HUNTSMAN PROPERTIES

Market Update



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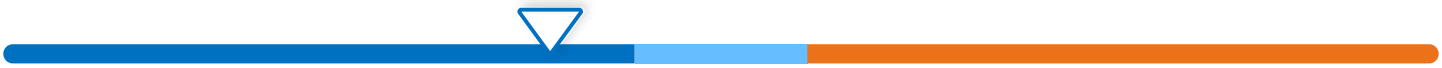
Market Trends

Market Trends for Long Beach, CA 90806

Single Family Residence

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.57	100.6%	35	$830,000
↑ 33.24% MoM	↓ 0.2% MoM	↑ 133.33% MoM	↓ 4.32% MoM

October 2026 Median Estimated Property Value

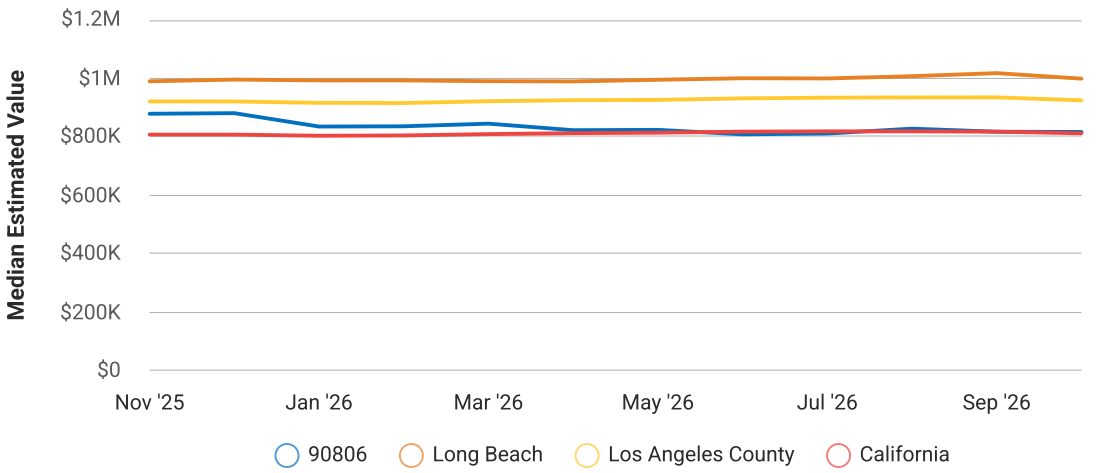
Single Family Residence

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	Last Month Change	12 Month Change
$816,670	-0.1%	-9.6%



