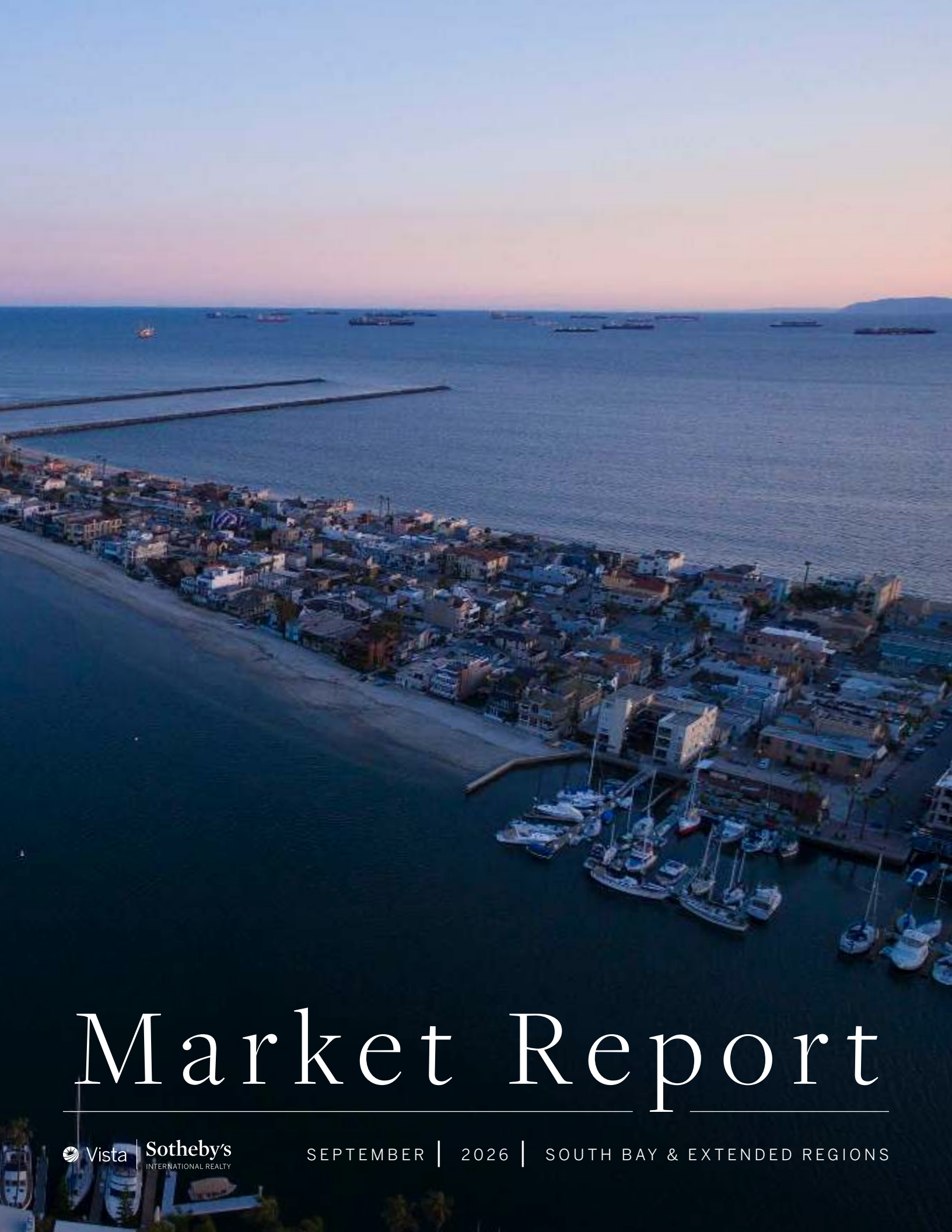


Market Report

Vista | Sotheby's INTERNATIONAL REALTY

SEPTEMBER | 2026 | SOUTH BAY & EXTENDED REGIONS

Contents

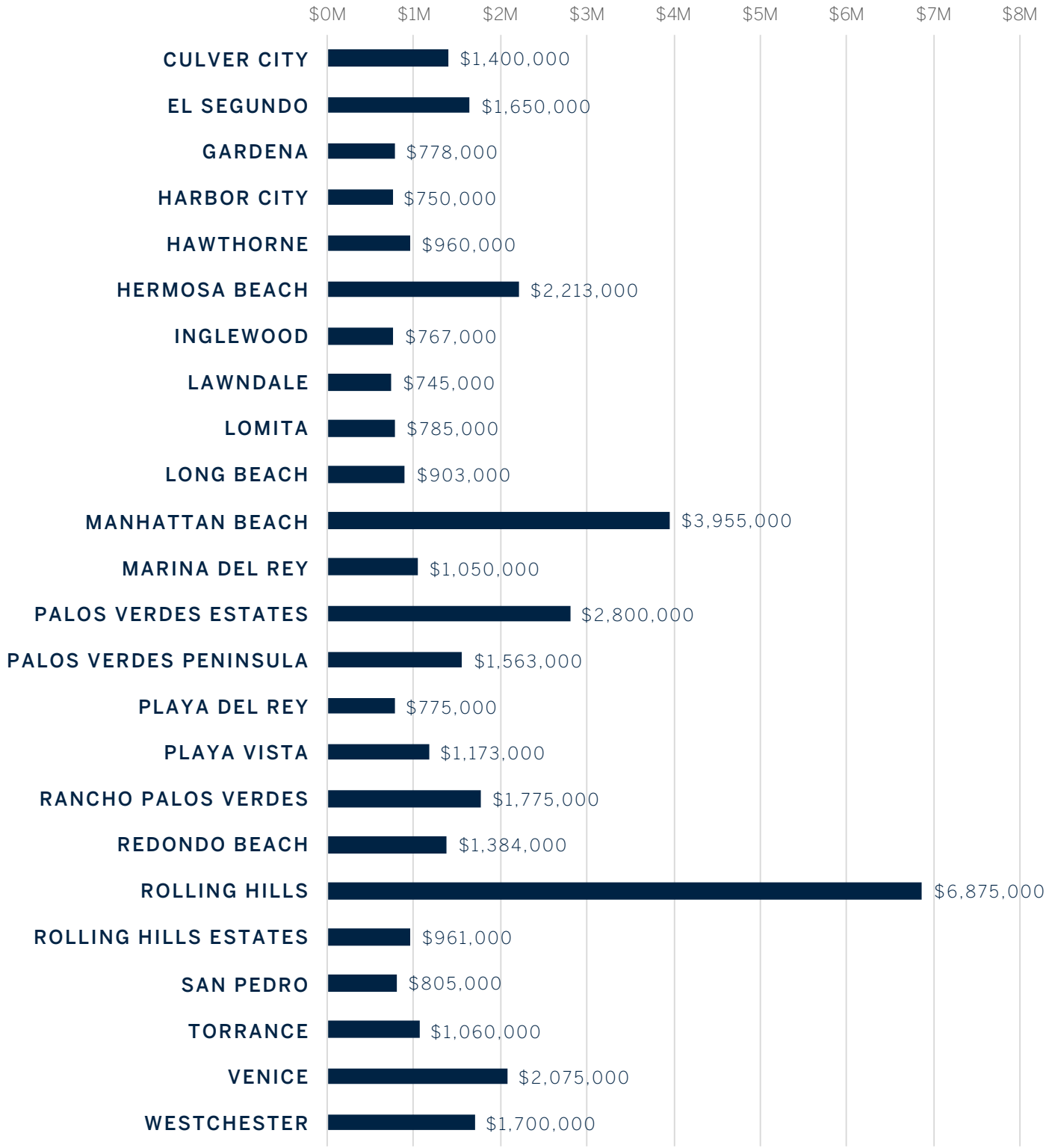
4	OVERVIEW
6	CULVER CITY
7	EL SEGUNDO
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25	ROLLING HILLS ESTATES
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30	OUR OFFICES





