PROPERTY REPORT

1881 Mckinney Way, Apt 28E, Seal Beach, CA 90740

Presented by

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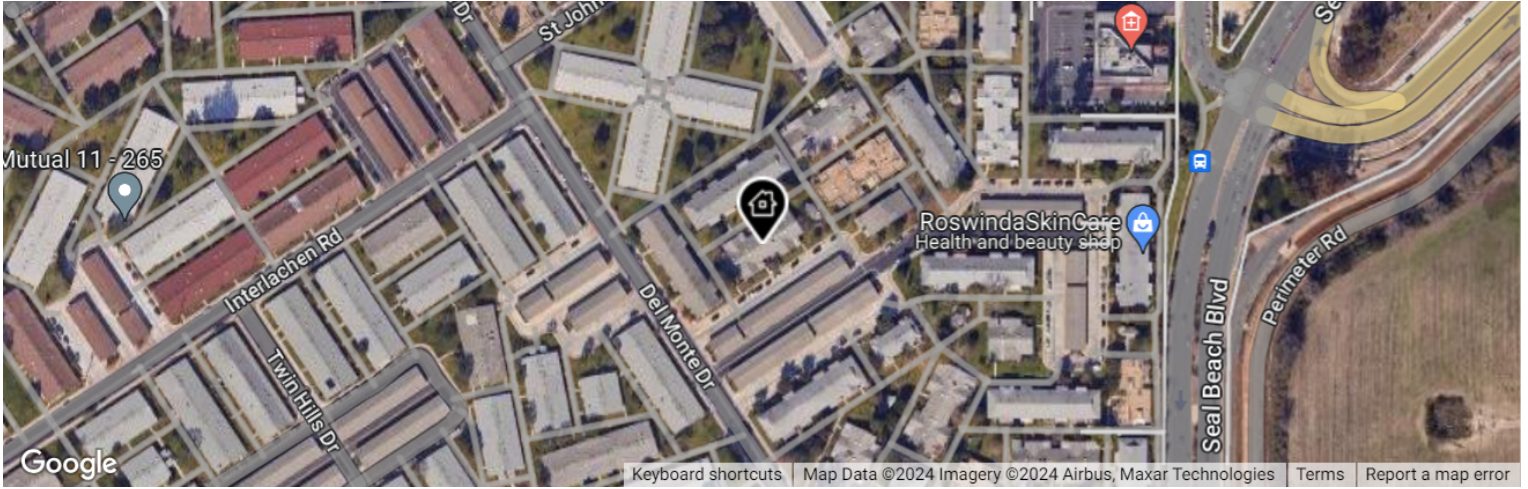
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Seal Beach, CA 90740

8/20/2024

1881 Mckinney Way, Apt 28E, Seal Beach, CA 90740

Legend: 🏠 Subject Property

Active
• *New, Coming Soon: 8/15/2024*

List Price

$475,000

Active Date: 8/15/2024
Listing ID: OC24123578

Home Facts

Public Remarks

Discover elegance and comfort in this updated 2 Bedroom, 1 Bathroom Atrium floor plan home, nestled in the highly sought-after Leisure WorldÂ® Seal Beach community. This immaculate home boasts new flooring, and fresh paint creating a warm and inviting atmosphere. The bright atrium, featuring a large skylight and double doors to the second bedroom, adds valuable extra living space and floods the home with natural light. The primary bedroom offers a double wardrobe closet for ample storage, while the entire home is enhanced by newly installed luxury vinyl plank (LVP) flooring. Additionally, the home features plantation shutters in key areas, ensuring style and energy efficiency. Step outside to enjoy all the exceptional amenities Leisure WorldÂ® Seal Beach has to offer, including pickleball, a pool, spa, barbecue, outdoor cooking area, golf, paddle tennis, bocce ball court, sport court, gym, clubhouse, billiard room, card room, banquet facilities, meeting room, and more. This vibrant community features curbs, a golf course, gutters, pedestrian-friendly sidewalks, storm drains, and street lighting, providing a safe and enjoyable environment. Leisure WorldÂ® is a gated 55+ community in Orange County, California, ideal for active-adult living. With a mild climate, ocean breezes, and welcoming neighbors, it's a great place to live. Residents can join over 200 clubs and enjoy amenities like golf facilities and artisan workshops. It's also conveniently located near all the charms of Orange County.

