

ABRAMS COASTAL

BALBOA ISLAND REAL ESTATE REPORT



126 RUBY, BALBOA ISLAND

Just Listed • Classic Corner Gem • Details Inside



LETTER

FROM DON

Dear Fellow Islanders,

Spring is here, and it's time to make my predictions for the 2025 real estate year. 2024 was a good year for us on the Island, with a total of 39 homes selling. I was fortunate to sell 13 of these, or 33%. I fared even better on the Little Island, where I sold 7 of the 11 homes sold or 64%.

For 2025, we hope to see the Federal Reserve reduce interest rates. They started lowering rates and then stopped in December. Further reductions would be a significant driver of sales. Home inventory levels have hovered between 10-12 houses for the last 4 years, and lower interest rates would encourage more owners to sell and buyers to purchase.

What's my forecast?

With elections over, the pandemic in the rearview mirror, and hopeful interest rate cuts, I believe 2025 will be an improving market. If you're thinking of buying or selling, let's meet and discuss the best strategy for you; **call me anytime at 714.325.9055.**

Wishing you the best Spring ever!

DON ABRAMS
don@abramscoastal.com
714.325.9055
DRE#01234323

On a personal note, last year I recovered from an injury and am now feeling stronger than ever—many thanks to everyone who expressed their concern. Your love and support are just two of the many reasons I am so grateful to call Balboa Island my home.

