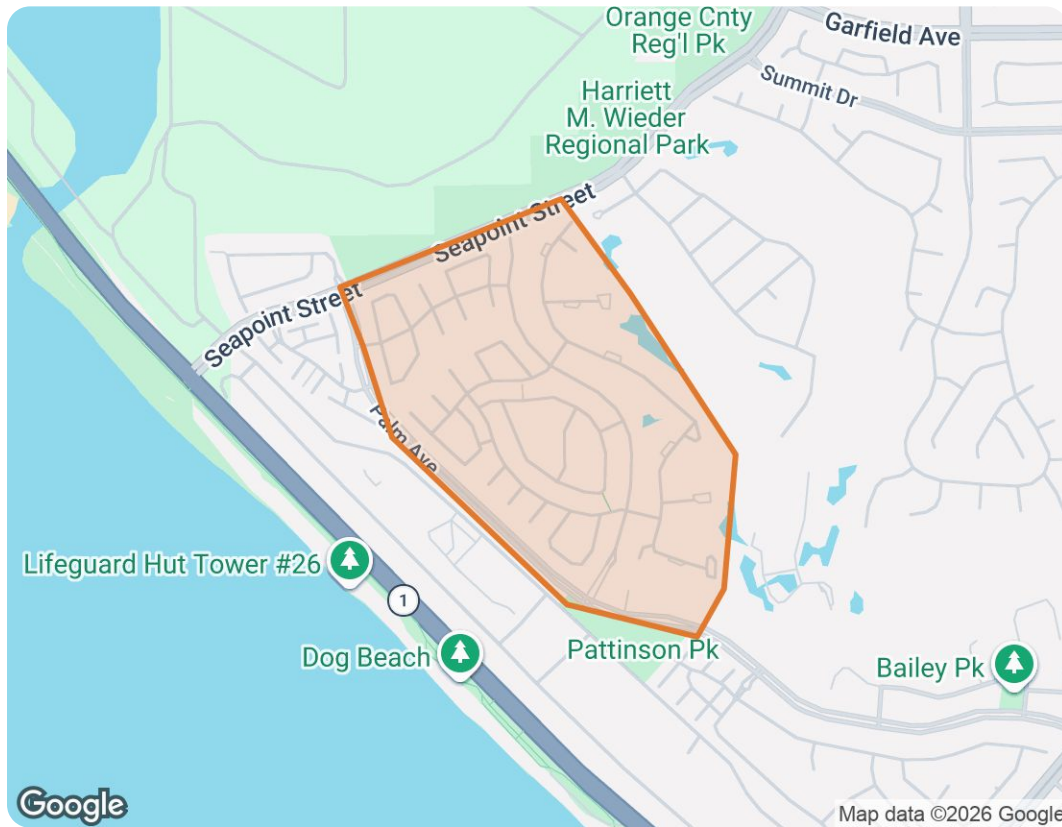


SeaCliff on the Greens T



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Fathom Realty Group: Coastal Properties

Long Beach, CA 90803



Market Trends

Market Trends for Huntington Beach, CA 92648

Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.38

↑ 7.3% MoM

Sold to List Price %

98.3%

↑ 0.65% MoM

Median Days in RPR

40

↑ 122.22% MoM

Median Sold Price

\$1,111,550

↓ 6.2% MoM

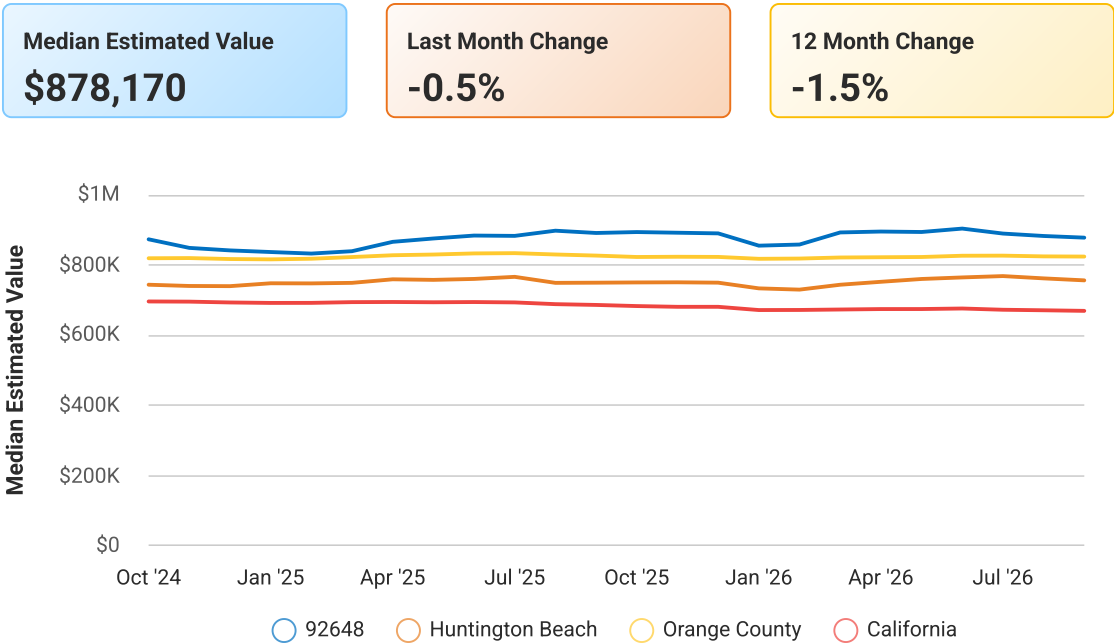
September 2026 Median Estimated Property Value

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



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September 2026 Active Listings

