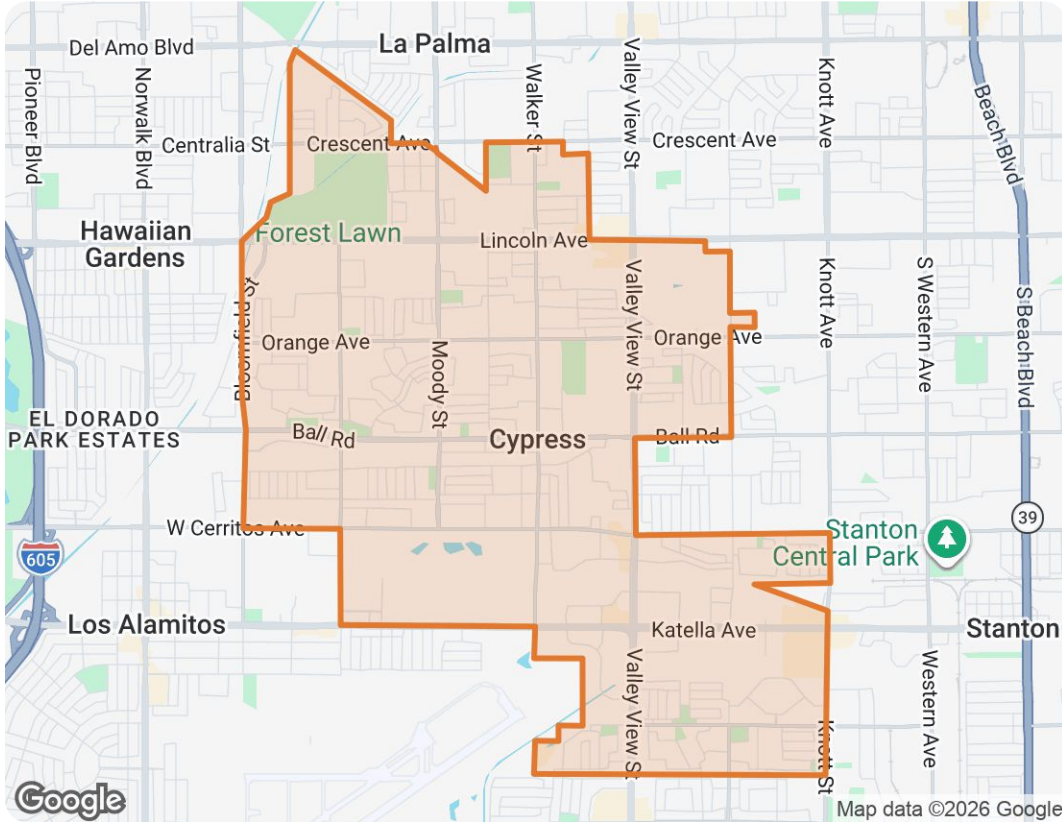


Cypress, California



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Fathom Realty Group: Coastal Properties

Long Beach, CA 90803



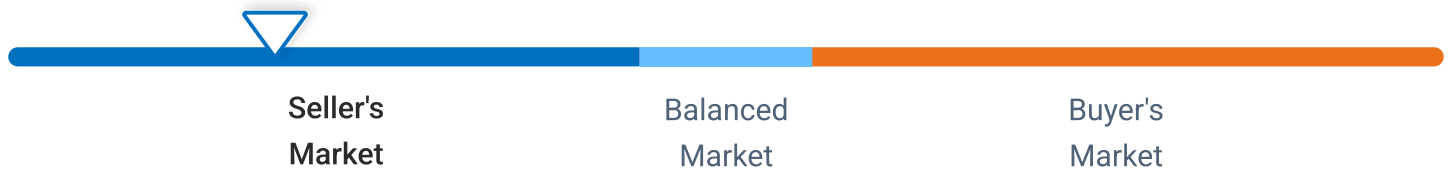
Market Trends

Market Trends for Cypress, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Key Details

Months of Inventory

2.23

↓ 5.11% MoM

Sold to List Price %

99.7%

↓ 0.76% MoM

Median Days in RPR

31

↑ 29.17% MoM

Median Sold Price

\$930,936

↓ 6.44% MoM

September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

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.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

