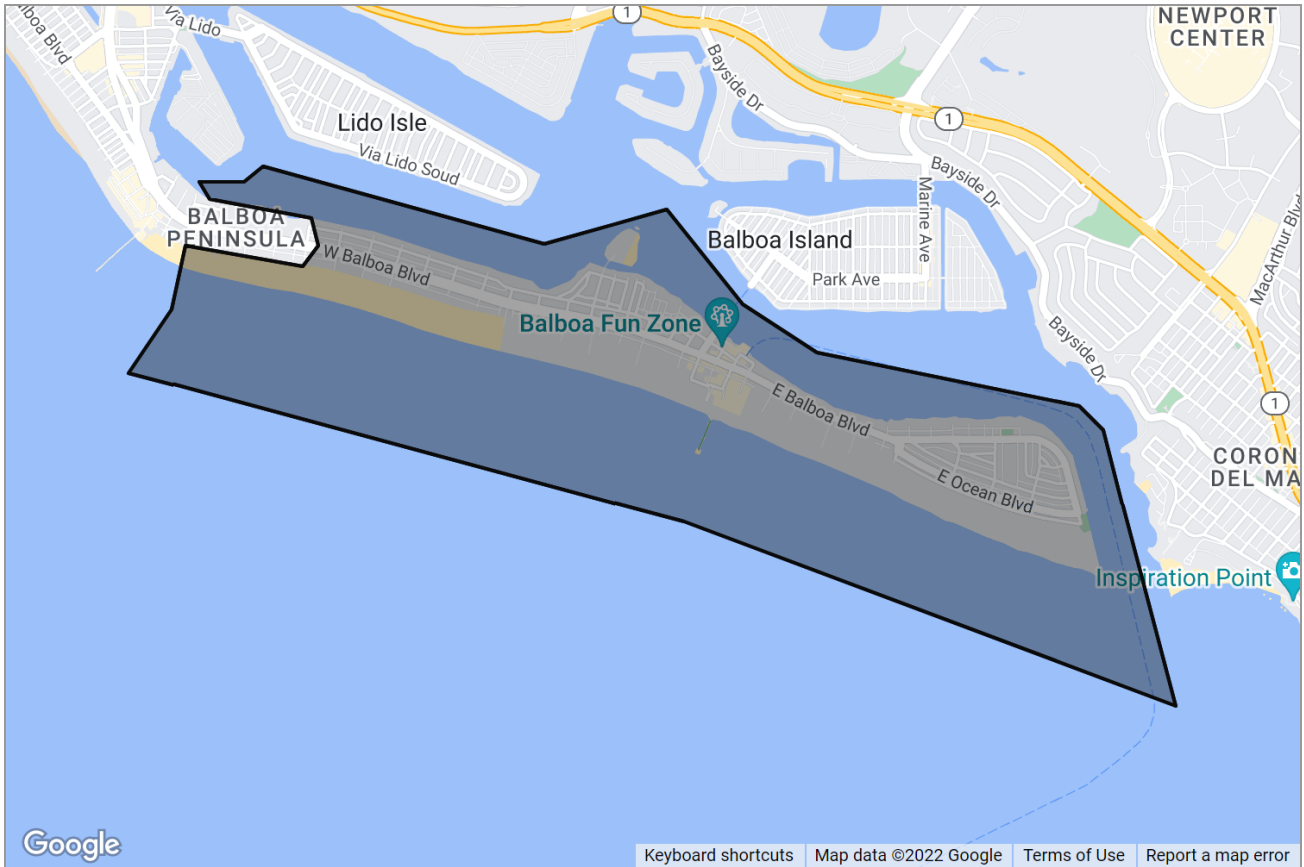




Associated Brokers Realty

MARKET ACTIVITY REPORT

# Newport Beach, CA 92661



Presented by

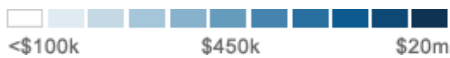
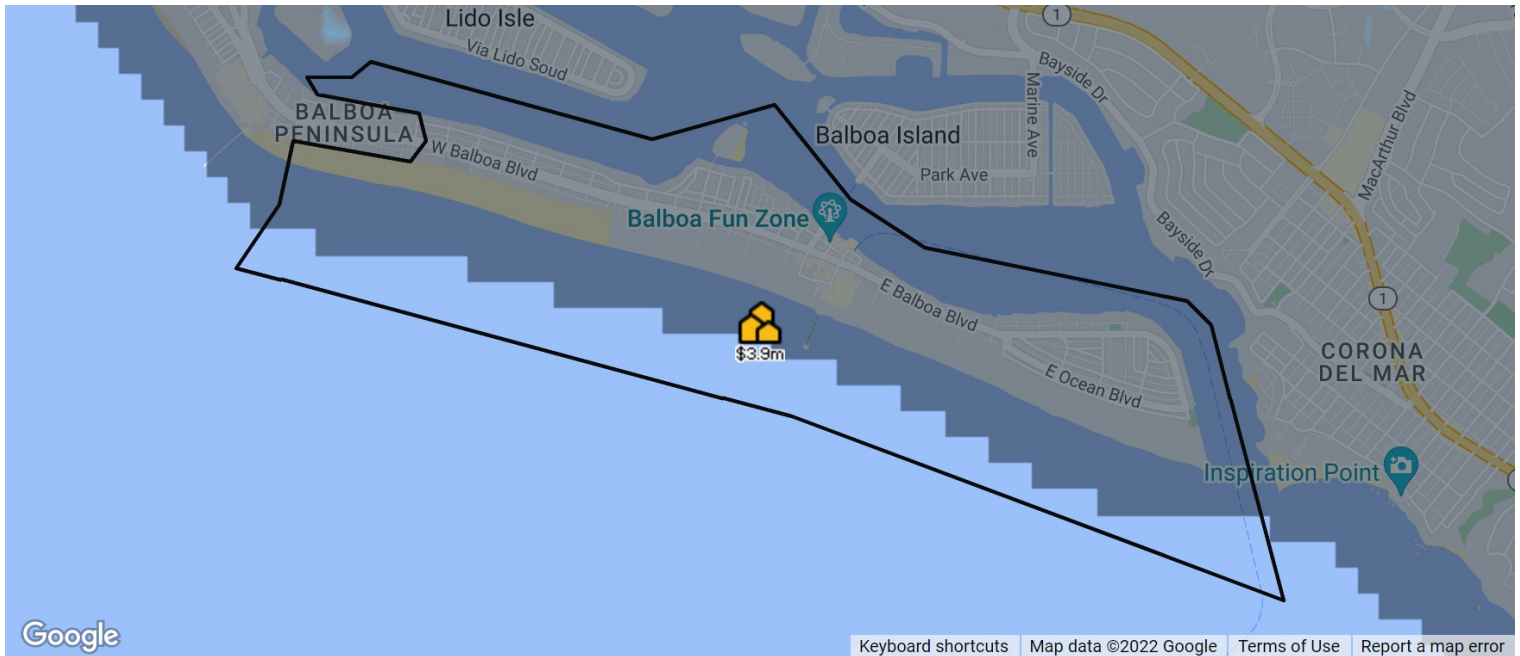
**Esteban Rios**

