

Long Beach, CA 90802



Jay Valento

REALTOR®

California Real Estate License #01159553

📞 Mobile (562) 413-7655

✉️ jayvalento@redwagonteam.com

🌐 <https://www.redwagonteam.com>



Fathom Realty Group: Coastal Properties

Long Beach, CA 90803



View All Temecula Homes for Sale at the Grove

Live in this upscale, private gated community of The Groves Temecula homes for sale in the [Wine Country area](#).

37 luxury homes were built in the Groves neighborhood between 2014 and 2020.

There are a couple of homes that are currently being built when I visited the community.

The Groves offers spacious single-family homes with 4 to 6 bedrooms, 3 different floor plans described below, and 4,000 to 5,350 square feet each.

We have floor plans for all 3 models, just in case you want us to send you one or all three.

[The Groves Temecula Homes For Sale \(92592\): Review Pricing](#)

<https://www.redwagonteam.com/the-groves-temecula-homes/>

Market Trends

Market Trends for Long Beach, CA 90802

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

5.07

4.11% MoM

Sold to List Price %

98.6%

0.38% MoM

Median Days in RPR

32

8.57% MoM

Median Sold Price

\$522,500

6.61% MoM

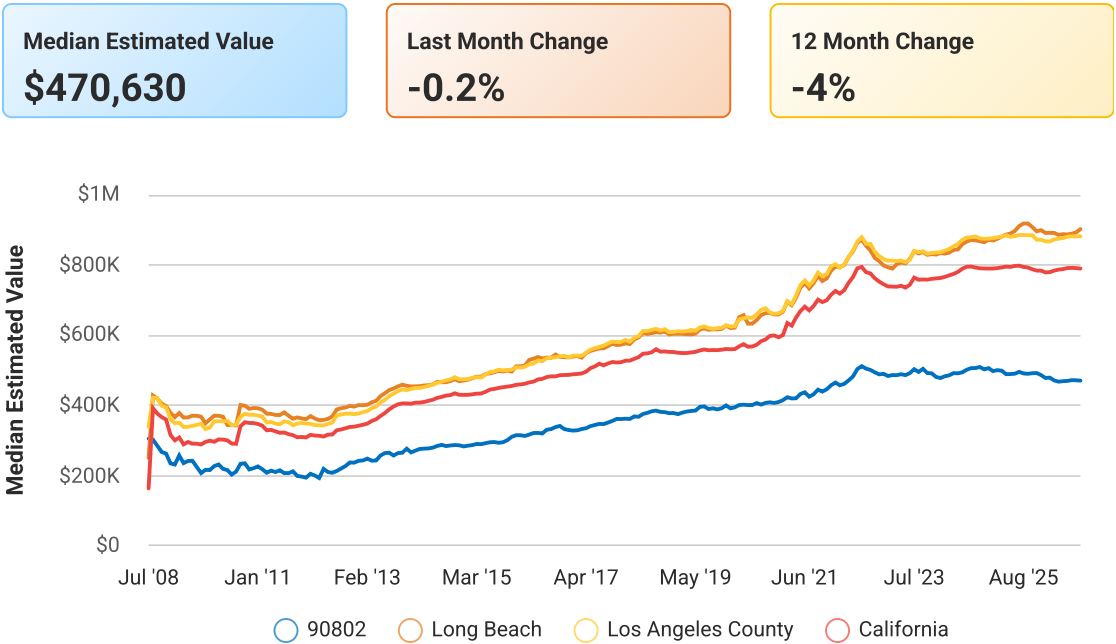
September 2026 Median Estimated Property Value

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



Long Beach, CA 90802

September 2026 Active Listings

Long Beach, CA 90802

Single Family + Condo/Townhouse/Apt.

