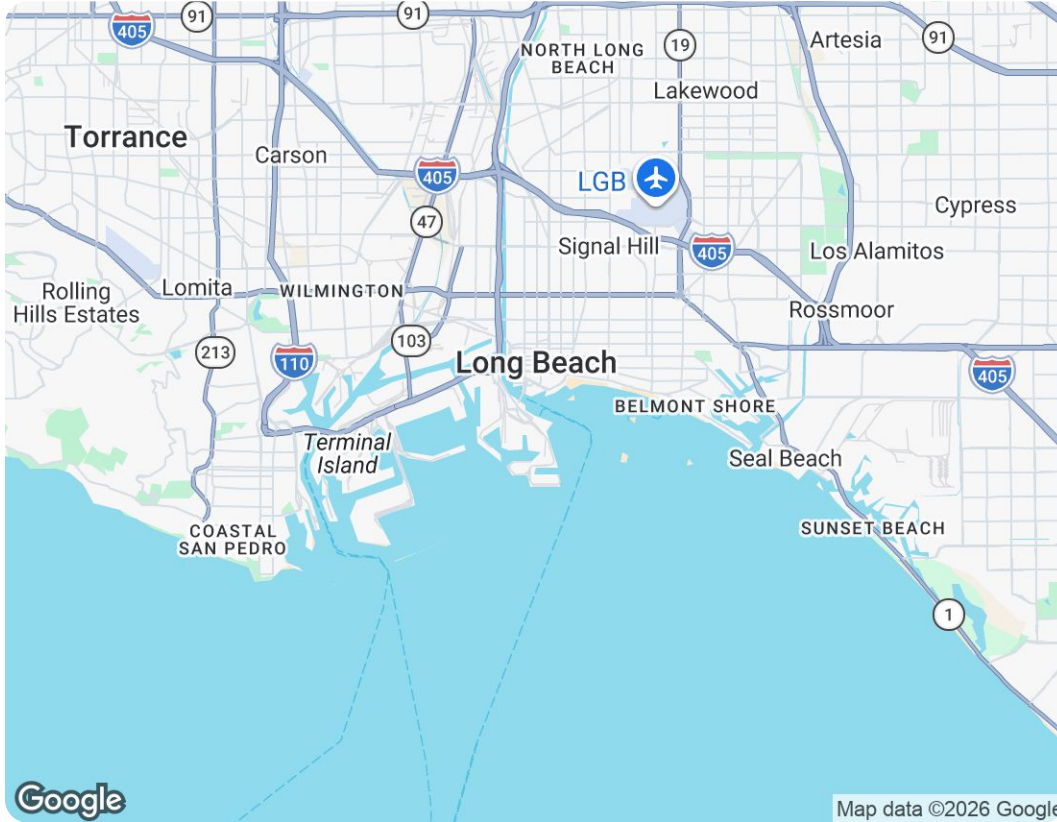




800 E Ocean Blvd, Long Beach, CA 90802



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Fathom Realty Group: Coastal Properties

Long Beach, CA 90803



Market Trends

Market Trends for Long Beach, CA 90802

Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

5.11

↑ 4.29% MoM

Sold to List Price %

98.6%

↑ 0.17% MoM

Median Days in RPR

32

↓ 20% MoM

Median Sold Price

\$522,500

↓ 0.57% MoM

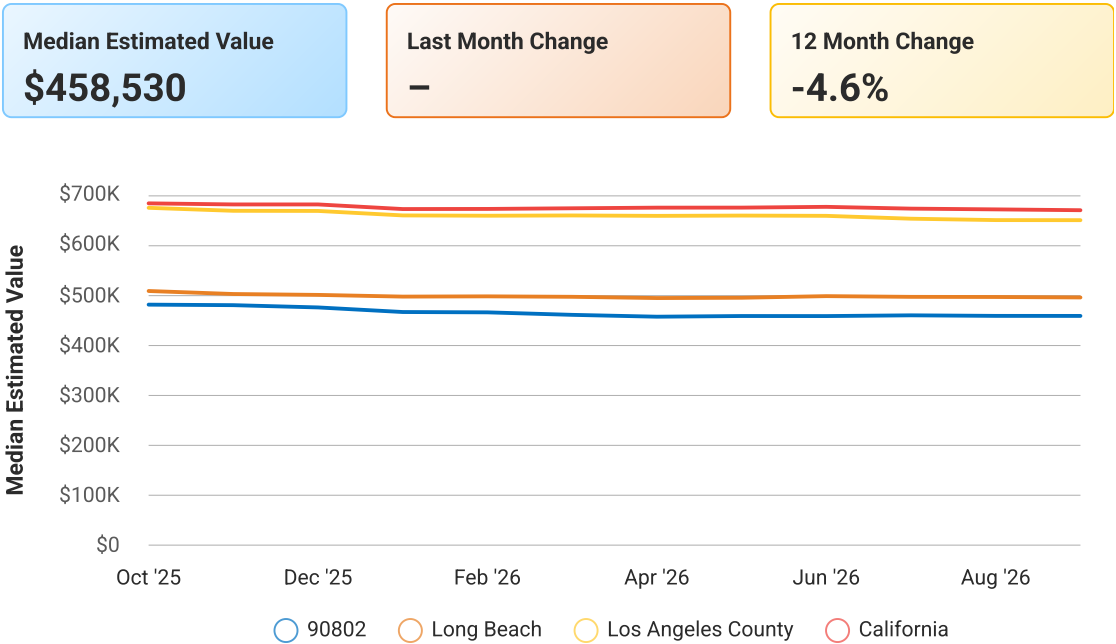
September 2026 Median Estimated Property Value

