

Mindful Home

May/June 2026

There's something special about this season in Huntington Beach. Longer days, ocean breezes, and fresh energy all around. Homes feel brighter, neighborhoods come alive, and it's a great time to start thinking about what's next.

In real estate, this is one of the most active times of year. Whether you're considering a move or just curious about your home's value, it's the perfect moment to explore your options.

With Mother's Day and Father's Day around the corner, it's also a meaningful time to slow down and enjoy the people who make a house a home.

We're excited to keep building community with our **Walking Club**. A fun way to get outside, connect, and enjoy those beautiful HB mornings.

Here's to sunshine, movement, and loving where you live.

With appreciation,

Sandy and Cindy



OUR NEWEST LISTING

817 Main Street
Huntington Beach

Iconic Main Street living in Huntington Beach. This custom-built (2018) coastal masterpiece offers over 4,800 sq ft, including a private ADU, designer chef's kitchen, seamless indoor-outdoor living, and a 4-car garage—just steps from the beach, Huntington Beach Pier, and front-row to the Huntington Beach Fourth of July Parade. Rare, refined, and truly one of a kind.

Last 90 Day Market Update

Costa Mesa	100 Active Listings	2.1 Months of Inventory	11 Ave. days on Market	\$1,668,937 Avg. Sales Price	114 Homes Sold
Huntington Beach	287 Active Listings	2.4 Months of Inventory	14 Ave. days on Market	\$1,466,367 Avg. Sales Price	325 Homes Sold
Newport Beach	249 Active Listings	4.4 Months of Inventory	24 Ave days on Market	\$4,759,609 Avg. Sales Price	159 Homes Sold

Information deemed to be reliable although not guaranteed. Based on information from CRMLS as of the last 3 months. All data, including all measurements and calculations of area is obtained from various sources and has not been and will not be verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.



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New Housing & Coastal Conversations

The Huntington Riviera



10 Luxury Homes at 1810-1820 PCH The "Huntington Riviera"

- Status: Under construction, with grading having begun in late 2025.
- The Project: 10 detached luxury homes, three levels with rooftop decks, private pools, and spas, featuring 3,800-4,100 sq ft.
- Developer: WJK Development Co. acquired the land from California Resources Corp. in 2024 for \$10.3million.
- Pricing: Homes are expected to be priced between \$7 million and \$8 million.
- Completion: Expected to be completed and available for sale in 2026.
- Site History: The site was an active oil and gas production facility for decades, requiring extensive remediation and environmental clearance for vapor intrusion/methane gas before building.



The Walking Club Has Begun!

Hey everyone!

Thanks so much for coming out to our first Walking Club meetup! It was so fun meeting everyone, chatting, getting outside, and starting the morning with such a cool group of people 🌞

We're excited to keep it going! Our next meetup will be the first Wednesday of June and we'd love to keep growing the group with good people and good vibes.

If you'd like to stay included on future walks and meetups, just let us know
See you at the next walk!

Curious what your home is worth today?

Let's take a look

Private – No Obligation



Local Insight

Recent Activity In The Neighborhood

Sold \$1,825,000 | 17532 Montbury Cir. Huntington Beach 92649

Pending \$2,695,000 | 17502 Tuscan, Huntington Beach 92649

Pending \$1,675,000 | 5552 Ridgebury Dr. Huntington Beach 92649

SEVEN GABLES

REAL ESTATE

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