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

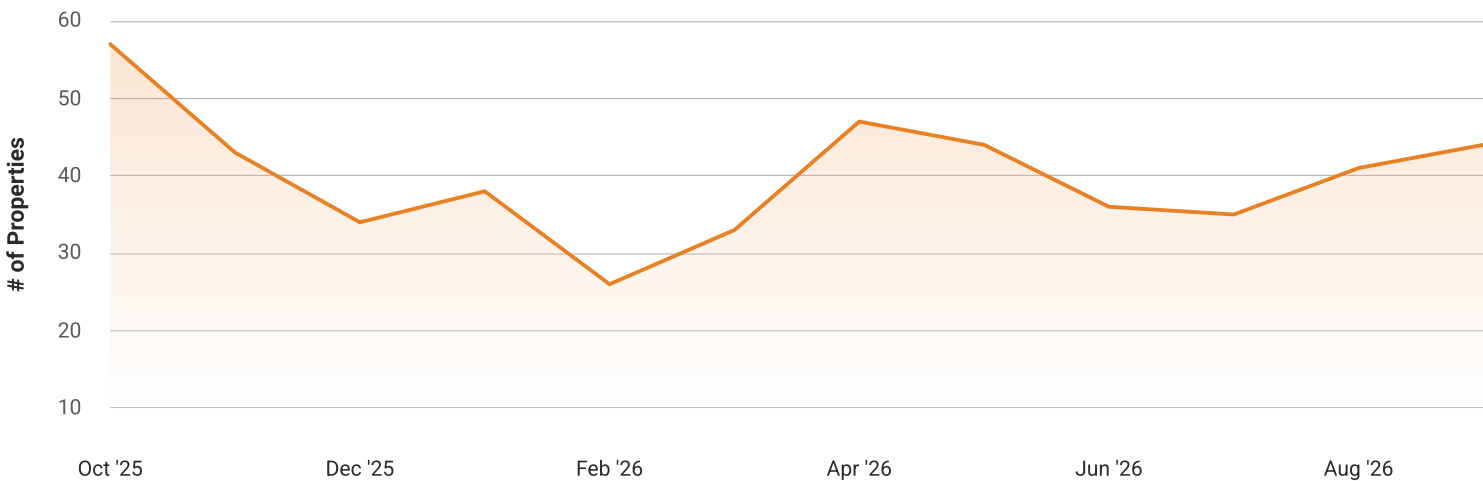
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

of Properties - 44

↑ 7.3% Month over Month



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September 2026 Sold Listings

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

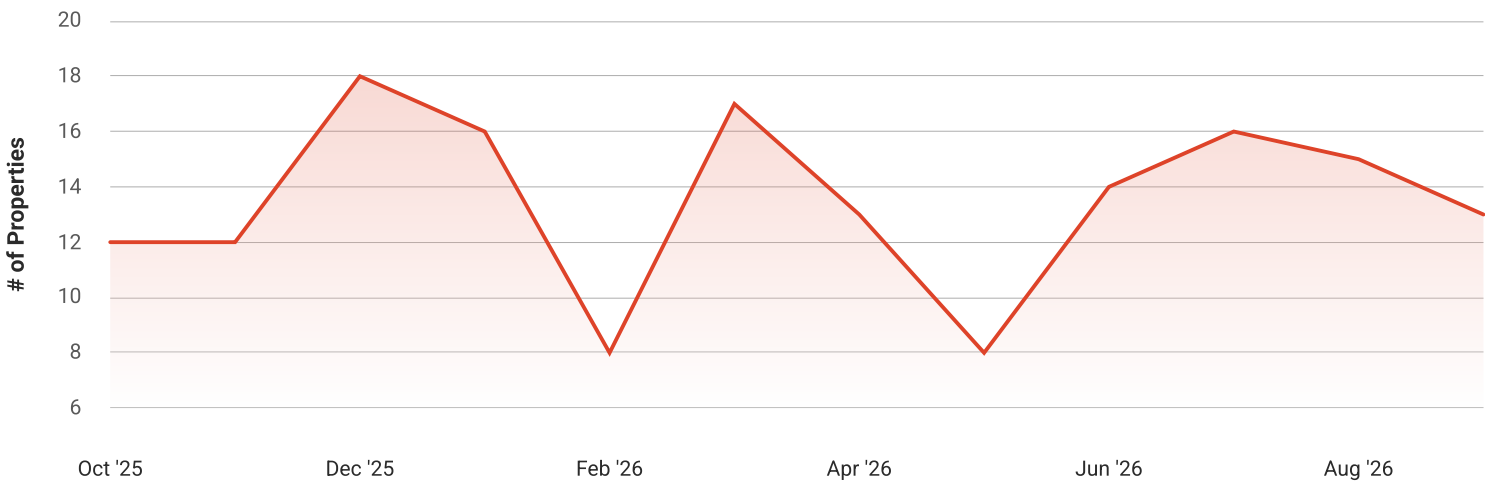
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