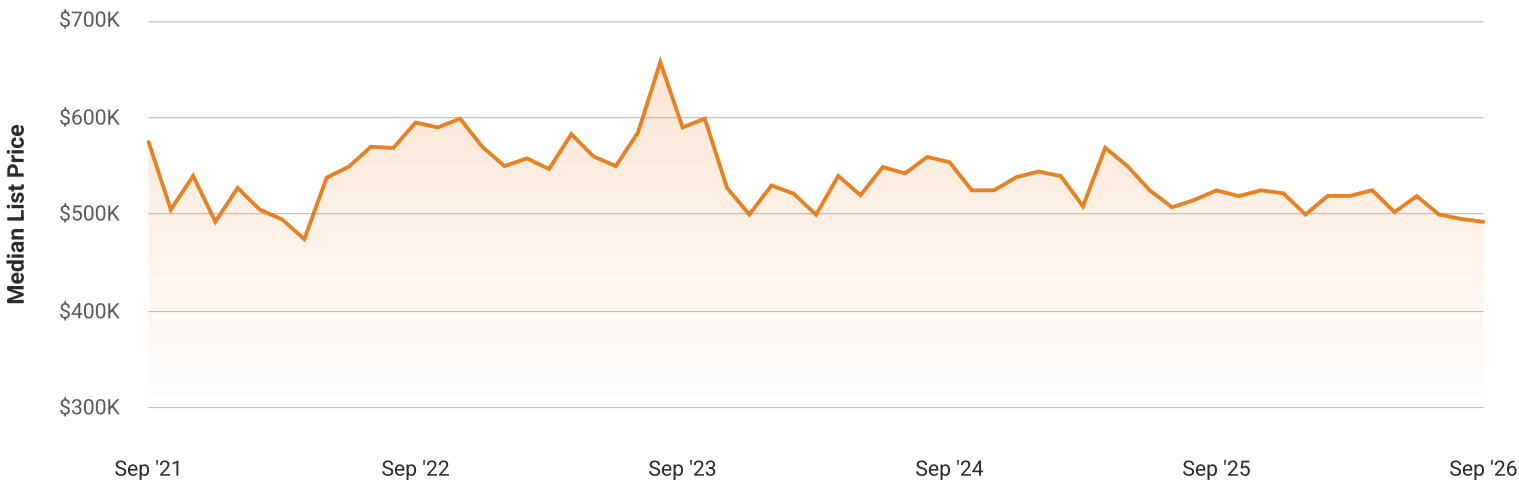
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$492,450

↓ 0.6% Month over Month



Long Beach, CA 90802

September 2026 Sold Listings

Long Beach, CA 90802

Single Family + Condo/Townhouse/Apt.

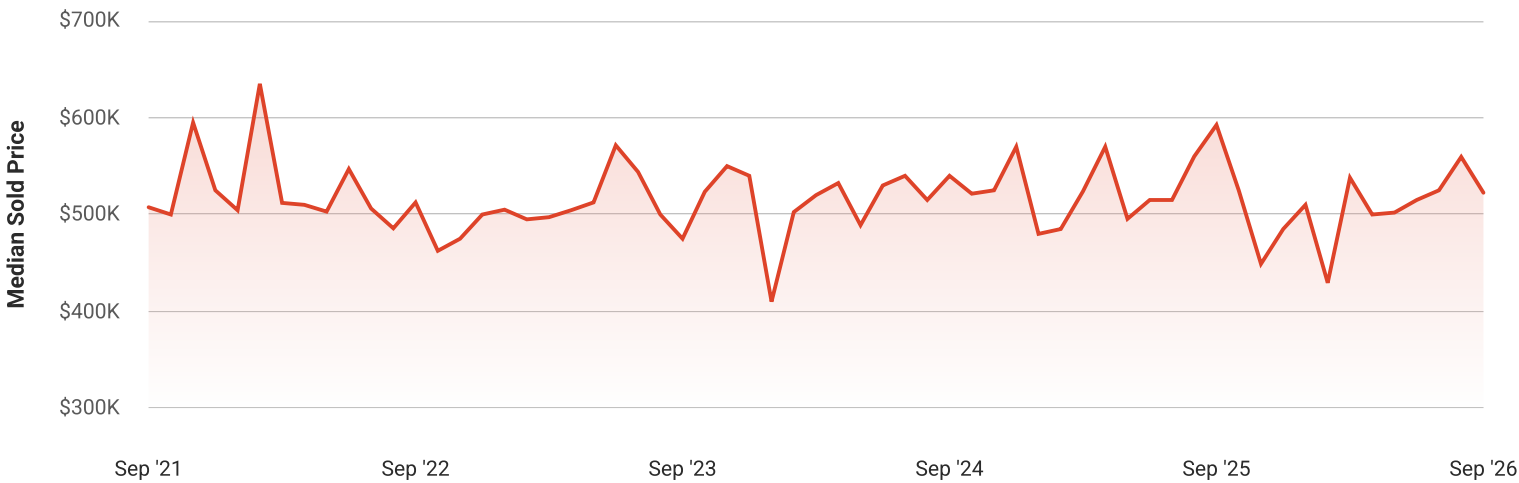
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$522,500

