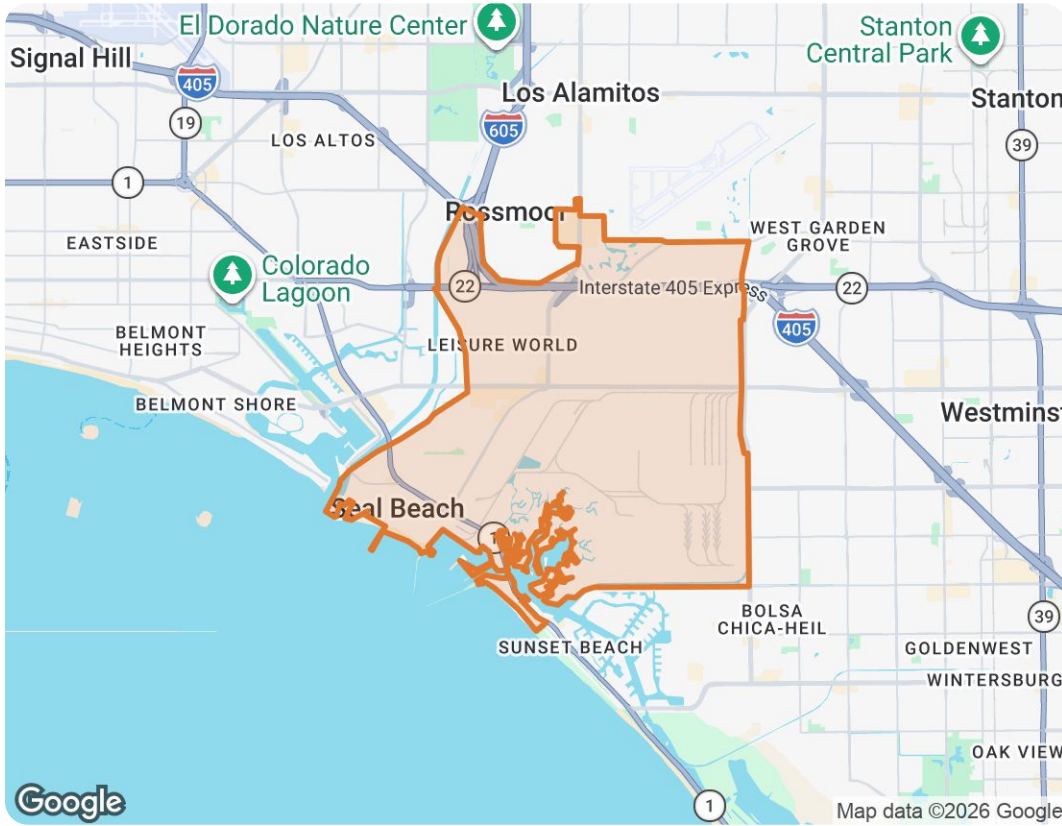


Seal Beach, California



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Market Trends

Market Trends for Seal Beach, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>2.42</p>	<p>Sold to List Price %</p> <p>99.4%</p> <p>↑ 2.8% MoM</p>	<p>Median Days in RPR</p> <p>17</p> <p>↓ 15% MoM</p>	<p>Median Sold Price</p> <p>\$1,450,000</p> <p>↑ 5% MoM</p>
---	---	---	--

May 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

Median Estimated Value

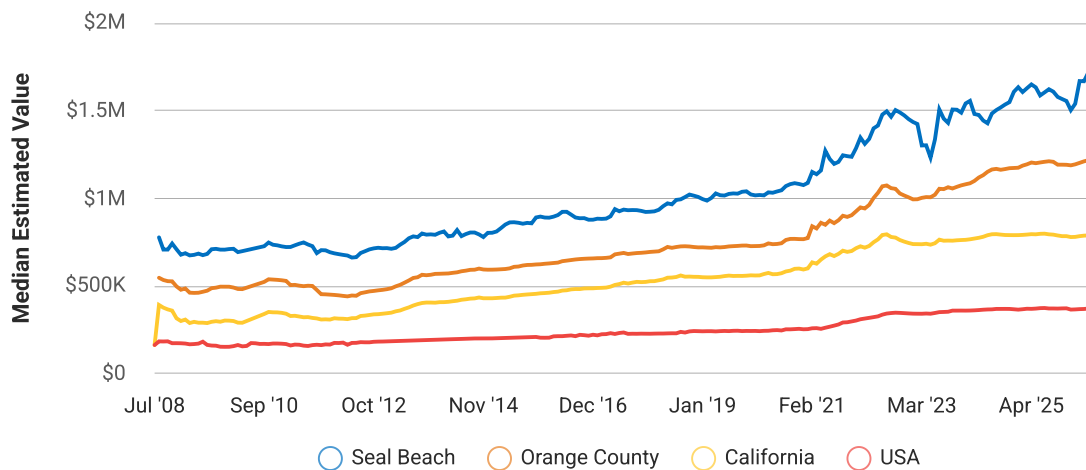
\$1,717,910

Last Month Change

+3%

12 Month Change

+5.2%



Seal Beach, California

May 2026 Active Listings

Seal Beach, California

Single Family + Condo/Townhouse/Apt.

