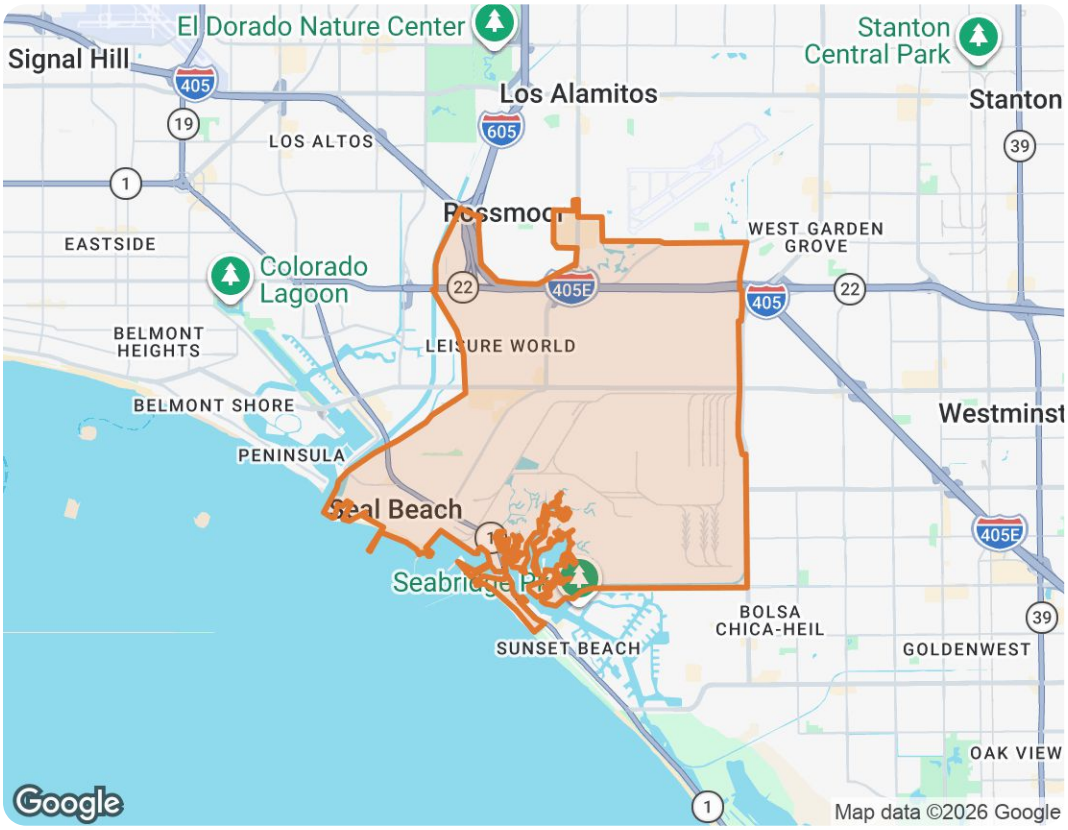
Seal Beach, California



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Seal Beach, California

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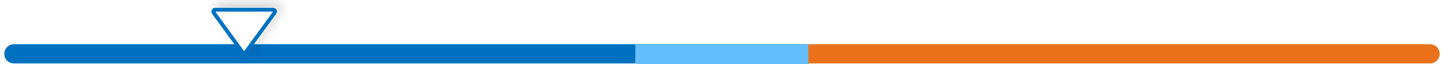
Market Trends

Market Trends for Seal Beach, California

Single Family + Condo/Townhouse/Apt.

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
2	98.5%	69	$1,900,000
↓ 8.26% MoM	↓ 0.11% MoM	↑ 305.88% MoM	↑ 19.61% MoM

October 2026 Median Estimated Property Value

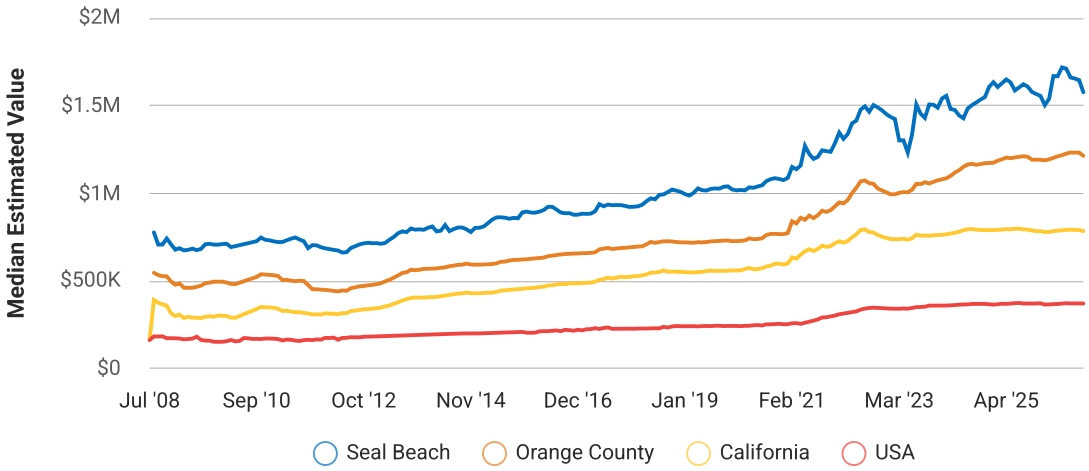
Single Family + Condo/Townhouse/Apt.

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	Last Month Change	12 Month Change
$1,576,060	-4.2%	-0.1%



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October 2026 Active Listings

Seal Beach, California

Single Family + Condo/Townhouse/Apt.