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	–	**CoOp**	–
Property Subtype	–	**Stock Cooperative**	–
Bedrooms	–	**2**	–
Total Baths	–	**1**	–
Full Baths	–	**1**	–
Partial Baths	–	**–**	–
Living Area (sq ft)	–	**1,200**	–
Building Area (sq ft)	–	**1,200**	–
Lot Size	–	**1,498 sq ft**	–
Pool	–	**Community**	–
Year Built	–	**1965**	–
Roofing	–	**Composition**	–
Heating	–	**Ductless**	–
Cooling	–	**Ductless**	–
Fireplaces	–	**None**	–
Foundation	–	**Slab**	–
Construction	–	**Drywall Walls, Stucco**	–
Number of Stories	–	**1**	–

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Extended Home Facts
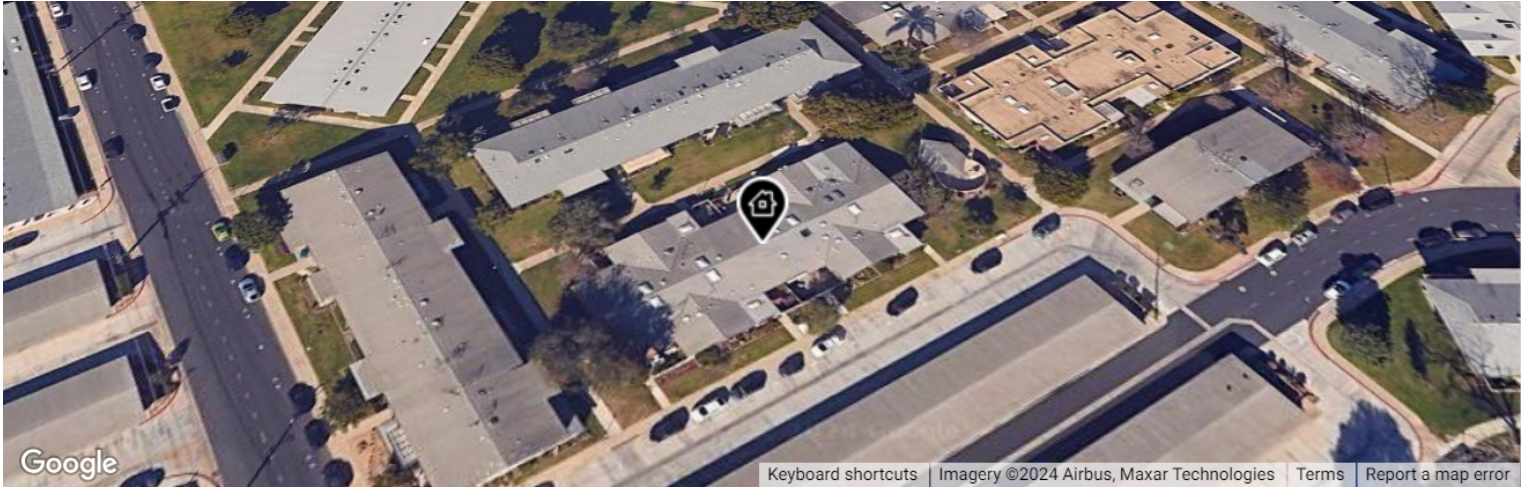
Legend: 🏠 Subject Property

Interior Features

Appliance	Dishwasher, Electric Oven, Electric Cook-Top, Refrigerator
Cooling	Ductless
Dining	In Family Room
Fireplace	None
Floor	Vinyl
Heating	Ductless
Laundry	Common Area
General	Cathedral Ceilings, Open Floor Plan
Window	Shutters
Room Details	All Bedrooms Down

Exterior Features

Construction	Drywall Walls, Stucco
Fence	None
Foundation	Slab
Patio	Front Porch, Slab
Roof	Composition
Spa	Community
Pool	Community
Road	Paved
Parking	Carport
Parking Spaces	1
Sewer	Public Sewer
Levels	One
Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Conn., Water
Water	Public
View	None
Lot Size Features	Corner Lot, Greenbelt, Street Level, Level , Zero Lot Line

Location Details

Directions to Property	From I-405, take the exit for Seal Beach Blvd and head south. Right on Del Monte, Right on McKinney Way
Community Features	Curbs, Dog Park, Golf, Street Light(S)