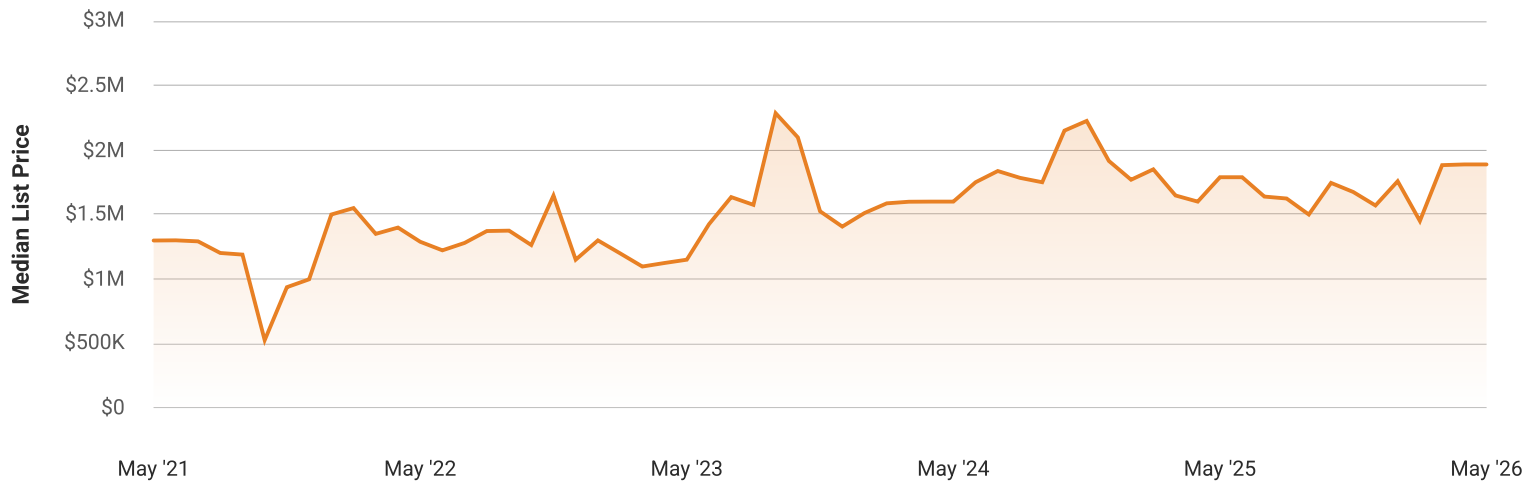
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,888,000

● 0% Month over Month



Seal Beach, California

May 2026 Sold Listings

Seal Beach, California

Single Family + Condo/Townhouse/Apt.

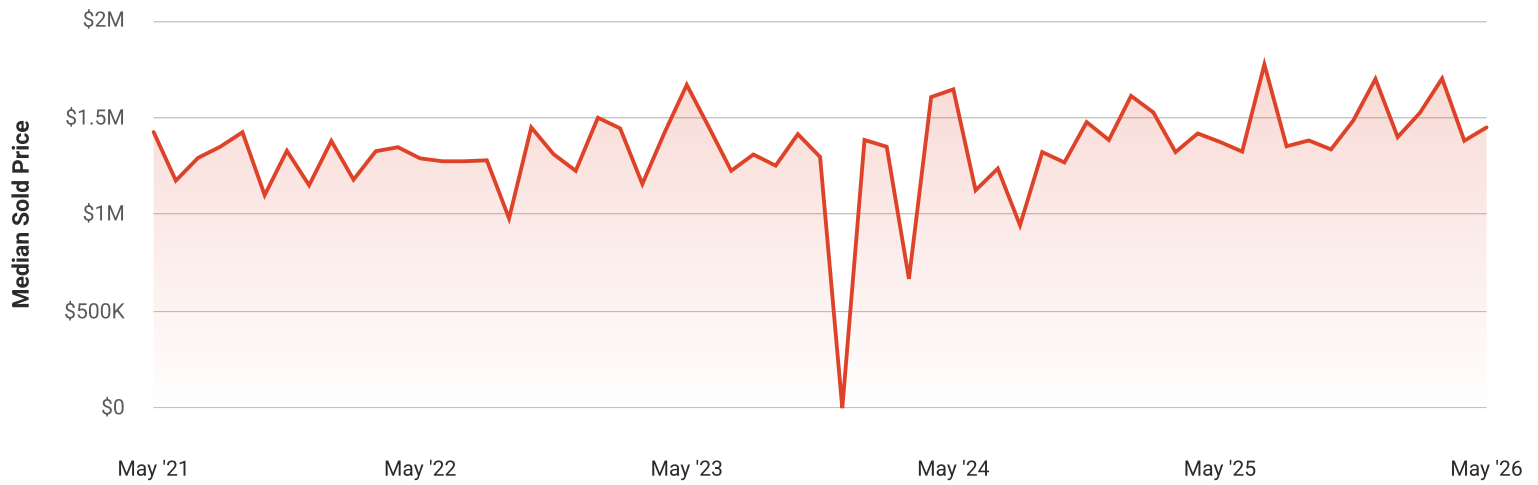
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$1,450,000

↑ 5% Month over Month



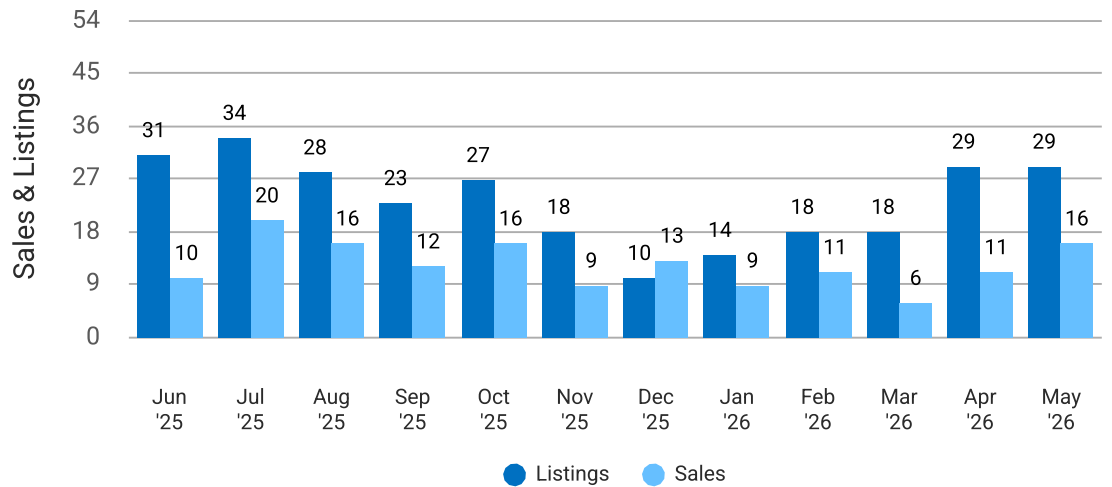
Total Sales and Active Listings in Seal Beach, California