California Real Estate License: 01894915

**Coldwell Banker Associated Brokers Realty**  
31620 Railroad Canyon Road  
Canyon Lake, CA 92587

# Newport Beach, CA 92661

## Market Snapshot: 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.

Median Est. Home Value

**\$3.95M**

Updated: 8/31/2022

Change Over  
Last Month

**↑ 1%**

Change Over  
Last 3 Months

**↑ 10.9%**

Change Over  
Last 12 Months

**↑ 30.77%**

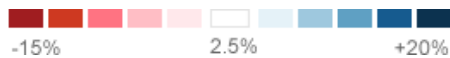
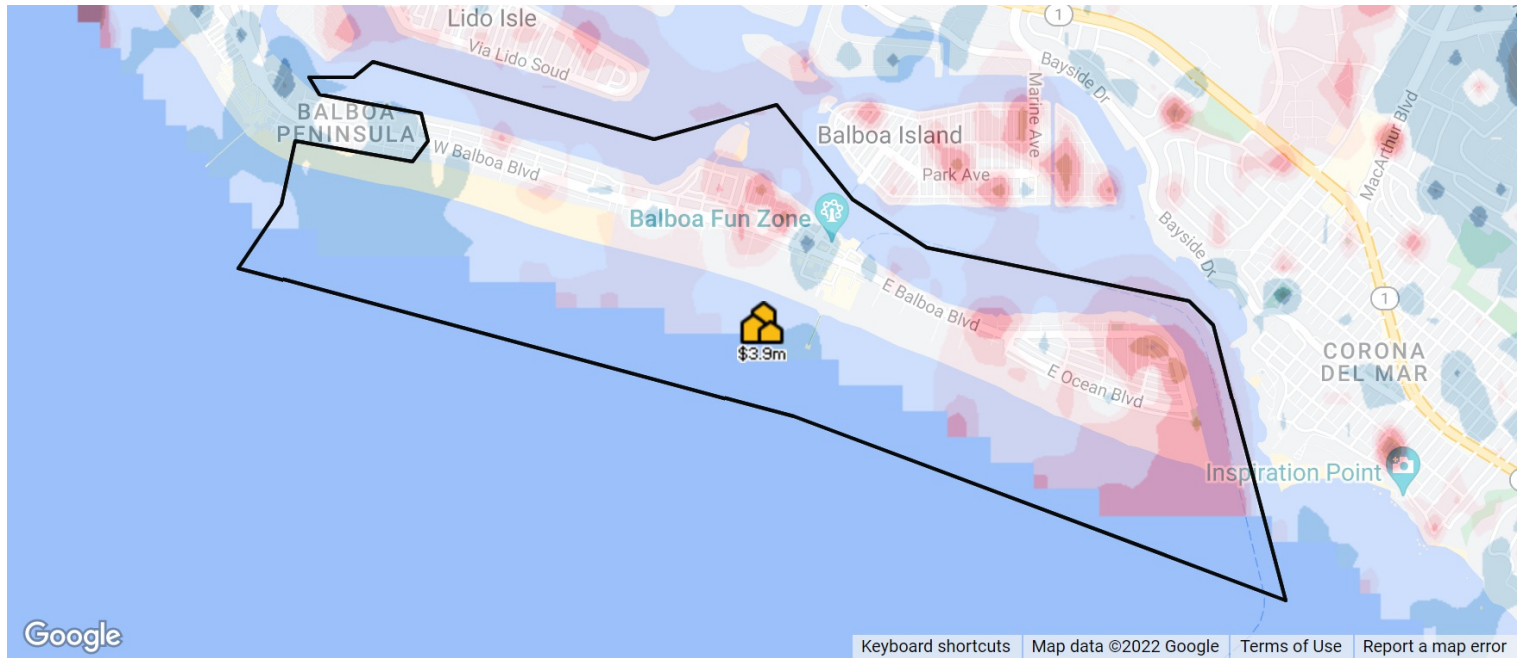
Change Over  
Last 24 Months

**↑ 54.64%**

About this Data: Estimated home 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 shown here reflect **All Residential Properties** data.

# Newport Beach, CA 92661

## Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

**\$3.95M**

Updated: 8/31/2022

Change Over  
Last 12 Months

↑ **30.77%**

Change Over  
Last 24 Months

↑ **54.64%**

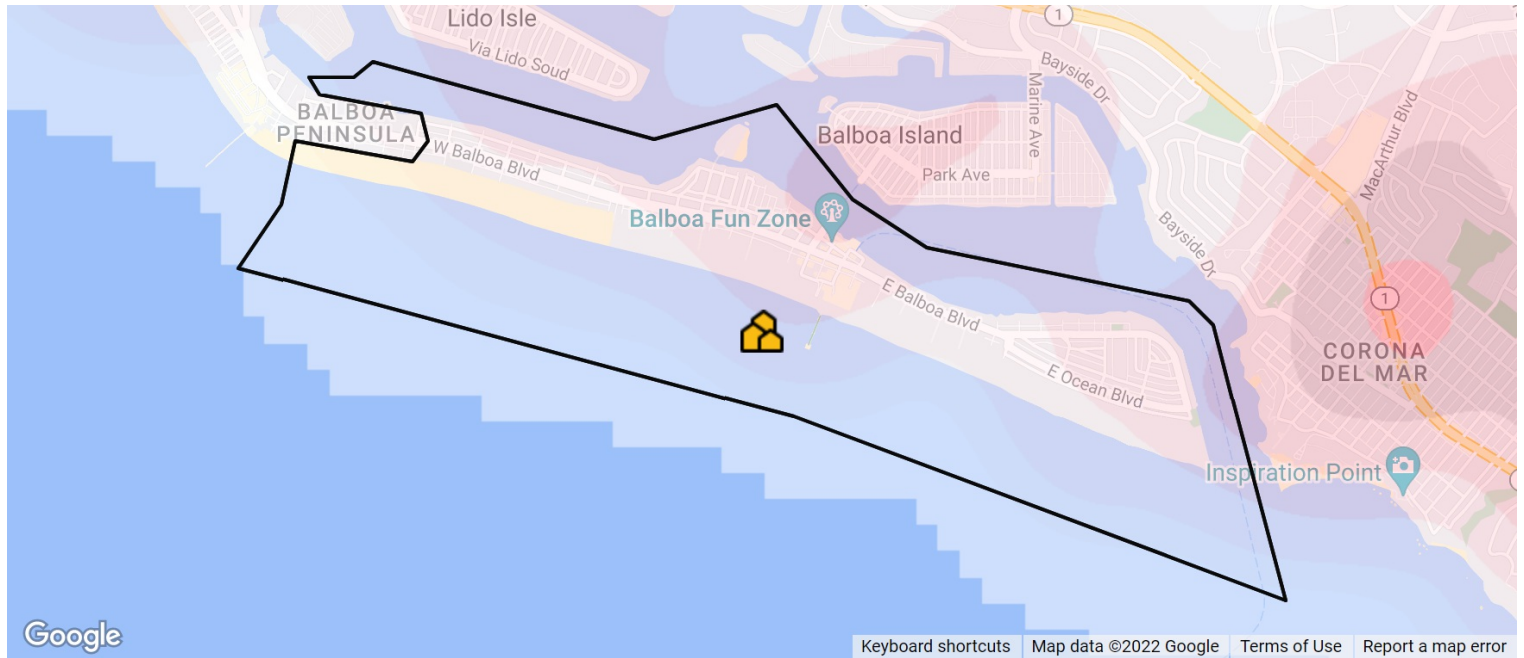
Change Over  
Last 36 Months

↑ **56.94%**

About this Data: Estimated home 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 shown here reflect **All Residential Properties** data.

# Newport Beach, CA 92661

## Market Snapshot: Concentration of Distressed Properties



This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.  
Source(s): MLS data.