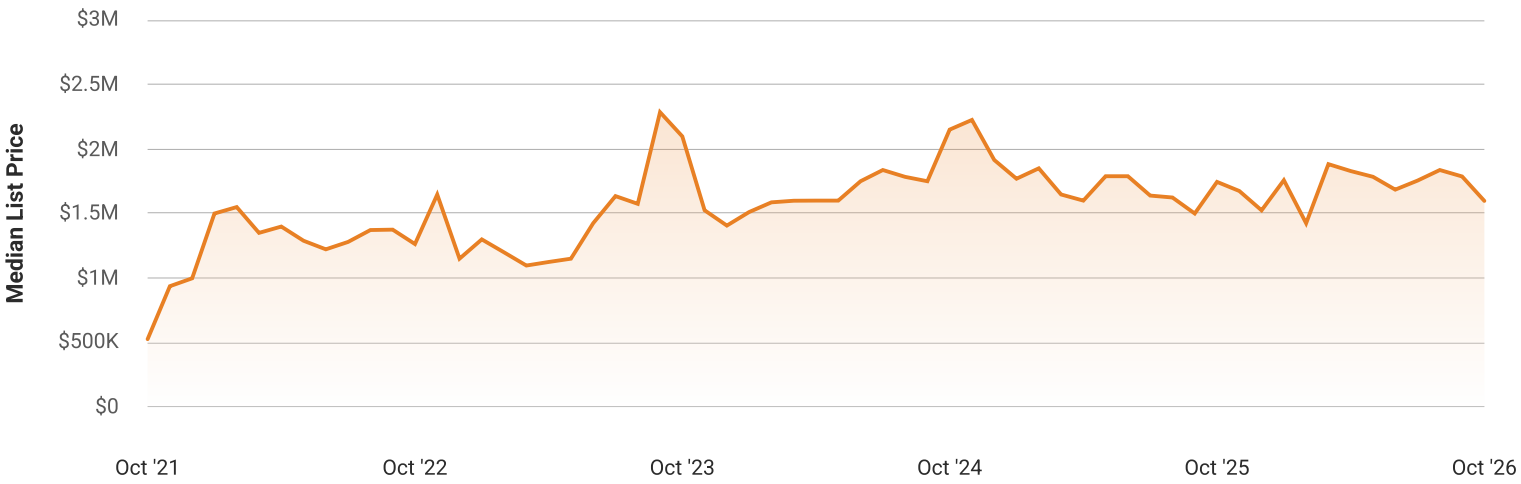
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $1,597,500

↓ 10.6% Month over Month



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October 2026 Sold Listings

Seal Beach, California

Single Family + Condo/Townhouse/Apt.

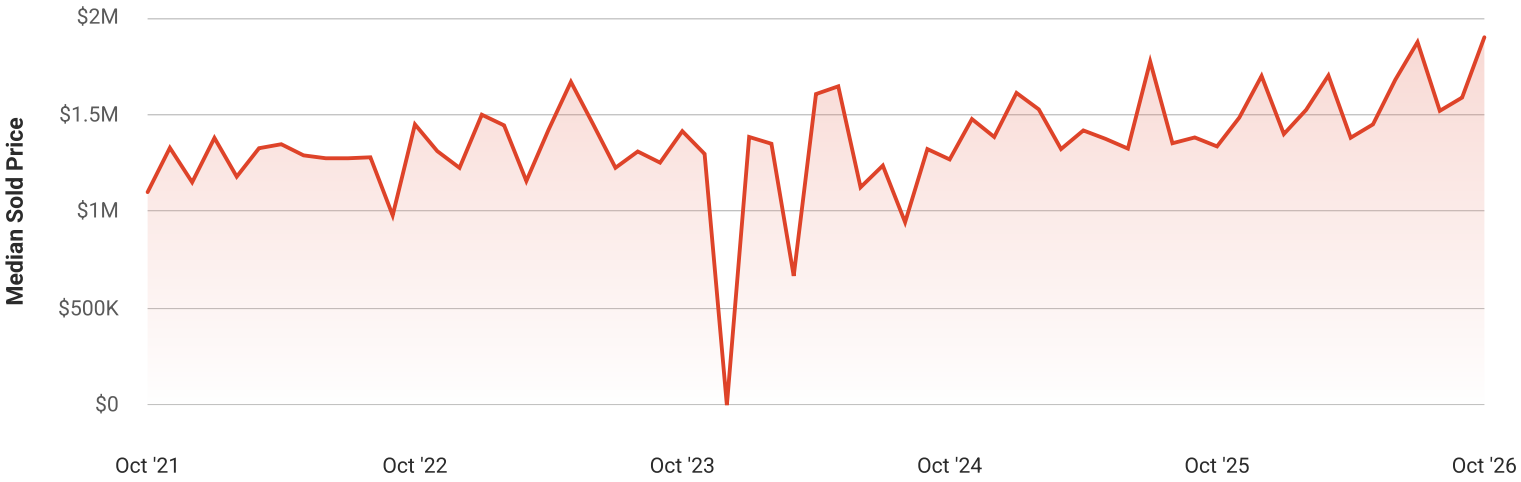
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $1,900,000

↑ 19.6% Month over Month



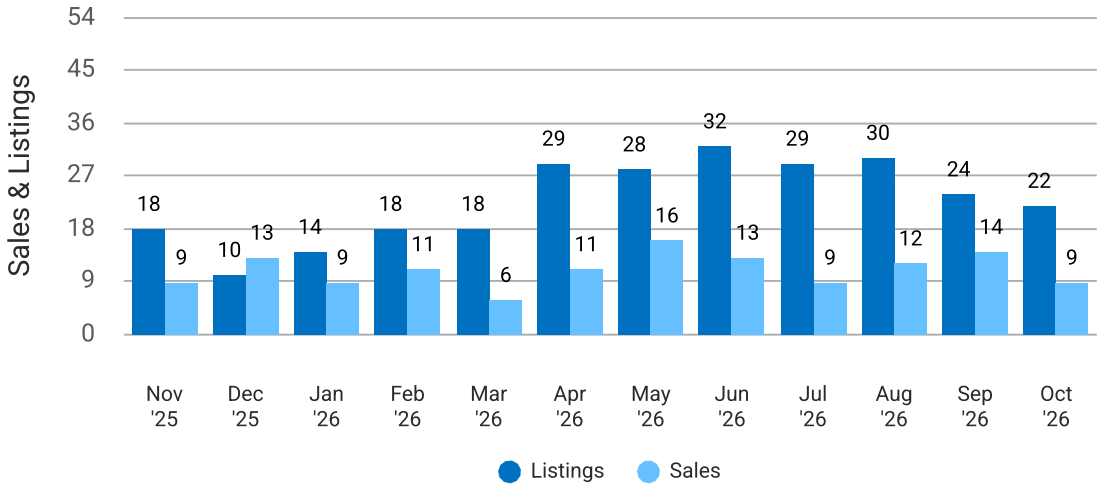
Total Sales and Active Listings in Seal Beach, California