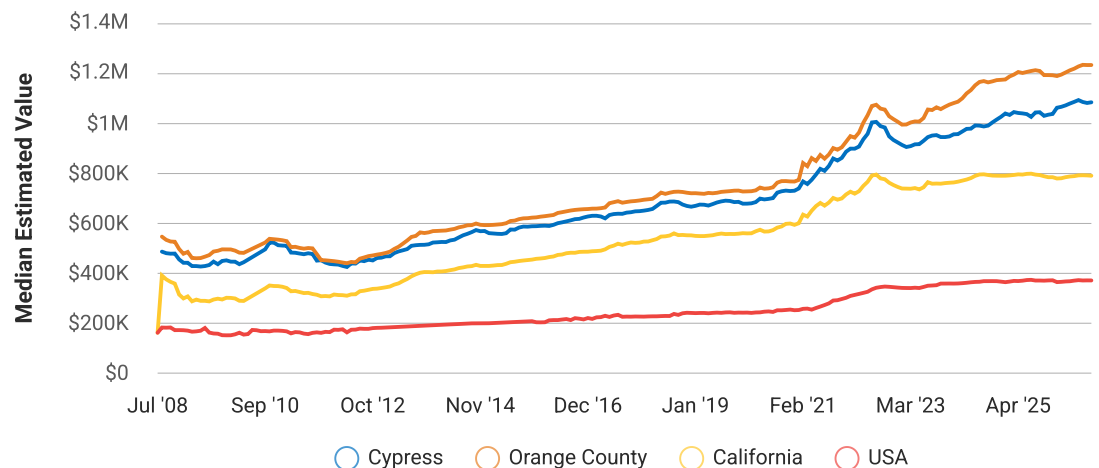
\$1,083,230

Last Month Change

+0.3%

12 Month Change

+3.8%



September 2026 Active Listings

Cypress, California

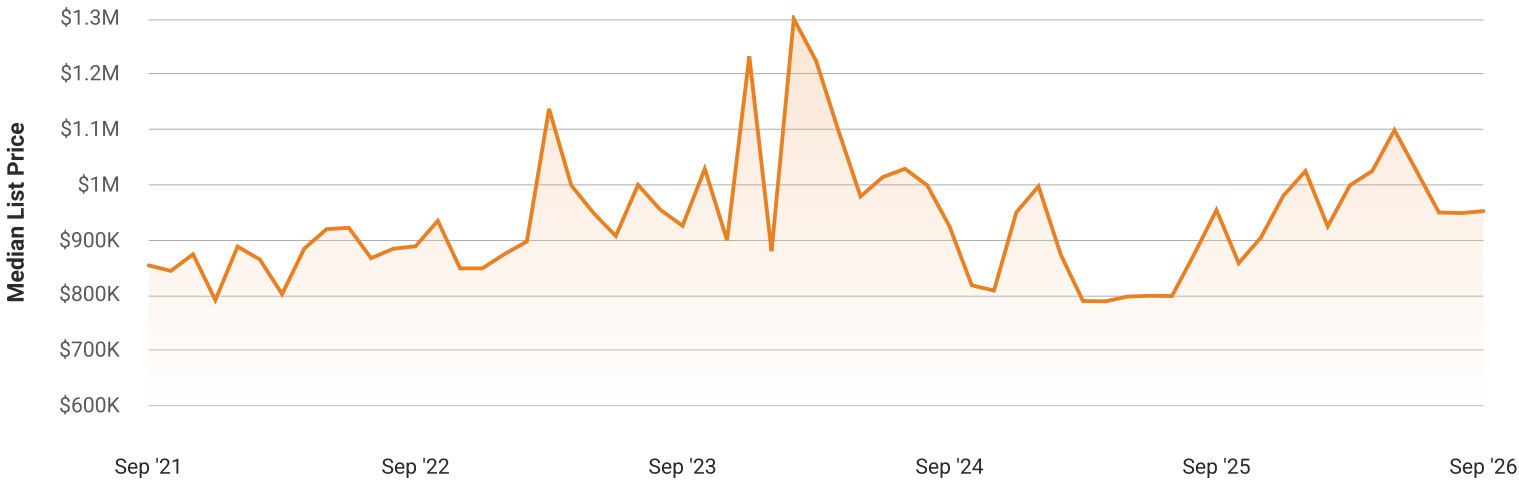
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources
Update Frequency: Monthly

Median List Price - \$952,495

↑ 0.4% Month over Month



September 2026 Sold Listings

Cypress, California

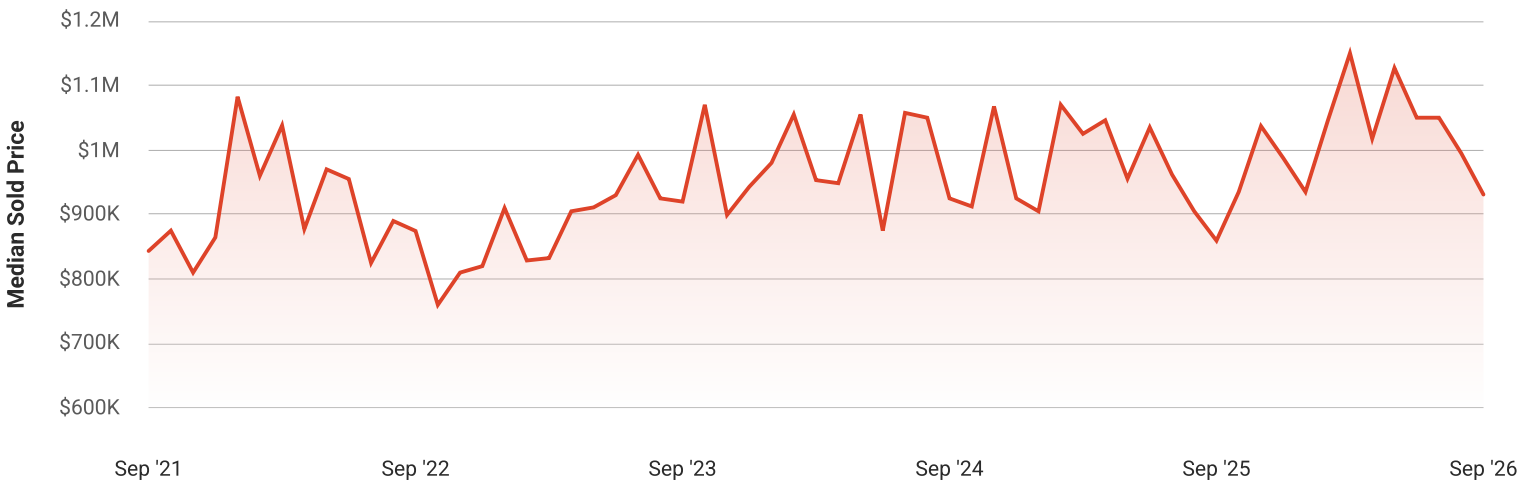
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

