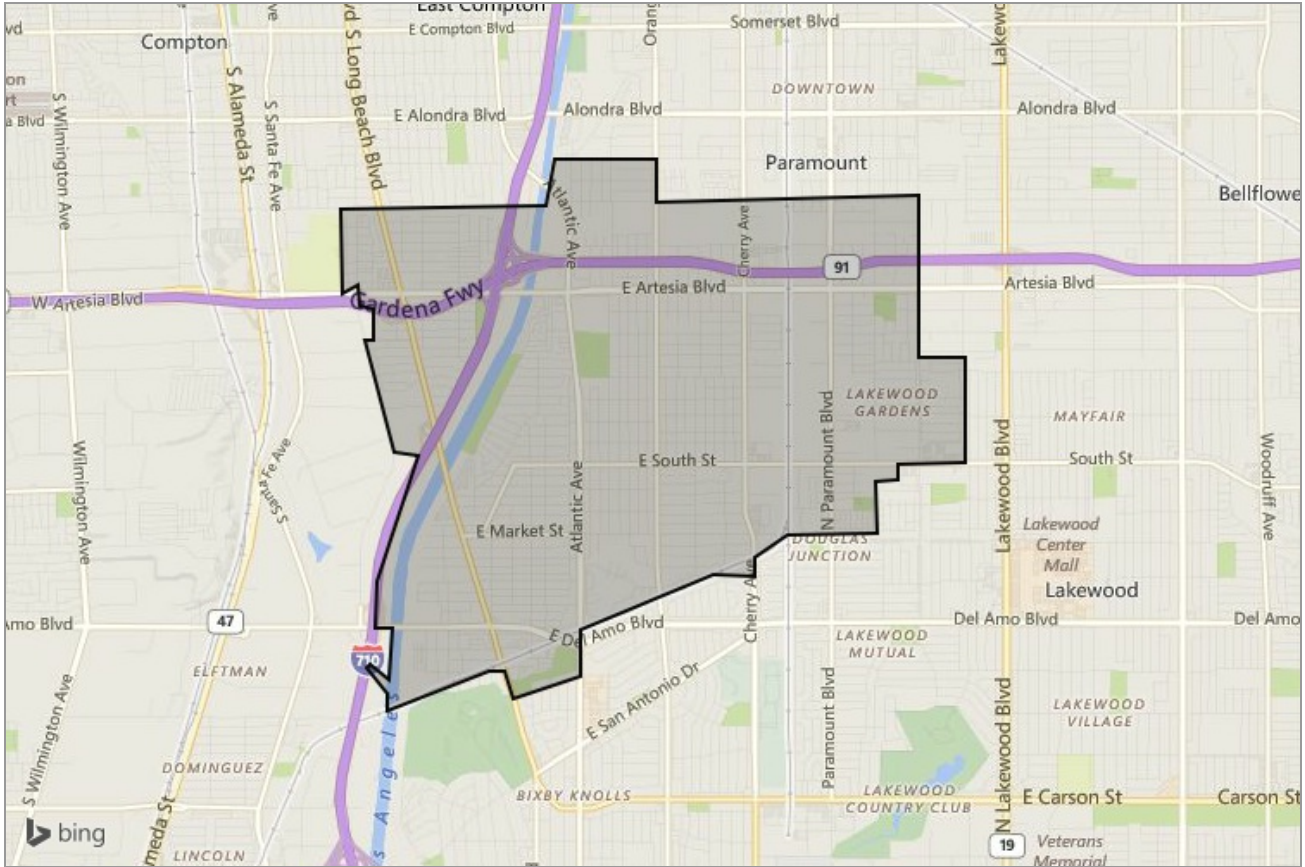


MARKET ACTIVITY REPORT

# Long Beach, CA 90805

Prepared for Deforest Park Neighborhood Association



Presented by

**Corazon Lomeli**

California Real Estate License: 01951503



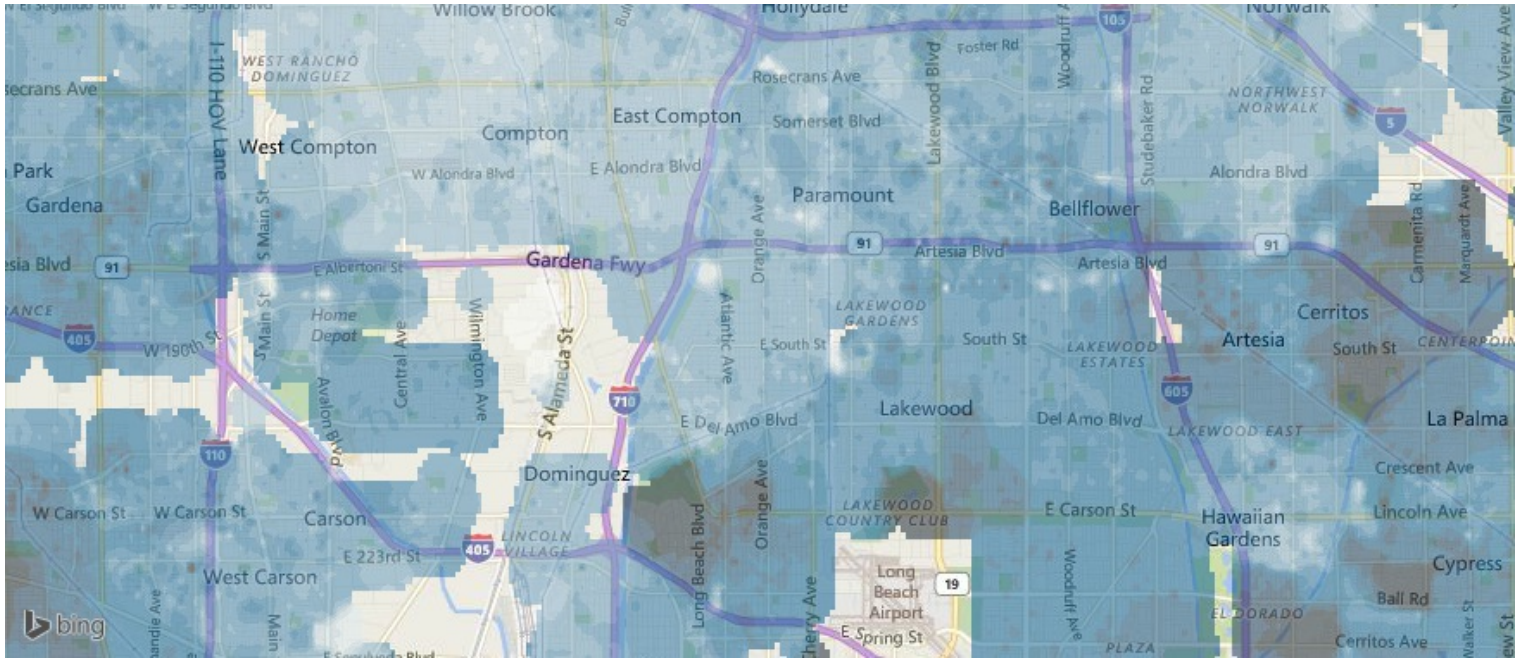
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First Team Real Estate  
4500 E Pacific Coast Highway #100  
None  
Long Beach 90804