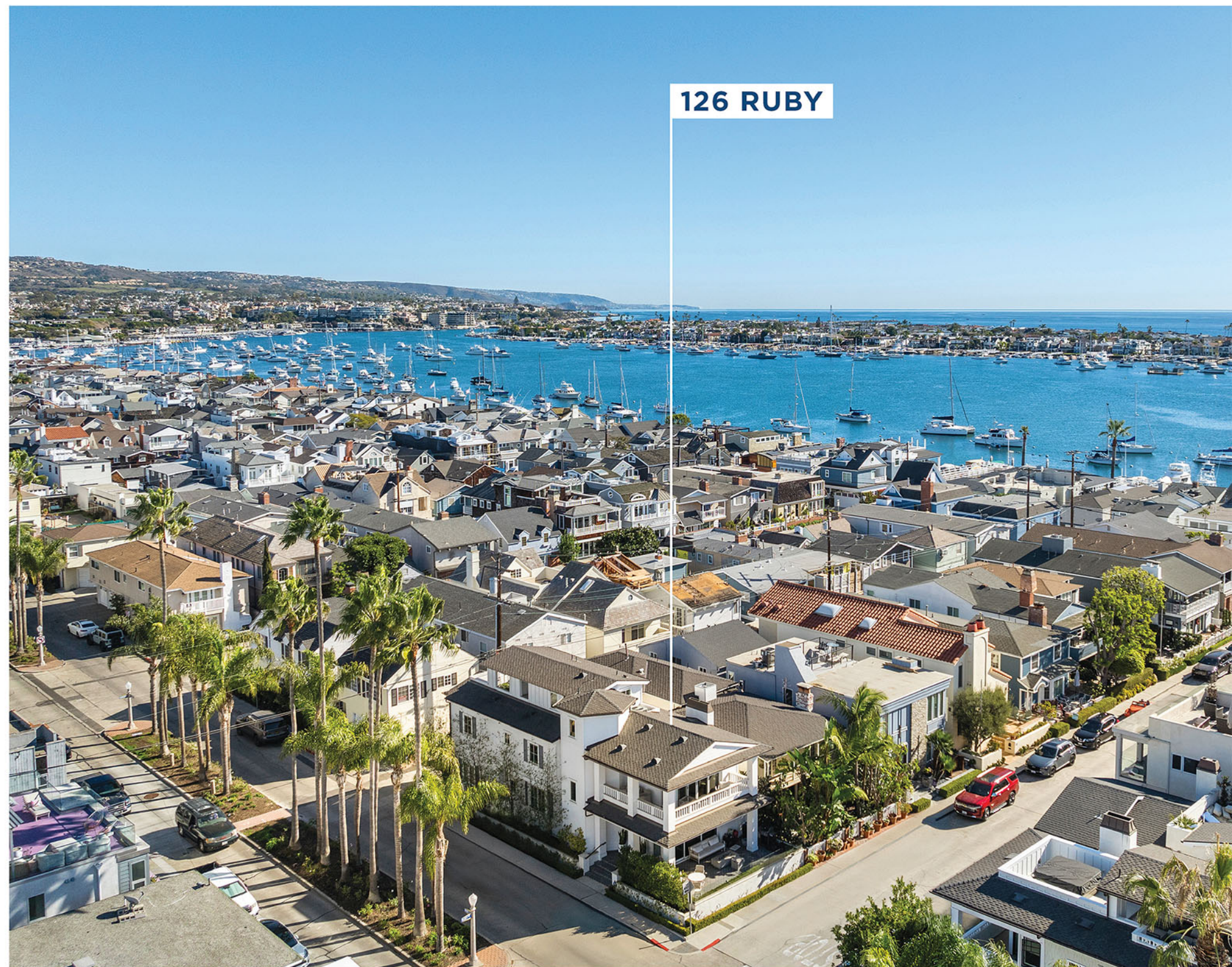
Featured ISLAND HOME

STUNNING traditional and bright corner home with modern appeal in the beautiful 100 block of Ruby Avenue. This timeless classic has an open floor plan on the first level, with a sunny great room leading to an expansive elevated front patio with BBQ and firepit. Also on the first level is an inspired chef's kitchen with marble counters and spacious pantry, eating bar, a separate dining space, and an ELEVATOR to all 3 levels of the home. The second level is reached by an elegant curved staircase and presents 3 en-suite bedrooms plus an open lounge seating area with endless possibilities. The primary suite has its own wraparound balcony and a deluxe spa-quality bath. The third level provides a large interior space with bath, perfect for use as an office, den, game room, or sleeping area. French doors lead to a substantial outdoor roof deck, ideal for entertaining, with both covered and open areas surrounded by dazzling views. Other amenities of this fantastic home include a second-floor laundry room, wood flooring, central AC, and a finished two-car garage with additional space for a golf cart.

3 Bedrooms • 5 Baths • 2,429 SF

Offered at \$6,700,000

www.126ruby.com



126 RUBY AVENUE BALBOA ISLAND



126 RUBY,
a timeless classic with modern
appeal and the perfect blend of
indoor/outdoor space, great for
entertaining on the roof deck or
elevated front patio.



126 RUBY



THE ELEGANT
primary suite
with wraparound
balcony and a
deluxe
spa-quality
bath.

Client REVIEW



DON, YOU ARE EXTRAORDINARY!

Thank you for helping us navigate this home purchase—from taking our million questions (yes, even from your hospital bed), to contacting everyone, to keeping the process moving smoothly, to being the liaison between buyer and seller. Your knowledge and expertise is so valuable and calming for us—we knew we were in the best hands. But what really sets you apart is how caring and wonderful you are as a person.

All our thanks, Don!

- JD & BD



112 ABALONE, BALBOA ISLAND

DEAR DON, HAPPY NEW YEAR!

I hope that 2025 does not include a broken bone for you and the real estate market treats you well. Long overdue, a hearty thank you for your expert guidance and assistance with the sale of 204 Grand Canal. From the moment of my first phone call, you accommodated my requests and stayed one step ahead of the process all the way, even with a broken hip. My daughters and I appreciated you meeting with us on



our home turf and coming with all kinds of helpful information related to the property. The decision to sell a family home of 83 years is a difficult one. You made the process as smooth and as easy as possible for us!

For someone who knew nothing about selling a home, you patiently answered my questions and even taught me to DocuSign. Thanks!

Marilyn Groves, your delightful assistant, was knowledgeable, efficient and fun!!