Median Sold Price - \$930,936

↓ 6.4% Month over Month

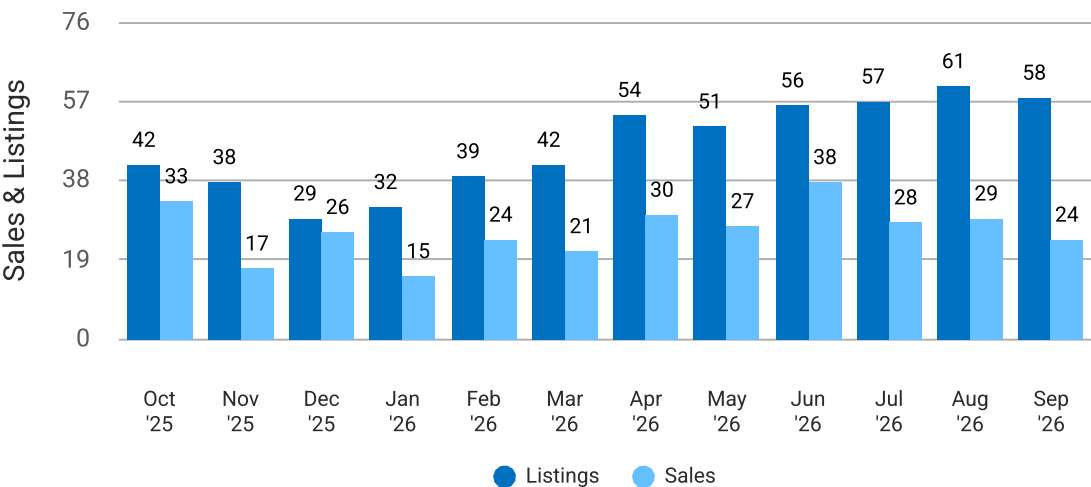


Total Sales and Active Listings in Cypress, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed
Update Frequency: Monthly



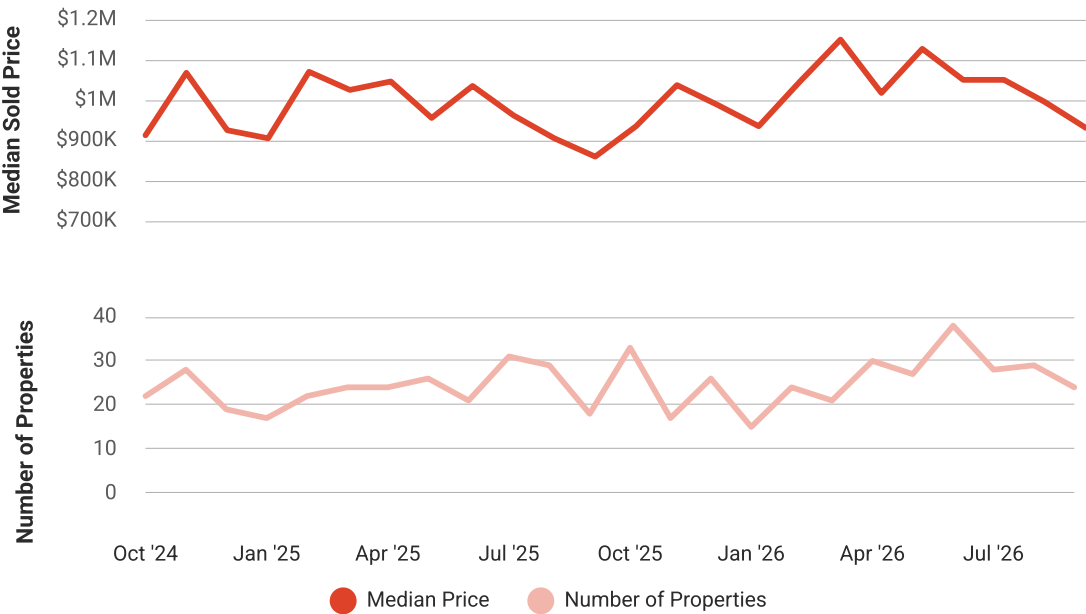
Median Sold Price vs Sold Listings in Cypress, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