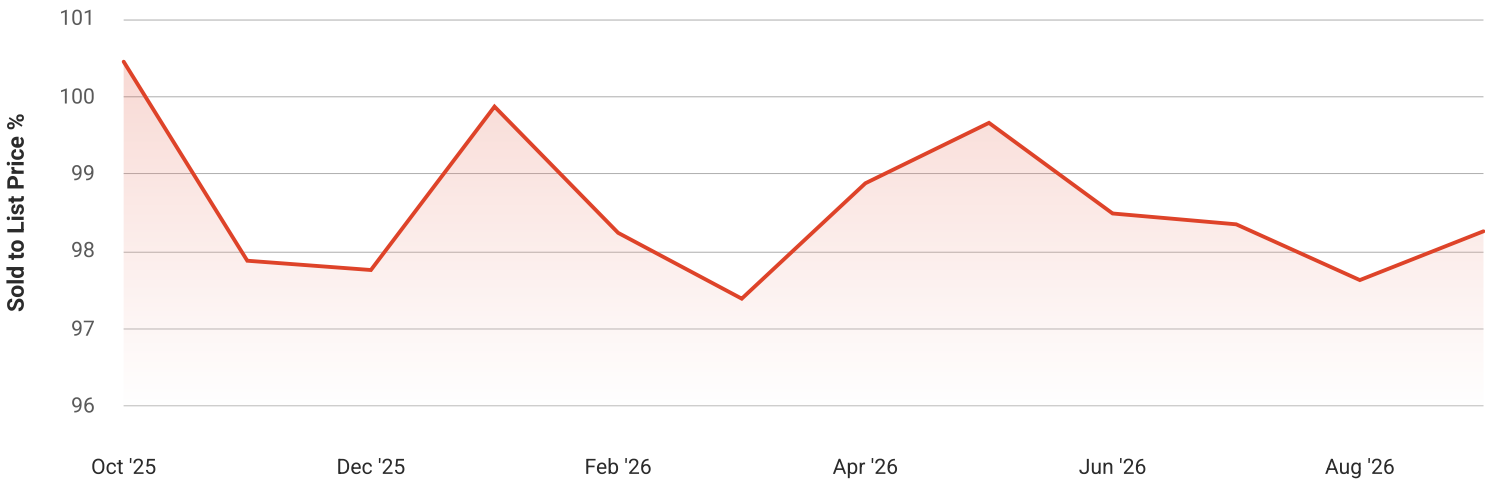
of Properties - 13

↓ 13.3% Month over Month



Avg. List to Sale Price % - 98.26%

↑ 0.6% Month over Month



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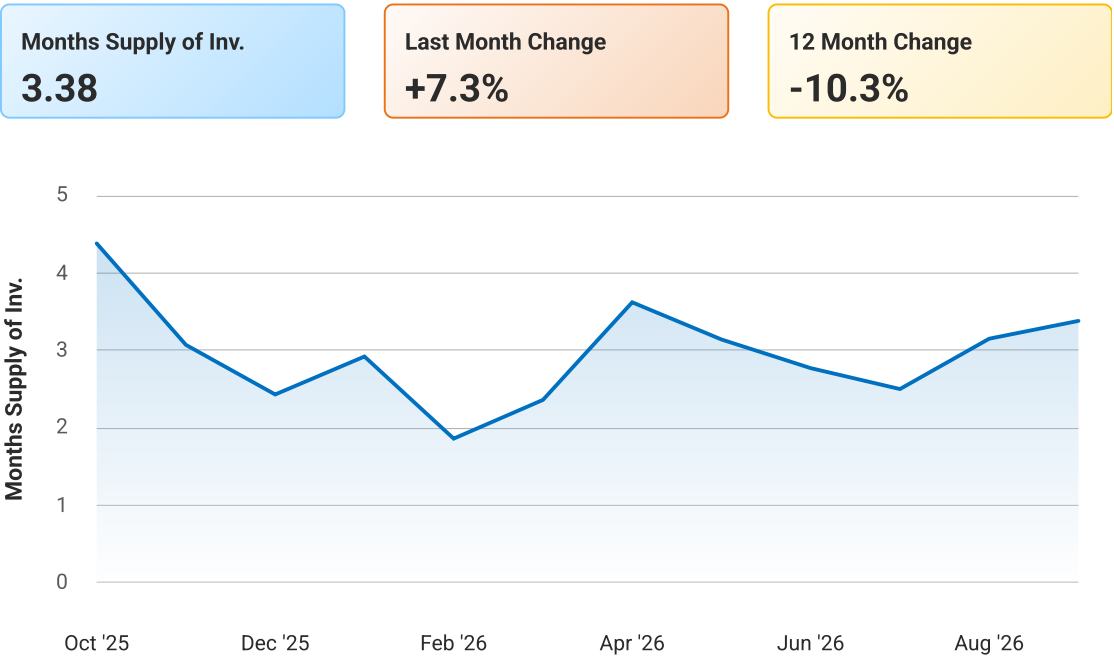
September 2026 Months Supply of Inv.

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year. Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources
Update Frequency: Monthly



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September 2026 Sold Public Records

Huntington Beach, CA 92648

Condo/Townhouse/Apt.

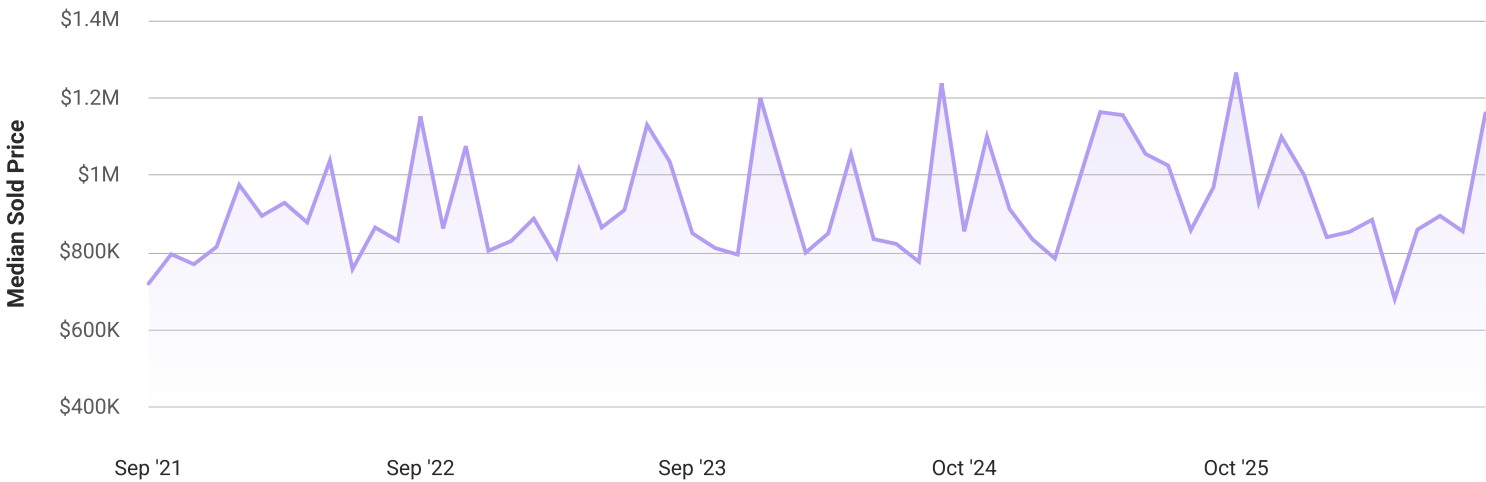
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