September Overview

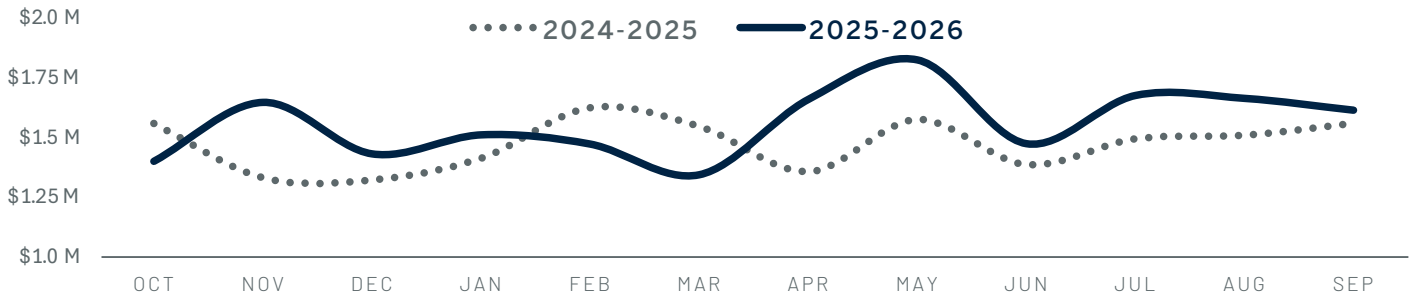
Median Sale Price by Area



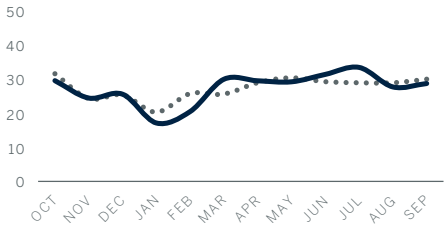
ALL REPORTS PUBLISHED FOR SEPTEMBER 2026 BASED ON DATA AVAILABLE AT THE TIME OF PUBLICATION, OCTOBER 2026. ALL REPORTS PRESENTED ARE BASED ON DATA PROVIDED BY THE CARETS, MLS/CLAW AND CRMLS. DATA MAINTAINED BY THE ASSOCIATION OR ITS MLS MAY NOT REFLECT ALL REAL ESTATE ACTIVITIES IN THE MARKET. INFORMATION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

Average of all areas

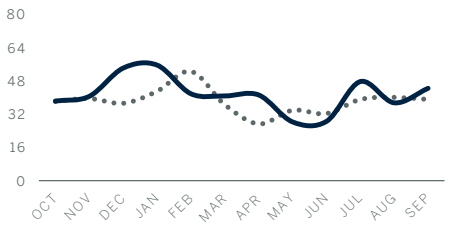
Average Sale Price of All Areas for the Past 2 Years



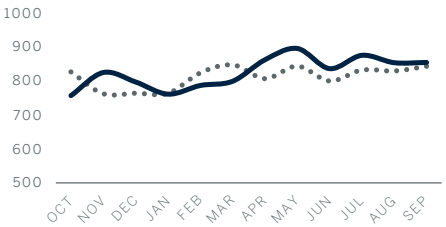
Average Units Sold



Average Days on Market



Average Price per Sq.Ft.





Culver City

September At A Glance

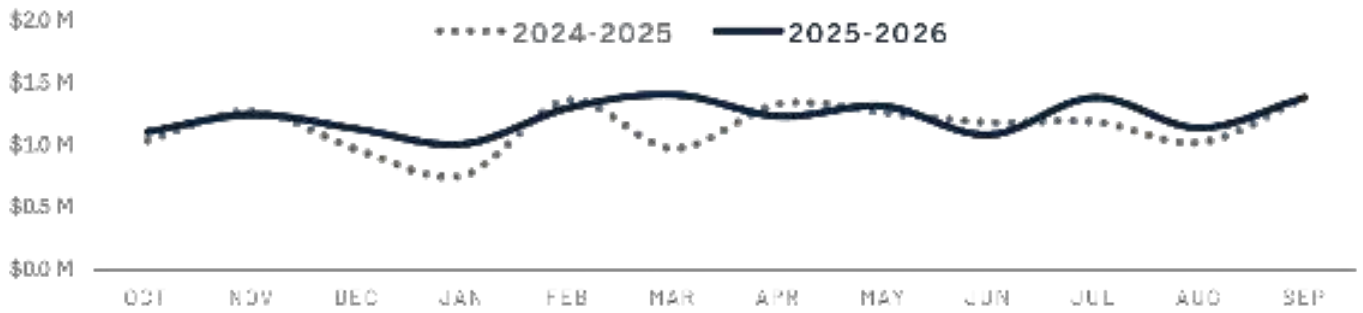
$1,400,000
MEDIAN SALES PRICE

27
AVERAGE DAYS ON MARKET

23
TOTAL UNITS SOLD

$920
AVERAGE PRICE PER SQ. FT.

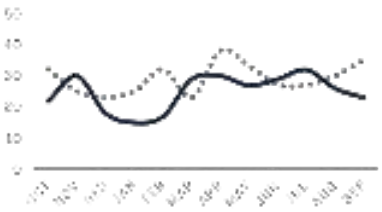
2025 $1,387,000 | $1,400,000 2026



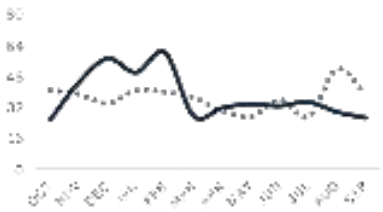
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