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



Seal Beach, California

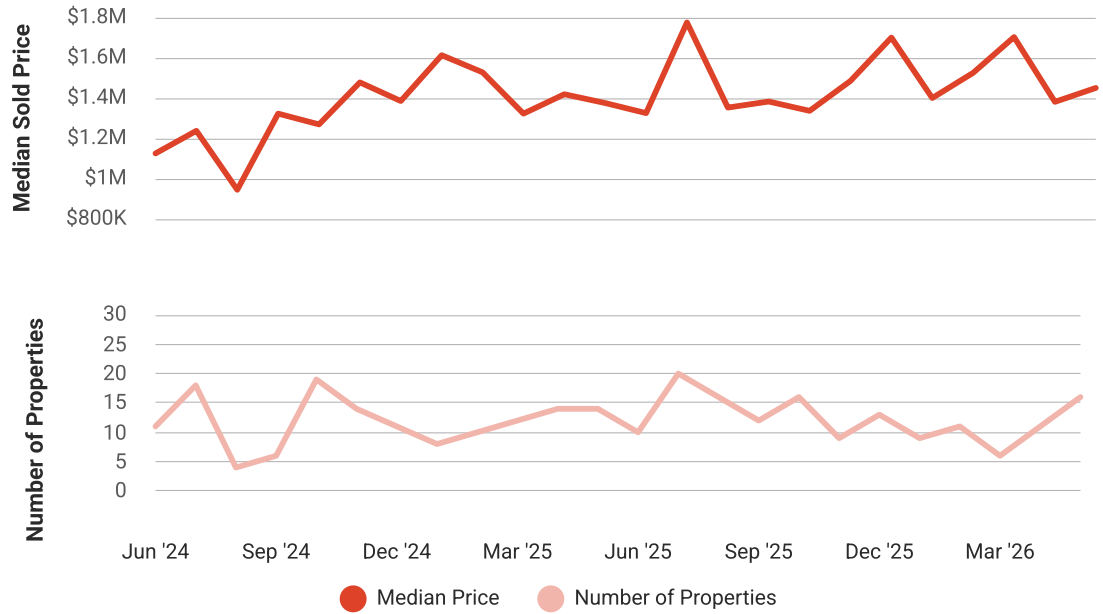
Median Sold Price vs Sold Listings in Seal Beach, California

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



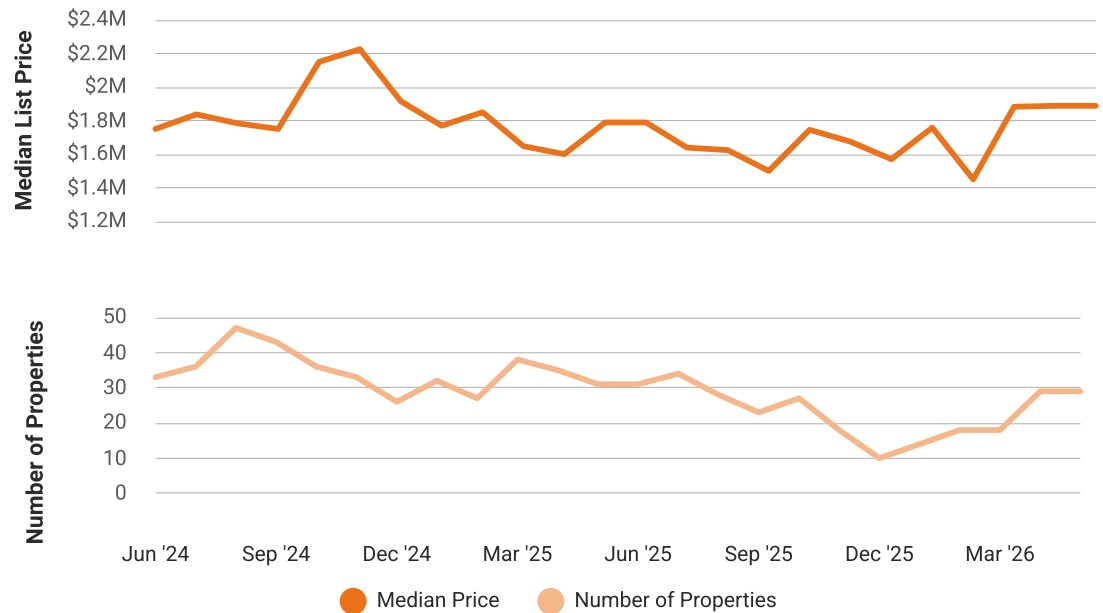
Median List Price vs Active Listings in Seal Beach, California

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: 5/31/2026	\$1,717,910	\$1,667,330 +3.03%	\$1,539,160 +11.61%	\$1,632,550 +5.23%	\$1,443,740 +18.99%	\$1,231,820 +39.46%
Median Sold Price Last Updated: 5/31/2026	\$1,450,000	\$1,381,000 +5%	\$1,525,000 -4.92%	\$1,375,000 +5.45%	\$1,646,500 -11.93%	\$1,669,500 -13.15%
Median List Price Last Updated: 5/31/2026	\$1,888,000	\$1,888,000 0%	\$1,450,000 +30.21%	\$1,788,888 +5.54%	\$1,599,999 +18%	\$1,150,000 +64.17%

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: Date

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

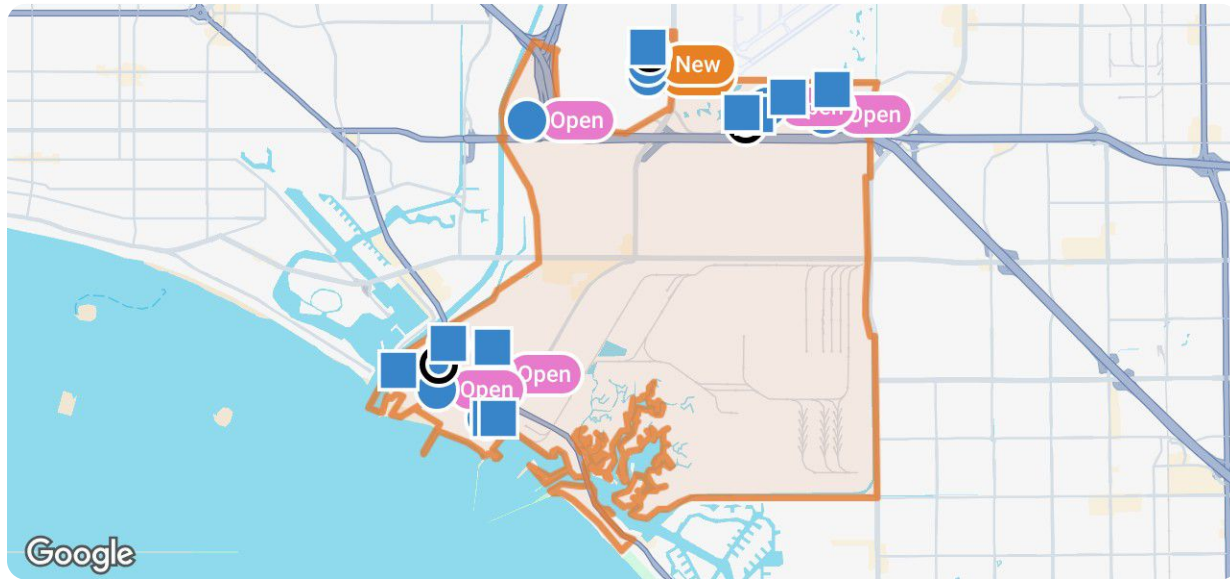
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Seal Beach, California