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



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Seal Beach, California

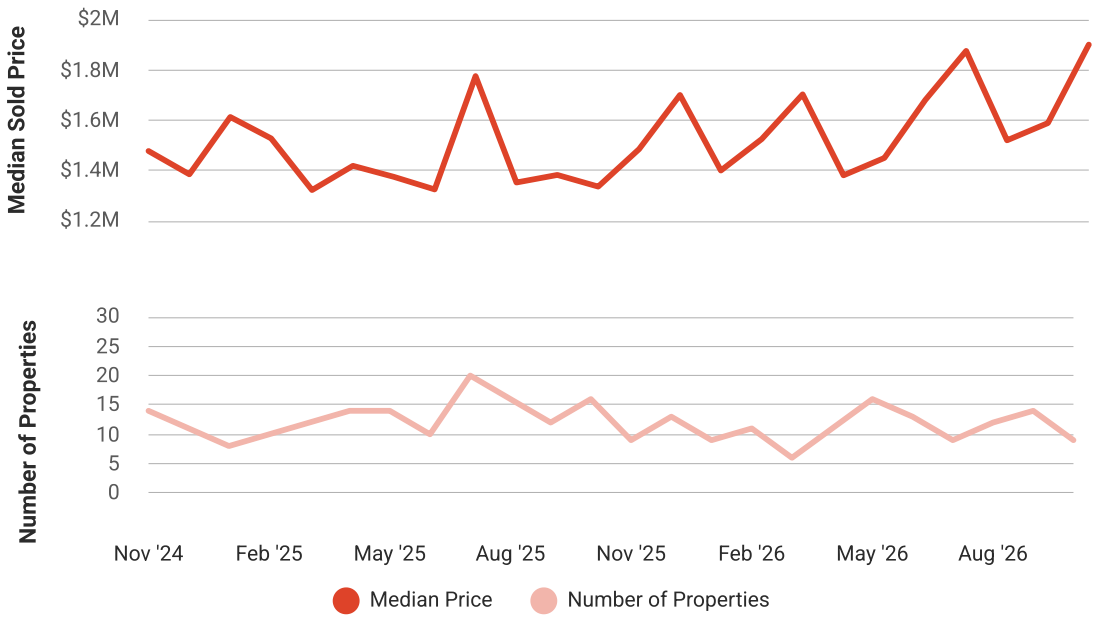
Median Sold Price vs Sold Listings in Seal Beach, California

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



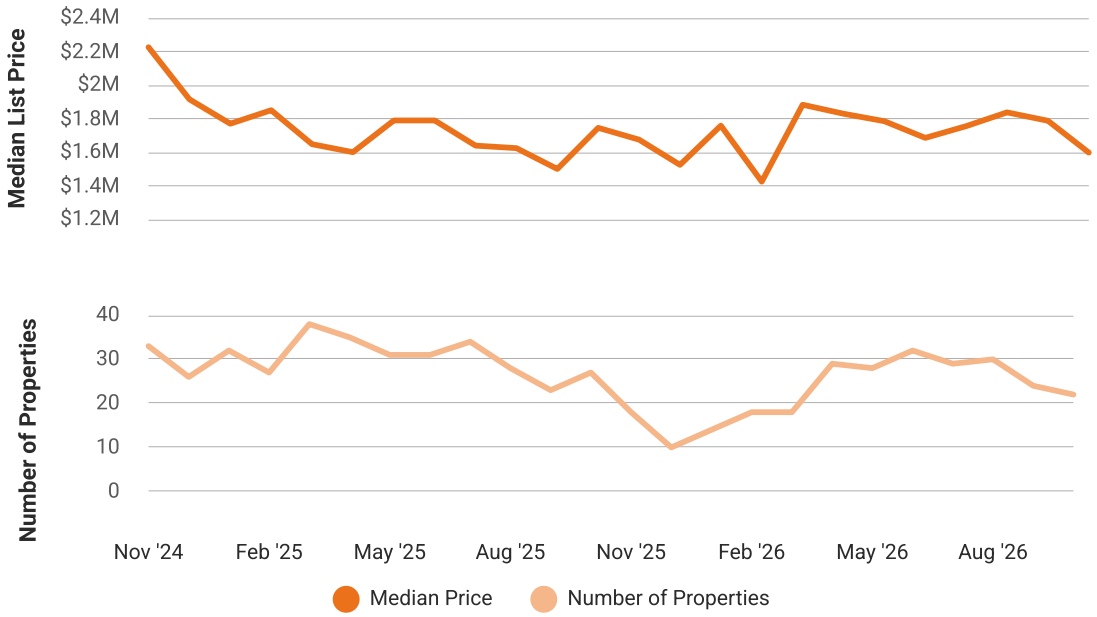
Median List Price vs Active Listings in Seal Beach, California

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



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Seal Beach, California

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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	$1,576,060	$1,645,820 -4.24%	$1,660,400 -5.08%	$1,577,960 -0.12%	$1,534,640 +2.7%	$1,506,370 +4.63%
Median Sold Price Last Updated: 10/31/2026	$1,900,000	$1,588,500 +19.61%	$1,875,000 +1.33%	$1,336,250 +42.19%	$1,269,000 +49.72%	$1,415,000 +34.28%
Median List Price Last Updated: 10/31/2026	$1,597,500	$1,787,000 -10.6%	$1,755,000 -8.97%	$1,745,000 -8.45%	$2,150,000 -25.7%	$2,097,500 -23.84%

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

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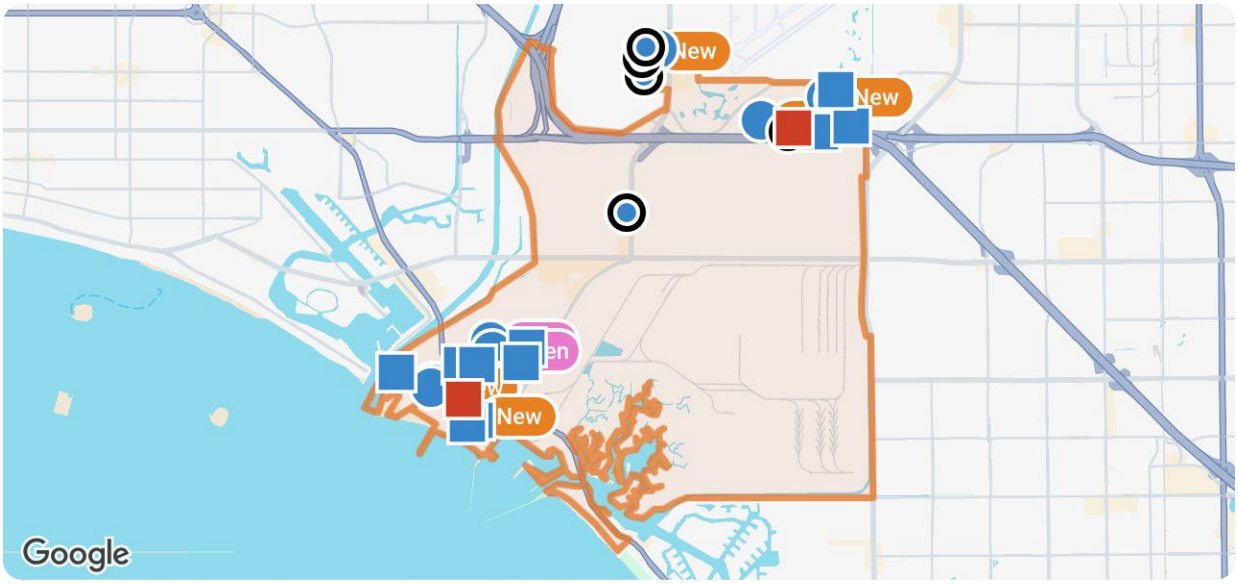
Seal Beach, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	1	10	1
Lowest Listing Price / Est.Value	$399,900	$599,000	$394,000	$2,830,290
Median Listing Price / Est.Value	$1,799,000	$599,000	$1,327,500	$2,830,290
Highest Listing Price / Est.Value	$3,500,000	$599,000	$2,135,000	$2,830,290
Average Price / sqft	$859	$593	$626	$651
Median Price / sqft	$886	$593	$602	$651
Average Days in RPR	44	21	87	–
Median Days in RPR	48	21	76	–
Total Volume	$18,594,900	$599,000	$12,004,000	$2,830,290
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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Seal Beach, California