Total # of  
Distressed Properties

5

Updated: 9/23/2022

# of  
Pre-Foreclosures

2

# of  
Foreclosures

2

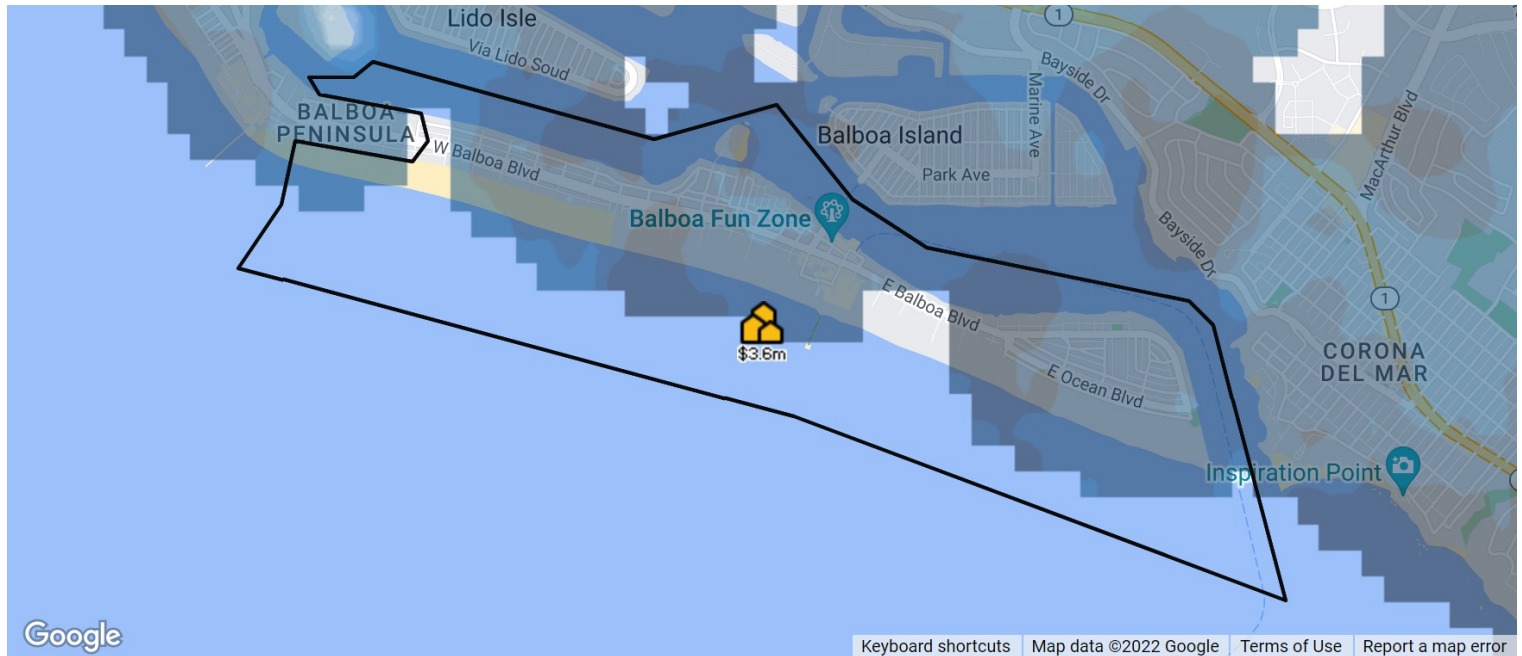
# of  
Foreclosed

1

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 9/23/2022.

# Newport Beach, CA 92661

## Market Snapshot: Sales Price



Median Sales Price

**\$3.57M**

Updated: 8/31/2022

Change Over  
Last Month

↓ **52.03%**

Change Over  
Last 3 Months

↓ **20.49%**

Change Over  
Last 12 Months

↓ **3.41%**

Change Over  
Last 24 Months

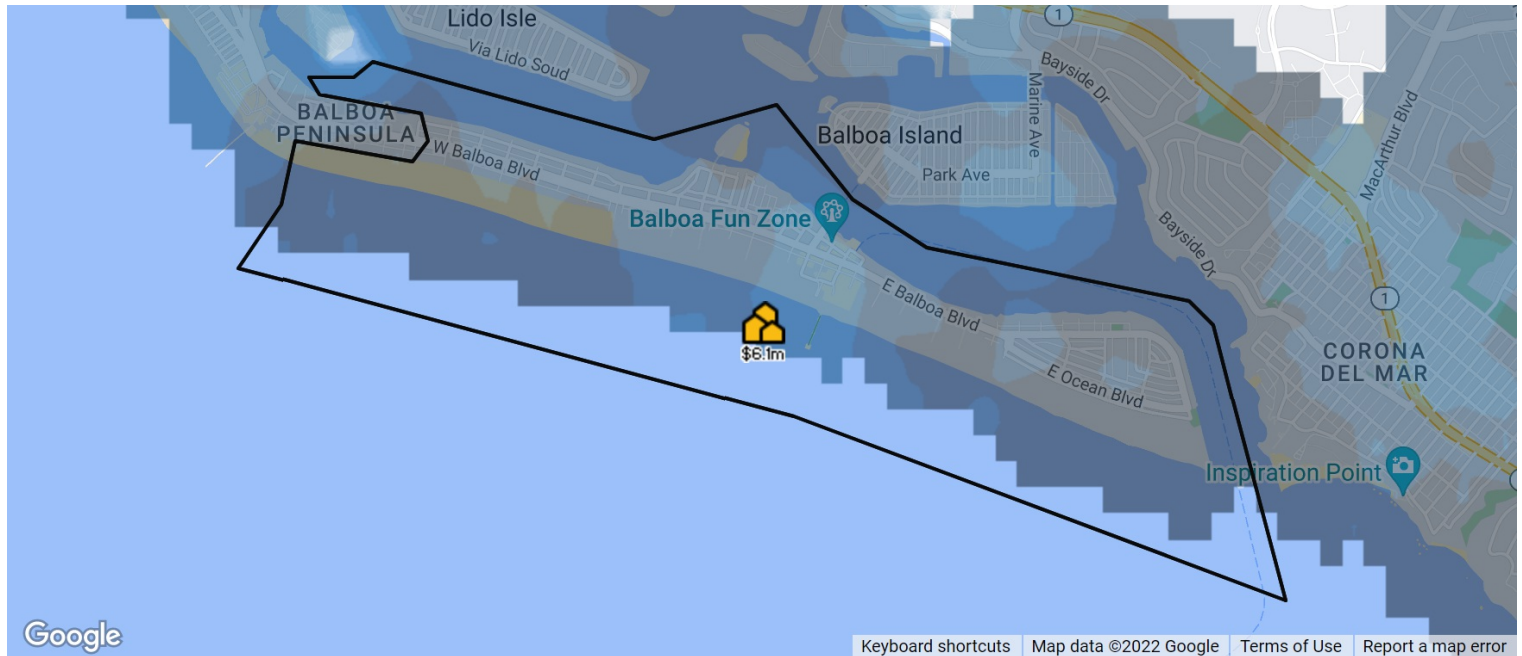
↑ **31.16%**

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.



