

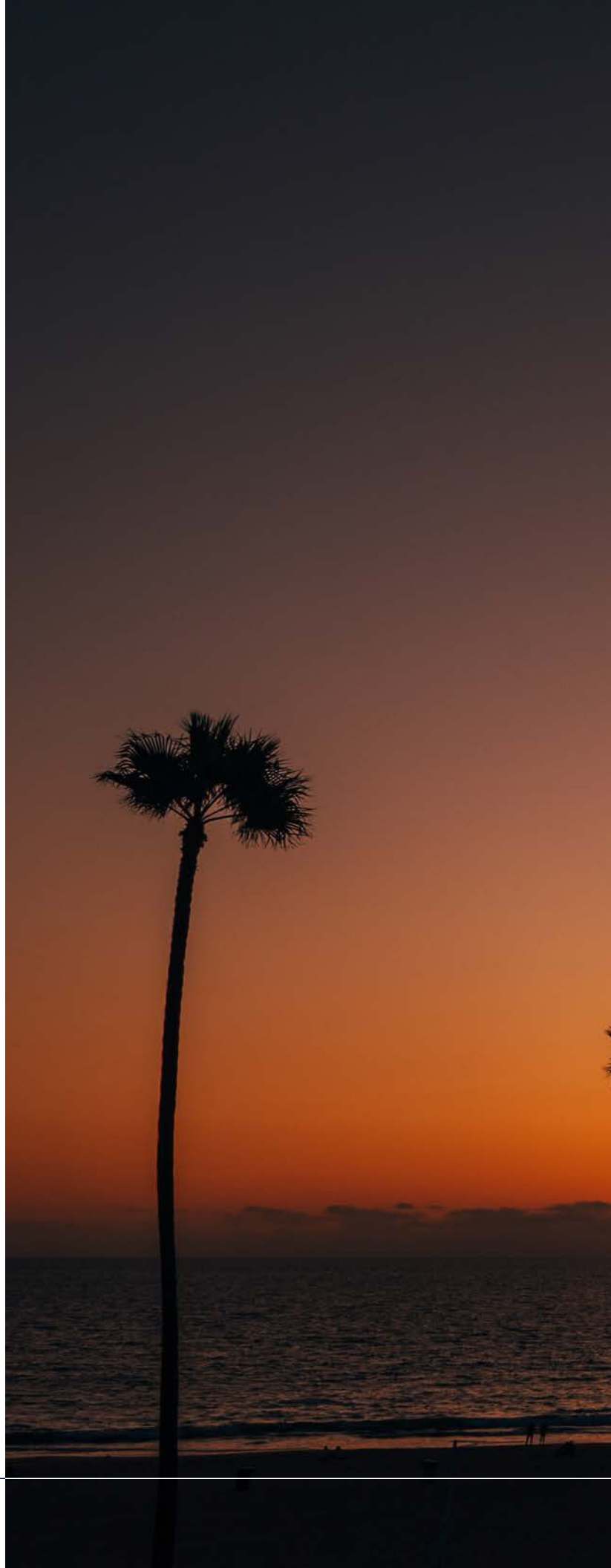
Market Report

Vista | Sotheby's INTERNATIONAL REALTY

Q3 | 2026 | SOUTH BAY & EXTENDED REGIONS

Contents

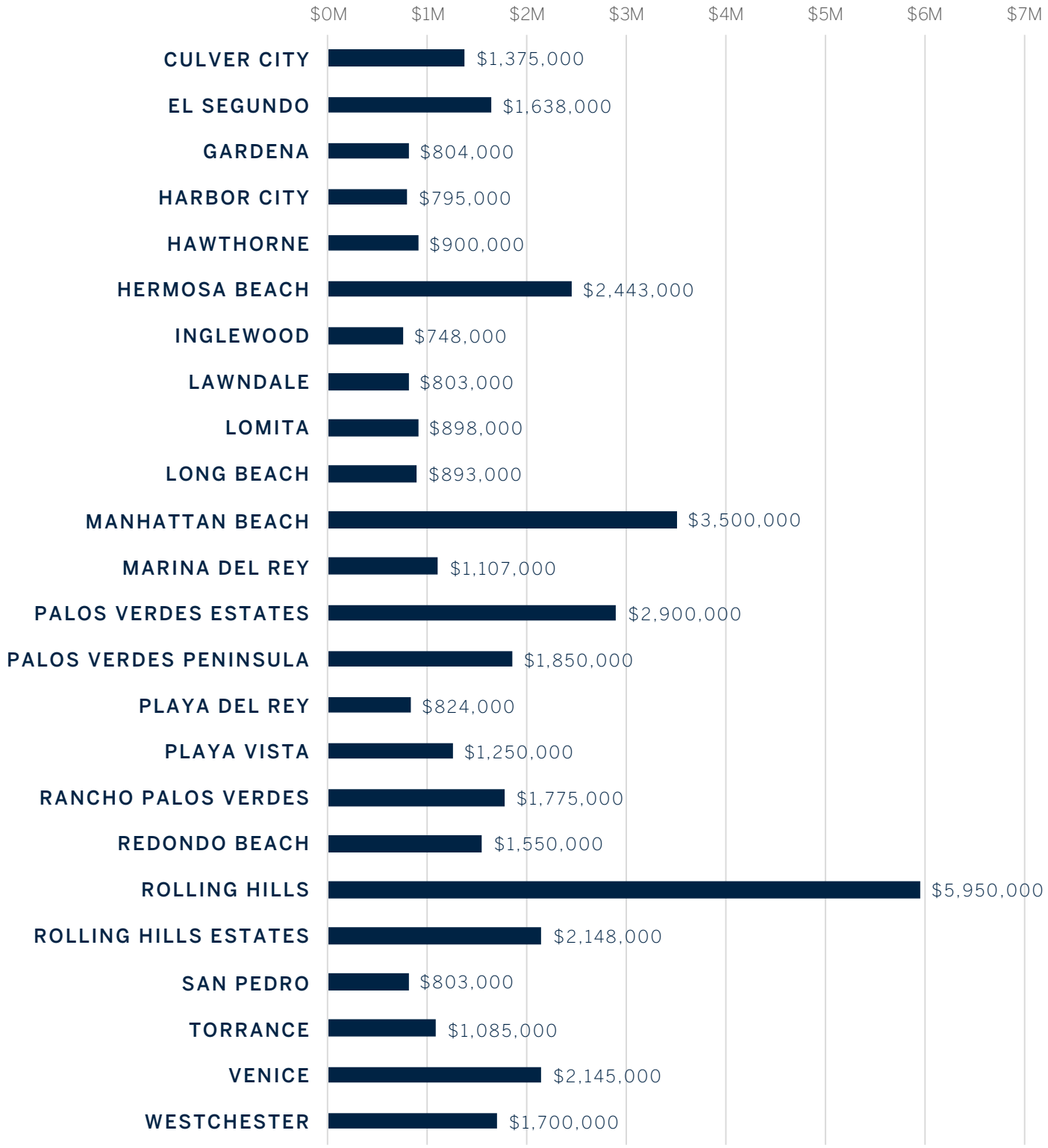
4	OVERVIEW
6	CULVER CITY
7	EL SEGUNDO
8	GARDENA
9	HARBOR CITY
10	HAWTHORNE
11	HERMOSA BEACH
12	INGLEWOOD
13	LAWNDALE
14	LOMITA
15	LONG BEACH
16	MANHATTAN BEACH
17	MARINA DEL REY
18	PALOS VERDES ESTATES
19	PALOS VERDES PENINSULA
20	PLAYA DEL REY
21	PLAYA VISTA
22	RANCHO PALOS VERDES
23	REDONDO BEACH
24	ROLLING HILLS
25	ROLLING HILLS ESTATES
26	SAN PEDRO
27	TORRANCE
28	VENICE
29	WESTCHESTER
30	OUR OFFICES





Q3 Overview

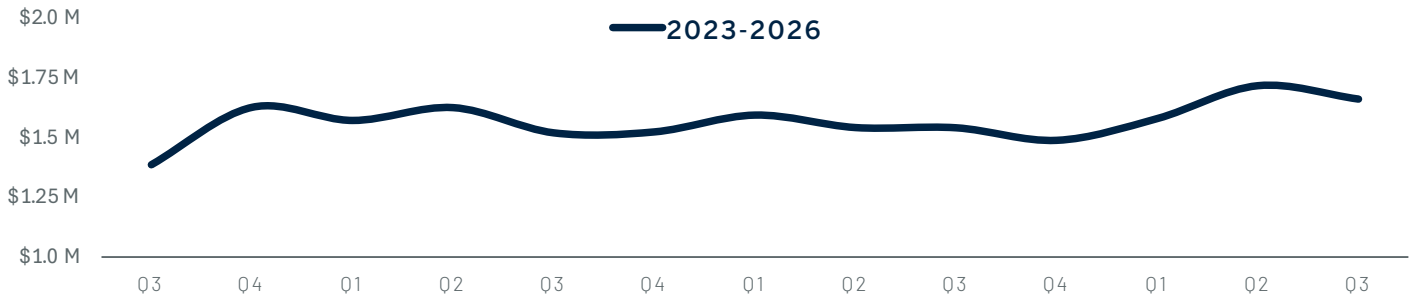
Median Sale Price by Area



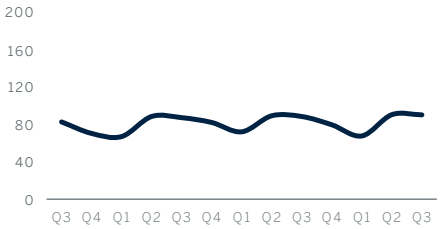
ALL REPORTS PUBLISHED FOR Q3 2026 BASED ON DATA AVAILABLE AT THE TIME OF PUBLICATION, OCTOBER 2026. ALL REPORTS PRESENTED ARE BASED ON DATA PROVIDED BY THE CARETS, MLS/CLAW AND CRMLS. DATA MAINTAINED BY THE ASSOCIATION OR ITS MLS MAY NOT REFLECT ALL REAL ESTATE ACTIVITIES IN THE MARKET. INFORMATION AND ACCURACY DEEMED RELIABLE BUT NOT GUARANTEED. PERCENT CHANGES CALCULATED COMPARING MOST RECENT STATISTICS WITH THE SAME QUARTER OF THE PREVIOUS YEAR.

Average of all areas

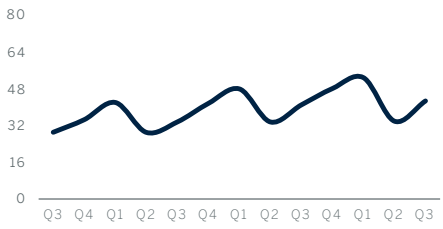
Average Sale Price of All Areas for the Past 3 Years



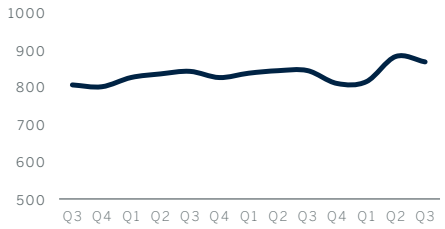
Average Units Sold



Average Days on Market



Average Price per Sq.Ft.





Culver City

Q3 At A Glance

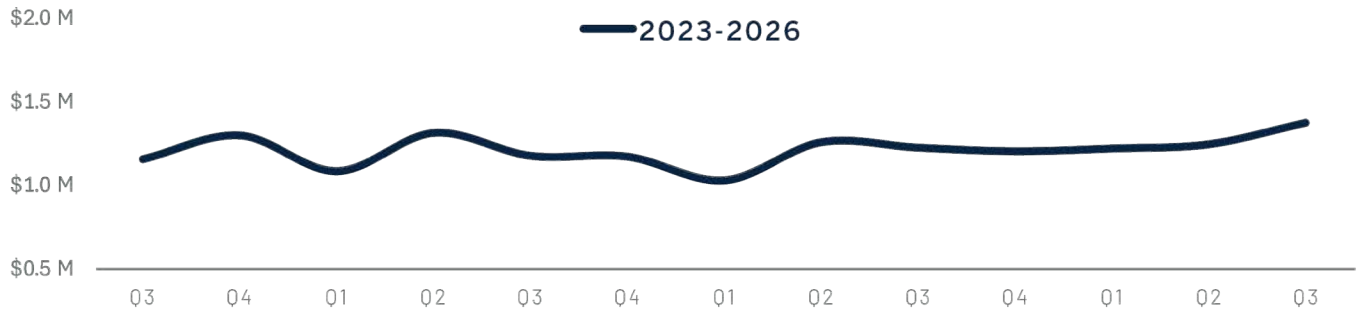
$1,375,000
MEDIAN SALES PRICE

31
AVERAGE DAYS ON MARKET

81
TOTAL UNITS SOLD

$894
AVERAGE PRICE PER SQ. FT.