Homeowners Association Info

|	
Association	Yes
Phone	562-431-6586
Dues	$731
Payments per Year	12

Features

Pickleball, Pool, Spa / Hot Tub, Sauna, Fire Pit, BBQ, Outdoor Cooking Area, Picnic Area, Tennis Court(S), Paddle Tennis, Bocce Ball Court, Sport Court(S), Pest Control, Gym/Ex Room, Clubhouse, Billiard Room, Card Room, Banquet Facilities, Recreation Room, Meeting Room, Common Rv Parking, Cable TV, Earthquake Insurance, Electricity, Gas

AARP Livability™ Index for 90740

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

| 0-19 | 20-39 | 40-59 | 60-79 | 80-100 |

Total Score

54 / 100

A score over 50 is above average
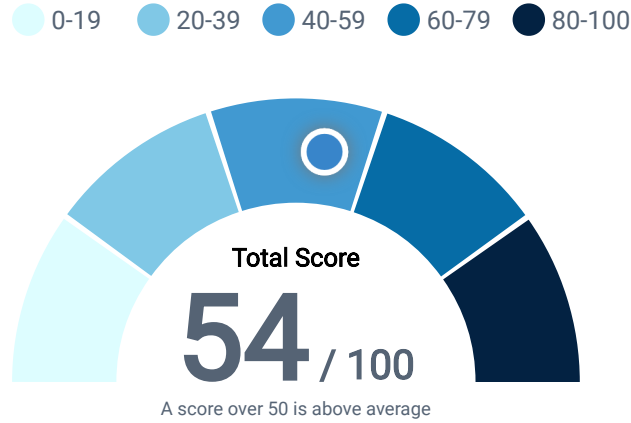
Housing Affordability & Access	**51**
Neighborhood Access to Life, Work & Play	**62**
Transportation Safe & Convenient Options	**46**
Environment Clean Air & Water	**41**
Health Prevention, Access & Quality	**76**
Engagement Civic & Social Involvement	**50**
Opportunity Inclusion & Possibilities	**54**

Property Photos

RPR

8/20/2024

Historical Photos

8/20/2024

Comps and Adjustments
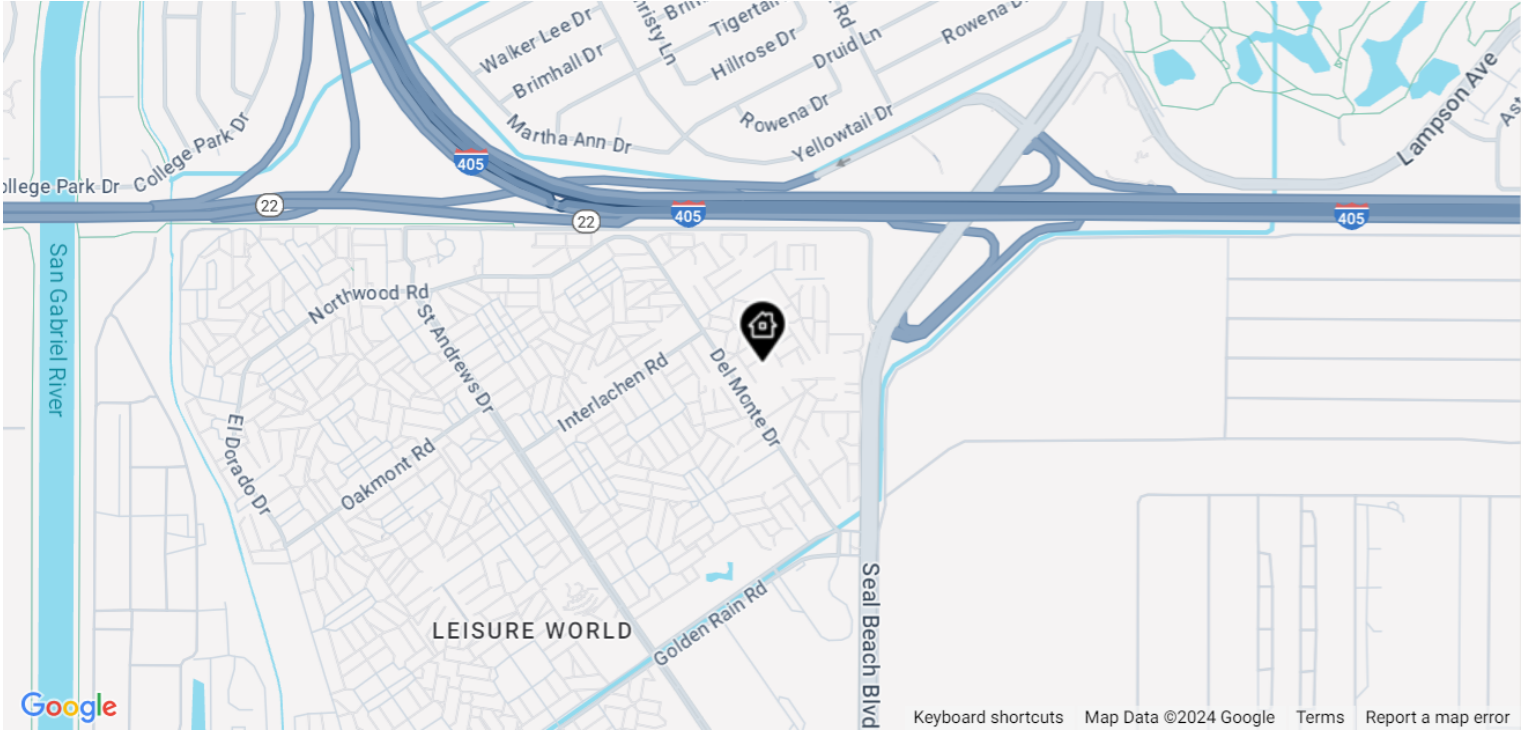
LEGEND: 🏠 Subject Property ⬤ Pending ⬤ For Sale or For Lease ⬤ Distressed ▮ Recent Sale ▮ Off Market