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Long Beach, CA 90806

October 2026 Active Listings

Long Beach, CA 90806

Single Family Residence

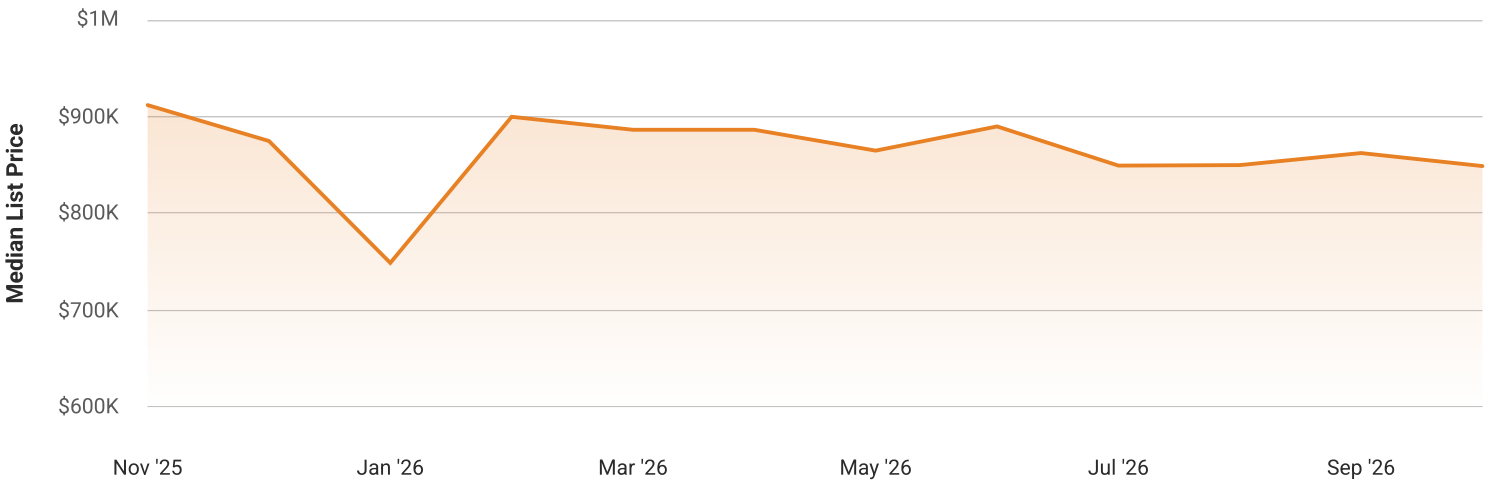
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $849,000

1.6% Month over Month



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Long Beach, CA 90806

October 2026 Pending Listings

Long Beach, CA 90806

Single Family Residence

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 - $999,999

↑ 22% Month over Month



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Long Beach, CA 90806

October 2026 Sold Listings

Long Beach, CA 90806

Single Family Residence

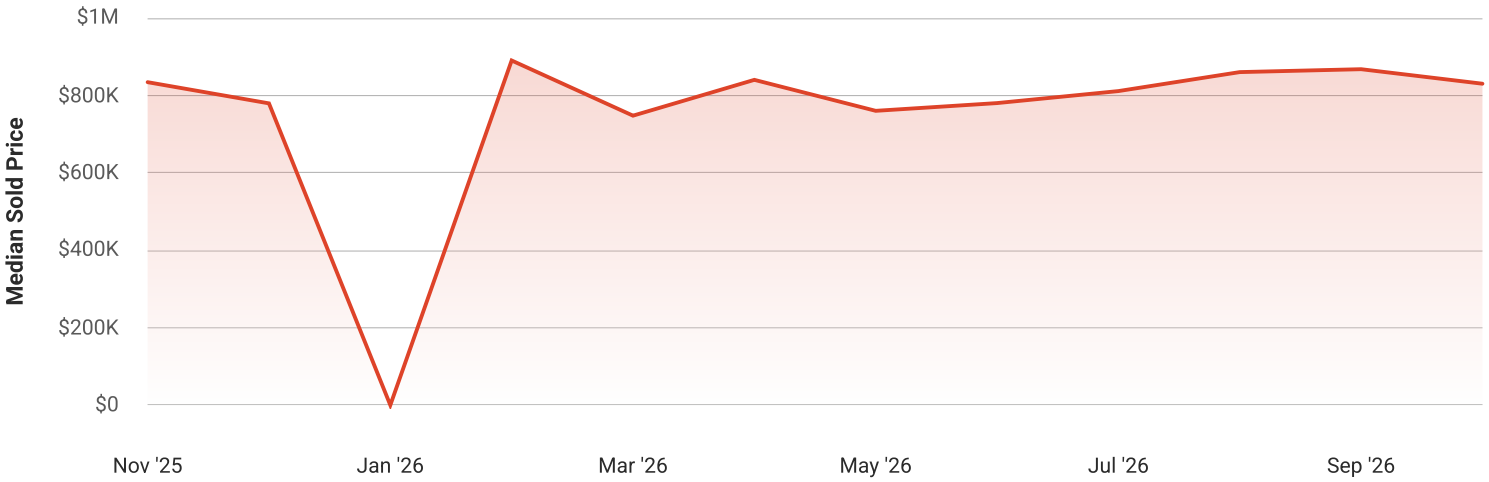
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $830,000

↓ **4.3%** Month over Month



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Long Beach, CA 90806

October 2026 Months Supply of Inv.