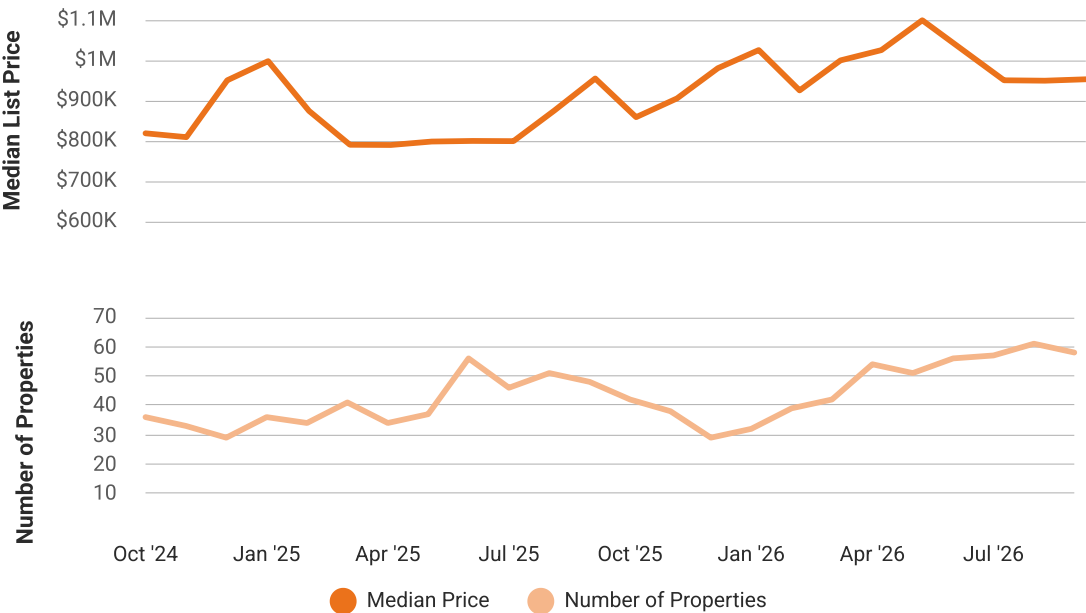
Median List Price vs Active Listings in Cypress, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$1,083,230	\$1,080,480 +0.25%	\$1,092,000 -0.8%	\$1,043,560 +3.8%	\$990,180 +9.4%	\$952,190 +13.76%
Median Sold Price Last Updated: 9/30/2026	\$930,936	\$995,000 -6.44%	\$1,050,000 -11.34%	\$859,500 +8.31%	\$925,000 +0.64%	\$920,000 +1.19%
Median List Price Last Updated: 9/30/2026	\$952,495	\$949,000 +0.37%	\$1,024,450 -7.02%	\$954,499 -0.21%	\$924,949 +2.98%	\$926,000 +2.86%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property 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 displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

