

Seagate Townhomes



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Fathom Realty Group: Coastal Properties

Long Beach, CA 90803



Market Trends

Market Trends for Huntington Beach, CA 92649

Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.4

↓ 15% MoM

Sold to List Price %

98.5%

↑ 0.9% MoM

Median Days in RPR

33

↑ 6.45% MoM

Median Sold Price

\$682,500

↓ 40.39% MoM

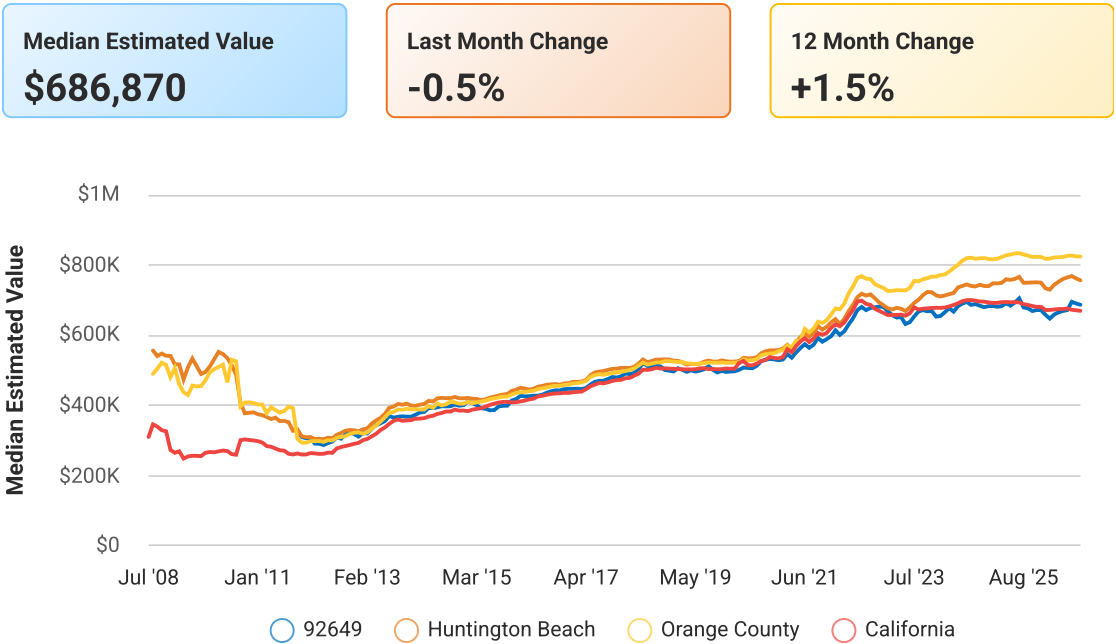
September 2026 Median Estimated Property Value

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



Seagate Townhomes

September 2026 New Listings

Huntington Beach, CA 92649

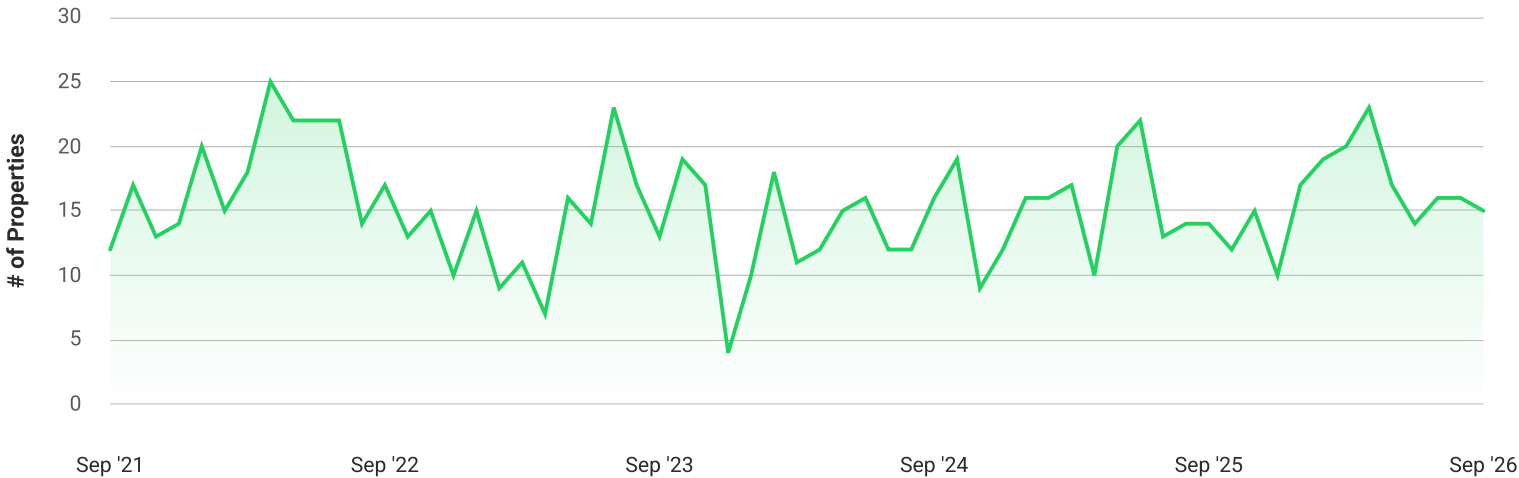
Condo/Townhouse/Apt.

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

of Properties - 15

↓ 6.3% Month over Month



Seagate Townhomes

September 2026 Active Listings

Huntington Beach, CA 92649

Condo/Townhouse/Apt.

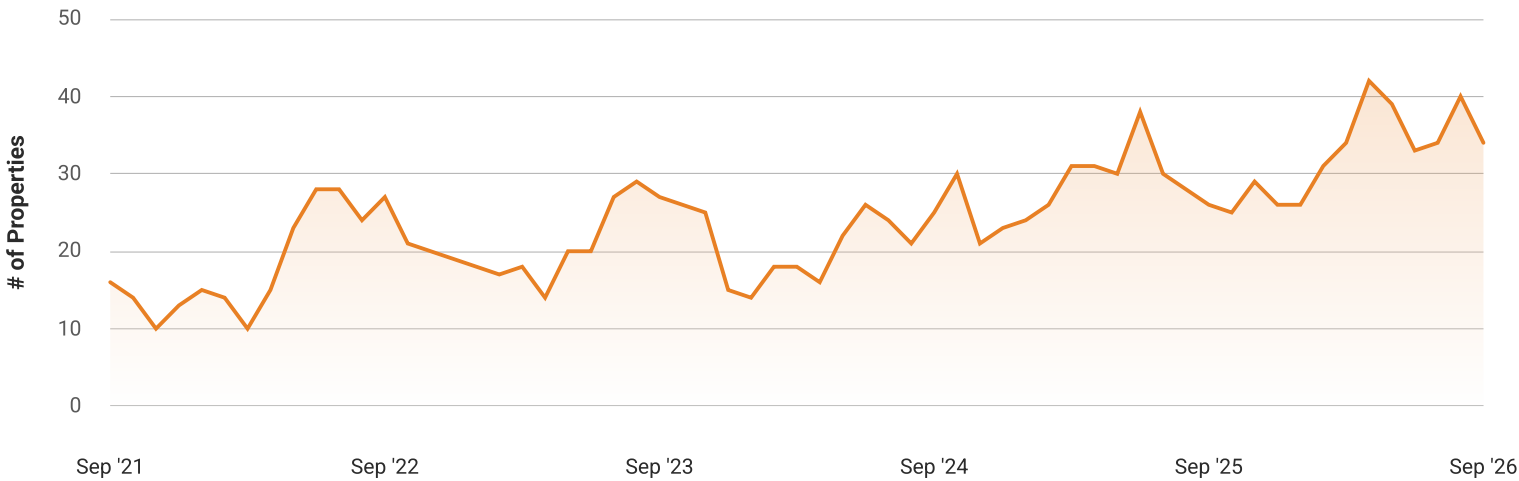
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

of Properties - 34

↓ 15% Month over Month



Seagate Townhomes

September 2026 New Pending Listings

Huntington Beach, CA 92649

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



Seagate Townhomes

September 2026 Pending Listings

Huntington Beach, CA 92649

Condo/Townhouse/Apt.