Long Beach, CA 90806

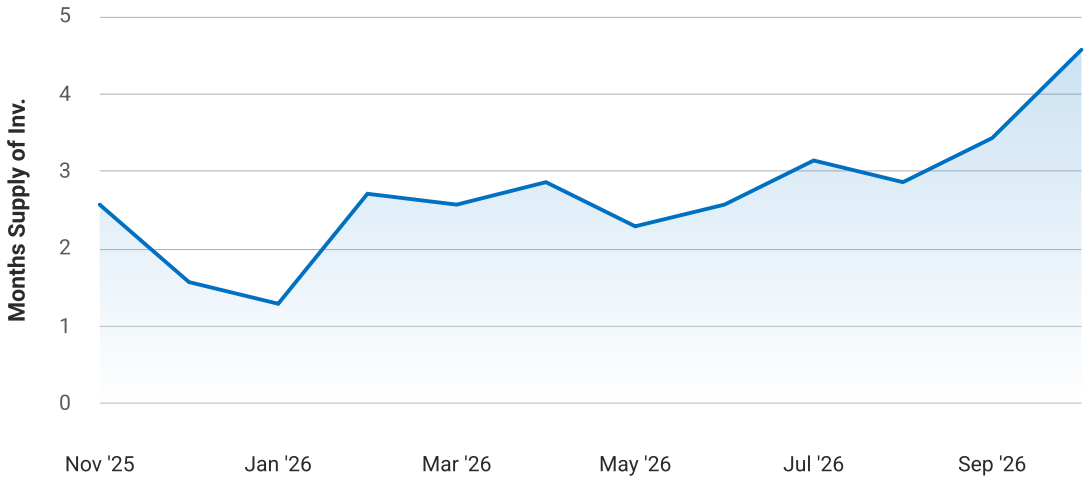
Single Family Residence

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.	Last Month Change	12 Month Change
4.57	+33.2%	+59.8%



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Long Beach, CA 90806

Sold Public Records

Long Beach, CA 90806

Single Family Residence

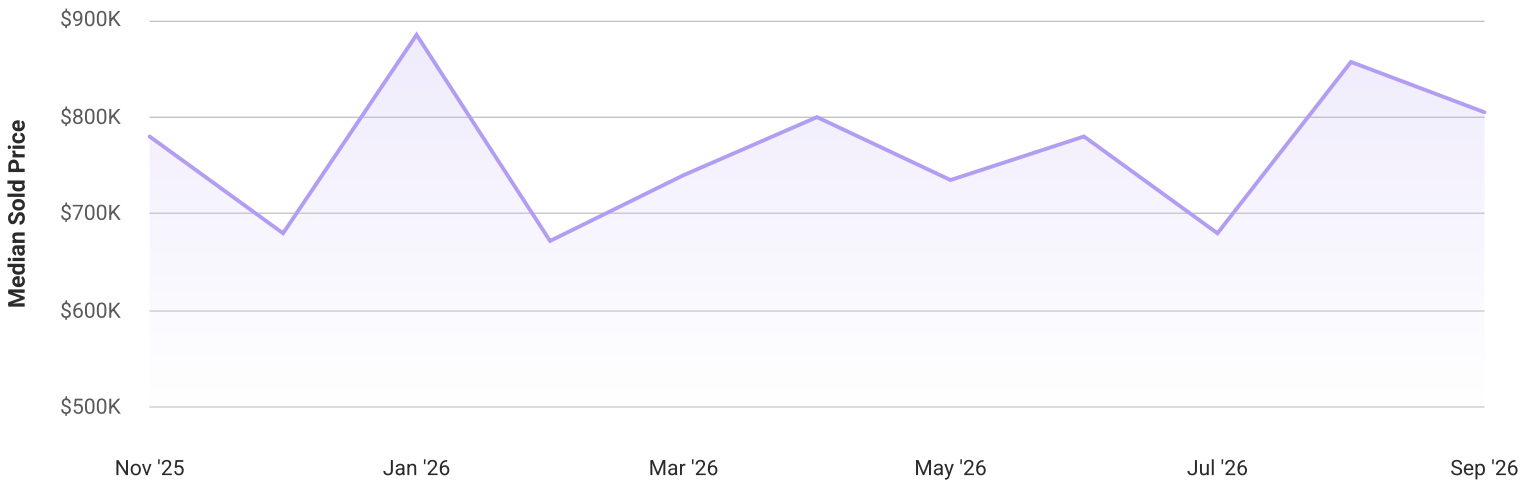
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in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