# Long Beach, CA 90805

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

## Market Snapshot

Compared with Last Year: March 18, 2015 vs. March 18, 2016

Median Est. Home Value

**\$389K**

Up 14.4%

Median Est. Listing Price

**\$360K**

Up 9.3%

Median Days in RPR

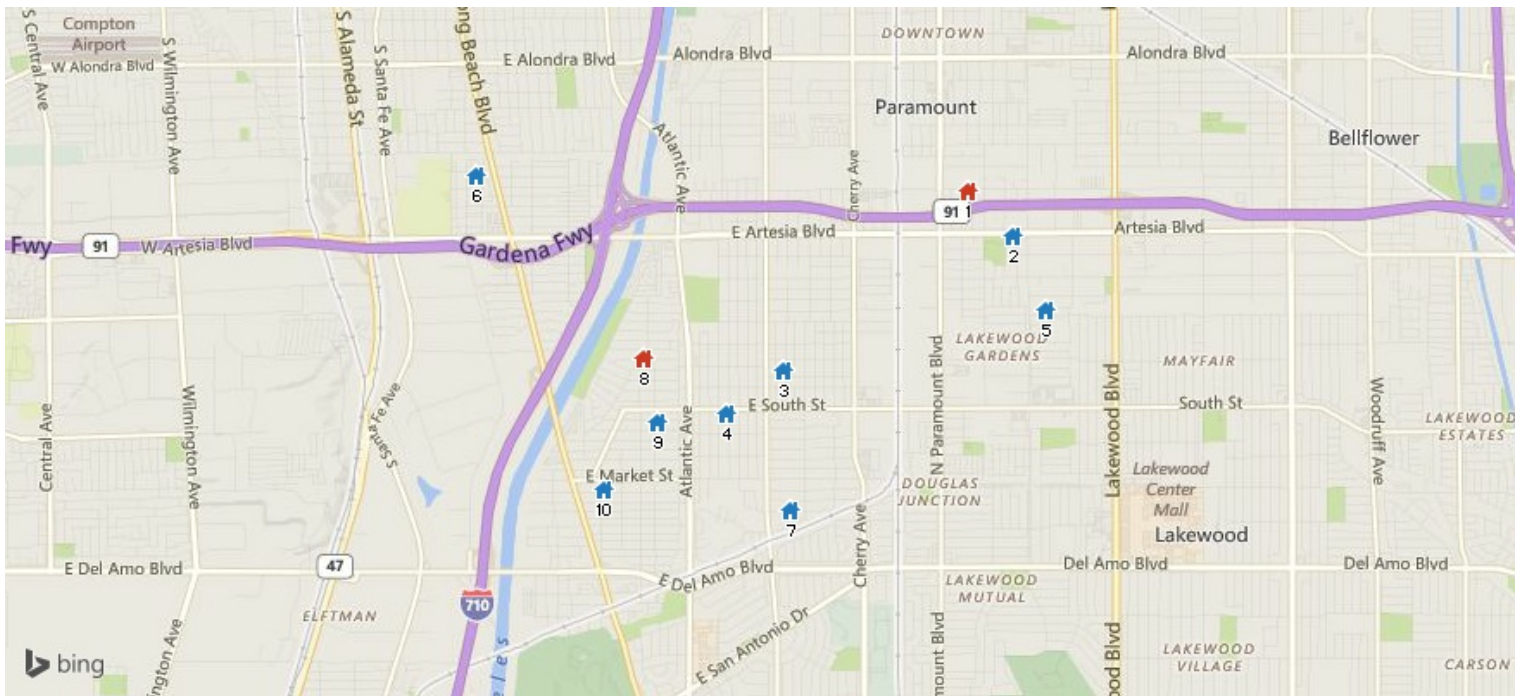
**69**

Up 19%




Sales Volume

**36**






Up 16.1%







New Listings: 10

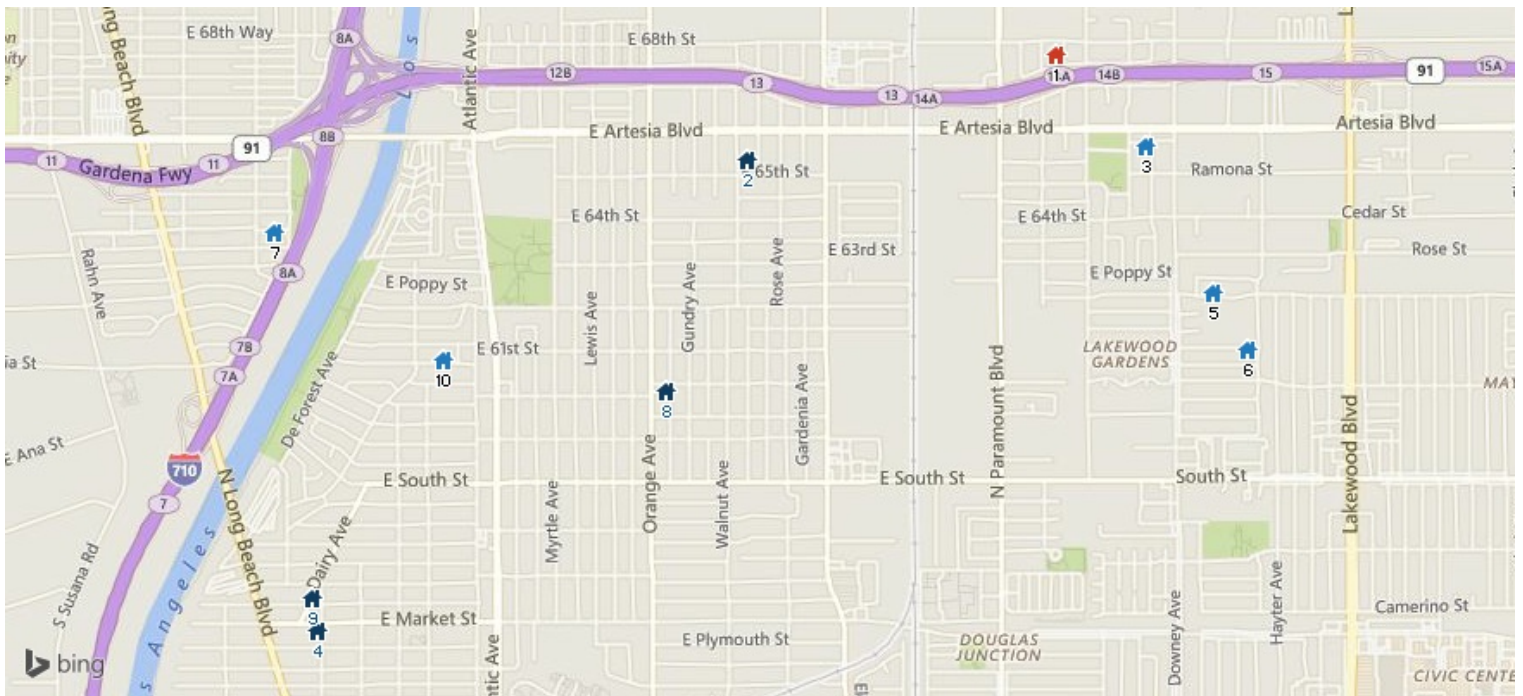
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>1</b> FOR SALE - Foreclosure, Real Estate Owned, Active: 1/25/2016 <i>MLS ID: SB16016140</i></p> <p><b>3025 E 67th Way</b></p> <p>Property in North Long Beach for Sale!! This one is in need of some TLC! Investors Welcome! 2 beds PLUS a bonus Room! Great property to renovate and rent out. Open living room! Great Sized bedrooms! Come check it out!  <i>Listing Courtesy of RE/MAX ESTATE PROPERTIES</i></p>	Single Family	2/1	1,048 sq ft	3,153	1952	1/25/2016	\$329,900	\$315
 <p><b>2</b> FOR SALE - Active: 1/19/2016 <i>MLS ID: OC16012182</i></p> <p><b>6537 Johnson Ave</b></p> <p>This home is waiting for you, Don't miss the opportunity to call this 3 bedroom , 1 bath house your home. Outside of the home was just painted in Jan, Owners have updated the electrical system, also in summer months enjoy the central Air conditioning as well as the large backyard just waiting for your family barbecues. This home has original Hardwood floors, as well