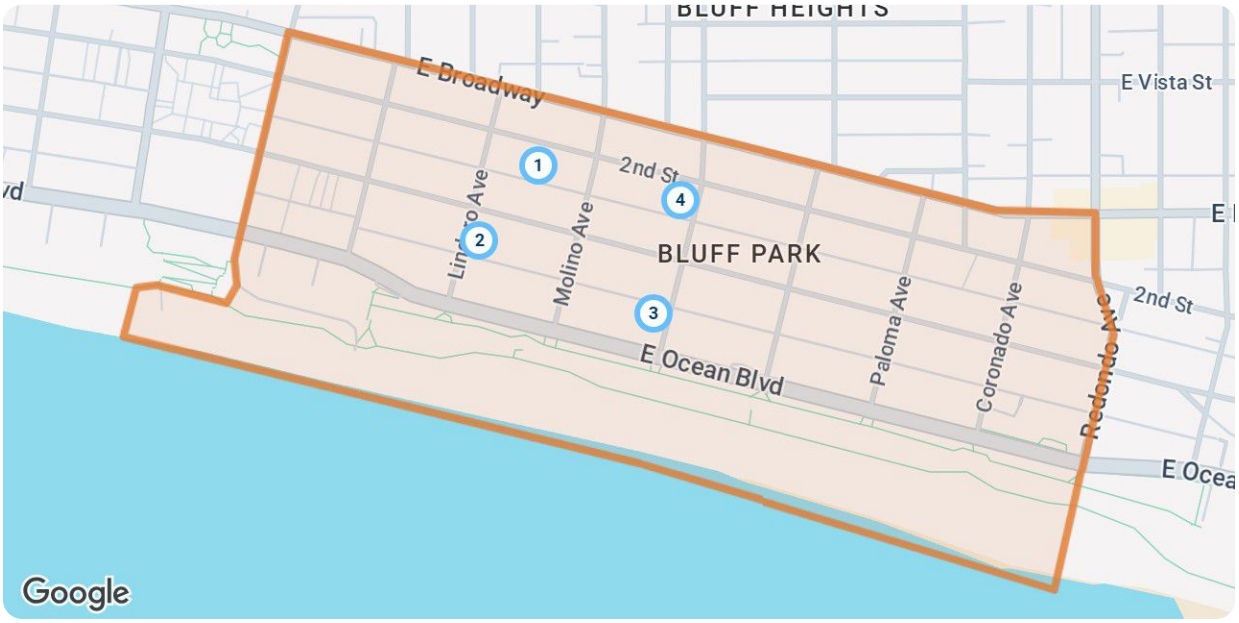
About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by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

Market Activity

Market Activity Breakdown

New

Source: Listings



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Bluff Park in Long Beach, CA

HUNTSMAN PROPERTIES

New: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **2538 E 2nd St, Unit 207** **Long Beach, CA 90803** MLS ID: SB26227022 Active / For Sale	Condo/Townhouse/Apt.	2/2	1,347	0.57 acres	1976	10/28/2026 17 days	$779,000 $578/sq ft

Listing Courtesy of GML HOMES, INC.

Description

Experience the best of the Southern California coastal lifestyle in this inviting residence, ideally situated near the ocean and some of the area's most beloved destinations. The spacious living room features a marble-surround gas fireplace, laminate flooring, dual-pane windows, and access to both front and rear patios, creating a comfortable setting for relaxing or entertaining. The kitchen offers custom wood cabinetry and updated stainless steel appliances. The generously sized primary suite provides a private retreat with two walk-in closets and an en-suite bathroom includes a dual-sink vanity and tiled shower. A well-appointed guest or second bedroom is available, featuring a tile-surround bathtub in the bathroom. Mini-split HVAC systems in the bedrooms and main living area provide year-round comfort. In the garage, TWO assigned parking spaces with overhead ample storage add everyday convenience. Take in a peek-a-boo ocean view and enjoy easy access to the iconic pier, Bluff Park, The Pike, Shoreline Village, the vibrant 2nd Street dining and entertainment corridor, and the eclectic 4th Street Arts District. Enjoy the best of coastal living in a home that combines comfort, seaside appeal, and an exceptional location!