Wishing you the best in 2025,

- LS



204 GRAND CANAL, BALBOA ISLAND

Current LISTING

316 DIAMOND BALBOA ISLAND



3 Bedrooms • 4 Baths • 2,078 SF • 316diamond.com

Offered at \$4,495,000



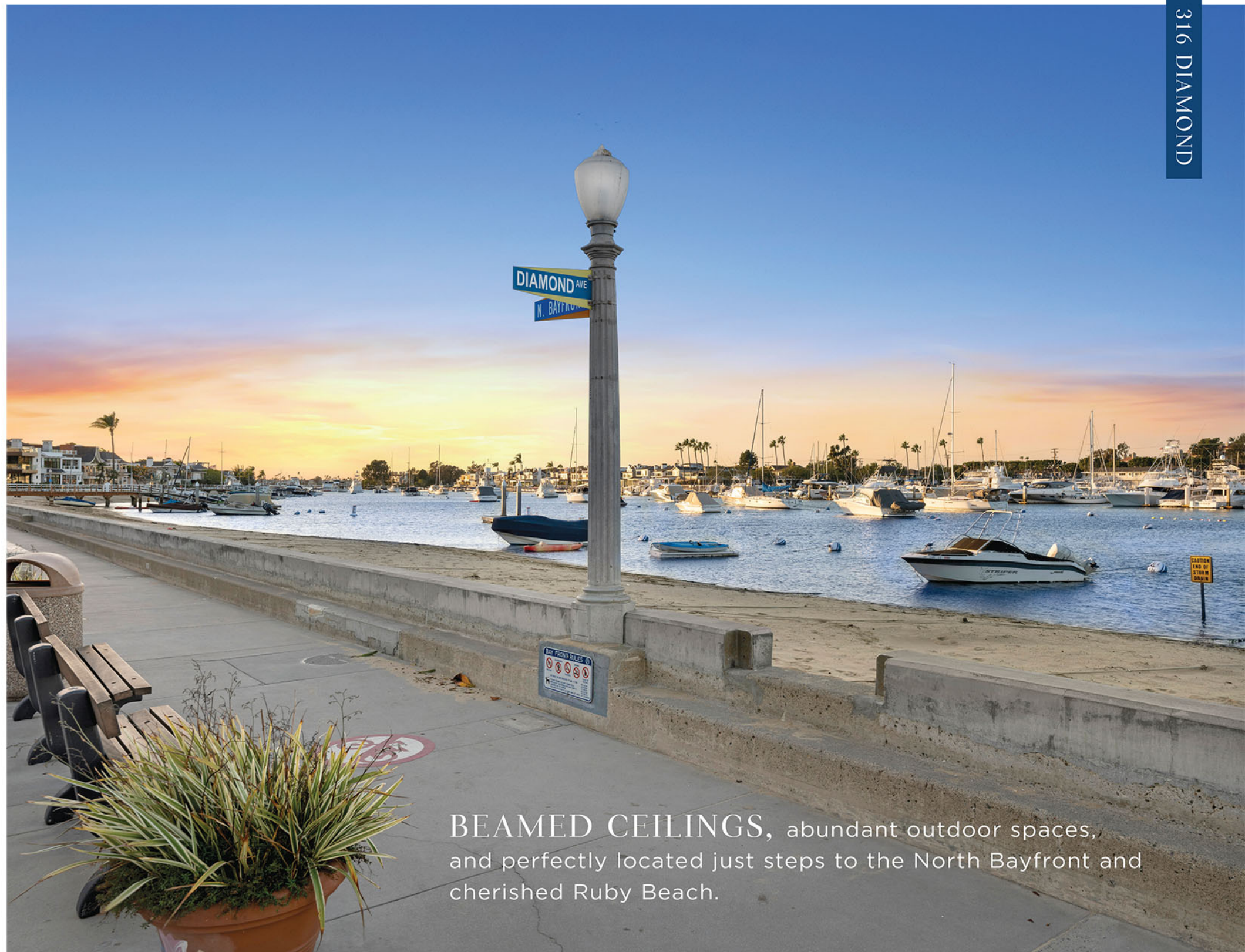
316 DIAMOND

THE CHARM OF YESTERYEAR

with the conveniences of today awaits at enchanted 316 Diamond Avenue on Balboa Island, just steps to the North Bayfront and Ruby Beach. The home is approached through the sunny Bay-view front patio with vibrant landscaping and French doors or via the formal Dutch door. The first level of this beautiful 3 bedroom, 3.5 bath home has oak floors, living room with fireplace, upgraded kitchen with eat-in dining, plus a separate formal dining room. The second level presents a deluxe primary suite with fireplace and spa-quality bath, balcony with view of the Harbor, and beamed ceilings. The two guest bedrooms are both large, and the rear guest bedroom is a wonderful retreat with an en-suite bath and private staircase. The 2-car garage is complemented by a substantial additional parking space behind the garage. Don't miss this outstanding home!



THE LUSH
and vibrant
landscaping of
316 Diamond
creates a
veritable oasis
right on the
sunny front
patio.



BEAMED CEILINGS, abundant outdoor spaces,
and perfectly located just steps to the North Bayfront and
cherished Ruby Beach.