a large driveway big enough for 3 cars in addition to the detached two car garage. You will love living on this tree lined street , close to shopping as well as very freeway accessible . The living room is large enough for two big couches so you will have plenty of room when friends come to visit. As well as a dining area off the living room. The price includes all appliances. Washer/Dryer, Stove, Refrigerator.  <i>Listing Courtesy of FIRST TEAM REAL ESTATE</i></p>	Single Family	3/1	1,162 sq ft	5,771	1950	1/19/2016	\$424,888	\$366
 <p><b>3</b> FOR SALE - New, Active: 3/7/2016 <i>MLS ID: PW16050159</i></p> <p><b>1330 E Hungerford St</b></p> <p>STANDARD SALE!! Beautiful home features 2 bedrooms, 1 bath, with a bonus room. Remodeled kitchen with new cabinets, white quartz- counter tops, Stove, Dishwasher and a built in Microwave!! New interior paint and laminate wood flooring in living, dining, bedrooms areas, and new base boards throughout. Tile flooring in bath, New Vanity and updated fixtures, and new exterior paint! This Park like setting lot is perfect for BBQ's with family and friends! This home is located within close proximity to freeways, Shopping, and public transportation. WOW!!! THERE'S NO NEED TO LOOK ANYWHERE ELSE! THIS IS IT! This is a STANDARD SALE, NOT an REO or SHORT SALE!!  <i>Listing Courtesy of KELLER WILLIAMS PACIFIC ESTATE</i></p>	Single Family	2/1	684 sq ft	5,721	1923	3/7/2016	\$379,000	\$554