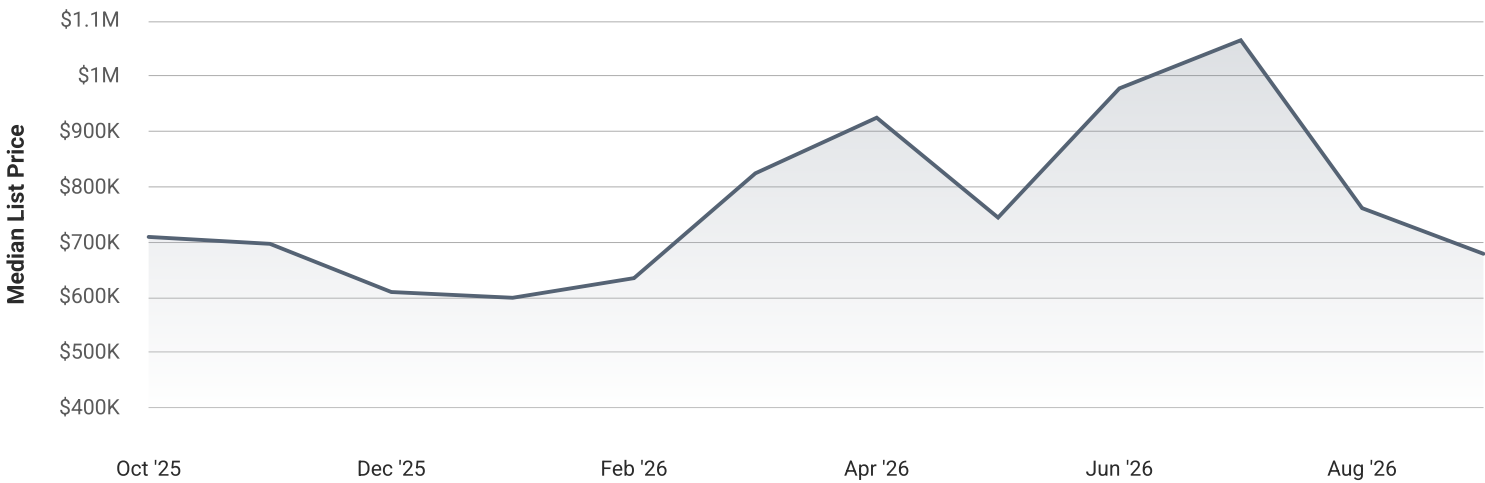
This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot 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

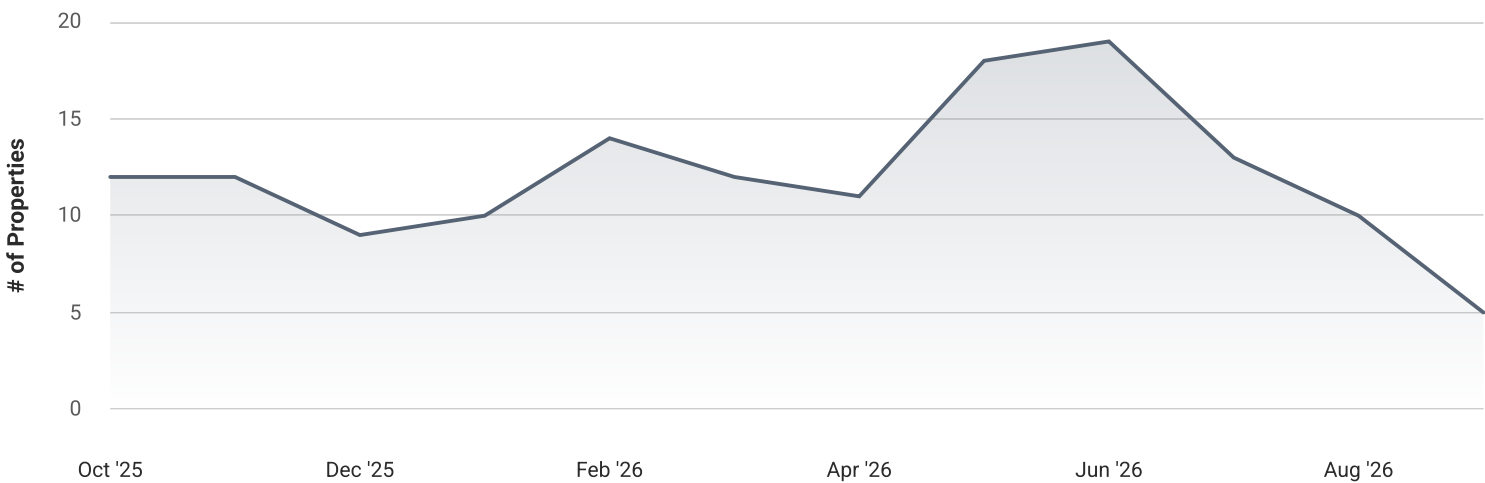
Median List Price - \$679,000

↓ 10.8% Month over Month



of Properties - 5

↓ 50% Month over Month



Seagate Townhomes

September 2026 Sold Listings

Huntington Beach, CA 92649

Condo/Townhouse/Apt.

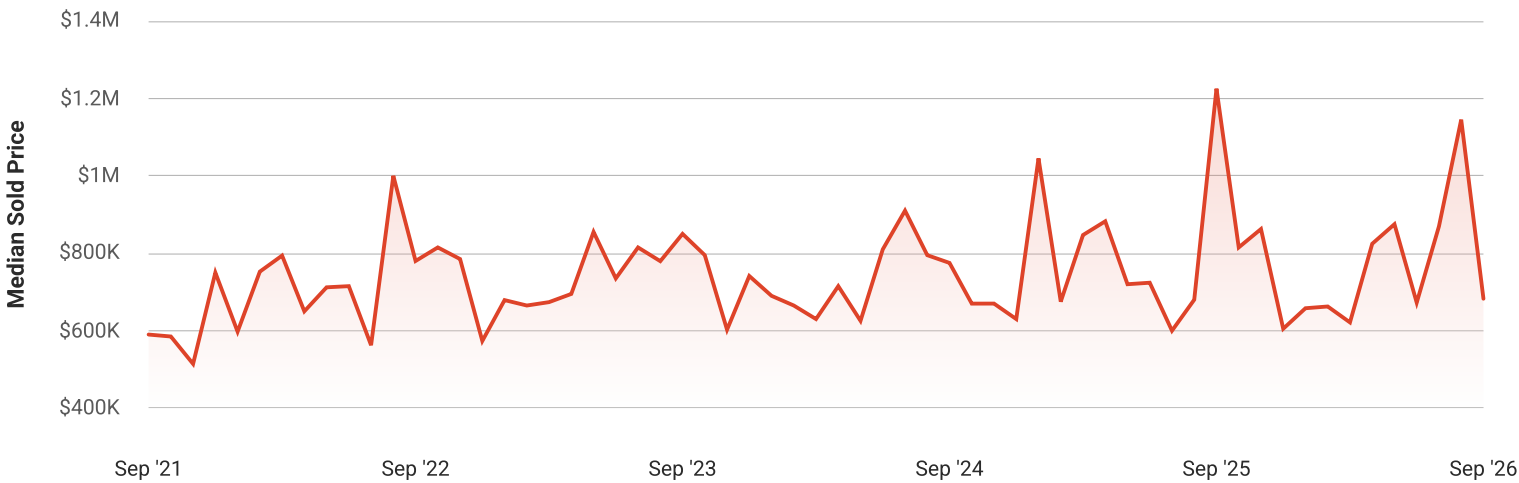
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between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