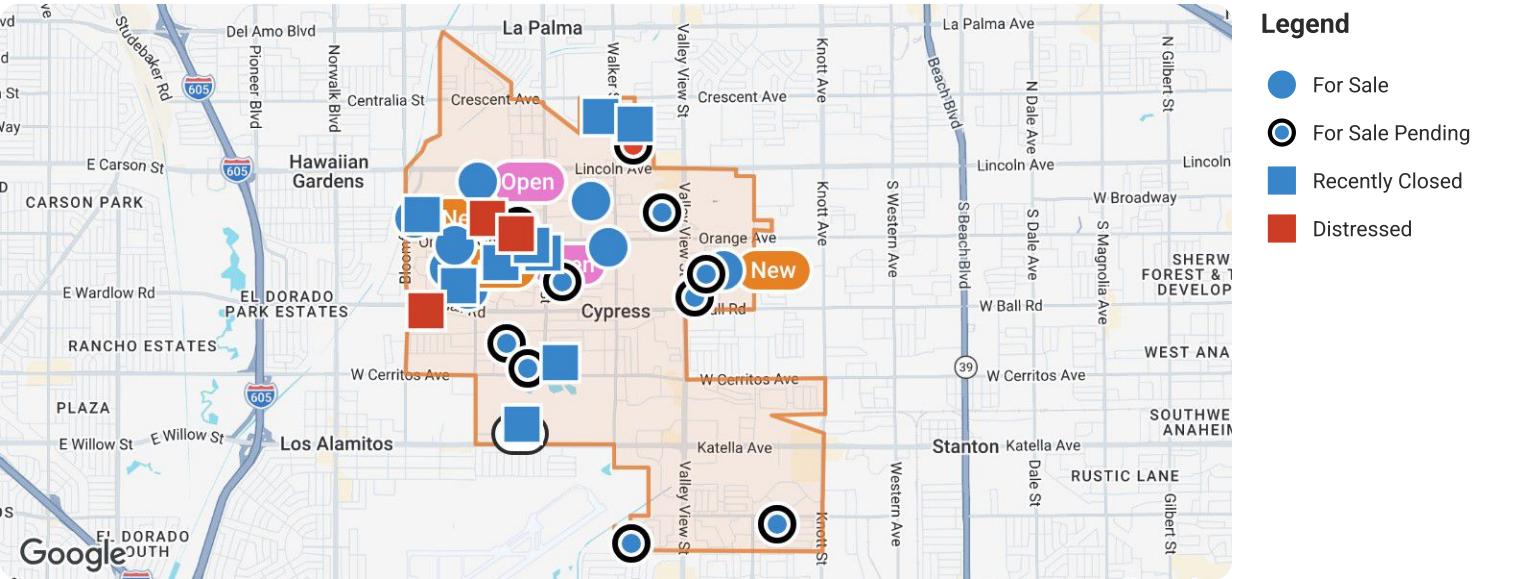
Market Activity

Market Activity Filters

Sort Order: Price
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family
Property Features: Sale Price: Any, Lease Price: Any, Beds: 1 – 5, Baths: 1 – 5, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months

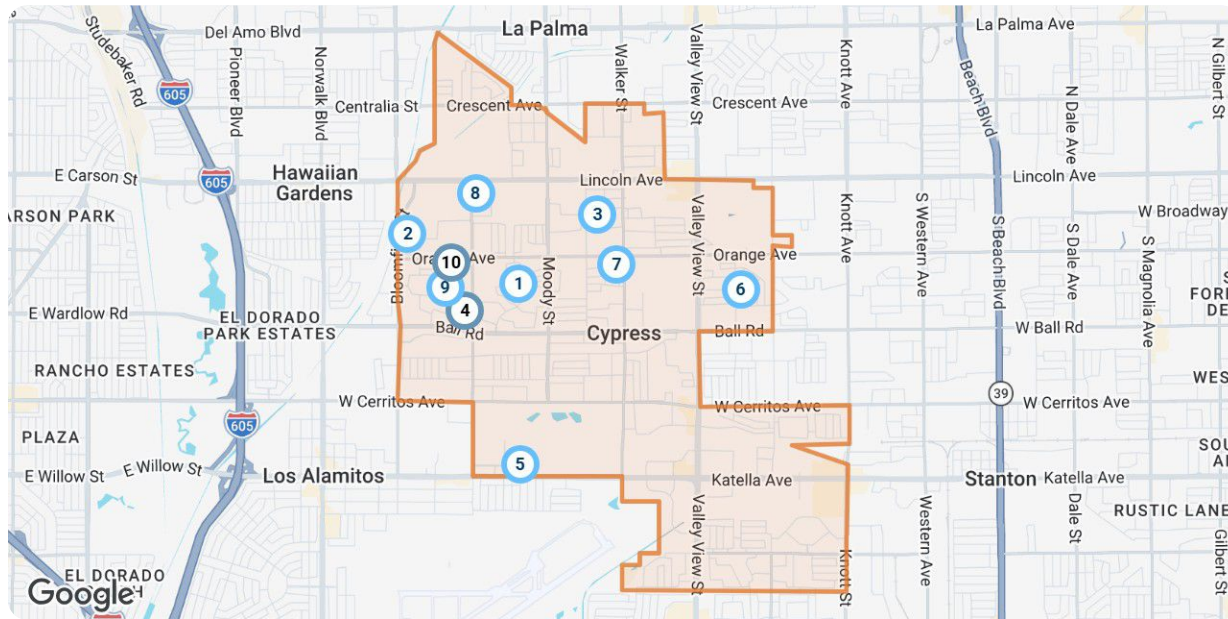


	New	Pending	Closed	Distressed
Number of Properties	10	8	10	6
Lowest Listing Price / Est.Value	\$1,390,000	\$680,000	\$1,325,000	\$727,670
Median Listing Price / Est.Value	\$1,624,500	\$996,500	\$1,452,500	\$970,020
Highest Listing Price / Est.Value	\$2,300,000	\$1,485,000	\$1,950,000	\$1,406,480
Average Price / sqft	\$607	\$688	\$747	\$694
Median Price / sqft	\$611	\$665	\$638	\$736
Average Days in RPR	51	28	46	–
Median Days in RPR	56	23	54	–
Total Volume	\$17,011,899	\$8,374,000	\$15,198,500	\$6,047,020
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