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



September 2026 New Listings

Long Beach, CA 90802

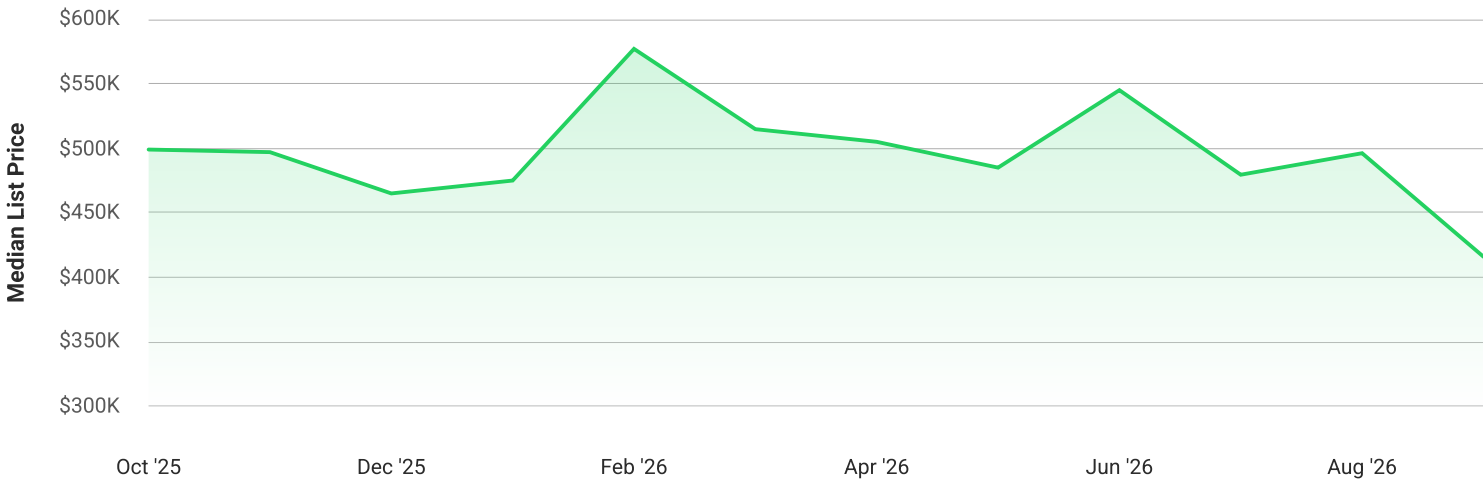
Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources
Update Frequency: Monthly

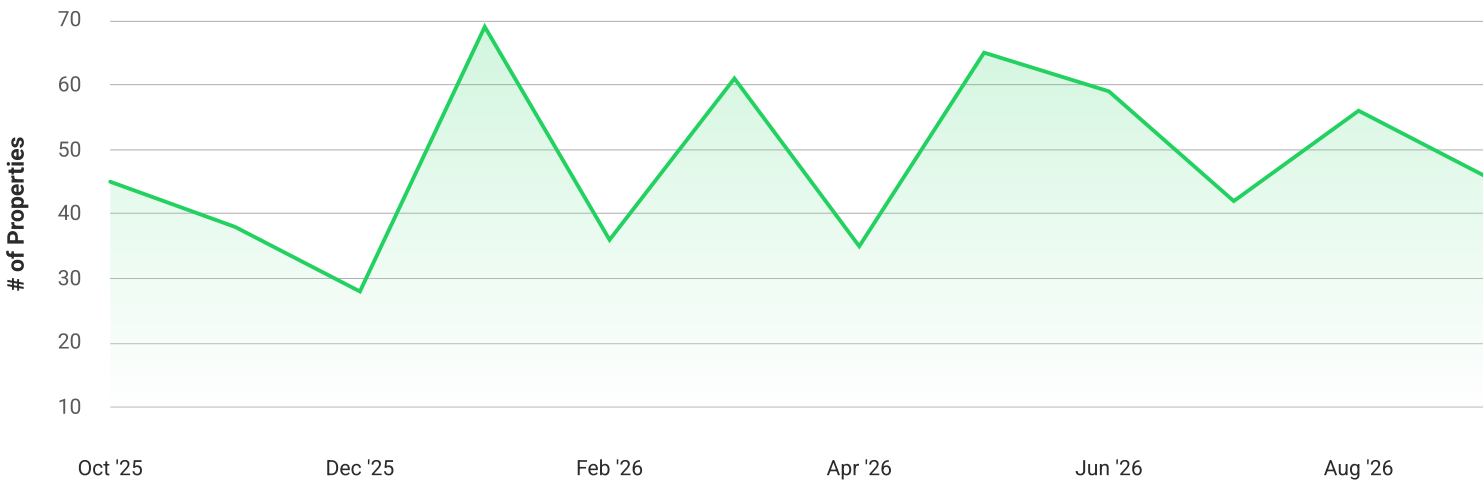
Median List Price - \$416,000

↓ 16.2% Month over Month



of Properties - 46

↓ 17.9% Month over Month



September 2026 Active Listings

Long Beach, CA 90802

Condo/Townhouse/Apt.

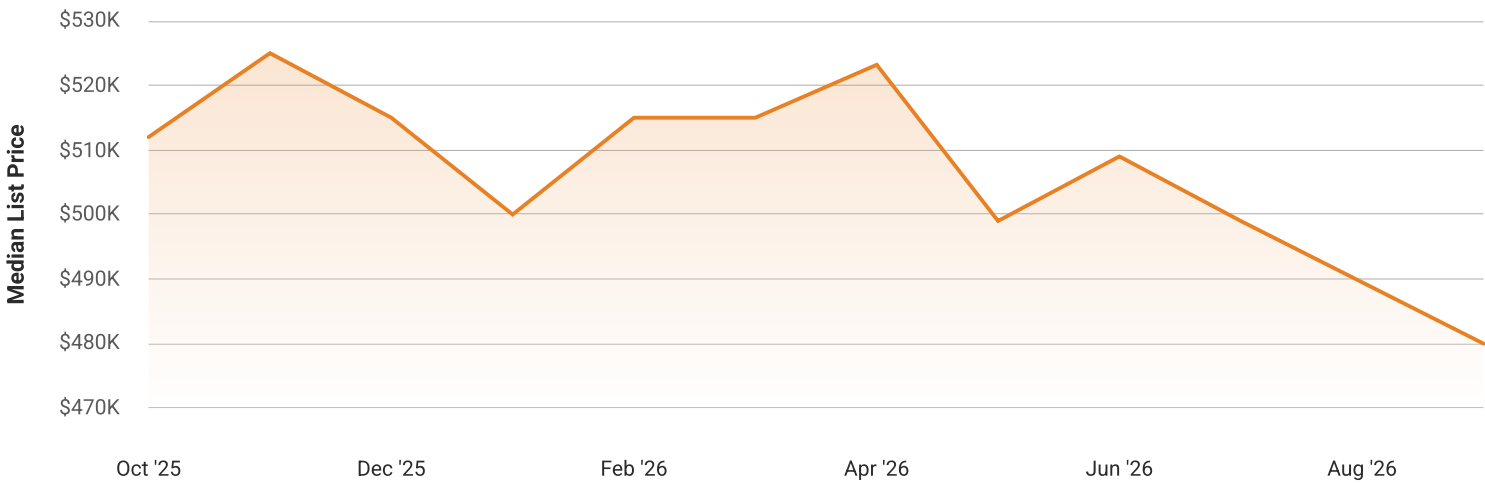
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