↓ 6.6% Month over Month



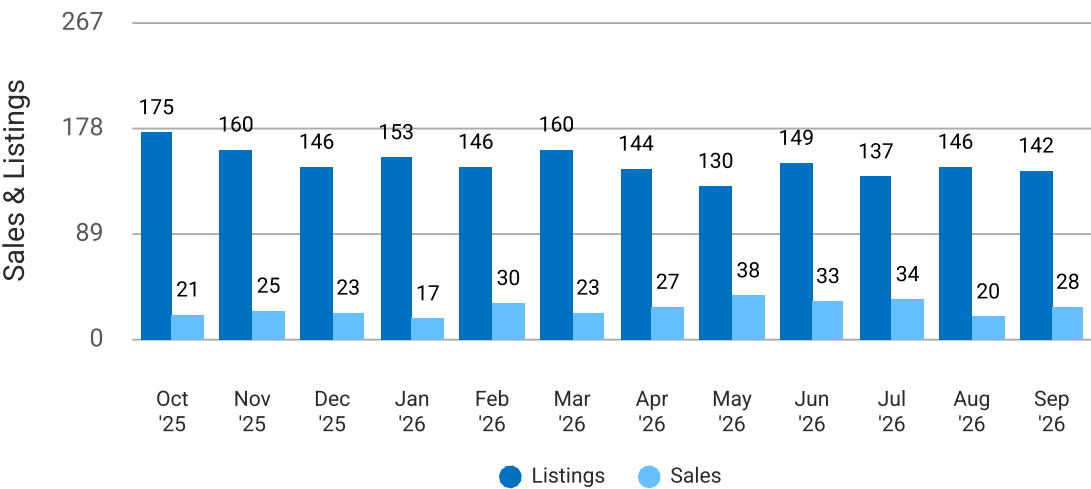
Total Sales and Active Listings in Long Beach, CA 90802

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



Long Beach, CA 90802

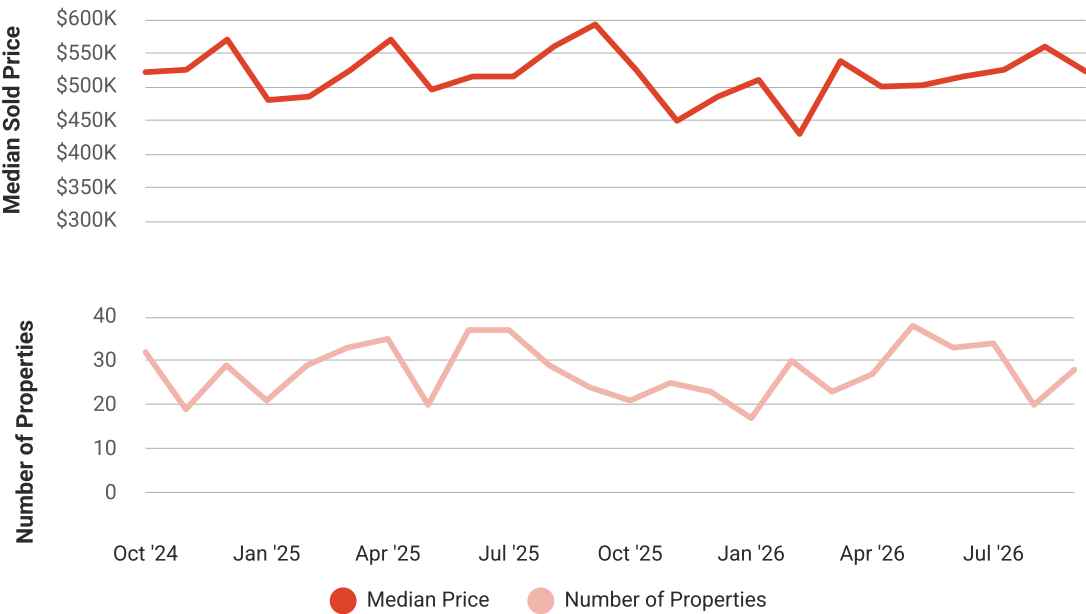
Median Sold Price vs Sold Listings in Long Beach, CA 90802