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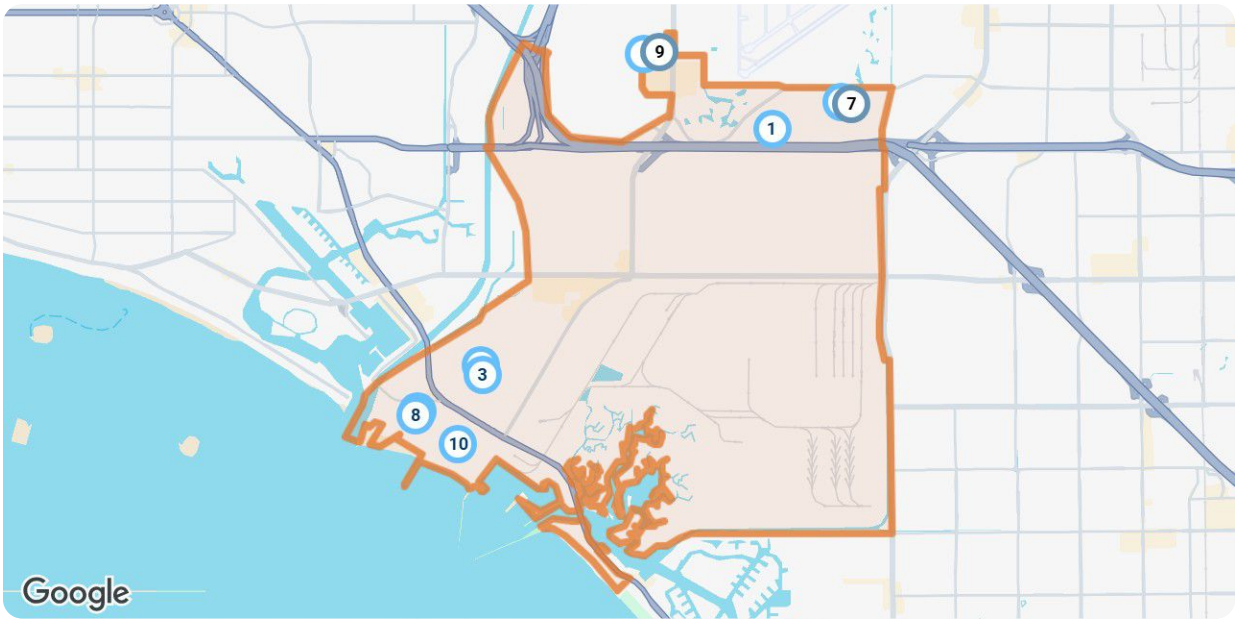
Market Activity Breakdown

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  **4297 Candleberry Ave** **Seal Beach, CA 90740** MLS ID: PW26202916 Active Under Contract / For Sale *Listing Courtesy of First Team Real Estate*	Single Family	5/3	2,800	5,301 sqft	1969	9/17/2026 67 days	$1,775,000 $634/sq ft
2  **805 Coastline Dr** **Seal Beach, CA 90740** MLS ID: PW26232100 Active Under Contract / For Sale *Listing Courtesy of Sharon Amarantos, Broker*	Single Family	3/2	1,306	5,998 sqft	1958	11/5/2026 18 days	$1,499,000 $1,148/sq ft
3  **12200 Montecito Rd, Apt B121** **Seal Beach, CA 90740** MLS ID: PW26241351 Active / For Sale *Listing Courtesy of Keller Williams Coastal Prop.*	Condo/Townhouse/Apt.	1/1	729	9.24 acres	1971	11/10/2026 13 days	$399,900 $549/sq ft
4  **1205 Crestview Ave** **Seal Beach, CA 90740** MLS ID: PT26225041 Active / For Sale *Listing Courtesy of Real Estate eBroker, Inc.*	Single Family	4/4	3,050	6,499 sqft	2002	10/21/2026 33 days	$3,500,000 $1,148/sq ft
5  **1200 Catalina Ave** **Seal Beach, CA 90740** MLS ID: PW26222934 Active / For Sale *Listing Courtesy of First Team Real Estate*	Single Family	3/2	1,195	6,242 sqft	1958	10/20/2026 34 days	$1,844,500 – $1,844,900 $1,544/sq ft