2		**24 Lindero Ave** **Long Beach, CA 90803** MLS ID: PW26187220 Active Under Contract / For Sale	Single Family	3/2	1,944	4,508 sqft	1919	9/3/2026 72 days	$1,650,000 $849/sq ft

Listing Courtesy of Circle Real Estate

Description

Looking for a three-bedroom, two-bath, Mediterranean villa near the beach with 50k in equity already on hand! Property recently appraised at $1,700,000! Restored, revamped, and remodeled in the historic Bluff Park district, this beautiful home offers timeless character with all the modern upgrades. A stunning rotunda-style reception terrace creates the impressive entry. The French doors open into the living room and front bedroom for optimal breeze and stunning views. This 3-bedroom home offers two large bedrooms and a full bath conveniently located downstairs. The spacious living room and formal dining room are perfect for gatherings and celebrations. The gourmet kitchen features restored cabinets with a pop of color, butcher-block and granite countertops, a cozy breakfast nook, and a dedicated laundry area conveniently located near the kitchen. Upstairs, the remodeled primary suite is a private, peaceful oasis with a beautifully upgraded bath with a walk-in shower and heated floors. Additional upgrades include new heating and air conditioning, hardwood flooring, tile, an electrical panel, paid-off solar, and more. Don't miss the secluded backyard and concrete patio—ideal for relaxing or entertaining. The converted garage adds even more versatility, with its own air conditioning, Wi-Fi, and an exterior…

3		**9 Temple Ave** **Long Beach, CA 90803** MLS ID: SB26180027 Active / For Sale	Condo/Townhouse/Apt.	4/3	4,010	8,028 sqft	2008	8/17/2026 89 days	$2,599,999 $648/sq ft

Listing Courtesy of MATTHEW HOFFMAN REAL ESTATE

Description

INCREDIBLE MODERN OPEN CONCEPT Steel Construction Home at the BEACH with OCEAN VIEWS. Special Financing Available! Newer built in 2008 and located in the Bluff Park area of Long Beach - steps from the Sand - this incredibly light and bright, unique and spacious home offers Four large Bedrooms all with ensuite bathrooms; including a main floor bedroom and bath. This SPECIAL HOME includes a RARE FULL FINISHED BASEMENT with SEPARATE ENTRANCE and Full Bathroom that can be used as a separate living space or unit or FIFTH BEDROOM. Entering the home, you are greeted by soaring ceilings and an impressive Kitchen Island offering appliances by Gaggenau and European cabinetry by Leicht. The first floor living room features a fireplace and three huge panels of glass with a sliding door that fully opens to the private Zen-like front Patio Deck providing true indoor/outdoor living to enjoy the East facing morning sun and Ocean Breezes. Panoramic ocean views are seen from the enormous roof top deck complete with gas and water hook-ups. A Huge Master Suite also with fireplace includes a wraparound deck with Ocean Views. Two more secondary bedrooms with ensuite baths are also on the second floor. The Lowest level of house (Basement) has two large rooms you can use as either: bedroom or rec…

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Bluff Park in Long Beach, CA

HUNTSMAN PROPERTIES

New: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
4	 **2772 E 2nd St, Unit 2E** **Long Beach, CA 90803** MLS ID: DW26196381 Active / For Sale	Condo/Townhouse/Apt.	1/1	753	0.35 acres	1964	9/17/2026 58 days	$473,000 $628/sq ft