Summary

For Sale Activity in the Last 3 Months

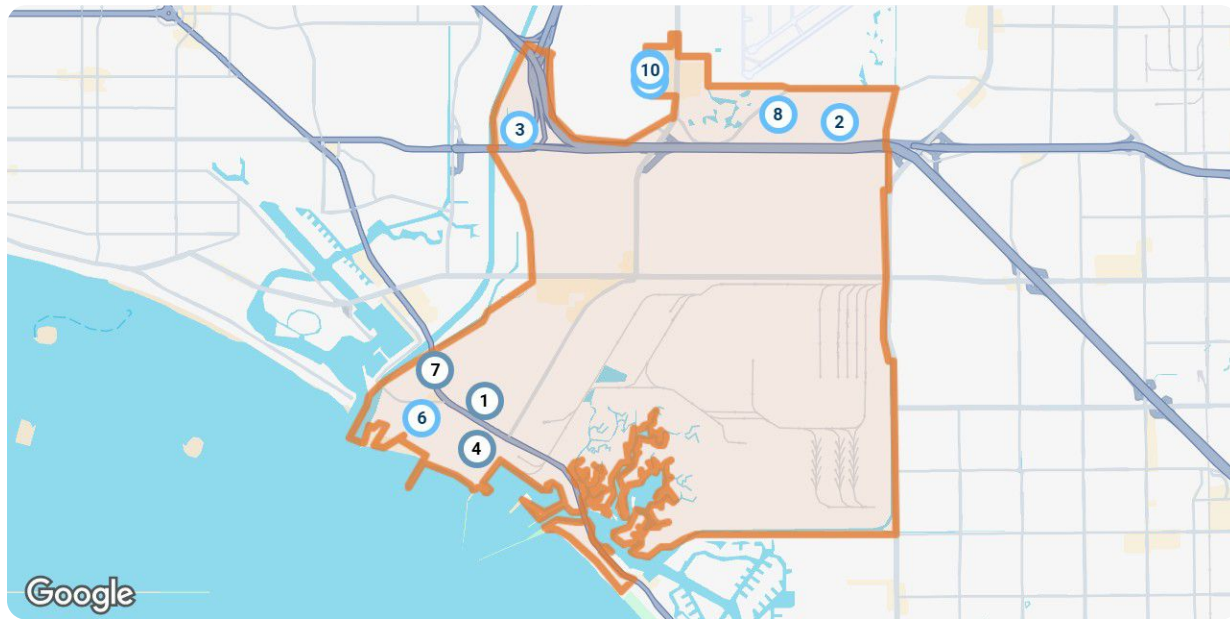


	New	Pending	Closed
Number of Properties	10	3	10
Lowest Listing Price / Est.Value	\$595,000	\$600,000	\$580,000
Median Listing Price / Est.Value	\$1,572,500	\$1,550,000	\$1,502,500
Highest Listing Price / Est.Value	\$2,885,000	\$2,050,000	\$4,600,000
Average Price / sqft	\$801	\$795	\$893
Median Price / sqft	\$747	\$677	\$883
Average Days in RPR	15	14	28
Median Days in RPR	5	14	20
Total Volume	\$15,240,388	\$4,200,000	\$18,814,000
Source	Listings	Listings	Public Records & Listings

Market Activity Breakdown


New

Source: Listings



Legend

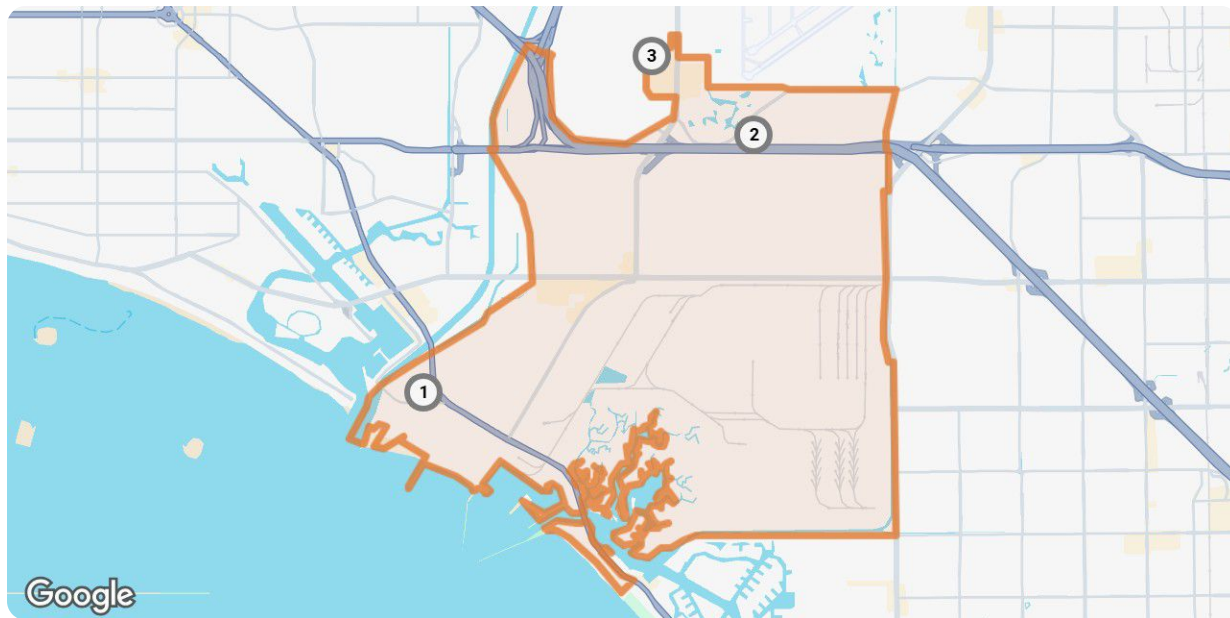
- Active For Sale
- Active Under Contract