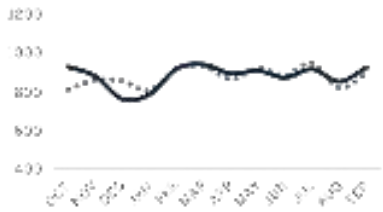
+0.9%
VS THIS TIME LAST YEAR



35	23
UNITS SOLD	-34.3%



39	27
AVERAGE DAYS ON MARKET	-30.8%



$890	$920
AVERAGE PRICE PER SQ. FT.	+3.4%

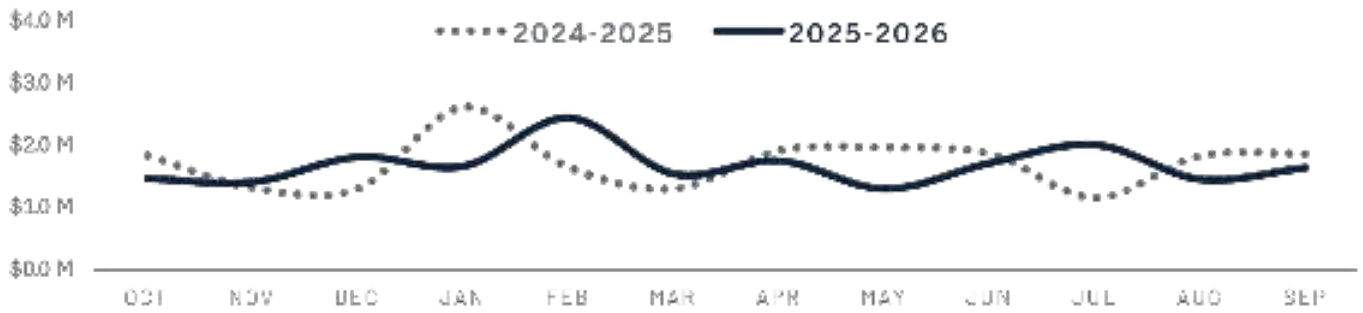


El Segundo

September At A Glance

$1,650,000 MEDIAN SALES PRICE	13 TOTAL UNITS SOLD	
38 AVERAGE DAYS ON MARKET	$965 AVERAGE PRICE PER SQ. FT.	

2025 $1,875,000 — $1,650,000 2026

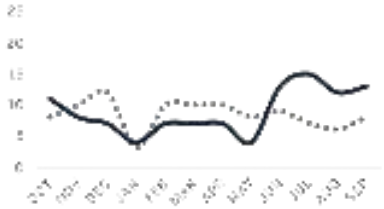


MEDIAN SALE PRICE

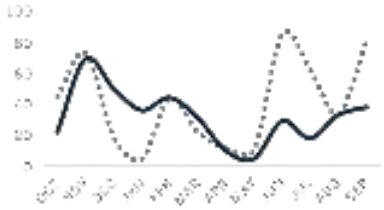
OVER THE PAST 2 YEARS

-12.0%

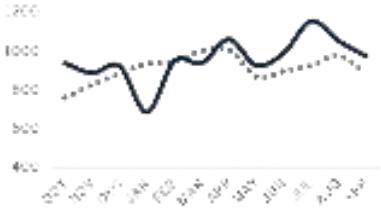
VS THIS TIME LAST YEAR



8	13
UNITS SOLD	+62.5%



81	38
AVERAGE DAYS ON MARKET	-53.1%



$881	$965
AVERAGE PRICE PER SQ. FT.	+9.5%



Gardena

September At A Glance

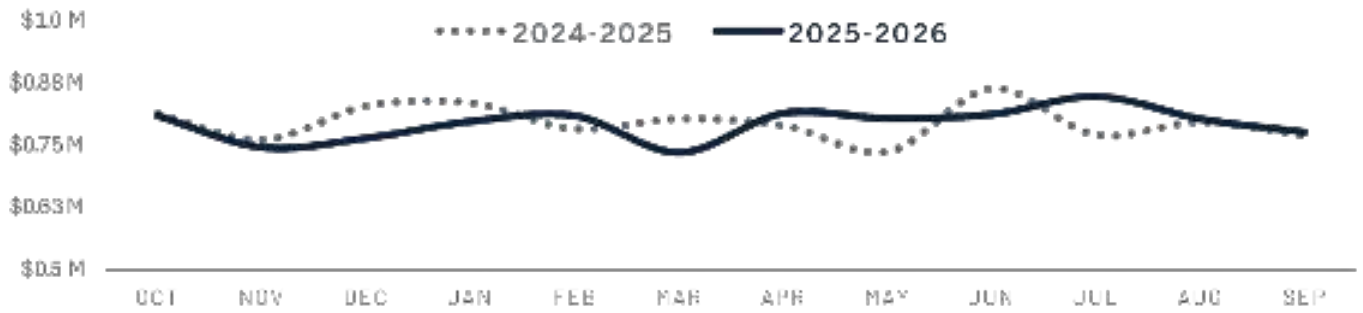
$778,000
MEDIAN SALES PRICE

37
AVERAGE DAYS ON MARKET

30
TOTAL UNITS SOLD

$515
AVERAGE PRICE PER SQ. FT.