Source: Listing sources

Update Frequency: Monthly

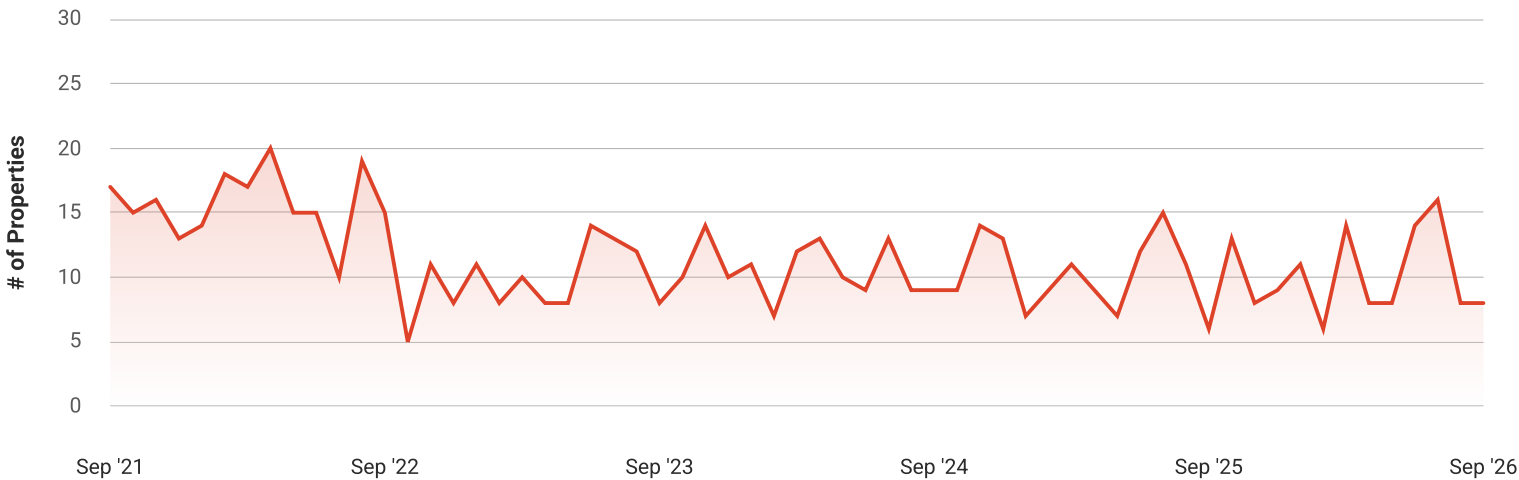
Median Sold Price - \$682,500

↓ 40.4% Month over Month



of Properties - 8

● 0% Month over Month



Seagate Townhomes

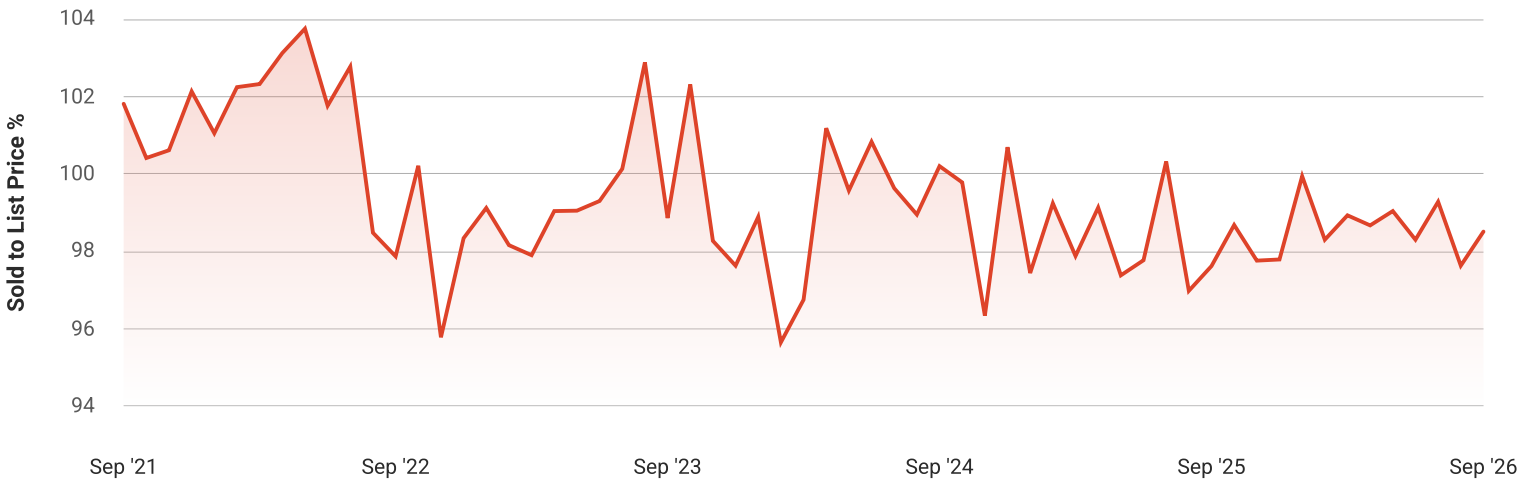
September 2026 Sold Listings

Huntington Beach, CA 92649

Condo/Townhouse/Apt.

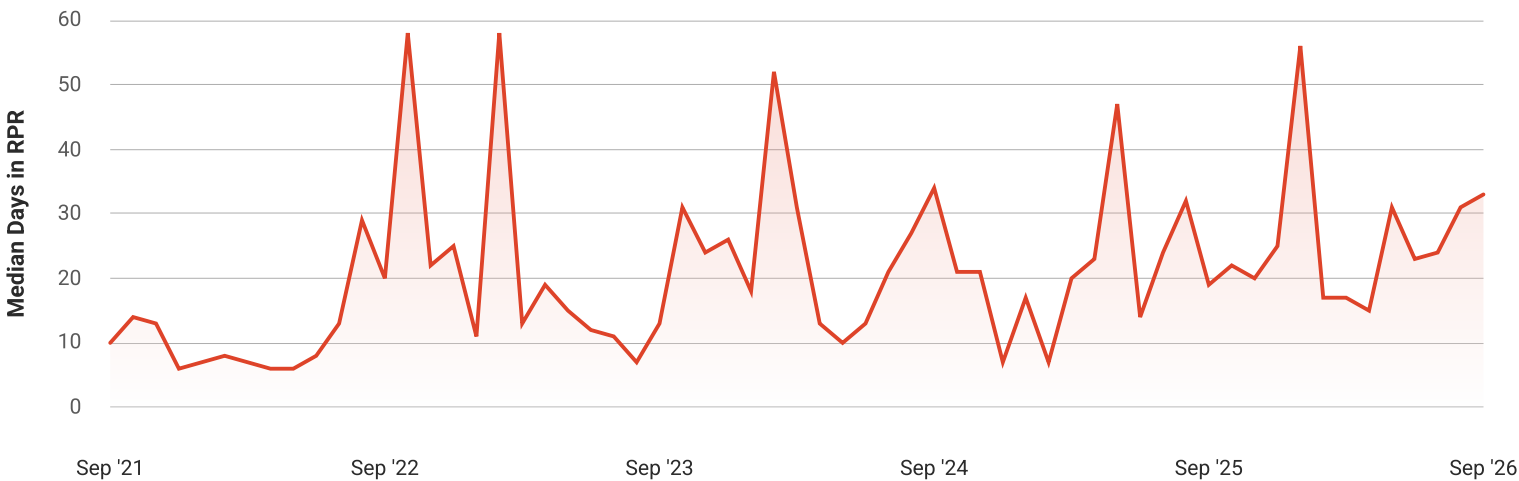
Avg. List to Sale Price % - 98.51%

↑ 0.9% Month over Month



Median Days in RPR - 33

↑ 6.5% Month over Month



Seagate Townhomes

September 2026 Sold Listings

Huntington Beach, CA 92649

Condo/Townhouse/Apt.