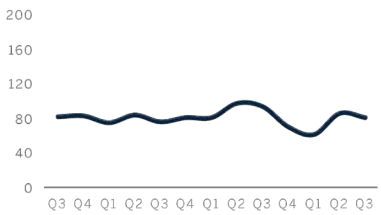
2025 $1,228,000 — $1,375,000 2026



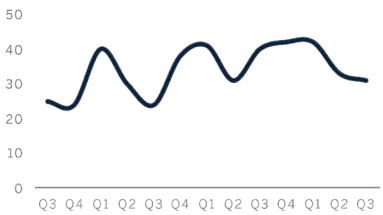
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

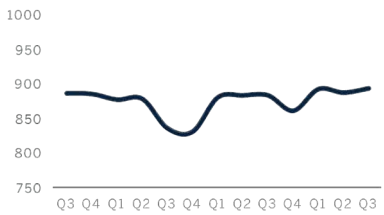
+12.0%
VS THIS TIME LAST YEAR



94	81
UNITS SOLD	-13.8%



40	31
AVERAGE DAYS ON MARKET	-22.5%



$884	$894
AVERAGE PRICE PER SQ. FT.	+1.1%



El Segundo

Q3 At A Glance

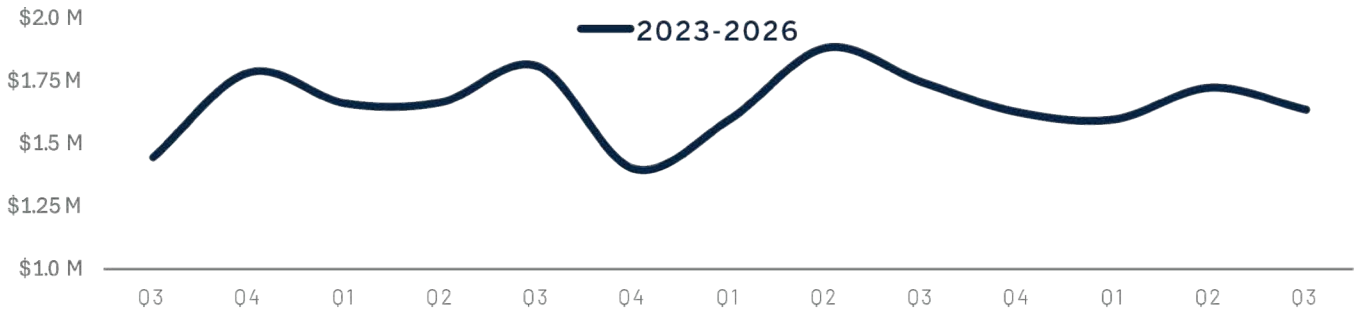
$1,638,000
MEDIAN SALES PRICE

29
AVERAGE DAYS ON MARKET

40
TOTAL UNITS SOLD

$1,056
AVERAGE PRICE PER SQ. FT.

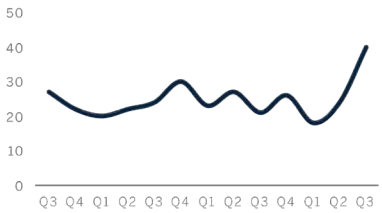
2025 $1,747,000 | $1,638,000 2026



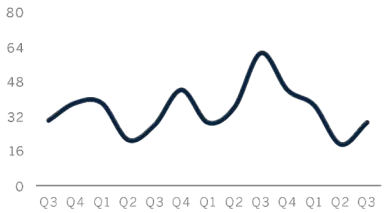
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

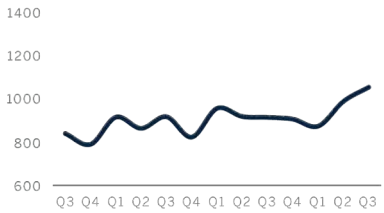
-6.2%
VS THIS TIME LAST YEAR



21	40
UNITS SOLD	+90.5%



61	29
AVERAGE DAYS ON MARKET	-52.5%



$918	$1,056
AVERAGE PRICE PER SQ. FT.	+15.0%



Gardena

Q3 At A Glance

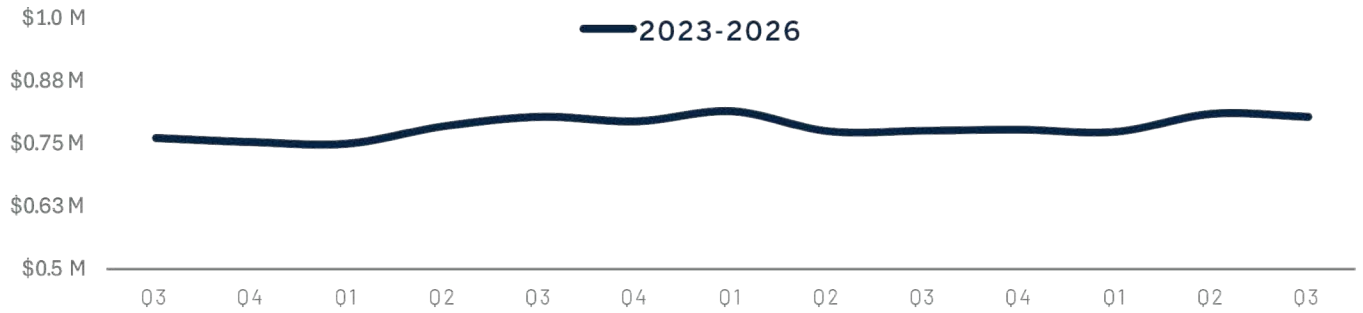
$804,000
MEDIAN SALES PRICE

37
AVERAGE DAYS ON MARKET

85
TOTAL UNITS SOLD

$542
AVERAGE PRICE PER SQ. FT.

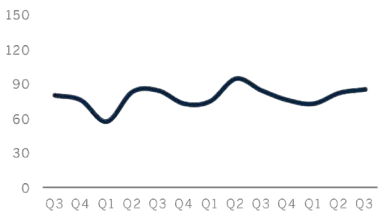
2025 $776,000 — $804,000 2026



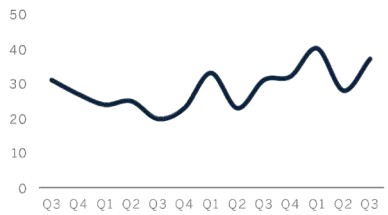
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

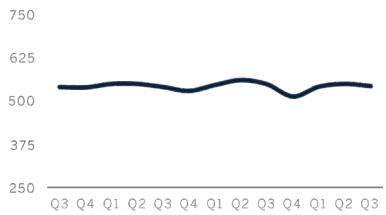
+3.6%
VS THIS TIME LAST YEAR



84	85
UNITS SOLD	+1.2%



31	37
AVERAGE DAYS ON MARKET	+19.4%



$547	$542
AVERAGE PRICE PER SQ. FT.	-0.9%

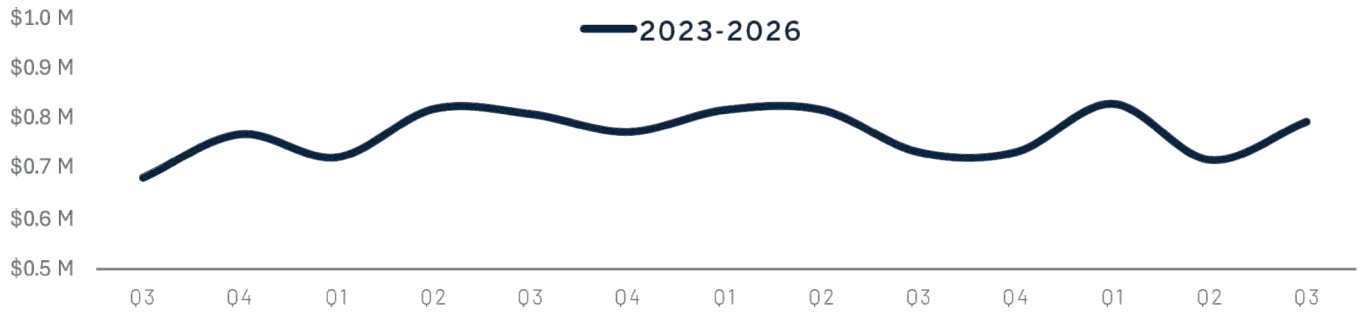


Harbor City

Q3 At A Glance

$795,000	31	
MEDIAN SALES PRICE	TOTAL UNITS SOLD	
57	$499	
AVERAGE DAYS ON MARKET	AVERAGE PRICE PER SQ. FT.	