Enjoying NATURE



Snowy Egret



Cormorant



Downy Woodpecker



American Avocets



Brown Pelican



Great Blue Heron



Bald Eagle



Tree Swallow



Burrowing Owl



White Pelican



Anna's Hummingbird



Black Necked Stilts

THE BIRDS OF COASTAL ORANGE COUNTY

have continued to be a source of inspiration and delight to me. I'm so lucky to get out on my bike each week to explore the abundance of beautiful nature we are surrounded by here. Recent highlights include a Bald Eagle in the Back Bay and an elusive Burrowing Owl at the Bosa Chica Wetlands.

all photos by DON ABRAMS Broker/Photographer

www.abramscoastalproperties.com

Current LISTING

104 ONYX BALBOA ISLAND



2 Bedrooms • 2 Baths • 904 SF • 104-onyx.com

Offered at \$3,595,000



ONCE-IN-A LIFETIME sensational home, just steps from the South Bayfront, with a rare short-term rental license. The gorgeous 2 bedroom, 2 bath home has been remodeled and upgraded with designer touches inside and out. Two stories, with stunning views of the Newport Harbor, this home has all the conveniences of a contemporary residence while retaining the charm of its original structure, built in 1924. The modern kitchen has an angled farmhouse sink, top-of-the-line appliances including a Wolf range, and fantastic Bay views. Dutch doors open onto the spacious deck, perfect for entertaining with a BBQ and ample seating. Both bedrooms have abundant built-in storage and custom closets. The upstairs bedroom is entered via an exterior staircase, functioning as a private suite with its own kitchenette. Additional amenities include new interior wood paneling, wood floors throughout, and private laundry. Sixteen steps to the sand and conveniently located one block from the quaint village center on Marine Avenue, this charming home is the perfect slice of Balboa Island life.



**GORGEOUSLY
REMODELED AND
UPGRADED,** just steps from
the South Bayfront, this home
has all the conveniences of a
contemporary residence while
retaining the charm of its original
structure, built in 1924. With
stunning views of the Newport
Harbor, 104 Onyx is the perfect
slice of Balboa Island life.





Rental UPDATE

HERE ARE SOME OF OUR FAVORITE PROPERTIES

To see our entire portfolio, check out Abramscoastalproperties.com, stop by our office, or contact Steve Corzan, our Rental Manager.



STEVE CORZAN

949.675.4822

rentalmanager@abramscoastal.com
DRE#02003985

FEATURED LUXURY HOME



225 E. BAYFRONT

4 Bedrooms • 5 Baths • 2,512 SF

Ultra-Deluxe brand new home with 3 decks, perfect for entertaining. Hardwood floors throughout, chef's kitchen, central AC, smart TVs, and 2-car garage. This unparalleled waterfront home is an awesome vacation experience.

SLP#13758

Weekly: \$14,105–\$17,401

Monthly Off-Season Rate: \$40,900

THIS YEAR, ARE YOU CONSIDERING LEASING YOUR HOME, FULL OR PART-TIME?

Contact Steve! He has helped numerous Island homeowners with monthly, yearly, and vacation rentals. He will happily explore the options with you, showing you everything the expert Rental Team at Abrams Coastal Properties has to offer.

FEATURED WEEKLY RENTAL



125 GRAND CANAL

5 Bedrooms • 5 Baths • 2,520 SF

Incredible newly remodeled waterfront luxury home with dock. Bright and spacious with high-end furnishings, finishes, and appliances. Also features private interior patio with grill, AC, indoor laundry, and 3-car parking.

SLP#14038

Weekly: \$11,300–\$14,601

Monthly Off-Season Rate: \$30,000

FEATURED MONTHLY RENTAL



312 RUBY AVENUE

4 Bedrooms • 3 Baths • 2,353 SF

Exceptional home, just steps from beloved Ruby Beach and the North Bayfront. This vacation dream home features a spacious front yard, colorful living area, gourmet kitchen, central AC, wood floors, outdoor shower, paddleboards for guest use, and 2-car garage.