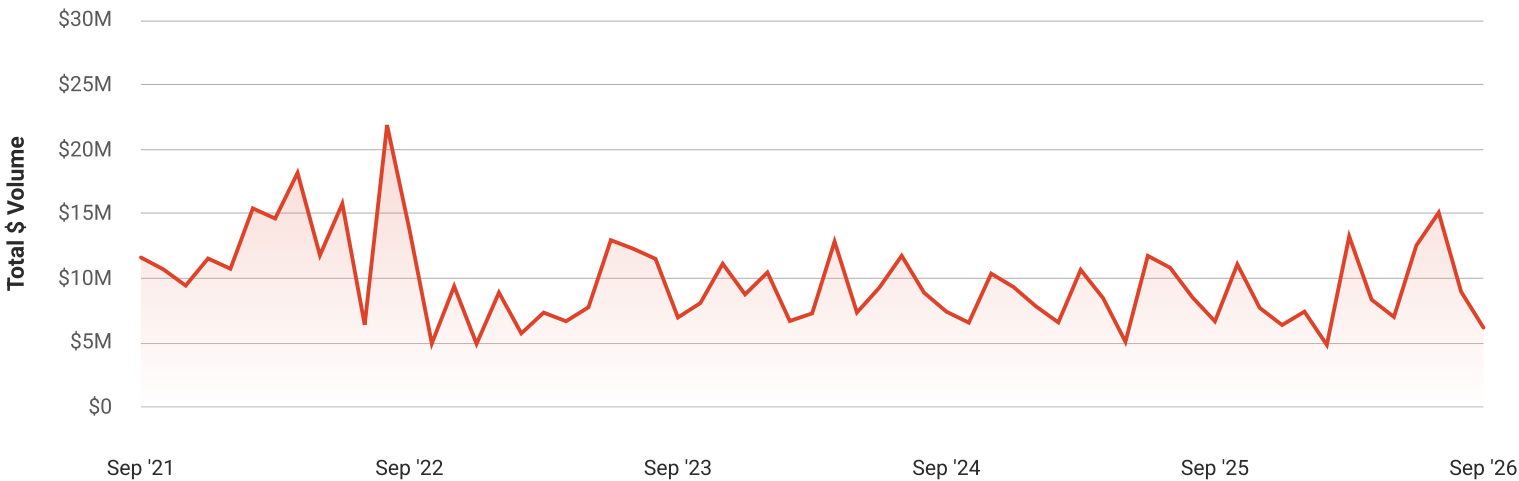
Median \$/Sqft - \$646

↓ 13.1% Month over Month



Total \$ Volume - \$6,182,000

↓ 31.1% Month over Month



Seagate Townhomes

September 2026 Months Supply of Inv.

Huntington Beach, CA 92649

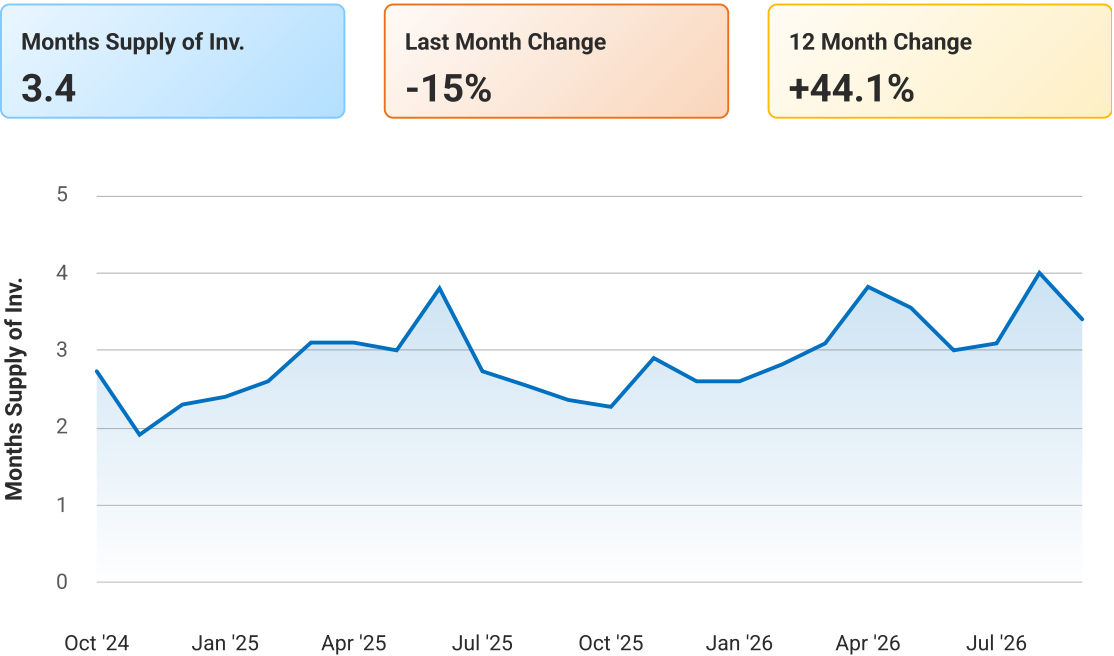
Condo/Townhouse/Apt.

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



Seagate Townhomes

Sold Public Records

Huntington Beach, CA 92649

Condo/Townhouse/Apt.

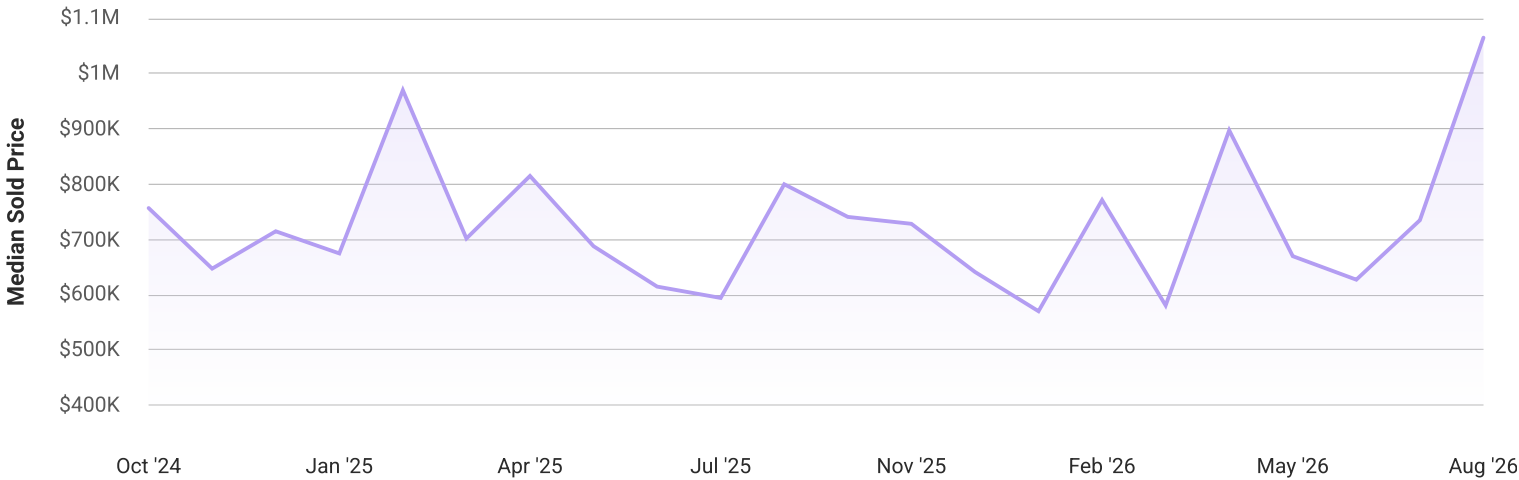
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in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