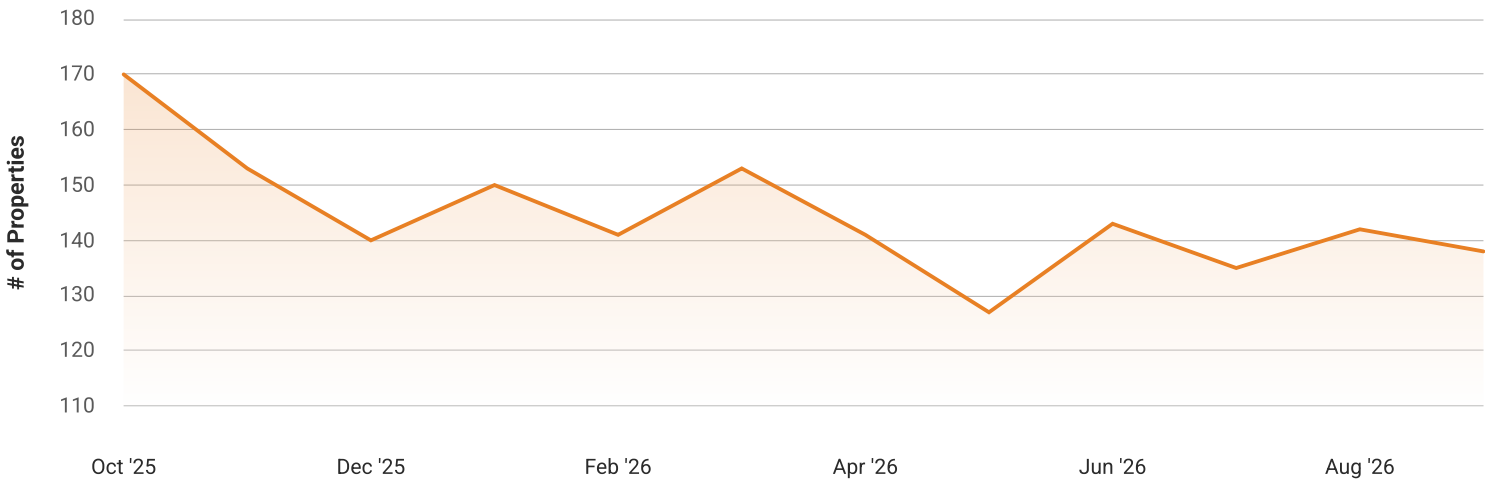
Median List Price - \$480,000

↓ 1.9% Month over Month



of Properties - 138

↓ 2.8% Month over Month



September 2026 New Pending Listings

Long Beach, CA 90802

Condo/Townhouse/Apt.

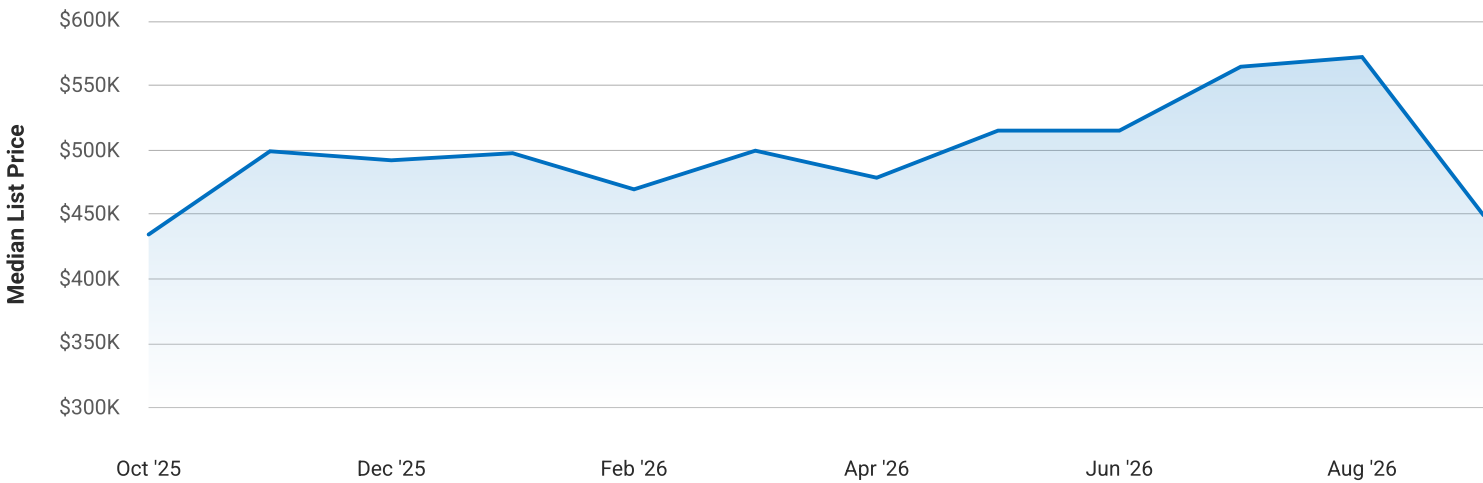
This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