2025 $735,000 — $795,000 2026

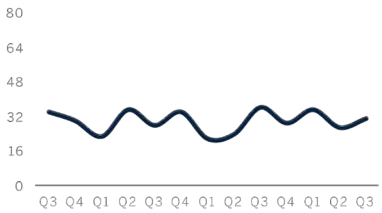


MEDIAN SALE PRICE

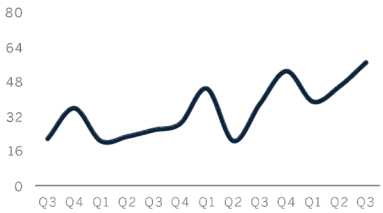
OVER THE PAST 2 YEARS

+8.2%

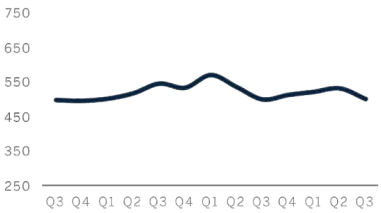
VS THIS TIME LAST YEAR



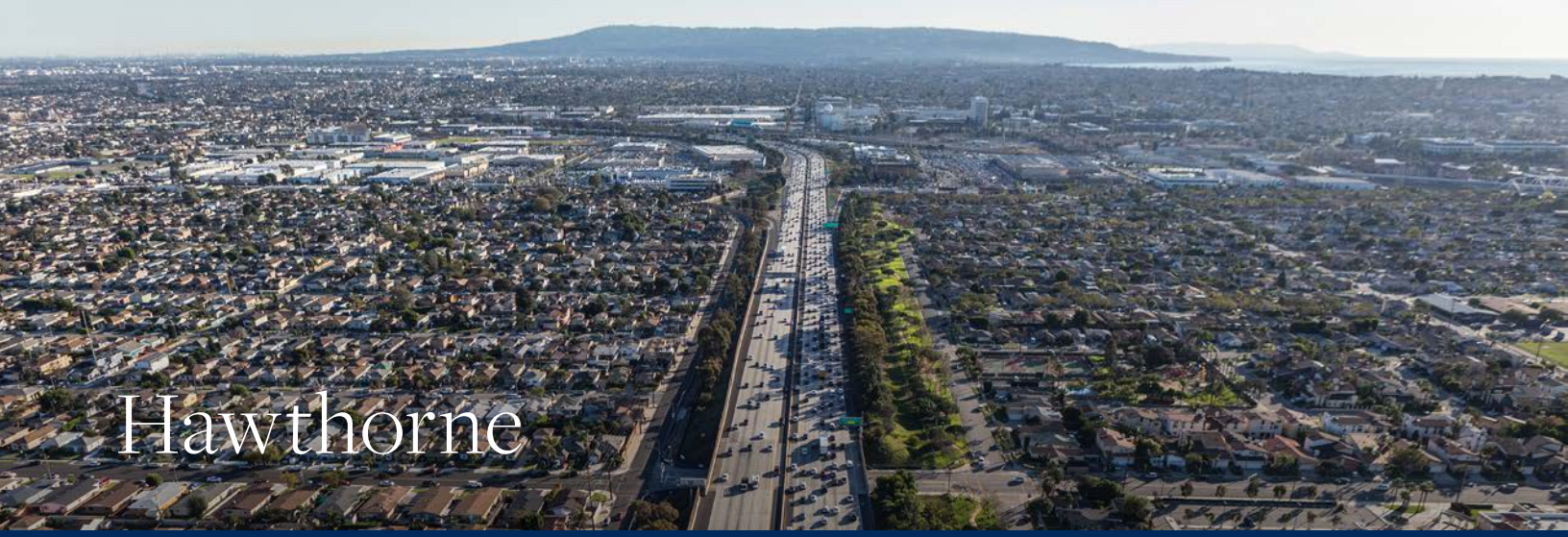
36	31
UNITS SOLD	-13.9%



38	57
AVERAGE DAYS ON MARKET	+50.0%



$498	$499
AVERAGE PRICE PER SQ. FT.	+0.2%



Hawthorne

Q3 At A Glance

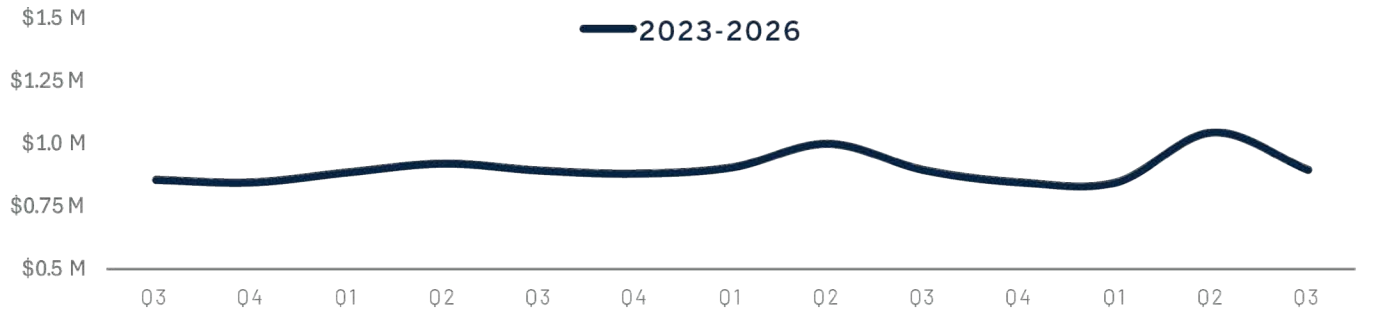
$900,000
MEDIAN SALES PRICE

38
AVERAGE DAYS ON MARKET

60
TOTAL UNITS SOLD

$671
AVERAGE PRICE PER SQ. FT.

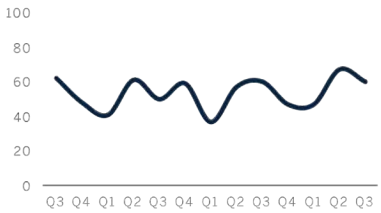
2025 $899,000 — $900,000 2026



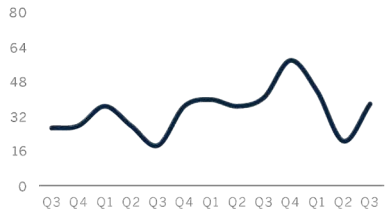
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

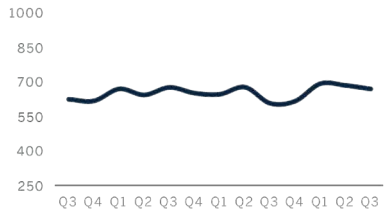
+0.1%
VS THIS TIME LAST YEAR



60	60
UNITS SOLD	No Change



41	38
AVERAGE DAYS ON MARKET	-7.3%



$606	$671
AVERAGE PRICE PER SQ. FT.	+10.7%



Hermosa Beach

Q3 At A Glance

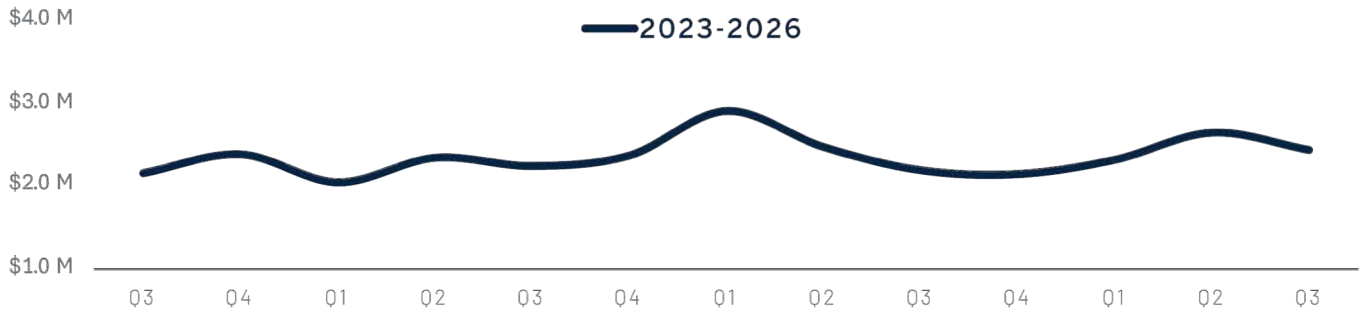
$2,443,000
MEDIAN SALES PRICE

31
AVERAGE DAYS ON MARKET

47
TOTAL UNITS SOLD

$1,322
AVERAGE PRICE PER SQ. FT.

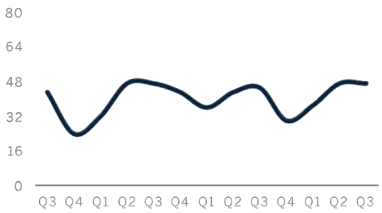
2025 $2,200,000 — $2,443,000 2026



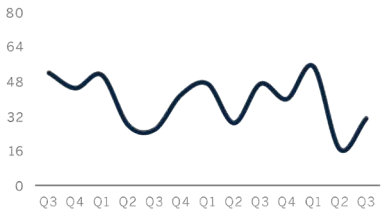
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

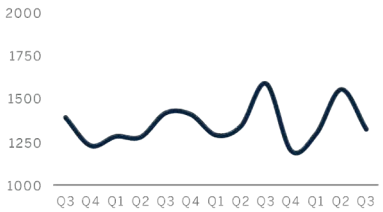
+11.0%
VS THIS TIME LAST YEAR



45	47
UNITS SOLD	+4.4%



47	31
AVERAGE DAYS ON MARKET	-34.0%



$1,587	$1,322
AVERAGE PRICE PER SQ. FT.	-16.7%



Inglewood

Q3 At A Glance

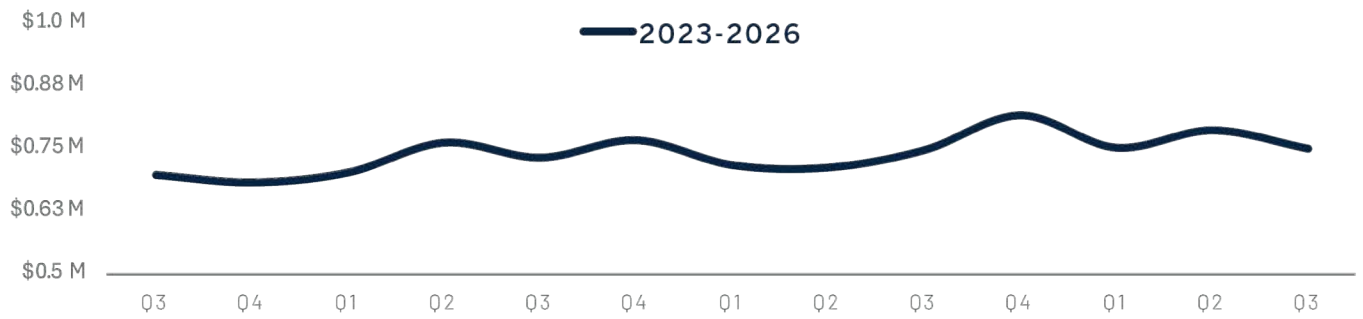
$748,000
MEDIAN SALES PRICE

54
AVERAGE DAYS ON MARKET

82
TOTAL UNITS SOLD

$541
AVERAGE PRICE PER SQ. FT.

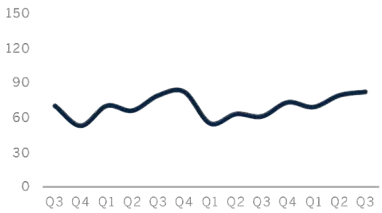
2025 $745,000 — $748,000 2026



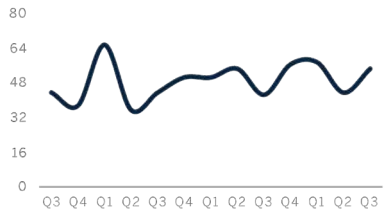
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

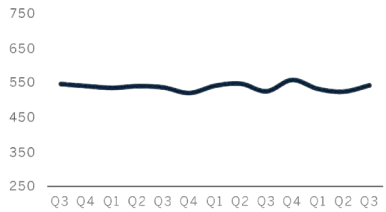
+0.4%
VS THIS TIME LAST YEAR



61	82
UNITS SOLD	+34.4%



42	54
AVERAGE DAYS ON MARKET	+28.6%



$524	$541
AVERAGE PRICE PER SQ. FT.	+3.2%



Lawndale

Q3 At A Glance

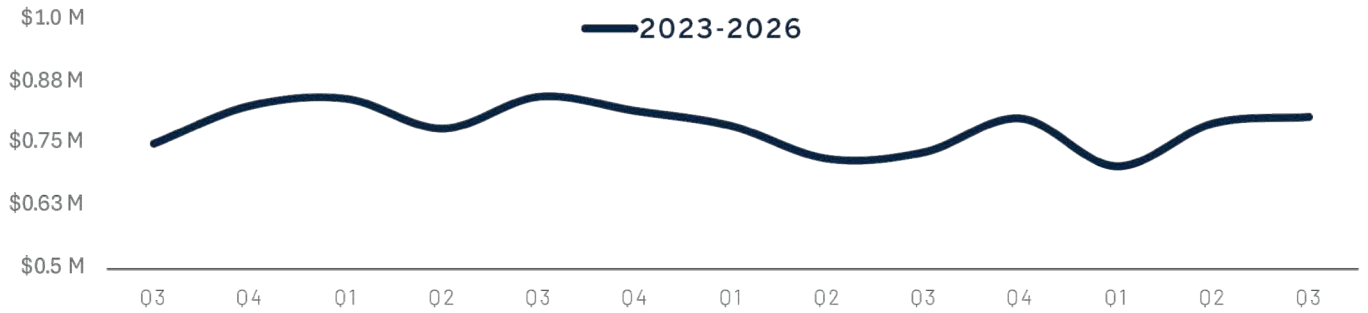
$803,000
MEDIAN SALES PRICE

28
AVERAGE DAYS ON MARKET

30
TOTAL UNITS SOLD

$569
AVERAGE PRICE PER SQ. FT.