This Property

		Proxim.	Days in RPR	Date	Amount	$/sq ft	Living Area	Lot Size	Beds	Baths	Built
	Active 1881 Mckinney Way, Apt 28E Seal Beach, CA 90740	–	5 days	–	–	$396	1,200 sq ft	1,498 sq ft	2	1	1965

No comps have been selected for this property.

Property History

Median Estimated Home Value

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.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

■ Seal Beach
■ Orange County
■ California
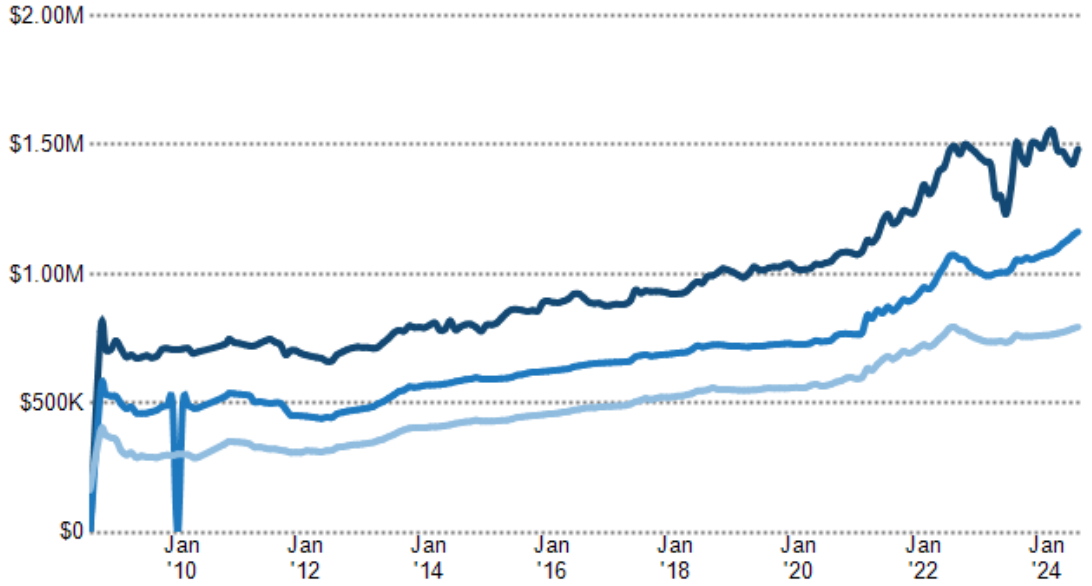
Legal Description

City/Municipality/Township Seal Beach, CA 90740

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.