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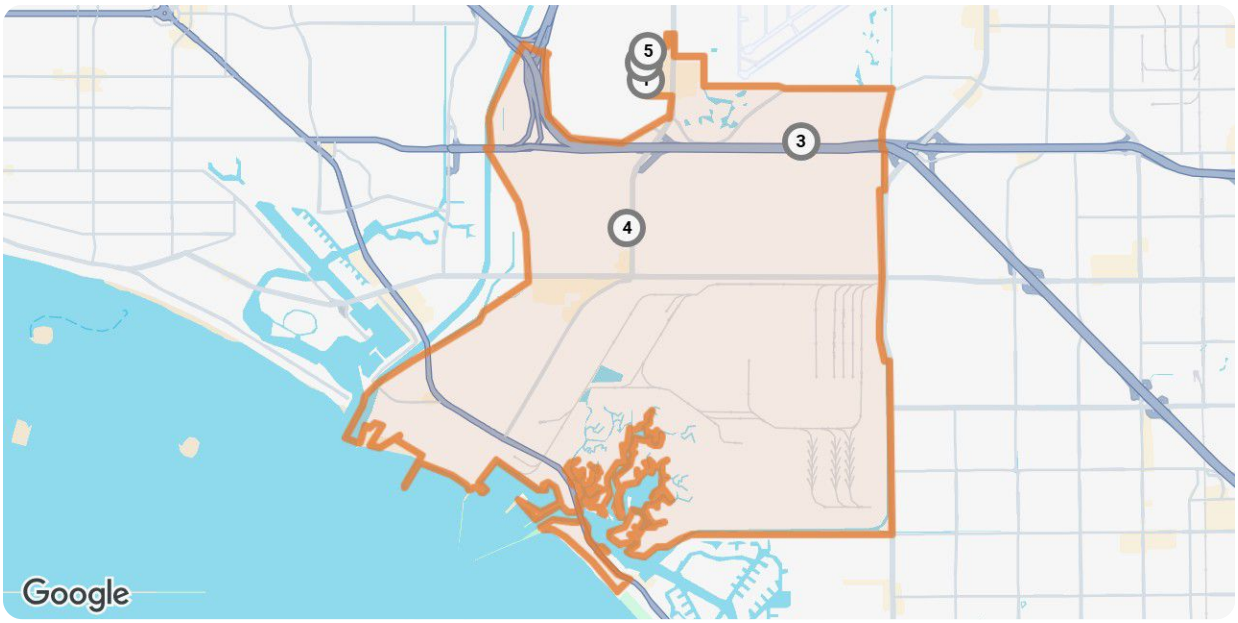
New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **236 4th St** **Seal Beach, CA 90740** MLS ID: PW26205273 Active Under Contract / For Sale *Listing Courtesy of BK Platinum Properties*	Single Family	4/4	2,831	2,935 sqft	2008	9/21/2026 63 days	$2,799,000 $989/sq ft
7  **4665 Guava Ave** **Seal Beach, CA 90740** MLS ID: IV26219849 Active / For Sale *Listing Courtesy of OPENDOOR BROKERAGE INC.*	Single Family	4/3	2,065	5,479 sqft	1967	10/9/2026 45 days	$1,474,000 $714/sq ft
8  **212 5th St** **Seal Beach, CA 90740** MLS ID: PW26208959 Active / For Sale *Listing Courtesy of First Team Real Estate*	Single Family	3/3	2,770	2,935 sqft	2008	10/4/2026 50 days	$2,799,000 $1,010/sq ft
9  **154 12th St** **Seal Beach, CA 90740** MLS ID: PW26209364 Active / For Sale *Listing Courtesy of COMPASS*	Single Family	3/3	2,878	2,935 sqft	1981	9/30/2026 54 days	$2,550,000 $886/sq ft
10  **3550 Goldenrod Cir** **Seal Beach, CA 90740** MLS ID: NP26205534 Active / For Sale *Listing Courtesy of Coldwell Banker Realty*	Single Family	5/4	2,748	6,050 sqft	1969	9/23/2026 61 days	$1,799,000 $655/sq ft

Pending

Source: Listings



Legend

Pending

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Seal Beach, California

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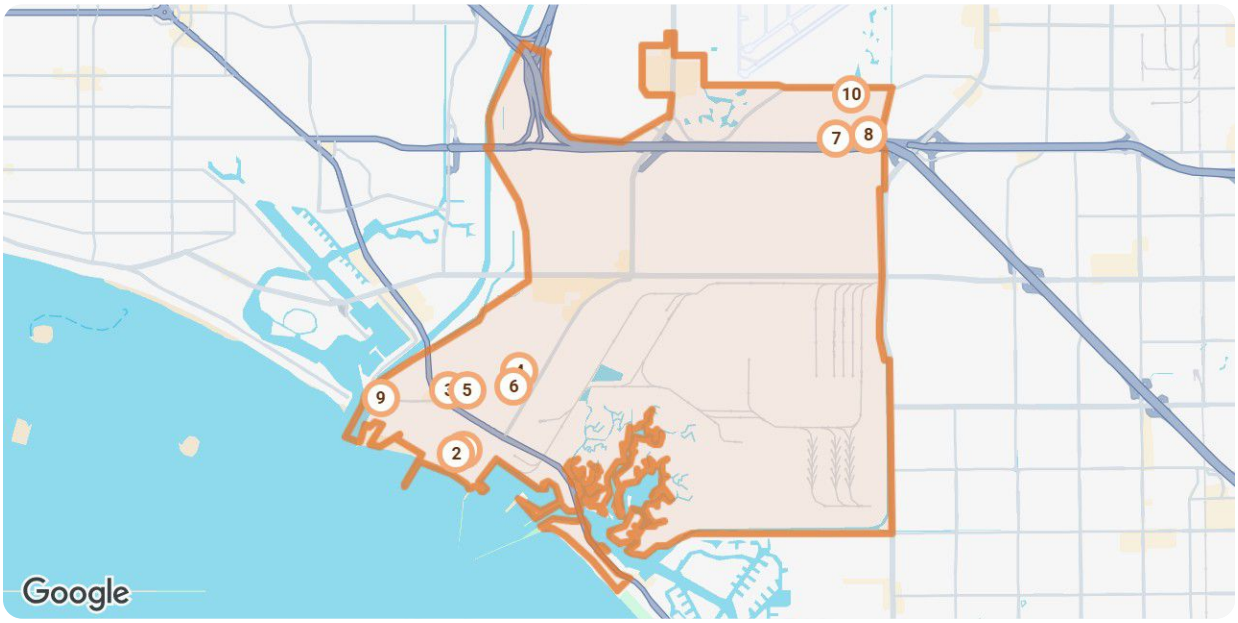
Pending: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1  **12200 Montecito Rd, Apt B112** **Seal Beach, CA 90740** MLS ID: PW26220840 Pending / For Sale *Listing Courtesy of First Team Real Estate*	Condo/Townhouse/Apt.	2/2	1,010	9.24 acres 1969	10/12/2026	$599,000 $593/sq ft	11/2/2026 21 days

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  **13650 Del Monte Dr, #40** **Seal Beach, CA 90740** MLS ID: PW26166435 Closed / For Sale *Courtesy of Think Boutiq Real Estate*	Condo/Townhouse/Apt.	2/2	986	– 1981	11/19/2026 111 days	$445,000 $451/sq ft	↓ 5.12%
2  **3541 Goldenrod Cir** **Seal Beach, CA 90740** Closed / Public Record	Single Family	5/3	2,213	6,276 sqft 1968	11/6/2026 – days	$1,390,000 $635/sq ft	–
3  **1000 Fathom Ave** **Seal Beach, CA 90740** Closed / Public Record	Single Family	3/2	1,682	5,100 sqft 1958	10/30/2026 – days	$435,000 $1,004/sq ft	–
4  **12200 Montecito Rd, Apt D319** **Seal Beach, CA 90740** Closed / Public Record	Condo/Townhouse/Apt.	1/1	729	– 1969	10/23/2026 – days	$394,000 $565/sq ft	–