New Listings: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p><b>4</b> FOR SALE • <i>New, Active: 3/10/2016</i> <i>MLS ID: DM16050381</i></p> <p><b>5645 California Ave</b>                      Single Family              2/1      902 sq ft      5,042              1946              3/10/2016              \$369,900              \$410</p> <p>REMODELLED HOME IN NICE AREA OF LONG BEACH, NEW KITCHEN CABINETS, COUNTERS, REMODELED BATHROOM, NEW FLOORING AND BASE BOARDS, INTERIOR AND EXTERIOR PAINT, COMPLETE ELECTRICAL REMIRE INCLUDING A 200 AMP PANEL, NEW WINDOWS, NEW GARAGE DOOR WITH AUTOMATIC OPENER. A MUST SEE.</p> <p><i>Listing Courtesy of DREAMWORK REALTY INC.</i></p>								
 <p><b>5</b> FOR SALE • <i>Active: 2/5/2016</i> <i>MLS ID: PW16024949</i></p> <p><b>3630 E Harding St</b>                      Single Family              3/2      1,656 sq ft      5,747              1957              2/5/2016              \$519,900              \$314</p> <p>PICTURESQUE and well maintained home located in a HIGHLY DESIRABLE area of Long Beach. This Beautiful home has 3 large bedrooms, 2 bathrooms that have been masterfully upgraded. Separate dining area w/French doors. Formal front room with large skylight, ornate crown molding and massive brick corner fireplace. Cozy family room with additional rock fireplace. Upgraded kitchen with granite counter tops and newer kitchen cabinets. Exterior features include: Parklike backyard w/ lush vegetation, built in granite/rock bar area w/stainless steel BBQ for those summertime backyard BBQ's, gazebo, pond w/Koi fish. TOO MUCH TO LIST !!! This is a MUST SEE. All info deemed reliable but, not guaranteed. Buyer to verify all.</p> <p><i>Listing Courtesy of SHEAR REALTY</i></p>								
 <p><b>6</b> FOR SALE • <i>Active: 3/2/2016</i> <i>MLS ID: DM16047911</i></p> <p><b>237 W Heath St</b>                      Single Family              3/2      1,453 sq ft      5,415              1948              3/2/2016              \$375,000              \$258</p> <p>Come take a look at this Long Beach home!! Walk into an cozy open floor plan with fireplace in the living room. Nice updated kitchen with island in the center of the room. Recess lighting through out the house. All rooms are a good size and cant forget the Large step down master bedroom with its own bathroom and walk in closet. This home has lots of potential to make it your own. Don't miss the opportunity.</p> <p><i>Listing Courtesy of CENTURY 21 REALTY MASTERS</i></p>								
 <p><b>7</b> FOR SALE • <i>New, Active: 3/6/2016</i> <i>MLS ID: OC16048669</i></p> <p><b>5212 Gundry Ave</b>                      Single Family              3/1      1,097 sq ft      5,877              1952              3/6/2016              \$449,000              \$409</p> <p>Absolutely immaculate &amp; beautiful single family home located in a cul-de-sac of Long Beach. Owner spent over \$120,000 in remodeling and upgrading includes new interior/exterior painting, hardwood floor throughout, scrape ceiling, crown/base molding, new island kitchen cabinet and granite countertop, stainless steel appliances, marble fireplace, new water heater, new entry door and bedroom doors, new granite vanity cabinet, new landscape &amp; hardscape with automatic &amp; timer sprinkler system, fruit trees, new driveway with RV parking, etc.. Must see to appreciate.</p> <p><i>Listing Courtesy of PHAN, JULIEANNE</i></p>								
 <p><b>8</b> FOR SALE • <i>Foreclosure, Real Estate Owned, New, Active: 3/11/2016</i> <i>MLS ID: PW16052312</i></p> <p><b>317 E 60th St</b>                      Single Family              3/3      1,560 sq ft      2,601              1993              3/11/2016              \$424,900              \$272</p> <p>Fantastic family home in move-in condition! This spacious 3 bedrooms, 2.5 bath home is 1560 sq ft. and features an open and bright floorplan. Downstairs includes a living room entrance with fireplace, 2-car attached garage, separate dining area, powder bath, and low maintenance backyard. Upstairs features a master bedroom with walk-in closet and ensuite bathroom, 2nd bedroom with walk-in closet, 3rd bedroom (very large) with walk-in closet and balcony, full hallway bath, and separate laundry room. Home was built in 1993 and has new carpet, new interior/exterior paint, and new appliances. No repairs needed, this home is ready to move in!</p> <p><i>Listing Courtesy of EXPERT REAL ESTATE</i></p>								