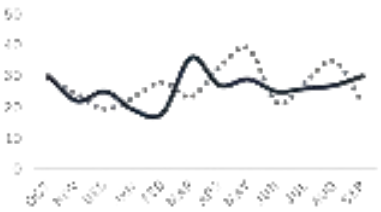
2025 $772,000 — $778,000 2026



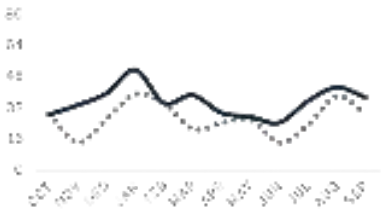
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

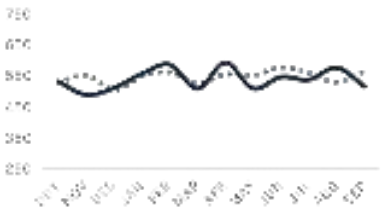
+0.8%
VS THIS TIME LAST YEAR



21	30
UNITS SOLD	+42.9%



29	37
AVERAGE DAYS ON MARKET	+27.6%



$564	$515
AVERAGE PRICE PER SQ. FT.	-8.7%



Harbor City

September At A Glance

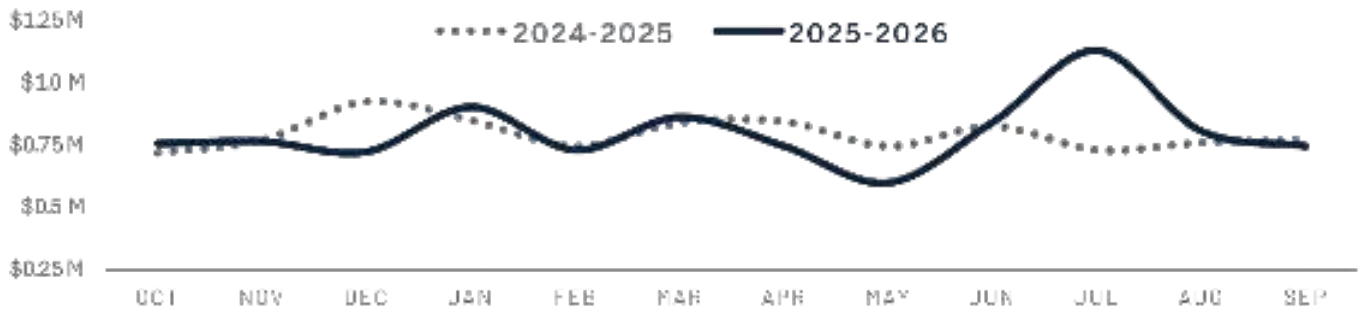
$750,000
MEDIAN SALES PRICE

76
AVERAGE DAYS ON MARKET

16
TOTAL UNITS SOLD

$483
AVERAGE PRICE PER SQ. FT.

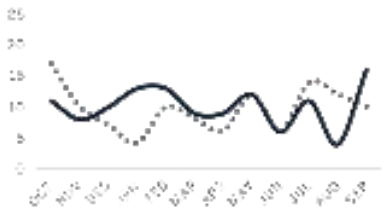
2025 $775,000 | $750,000 2026



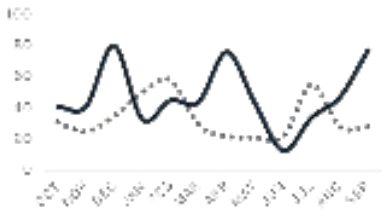
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