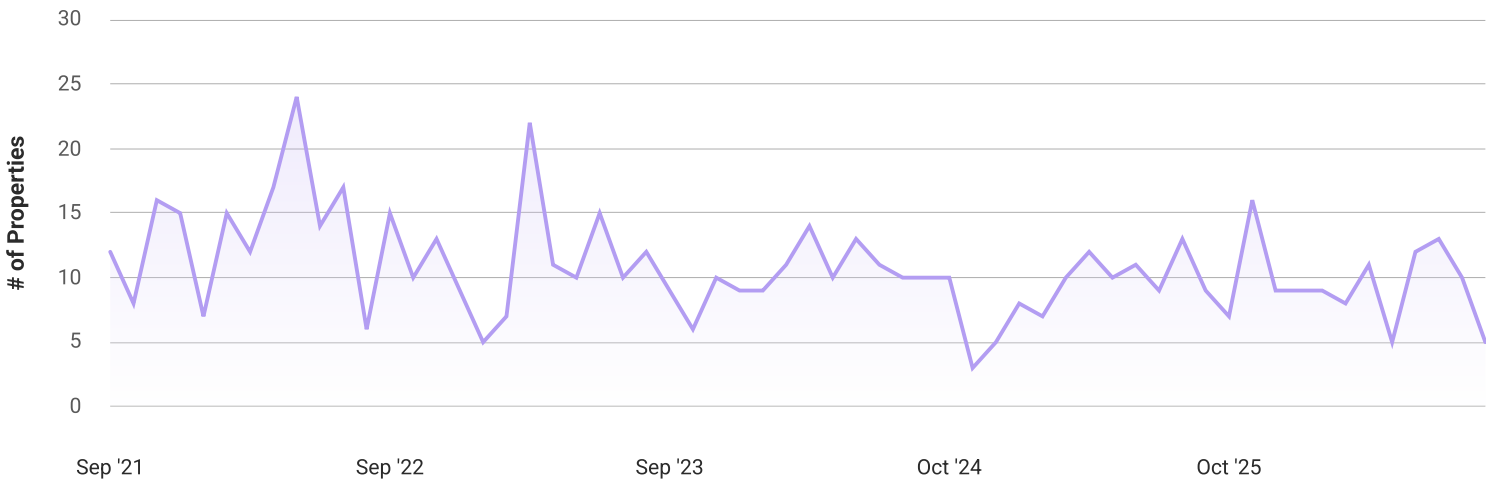
Median Sold Price - \$1,160,000

↑ 35.7% Month over Month



of Properties - 5

↓ 50% Month over Month



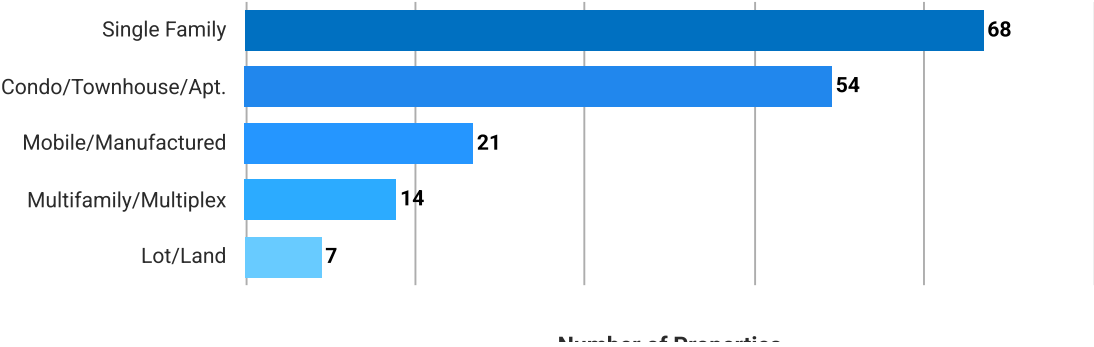
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Listing Inventory in Huntington Beach, CA 92648

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

Source: On- and off-market listings sources

Update Frequency: Daily



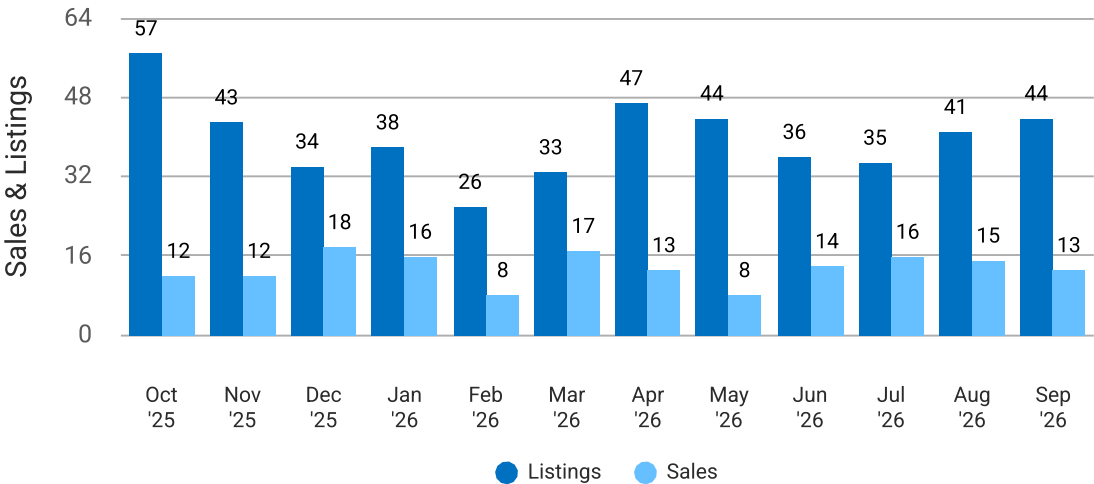
Total Sales and Active Listings in Huntington Beach, CA 92648