# Newport Beach, CA 92661

## Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median List Price

**\$6.1M**

Updated: 8/31/2022

Change Over  
Last 3 Months

**↓ 10.26%**

Change Over  
Last 12 Months

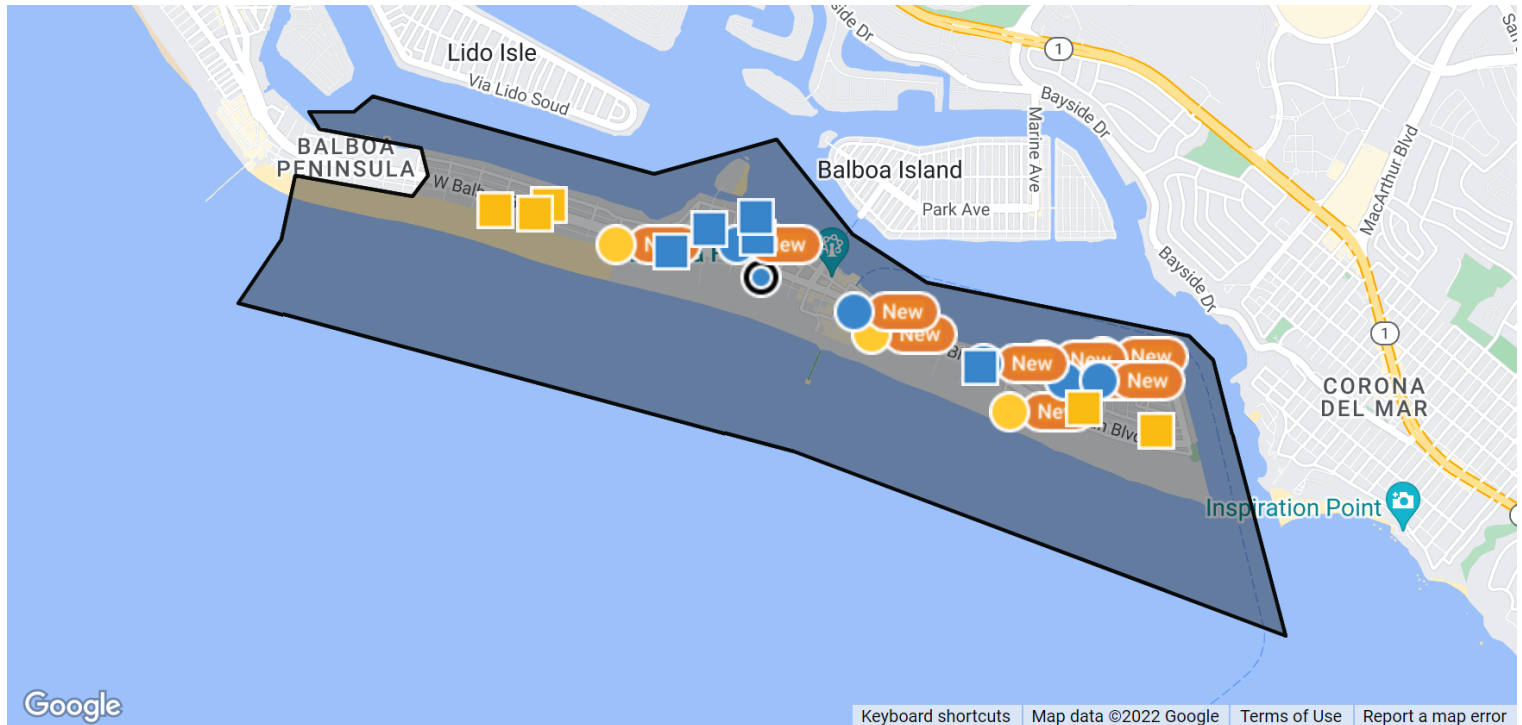
**↑ 65.29%**

Change Over  
Last 24 Months

**↑ 35.59%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

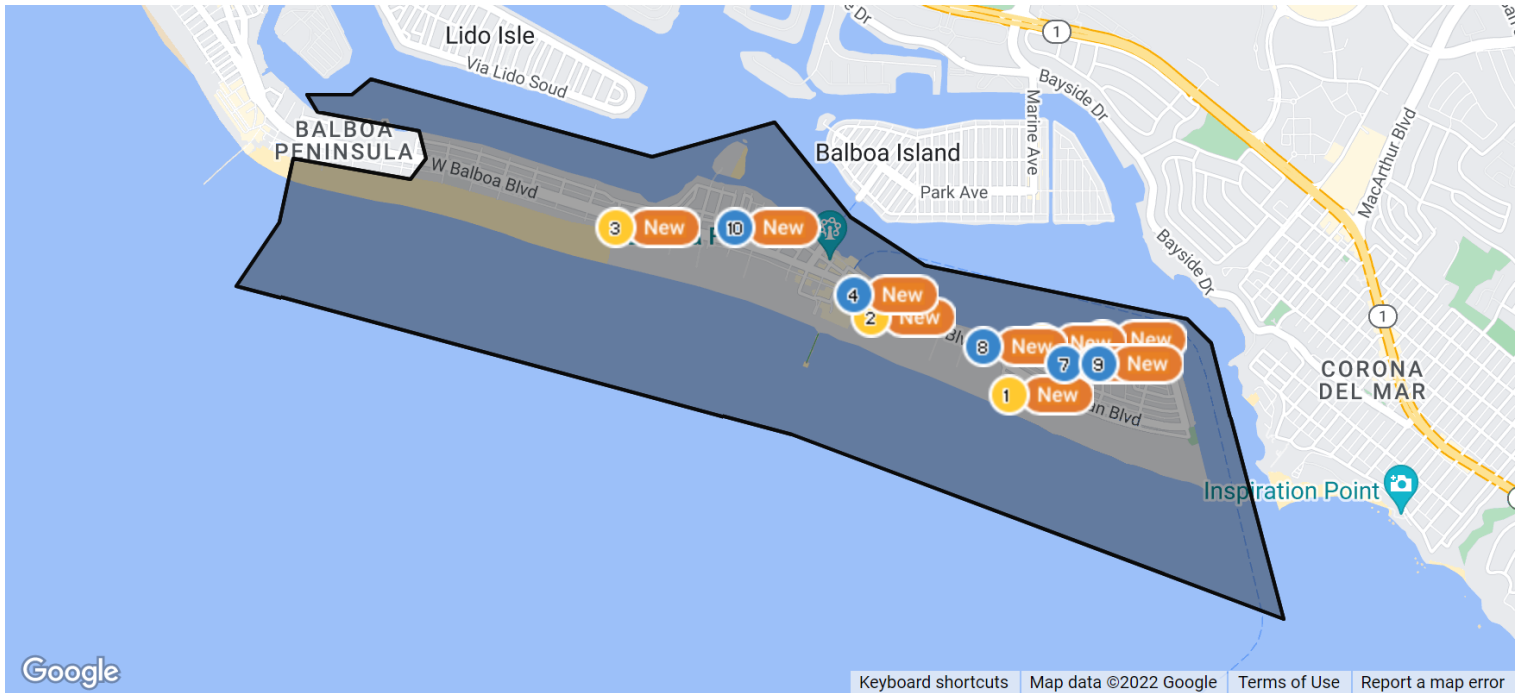
# Market Activity Summary Stats





**Search Criteria** | **Location:** Newport Beach, CA 92661; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	10	1	10
Low Price / Value	\$4,300	\$6,775,000	\$5,200
Median Price / Value	\$1,507,500	\$6,775,000	\$1,674,500
High Price / Value	\$16,500,000	\$6,775,000	\$8,000,000
Average Price / Sq. Ft.	\$1,267	\$2,930	\$992
Median Price / Sq. Ft.	\$815	\$2,930	\$721
Average Days in RPR	38	191	52
Median Days in RPR	32	191	40
Total Volume	\$37,640,550	\$6,775,000	\$26,346,700