Monthly: \$22,850–\$25,850

2024 Balboa Island SALES

BY DON ABRAMS

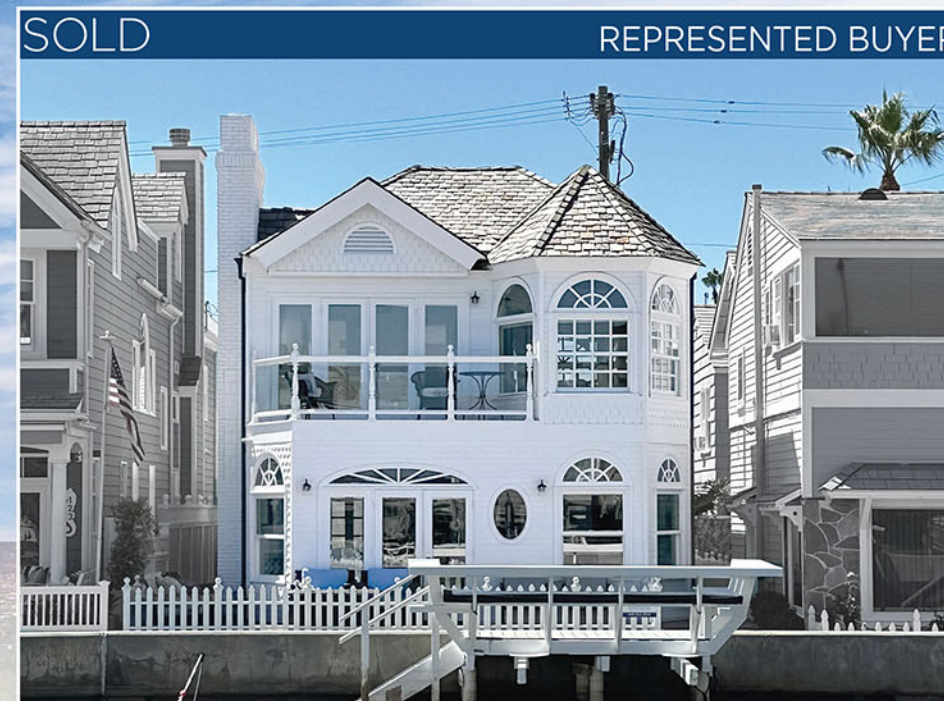


SOLD

REPRESENTED SELLER

335 E. BAYFRONT

4 Bedrooms • 4 Baths • 2,399 SF
Listed at \$8,599,000



SOLD

REPRESENTED BUYER

125 GRAND CANAL

5 Bedrooms • 4 Baths • 2,520 SF
Listed at \$5,995,000



SOLD

REPRESENTED SELLER

1105 N. BAYFRONT

4 Bedrooms • 3 Baths • 2,193 SF
Listed at \$5,995,000

2024
Balboa Island
SALES
BY DON ABRAMS

SOLD REPRESENTED BUYER & SELLER



112 ABALONE
5 Bedrooms • 4 Baths • 2,893 SF
Listed at \$7,295,000

SOLD REPRESENTED SELLER



116 ABALONE
4 Bedrooms • 5 Baths • 2,095 SF
Listed at \$5,495,000

SOLD REPRESENTED BUYER



107 ABALONE
4 Bedrooms • 5 Baths • 2,900 SF
Listed at \$7,400,000

SOLD REPRESENTED BUYER & SELLER



107 JADE
4 Bedrooms • 2 Baths • 1,672 SF
Listed at \$4,950,000

2024 Balboa Island SALES

BY DON ABRAMS



204 GRAND CANAL
4 Bedrooms • 2 Baths • 1,507 SF
Listed at \$3,795,000



1611 BALBOA AVE
3 Bedrooms • 2 Baths • 1,357 SF
Listed at \$3,445,000



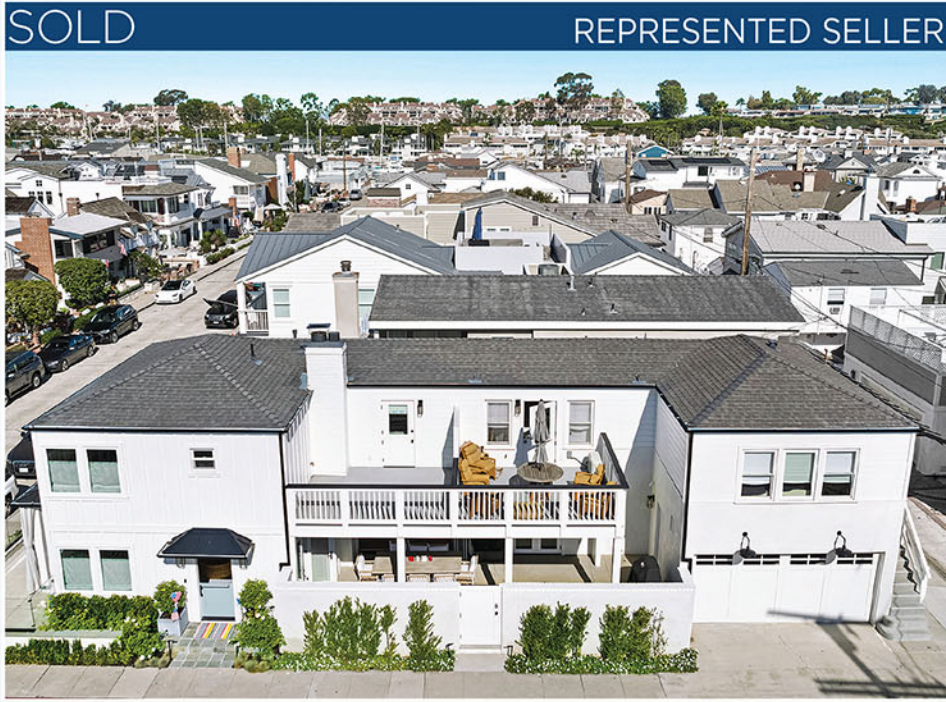
211 EMERALD
4 Bedrooms • 4 Baths • 1,863 SF
Listed at \$3,995,000