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>601 Southshore Dr Seal Beach, CA 90740 MLS ID: OC26075450</p> <p>● Active Under Contract / For Sale</p> <p><small>Listing Courtesy of ALTA REALTY GROUP CA, INC</small></p>	Single Family	3/2	1,383	9,400 sqft	1960	4/9/2026 59 days	\$1,770,000 \$1,280/sq ft
2	 <p>3690 Marigold St Seal Beach, CA 90740 MLS ID: PW26121921</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of FIRST TEAM REAL ESTATE</small></p>	Single Family	4/3	2,536	5,488 sqft	1968	6/4/2026 3 days	\$1,775,000 \$700/sq ft
3	 <p>112 Stanford Ln Seal Beach, CA 90740 MLS ID: OC26057436</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of FIRST TEAM REAL ESTATE</small></p>	Single Family	4/2	2,134	6,429 sqft	1965	6/4/2026 3 days	\$1,550,000 \$726/sq ft
4	 <p>1407 Electric Ave Seal Beach, CA 90740 MLS ID: PW26078763</p> <p>● Active Under Contract / For Sale</p> <p><small>Listing Courtesy of BAYTOWN REALTY</small></p>	Single Family	3/3	2,257	2,748 sqft	1990	4/16/2026 52 days	\$2,295,000 \$1,017/sq ft
5	 <p>12300 Montecito Rd, Apt 39 Seal Beach, CA 90740 MLS ID: PW26113035</p> <p>● Active / For Sale</p> <p><small>Listing Courtesy of FIRST TEAM REAL ESTATE</small></p>	Condo/Townhouse/Apt.	2/2	1,254	-	1972	6/3/2026 4 days	\$689,000 \$549/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>209 6th St Seal Beach, CA 90740 MLS ID: RS26119993 ● Active / For Sale</p> <p><i>Listing Courtesy of REAL BROKERAGE TECHNOLOGIES</i></p>	Single Family	3/3	2,932	2,935 sqft	2006	6/2/2026 5 days	\$2,885,000 \$984/sq ft
7	 <p>140 Coastline Dr Seal Beach, CA 90740 MLS ID: PW26110690 ● Active Under Contract / For Sale</p> <p><i>Listing Courtesy of SPLASH REAL ESTATE</i></p>	Single Family	3/2	1,749	5,148 sqft	1962	5/27/2026 11 days	\$1,399,888 \$800/sq ft
8	 <p>4244 Elder Ave Seal Beach, CA 90740 MLS ID: PW26116288 ● Active / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	4/2	2,076	5,201 sqft	1970	6/2/2026 5 days	\$1,595,000 \$768/sq ft
9	 <p>12476 Montecito Rd, #5 Seal Beach, CA 90740 MLS ID: OC26119670 ● Active / For Sale</p> <p><i>Listing Courtesy of PAISLEY HOME SERVICES, INC</i></p>	Condo/Townhouse/Apt.	2/2	951	10,001 sqft	1978	6/2/2026 5 days	\$595,000 \$626/sq ft
10	 <p>12400 Montecito Rd, Apt 412 Seal Beach, CA 90740 MLS ID: PW26118492 ● Active / For Sale</p> <p><i>Listing Courtesy of REAL BROKERAGE TECHNOLOGIES</i></p>	Condo/Townhouse/Apt.	2/2	1,220	1.55 acres	1974	6/1/2026 6 days	\$686,500 \$563/sq ft