# Newport Beach, CA 92661

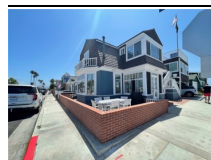


## New Listings: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active • New, Active: 8/22/2022 MLS ID: NP22185051	Single Family	3/3	1,925	3,240	1964	8/22/2022	\$12,500 mo.	\$6
<p>Welcome to 1560 East Oceanfront, the incredible chance to live directly on the beach! Ideally located on the highly sought after Balboa Peninsula Point between G and I streets, this Oceanfront bungalow is the perfect place for entertaining/trying out beach living. The living room, dining room, and kitchen are all situated upstairs taking advantage of the direct views of the Balboa Pier, beautiful sunsets and the coastline from every angle. Three bedrooms and three bathrooms make this beach house the perfect full time residence or weekend retreat. Experience true beach living on the sand in this rare one year offering.</p> <p><i>Courtesy of VILLA REAL ESTATE</i></p>									
	2 ● Active • New, Active: 9/19/2022 MLS ID: NP22204330	Condo/Townhouse/Apt.	3/3	1,650	2,609	1990	9/19/2022	\$8,750 mo.	\$5
<p>Easy, breezy oceanfront living. A wonderful opportunity to live the lifestyle that you have always dreamed of. On the boardwalk with panoramic views of the shore-break this cheerful three bedroom, two and one-half bath furnished and fully appointed condominium is ready to be enjoyed. Light and bright with an open layout that leads to a generously proportioned oceanfront patio perfect for dining, entertaining, and watching the world go by. Sit back and relax...savor sunsets behind Catalina...or hop on your bike and tour the boardwalk just outside your front door. With a spacious layout, ample storage, a separate inside laundry room, and a two car garage this rental home presents as a turn-key opportunity with flexibility of lease term.</p> <p><i>Courtesy of EQTY FORBES GLOBAL PROPERTIES</i></p>									



## New Listings: 10 (cont.)



**3** ● **Active** • New, Active: 8/22/2022 *MLS ID: OC22185247*

**106 7th St** Condo/Townhouse/Apt. 3/3 1,600 2,178 1928 8/22/2022 \$4,300 mo. \$3

Recently remodeled, FULLY furnished 3 bedroom/2.5 bath home just steps from the beach. \*Additional \$200/month flat rate in addition to rent which includes utilities (water, trash, electricity, high speed internet, cable, and gas) and monthly cleaning service for kitchen and bathrooms. Full size washer & dryer, refrigerator, microwave, dishwasher are included in unit along with large private patio with ocean views, patio furniture, and BBQ grill. 9 month lease term beginning ASAP and ending June 15, 2023. There is plenty of street parking available - no permit required or need of reserved spaces. Excellent location in the heart of Balboa Peninsula, walking distance to both Balboa and Newport Piers, Marina Park, the Fun Zone, as well as several popular restaurants, bars, and entertainment. Approximately 20 minutes from John Wayne Airport and UC Irvine Campus

*Courtesy of EXP REALTY OF CALIFORNIA INC*



**4** ● **Active** • New, Active: 9/4/2022 *MLS ID: NP22172575*

**930 E Balboa Blvd** Single Family 3/5 3,327 4,181 2016 9/4/2022 \$16,500,000 \$4,959

Occupying a most enviable position on Newport Harbor, this recently built bayfront masterpiece by acclaimed William Guidero Design and Winkle Custom Homes personifies our iconic California Riviera and the idyllic lifestyle only this prized locale can provide. Meticulously crafted with classic lines and a crisp coastal aesthetic showcasing extraordinary sightlines and abundant light, all delivered in a timeless design language befitting of any discerning buyer. Enjoy ever-changing cinematic views and inspired vignettes from all three floors; Boats gently glide across the shimmering bay, harbor lights give way to postcard worthy backdrops framed by rolling hills and the glittering buildings of Fashion Island as historic Balboa Pavillion anchors the inspired scene. Situated on an exceedingly rare oversized corner lot, the home features expansive outdoor space as well as a newly constructed dock able to accommodate a yacht up to 60' feet, in addition to a side-tie. The home itself provides every imaginable amenity with a gorgeous Chef's Kitchen outfitted with best-in-class appliances, and chef's office. The grand owner's suite features a large private balcony, fireplace, spa bath, dual closets and of course views perched above the bay. A library nook, two additional guest rooms both with ensuite baths and separate balcony complete the second floor. The penthouse level is an entertainer's dream; A game and cinema room opens to a large beach-facing deck on one side and the bayfront rooftop terrace on the other. Fully outfitted with an outdoor kitchen, fireplace, and breathtaking views. The finished garage, thoughtfully placed and with soaring ceilings makes for copious storage and potential for a car lift. Top tier audio, visual, security and lighting have all been appointed throughout. An elevator discreetly accesses all three levels of the home. A location seemingly plucked off the map to afford the best of all worlds; A stroll away from the Balboa Village, ferry, beaches, pier, boardwalk, shops, restaurants and more. Unable to be duplicated today due to newer zoning, this opportunity is a resounding one.

*Listing Courtesy of COMPASS*



**5** ● **Active** • New, Active: 7/14/2022 *MLS ID: NP22155179*

**2102 E Balboa Blvd** Single Family 6/8 7,179 16,117 1972 7/14/2022 \$65,000 mo. \$9

An extraordinary California Mediterranean-style bay front estate being offered as a turn-key, furnished annual lease. Located in the charming Peninsula Point neighborhood and sited on a premier Newport Harbor parcel with 74 feet of water frontage, this exceptional six bedroom, eight bath residence offers an amenity-rich lifestyle opportunity rarely found on the harbor. A private, gated motor court and four car garage lead to the colonnade-style entry adjoined by yard and lap pool. With over 7,000 SF of interior living space the home's grand-scale rooms transition seamlessly between inside and out, leading to multiple waterside patio areas, a lush bay front lawn, open-air courtyards, balconies, and a roof top deck. Principle living areas include formal living, dining, and family room spaces, executive office, professional-grade kitchen with breakfast area and walk-in pantry, subterranean wine cellar, elevator, and primary suite with dressing area and oversized walk-in closet. A separate one bedroom, one bath guest apartment/live-in area with fully-equipped kitchen has private access from the front entry courtyard. A private dock and side-tie with room for multiple vessels completes this impressive offering. Style, space, and stunning water and city light views make this an outstanding opportunity in a preeminent location on the harbor.

*Courtesy of EQTY FORBES GLOBAL PROPERTIES*







**6** ● **Active** • New, Active: 7/19/2022 *MLS ID: OC22159194*

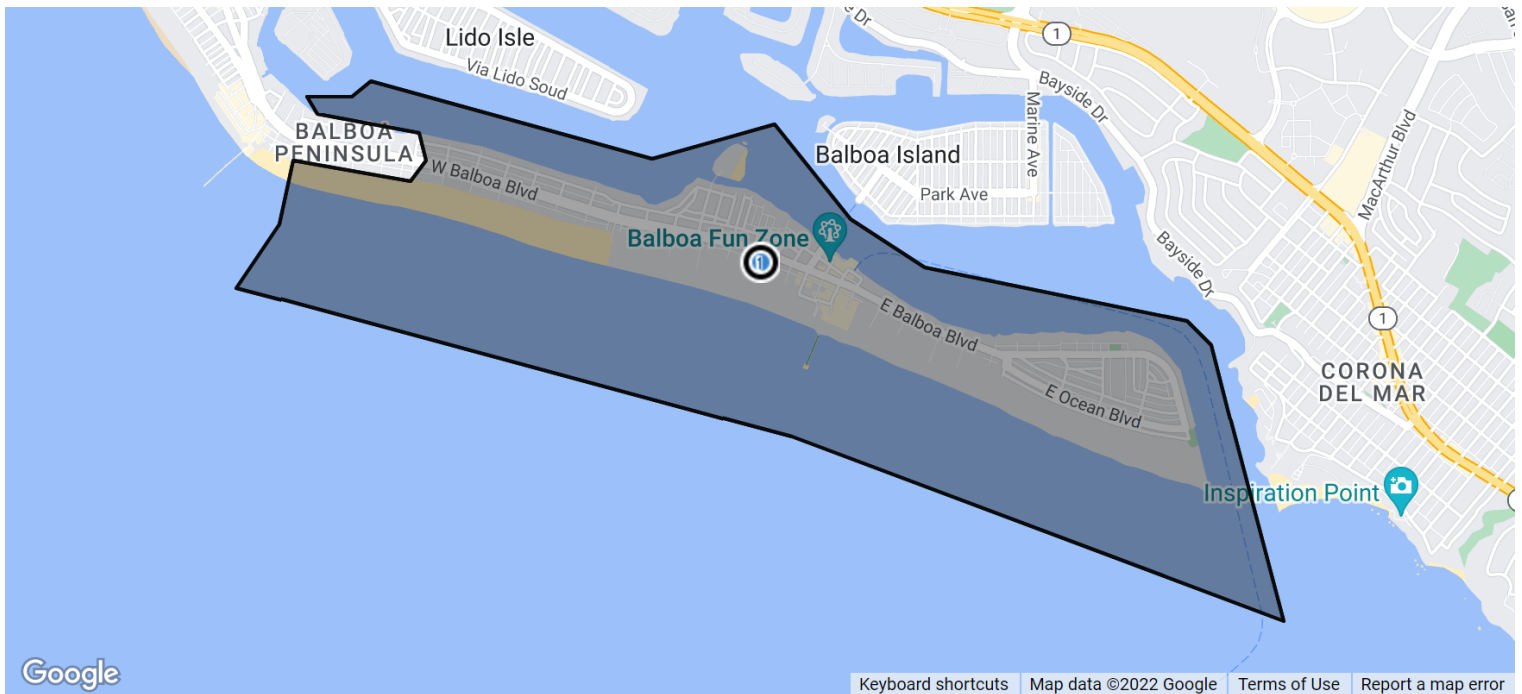
**507 J St** Single Family 4/3 1,800 2,095 1947 7/19/2022 \$10,000 mo. \$6