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



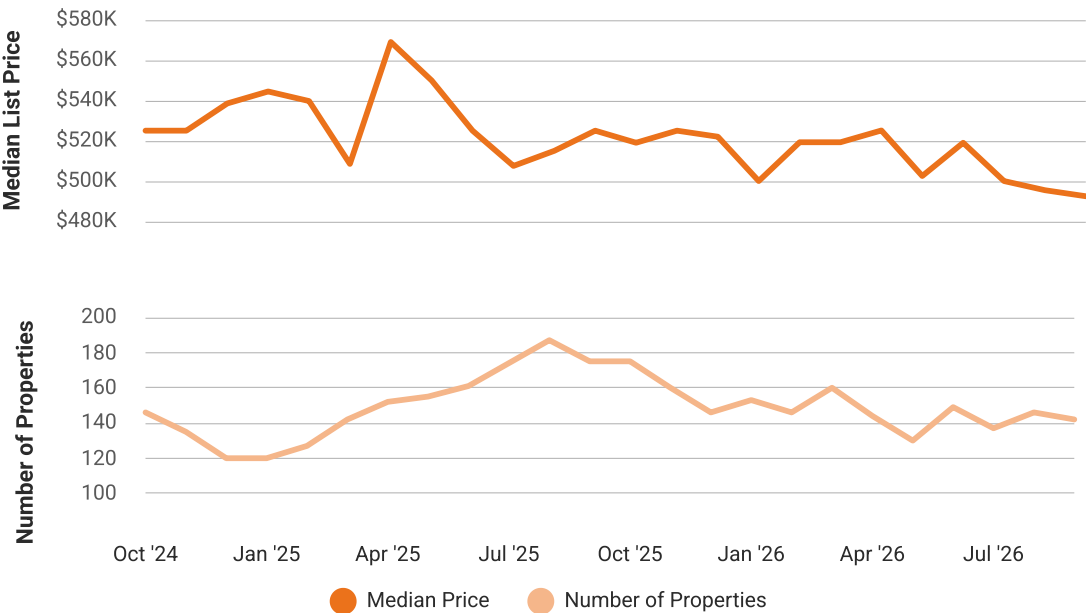
Median List Price vs Active Listings in Long Beach, CA 90802

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	\$470,630	\$471,540 -0.19%	\$469,700 +0.2%	\$490,070 -3.97%	\$506,430 -7.07%	\$504,180 -6.65%
Median Sold Price Last Updated: 9/30/2026	\$522,500	\$559,500 -6.61%	\$515,000 +1.46%	\$592,500 -11.81%	\$540,000 -3.24%	\$475,000 +10%
Median List Price Last Updated: 9/30/2026	\$492,450	\$495,450 -0.61%	\$519,000 -5.12%	\$525,000 -6.2%	\$554,000 -11.11%	\$590,000 -16.53%

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: Distressed, Closed
Property Types: Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