KEY	🏠 Sale	🟠 Listing Activity	💲 Financing Activity		Distressed Actions	🟢 Assessed Value	🟩 Assessor Market Value	⚫ Sales Comp Valuation	⬜ Est. Loan Balance

Coming Soon: $475K
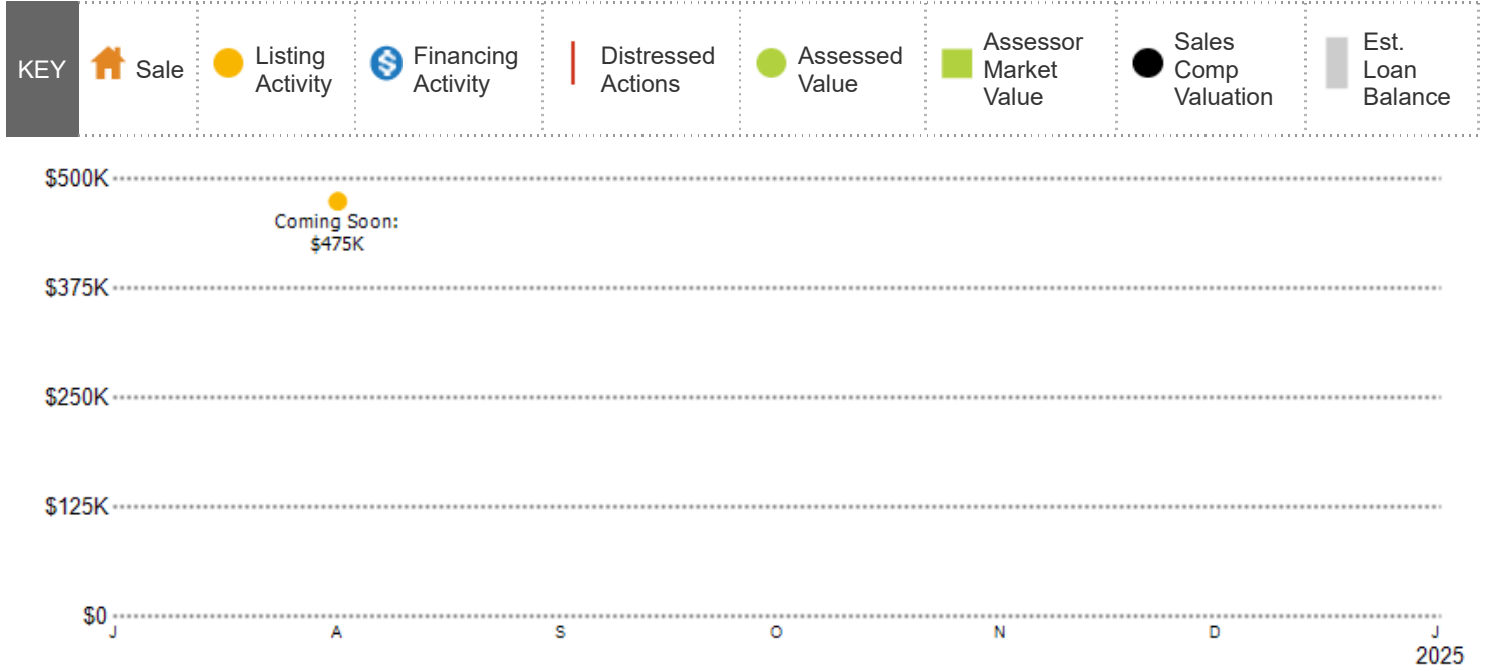
Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Price Change History

Change Date	Description	New List Price	% Change
8/15/2024	Coming Soon	$475,000	–

8/20/2024

Neighborhood: Housing Stats and Charts

	90740	Seal Beach	Orange County	California	USA
Median Estimated Home Value	$1.43M	$1.43M	$1.15M	$790K	$366K
Estimated Home Value 12-Month Change	+6.9%	+6.9%	+12.8%	+6.1%	+5.8%
Median List Price	$2.02M	$2.02M	$1.56M	$776K	–
List Price 1-Month Change	+7.2%	+7.2%	+4%	+0.1%	–
List Price 12-Month Change	+19.3%	+19.3%	+15.5%	+3.4%	–
Median Home Age	52	52	46	47	43
Own	78%	76%	57%	56%	65%
Rent	22%	24%	43%	44%	35%
$ Value of All Buildings for which Permits Were Issued	–	–	$1.71B	$27.9B	$365B
% Change in Permits for All Buildings	–	–	-12%	-8%	-6%
% Change in $ Value for All Buildings	–	–	+18%	-4%	-5%