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



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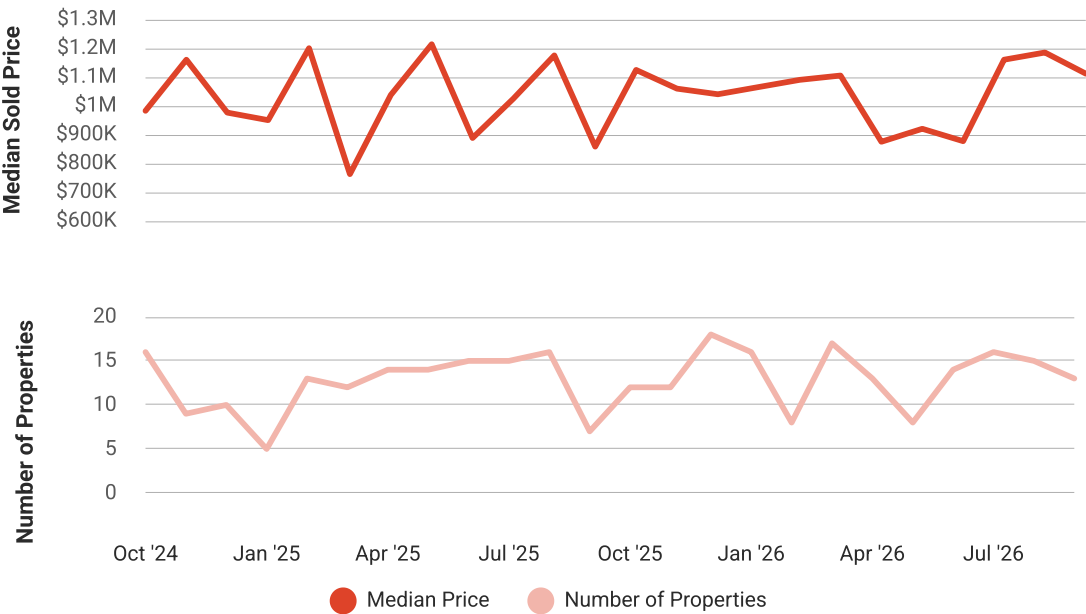
Median Sold Price vs Sold Listings in Huntington Beach, CA 92648

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



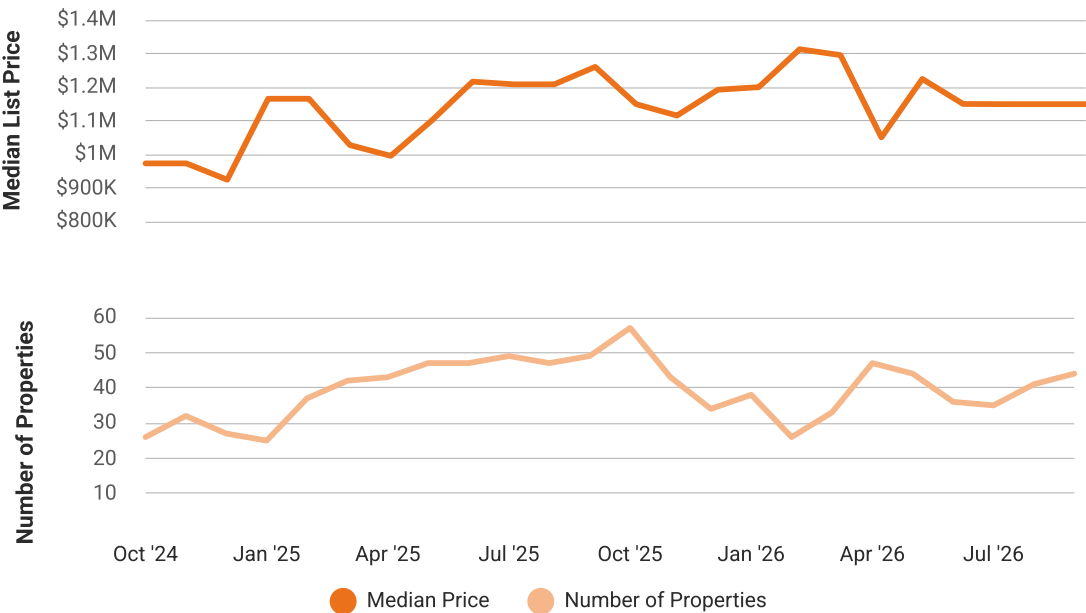
Median List Price vs Active Listings in Huntington Beach, CA 92648

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	\$878,170	\$882,910 -0.54%	\$903,990 -2.86%	\$891,480 -1.49%	\$855,470 +2.65%	\$855,860 +2.61%
Median Sold Price Last Updated: 9/30/2026	\$1,111,550	\$1,185,000 -6.2%	\$877,000 +26.74%	\$858,000 +29.55%	\$905,000 +22.82%	\$762,000 +45.87%
Median List Price Last Updated: 9/30/2026	\$1,149,000	\$1,149,000 0%	\$1,149,500 -0.04%	\$1,260,000 -8.81%	\$995,000 +15.48%	\$875,000 +31.31%

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 Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