117 CRYSTAL
3 Bedrooms • 3 Baths • 1,236 SF
Listed at \$3,200,000



811.5 N. BAYFRONT
3 Bedrooms • 2 Baths • 1,253 SF
Listed at \$2,995,000



300 CORAL
5 Bedrooms • 4 Baths • 2,224 SF
Listed at \$4,695,000

2 Island HOMES



117 MARINE BALBOA ISLAND



5 Bedrooms • 5 Baths • 2,279 SF

Call Don for further details 714.325.9055

Coming SOON



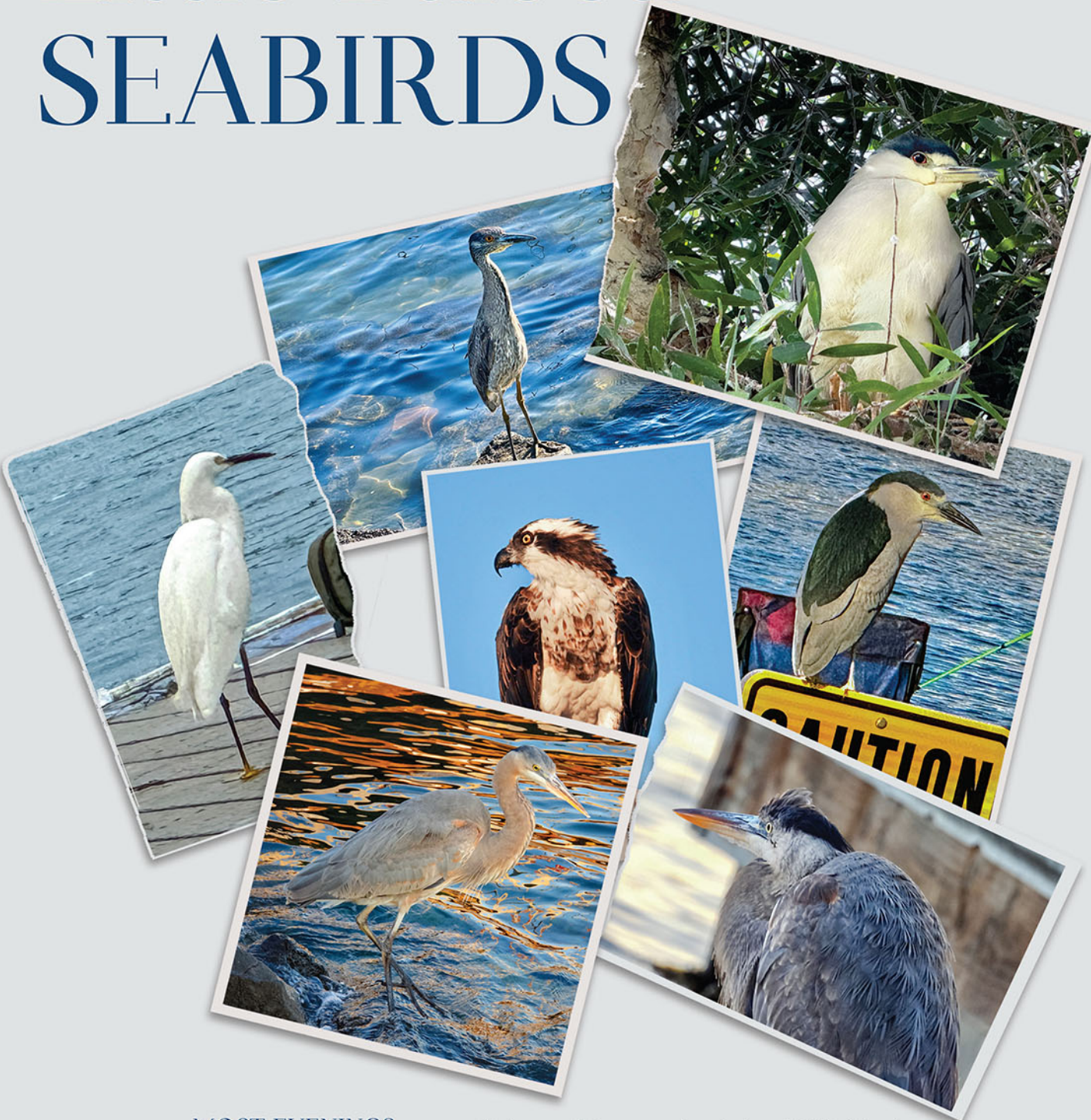
222 RUBY AVE BALBOA ISLAND



5 Bedrooms • 4 Baths • 2,794 SF

Call Don for further details 714.325.9055

Little Balboa SEABIRDS



MOST EVENINGS, you can find me walking around my beloved Little Island. Just seeing a bird or two has the power to change my mood for the better. Please join me anytime to see what we can find roosting in a tree, perched on a boat, or hunting in the Canal. I love sharing my passion with others!

Ben UPDATE

I just started the last semester of my high school career! Being a senior has been exhausting, and between college applications and my busy volunteering schedule, I barely had time to type this. In my (very little) spare time, I enjoy playing guitar, hanging out with my friends, and exploring tidepools. AND I got my driver's license!



Real Estate ADVICE

What is an “off market” sale?

You probably hear this term bandied about and wonder what it really means.

A sale occurs “off market” when a home sells before being exposed to the marketplace, especially online, in the Multiple Listing Service (MLS).

In general, the best approach for a seller is to have their home placed in the MLS, where it is presented to thousands of potential buyers. However, sometimes realtors or buyers hear about a house coming on the market through the “grapevine,” and a house sells “off market” before it is made public.

I sold four “off market” homes in 2024. I learned about the first home from a fellow realtor. The second was my listing, which a neighbor heard about before I could enter it in the MLS. A realtor friend learned about the third home just as I was about to put it in the MLS, and he had a cash buyer for it. The last was a situation where I had just signed the listing, and a previous tenant of the property heard about it and jumped to buy it. All of these transactions went very smoothly, meeting the particular needs of everyone involved.

As a rule, I recommend that sellers always sell their homes “on market”, putting their home in the MLS as soon as possible. Sometimes, however, an “off-market” sale just works out perfectly.

Are you considering selling your Island home or wondering what’s out there? Come by, and let’s talk!



CONSIDER THIS:
Besides MLS exposure, publicly listing your home has many other benefits. From professional photography and marketing to improvement suggestions, staging, and open houses, the team at Abrams knows how to show your home at its best. Plus, if you list with us, we have a presence right in the middle of town on Marine Avenue; you can’t miss us!

ASK FOR AN ISLAND RESUME

If you are interviewing a Realtor to sell or manage your home on Balboa Island, ask for a copy of their Island resume. This will show their Island sales for the past year (or more).
Below are the last 4 years of my individual sales on the Island.