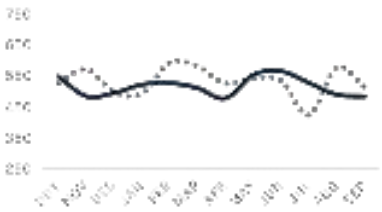
-3.2%
VS THIS TIME LAST YEAR



10	16
UNITS SOLD	+60.0%



27	76
AVERAGE DAYS ON MARKET	+181.5%



$511	$483
AVERAGE PRICE PER SQ. FT.	-5.5%



Hawthorne

September At A Glance

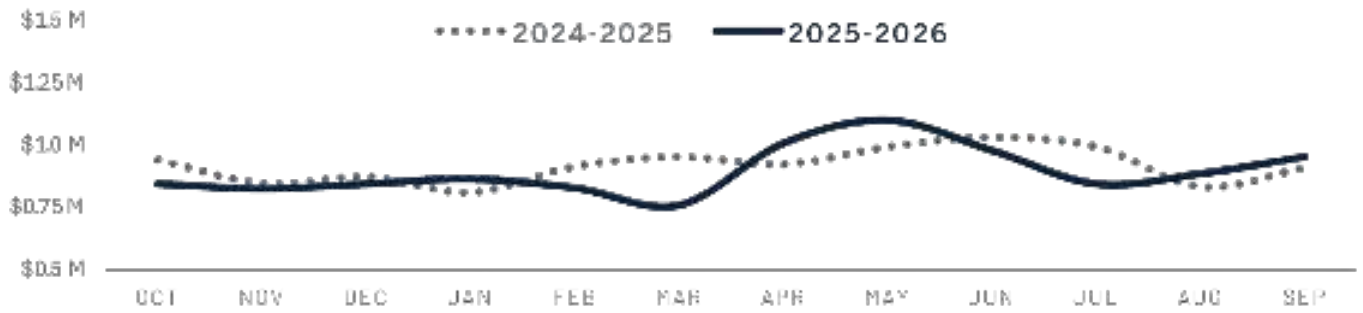
$960,000
MEDIAN SALES PRICE

33
AVERAGE DAYS ON MARKET

21
TOTAL UNITS SOLD

$657
AVERAGE PRICE PER SQ. FT.

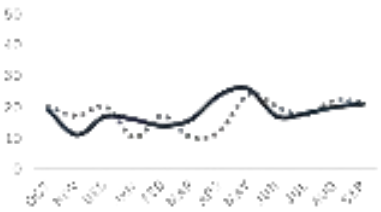
2025 $915,000 — $960,000 2026



MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+4.9%
VS THIS TIME LAST YEAR



21	21	47	33	$563	$657
UNITS SOLD	No Change	AVERAGE DAYS ON MARKET	-29.8%	AVERAGE PRICE PER SQ. FT.	+16.7%



Hermosa Beach

September At A Glance

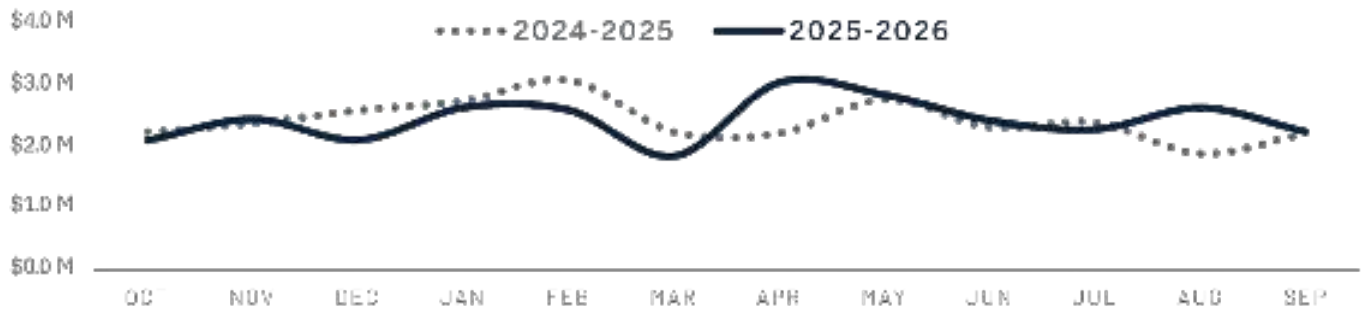
$2,213,000
MEDIAN SALES PRICE

21
AVERAGE DAYS ON MARKET

10
TOTAL UNITS SOLD

$1,283
AVERAGE PRICE PER SQ. FT.

2025 $2,200,000 | $2,213,000 2026

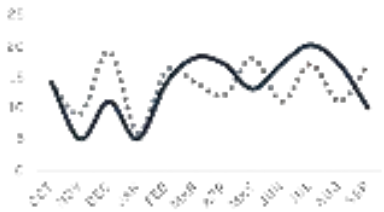


MEDIAN SALE PRICE

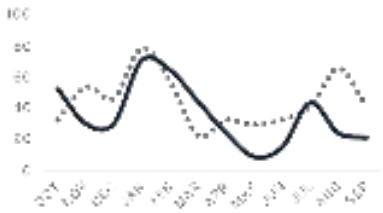
OVER THE PAST 2 YEARS

+0.6%

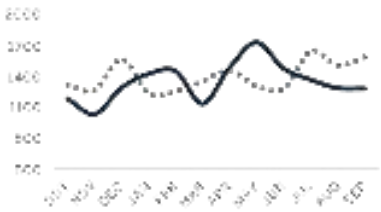
VS THIS TIME LAST YEAR



17	10	
UNITS SOLD		-41.2%



41	21	
AVERAGE DAYS ON MARKET		-48.8%



$1,584	$1,283	
AVERAGE PRICE PER SQ. FT.		-19.0%



Inglewood

September At A Glance

$767,000
MEDIAN SALES PRICE

70
AVERAGE DAYS ON MARKET

22
TOTAL UNITS SOLD

$566
AVERAGE PRICE PER SQ. FT.