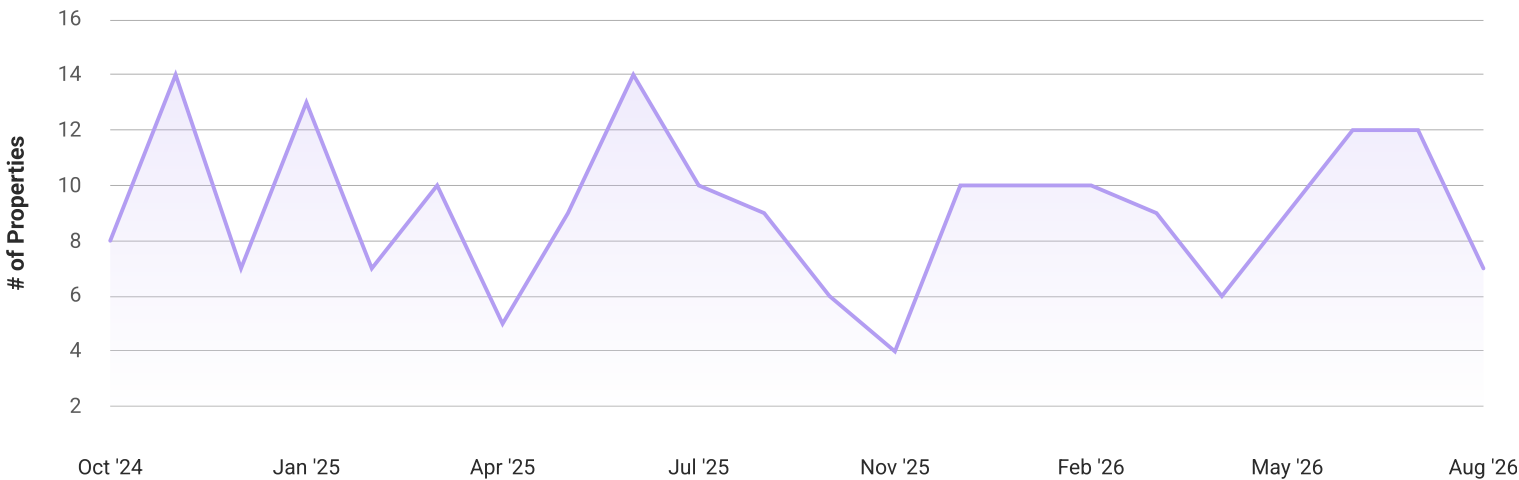
Median Sold Price - -

● Month over Month



of Properties - -

● Month over Month



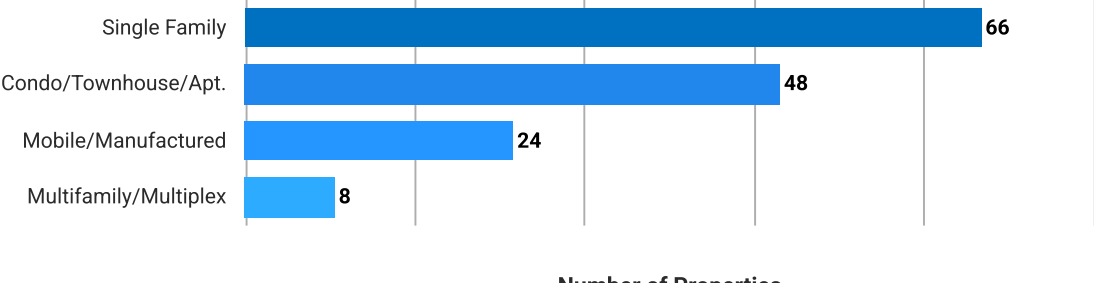
Seagate Townhomes

Listing Inventory in Huntington Beach, CA 92649

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



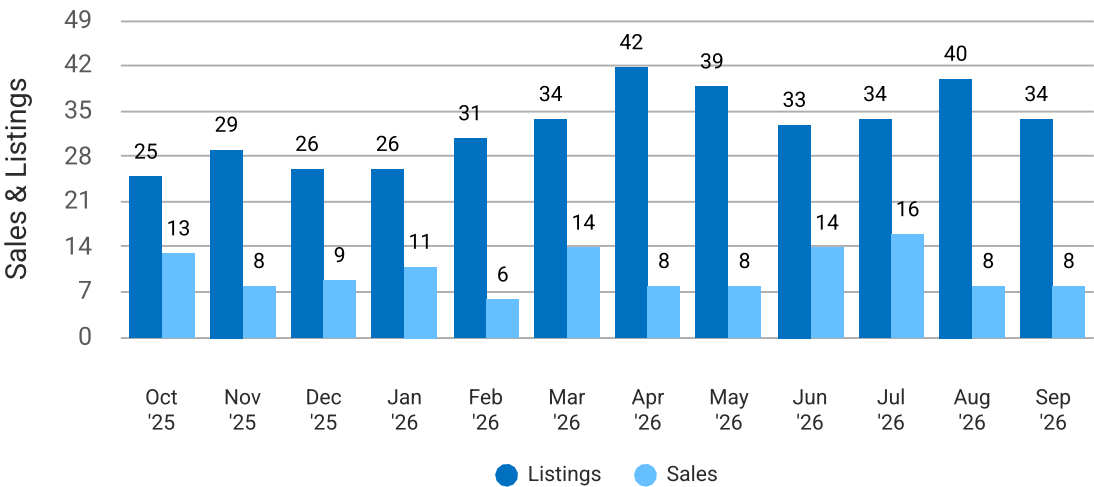
Total Sales and Active Listings in Huntington Beach, CA 92649

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



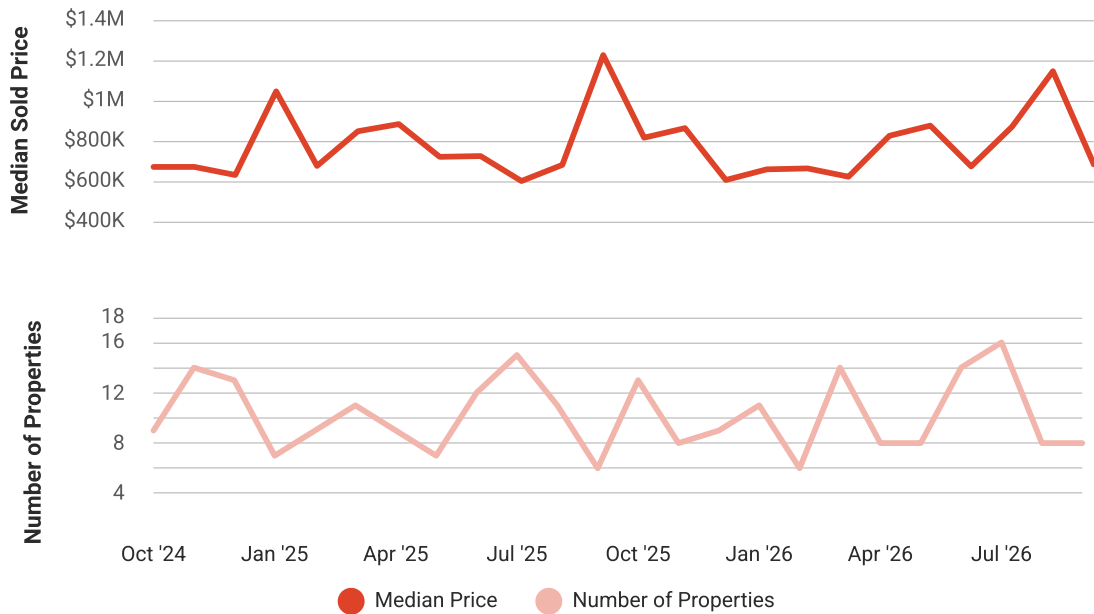
Median Sold Price vs Sold Listings in Huntington Beach, CA 92649