INDIVIDUAL SALES BY DON ABRAMS						
BALBOA ISLAND						
ISLAND ADDRESS	REPRESENTED	DATE	LIST PRICE	BR/BA	SQFT	YEAR BUILT
204 Grand Canal	Buyer & Seller	10/28/24	\$3,795,000	4/2	1,507	1947
112 Abalone	Buyer & Seller	10/28/24	\$7,295,000	5/4	2,893	1938
1611 Balboa Ave	Seller	09/18/24	\$3,445,000	3/2	1,357	1926
125 Grand Canal	Buyer	08/05/24	\$5,995,000	5/4	2,520	1985
116 Abalone	Seller	08/01/24	\$5,495,000	4/5	2,095	1937
117 Crystal	Buyer & Seller	07/08/24	\$3,200,000	3/3	1,236	1927
811 1/2 N Bayfront	Seller	06/28/24	\$2,995,000	3/2	1,253	1994
211 Emerald	Buyer	06/25/24	\$3,995,000	4/4	1,863	1940
107 Jade	Buyer & Seller	05/14/24	\$4,950,000	4/2	1,672	1926
107 Abalone	Buyer	05/03/24	\$7,400,000	4/5	2,900	1928
1105 N Bayfront	Seller	04/30/24	\$5,995,000	4/3	2,193	1947
300 Coral	Seller	04/04/24	\$4,695,000	5/4	2,224	1946
335 E Bayfront	Seller	04/04/24	\$8,599,000	4/3	2,399	1970
313 Grand Canal	Buyer & Seller	09/18/23	\$3,750,000	5/3	1,728	1923
203 Opal	Buyer	09/01/23	\$5,700,000	3/5	2,298	2023
230 Agate	Buyer & Seller	08/22/23	\$2,875,000	3/2	1,420	1947
202 Pearl	Buyer & Seller	07/24/23	\$3,900,000	3/3	2,328	1991
121 Marine	Buyer & Seller	07/10/23	\$2,995,000	4/3	1,633	1932
211 Sapphire	Seller	06/12/23	\$3,450,000	5/4	2,259	1968
222 Ruby	Buyer & Seller	04/25/23	\$3,350,000	5/4	2,794	1971
306 Sapphire	Buyer	03/23/23	\$2,350,000	2/2	1,379	1937
127 Amethyst	Seller	03/21/23	Off-Market	3/3	2,150	2011
209 Coral	Buyer	02/28/23	\$2,595,000	5/3	1,785	1948
212 Agate	Seller	10/07/22	\$2,850,000	5/6	2,593	1971
407 North Bayfront	Buyer	10/07/22	\$10,995,000	3/4	2,505	2022
206 Collins	Seller	08/23/22	\$2,995,000	8/7	1,656	1966
300 Coral	Buyer	08/10/22	\$4,295,000	5/4	2,244	1946
124 Apolena	Seller	06/07/22	\$3,100,000	3/2	1,590	1945
117 Marine	Buyer & Seller	05/31/22	\$3,495,000	5/5	2,279	1940
303 Onyx	Buyer	05/17/22	\$2,350,000	2/2	1,144	1926
117 Diamond	Buyer & Seller	05/24/22	\$3,250,000	7/4	2,505	1945
337 East Bayfront	Buyer	03/22/22	\$5,995,000	4/5	3,312	1971
113 Turquoise	Buyer & Seller	01/11/22	\$4,825,000	4/4	3,096	2011
301 Abalone	Seller	11/15/21	\$3,300,000	2/3	1,617	1928
222 Apolena	Seller	11/05/21	\$3,195,000	3/3	2,157	1931
226 Pearl	Buyer & Seller	11/03/21	\$3,000,000	5/4	2,464	1929
333 Apolena	Buyer	11/03/21	\$3,150,000	5/4	2,051	1946
1100 South Bayfront	Seller	08/27/21	\$10,995,000	3/3	2,014	2014
126 Ruby	Buyer	08/19/21	\$4,395,000	3/5	2,429	2016
127 Amethyst	Buyer	08/16/21	\$3,500,000	3/3	2,150	2011
226 Pearl	Buyer	08/13/21	\$2,500,000	5/4	2,464	1929
127 Jade	Buyer	07/30/21	\$6,000,000	3/5	2,318	2021
110 Apolena	Buyer	07/15/21	\$2,495,000	5/4	2,400	1977
330 Onyx	Seller	07/07/21	\$2,400,000	3/2	906	1950
204 Agate	Seller	06/18/21	\$3,195,000	5/5	2,507	2008
303 Ruby	Buyer & Seller	06/09/21	\$3,795,000	4/5	2,423	2020
206 Onyx	Buyer & Seller	05/27/21	\$3,795,000	3/5	2,415	2020
227 Opal	Buyer & Seller	05/10/21	\$2,595,000	4/4	2,747	1972
211 Pearl	Seller	04/20/21	\$2,695,000	5/6	2,421	1981
306 Apolena	Seller	03/22/21	\$2,295,000	4/3	1,568	1930
110 Sapphire	Buyer	03/04/21	\$2,495,000	6/4	2,676	1972
411 North Bayfront	Seller	01/15/21	\$4,995,000	3/3	2,491	1990
212 Garnet	Seller	01/15/21	\$2,995,000	5/4	2,467	1996
126 Abalone	Buyer	01/08/21	\$3,700,000	4/5	2,305	1928

BALBOA ISLAND

2024 SALES ROUNDUP BY ABRAMS

13

SOLD ISLAND LISTINGS

\$5,014,423

AVERAGE PRICE

43

AVG. DAYS ON MARKET

DON ABRAMS

714.325.9055 • DON@ABRAMSCOASTAL.COM

ABRAMS
COASTAL
PROPERTIES

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