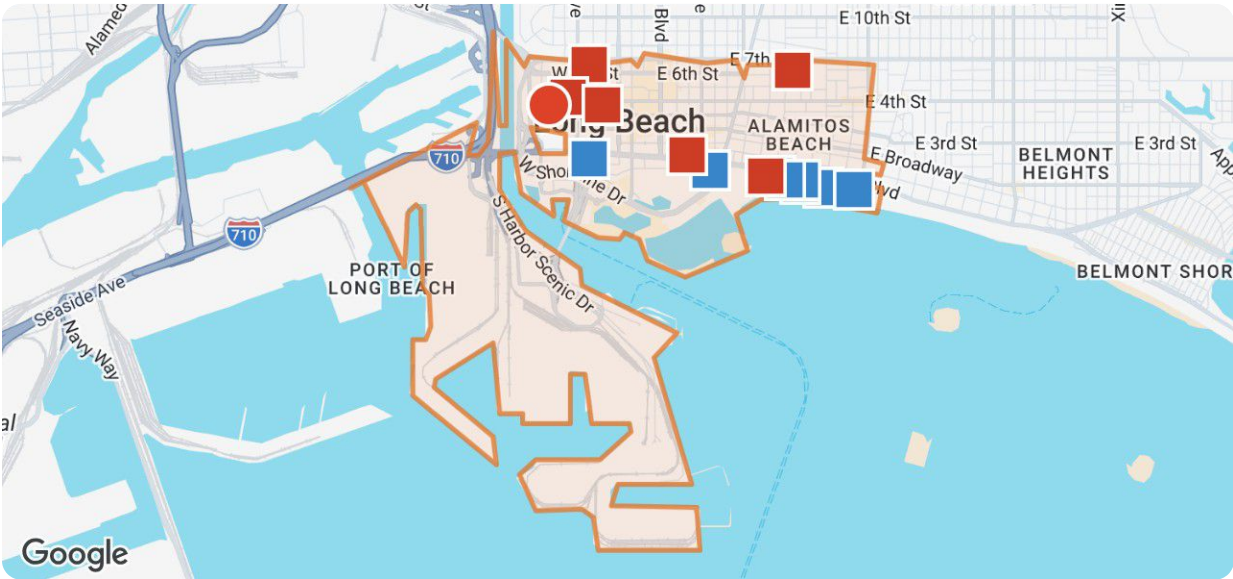


Long Beach, CA 90802



Summary

For Sale Activity in the Last 3 Months



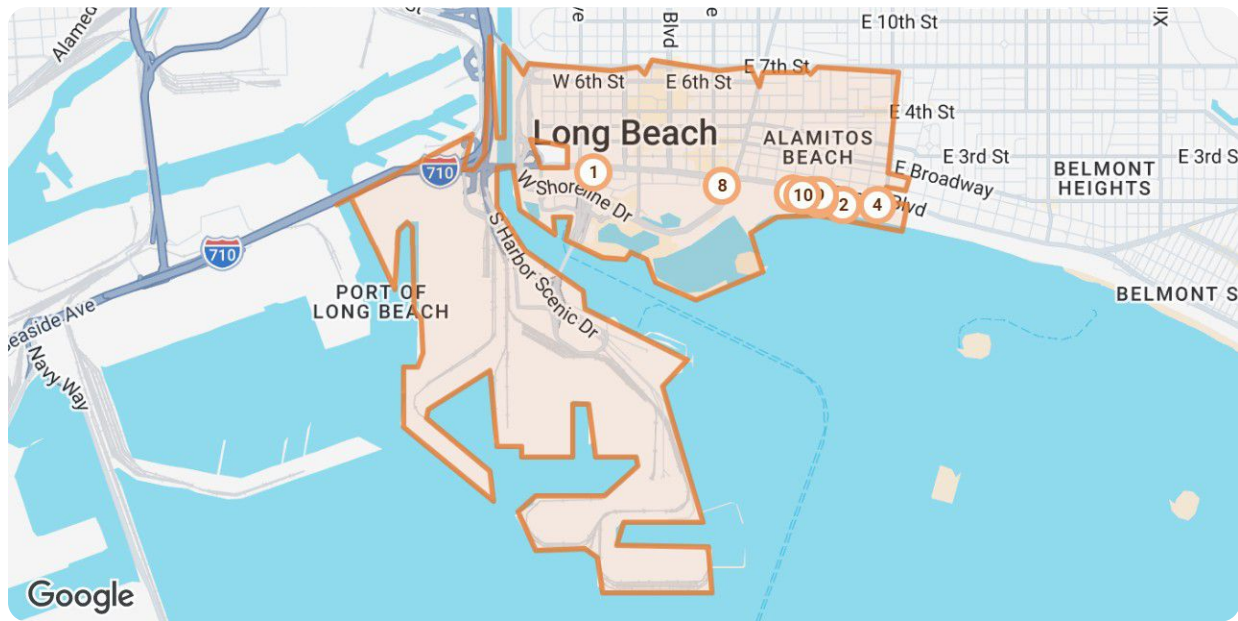
	Closed	Distressed
Number of Properties	10	7
Lowest Listing Price / Est.Value	\$815,000	\$255,000
Median Listing Price / Est.Value	\$990,000	\$552,110
Highest Listing Price / Est.Value	\$1,720,000	\$1,234,550
Average Price / sqft	\$710	\$546
Median Price / sqft	\$716	\$553
Average Days in RPR	67	41
Median Days in RPR	47	27
Total Volume	\$10,850,000	\$3,899,068
Source	Public Records & Listings	Public Records & Listings