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data
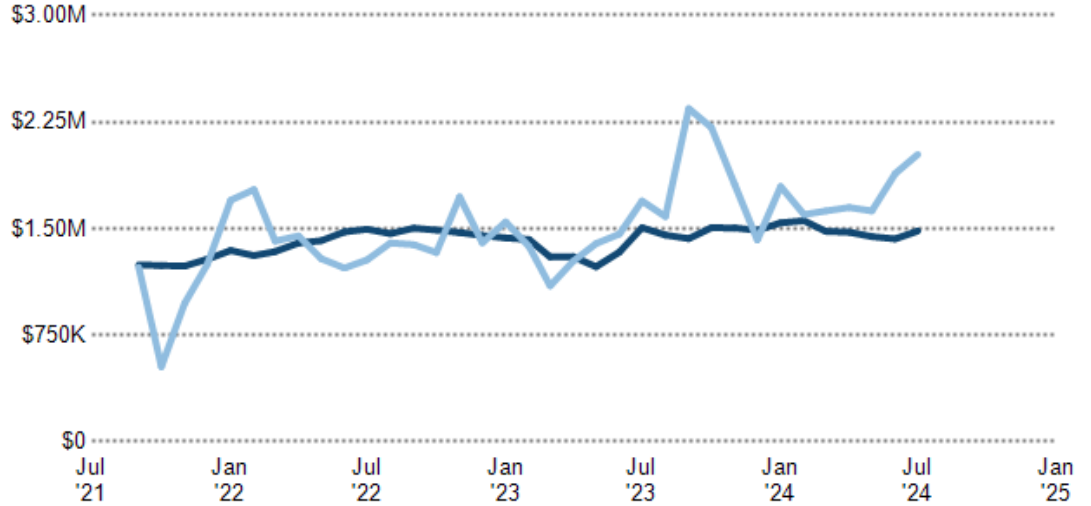
Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- ■ Median Sales Price Public Records
- ■ Median Sales Price Listings
- ■ Sales Volume Public Records
- ■ Sales Volume Listings

Median Sales Price
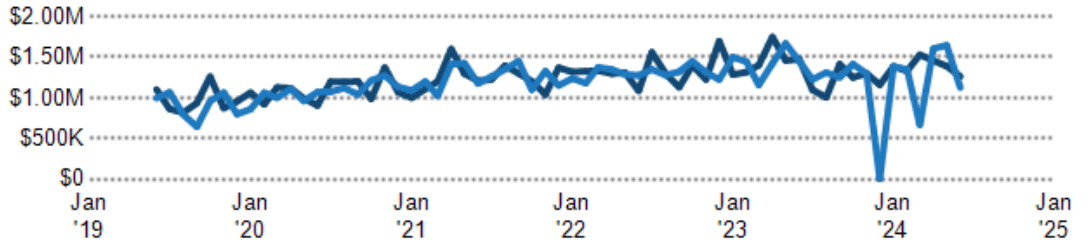
Sales Volume
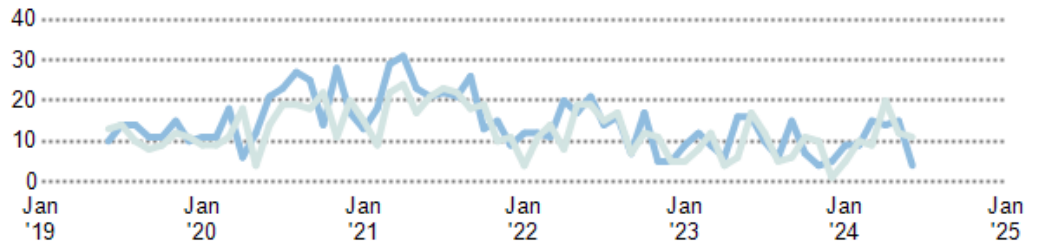
Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- ■ Median List Price
- ■ Listing Volume