Pending

Source: Listings



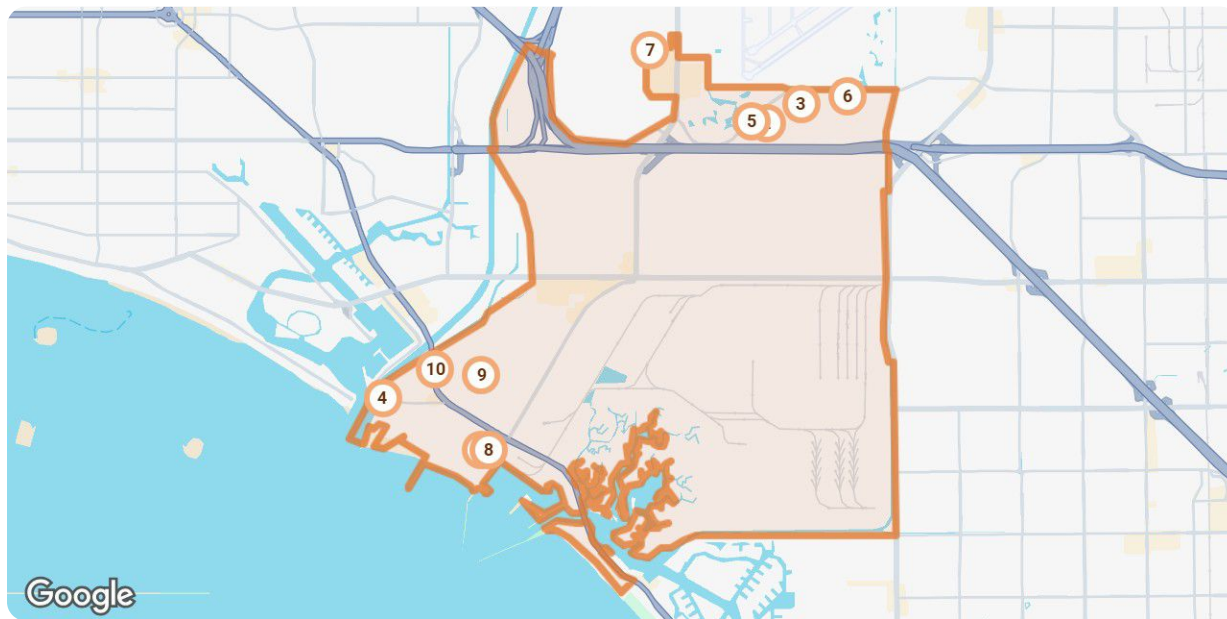
Legend

● Pending

Pending: 3 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	<p>377 Galleon Way Seal Beach, CA 90740 MLS ID: PW26069196 Pending / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	3/2	1,747	3,088 sqft / 1968	4/22/2026	\$2,050,000 / \$1,173/sq ft	5/7/2026 / 15 days
2	<p>3601 Bluebell St Seal Beach, CA 90740 MLS ID: OC26080598 Pending / For Sale</p> <p><i>Listing Courtesy of SEVEN GABLES REAL ESTATE</i></p>	Single Family	3/3	2,289	5,401 sqft / 1971	4/16/2026	\$1,550,000 / \$677/sq ft	4/28/2026 / 12 days
3	<p>12200 Montecito Rd, Apt E106 Seal Beach, CA 90740 MLS ID: PW26088252 Pending / For Sale</p> <p><i>Listing Courtesy of HOME SAVER REALTY</i></p>	Condo/Townhouse/Apt.	3/2	1,124	9.24 acres / 1969	4/23/2026	\$600,000 / \$534/sq ft	4/23/2026 / - days

Closed

Source: Public Records and Listings

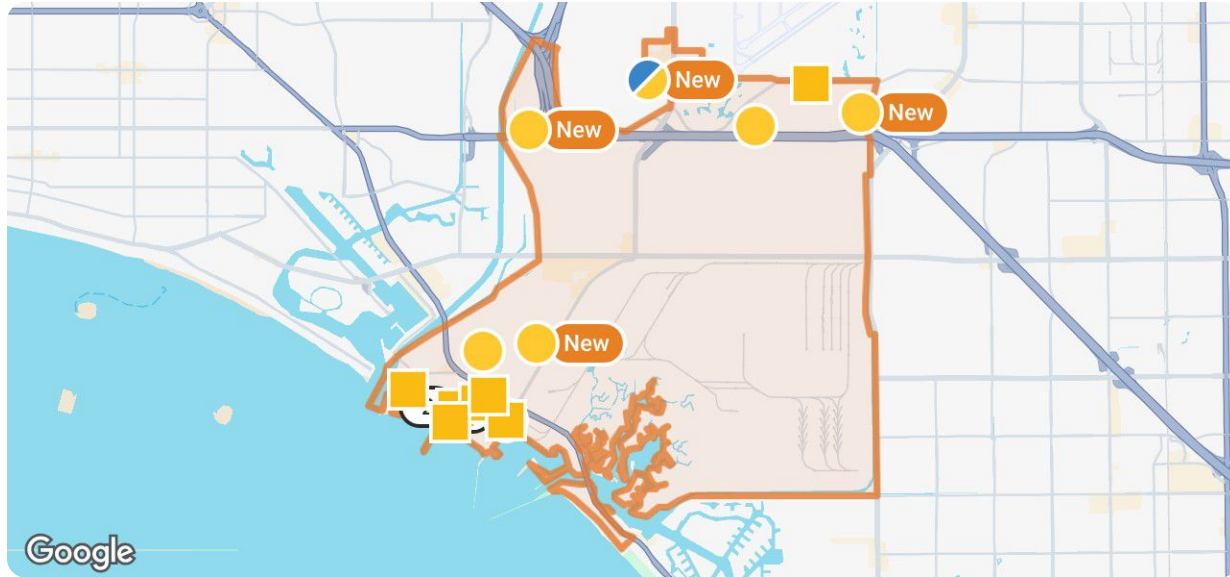


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	<p>216 15th St Seal Beach, CA 90740 MLS ID: RS26013885 Closed / For Sale</p> <p><i>Courtesy of NT & ASSOCIATES, INC.</i></p>	Single Family	3/2	1,087	3,750 sqft / 1942	6/5/2026 / 59 days	\$1,855,000 / \$1,707/sq ft	↓ 4.73%
2	<p>4149 Birchwood Ave Seal Beach, CA 90740 MLS ID: RS26094274 Closed / For Sale</p> <p><i>Courtesy of CORINNA YANG BROKER</i></p>	Single Family	4/3	2,592	5,000 sqft / 1971	6/4/2026 / 5 days	\$1,525,000 / \$588/sq ft	↑ 1.67%

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 %
	3850 Daisy Cir Seal Beach, CA 90740 MLS ID: PW26119452 Closed / For Sale <i>Courtesy of LIDO REAL ESTATE & INVESTMENTS</i>	Single Family	6/3	2,800	5,719 sqft 1969	6/1/2026 -1 days	\$1,480,000 \$529/sq ft	-
	205 Ocean Pl Seal Beach, CA 90740 MLS ID: PW26090915 Closed / For Sale <i>Courtesy of KELLER WILLIAMS COASTAL PROP.</i>	Single Family	4/5	3,704	4,003 sqft 2021	6/1/2026 15 days	\$4,600,000 \$1,242/sq ft	↓ 2.11%
	570 Old Ranch Rd, #17 Seal Beach, CA 90740 MLS ID: PW26074191 Closed / For Sale <i>Courtesy of IGNITE RE GROUP</i>	Condo/Townhouse/Apt.	3/3	2,299	7.22 acres 1975	6/1/2026 6 days	\$1,325,000 \$576/sq ft	↑ 2%
	4672 Ironwood Ave Seal Beach, CA 90740 MLS ID: PW26018406 Closed / For Sale <i>Courtesy of FIRST TEAM REAL ESTATE</i>	Single Family	4/2	1,642	5,201 sqft 1969	5/28/2026 91 days	\$1,450,000 \$883/sq ft	-
	12200 Montecito Rd, Apt D312 Seal Beach, CA 90740 MLS ID: PW26072595 Closed / For Sale <i>Courtesy of COLDWELL BANKER ENVISION</i>	Condo/Townhouse/Apt.	2/2	1,010	9.24 acres 1969	5/28/2026 25 days	\$580,000 \$574/sq ft	↓ 0.85%
	234 16th St Seal Beach, CA 90740 MLS ID: PW26061548 Closed / For Sale <i>Courtesy of BAYTOWN REALTY</i>	Single Family	4/4	3,000	3,920 sqft 1989	5/27/2026 27 days	\$2,650,000 \$883/sq ft	-
	1135 Catalina Ave Seal Beach, CA 90740 MLS ID: OC26058277 Closed / For Sale <i>Courtesy of FIRST TEAM REAL ESTATE</i>	Single Family	4/3	1,832	8,694 sqft 1958	5/27/2026 48 days	\$1,900,000 \$1,037/sq ft	↓ 4.28%
	130 Coastline Dr Seal Beach, CA 90740 MLS ID: PW26085471 Closed / For Sale <i>Courtesy of SPLASH REAL ESTATE</i>	Single Family	4/2	1,586	5,148 sqft 1962	5/27/2026 7 days	\$1,449,000 \$914/sq ft	-