## New Listings: 10 (cont.)













	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 Active: 2/11/2016 MLS ID: 16979929 	Single Family	2/1	968 sq ft	2,949	1930	2/11/2016	\$375,000	\$387
<p>Adorably cute, remodeled and cozy Spanish style bungalow with a giant arched picture window looking out to the neatly manicured front lawn. Best known gem in the neighborhood with 2 bedrooms, 1 bath and an open concept living area. This unique find, is redone top to bottom, with concave ceilings, restored original hardwood floors, modern porcelain tiles in the kitchen and bath, granite counter tops, new cabinets, and island, recessed and pendant lighting, stainless steel appliance package, dual pane windows, ductless heating and air-conditioning and the bathroom has a modern farm house door, allowing the bathroom to be more spacious. There is a front porch with swing and a quaint backyard ready for intimate gatherings.</p> <p><i>Listing Courtesy of Keller Williams Rty Los Feliz</i></p>								
 Active: 1/11/2016 MLS ID: PM16006348 	Single Family	2/1	730 sq ft	3,382	1948	1/11/2016	\$310,000	\$425
<p>BACK ON THE MARKET!! Great starter home at a Great Price! Now is an excellent chance to own this 2 Bedroom, 1 Bathroom home, featuring a very good floor plan (with Formal Dining Room) and complete with 2-Car Detached Garage and Spacious Driveway. You will also be a block from Addams Elementary School and all the shopping and excitement on Long Beach Blvd., while being conveniently located between the 91, 710 and 405 freeways. Make this house your home today!</p> <p><i>Listing Courtesy of REALTY SOURCE INC.</i></p>								





Price Changes: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 <p><b>1</b> FOR SALE • Foreclosure, Real Estate Owned, Active: 1/25/2016 <i>MLS ID: SB16016140</i></p> <p><b>3025 E 67th Way</b></p> <p>Single Family 2/1 1,048 sq ft</p> <p>1/25/2016 \$365,000 \$329,900 3/1/2016 -9.62%</p> <p>Property in North Long Beach for Sale!! This one is in need of some TLC! Investors Welcome! 2 beds PLUS a bonus Room! Great property to renovate and rent out. Open living room! Great Sized bedrooms! Come check it out!  <i>Listing Courtesy of RE/MAX ESTATE PROPERTIES</i></p>								
 <p><b>2</b> PENDING • Backup Offer: 2/8/2016 <i>MLS ID: OC15260361</i></p> <p><b>1621 E 65th St</b></p> <p>Single Family 3/1 1,278 sq ft</p> <p>12/9/2015 \$405,000 \$389,999 2/1/2016 -3.7%</p> <p>BACK ON THE MARKET!!! HUGE PRICE REDUCE PRICE REDUCTION!!!! The perfect home for first-time buyers. It features three bedrooms and one bath with a spacious living room for entertaining. The kitchen has a separate dining/breakfast nook area that's great for any family. All of the bedrooms are good sizes, the living room has vaulted ceilings and built-in cabinets. The driveway has been extend and was recently redone with brick pavers. This Spanish Home is a cutie and could be yours.  <i>Listing Courtesy of ELITE HOMES REALTY</i></p>								
 <p><b>3</b> FOR SALE • Active: 1/19/2016 <i>MLS ID: OC16012182</i></p> <p><b>6537 Johnson Ave</b></p> <p>Single Family 3/1 1,162 sq ft</p> <p>1/19/2016 \$430,000 \$424,888 2/9/2016 -1.19%</p> <p>This home is waiting for you, Don't miss the opportunity to call this 3 bedroom , 1 bath house your home. Outside of the home was just painted in Jan, Owners have updated the electrical system, also in summer months enjoy the central Air conditioning as well as the large backyard just waiting for your family barbecues. This home has original Hardwood floors, as well a large driveway big enough for 3 cars in addition to the detached two car garage. You will love living on this tree lined street , close to shopping as well as very freeway accessible . The living room is large enough for two big couches so you will have plenty of room when friends come to visit. As well as a dining area off the living room. The price includes all appliances Washer/Dryer, Stove, Refrigerator.  <i>Listing Courtesy of FIRST TEAM REAL ESTATE</i></p>								