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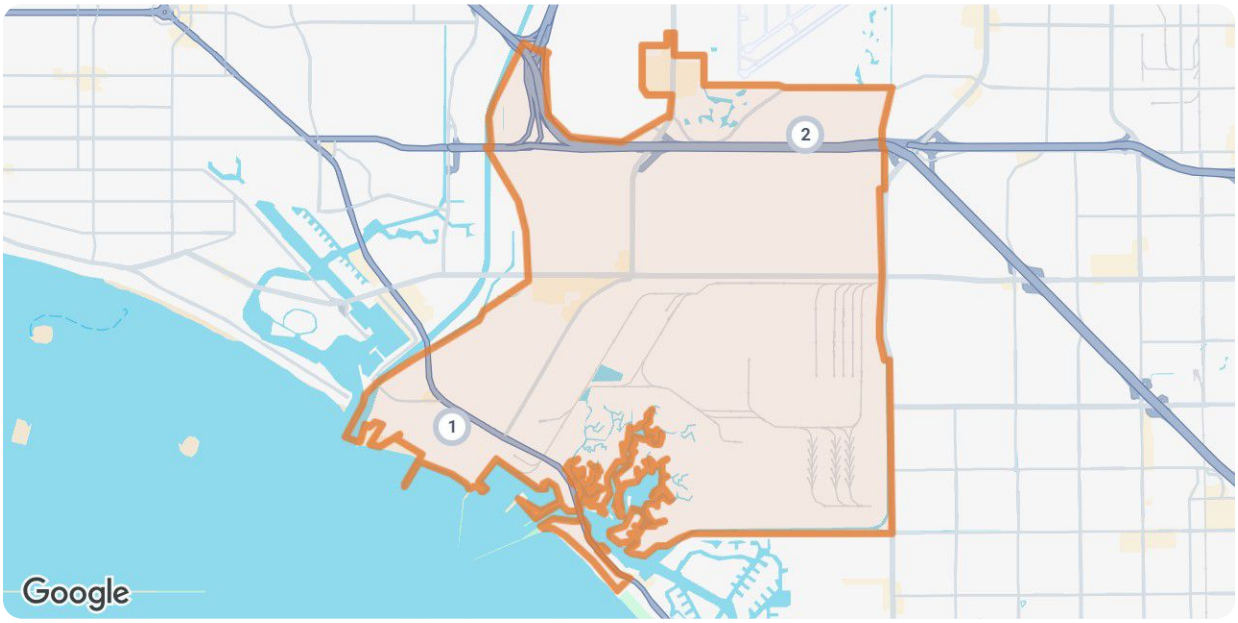
Seal Beach, California

	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 %
5	 **3840 Rose St** **Seal Beach, CA 90740** Closed / Public Record	Single Family	5/3	2,084	5,700 sqft 1966	10/23/2026 – days	$1,202,000 $518/sq ft	–
6	 **150 13th St** **Seal Beach, CA 90740** MLS ID: PW26113984 Closed / For Sale *Courtesy of BAYTOWN REALTY*	Single Family	3/3	2,164	2,935 sqft 1952	10/22/2026 76 days	$2,135,000 $987/sq ft	↓ 0.7%
7	 **123 13th St, #1** **Seal Beach, CA 90740** MLS ID: PW26161437 Closed / For Sale *Courtesy of COMPASS*	Condo/Townhouse/Apt.	3/2	1,274	2,935 sqft 1977	10/21/2026 73 days	$1,275,000 $1,001/sq ft	↓ 5.49%
8	 **4556 Guava Ave** **Seal Beach, CA 90740** Closed / Public Record	Single Family	5/3	2,466	5,200 sqft 1967	10/21/2026 – days	$1,648,000 $656/sq ft	–
9	 **4217 Birchwood Ave** **Seal Beach, CA 90740** Closed / Public Record	Single Family	4/3	3,027	5,145 sqft 1971	10/20/2026 – days	$1,380,000 $509/sq ft	–
10	 **215 Surf Pl** **Seal Beach, CA 90740** Closed / Public Record	Single Family	4/4	2,456	5,592 sqft 1958	10/20/2026 – days	$1,700,000 $883/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

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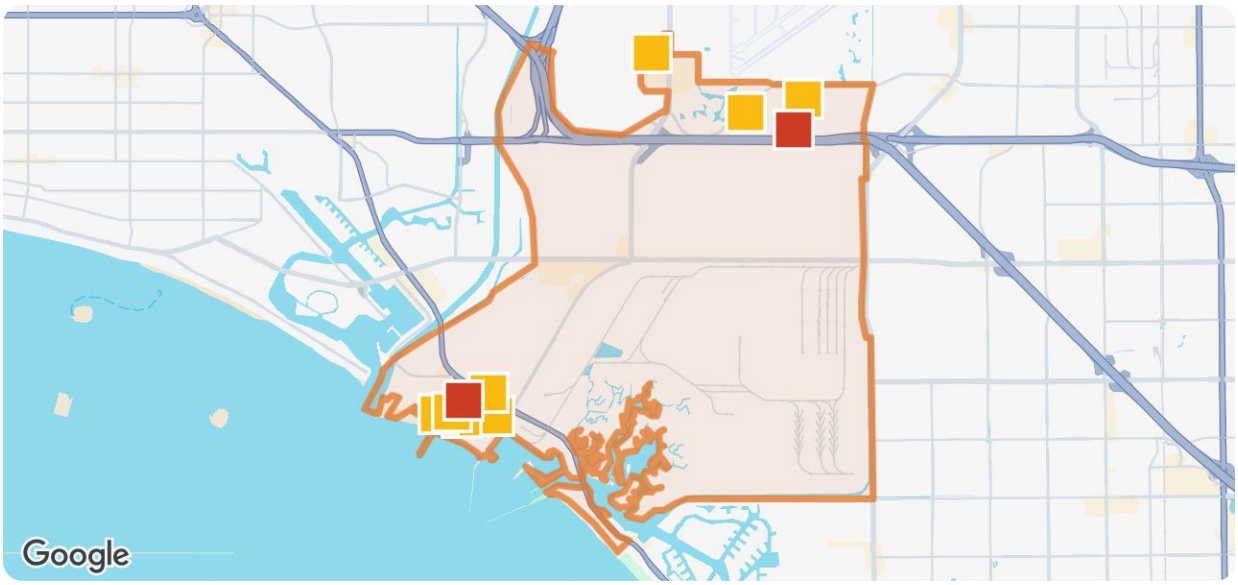
Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  965 Blue Heron Seal Beach, CA 90740 Off Market / Public Record	Single Family	5/6	4,348	6,922 sqft 2005	– – days	– $651/sq ft	10/22/2026 Notice of Lis Pendens