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



Seagate Townhomes

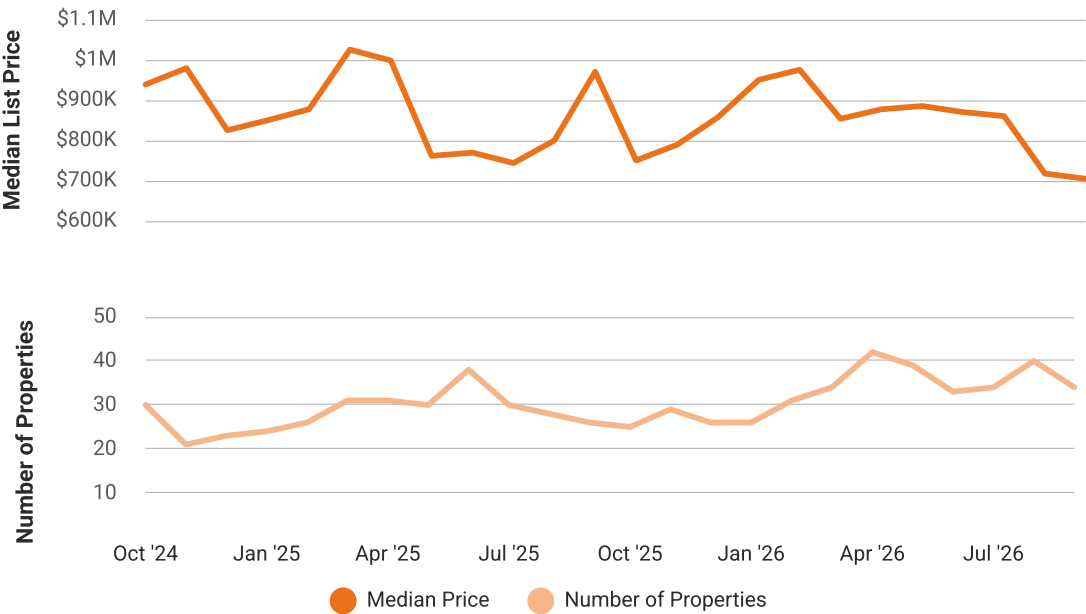
Median List Price vs Active Listings in Huntington Beach, CA 92649

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	\$1,370,560	\$1,352,390 +1.34%	\$1,387,850 -1.25%	\$1,335,780 +2.6%	\$1,305,370 +4.99%	\$1,220,710 +12.28%
Median Sold Price Last Updated: 9/30/2026	\$1,535,000	\$1,469,000 +4.49%	\$1,467,500 +4.6%	\$1,611,500 -4.75%	\$1,300,000 +18.08%	\$1,245,000 +23.29%
Median List Price Last Updated: 9/30/2026	\$1,685,000	\$1,534,500 +9.81%	\$1,849,999 -8.92%	\$1,599,900 +5.32%	\$1,627,500 +3.53%	\$1,561,500 +7.91%

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: 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



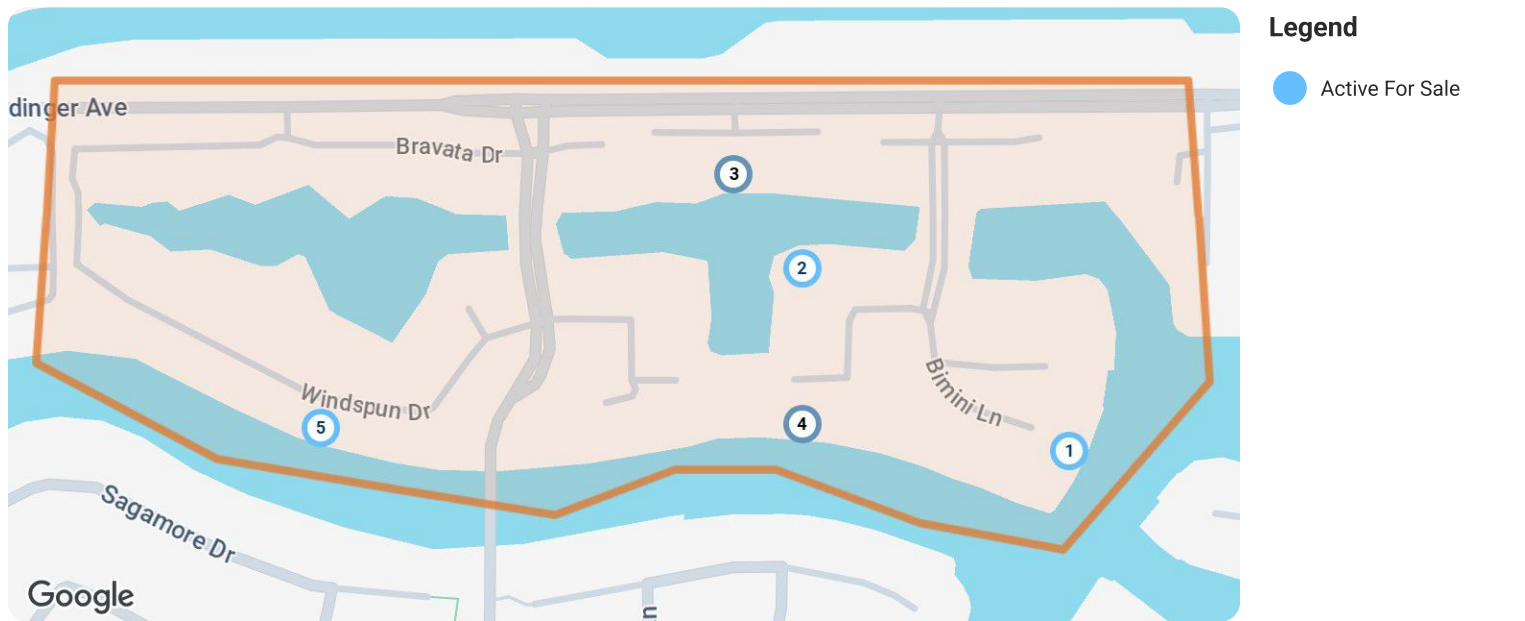
- Legend
- For Sale
 - For Sale Pending
 - Recently Closed

	New	Pending	Closed
Number of Properties	4	1	3
Lowest Listing Price / Est.Value	\$1,995,000	\$1,880,000	\$1,205,000
Median Listing Price / Est.Value	\$2,086,994	\$1,880,000	\$1,310,000
Highest Listing Price / Est.Value	\$2,995,000	\$1,880,000	\$1,470,000
Average Price / sqft	\$1,142	\$1,030	\$720
Median Price / sqft	\$1,093	\$1,030	\$721
Average Days in RPR	25	15	56
Median Days in RPR	21	15	35
Total Volume	\$9,163,988	\$1,880,000	\$3,985,000
Source	Listings	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings

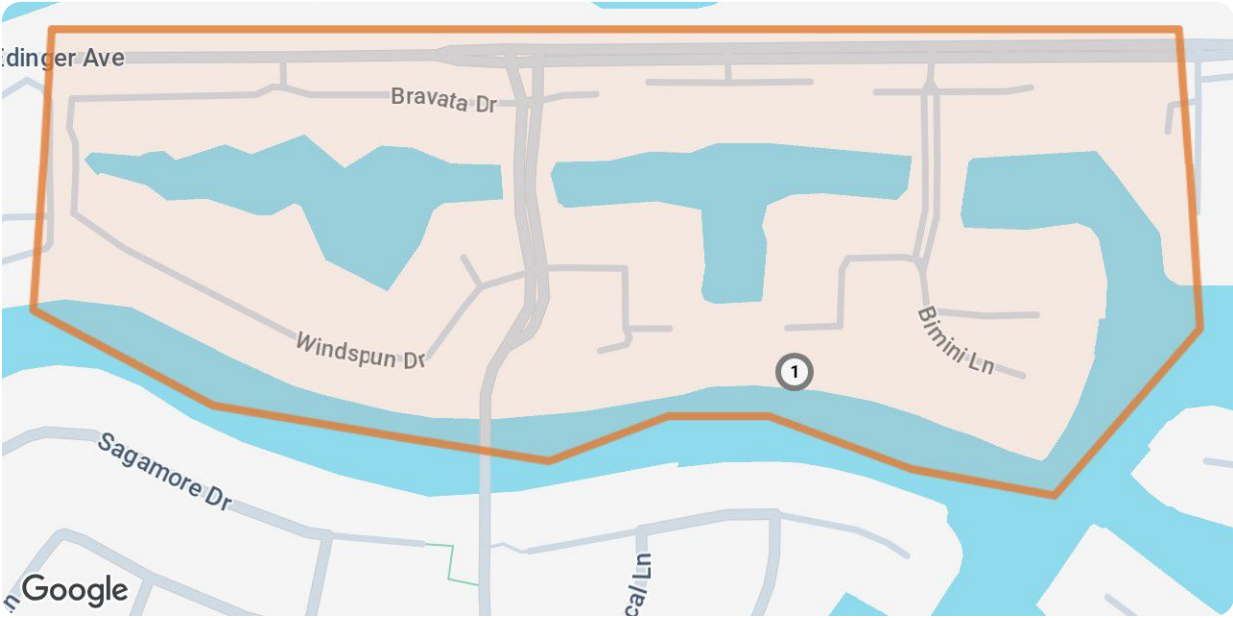


New: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 3866 Montego Dr, Huntington Beach, CA 92649 MLS ID: PW26218792 Active / For Sale Listing Courtesy of Y REALTY	Single Family	3/3	1,836	1,511 sqft	1974	10/12/2026 15 days	\$1,998,988 \$1,089/sq ft
2	 3532 Windspun Dr, Huntington Beach, CA 92649 MLS ID: PW26210597 Active / For Sale Listing Courtesy of VISTA SOTHEBY'S INT'L REALTY	Single Family	4/3	2,151	2,448 sqft	1977	9/30/2026 27 days	\$2,995,000 \$1,392/sq ft
3	 16125 Saint Croix Cir, Huntington Beach, CA 92649 MLS ID: PW26225093 Active / For Sale Listing Courtesy of VISTA SOTHEBY'S INT'L REALTY	Single Family	3/3	2,200	1,511 sqft	1973	10/17/2026 10 days	\$2,175,000 \$989/sq ft
4	 3546 Windspun Dr, Huntington Beach, CA 92649 MLS ID: OC26196979 Active / For Sale Listing Courtesy of ANCHOR WEST PROPERTIES, INC.	Condo/Townhouse/Apt.	3/3	1,818	1,398 sqft	1977	9/8/2026 49 days	\$1,995,000 \$1,097/sq ft

Seagate Townhomes

Pending

Source: Listings



Legend

 Pending

Pending: 1 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 	16139 Saint Croix Cir, Huntington Beach, CA 92649 MLS ID: OC26176827  Pending / For Sale <i>Listing Courtesy of COMPASS</i>	Single Family	3/3	1,826	1,511 sqft 1973	8/25/2026	\$1,880,000	9/9/2026
							\$1,030/sq ft	15 days

Closed

Source: Public Records and Listings



Legend

 Closed

Seagate Townhomes

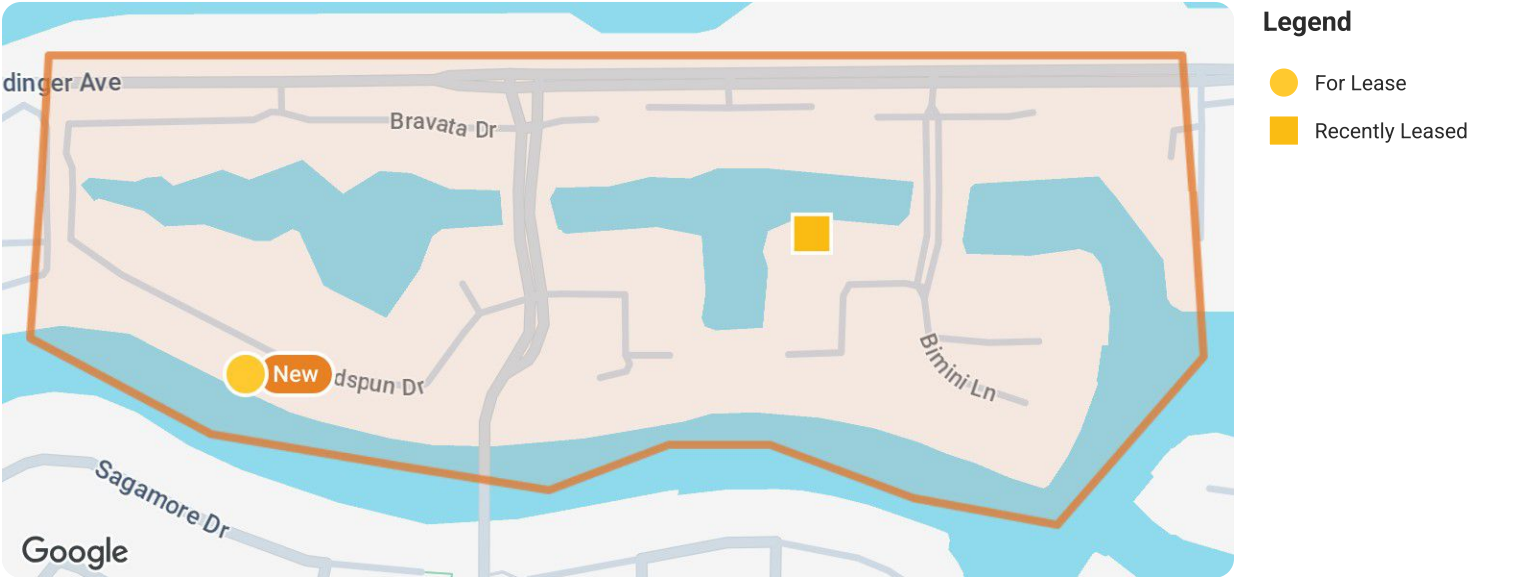


Closed: 3 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 3672 Montego Dr, Huntington Beach, CA 92649 MLS ID: PW26148072 Closed / For Sale Courtesy of KELLER WILLIAMS COASTAL PROP.	Single Family	3/3	1,818	1,799 sqft 1973	8/7/2026 9 days	\$1,205,000 \$663/sq ft	↑ 0.5%
2	 3742 Montego Dr, Huntington Beach, CA 92649 MLS ID: PW26175493 Closed / For Sale Courtesy of RE/MAX NEW DIMENSION	Single Family	3/3	1,890	1,502 sqft 1974	9/29/2026 35 days	\$1,470,000 \$778/sq ft	—
3	 16090 Tortola Cir, Huntington Beach, CA 92649 MLS ID: WS26034755 Closed / For Sale Courtesy of REAL BROKERAGE TECHNOLOGIES	Condo/Townhouse/Apt.	3/3	1,818	1,511 sqft 1973	8/26/2026 124 days	\$1,310,000 \$721/sq ft	↓ 5.76%