Month over Month



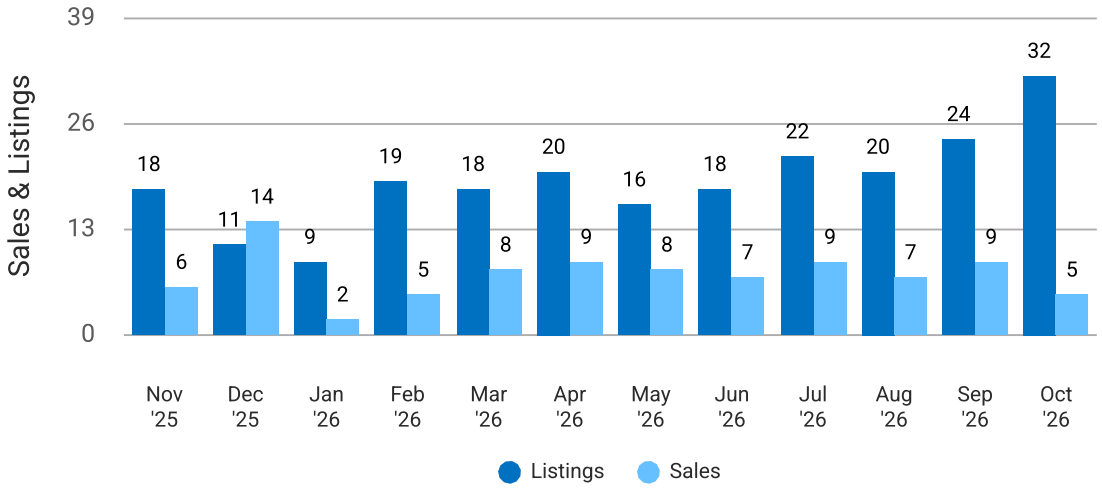
Total Sales and Active Listings in Long Beach, CA 90806

Single Family Residence

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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Long Beach, CA 90806