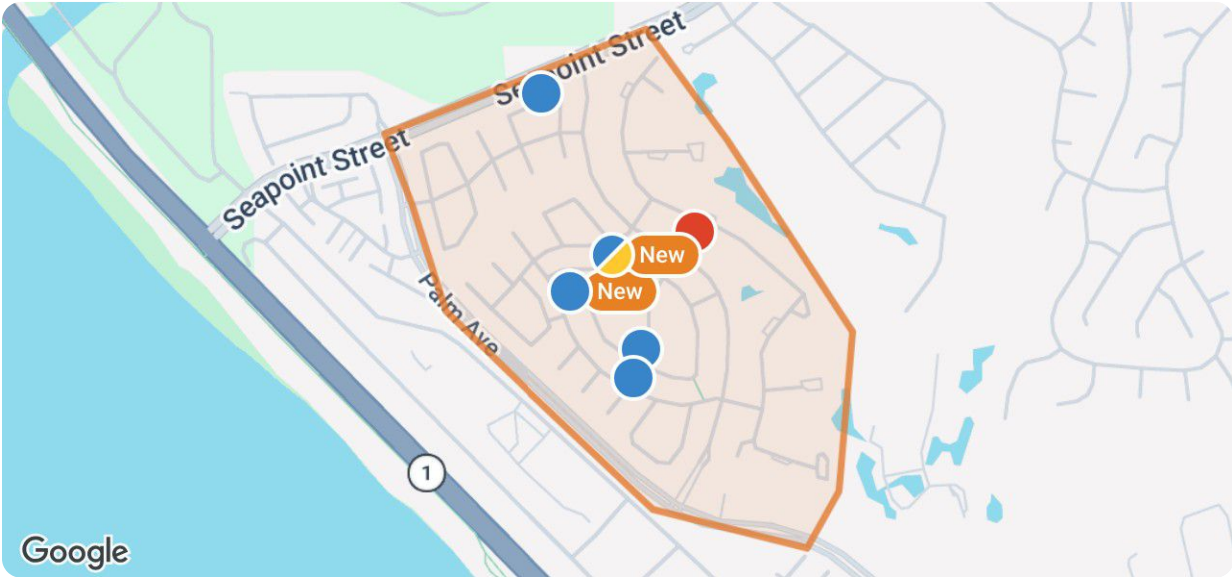
Sort Order: Price
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Distressed
Property Types: Single Family, Condo/Townhouse/Apt, CoOp
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any



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Summary

For Sale Activity in the Last 3 Months



- Legend**
- For Sale
 - For Sale Pending
 - Distressed For Sale or Lease
 - For Sale / Lease

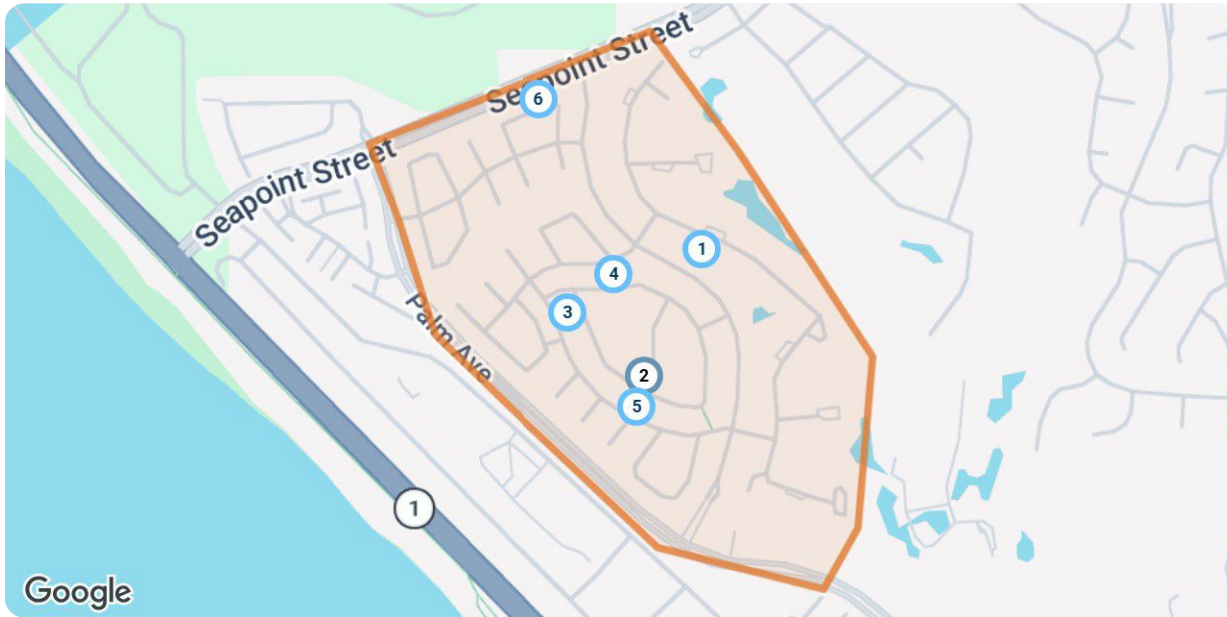
	New	Pending
Number of Properties	4	4
Lowest Listing Price / Est.Value	\$1,700,000	\$1,330,000
Median Listing Price / Est.Value	\$1,899,000	\$1,377,000
Highest Listing Price / Est.Value	\$2,795,000	\$1,850,000
Average Price / sqft	\$779	\$702
Median Price / sqft	\$779	\$672
Average Days in RPR	60	62
Median Days in RPR	72	13
Total Volume	\$8,293,000	\$5,934,000
Source	Listings	Listings