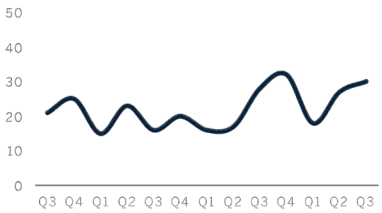
2025 $733,000 — $803,000 2026



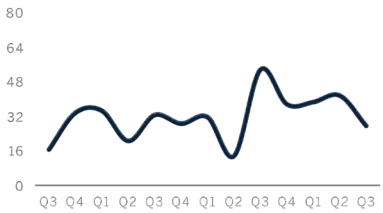
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

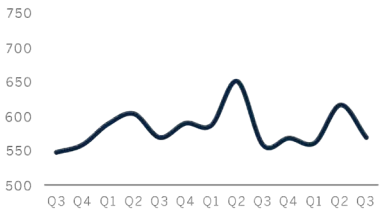
+9.5%
VS THIS TIME LAST YEAR



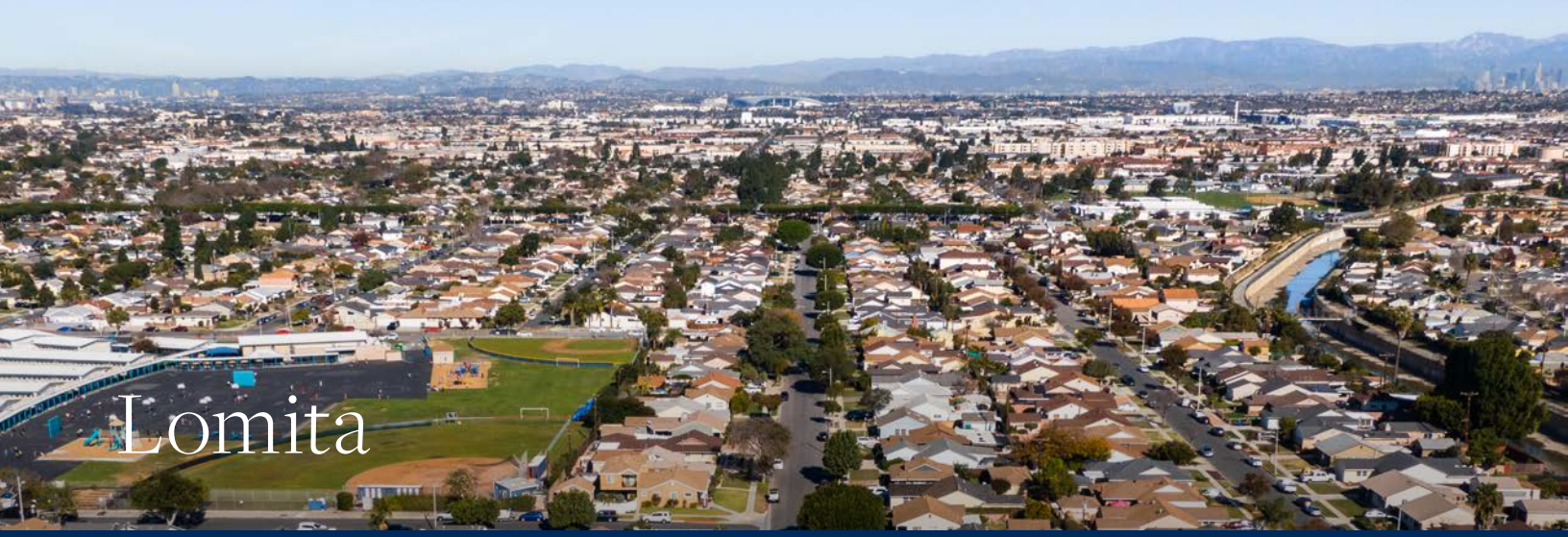
28	30
UNITS SOLD	+7.1%



54	28
AVERAGE DAYS ON MARKET	-48.1%



$558	$569
AVERAGE PRICE PER SQ. FT.	+2.0%



Lomita

Q3 At A Glance

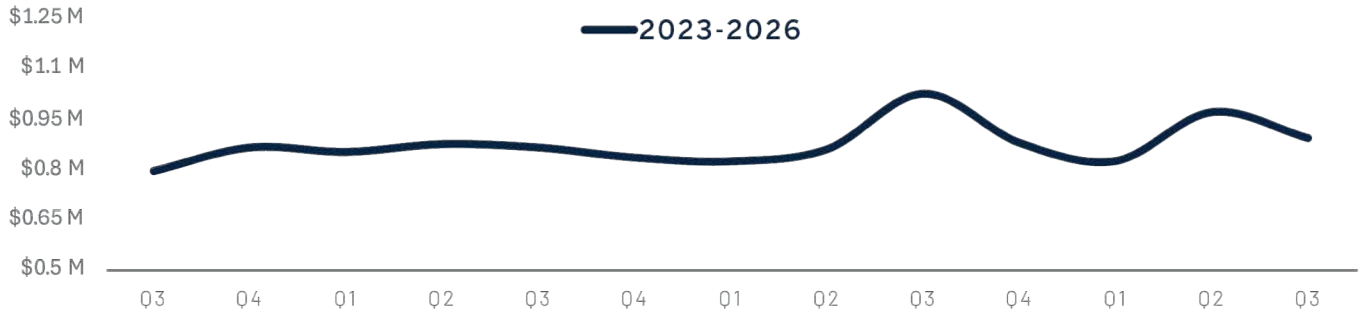
$898,000
MEDIAN SALES PRICE

36
AVERAGE DAYS ON MARKET

30
TOTAL UNITS SOLD

$583
AVERAGE PRICE PER SQ. FT.

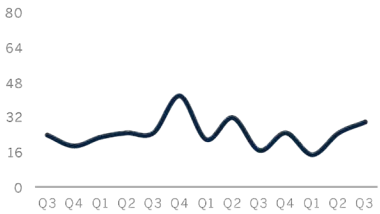
2025 $1,030,000 — $898,000 2026



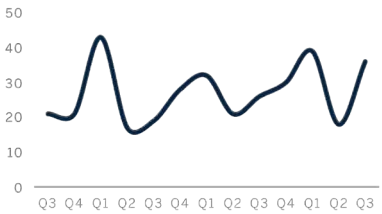
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

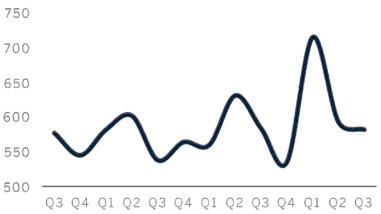
-12.8%
VS THIS TIME LAST YEAR



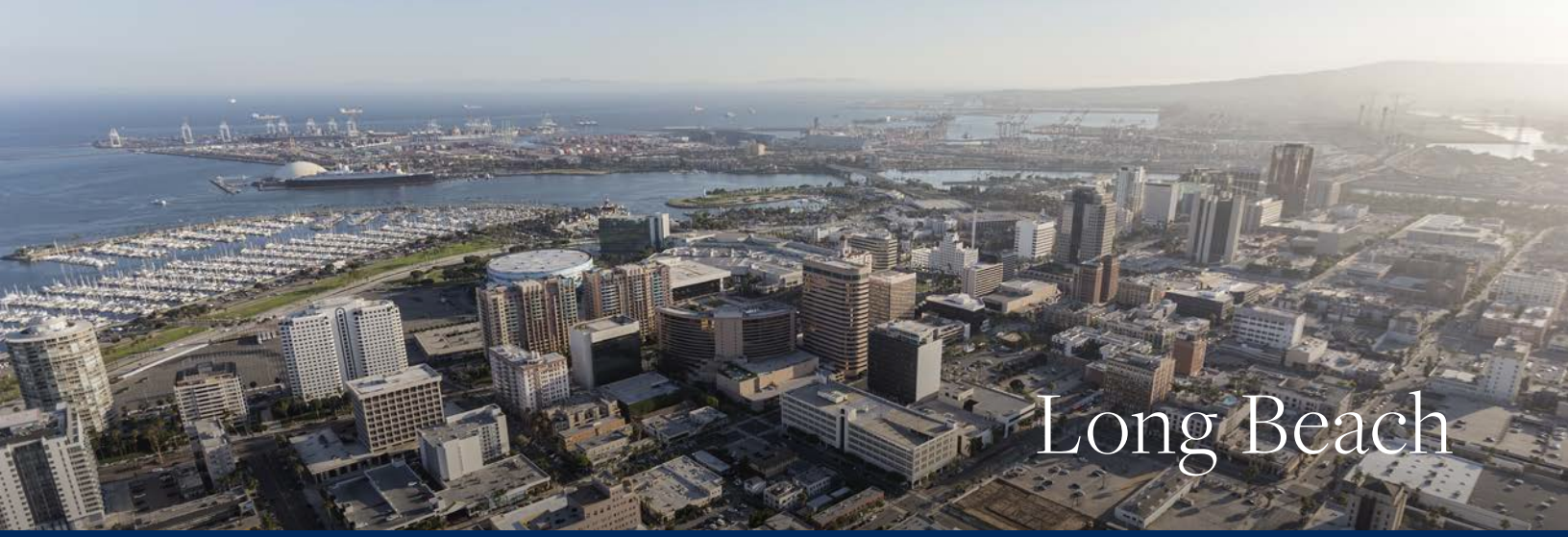
17	30
UNITS SOLD	+76.5%



26	36
AVERAGE DAYS ON MARKET	+38.5%



$585	$583
AVERAGE PRICE PER SQ. FT.	-0.3%



Long Beach

Q3 At A Glance

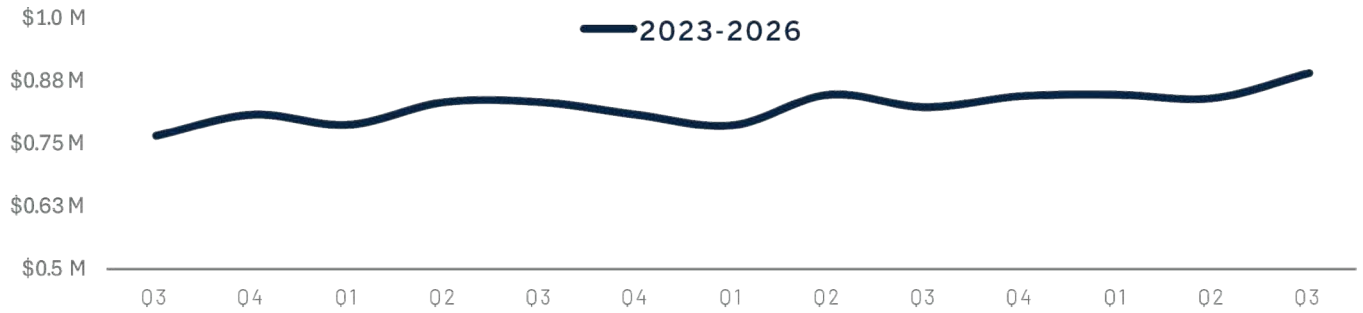
$893,000
MEDIAN SALES PRICE

34
AVERAGE DAYS ON MARKET

590
TOTAL UNITS SOLD

$692
AVERAGE PRICE PER SQ. FT.

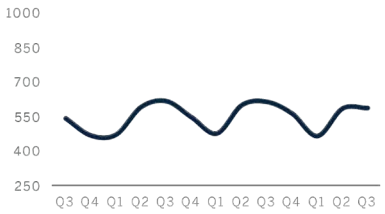
2025 $825,000 — $893,000 2026



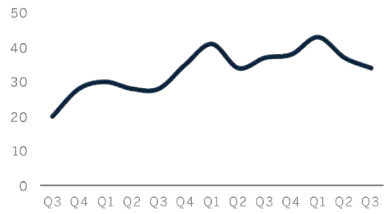
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

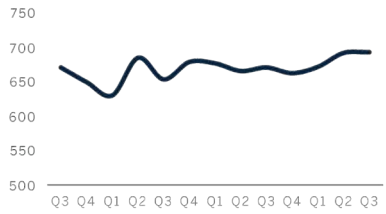
+8.2%
VS THIS TIME LAST YEAR



617	590
UNITS SOLD	-4.4%



37	34
AVERAGE DAYS ON MARKET	-8.1%



$670	$692
AVERAGE PRICE PER SQ. FT.	+3.3%



Manhattan Beach

Q3 At A Glance

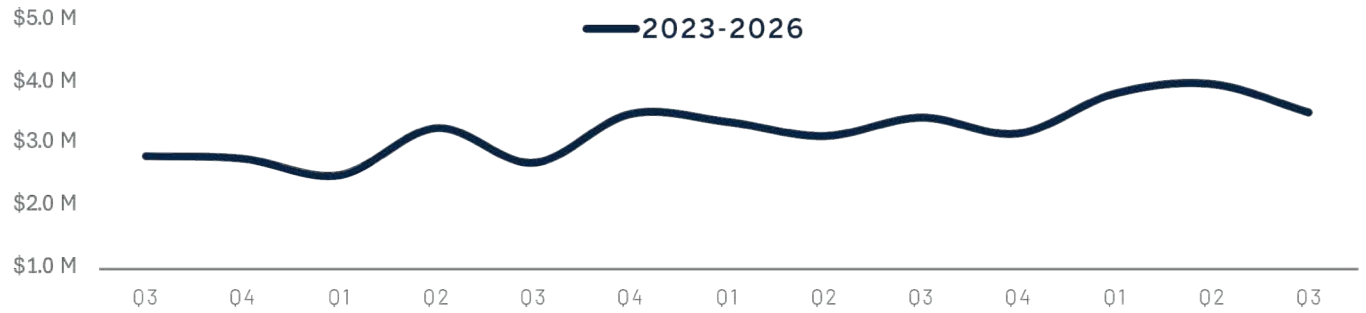
$3,500,000
MEDIAN SALES PRICE

32
AVERAGE DAYS ON MARKET

104
TOTAL UNITS SOLD

$1,663
AVERAGE PRICE PER SQ. FT.