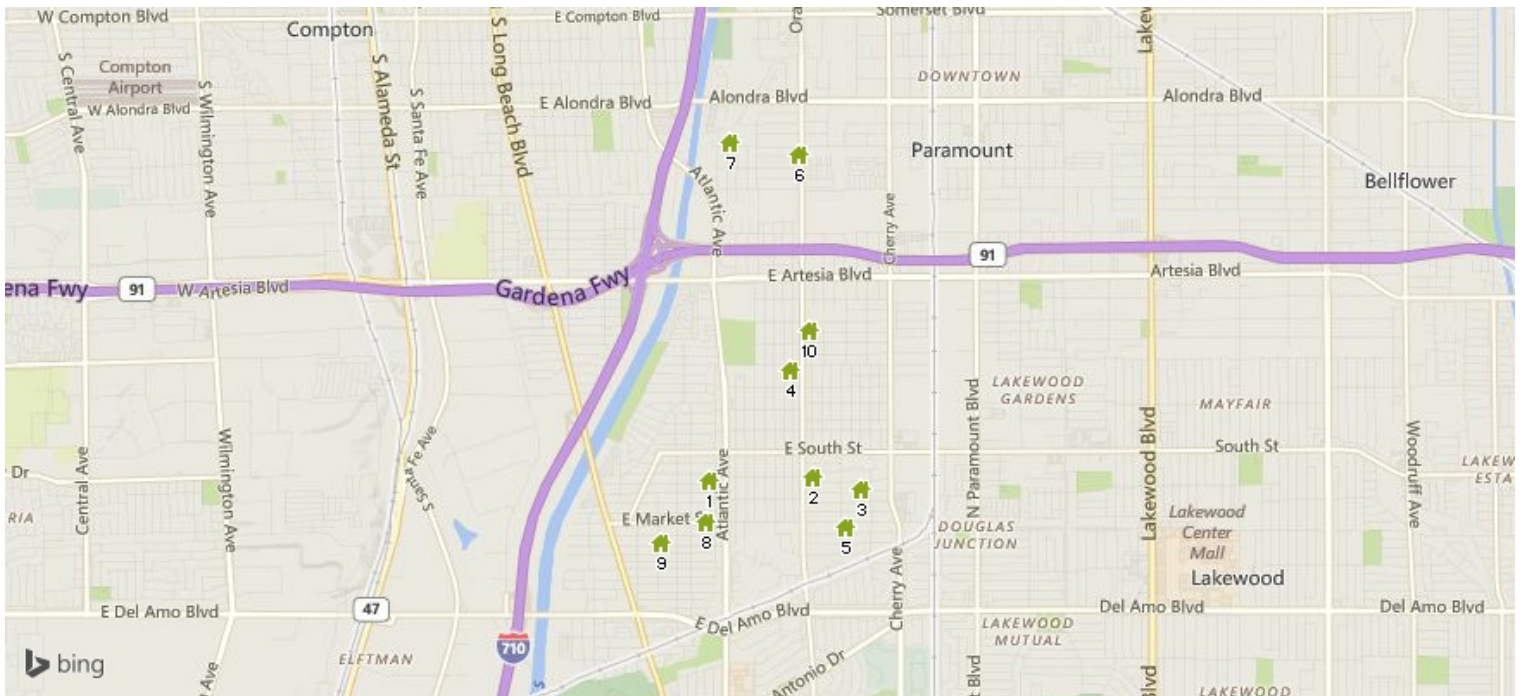
Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 PENDING Pending Sale: 3/14/2016 MLS ID: OC15251296	Single Family	3/2	1,678 sq ft	11/20/2015	\$400,000	\$390,000	1/8/2016	-2.5%
This is large 3 bedroom and 2 bath house located in North Long Beach. Recently painted in and out. Large family room in the back of the house. Central heater installed about 1 1/2 years ago. This house is perfect. Your client will love this large home. <i>Listing Courtesy of TITANIUM REALTY</i>									
	 FOR SALE Active: 2/5/2016 MLS ID: PW16024949	Single Family	3/2	1,656 sq ft	2/5/2016	\$524,900	\$519,900	3/16/2016	-0.95%
PICTURESQUE and well maintained home located in a HIGHLY DESIRABLE area of Long Beach. This Beautiful home has 3 large bedrooms, 2 bathrooms that have been masterfully upgraded. Separate dining area w/French doors. Formal front room with large skylight, ornate crown molding and massive brick corner fireplace. Cozy family room with additional rock fireplace. Upgraded kitchen with granite counter tops and newer kitchen cabinets. Exterior features include: Park like backyard w/ lush vegetation, built in granite/rock bar area w/stainless steel BBQ for those summertime backyard BBQ's, gazebo, pond w/Koi fish. TOO MUCH TO LIST !!! This is a MUST SEE. All info deemed reliable but, not guaranteed. Buyer to verify all. <i>Listing Courtesy of SHEAR REALTY</i>									
	 FOR SALE Active: 11/19/2015 MLS ID: PW15249653	Single Family	3/2	1,438 sq ft	11/19/2015	\$499,000	\$489,000	1/19/2016	-2%
Located on a quiet street, very close to the Lakewood Mall. You have to see it to believe. Completely remodeled original 2 BR 1 Bath house with a huge Family Room with high ceiling and fireplace and a permitted covered patio. The patio has been remodeled with colored floor tiles, double pane windows and a 3/4 bath (not permitted) This patio could now be used as the third bedroom. Kitchen has newly installed tile flooring with central island, pantry and 8' x 9' dining area. The original 2 Bed Rooms, family room and Bath Room have been remodeled with double pane windows and beautifully installed laminated flooring. The newly installed central heating air conditioning system is an added attraction. <i>Listing Courtesy of EL DORADO REALTY SOCIAL</i>									