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- For Lease Pending
- Distressed
- Recently Leased

	New	Pending	Closed	Distressed
Number of Properties	4	1	7	1
Lowest Listing Price / Est.Value	$5,200	$6,500	$1,480	$2,830,290
Median Listing Price / Est.Value	$9,000	$6,500	$3,650	$2,830,290
Highest Listing Price / Est.Value	$12,000	$6,500	$8,000	$2,830,290
Average Price / sqft	$4	$2	$3	$651
Median Price / sqft	$4	$2	$3	$651
Average Days in RPR	17	112	23	–
Median Days in RPR	15	112	29	–
Total Volume	$35,200	$6,500	$30,615	$2,830,290
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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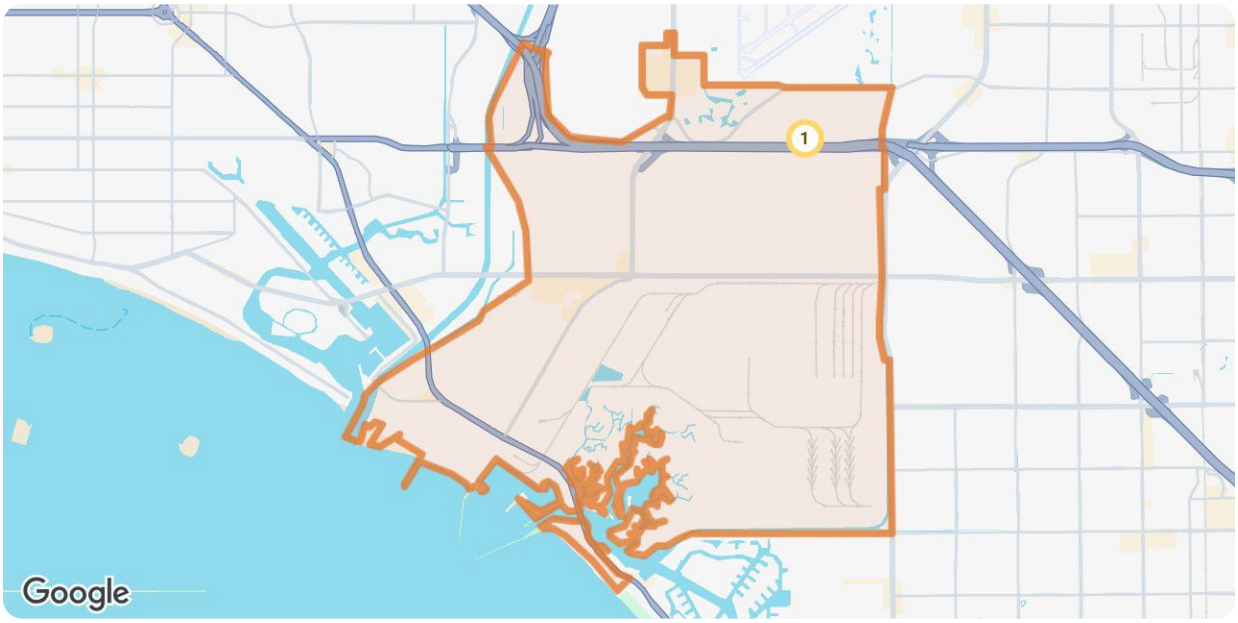
Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

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  **413 Ocean Ave** **Seal Beach, CA 90740** MLS ID: PW26242349 Active / For Lease *Courtesy of AMERICAN BEACHSIDE BROKERS*	Condo/Townhouse/Apt.	3/2	–	2,613 sqft	1913	11/14/2026 9 days	$5,200 mo. –/sq ft
2  **1115 Catalina Ave** **Seal Beach, CA 90740** MLS ID: PW26241658 Active / For Lease *Courtesy of BEACHCOMBER BROKERS*	Single Family	4/3	2,116	6,804 sqft	1958	11/11/2026 12 days	$7,000 mo. $3/sq ft
3  **125 Surf Pl** **Seal Beach, CA 90740** MLS ID: OC26239078 Active / For Lease *Courtesy of BILLY ROSENBERG, BROKER*	Single Family	5/3	2,750	5,100 sqft	1980	11/6/2026 17 days	$12,000 mo. $4/sq ft
4  **3550 Goldenrod Cir** **Seal Beach, CA 90740** MLS ID: NP26227788 Active / For Lease *Courtesy of Coldwell Banker Realty*	Single Family	4/3	2,748	6,050 sqft	1969	10/25/2026 29 days	$11,000 mo. $4/sq ft

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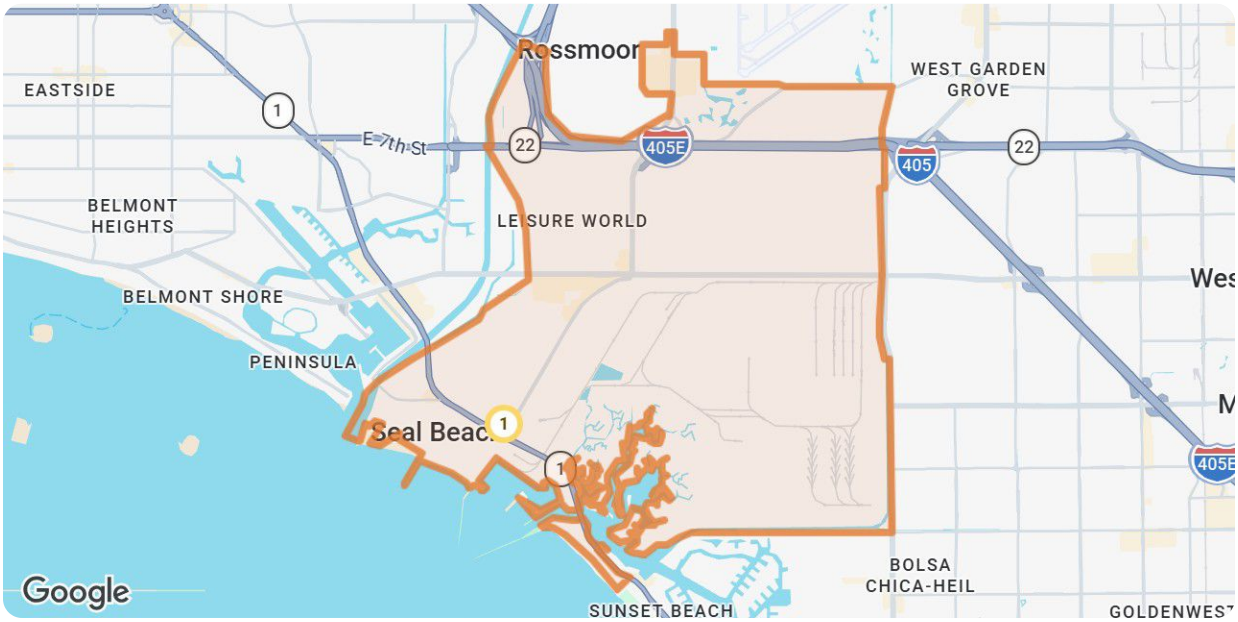
Seal Beach, California