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Market Activity Breakdown

New

Source: Listings



Legend

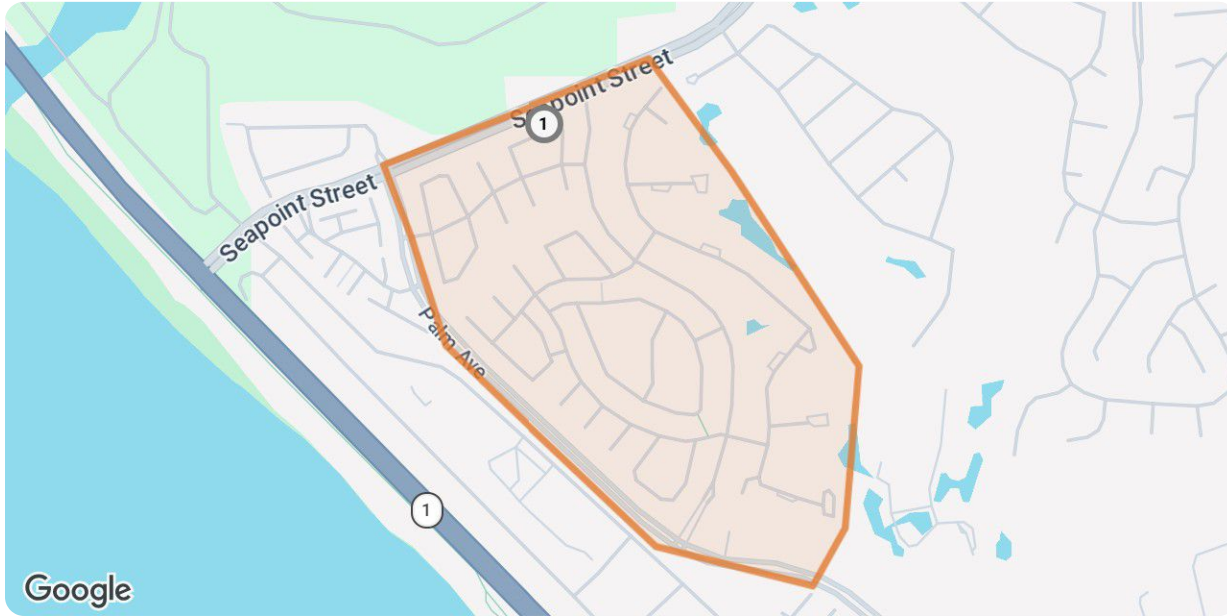
 Active For Sale

New: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 19381 Woodlands Dr, Huntington Beach, CA 92648 MLS ID: AR26161922  Active / For Sale <i>Listing Courtesy of THE REAL ESTATE COMPANY JGK INC.</i>	Single Family	4/4	3,514	7,000 sqft	1987	7/29/2026 90 days	\$2,795,000 \$795/sq ft
2	 6062 Eaglecrest Dr, Huntington Beach, CA 92648 MLS ID: OC26187054  Active / For Sale <i>Listing Courtesy of COLDWELL BANKER REALTY</i>	Single Family	3/3	2,437	2,944 sqft	1988	8/26/2026 62 days	\$1,899,000 \$779/sq ft
3	 6111 Greenbrier Dr, Huntington Beach, CA 92648 MLS ID: OC26172788  Active / For Sale and For Lease <i>Listing Courtesy of COLDWELL BANKER REALTY</i>	Single Family	3/4	2,437	2,944 sqft	1989	8/7/2026 81 days	\$1,899,000 \$779/sq ft
4	 6011 Shadowbrook Cir, Huntington Beach, CA 92648 MLS ID: OC26199526  Active / For Sale <i>Listing Courtesy of REDFIN</i>	Condo/Townhouse/Apt.	3/3	2,236	1,576 sqft	1989	10/22/2026 5 days	\$1,700,000 \$760/sq ft