Summary

For Lease Activity in the Last 3 Months



Legend

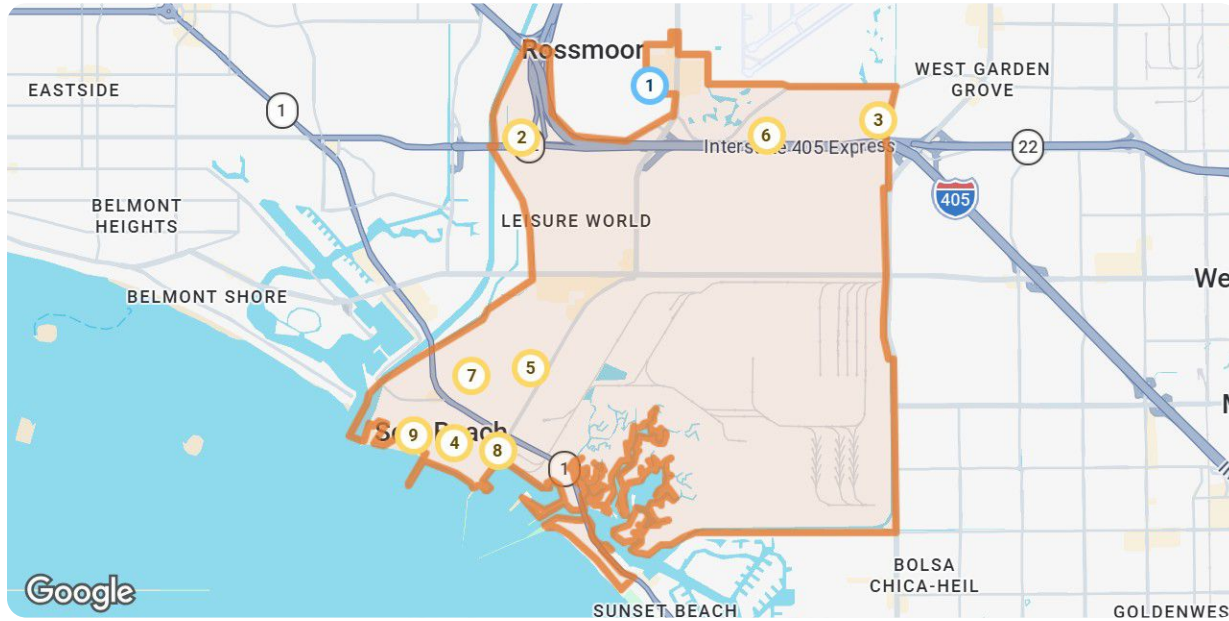
- For Lease
- For Sale / Lease
- Recently Leased

	New	Closed
Number of Properties	9	9
Lowest Listing Price / Est.Value	\$3,600	\$1,495
Median Listing Price / Est.Value	\$6,100	\$3,800
Highest Listing Price / Est.Value	\$595,000	\$10,400
Average Price / sqft	\$73	\$3
Median Price / sqft	\$4	\$3
Average Days in RPR	32	43
Median Days in RPR	27	20
Total Volume	\$645,645	\$45,945
Source	Listings	Public Records & Listings