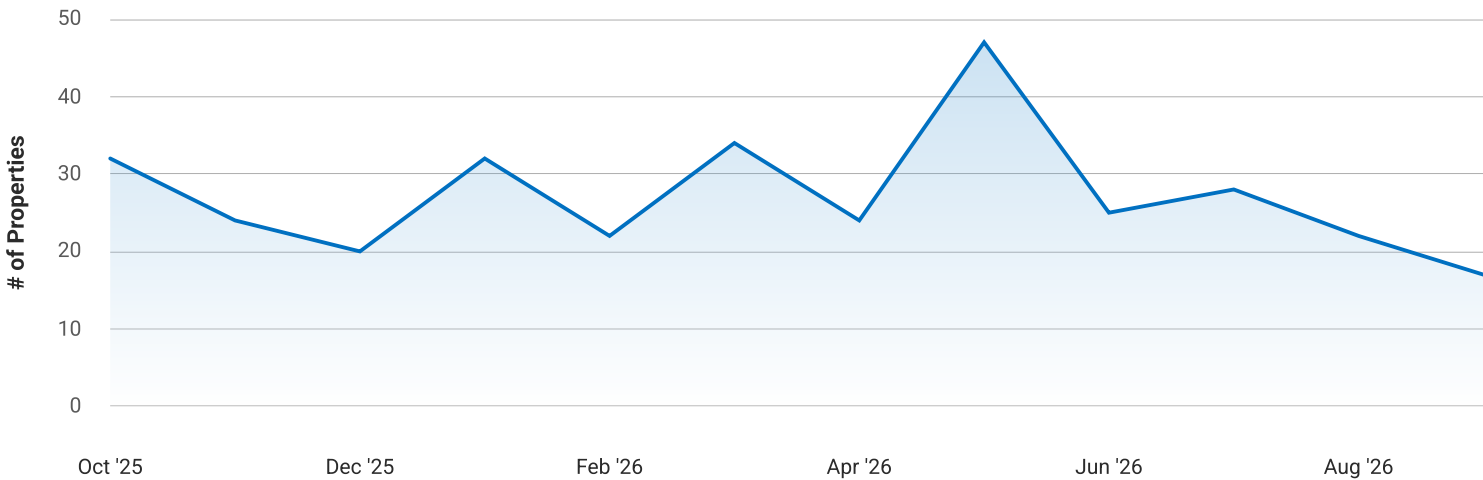
Median List Price - \$449,500

↓ 21.4% Month over Month



of Properties - 17

↓ 22.7% Month over Month



September 2026 Pending Listings

Long Beach, CA 90802

Condo/Townhouse/Apt.

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

Source: Listing sources

Update Frequency: Monthly

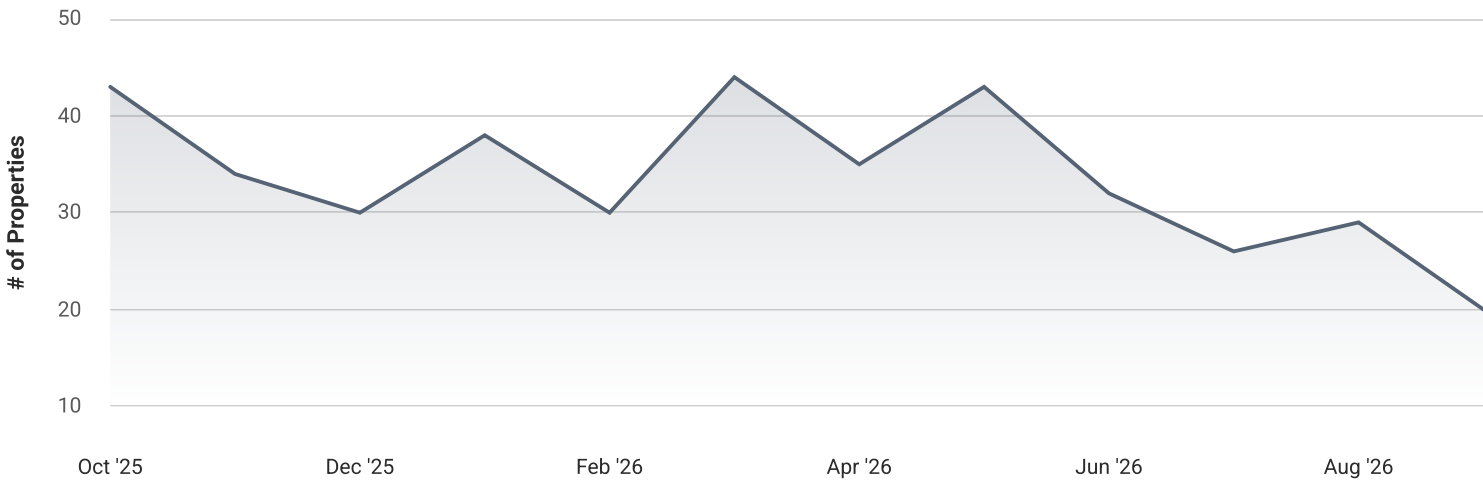
Median List Price - \$494,000

↓ 17.5% Month over Month



of Properties - 20

↓ 31% Month over Month



September 2026 Sold Listings

Long Beach, CA 90802

Condo/Townhouse/Apt.