Summary

For Lease Activity in the Last 3 Months



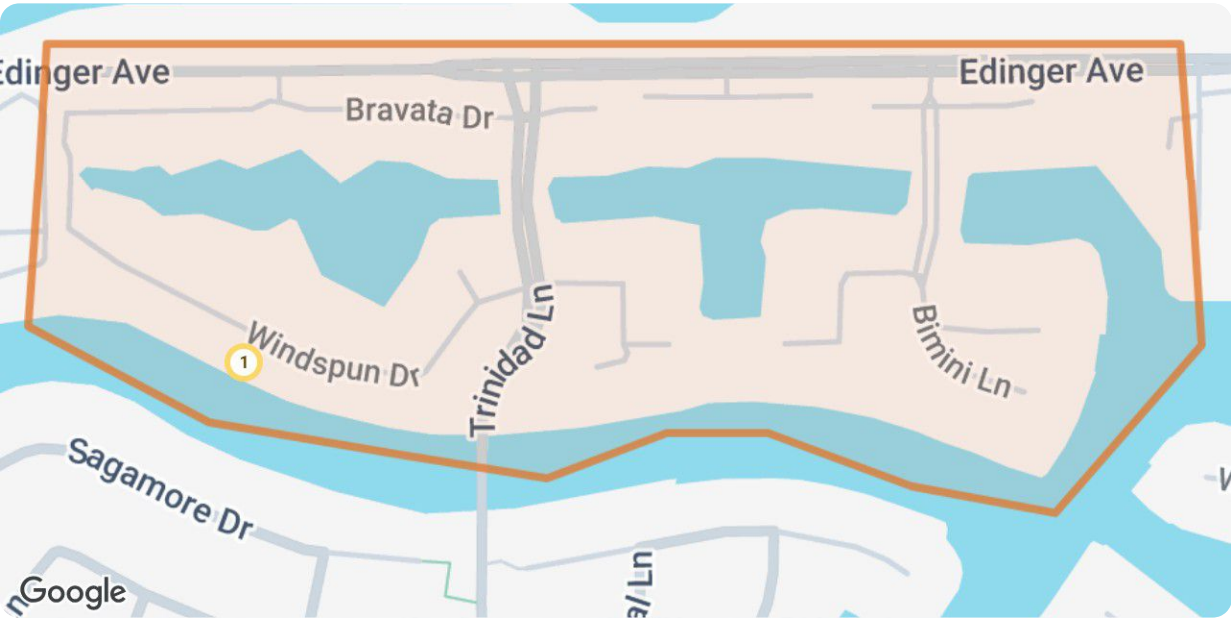
	New	Closed
Number of Properties	1	4
Lowest Listing Price / Est.Value	\$5,500	\$5,000
Median Listing Price / Est.Value	\$5,500	\$5,848
Highest Listing Price / Est.Value	\$5,500	\$7,000
Average Price / sqft	\$3	\$3
Median Price / sqft	\$3	\$3
Average Days in RPR	33	29
Median Days in RPR	33	29
Total Volume	\$5,500	\$23,695
Source	Listings	Public Records & Listings

Seagate Townhomes

Market Activity Breakdown

New

Source: Listings



Legend

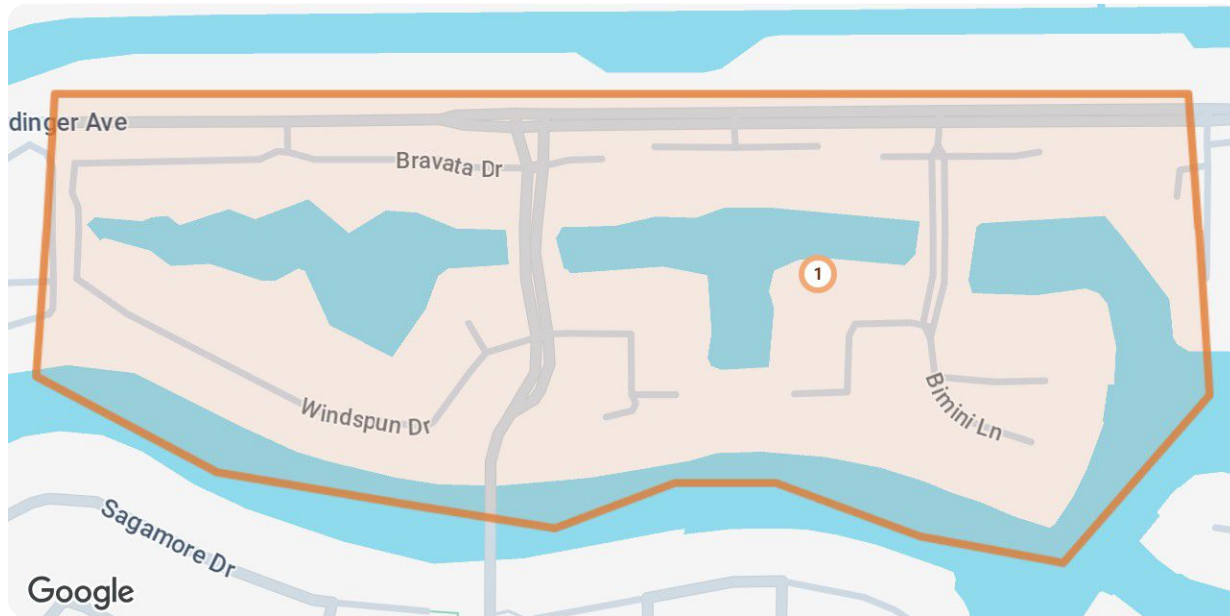
● Active For Lease

New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	
1		16114 Tortola Cir, Huntington Beach, CA 92649		1,826	1,502 sqft	1973	9/24/2026	\$5,500 mo.	
	MLS ID: OC26207788		33 days				\$3/sq ft		
	● Active / For Lease								
	Courtesy of COMPASS								

Seagate Townhomes

Closed

Source: Public Records and Listings



Legend

 Closed

Closed: 4 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	 3742 Montego Dr, Huntington Beach, CA 92649 MLS ID: OC26212754 Closed / For Lease <i>Courtesy of LAKESIDE FINANCIAL NETWORK INC</i>	Single Family	3/4	1,890	1,502 sqft 1975	10/10/2026 9 days	— \$3/sq ft	—
2	 3516 Windspun Dr, Huntington Beach, CA 92649 MLS ID: OC26188696 Closed / For Lease <i>Courtesy of KEYMARA PROPERTY MANAGEMENT</i>	Condo/Townhouse/Apt.	3/3	1,826	1,389 sqft 1977	10/14/2026 48 days	— \$3/sq ft	—
3	 16097 Saint Croix Cir, Huntington Beach, CA 92649 MLS ID: OC26128336 Closed / For Lease <i>Courtesy of COLDWELL BANKER REALTY</i>	Condo/Townhouse/Apt.	3/3	2,400	2,578 sqft 1973	8/7/2026 52 days	— \$3/sq ft	—
4	 16098 Tortola Cir, Huntington Beach, CA 92649 MLS ID: WS26154791 Closed / For Lease <i>Courtesy of KW EXECUTIVE</i>	Condo/Townhouse/Apt.	3/3	1,986	1,502 sqft 1973	8/23/2026 7 days	— \$3/sq ft	—