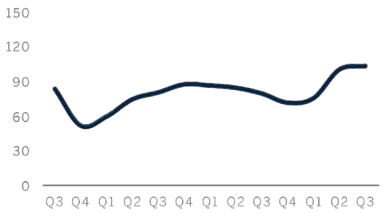
2025 $3,418,000 — $3,500,000 2026



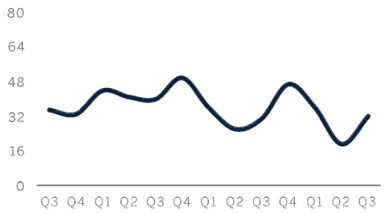
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

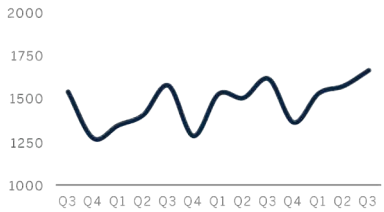
+2.4%
VS THIS TIME LAST YEAR



80	104
UNITS SOLD	+30.0%



31	32
AVERAGE DAYS ON MARKET	+3.2%



$1,614	$1,663
AVERAGE PRICE PER SQ. FT.	+3.0%



Marina Del Rey

Q3 At A Glance

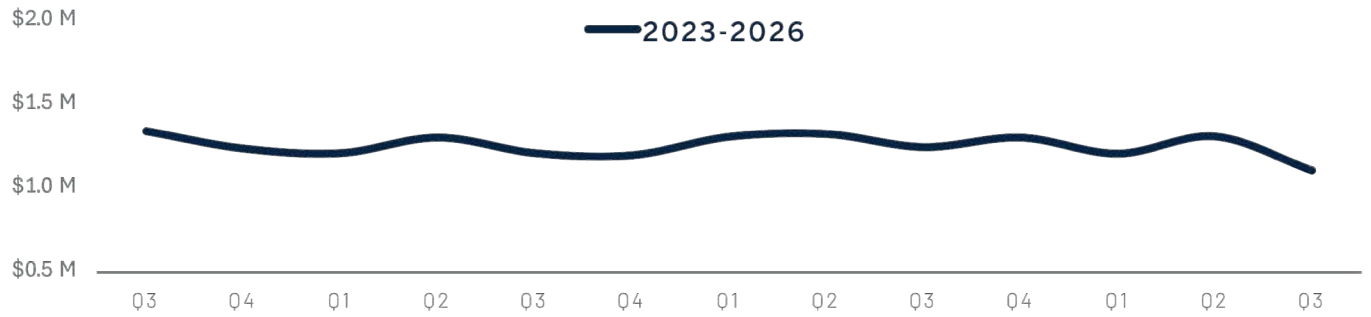
$1,107,000
MEDIAN SALES PRICE

60
AVERAGE DAYS ON MARKET

40
TOTAL UNITS SOLD

$805
AVERAGE PRICE PER SQ. FT.

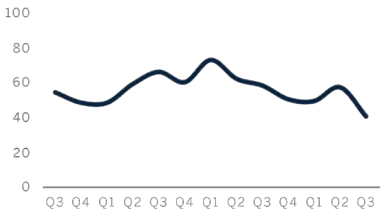
2025 $1,250,000 — $1,107,000 2026



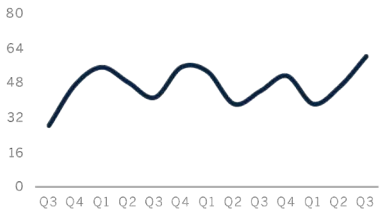
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

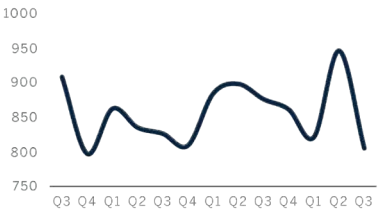
-11.4%
VS THIS TIME LAST YEAR



58	40
UNITS SOLD	-31.0%



44	60
AVERAGE DAYS ON MARKET	+36.4%



$876	$805
AVERAGE PRICE PER SQ. FT.	-8.1%



Palos Verdes Estates

Q3 At A Glance

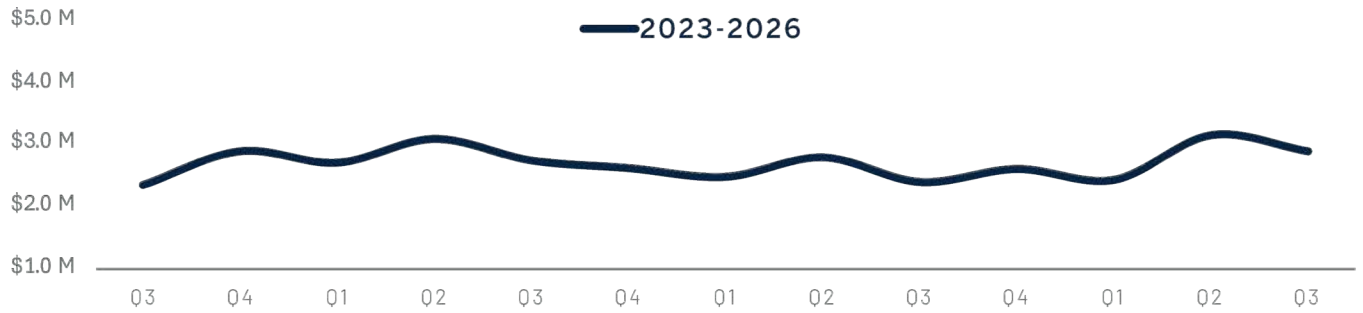
$2,900,000
MEDIAN SALES PRICE

39
AVERAGE DAYS ON MARKET

51
TOTAL UNITS SOLD

$1,145
AVERAGE PRICE PER SQ. FT.

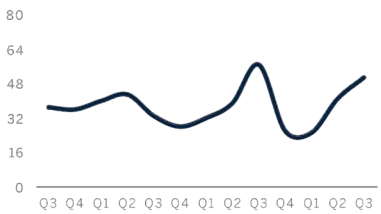
2025 $2,400,000 — $2,900,000 2026



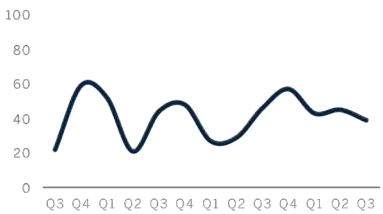
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

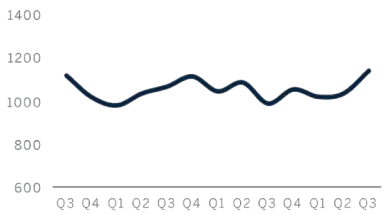
+20.8%
VS THIS TIME LAST YEAR



57	51
UNITS SOLD	-10.5%



46	39
AVERAGE DAYS ON MARKET	-15.2%



$989	$1,145
AVERAGE PRICE PER SQ. FT.	+15.8%



Palos Verdes Peninsula

Q3 At A Glance

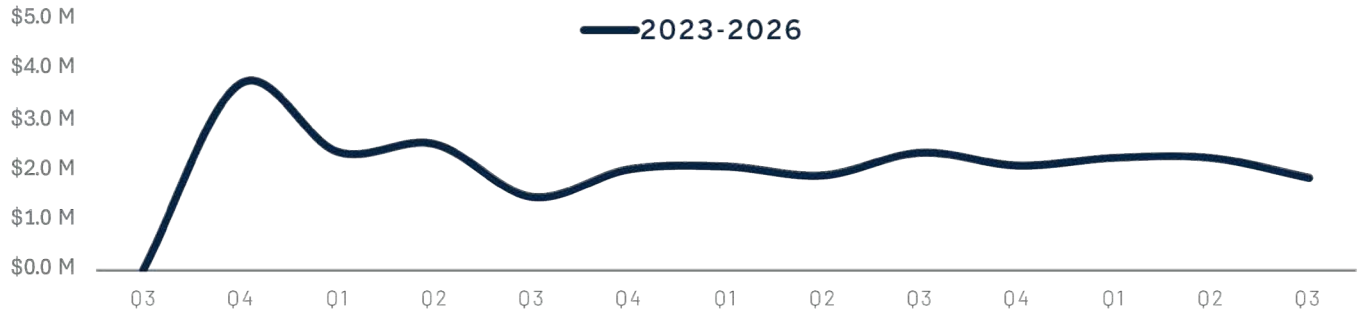
$1,850,000
MEDIAN SALES PRICE

29
AVERAGE DAYS ON MARKET

13
TOTAL UNITS SOLD

$915
AVERAGE PRICE PER SQ. FT.

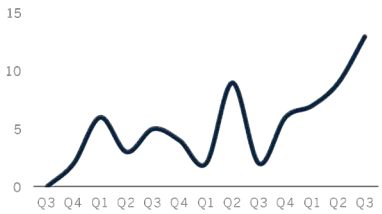
2025 $2,353,000 — $1,850,000 2026



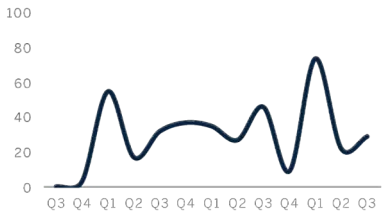
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

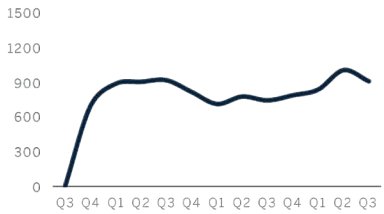
-21.4%
VS THIS TIME LAST YEAR



2	13
UNITS SOLD	+550.0%



46	29
AVERAGE DAYS ON MARKET	-37.0%



$749	$915
AVERAGE PRICE PER SQ. FT.	+22.2%



Playa Del Rey

Q3 At A Glance

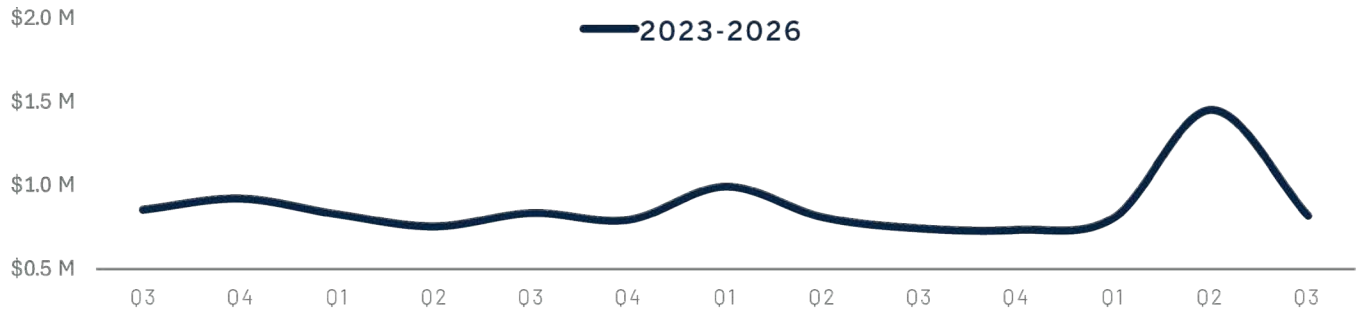
$824,000
MEDIAN SALES PRICE

55
AVERAGE DAYS ON MARKET

28
TOTAL UNITS SOLD

$754
AVERAGE PRICE PER SQ. FT.