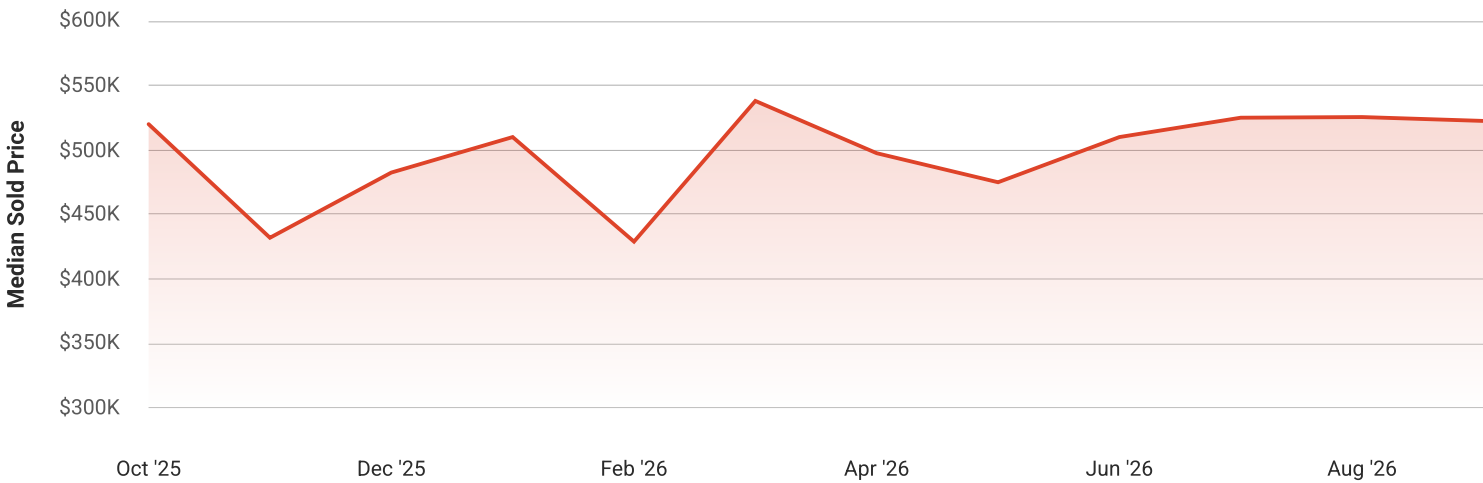
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

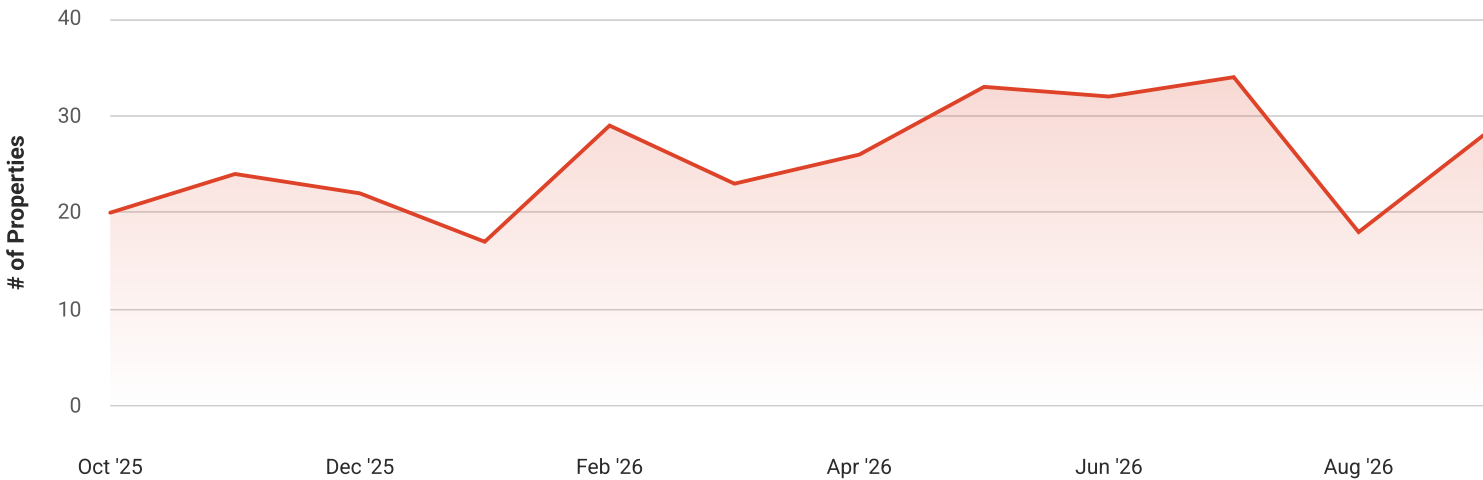
Median Sold Price - \$522,500

↓ 0.6% Month over Month



of Properties - 28

↑ 55.6% Month over Month



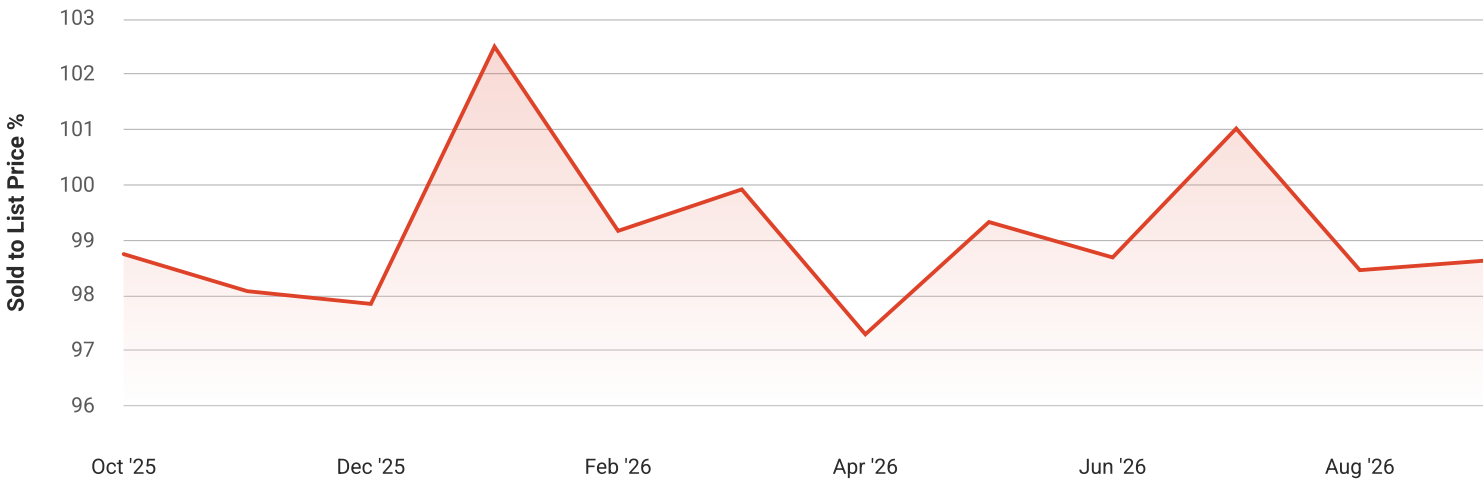
September 2026 Sold Listings

Long Beach, CA 90802

Condo/Townhouse/Apt.