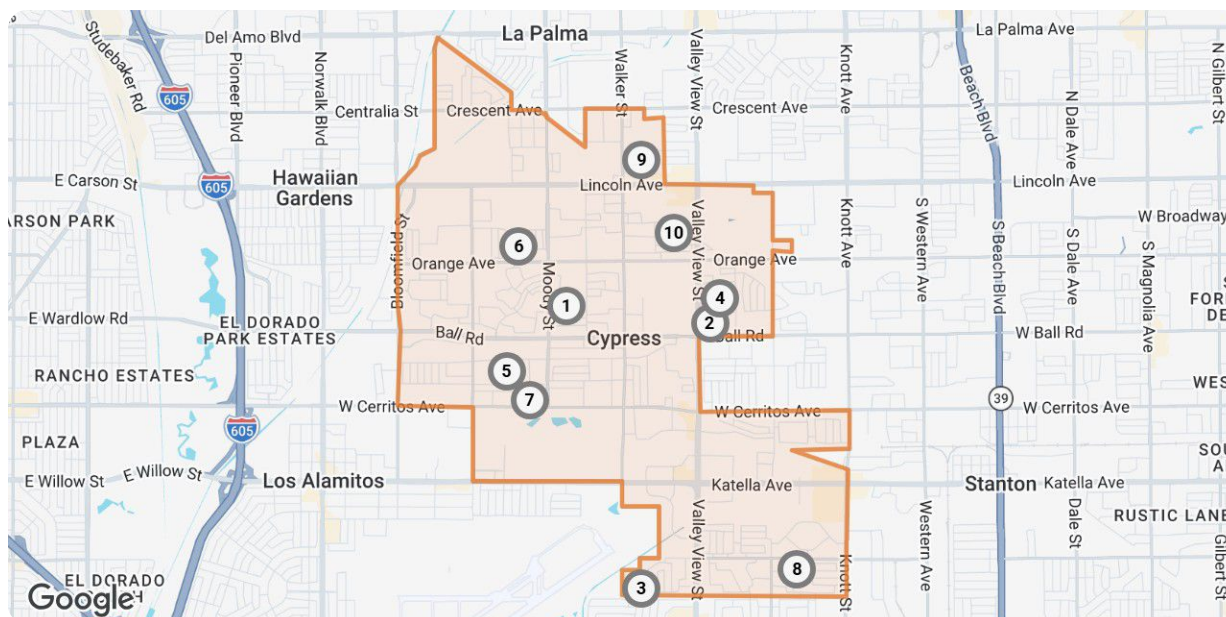
● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1		4742 Corsica Dr Cypress, CA 90630 MLS ID: IN26194033 ● Active / For Sale <i>Listing Courtesy of POWERHOUSE HOLDINGS INC.</i>						
		Single Family	3/5	3,614	7,348 sqft	1996	9/9/2026 48 days	\$2,300,000 \$636/sq ft
2		4824 Firenza Dr Cypress, CA 90630 MLS ID: PW26185003 ● Active / For Sale <i>Listing Courtesy of NT & ASSOCIATES INC.</i>						
		Single Family	5/5	3,614	6,242 sqft	1993	8/24/2026 64 days	\$2,100,000 \$581/sq ft
3		9935 Ravenna Way Cypress, CA 90630 MLS ID: PW26190330 ● Active / For Sale <i>Listing Courtesy of SMART PARTNER, REALTORS</i>						
		Single Family	4/3	2,900	5,000 sqft	1993	8/31/2026 57 days	\$1,895,000 \$653/sq ft
4		9220 Whitney Way Cypress, CA 90630 MLS ID: PW26192859 ● Active / For Sale <i>Listing Courtesy of ELEVATE REAL ESTATE AGENCY</i>						
		Single Family	5/4	2,710	5,980 sqft	1968	9/2/2026 55 days	\$1,670,000 \$616/sq ft
5		9364 Fleetwood St Cypress, CA 90630 MLS ID: AR26179999 ● Active / For Sale <i>Listing Courtesy of AGNS REALTY INC.</i>						
		Single Family	5/3	3,206	5,924 sqft	1967	8/17/2026 71 days	\$1,650,000 \$515/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 5437 Vista Fortuna Cypress, CA 90630 MLS ID: SR26187810 ● Active / For Sale Listing Courtesy of INQLABI SINGH	Single Family	4/3	2,640	5,218 sqft	1969	8/28/2026 60 days	\$1,599,000 \$606/sq ft
7	 5317 Vista Del Mar Cypress, CA 90630 MLS ID: PW26227829 ● Active / For Sale Listing Courtesy of COLDWELL BANKER ENVISION	Single Family	5/3	2,640	5,340 sqft	1969	10/21/2026 6 days	\$1,549,899 \$587/sq ft
8	 6053 Lawrence St Cypress, CA 90630 MLS ID: OC26193508 ● Active / For Sale Listing Courtesy of EXP REALTY OF CALIFORNIA INC	Single Family	4/3	2,914	5,039 sqft	1969	9/3/2026 54 days	\$1,448,000 \$497/sq ft
9	 10832 Flores Ct Cypress, CA 90720 MLS ID: CV26214197 ● Active / For Sale Listing Courtesy of THE AGENCY	Single Family	3/4	1,945	1,001 sqft	2019	10/1/2026 26 days	\$1,410,000 \$725/sq ft
10	 9719 Pauline Dr Cypress, CA 90630 MLS ID: CV26179924 ● Active / For Sale Listing Courtesy of EXP REALTY OF CALIFORNIA INC	Single Family	4/3	2,116	5,998 sqft	1965	8/19/2026 69 days	\$1,390,000 \$657/sq ft