Gorgeous turn key Beach Home on the premier corner location of E. Bay and J St, featuring a spectacular view of the Bay and boating activities including the famous Boat Parade every Christmas. A 500 SF roof deck adds to the livable square footage. Luxurious master suite has a private patio, full bath, and a small office. Private entrance down stairs has en-suite bedroom and family room. Steps to the bay entry. Close to boat launch, member's only tennis courts, the Wedge, Balboa Ferry, Fun Zone, cafes, and much more. \*\*This is a furnished rental

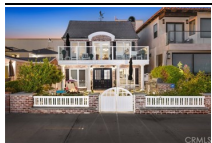
*Courtesy of LONGWISE GROUP INC.*

## New Listings: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	7	<b>Active</b> • New, Coming Soon: 9/16/2022 MLS ID: OC22205606							
	1744 Plaza Del Norte	Single Family	3/3	2,464	2,448	1971	9/16/2022	\$3,995,000	\$1,621
	COMING SOON. Showings to begin Friday Sept 23rd. <i>Listing Courtesy of KASE REAL ESTATE</i>								
	8	<b>Active</b> • New, Active: 7/13/2022 MLS ID: CV22141627							
	1416 E Balboa Blvd	Single Family	5/6	3,214	2,700	2022	7/13/2022	\$7,495,000	\$2,332
	This highly crafted and thoughtfully designed home embodies a unique perspective inspired by its close proximity to the ocean. A neutral color palette, refined finish selections and an open floor plan unfold seamlessly throughout the bright and spacious architecture. The well edited appointments include: wire-brushed White Oak cabinetry, honed European Marble and Limestone countertops, antiqued brass faucets & plumbing fixtures, thoughtful tile selections, and a curated collection of lighting fixtures. A handcrafted Cedar hot tub on the third-level covered deck invites an evening of bayside relaxation. This family retreat is sure to become a home of distinction on Balboa's Peninsula Point. <i>Listing Courtesy of POINTE REAL ESTATE INC.</i>								
	9	<b>Active</b> • New, Active: 7/29/2022 MLS ID: OC22159606							
	441 Seville Ave	Single Family	5/7	3,863	2,800	1952	7/29/2022	\$6,600,000	\$1,709
	This gorgeous 5 bedroom, 6.5 bath Fully Furnished Turnkey home will surpass your expectations. Close to the harbor, beach, and world-famous Wedge surf spot, this location is ideal for entertaining and enjoying all the water sports and activities that Newport Harbor has to offer. The kitchen is a room fit for a chef with granite counter tops, sub-zero refrigerator, wine cooler, and an additional chef's kitchen. The open living room concept is perfect for hosting events or simply relaxing with family featuring cathedral ceilings, French doors, distressed hardwood floors, custom millwork throughout, marble countertops, and three fireplaces. You will also have no problem getting around as there is an elevator to all three levels- including the amazing rooftop deck that offers panoramic views of the Peninsula. Enjoy the completely repainted interior as well as new gutters added to the exterior for extra protection against the elements. This home has everything you could ever want or need- make it yours today! Pictures will be posted on July 29th. <i>Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE</i>								
	10	<b>Active</b> • New, Active: 8/20/2022 MLS ID: OC22184133							
	307 Fernando St	Single Family	3/3	1,464	1,742	1915	8/20/2022	\$2,950,000	\$2,015
	Charming Balboa Peninsula Beach House just steps to the sand. Located in the heart of Newport Beach, this fully remodeled home is everything you could want in a vacation home on the coast. No expense was spared with new appliances, designer tile and finish throughout make this home feel like new. Property highlights include massive master bedroom and walk-in closet, three full bathrooms, three bedrooms, large laundry room, bonus room shown as office, deck to soak up the sun, charming fire place and lots of windows for natural light. This property has also been submitted and under review for a short term rental permit, making for a great investment opportunity. <i>Listing Courtesy of RE/MAX ONE</i>								