Avg. List to Sale Price % - 98.63%

0.2% Month over Month



September 2026 Months Supply of Inv.

Long Beach, CA 90802

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

Months Supply of Inv.

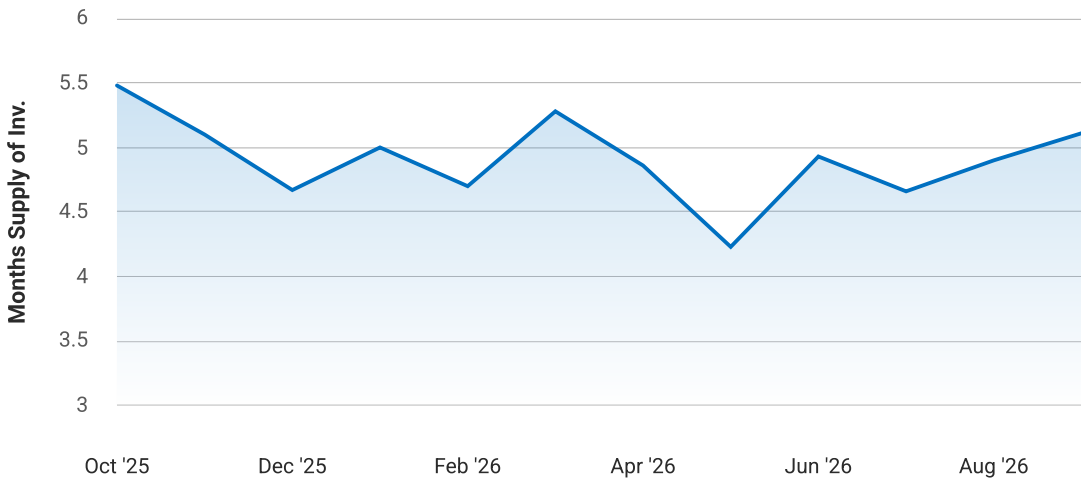
5.11

Last Month Change

+4.3%

12 Month Change

-8.4%



September 2026 Sold Public Records

Long Beach, CA 90802

Condo/Townhouse/Apt.

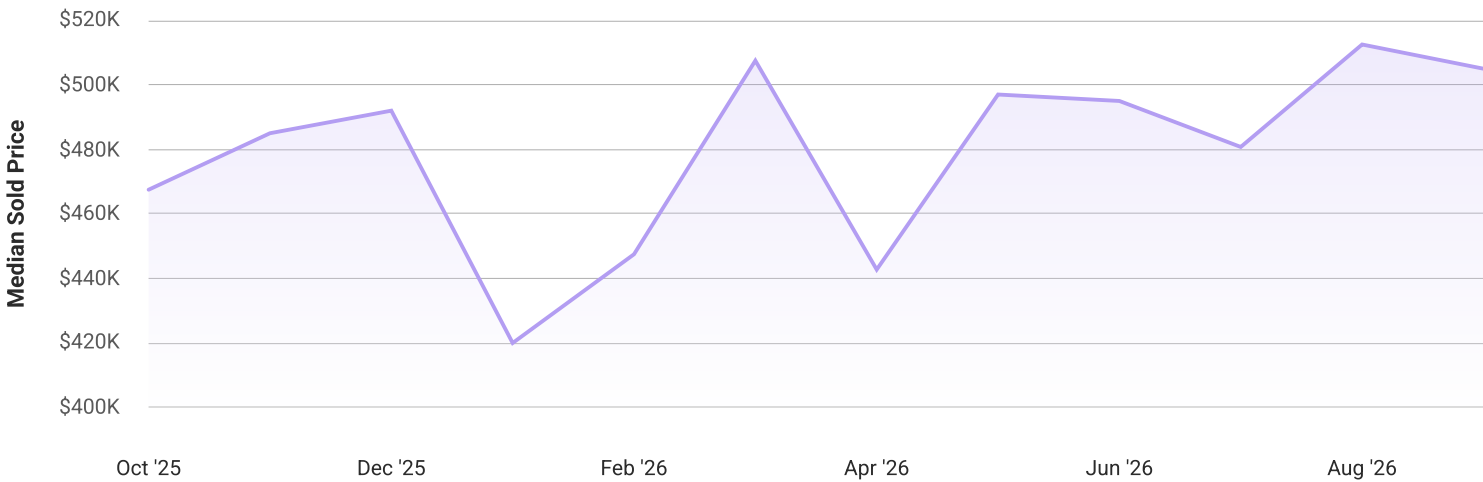
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in 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