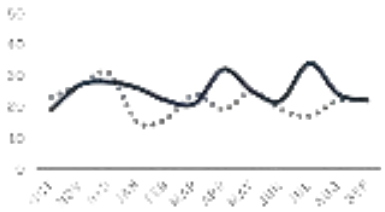
2025 $768,000 | $767,000 2026



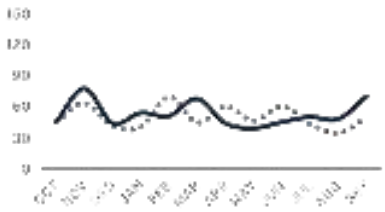
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

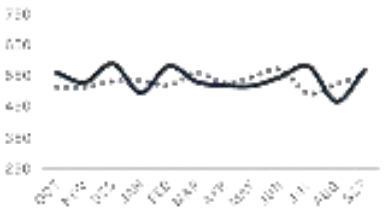
-0.1%
VS THIS TIME LAST YEAR



22	22
UNITS SOLD	No Change



49	70
AVERAGE DAYS ON MARKET	+42.9%



$550	$566
AVERAGE PRICE PER SQ. FT.	+2.9%

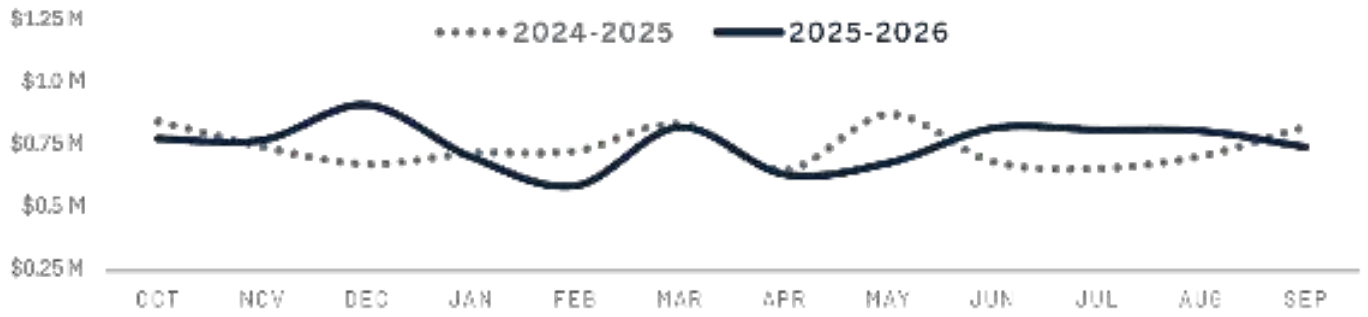


Lawndale

September At A Glance

$745,000	8	
MEDIAN SALES PRICE	TOTAL UNITS SOLD	
32	$554	
AVERAGE DAYS ON MARKET	AVERAGE PRICE PER SQ. FT.	