Market Activity Breakdown

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	 <div>1310 E Ocean Blvd, Unit 1604 Long Beach, CA 90802 MLS ID: PW26088612 <div>Closed / For Sale</div></div> <div>Courtesy of FIRST TEAM REAL ESTATE</div>	Condo/Townhouse/Apt.	2/2	1,969	0.98 acres 1984	9/30/2026 112 days	\$1,720,000 \$874/sq ft	<div>↓</div> 4.39%
2	 <div>1230 E Ocean Blvd, Unit 503 Long Beach, CA 90802 MLS ID: OC26147245 <div>Closed / For Sale</div></div> <div>Courtesy of TURTLE ROCK REALTY INC</div>	Condo/Townhouse/Apt.	2/2	1,800	0.58 acres 1985	9/11/2026 7 days	\$1,300,000 \$722/sq ft	<div>↓</div> 3.7%
3	 <div>400 W Ocean Blvd, Unit 1403 Long Beach, CA 90802 MLS ID: PW26142071 <div>Closed / For Sale</div></div> <div>Courtesy of DUNFEE REAL ESTATE SERVICES</div>	Condo/Townhouse/Apt.	3/3	1,760	0.77 acres 2007	9/3/2026 7 days	\$1,250,000 \$710/sq ft	—
4	 <div>411 W Seaside Way, Unit 1103 Long Beach, CA 90802 MLS ID: SB26164620 <div>Closed / For Sale</div></div> <div>Courtesy of BEACH CITY BROKERS</div>	Condo/Townhouse/Apt.	2/2	1,410	0.76 acres 2007	9/4/2026 13 days	\$1,100,000 \$780/sq ft	<div>↑</div> 0.09%
5	 <div>700 E Ocean Blvd, Unit 2205 Long Beach, CA 90802 MLS ID: OC26174596 <div>Closed / For Sale</div></div> <div>Courtesy of COLDWELL BANKER REALTY</div>	Condo/Townhouse/Apt.	2/2	1,080	0.76 acres 1965	9/15/2026 5 days	\$995,000 \$921/sq ft	—