Pending

Source: Listings



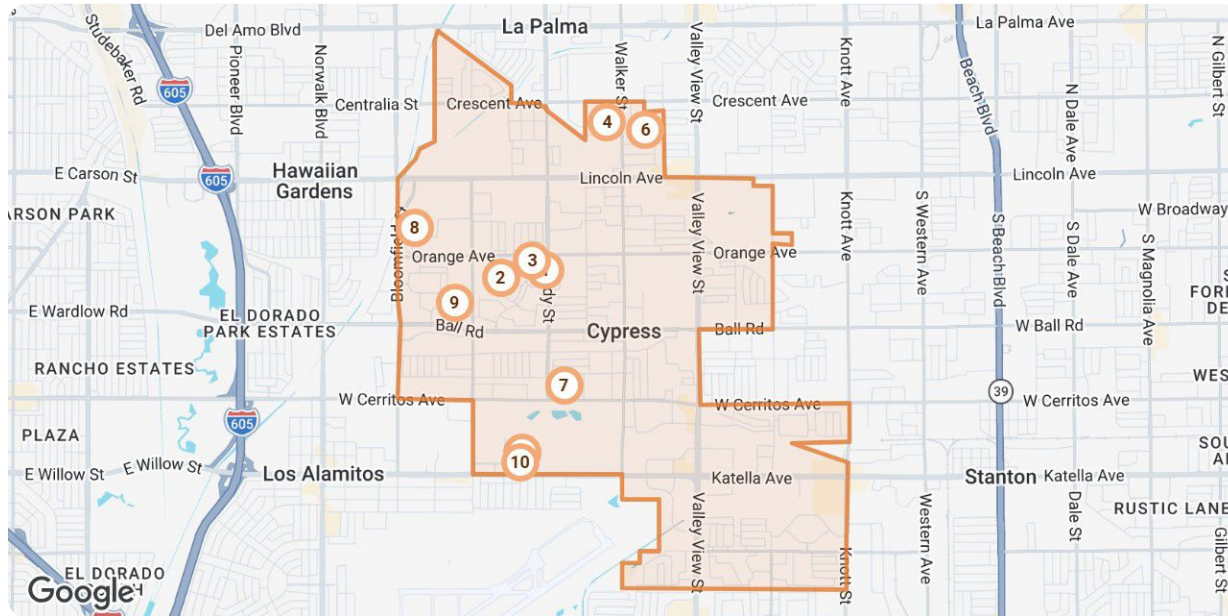
Legend

● Pending

Pending: 8 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1		9327 Lexington St Cypress, CA 90630 MLS ID: RS26202974 🕒 Pending / For Sale <i>Listing Courtesy of REAL BROKERAGE TECHNOLOGIES</i>	Single Family	5/4	2,807	6,115 sqft 1969	9/17/2026 \$1,485,000 \$529/sq ft	9/24/2026 7 days
2		4533 Rainier Dr Cypress, CA 90630 MLS ID: 26871435 🕒 Pending / For Sale <i>Listing Courtesy of Beycome Brokerage Realty Inc.</i>	Single Family	4/3	2,710	6,098 sqft 1968	8/12/2026 \$1,378,000 \$508/sq ft	10/15/2026 64 days
3		11389 Providencia St Cypress, CA 90630 MLS ID: PW26192776 🕒 Pending / For Sale <i>Listing Courtesy of REMAX PROFESSIONALS</i>	Single Family	4/3	2,740	5,201 sqft 1973	9/11/2026 \$1,298,000 \$474/sq ft	10/13/2026 32 days
4		6524 Ulithi St Cypress, CA 90630 MLS ID: PW26213075 🕒 Pending / For Sale <i>Listing Courtesy of REMAX PROFESSIONALS</i>	Single Family	3/2	1,398	5,201 sqft 1972	10/14/2026 \$1,098,000 \$785/sq ft	10/22/2026 8 days
5		5534 Apia Dr Cypress, CA 90630 MLS ID: OC26153043 🕒 Pending / For Sale <i>Listing Courtesy of EXP REALTY OF SOUTHERN CALIFORNIA, INC</i>	Single Family	2/1	998	5,998 sqft 1969	7/13/2026 \$895,000 \$897/sq ft	9/14/2026 63 days
6		8659 Moody St Cypress, CA 90630 MLS ID: 260022879 🕒 Pending / For Sale <i>Listing Courtesy of LPT Realty, Inc</i>	Single Family	3/3	1,273	— 1993	9/18/2026 \$795,000 \$625/sq ft	10/6/2026 18 days
7		4139 Elizabeth Ct Cypress, CA 90630 MLS ID: TR26217560 🕒 Pending / For Sale <i>Listing Courtesy of REAL BROKER</i>	Single Family	3/2	1,056	2,238 sqft 1966	10/15/2026 \$745,000 \$705/sq ft	10/19/2026 4 days
8		8286 Gay St Cypress, CA 90630 MLS ID: RS26159719 🕒 Pending / For Sale <i>Listing Courtesy of COLDWELL BANKER ENVISION</i>	Single Family	2/1	696	5,758 sqft 1930	7/22/2026 \$680,000 \$977/sq ft	8/19/2026 28 days