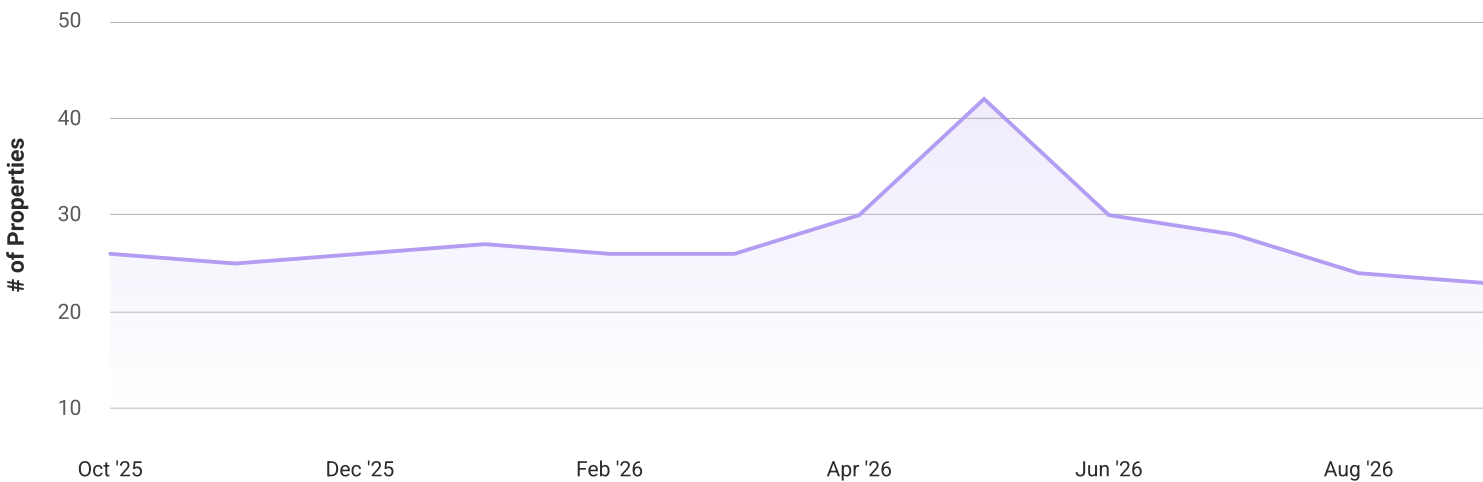
Median Sold Price - \$505,000

↓ 1.5% Month over Month



of Properties - 23

↓ 4.2% Month over Month

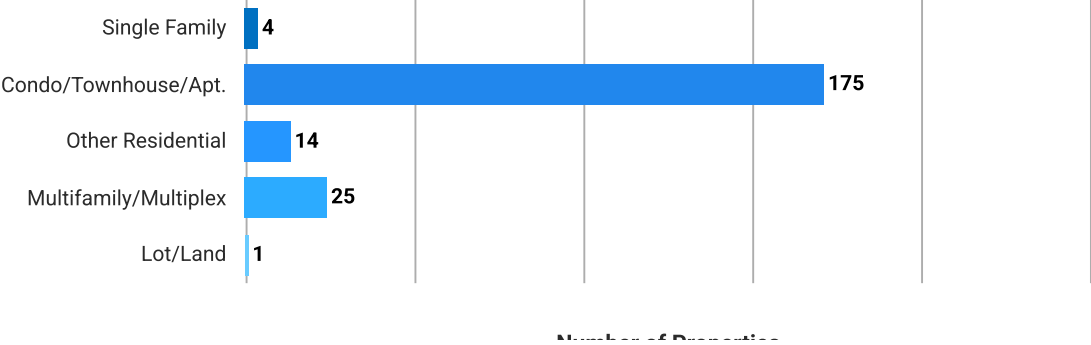


Listing Inventory in Long Beach, CA 90802

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



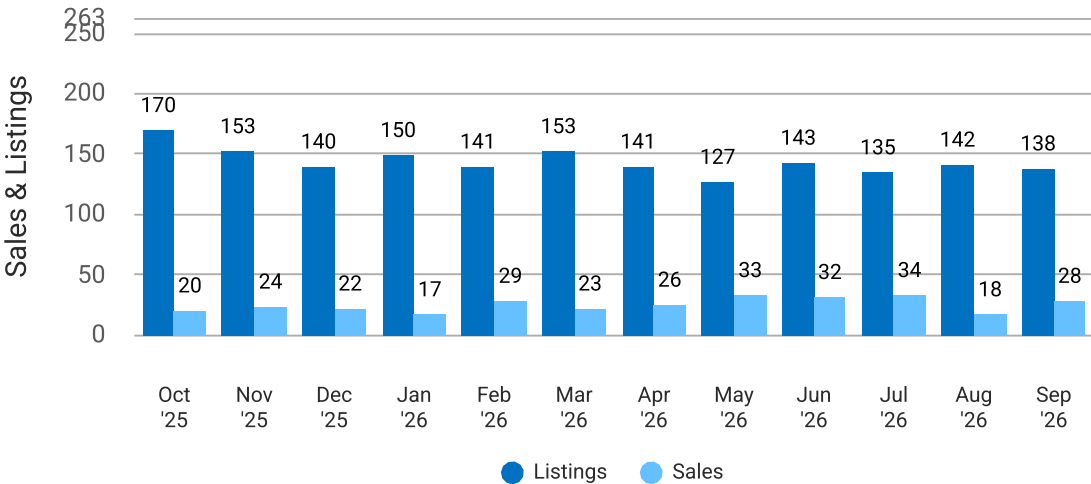
Total Sales and Active Listings in Long Beach, CA 90802

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



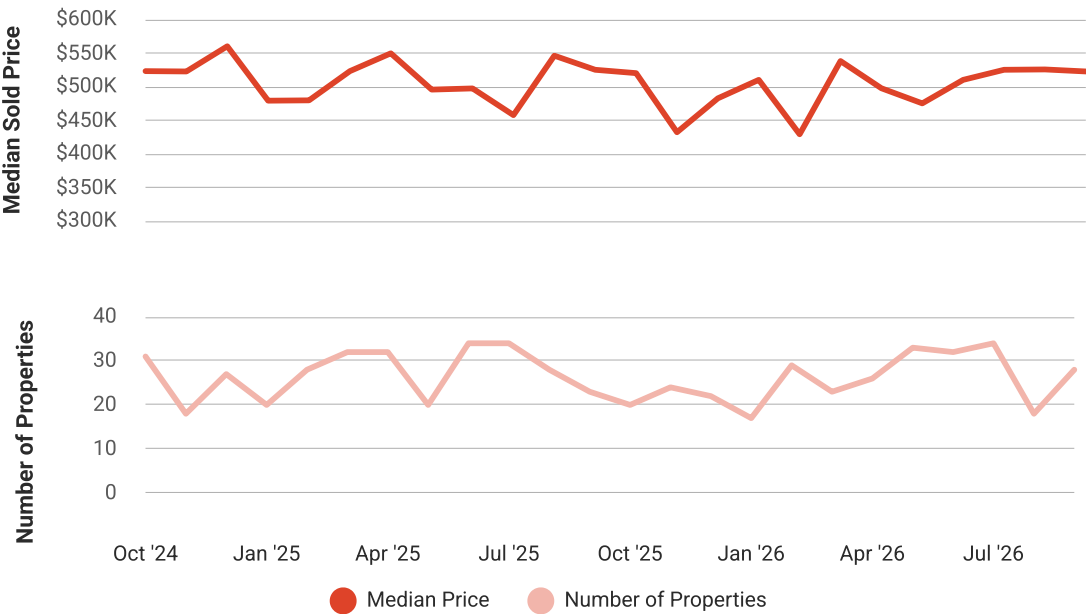
Median Sold Price vs Sold Listings in Long Beach, CA 90802