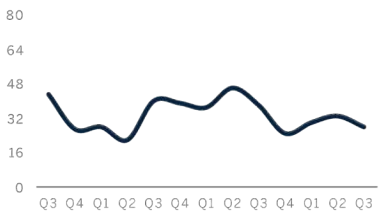
2025 $748,000 — $824,000 2026



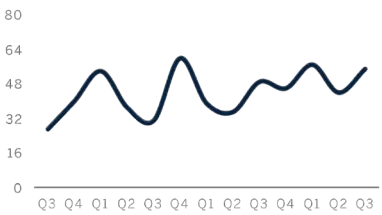
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

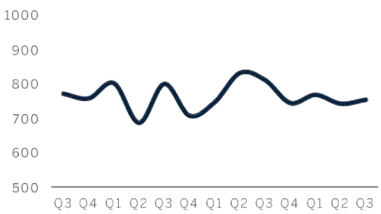
+10.2%
VS THIS TIME LAST YEAR



38	28
UNITS SOLD	-26.3%



49	55
AVERAGE DAYS ON MARKET	+12.2%



$810	$754
AVERAGE PRICE PER SQ. FT.	-6.9%



Playa Vista

Q3 At A Glance

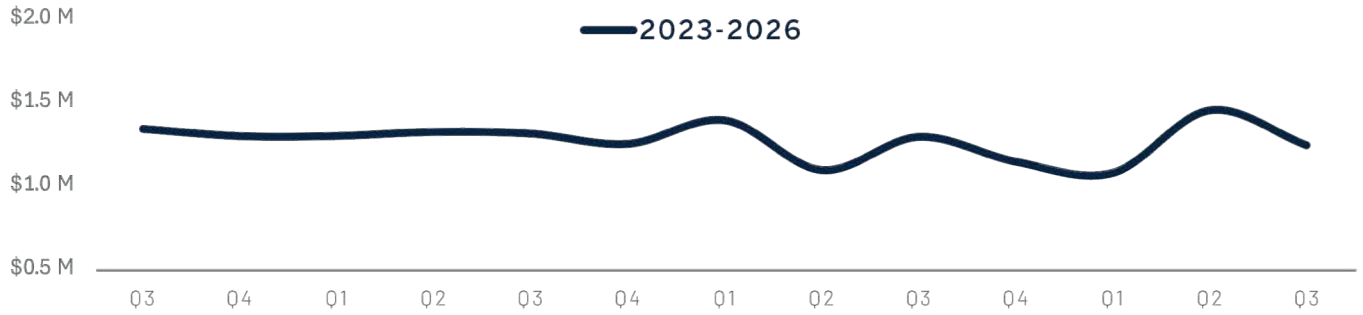
$1,250,000
MEDIAN SALES PRICE

48
AVERAGE DAYS ON MARKET

27
TOTAL UNITS SOLD

$833
AVERAGE PRICE PER SQ. FT.

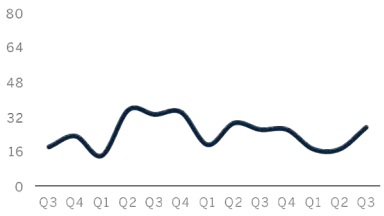
2025 $1,300,000 | $1,250,000 2026



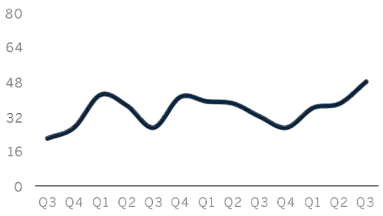
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

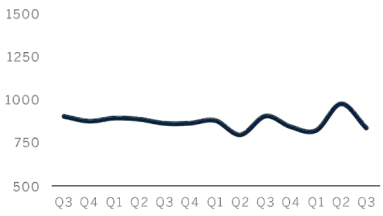
-3.8%
VS THIS TIME LAST YEAR



26	27
UNITS SOLD	+3.8%



32	48
AVERAGE DAYS ON MARKET	+50.0%



$903	$833
AVERAGE PRICE PER SQ. FT.	-7.8%



Rancho Palos Verdes

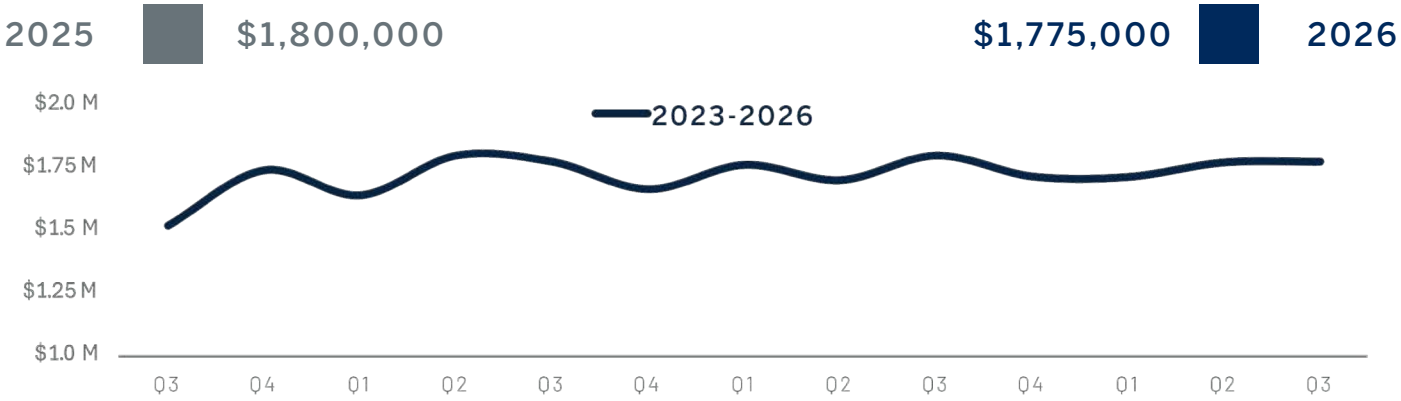
Q3 At A Glance

$1,775,000
MEDIAN SALES PRICE

39
AVERAGE DAYS ON MARKET

105
TOTAL UNITS SOLD

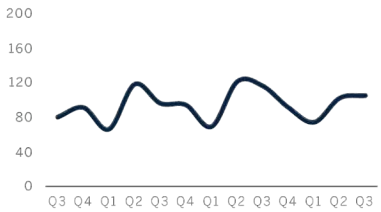
$814
AVERAGE PRICE PER SQ. FT.



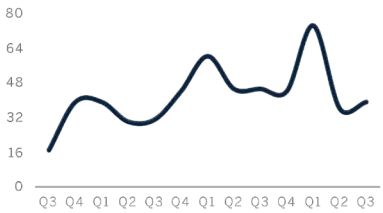
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

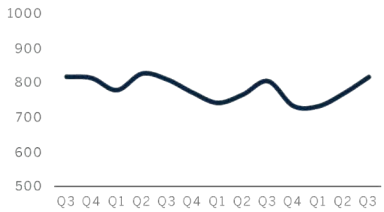
-1.4%
VS THIS TIME LAST YEAR



116	105
UNITS SOLD	-9.5%



45	39
AVERAGE DAYS ON MARKET	-13.3%



$802	$814
AVERAGE PRICE PER SQ. FT.	+1.5%



Redondo Beach

Q3 At A Glance

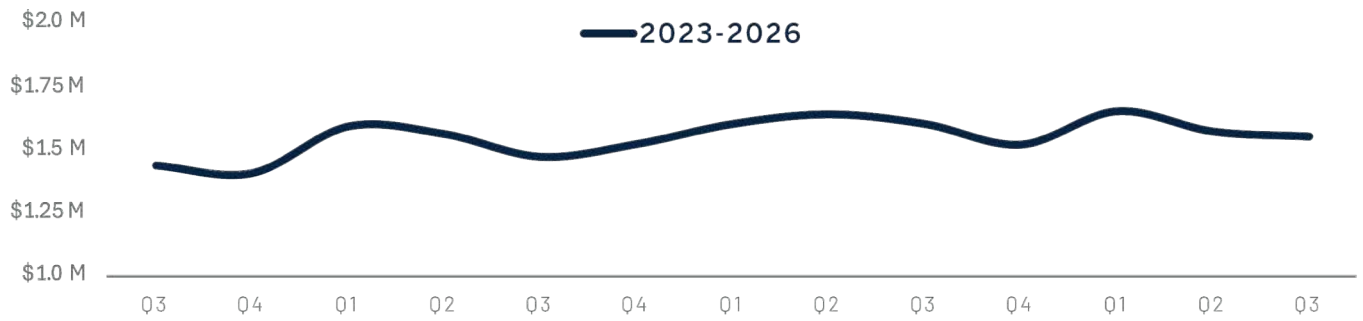
$1,550,000
MEDIAN SALES PRICE

182
TOTAL UNITS SOLD

37
AVERAGE DAYS ON MARKET

$893
AVERAGE PRICE PER SQ. FT.

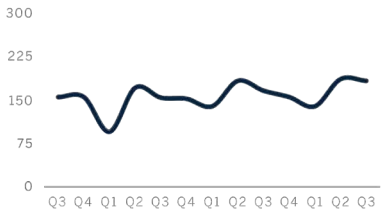
2025 $1,600,000 | $1,550,000 2026



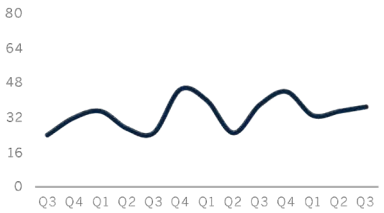
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