Listing Courtesy of ALLSTARS REALTY

Description

Leave the car parked and experience one of Long Beach's most walkable neighborhoods from this beautifully updated one bedroom condo in the heart of Bluff Park. Just two blocks from the coast and one block from the shops, restaurants and coffee spots along Broadway, this is a location that makes everyday life feel a little more like a vacation. Start the morning with a walk along the bluff, catch a sunset over the ocean, visit the weekly farmers market or head to Belmont Shore and 2nd Street just minutes away. With a 90 Walk Score, some of the best of Long Beach is right outside your front door. Located inside the Carlton Imperial, a Mid Century building designed by renowned local architect and builder Paul McKenzie, this 753 square foot home offers the spacious layout and abundant natural light his buildings are known for. Inside, the living and dining areas overlook the landscaped courtyard and feature vinyl plank flooring, crown molding, plantation shutters and numerous windows. The updated kitchen features granite countertops, green glass tile backsplash, white cabinetry, tile flooring, all electric appliances and a new dishwasher. The full bathroom has also been updated with a porcelain vessel sink, granite counter and tile flooring. The generously sized bedroom offers two separate closet spaces,...

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **2772 E 2nd St, Unit 2A** **Long Beach, CA 90803** Closed / Public Record	Condo/Townhouse/Apt.	2/2	1,136	0.35 acres 1964	8/27/2026 – days	$645,000 $562/sq ft	–

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Bluff Park in Long Beach, CA

HUNTSMAN PROPERTIES

Closed: 6 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
2  **2101 E 2nd St, Unit 305** **Long Beach, CA 90803** MLS ID: PW26016919 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,060	9,927 sqft 1968	8/27/2026 164 days	$615,000 $580/sq ft	↓ 4.65%

Courtesy of EXP REALTY OF GREATER LOS ANGELES

Description

Experience coastal living at its finest in this rare southwest corner unit at the sought-after Chateau Lisa! Perfectly positioned along Second Street in highly desirable Bluff Park, this home is flooded with beautiful all-day natural light and refreshing ocean breezes. The bright, open-concept floor plan features a seamless flow from the kitchen and dining area into a spacious living room, which opens directly to your own private balcony, ideal for relaxing after a day at the beach. Retreat to a primary suite complete with a private 3/4 bath, while the peaceful second bedroom overlooks a beautifully manicured interior courtyard. This FHA & VA-approved building offers low-maintenance luxury with free community laundry, elevator access, water included in the HOA, and secure bike storage. Enjoy an unbeatable walkable lifestyle, just steps from the shoreline, local dining, and beachside parks hosting summer movies and concerts. A rare opportunity to own a corner unit in one of Bluff Parks most desirable communities, coastal living at its best.

3  **2500 E 2nd St, Unit 405** **Long Beach, CA 90803** MLS ID: PW26083618 Closed / For Sale	Condo/Townhouse/Apt.	1/1	700	0.34 acres 1968	8/21/2026 96 days	$500,000 $714/sq ft	↓ 4.76%

Courtesy of THINK BOUTIQ REAL ESTATE

Description

Everything is aligning just how you envisioned it...summer is coming and an extensively remodeled, top floor, turnkey condo with ocean views from your bedroom just presented herself. Be the first one to live in this beautiful space, fresh after massive upgrades have been completed. You literally don't have to do a thing. The kitchen and bath have been remodeled with brand new granite counters and gorgeous new cabinets with gold sleek hardware. The kitchen has all brand new stainless steel appliances and a brand new breakfast bar. New flooring and paint throughout the entire condo creates peacefulness knowing you are set. Have guests over with total confidence and neighbors over knowing they wish they had your unit. Wake up looking at the ocean and go to bed looking at the ocean. With secure parking for one, coin-operated community laundry and just a few short blocks from the beach, this is a forever property. Whether you are a first time homebuyer, investor who is looking to add to your portfolio, looking to size down or want a second home near the beach - this is it! In close proximity to farmers markets, yoga on the bluff, bars, restaurants and shopping, this condo literally offers it all.

4  **2538 E 2nd St, Unit 306** **Long Beach, CA 90803** MLS ID: SB26138044 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,347	0.57 acres 1976	8/31/2026 15 days	$835,000 $620/sq ft	↓ 1.65%

Courtesy of GML HOMES, INC.