Median List Price
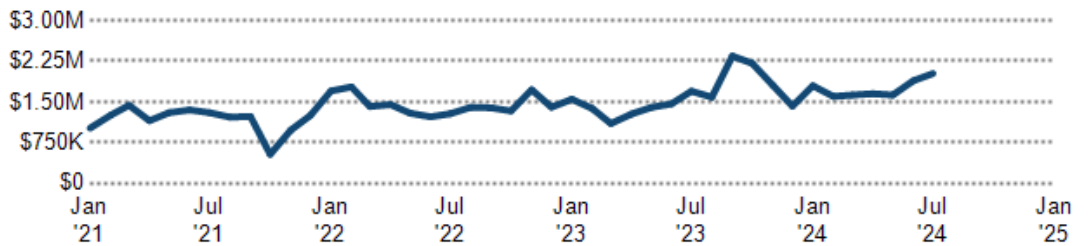
Listing Volume
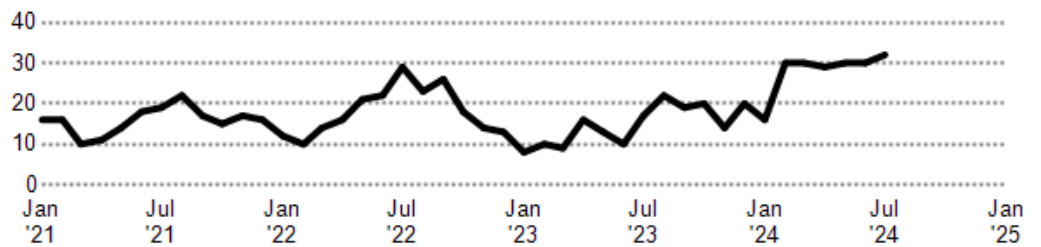
Listing Inventory

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

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ■ ZIP Count Listings by PropertyType

Property Type	Count
Single Family	34
Condo/Townhouse/Apt.	13
CoOp	118
Mobile/Manufactured	9
Other Residential	2
Multifamily/Multiplex	7
Lot/Land	1

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ This Property
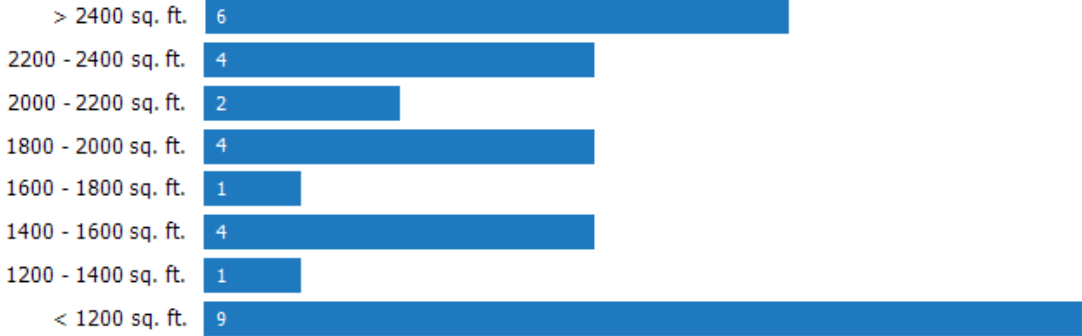
59 yrs	1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Living Area

> 2400 sq. ft.	6
2200 - 2400 sq. ft.	4
2000 - 2200 sq. ft.	2
1800 - 2000 sq. ft.	4
1600 - 1800 sq. ft.	1
1400 - 1600 sq. ft.	4
1200 - 1400 sq. ft.	1
< 1200 sq. ft.	9

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

6	1
5	1
4	7
3	10
2	12

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Neighborhood: People Stats and Charts

	90740	Seal Beach	California	USA
Population	22.6K	25K	39.4M	331M
Population Density per Sq Mi	6.74K	2.22K	253	93.6
Population Change since 2020	-0.5%	-0.6%	+0.9%	+1.8%
Median Age	61	61	37	39
Male / Female Ratio	43%	44%	50%	50%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade
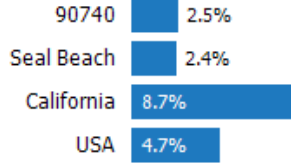
90740	2.5%
Seal Beach	2.4%
California	8.7%
USA	4.7%

9-12th Grade/No Diploma

90740	3.3%
Seal Beach	3.3%
California	6.9%
USA	6.1%

High School Graduate

90740	15.3%
Seal Beach	14.9%
California	20.4%
USA	26.4%

Associate Degree

90740	27.4%
Seal Beach	28.2%
California	28.1%
USA	28.5%

Bachelor's Degree

90740	29.2%
Seal Beach	29.1%
California	22.1%
USA	20.9%
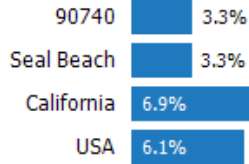
At Least a College Education

90740	51.6%
Seal Beach	51.4%
California	35.9%
USA	34.3%

Grad/Professional Degree

90740	22.3%
Seal Beach	22.3%
California	13.8%
USA	13.4%
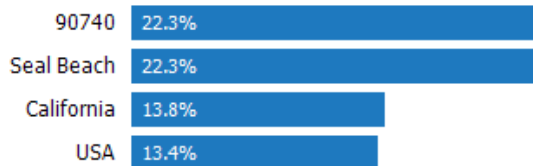
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 90740