	 FOR SALE Active: 2/2/2016 MLS ID: RS16022258	Single Family	2/1	1,077 sq ft	2/2/2016	\$420,000	\$370,000	2/23/2016	-11.9%
STANDARD SALE . beautiful ,Spacious 2 bed 1 bath home situated in a nice neighborhood of North Long Beach. Home was upgraded throughout in 2013. Home is in excellent conditions and features a formal dining area, hardwood flooring, living room fireplace and granite kitchen counters. Alley access and detached 2 car garage. Walking distance to Coolidge Park and easy access to 710 and 91 freeway. It's a must see!!! <i>Listing Courtesy of KELLER WILLIAMS PACIFIC ESTATE</i>									
	 PENDING Pending Sale: 3/9/2016 MLS ID: PW16046451	Single Family	2/1	932 sq ft	3/2/2016	\$399,000	\$415,000	3/11/2016	4.01%
Rehabbed 2 bedroom / 1 bath perfect start a family home. Beautiful new kitchen with custom self closing cabinets and plenty of counter tops. Spacious living room with crown molding and recessed lights. Brand new hallway bathroom with shower and tub. This Home has new flooring throughout, new Central Air and Forced Air Heating System. Plus, new dual pane windows, electrical, copper plumbing and new Tankless Water Heater. Lot size approx. 6,800 plenty of room to add-on to extend house. Move-in condition!! <i>Listing Courtesy of NATIONWIDE REAL ESTATE EXECES</i>									
	 PENDING Backup Offer: 3/10/2016 MLS ID: PW16035356	Single Family	4/2	1,452 sq ft	2/18/2016	\$375,000	\$365,000	3/4/2016	-2.67%
Turnkey home in Long Beach. This 4 bedroom 2 bath house is a must see. It was remodeled within the last year. The entrance leads to a foyer that takes you to a spacious living room. This home features an updated custom kitchen and dining room with an open floor plan. Newer cabinets, granite counter tops, a beautiful mosaic backsplash and tile flooring. Remodeled bathrooms, newer flooring throughout, interior paint, double pane energy efficient windows, central heating and much much more!!!!!! <i>Listing Courtesy of KELLER WILLIAMS PACIFIC ESTATE</i>									