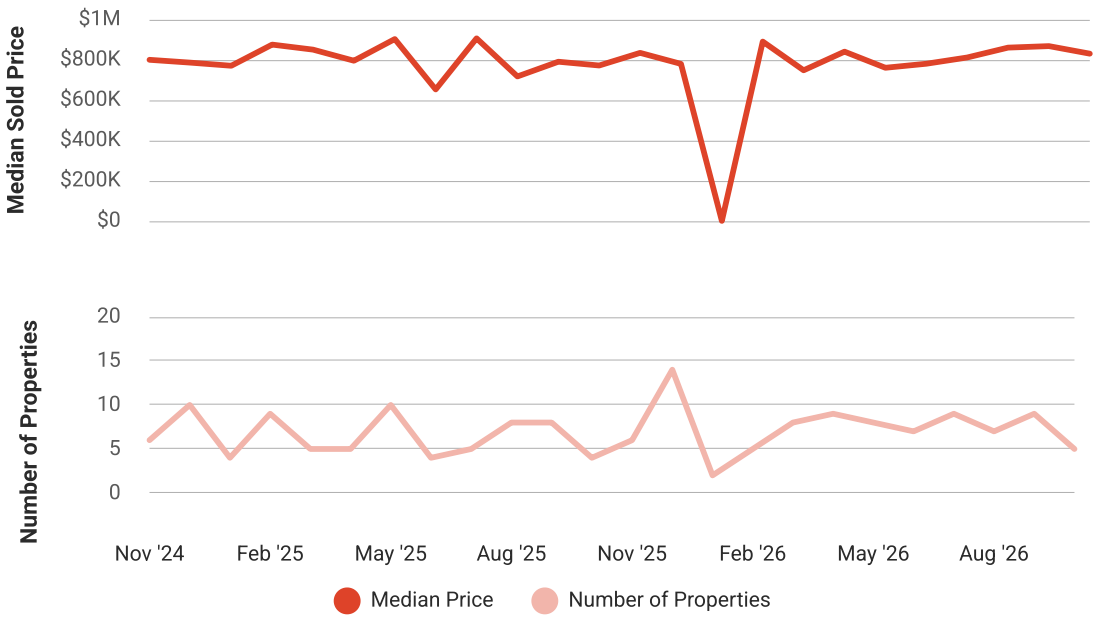
Median Sold Price vs Sold Listings in Long Beach, CA 90806

Single Family Residence

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

Source: Listing Data

Update Frequency: Monthly



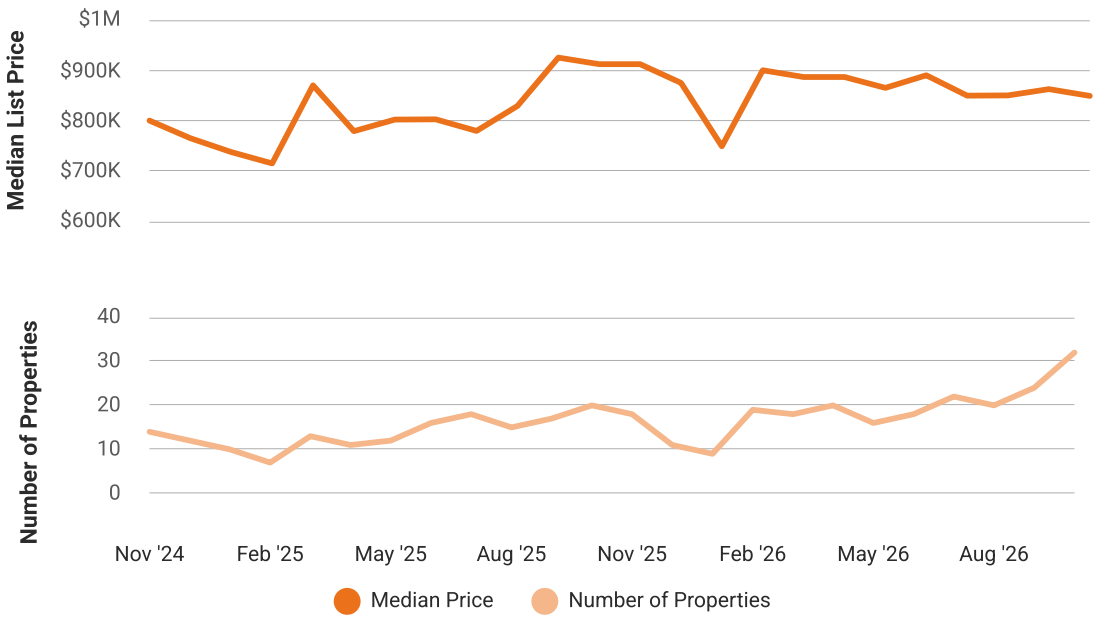
Median List Price vs Active Listings in Long Beach, CA 90806