Closed

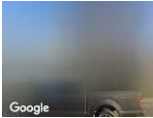
Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 8651 La Homa St Cypress, CA 90630 Closed / Public Record	Single Family	3/2	1,107	0.26 acres 1956	8/26/2026 – days	\$1,950,000 \$1,552/sq ft	–
2	 4607 Amarillo Ct Cypress, CA 90720 MLS ID: NP26106526 Closed / For Sale Courtesy of DOUGLAS ELLIMAN OF CALIFORNIA	Single Family	4/4	2,367	1.37 acres 2018	9/29/2026 87 days	\$1,725,000 \$729/sq ft	↓ 3.36%
3	 9445 Allison Ln Cypress, CA 90630 MLS ID: PW26134683 Closed / For Sale Courtesy of GRAND SIGNATURE REAL ESTATE	Single Family	5/4	2,743	3,815 sqft 2003	8/13/2026 12 days	\$1,620,000 \$591/sq ft	↓ 1.75%
4	 5102 Canterbury Dr Cypress, CA 90630 MLS ID: RS26170596 Closed / For Sale Courtesy of FATHOM REALTY GROUP INC	Single Family	4/3	2,161	5,998 sqft 1964	9/2/2026 6 days	\$1,500,000 \$694/sq ft	↑ 0.01%
5	 9873 Milton Cir Cypress, CA 90630 MLS ID: PW26121206 Closed / For Sale Courtesy of LUGO BROTHERS RE	Single Family	4/3	1,948	4,900 sqft 1972	8/28/2026 56 days	\$1,455,000 \$747/sq ft	↓ 2.94%

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 9551 Westbourne Ct Cypress, CA 90630 MLS ID: WS26119422 Closed / For Sale Courtesy of WETRUST REALTY	Single Family	4/3	2,556	5,998 sqft 1985	9/4/2026 11 days	\$1,450,000 \$567/sq ft	↑ 3.57%
7	 10948 Carrillo Ct Cypress, CA 90720 MLS ID: OC26100880 Closed / For Sale Courtesy of TOGETHER REALTY	Single Family	3/4	2,205	– 2018	8/13/2026 77 days	\$1,425,000 \$646/sq ft	↓ 0.7%
8	 11685 Lakia Dr Cypress, CA 90630 MLS ID: PW26085791 Closed / For Sale Courtesy of HOLLY KOVICH AND ASSOCIATES	Single Family	5/3	2,250	5,000 sqft 1969	8/26/2026 71 days	\$1,416,500 \$630/sq ft	↓ 2.31%
9	 5061 Canterbury Dr Cypress, CA 90630 Closed / Public Record Google	Single Family	4/3	2,177	6,000 sqft 1964	9/24/2026 – days	\$1,332,000 \$568/sq ft	–
10	 9717 Avenida Monterey Cypress, CA 90630 MLS ID: PW26155714 Closed / For Sale Courtesy of THE REAL ESTATE SOLUTION	Single Family	5/3	2,710	5,039 sqft 1967	10/9/2026 51 days	\$1,325,000 \$489/sq ft	↓ 1.84%

Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 6041 Barbados Ave Cypress, CA 90630 Off Market / Public Record	Single Family	4/3	3,012	5,044 sqft 1974	– – days	– \$467/sq ft	9/23/2026 Notice of Default
2	 5022 Canterbury Dr Cypress, CA 90630 Off Market / Public Record	Single Family	4/3	1,657	6,000 sqft 1964	– – days	– \$686/sq ft	10/8/2026 Notice of Default
3	 10341 Lorraine Ln Cypress, CA 90630 Off Market / Public Record	Single Family	4/2	1,248	6,500 sqft 1961	– – days	– \$787/sq ft	10/12/2026 Notice of Foreclosure Sale
4	 10002 Saint George Cir Cypress, CA 90630 Off Market / Public Record	Single Family	4/2	1,205	5,940 sqft 1961	– – days	– \$795/sq ft	8/25/2026 Notice of Default
5	 4107 Larwin Ave Cypress, CA 90630 Off Market / Public Record	Single Family	3/3	1,587	1,850 sqft 1969	– – days	– \$527/sq ft	8/21/2026 Notice of Default
6	 4115 Larwin Ave Cypress, CA 90630 Off Market / Public Record	Single Family	2/1	805	2,117 sqft 1969	– – days	– \$904/sq ft	8/6/2026 Notice of Default