Price Changes: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	 FOR SALE <span style="margin-left: 10px;">Active: 11/8/2015</span> <span style="margin-left: 10px;">MLS ID: PW15242684</span>	Single Family	3/1	1,000 sq ft	11/8/2015	\$330,000	\$345,000	2/25/2016	4.55%
<p><b>430 E 61st St</b></p> <p>BACK ON THE MARKET!!! Absolutely charming 3 bedroom Victorian style home complete with adorable eat in country kitchen with built-ins. Inside find beautiful hardwood floors, french doors and a big screened-in front porch perfect for relaxing on lazy days. Separate laundry room with room for full-sized washer and dryer. Forced air heating and copper plumbing make this a really great home. Large lot, huge backyard with newer fence and patio area perfect for summer entertaining, kids and pets. Gated in front with long driveway with 2-car detached garage and room for RV and boat. Great neighbors and just a couple of blocks to DeForest Park. Even includes a basement for extra storage! One of a kind and priced below the comps for quick sale.</p> <p style="text-align: right;"><i>Listing Courtesy of ECOTERRA PROP &amp; INVESTMENTS</i></p>									





Recently Sold: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p><b>1</b> <b>RECENTLY SOLD</b> • Sold Date: 3/11/2016, MLS Listing DW15251635, 11/23/2015 <b>MLS ID: DW15251635</b></p> <p><b>485 E Ellis St</b></p> <p>Perfect starter home. Cozy 2 bedroom, 1 bath in the North Long Beach Area. Ready to move in. New paint, new carpet in bedroom and hallways, Hardwood flooring throughout rest of the home. 2 car detached garage (alley access). Conveniently located near schools, parks, shopping areas and freeway.</p> <p><i>Courtesy of CENTURY 21 ALLSTARS</i></p>	Single Family	2/1	916 sq ft	3,351	1929	3/11/2016	\$319,000	\$348
 <p><b>2</b> <b>RECENTLY SOLD</b> • Sold Date: 3/8/2016, MLS Listing PW16018233, 1/28/2016 <b>MLS ID: PW16018233</b></p> <p><b>1242 E 56th St</b></p> <p>Welcome to 1242 E 56th St... Step into this cozy Spanish style home nestled in the city of Long Beach. It is centrally located to shopping centers, markets, gym, restaurants, gas stations, schools, churches and Freeways. As you walk into this beautiful home you will find laminate wood flooring throughout, new paint, kitchen cabinets with quartz counter tops, barrel ceilings. Open floor concept with space for a dining room. We also have new subway tile in the bathroom and full copper plumbing. Detached garage with a great sized enclosed backyard. Lots of original charm. At this price, point it won't last.</p> <p><i>Courtesy of KELLER WILLIAMS PACIFIC ESTATE</i></p>	Single Family	2/1	954 sq ft	4,957	1930	3/8/2016	\$385,000	\$404
 <p><b>3</b> <b>RECENTLY SOLD</b> • Sold Date: 3/9/2016, MLS Listing SB16008630, 1/11/2016 <b>MLS ID: SB16008630</b></p> <p><b>1689 E 55th St</b></p> <p>interior remodeled in the last year. Large enclosed patio off the kitchen is like a family room. The kitchen is totally remodeled with recessed lighting and granite counter tops, tiled kitchen floor. Spacious front yard and backyard. This home still has more potential. Single car garage. Great value for the money. Nice sized lot ready for your improvements. there's a den that could easily be used as a 3rd bedroom. This is turnkey ready! New interior and exterior paint</p> <p><i>Courtesy of REAL ESTATE WEST</i></p>	Single Family	3/2	1,098 sq ft	5,590	1944	3/9/2016	\$375,000	\$342



Recently Sold: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
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**9** **RECENTLY SOLD** • Sold Date: 2/26/2016, MLS Listing SW15242851, 11/6/2015 **MLS ID: SW15242851**

**211 E Mountain View St**      Single Family      4/3      1,252 sq ft      4,500      1922      2/26/2016      \$410,000      \$327

Must See Renovated home in North Long Beach! Approaching the home be greeted by a freshly landscaped front yard with large cypress trees and an inviting porch leads to a new front door. As you enter the home you will find light, wide plank wire brushed laminate wood floor that continues to the new kitchen featuring brand new Samsung appliances, white shaker cabinets with quartz counter tops and a decorative backsplash. The home has been painted light and bright, over sized baseboard and door casings lend to the rich feel of the home. The large master bedroom features low pile print carpet with two closet, one being a large walk in. The master bathroom has new cabinetry, a walk in shower and new tile flooring. The two secondary bedrooms are both large and offer new low pile print carpeting and ceiling fans. The hall bath also has new tile flooring, cabinetry and counter top. A large laundry closet is located just off the kitchen. In the backyard you have freshly laid sod and decorative planters. A separate building at the rear of the properties offers a fully upgraded one bedroom, one bath suite, perfect for in-laws, older children, home office or even to rent. An attached two car garage round out this move in ready home!

*Courtesy of SCA REAL ESTATE*



**10** **RECENTLY SOLD** • Sold Date: 2/26/2016, MLS Listing 16970489, 1/12/2016 **MLS ID: 16970489**

**1227 E 63rd St**      Single Family      4/3      2,132 sq ft      5,233      1981      2/26/2016      \$560,000      \$263

One of a kind spacious home built in 1981 and completely remodeled in 2015! You'll fall in love with this beautiful 4bed/3baths home in a quiet area of North Long Beach. Nice open floor plan with new dual-paned windows and doors throughout that provide plenty of natural light. Perfect for entertaining with an open floor concept from the kitchen to the eating area, den and out to the patio and backyard. All new kitchen includes custom made cabinetry, quartz counter tops, Italian porcelain floors and stainless appliances. There is a bedroom, full bath and separate laundry room on the first floor. On the second floor you'll find 3 bedrooms with ample closets, upgraded baths and new linen cabinets in the hallway. Ample parking includes 2 car garage, new electric garage door opener and additional sliding gate that opens the backyard to additional RV or car parking. Single space driveway in front of the house, too. New plumbing and electrical. Cozy fireplace in LR. Come call this home!

*Courtesy of Marina Management And Investre*