Description

Ocean views set the stage for this spacious 2-bedroom, 2-bath condominium, thoughtfully updated with designer finishes throughout. Flooded with natural light, the open living spaces feature luxury laminate flooring, while the kitchen and bathrooms are appointed with durable porcelain tile. The bright, contemporary kitchen showcases quartz countertops, white appliances, a custom tile backsplash, and stylish hardware. Enjoy the convenience of an in-unit washer and dryer, newer windows, 2 assigned parking spaces, and efficient mini-split HVAC for year-round comfort. The generous primary suite is a true retreat, offering two large walk-in closets and a beautifully remodeled en-suite bathroom with dual sinks, quartz countertops, and elegant finishes. A second spacious bedroom and updated guest bath provide comfort for family or guests. Take in the ocean breeze from the private ocean-facing rear patio or relax on the welcoming front patio overlooking the tranquil courtyard. Combining sophisticated updates, abundant natural light, and coastal views, this exceptional residence offers the best of effortless California living in one of Long Beach's most coveted neighborhoods.

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Bluff Park in Long Beach, CA

HUNTSMAN PROPERTIES

Closed: 6 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
5  **2772 E 2nd St, Unit 2G** **Long Beach, CA 90803** MLS ID: PW26068203 Closed / For Sale	Condo/Townhouse/Apt.	2/2	1,058	0.35 acres 1964	10/9/2026 165 days	$735,000 $695/sq ft	↓ 1.87%
Courtesy of KELLER WILLIAMS PACIFIC ESTATE							

Description

Welcome to the Carlton Imperial Association where comfort, style, and location come together in this beautifully updated 2-bedroom, 2-bath residence offering stunning city and mountain views. This bright and spacious condo features an open, airy layout designed for modern living. Enjoy year-round comfort with air conditioning, complemented by newer vinyl plank flooring, recessed lighting, and elegant crown molding throughout. New windows in both the primary and guest bedrooms enhance energy efficiency and natural light. The expansive living room is filled with natural light and flows seamlessly into the dining area, opening onto an extra-large balcony perfect for relaxing or entertaining while taking in the views. The kitchen is generously sized and well preserved, showcasing gorgeous original cabinetry, with ample space for a breakfast nook or the opportunity to reimagine an open-concept design. Additional highlights include a charming built-in curio cabinet in the living area and abundant hallway storage with custom drawers. The guest bedroom is spacious and sunlit, offering pleasant neighborhood views, while the guest bathroom remains in pristine original condition with timeless tilework. The primary suite features a wall of closets and a private en-suite bath with an updated vanity, creating a comfortable...

6  **3130 E 2nd St, Apt 10** **Long Beach, CA 90803** MLS ID: PW26039252 Closed / For Sale	Condo/Townhouse/Apt.	1/1	599	8,232 sqft 1956	9/2/2026 121 days	$375,000 $626/sq ft	–
Courtesy of SEVEN GABLES REAL ESTATE							

Description

Coronado Manor Condo Complex, located in the heart of Historic Bluff Park at 3130 East 2nd Street in Long Beach, offers exceptional value and is a must-see. This inviting upstairs condo features a cozy one-bedroom, one-bath layout with approximately 599 square feet of comfortable living space. Refinished hardwood floors and fresh paint create a warm, welcoming atmosphere. The kitchen includes a dishwasher, and dual-pane windows help maintain comfort year-round, along with a window air conditioner and wall heater. Residents enjoy low HOA dues of $370.72 per month. The unit includes one parking space in a secure subterranean garage, a generous private storage area, and access to community laundry facilities, adding everyday convenience to this charming home. Ideally located near the Pacific Ocean, this condo offers easy access to beaches, shopping, dining, 2nd Street, 4th Streets Retro Row, and the Art Theatre. Historic Bluff Park provides a welcoming neighborhood feel and cool ocean breezes, while the central location between Los Angeles and Orange County offers convenient access to the 22, 710, and 405 freeways.

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

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Bluff Park in Long Beach, CA

HUNTSMAN PROPERTIES

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  **2538 E 2nd St, Unit 304** **Long Beach, CA 90803** **Off Market / Public Record**	Condo/Townhouse/Apt.	2/2	1,474	0.57 acres 1976	– – days	– $555/sq ft	8/25/2026 Notice of Default

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