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Pending

Source: Listings



Legend

● Pending

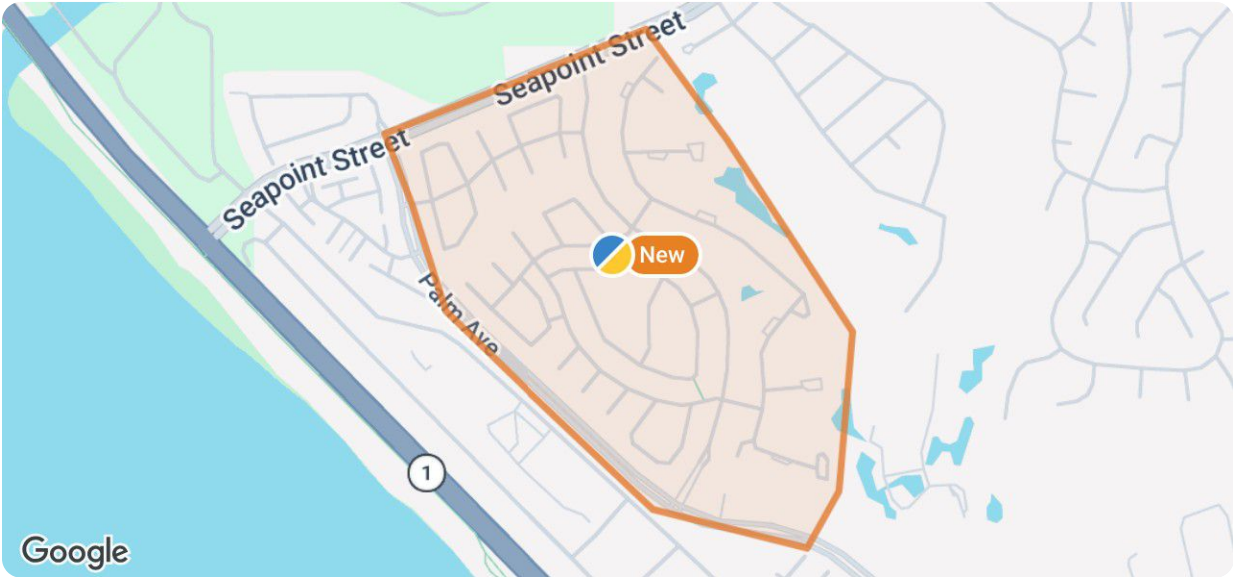
Pending: 4 properties

		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		19401 Merion Cir, Huntington Beach, CA 92648 MLS ID: OC26190857 ● Pending / For Sale <i>Listing Courtesy of THE GROUP REALTY, INC.</i>	Condo/Townhouse/Apt.	3/3	2,236	1,576 sqft 1987	9/9/2026 \$1,850,000 \$827/sq ft	9/16/2026 7 days
2		6056 Shadowbrook Cir, Huntington Beach, CA 92648 MLS ID: OC26202812 ● Pending / For Sale <i>Listing Courtesy of COLDWELL BANKER REALTY</i>	Condo/Townhouse/Apt.	2/3	2,000	1,576 sqft 1989	9/16/2026 \$1,399,000 \$700/sq ft	9/29/2026 13 days
3		19225 Seabrook Ln, Huntington Beach, CA 92648 MLS ID: OC26197032 ● Pending / For Sale <i>Listing Courtesy of SEVEN GABLES REAL ESTATE</i>	Condo/Townhouse/Apt.	3/3	2,132	1,498 sqft 1987	9/8/2026 \$1,355,000 \$636/sq ft	9/20/2026 12 days
4		19282 Torrey pines Cir, Huntington Beach, CA 92648 MLS ID: PW26049749 ● Pending / For Sale <i>Listing Courtesy of SOUTHLAND HOMES</i>	Condo/Townhouse/Apt.	3/3	2,065	1,498 sqft 1985	3/6/2026 \$1,330,000 \$644/sq ft	10/7/2026 215 days

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Summary

For Lease Activity in the Last 3 Months



Legend

For Lease

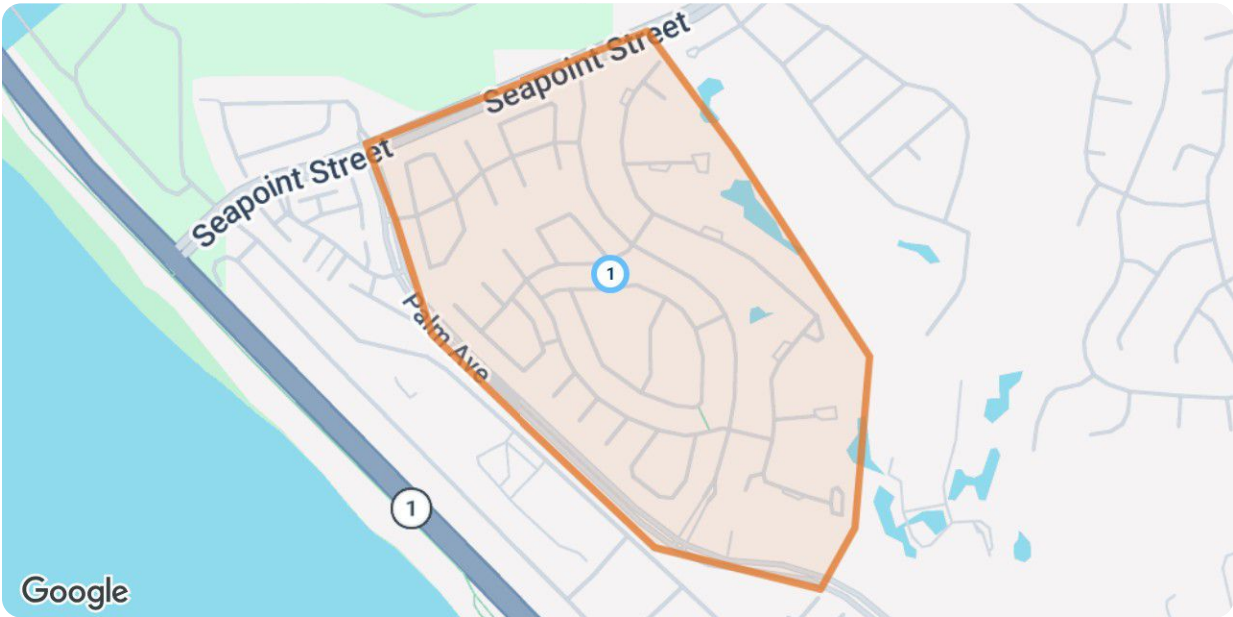
For Sale / Lease

	New
Number of Properties	3
Lowest Listing Price / Est.Value	\$5,650
Median Listing Price / Est.Value	\$6,000
Highest Listing Price / Est.Value	\$1,899,000
Average Price / sqft	\$262
Median Price / sqft	\$3
Average Days in RPR	54
Median Days in RPR	43
Total Volume	\$1,910,650
Source	Listings

Market Activity Breakdown

New

Source: Listings



Legend

- Active For Sale
- Active For Lease

New: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1		6111 Greenbrier Dr, Huntington Beach, CA 92648 MLS ID: OC26172788 🟦 Active / For Sale and For Lease <i>Listing Courtesy of COLDWELL BANKER REALTY</i>	Single Family	3/4	2,437	2,944 sqft	1989	8/7/2026 81 days \$1,899,000 \$779/sq ft
2		19305 Brooktrail Ln, Huntington Beach, CA 92648 MLS ID: OC26201382 🟡 Active / For Lease <i>Courtesy of COLDWELL BANKER REALTY</i>	Condo/Townhouse/Apt.	3/3	2,245	1,576 sqft	1991	9/14/2026 43 days \$6,000 mo. \$3/sq ft
3		19228 Seabrook Ln, Huntington Beach, CA 92648 MLS ID: OC26205403 🟡 Active / For Lease <i>Courtesy of FIRST TEAM REAL ESTATE</i>	Condo/Townhouse/Apt.	3/3	2,065	1,498 sqft	1988	9/19/2026 38 days \$5,650 mo. \$3/sq ft

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About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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