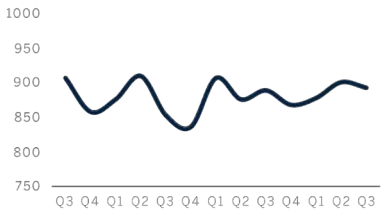
-3.1%
VS THIS TIME LAST YEAR



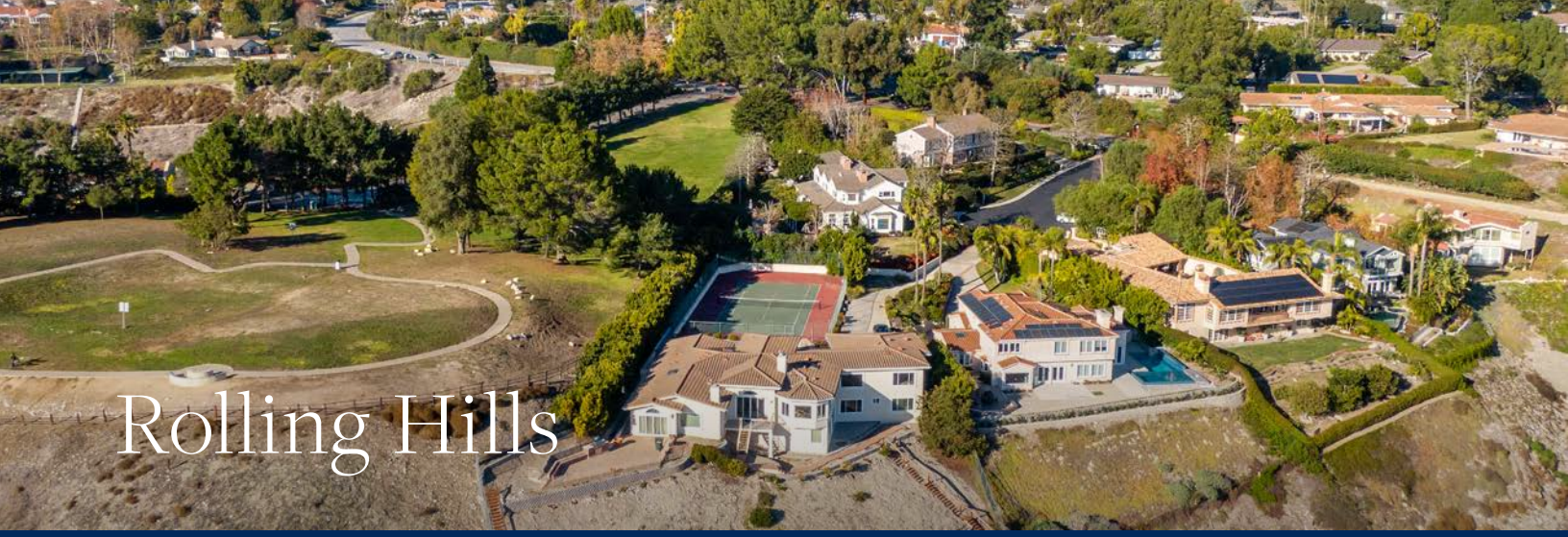
165	182
UNITS SOLD	+10.3%



38	37
AVERAGE DAYS ON MARKET	-2.6%



$889	$893
AVERAGE PRICE PER SQ. FT.	+0.4%



Rolling Hills

Q3 At A Glance

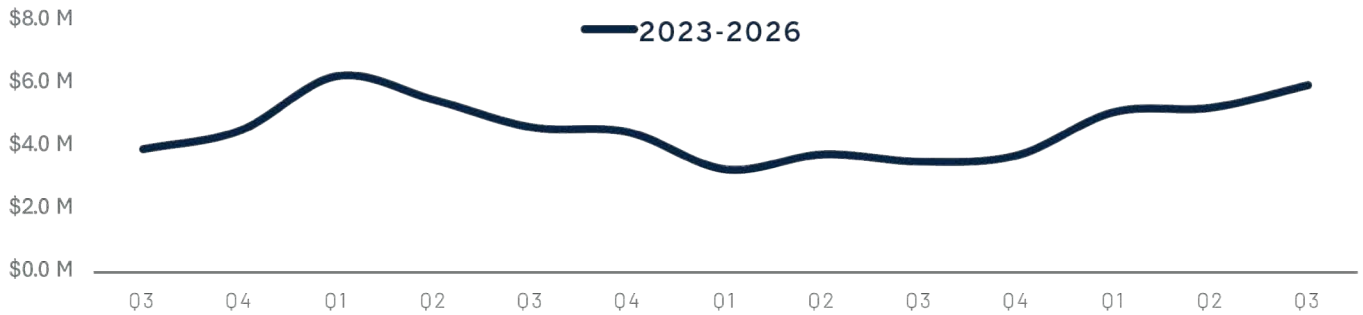
$5,950,000
MEDIAN SALES PRICE

117
AVERAGE DAYS ON MARKET

8
TOTAL UNITS SOLD

$1,298
AVERAGE PRICE PER SQ. FT.

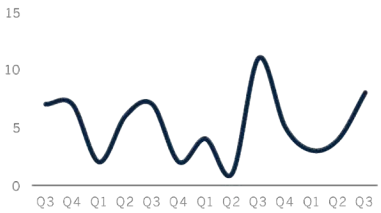
2025 $3,500,000 — $5,950,000 2026



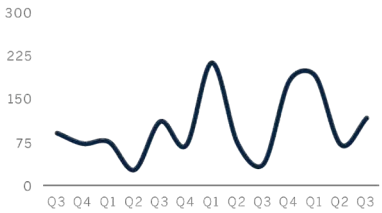
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

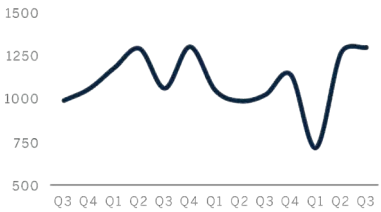
+70.0%
VS THIS TIME LAST YEAR



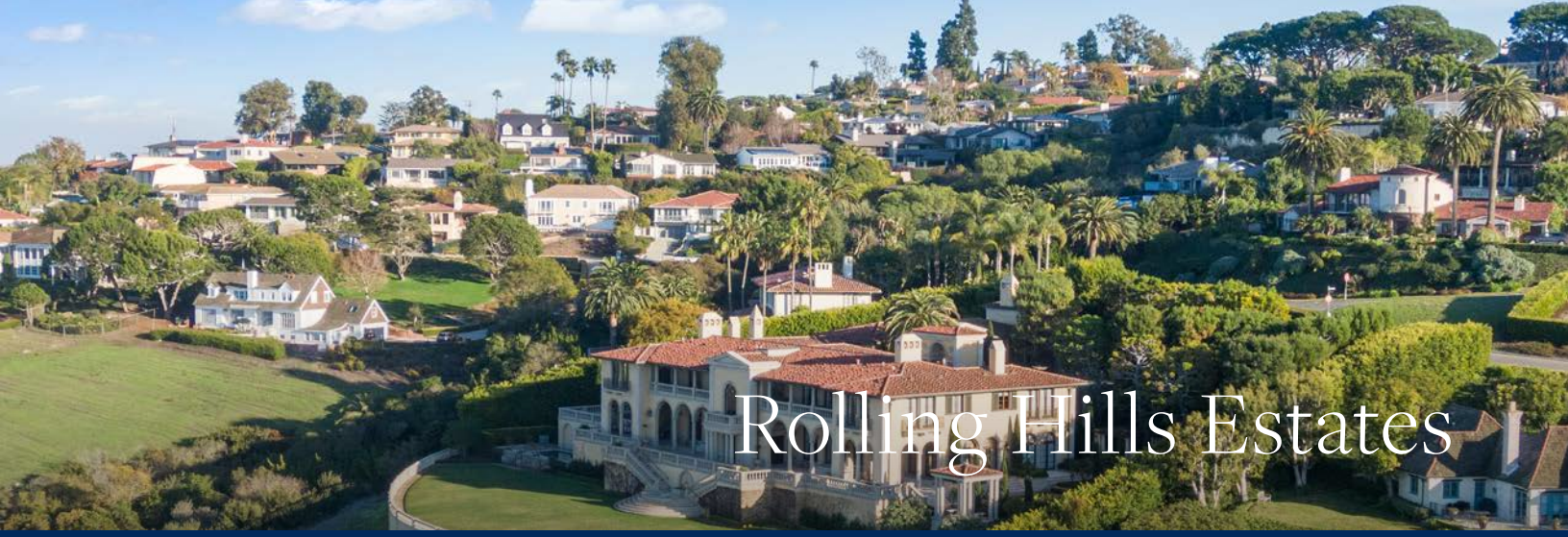
11	8
UNITS SOLD	-27.3%



38	117
AVERAGE DAYS ON MARKET	+207.9%



$1,024	$1,298
AVERAGE PRICE PER SQ. FT.	+26.8%



Rolling Hills Estates

Q3 At A Glance

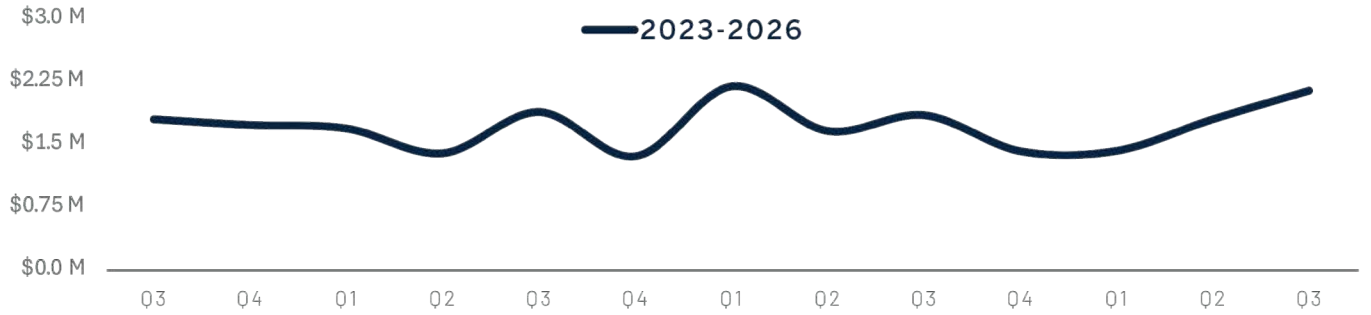
$2,148,000
MEDIAN SALES PRICE

46
AVERAGE DAYS ON MARKET

26
TOTAL UNITS SOLD

$815
AVERAGE PRICE PER SQ. FT.

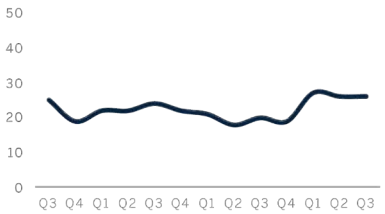
2025 $1,850,000 — $2,148,000 2026



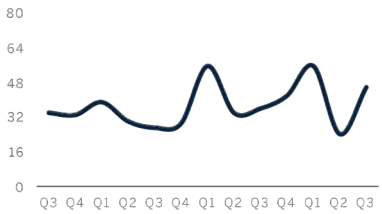
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

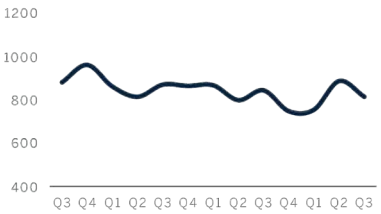
+16.1%
VS THIS TIME LAST YEAR



20	26
UNITS SOLD	+30.0%



36	46
AVERAGE DAYS ON MARKET	+27.8%



$845	$815
AVERAGE PRICE PER SQ. FT.	-3.6%



San Pedro

Q3 At A Glance

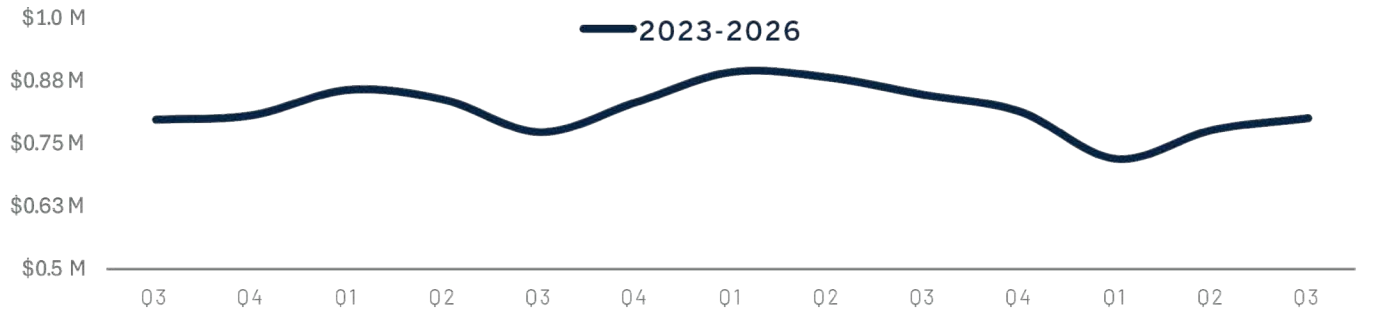
$803,000
MEDIAN SALES PRICE

31
AVERAGE DAYS ON MARKET

110
TOTAL UNITS SOLD

$570
AVERAGE PRICE PER SQ. FT.