Age Group	Count
Toddlers	595
Elementary School	793
Middle School	812
High School	620

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 90740

Age Group	Count
18-20	293
21-24	294
25-34	1,538
35-54	4,066
55-64	3,181
65-74	4,741
75 or Older	5,674

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 90740

Category	Count
Married with Children	1,088
Married without Children	3,535
Single with Children	257

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 90740

Income Bracket	Count
>$150K	3,504
$125K-$150K	452
$100K-$125K	1,054
$75K-$100K	984
$50K-$75K	1,583
$35K-$50K	1,486
$25K-$35K	1,302
<$25K	1,763

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Orange County

Votes Democrat	45.7%
Votes Republican	51.9%

8/20/2024

Neighborhood: Economic Stats and Charts

	90740	Seal Beach	Orange County	California	USA
Income Per Capita	$66,359	$65,859	$50,683	$45,591	$41,261
Median Household Income	$73,895	$75,507	$109,361	$91,905	$75,149
Unemployment Rate	–	4.2%	3.9%	5.3%	3.8%
Unemployment Number	–	410	62.8K	1.04M	6.43M
Employment Number	–	9.42K	1.54M	18.4M	161M
Labor Force Number	–	9.83K	1.6M	19.4M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Seal Beach
- Orange County
- California
- USA
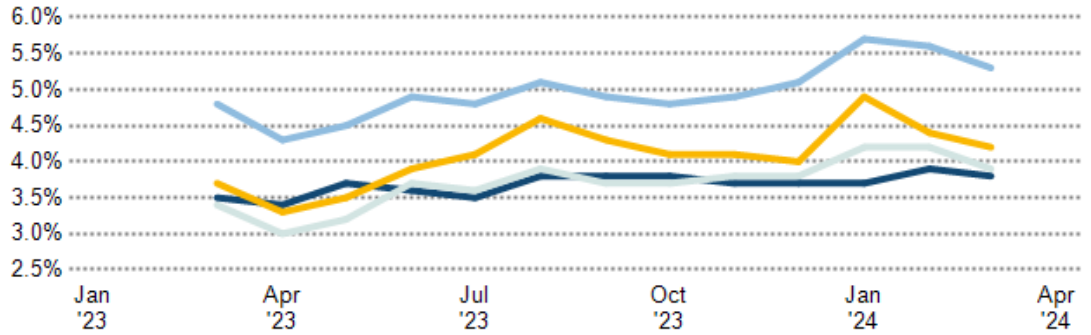
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 90740

Category	Value
Health Care and Social Assistance	1,650
Education	1,254
Professional, Scientific and Technical	1,212
Manufacturing	929
Retail Trade	685
Finance and Insurance	547
Public Administration	516
Construction	505
Other	417
Transportation and Warehousing	403
Real Estate, Rental and Leasing	360
Accommodation and Food	345
Wholesale Trade	308
Arts, Entertainment and Recreation	271
Administrative Support and Waste Management	213
Utilities	212
Information	166
Mining	15
Agriculture, Forestry, Fishing and Hunting	4
Business Management	3

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 90740

	90740	Seal Beach	California	USA
Elevation (in feet)	2,038	1,510	2,823	–
Annual Rainfall (in inches)	8.5	8.5	23.4	–
Annual Snowfall (in inches)	0	0	19.18	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	–	31	29	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	153	2,438
Brownfield Sites	No	No	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.
Data Source: U.S. Census
Update Frequency: Annually

■ 90740

<15 Minutes	15.2%
15-30 Minutes	33.6%
30-45 Minutes	26.9%
45-60 Minutes	15.2%
>1 Hour	9.2%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.
Data Source: U.S. Census
Update Frequency: Annually

■ 90740

Drive/Carpool/Motorcycle	5,800
Work at Home	1,667
Walk	214
Bicycle	88
Public Transit	77

Average Monthly Temperature

This chart shows average temperatures in the area you searched.
Data Source: NOAA
Update Frequency: Annually

■ 90740

Avg. January Min. Temp	45
Avg. January Max. Temp	65
Avg. July Min. Temp	65
Avg. July Max. Temp	85

8/20/2024

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.

About RPR's Data

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:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **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

- Listings and public records data are updated on a continuous basis.

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

- Other data sets range from daily to annual updates.

Learn more

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