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



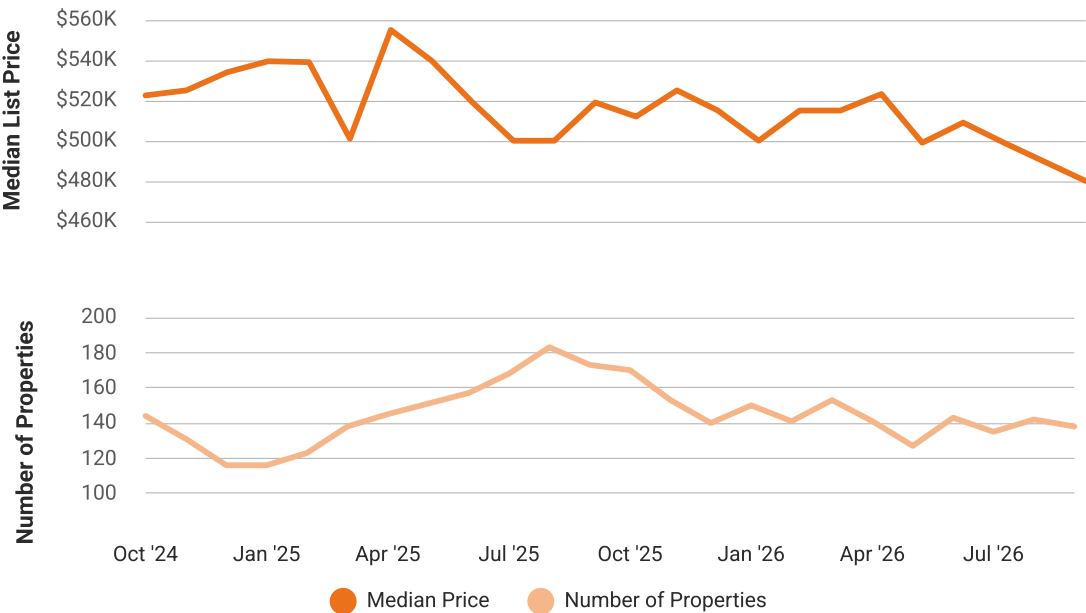
Median List Price vs Active Listings in Long Beach, CA 90802

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



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 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	\$458,530	\$458,600 -0.02%	\$458,220 +0.07%	\$480,670 -4.61%	\$497,120 -7.76%	\$494,930 -7.35%
Median Sold Price Last Updated: 9/30/2026	\$522,500	\$525,500 -0.57%	\$510,000 +2.45%	\$525,000 -0.48%	\$522,500 0%	\$473,000 +10.47%
Median List Price Last Updated: 9/30/2026	\$480,000	\$489,500 -1.94%	\$509,000 -5.7%	\$519,000 -7.51%	\$544,000 -11.76%	\$550,000 -12.73%

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: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



	New	Closed
Number of Properties	3	1
Lowest Listing Price / Est.Value	\$548,000	\$955,000
Median Listing Price / Est.Value	\$599,000	\$955,000
Highest Listing Price / Est.Value	\$924,500	\$955,000
Average Price / sqft	\$737	\$771
Median Price / sqft	\$711	\$771
Average Days in RPR	51	49
Median Days in RPR	47	49
Total Volume	\$2,071,500	\$955,000
Source	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

 Active For Sale

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	 800 E Ocean Blvd, Unit 905 Long Beach, CA 90802 MLS ID: PW26184472  Active / For Sale <i>Listing Courtesy of THINK BOUTIQ REAL ESTATE</i>	Condo/Townhouse/Apt.	1/1	839	1.19 acres	1928	8/22/2026 67 days	\$548,000 \$653/sq ft
2	 800 E Ocean Blvd, Unit 1203 Long Beach, CA 90802 MLS ID: PW26186218  Active / For Sale <i>Listing Courtesy of REEL PROPERTIES</i>	Condo/Townhouse/Apt.	1/1	843	1.19 acres	1928	9/11/2026 47 days	\$599,000 \$711/sq ft
3	 800 E Ocean Blvd, Unit 1505 Long Beach, CA 90802 MLS ID: PW26204822  Active / For Sale <i>Listing Courtesy of REEL PROPERTIES</i>	Condo/Townhouse/Apt.	2/2	1,091	1.19 acres	1928	9/19/2026 39 days	\$924,500 \$847/sq ft

800 E Ocean Blvd, Long Beach, CA 90802



Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 1 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		800 E Ocean Blvd, Unit 201 Long Beach, CA 90802 MLS ID: SB26135911	Condo/Townhouse/Apt.	2/2	1,239	51,693 acres 1928	9/9/2026 49 days	\$955,000 \$771/sq ft	↓ 2.05%
Closed / For Sale									
Courtesy of CENTURY 21 COASTAL PROPERTIES									



Summary

For Lease Activity in the Last 3 Months



Legend

Recently Leased

	Closed
Number of Properties	1
Lowest Listing Price / Est.Value	\$1,695
Median Listing Price / Est.Value	\$1,695
Highest Listing Price / Est.Value	\$1,695
Average Price / sqft	\$6
Median Price / sqft	\$6
Average Days in RPR	52
Median Days in RPR	52
Total Volume	\$1,695
Source	Public Records & Listings

Market Activity Breakdown

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 1 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 %
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1



800 E Ocean Blvd, Unit 707

Long Beach, CA 90802

MLS ID: PW26172901

Closed / For Lease

Courtesy of LEGRIS TEAM REAL ESTATE

Condo/Townhouse/Apt.	-/1	300	1.19 acres 1928	10/6/2026 52 days	- \$6/sq ft	-
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