Pending

Source: Listings



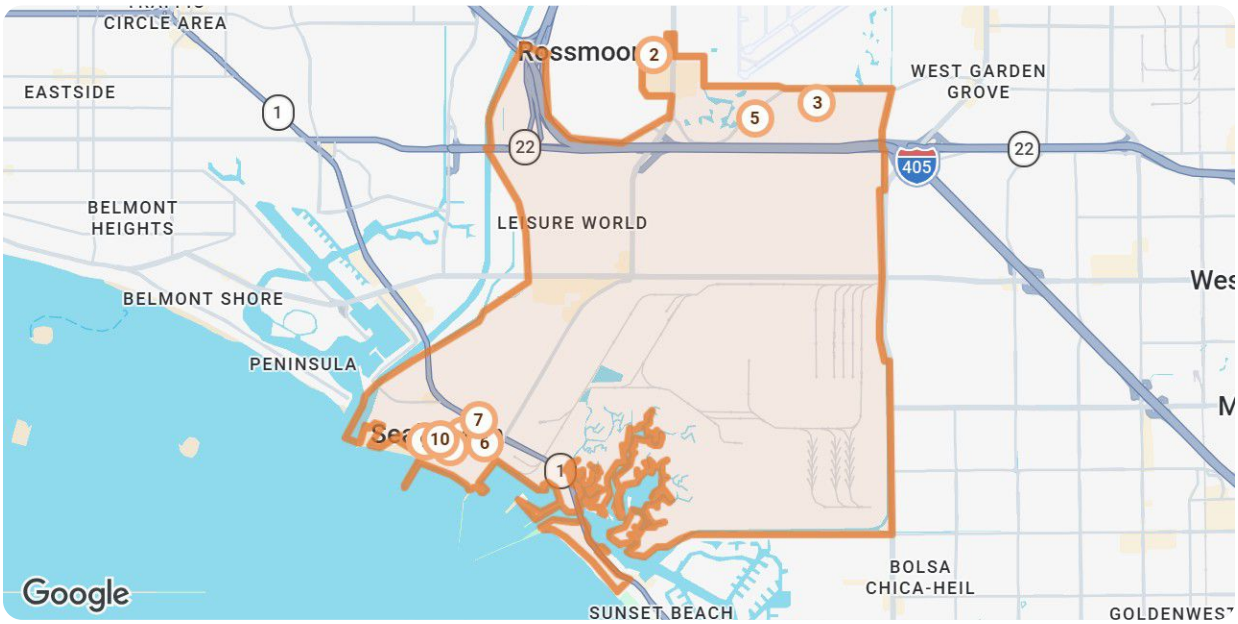
Legend

Active For Lease

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  **417 Beryl Cove Way** **Seal Beach, CA 90740** MLS ID: PW26140094 Pending / For Lease *Courtesy of ADVANTAGE PROPERTY FINANCE GROUP*	Single Family	5/4	3,001	5,100 sqft 2002	7/17/2026	$6,500 mo. $2/sq ft	11/6/2026 112 days

Closed

Source: Public Records and Listings



Legend

Closed

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	Closed: 7 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	 **144 11th St, Apt C** **Seal Beach, CA 90740** MLS ID: PW26206025 Closed / For Lease *Courtesy of PABST, KINNEY & ASSOCIATES*	Condo/Townhouse/Apt.	1/1	750	5,296 sqft 1969	10/22/2026 31 days	– $4/sq ft	–
2	 **12200 Montecito Rd, Apt K206** **Seal Beach, CA 90740** MLS ID: PW26161457 Closed / For Lease *Courtesy of FIRST TEAM REAL ESTATE*	Condo/Townhouse/Apt.	3/2	1,123	9.24 acres 1969	10/9/2026 29 days	– $3/sq ft	–
3	 **4509 Guava Ave** **Seal Beach, CA 90740** MLS ID: PW26189567 Closed / For Lease *Courtesy of ERA NORTH ORANGE COUNTY*	Single Family	4/3	2,527	5,201 sqft 1968	10/1/2026 34 days	– $3/sq ft	–
4	 **320 12th St** **Seal Beach, CA 90740** MLS ID: PW26186839 Closed / For Lease *Courtesy of AMERICAN BEACHSIDE BROKERS*	Condo/Townhouse/Apt.	2/2	1,000	10,454 sqft 1969	9/26/2026 31 days	– $3/sq ft	–
5	 **260 Old Ranch Rd, #9** **Seal Beach, CA 90740** MLS ID: OC26183479 Closed / For Lease *Courtesy of SEVEN GABLES REAL ESTATE*	Condo/Townhouse/Apt.	3/2	2,077	– 1975	9/17/2026 24 days	– $2/sq ft	–
6	 **247 16th St** **Seal Beach, CA 90740** MLS ID: PW26186720 Closed / For Lease *Courtesy of RE/MAX R. E. SPECIALISTS*	Single Family	3/1	400	3,920 sqft 1957	8/31/2026 3 days	– $4/sq ft	–
7	 **1230 Crystal Cove Way** **Seal Beach, CA 90740** MLS ID: NP26179717 Closed / For Lease *Courtesy of COLDWELL BANKER REALTY*	Single Family	5/5	2,874	5,000 sqft 1962	8/27/2026 10 days	– $3/sq ft	–

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Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 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  **965 Blue Heron** **Seal Beach, CA 90740** Off Market / Public Record	Single Family	5/6	4,348	6,922 sqft 2005	– – days	– $651/sq ft	10/22/2026 Notice of Lis Pendens

About RPR

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