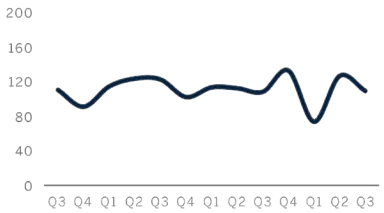
2025 $850,000 — $803,000 2026



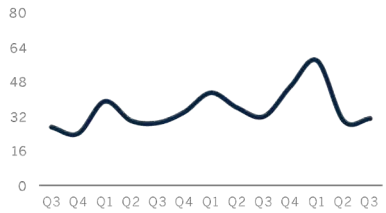
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

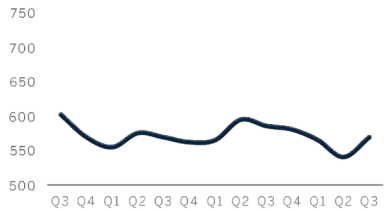
-5.5%
VS THIS TIME LAST YEAR



109	110
UNITS SOLD	+0.9%



32	31
AVERAGE DAYS ON MARKET	-3.1%



$586	$570
AVERAGE PRICE PER SQ. FT.	-2.7%



Torrance

Q3 At A Glance

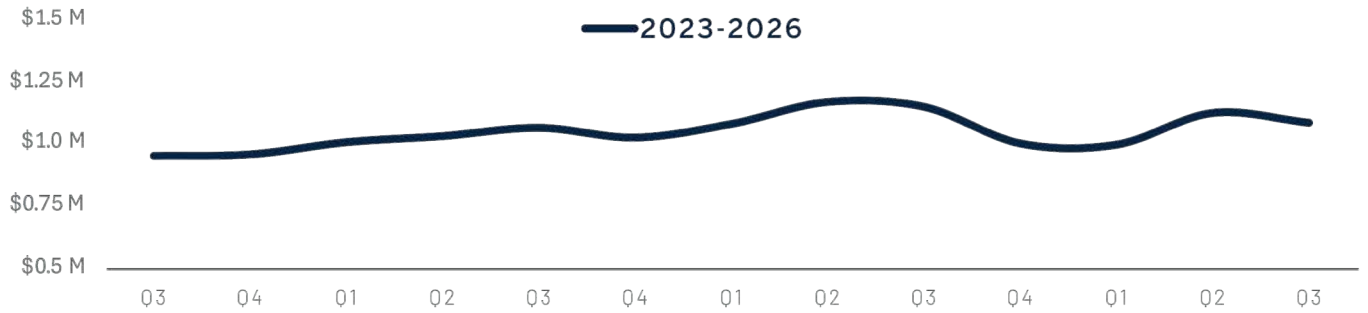
$1,085,000
MEDIAN SALES PRICE

27
AVERAGE DAYS ON MARKET

279
TOTAL UNITS SOLD

$718
AVERAGE PRICE PER SQ. FT.

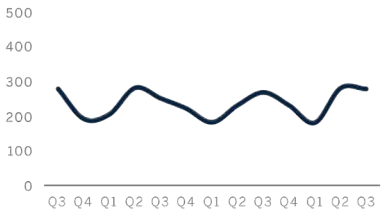
2025 $1,150,000 | $1,085,000 2026



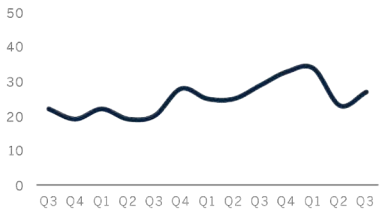
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

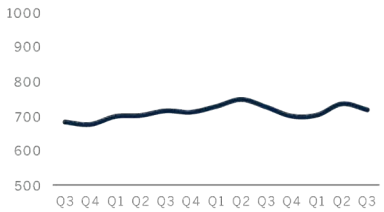
-5.7%
VS THIS TIME LAST YEAR



269	279
UNITS SOLD	+3.7%



29	27
AVERAGE DAYS ON MARKET	-6.9%



$726	$718
AVERAGE PRICE PER SQ. FT.	-1.1%



Venice

Q3 At A Glance

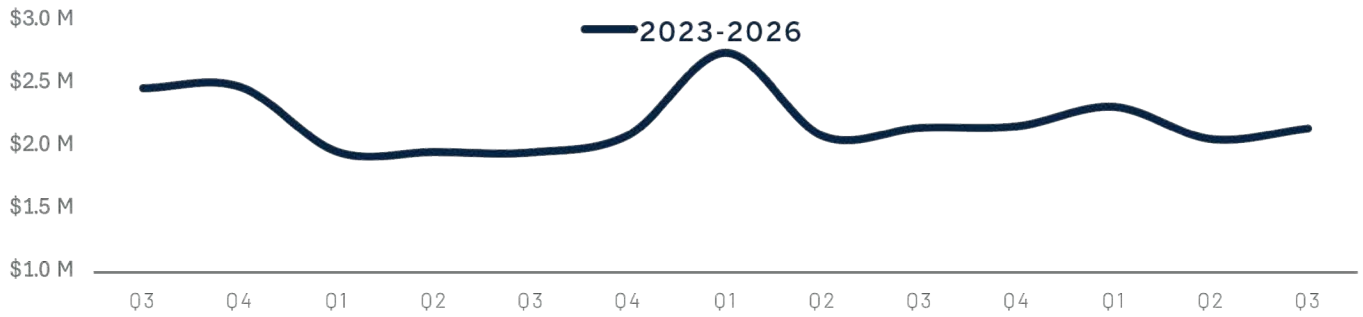
$2,145,000
MEDIAN SALES PRICE

55
AVERAGE DAYS ON MARKET

59
TOTAL UNITS SOLD

$1,333
AVERAGE PRICE PER SQ. FT.

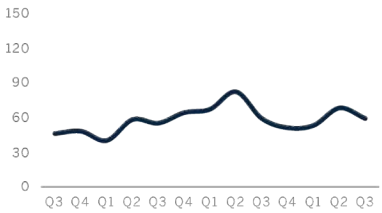
2025 $2,150,000 | $2,145,000 2026



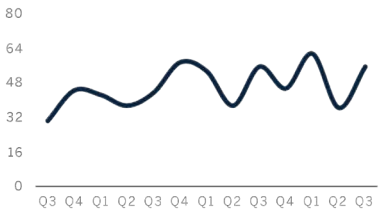
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

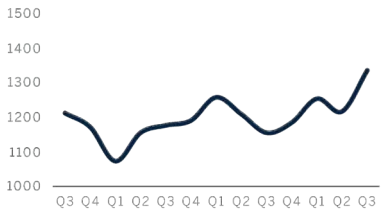
-0.2%
VS THIS TIME LAST YEAR



59 | **59**
UNITS SOLD | No Change



55 | **55**
AVERAGE DAYS ON MARKET | No Change



$1,155 | **$1,333**
AVERAGE PRICE PER SQ. FT. | +15.4%



Westchester

Q3 At A Glance

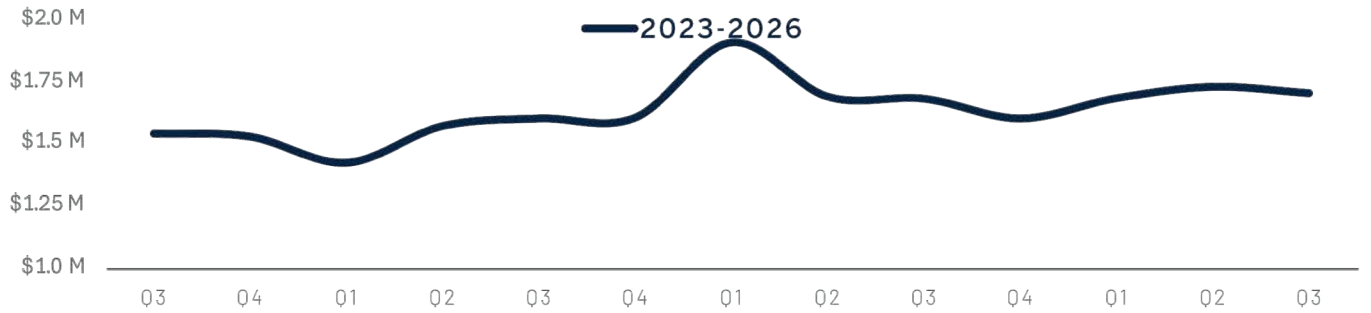
$1,700,000
MEDIAN SALES PRICE

27
AVERAGE DAYS ON MARKET

71
TOTAL UNITS SOLD

$885
AVERAGE PRICE PER SQ. FT.

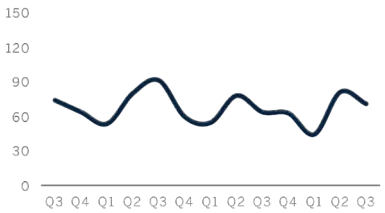
2025 $1,678,000 | $1,700,000 2026



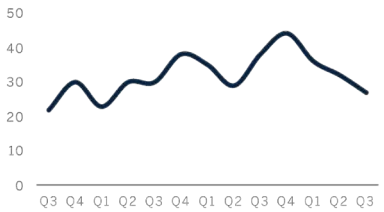
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

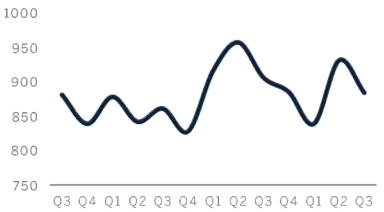
+1.3%
VS THIS TIME LAST YEAR



64	71
UNITS SOLD	+10.9%

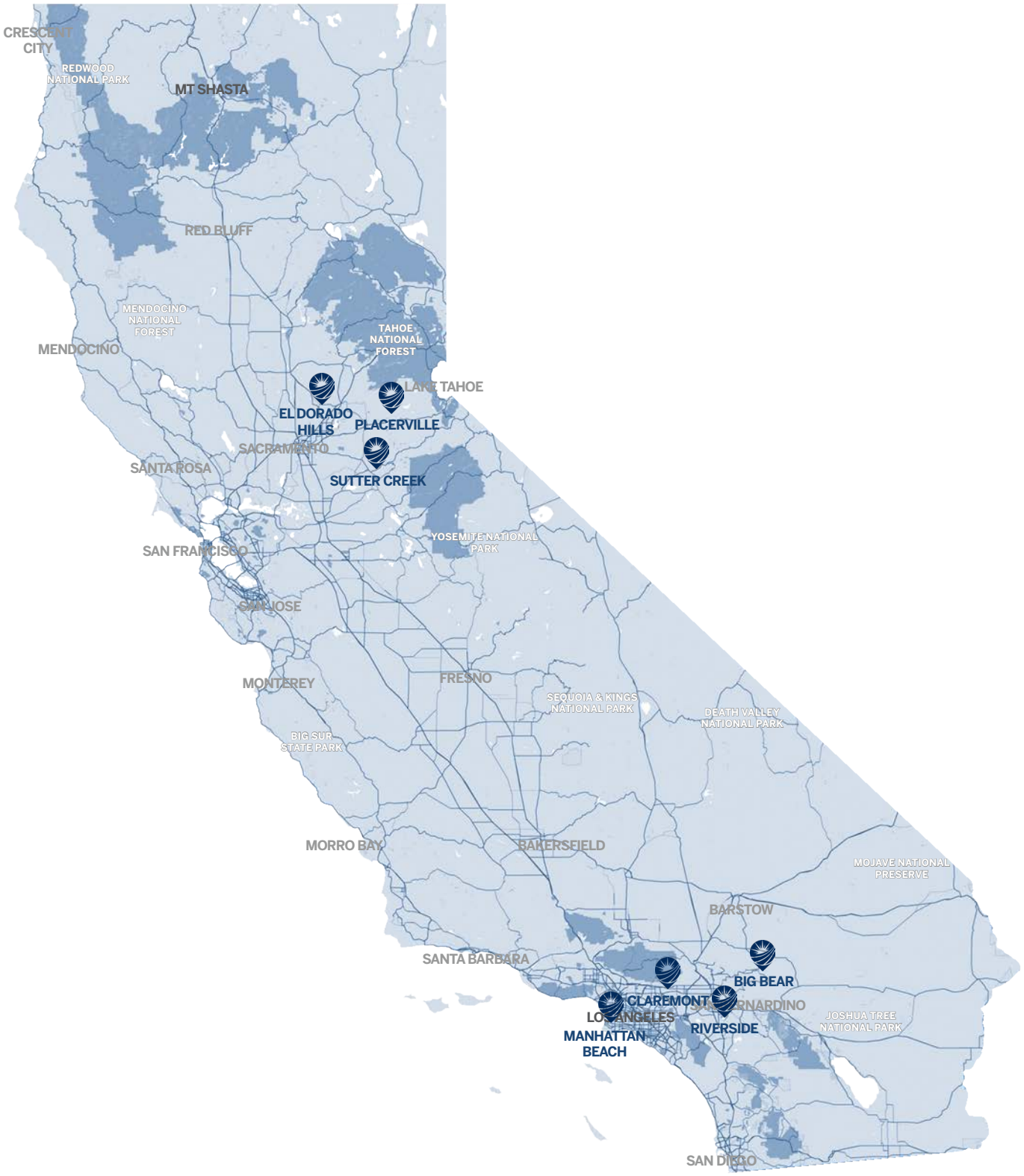


38	27
AVERAGE DAYS ON MARKET	-28.9%



$907	$885
AVERAGE PRICE PER SQ. FT.	-2.4%

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