Pending: 1

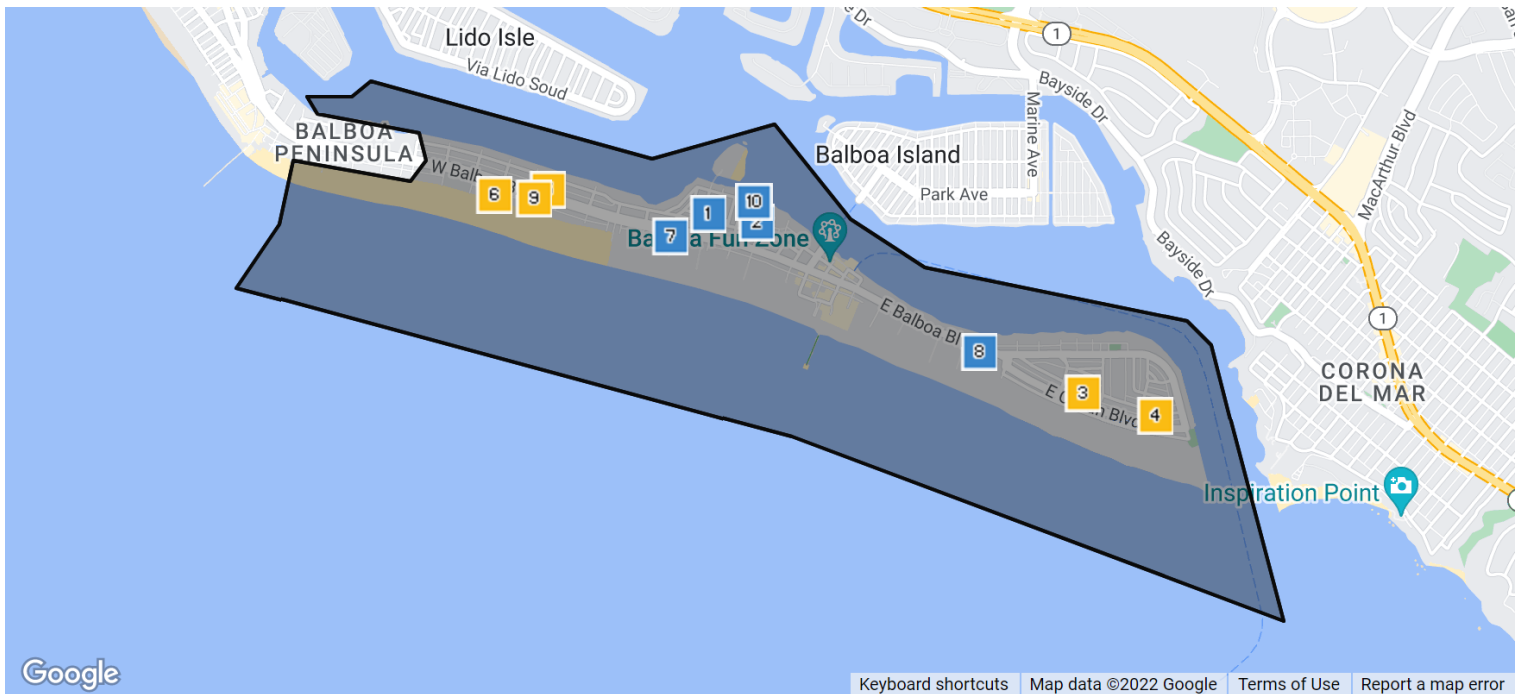


1 Pending - Pending as of 7/15/2022 MLS ID: NP22049041



Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	5/3	2,312	2,400	3/15/2022	\$6,775,000	7/15/2022	\$2,930

Welcome to 308 East Oceanfront; situated in one of the most desirable areas of Southern California, the Balboa Peninsula. An elegant coastal feel exudes on both floors of this beautiful beach retreat ideal for day to day living or a second home. The floor plan features 5 bedrooms, 3 bathrooms, a private oceanfront terrace and a main level enclosed yard that steps onto the boardwalk to the sand. Ideally located just minutes from the Balboa Pier, Fun Zone, the Wedge, Balboa Island Ferry, and all the world-class dining, shopping, and amenities Newport Beach has to offer. 308 East Oceanfront is truly a historic offering in a landmark location.




*Listing Courtesy of VILLA REAL ESTATE*



Closed: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	<b>1</b> Closed	• Sold Date: 8/31/2022, MLS Listing NP22158979: 7/28/2022 MLS ID: NP22158979						
<b>306 Island Ave</b>	Single Family	4/5	2,307	2,099	2005	8/31/2022	\$3,298,000	\$1,407
<p>Welcome to 306 Island Ave nestled between the Ocean and Bay on Balboa Peninsula! Gorgeous 2005 built Mediterranean-style architecture home offering 4 bedrooms, 4.5 bathrooms and a 2-car garage on a corner location with easy access and egress. 3 outdoor spaces to enjoy our wonderful California weather on the downstairs front patio, upstairs balcony off master suite and private third floor deck with horizon sunset, bay &amp; mountain views. Additional features include gourmet kitchen with Granite counters, SubZero refrigerator, Viking appliances and wine fridge. 3-zone Air Conditioning. Beautiful fireplace with granite mantel in the living room. 18" travertine tiles throughout the main floor and premium wool carpet upstairs. The main sleeping quarters are on the second floor, 3-bedrooms each with their own en-suite bathrooms featuring tumbled marble finishes. 4th bonus bedroom on the upper level with private en-suite, private deck and lots of natural light. Island Avenue offers a wonderful residential setting with a public library, local market and café down the street. Conveniently situated with easy access to the beach and bay, close to Balboa Pier, restaurants, shops and all the fun activities Balboa Village has to offer.</p> <p>Courtesy of PACIFIC SOTHEBY'S INT'L REALTY</p>								
	<b>2</b> Closed	• Sold Date: 6/30/2022, MLS Listing NP22142701: 6/30/2022 MLS ID: NP22142701						
<b>309 Coronado St</b>	Single Family	4/4	2,388	2,099	2020	6/30/2022	\$4,200,000	\$1,772
<p>For comp purposes only.</p> <p>Courtesy of VILLA REAL ESTATE</p>								

## Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	3	Closed	• Leased Date: 7/26/2022, MLS Listing NP22120998: 6/6/2022    MLS ID: NP22120998					
	1733 Miramar Dr	Single Family	4/5	3,133	2,448	2016	7/26/2022	\$17,000 mo.    \$1,969
Capturing the essence of Eastern Seaboard charm with West Coast influence, this Cape Cod-style home is located in the seaside community of Balboa Peninsula Point. Newly constructed in 2016, this 4 bed, 5 bath home offers the highest quality interior and exterior details and architectural finishes. This exceptional custom home is located just steps from the beach and boasts a roof top deck complete with fully equipped outdoor kitchen and firepit with plenty of space to entertain! Thoughtfully designed with French oak flooring, custom millwork, honed stone surfaces, surround sound speakers, designer window treatments, Control 4 home automation and custom built-ins throughout this family home. A welcoming dutch door greets you into the large great room with adjoining gourmet chef's kitchen and family dining room. An abundance of natural light floods into the master retreat boasting a dramatic domed sitting room, private balcony and luxurious bath with his and her walk-in closets. Also included on the second floor are two generously sized additional bedrooms with en-suite baths and a laundry room. An additional 3rd level family room or 4th bedroom with an adjoining roof top terrace is easily accessible via the elevator, which accesses all 3 floors. Large 2 car garage with built-in storage plus an adjacent third car carport, which is great to store a golfcart, surf boards, bikes, etc! No detail was overlooked in building this exceptional custom home by the beach! <i>Courtesy of VILLA REAL ESTATE</i>								
	4	Closed	• Leased Date: 8/4/2022, MLS Listing NP22134011: 6/20/2022    MLS ID: NP22134011					
	2121 Miramar Dr	Single Family	4/4	1,783	2,448	1949	8/4/2022	\$7,500 mo.    \$1,718
Welcome to 2121 Miramar, a 4 bed 3.5 bath single family home located close to the Wedge in the Peninsula Point neighborhood. Remodeled throughout, this property has been re-finished with new appliances, central A/C, and upgraded kitchen/bathrooms. The downstairs entrance boasts an open kitchen concept which presents more space in the main living area. The downstairs also includes a full ground level bedroom connected to its own en-suite bathroom. The upstairs consists of 2 more bedrooms connected to a full bath, and the master suite. The property has multiple outdoor areas to enjoy along with direct access to the 2-car garage. Kitchen appliances and washer/dryer included. Launch your kayak or stand-up paddle board on the bay across the street, enjoy the beach which is a short walk away, or stroll to the infamous Wedge at sunset each evening, this location is one of the best on the Balboa Peninsula. 12-month lease unfurnished. Pets considered. <i>Courtesy of BALBOA REALTY</i>								
	5	Closed	• Leased Date: 9/10/2022, MLS Listing OC22196153: 9/6/2022    MLS ID: OC22196153					
	1024 W Balboa Blvd, #A-C	Condo/Townhouse/Apt.	3/2	1,250	2,613	1964	9/10/2022	\$5,200 mo.    \$2,385
Newly remodeled 3Bd/2 BA, upper back unit with hardwood floors throughout, new cabinetry and quartz counters. The single level layout has an open floor plan. The kitchen opens to the living room and features a breakfast bar with seating for four. The kitchen has new stainless-steel appliances, new pristine white cabinets, and quartz counters. The family room opens to a large sun deck featuring roof top neighborhood views and a great breeze. Both bathrooms have been completely remodeled. Each of the three bedrooms have built-in closet organizers. Entry is on the second level. Perfectly located in a quiet area of the peninsula but yet close to everything. The beach and bay are one block away and the fun zone is a 5 min walk. There's a carport, storage locker and community laundry room shared with two other tenants (not coin operated). <i>Courtesy of ULTIMO PROPERTIES, INC.</i>								



## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	6	Closed	* Leased Date: 7/7/2022, MLS Listing NP22139602: 6/29/2022 MLS ID: NP22139602					
	1204 W Oceanfront	Single Family	4/5	4,044	3,428	2016	7/7/2022	\$51,000 mo. \$2,092
<p>1204 W Oceanfront is a stunning custom newly-constructed smart home with spectacular views of the Ocean, Catalina, Newport Pier, and more. Situated on a beautiful oversized Oceanfront lot, this picturesque contemporarily designed home was built in 2016. With approximately 4044 sq. ft. this large coastal estate was meticulously designed and constructed by the owner, who created a flawless residence with impeccable, timeless quality equipped with modern smart controls and a state-of-the-art security system with 24 hours/day recording cameras surrounding the premises. With ocean-facing dual pane floor-to-ceiling doors and surround system throughout, this 4 bedroom/4.5 bathroom home opens to a spacious deck with sitting area, firepit, all with plentiful oversized windows which provide breathtaking views facing California's white sand and blue ocean. The open-concept kitchen with a modern, sleek design opens seamlessly into the living space. The kitchen is a chef's dream, fully equipped with top-of-the-line appliances including a Wolf six-burner stovetop, built-in coffee/cappuccino maker, steam oven, oven, dishwasher, microwave, and a full size Sub-Zero refrigerator and separate Sub-zero freezer. Spacious wine cellar and a large island with seating for six provide a perfect entertainment space. To complete the first floor, there is a full wet bar with backlit iridescent lighting, its own ice-maker, and beer on tap, for all your entertainment needs, as well as a powder bath, and guest bedroom with a full attached bathroom. A modern floating staircase leads upstairs, where an open media room equipped surround sound awaits immersive movie nights. The room flows seamlessly into the large deck with a relaxing seating area and stunning Ocean views. The sumptuous dual master suites feature a sitting area with a fireplace, and large walk-in closets. The beautiful spa-like bathroom boasts a stand-alone bathtub and oversized walk-in steam shower. This amazing custom home, which is an easy walking distance to the Peninsula's best beaches and Lido Marina Village, which also boasts a two-car oversized garage, and an uncovered parking space which is an incredible rarity on the peninsula. Take your choice of play: surf, bike, boat, sail, paddleboard, tennis, world-renowned shopping and dining! All are within a close proximity of this incredible home, set on one of the most highly coveted stretches of sand in Southern California.</p> <p><i>Courtesy of COMPASS</i></p>								
	7	Closed	* Sold Date: 8/26/2022, MLS Listing NP22141145: 7/6/2022 MLS ID: NP22141145					
	107 6th St	Single Family	3/2	1,773	2,099	1913	8/26/2022	\$3,850,000 \$2,130
<p>Welcome to 107 6th Street. This is a one-of-a-kind beach home or opportunity to use builders' plans for an extensive re-imagination. Currently charming both inside and out and just two houses from the sand, it is centrally located on the highly sought-after Balboa Peninsula. There is much to love about this home in its current condition, such as a spacious living area, two guest bedrooms, a bonus room, a two-car garage, and a large primary bedroom with ocean views off a generous private deck. The home also boasts a great front patio, perfect for entertaining with views of the beach and boardwalk, and a rear deck to enjoy the sun and coastal breeze. Reimagined by Oldham Architects, the home addition and renovation would add a rooftop deck, an additional bedroom and bathroom and would bring the floor plan up to modern living. Complete with plans that have been submitted to the city for approval.</p> <p><i>Courtesy of VILLA REAL ESTATE</i></p>								
	8	Closed	* Sold Date: 7/25/2022, MLS Listing OC22000609: 1/25/2022 MLS ID: OC22000609					
	1317 E Balboa Blvd	Single Family	5/6	3,602	2,278	1988	7/25/2022	\$8,000,000 \$2,189
<p>OCEANFRONT home with PANORAMIC 270° VIEWS in a RARE private setting! Boardwalk ends one home before yours, so enjoy the convenience of the boardwalk without the disturbance of beachgoers walking by your home. The height of the home is grandfathered in, providing sweeping views down the Newport coast along with bay views that expand to the mountains. Prime Balboa Peninsula location with only one home on either side of the street, providing even more privacy. Completely remodeled down to the studs, this ultimate beach house has new electrical wiring, new plumbing, new roof, and brand-new custom-built elevator that serves all three levels. A truly one-of-a-kind, experience the lush living wall of greenery designed by Seasons Landscaping that wraps around the second floor. Enjoy seamless indoor/outdoor living with retractable walls that lead to a private patio with steps directly to the sand and boardwalk, two ocean-facing wraparound balconies, and a massive east-facing 20' x 23' deck with peaking bay views and snow-capped mountains and yachts sailing through Newport Bay. Deck is also engineered to hold the weight of a hot tub! A true entertainer's dream, the residence is complete with a secondary living room and an over-the-top wet bar that is perfect for beach entertainment. The primary living area is the crown jewel with a full chef's kitchen complete with Tru refrigeration, Caliber appliances, Bosch dishwasher and warming drawers, and waterfall countertops. This leads to an open living area with vaulted ceilings and two outdoor areas perfect for taking in California sunsets. Enjoy the pinnacle of the Newport Beach lifestyle all steps from the beach and boardwalk, and walking distance to restaurants, shops, and the Balboa Pier.</p> <p><i>Courtesy of ENGEL &amp; VOELKERS LAGUNA BEACH</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	9 <span style="color: orange;">■</span> <b>Closed</b> • Leased Date: 7/28/2022, MLS Listing OC22060203: 3/25/2022 MLS ID: OC22060203							
	1045 W Balboa Blvd	Condo/Townhouse/Apt. 3/3	1,895	1,999	2019	7/28/2022	\$18,000 mo.	\$1,278
Short term, fully furnished home on Balboa Peninsula. Newer construction completed in August 2019, this home features clean lines, abundant natural light, and soaring ceilings. The main living level is spacious and inviting, and the over-sized roof deck is perfect for entertaining or private relaxation. Ideally situated between the iconic Balboa Fun Zone and the newly developed Marina Park, Lido House Resort, and many surrounding shops and restaurants, you will love the lifestyle this home provides while being only one house from the sand and surf. Premium Rates Apply for Summer Months, June-August. <i>Courtesy of EXP REALTY OF CALIFORNIA INC</i>								
	10 <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 7/13/2022, MLS Listing NP22137994: 6/24/2022 MLS ID: NP22137994							
	207 E Edgewater Ave	Single Family	5/5	3,000	2,800	1976	7/13/2022	\$6,900,000 \$2,218
Large Corner Lot, Bayfront Duplex- with a large vessel, deep water dock. This is a fantastic property with an incredible bayfront view corridor looking from the main turning basin, across to Linda Isle, Harbor Island and the Balboa Island ferry. The main house is a 3 bedroom, 2 bathroom home with rooftop deck. The main house has a ground floor bedroom and full bathroom. The views are exceptional from all levels. The rear apartment is a 2 bedroom and 2 bathroom home on the second and third level with exceptional bay views from both levels. The dock has been completely renovated with new pontoons, and re-glazed pilons and can accommodate up to a 50 foot vessel as well as multiple smaller vessels such as Duffys or skiffs. The property also offers a semi-private beach as well, with an additional "beach rack" to store paddle boards etc. 5 Car Parking; There is a 2 car garage as well as a 3rd space carport. You can also block the garage and carport with 2 additional cars, adding up to 5 car parking when needed. On the corner of Edgewater and Alvarado just south of iconic Bay Island, this property is in the absolute best mid-peninsula location 500 yards north of the Balboa Ferry and Fun Zone, and a very short distance to the Newport Harbor Yacht Club. Take the ferry to Balboa Island or stroll across to the beach and Balboa Pier. Dock could be configured to accommodate over a 60 foot vessel. Showings begin Monday, June 27th. <i>Courtesy of SURTERRE PROPERTIES INC.</i>								

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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