Long Beach, CA 90802



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	 <div>1400 E Ocean Blvd, Unit 2403 Long Beach, CA 90802 MLS ID: TR26025288 <div>Closed / For Sale</div></div>	Condo/Townhouse/Apt.	3/2	1,393	0.86 acres 2001	10/20/2026 225 days	\$985,000 \$707/sq ft	<div>↓</div> 1.49%
Courtesy of CENTURY 21 CORNERSTONE								
7	 <div>800 E Ocean Blvd, Unit 201 Long Beach, CA 90802 MLS ID: SB26135911 <div>Closed / For Sale</div></div>	Condo/Townhouse/Apt.	2/2	1,239	51,693 acres 1928	9/9/2026 49 days	\$955,000 \$771/sq ft	<div>↓</div> 2.05%
Courtesy of CENTURY 21 COASTAL PROPERTIES								
8	 <div>850 E Ocean Blvd, Unit 301 Long Beach, CA 90802 MLS ID: PW26123276 <div>Closed / For Sale</div></div>	Condo/Townhouse/Apt.	2/2	1,593	1.59 acres 1992	7/31/2026 45 days	\$880,000 \$552/sq ft	<div>↓</div> 2.11%
Courtesy of TM REAL ESTATE BROKERS								
9	 <div>150 The Promenade N, Unit 202 Long Beach, CA 90802 MLS ID: PW26098829 <div>Closed / For Sale</div></div>	Condo/Townhouse/Apt.	3/3	1,750	0.79 acres 2008	9/10/2026 86 days	\$850,000 \$486/sq ft	—
Courtesy of KELLER WILLIAMS PACIFIC ESTATE								
10	 <div>411 W Seaside Way, Unit 1203 Long Beach, CA 90802 MLS ID: OC26061763 <div>Closed / For Sale</div></div>	Condo/Townhouse/Apt.	2/2	1,410	0.76 acres 2007	8/17/2026 116 days	\$815,000 \$578/sq ft	<div>↓</div> 1.21%
Courtesy of COLDWELL BANKER REALTY								

Distressed

Source: Public Records and Listings



- Legend**
- Active For Sale
 - Pending
 - Closed
 - Off Market, Hold, Withdrawn, Expired, or Canceled



Long Beach, CA 90802



Distressed: 7 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	 <small>Google</small>	488 E Ocean Blvd, Unit P18 Long Beach, CA 90802 ■ Off Market / Public Record	Condo/Townhouse/Apt.	3/4	2,180	2.77 acres 2004	– – days	– \$566/sq ft	10/1/2026 Notice of Default
2	 <small>Listing Courtesy of NEIGHBORHOOD REAL ESTATE</small>	940 E 3rd St, Apt 21 Long Beach, CA 90802 MLS ID: CV26221038 ● Active / For Sale	Condo/Townhouse/Apt.	2/2	1,316	0.57 acres 1981	10/23/2026 6 days	\$609,400 \$463/sq ft	9/29/2026 Notice of Default
3	 <small>Google</small>	940 E 3rd St, Apt 20 Long Beach, CA 90802 ■ Off Market / Public Record	Condo/Townhouse/Apt.	2/2	1,031	0.57 acres 1981	– – days	– \$536/sq ft	9/14/2026 Notice of Foreclosure Sale
4	 <small>Google</small>	645 Chestnut Ave, Apt 204 Long Beach, CA 90802 ■ Closed / Public Record	Condo/Townhouse/Apt.	2/2	867	0.71 acres 1986	– – days	– \$569/sq ft	9/1/2026 Notice of Default
5	 <small>Listing Courtesy of COLDWELL BANKER REALTY</small>	527 Cedar Ave, Apt 2E Long Beach, CA 90802 MLS ID: SB26162555 🕒 Pending / For Sale	Condo/Townhouse/Apt.	2/1	809	0.34 acres 1961	7/25/2026 89 days	\$360,000 \$445/sq ft	9/30/2026 Notice of Default
6	 <small>Google</small>	720 W 4th St, Unit 110 Long Beach, CA 90802 ■ Off Market / Public Record	Condo/Townhouse/Apt.	1/2	584	0.74 acres 1984	– – days	– \$553/sq ft	8/6/2026 Notice of Default
7	 <small>Listing Courtesy of KELLER WILLIAMS COASTAL PROP</small>	455 E Ocean Blvd, Apt 1106 Long Beach, CA 90802 MLS ID: PW26203833 ● Active / For Sale	Condo/Townhouse/Apt.	–/1	420	0.46 acres 1923	10/2/2026 27 days	\$255,000 \$607/sq ft	8/7/2026 Short Sale

Photos

Maps



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).

Learn More

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



RPR®