Single Family Residence

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

Source: Listing Data

Update Frequency: Monthly



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Long Beach, CA 90806

HUNTSMAN PROPERTIES

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: 10/31/2026	$816,670	$817,510 -0.1%	$811,390 +0.65%	$903,310 -9.59%	$817,530 -0.11%	$795,950 +2.6%
Median Sold Price Last Updated: 10/31/2026	$830,000	$867,500 -4.32%	$811,000 +2.34%	$771,250 +7.62%	$740,250 +12.12%	$740,000 +12.16%
Median List Price Last Updated: 10/31/2026	$849,000	$862,450 -1.56%	$849,500 -0.06%	$912,000 -6.91%	$849,999 -0.12%	$780,000 +8.85%

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 **Residential Single Family properties** data.

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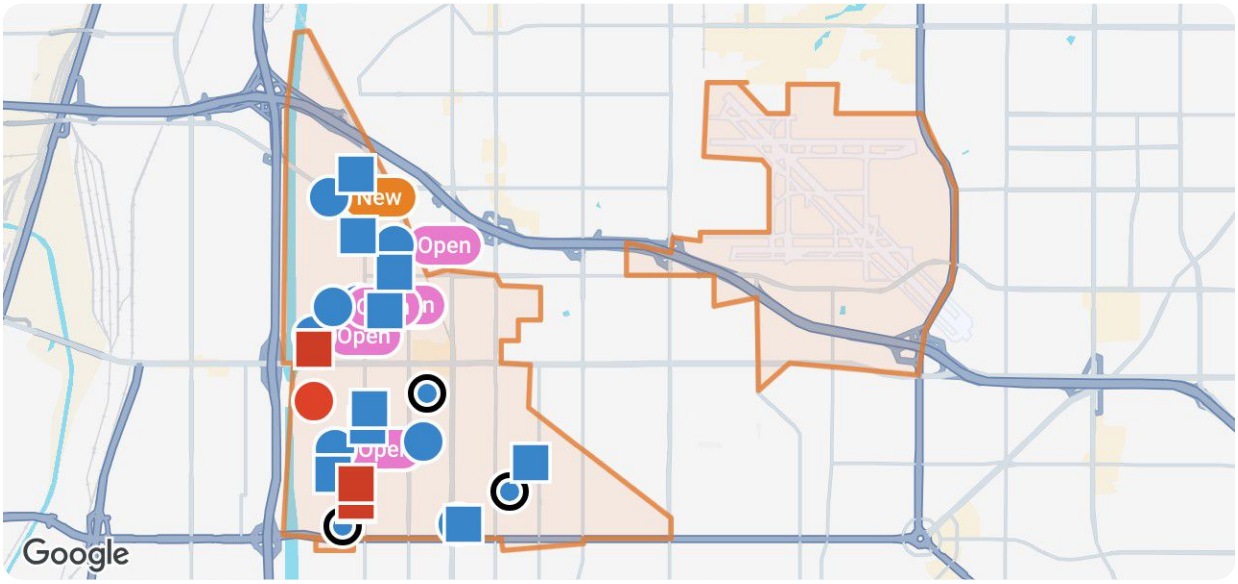
Long Beach, CA 90806

HUNTSMAN PROPERTIES

Market Activity

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- Distressed Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	5	10	4
Lowest Listing Price / Est.Value	$489,000	$479,000	$160,321	$638,390
Median Listing Price / Est.Value	$812,450	$760,000	$807,500	$847,435
Highest Listing Price / Est.Value	$1,999,999	$1,048,888	$1,060,000	$1,092,430
Average Price / sqft	$641	$589	$588	$635
Median Price / sqft	$605	$623	$641	$622
Average Days in RPR	37	49	40	27
Median Days in RPR	41	57	32	27
Total Volume	$9,182,899	$3,852,888	$7,015,821	$3,425,690
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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