Market Activity Breakdown






New

Source: Listings



Legend

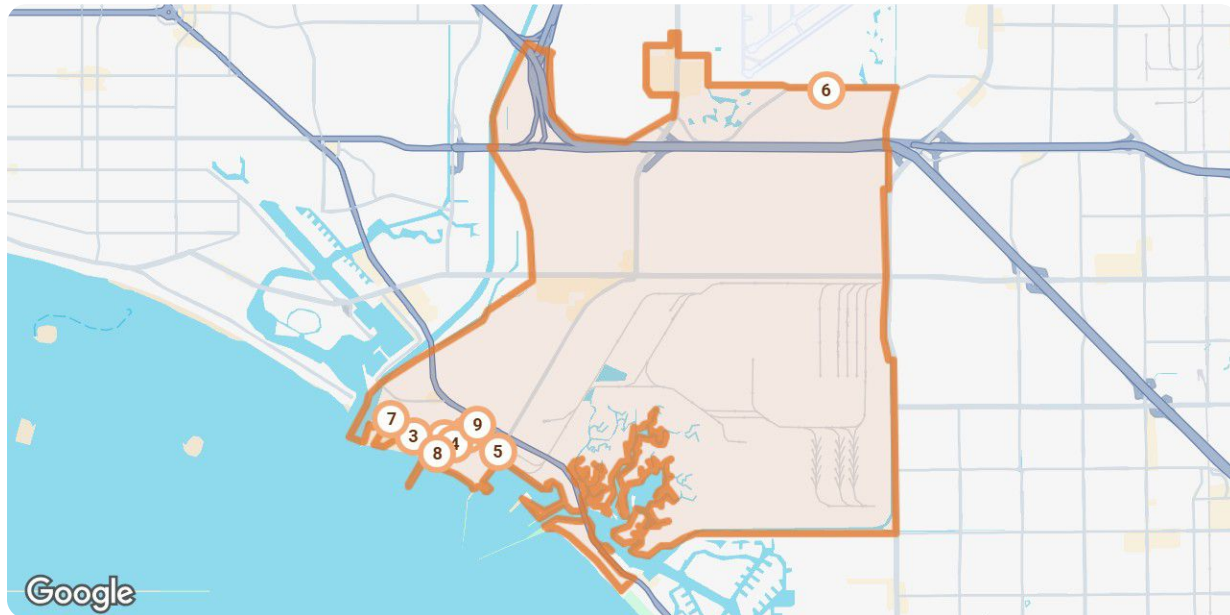
- Active For Sale
- Active For Lease

New: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>12592 Montecito Rd, #9 Seal Beach, CA 90740 MLS ID: PW26113043 ● Active / For Sale and For Lease</p> <p><i>Listing Courtesy of GOLDEN LANTERN REALTY</i></p>	Condo/Townhouse/Apt.	2/2	951	0.25 acres	1978	5/27/2026 11 days	\$595,000 \$626/sq ft
2	 <p>412 Purdue Cir Seal Beach, CA 90740 MLS ID: PW26112348 ● Active / For Lease</p> <p><i>Courtesy of DUNFEE REAL ESTATE SERVICES</i></p>	Single Family	5/3	2,072	5,401 sqft	1965	5/26/2026 12 days	\$6,100 mo. \$3/sq ft
3	 <p>4865 Candleberry Ave Seal Beach, CA 90740 MLS ID: OC26110253 ● Active / For Lease</p> <p><i>Courtesy of LAPPIN REAL ESTATE AND PROPERTY MANAGEMENT</i></p>	Single Family	3/2	1,422	5,305 sqft	1967	5/21/2026 17 days	\$5,800 mo. \$4/sq ft
4	 <p>144 11th St Seal Beach, CA 90740 MLS ID: PW26105161 ● Active / For Lease</p> <p><i>Courtesy of PABST, KINNEY & ASSOCIATES</i></p>	Condo/Townhouse/Apt.	2/1	850	5,296 sqft	1969	5/14/2026 24 days	\$3,600 mo. \$4/sq ft
5	 <p>1720 Crestview Ave Seal Beach, CA 90740 MLS ID: PW26102314 ● Active / For Lease</p> <p><i>Courtesy of JENNIFER ROHDENBURG, BROKER</i></p>	Single Family	5/6	3,593	5,998 sqft	1962	5/11/2026 27 days	\$10,000 mo. \$3/sq ft

New: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	 3571 Carnation Cir Seal Beach, CA 90740 MLS ID: PW26095668 ● Active / For Lease <i>Courtesy of COBALT REAL ESTATE, INC.</i>	Single Family	4/3	2,542	5,998 sqft	1968	5/2/2026 36 days	\$6,100 mo. \$2/sq ft
	 1045 Marvista Ave Seal Beach, CA 90740 MLS ID: 226001800 ● Active / For Lease <i>Courtesy of Squires Development & Real Estate, Inc.</i>	Single Family	3/2	1,195	5,300 sqft	1958	4/19/2026 49 days	\$5,950 mo. \$5/sq ft
	 243 Seal Beach Blvd Seal Beach, CA 90740 MLS ID: LG26084035 ● Active / For Lease <i>Courtesy of JOANNE KOOTSIKAS, BROKER</i>	Condo/Townhouse/Apt.	3/4	2,737	10,558 sqft	2026	4/18/2026 50 days	\$8,100 mo. \$3/sq ft
	 600 Ocean Ave Seal Beach, CA 90740 MLS ID: PW26071966 ● Active / For Lease <i>Courtesy of TRACEY KORMUSHOFF, BROKER</i>	Condo/Townhouse/Apt.	1/1	908	6,860 sqft	1949	4/3/2026 65 days	\$4,995 mo. \$6/sq ft

Closed

Source: Public Records and Listings



Closed: 9 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 %
	 139 10th St Seal Beach, CA 90740 MLS ID: OC26120629 ● Closed / For Lease <i>Courtesy of SAIL PROPERTIES, INC.</i>	Condo/Townhouse/Apt.	-/1	500	5,662 sqft 1969	6/5/2026 2 days	- \$3/sq ft	-

Closed: 9 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 %
	<p>320 12th St Seal Beach, CA 90740 MLS ID: PW26075123 Closed / For Lease</p> <p><i>Courtesy of AMERICAN BEACHSIDE BROKERS</i></p>	Condo/Townhouse/Apt.	2/2	1,000	10,454 sqft / 1969	5/31/2026 / 52 days	- / \$3/sq ft	-
	<p>600 Ocean Ave Seal Beach, CA 90740 MLS ID: PW26071895 Closed / For Lease</p> <p><i>Courtesy of TRACEY KORMUSHOFF, BROKER</i></p>	Single Family	4/4	3,000	6,860 sqft / 1949	5/28/2026 / 20 days	- / \$3/sq ft	-
	<p>144 11th St Seal Beach, CA 90740 MLS ID: PW26105149 Closed / For Lease</p> <p><i>Courtesy of PABST, KINNEY & ASSOCIATES</i></p>	Condo/Townhouse/Apt.	1/1	750	5,296 sqft / 1969	5/26/2026 / 12 days	- / \$4/sq ft	-
	<p>245 Seal Beach Blvd Seal Beach, CA 90740 MLS ID: LG26084173 Closed / For Lease</p> <p><i>Courtesy of JOANNE KOOTSIKAS, BROKER</i></p>	Condo/Townhouse/Apt.	3/3	2,661	10,558 sqft / 2026	5/10/2026 / 22 days	- / \$3/sq ft	-
	<p>4533 Ironwood Ave Seal Beach, CA 90740 MLS ID: PW25262923 Closed / For Lease</p> <p><i>Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>	Single Family	3/3	2,289	5,201 sqft / 1988	4/5/2026 / 105 days	- / \$3/sq ft	-
	<p>201 Ocean Ave Seal Beach, CA 90740 MLS ID: OC25243379 Closed / For Lease</p> <p><i>Courtesy of HOMESMART, EVERGREEN REALTY</i></p>	Condo/Townhouse/Apt.	2/2	1,000	7,008 sqft / 1964	3/31/2026 / 153 days	- / \$4/sq ft	-
	<p>1001 Seal Way, Apt 2 Seal Beach, CA 90740 MLS ID: PW26047094 Closed / For Lease</p> <p><i>Courtesy of AMERICAN BEACHSIDE BROKERS</i></p>	Condo/Townhouse/Apt.	2/2	1,026	4,499 sqft / 1973	3/21/2026 / 17 days	- / \$3/sq ft	-
	<p>357 13th St Seal Beach, CA 90740 MLS ID: OC26027501 Closed / For Lease</p> <p><i>Courtesy of COMPASS</i></p>	Single Family	4/3	2,728	3,750 sqft / 1942	3/12/2026 / 5 days	- / \$3/sq ft	-

Seal Beach, California

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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