2025 $828,000 — $745,000 2026

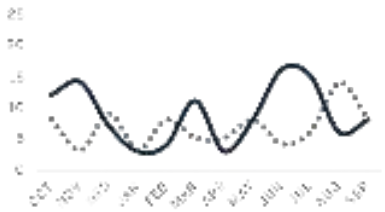


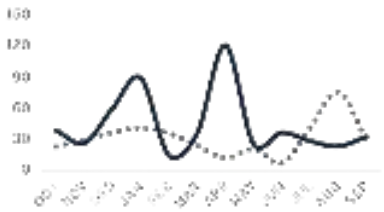
MEDIAN SALE PRICE

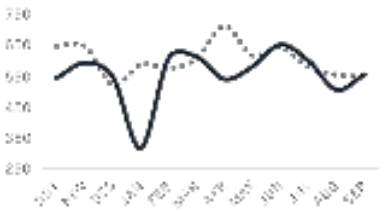
OVER THE PAST 2 YEARS

-10.0%

VS THIS TIME LAST YEAR







8	8	28	32	$548	$554
UNITS SOLD	No Change	AVERAGE DAYS ON MARKET	+14.3%	AVERAGE PRICE PER SQ. FT.	+1.1%



Lomita

September At A Glance

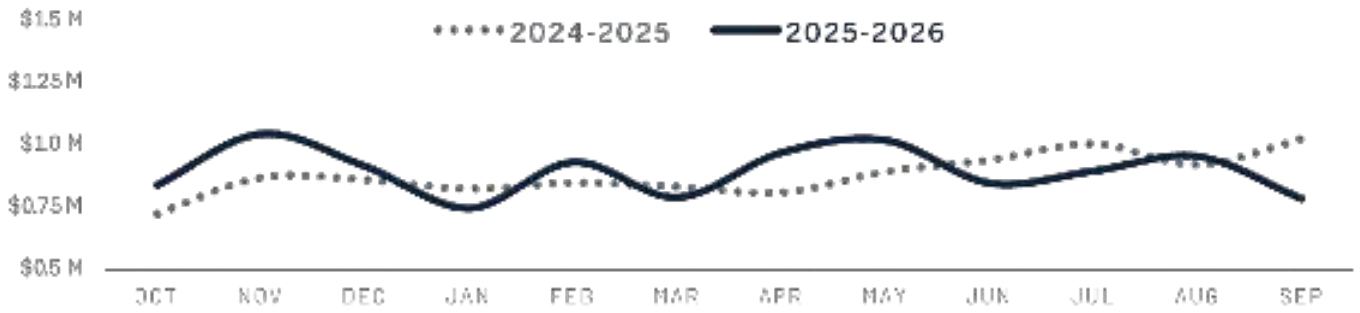
$785,000
MEDIAN SALES PRICE

56
AVERAGE DAYS ON MARKET

9
TOTAL UNITS SOLD

$570
AVERAGE PRICE PER SQ. FT.

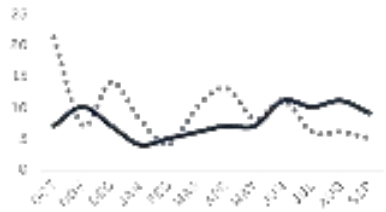
2025 $1,030,000 | $785,000 2026



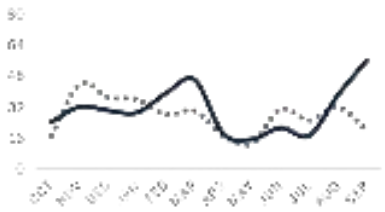
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

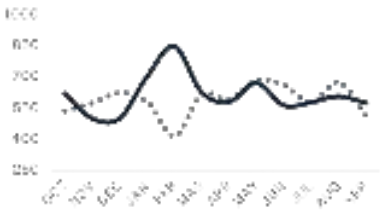
-23.8%
VS THIS TIME LAST YEAR



5	9
UNITS SOLD	+80.0%



20	56
AVERAGE DAYS ON MARKET	+180.0%



$504	$570
AVERAGE PRICE PER SQ. FT.	+13.1%



Long Beach

September At A Glance

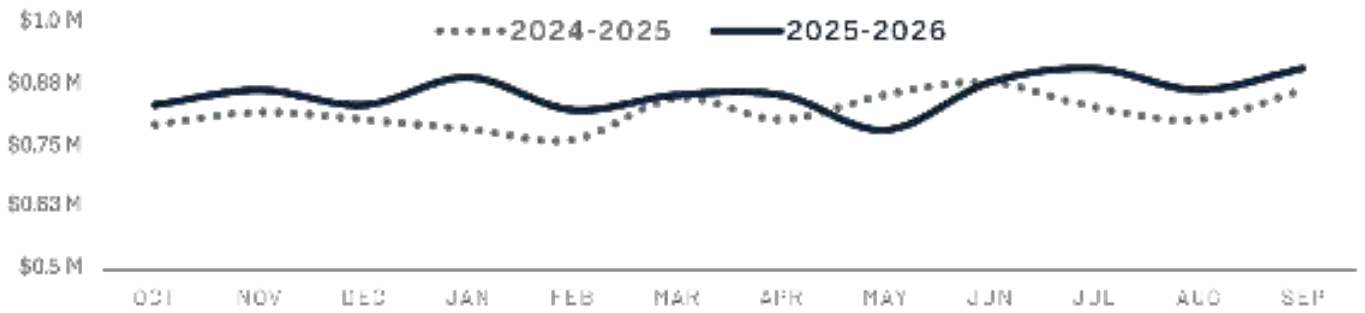
$903,000
MEDIAN SALES PRICE

34
AVERAGE DAYS ON MARKET

196
TOTAL UNITS SOLD

$695
AVERAGE PRICE PER SQ. FT.

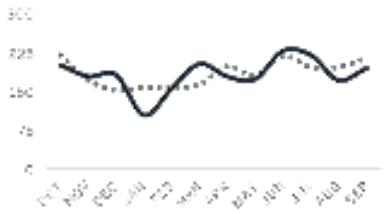
2025 $860,000 — $903,000 2026

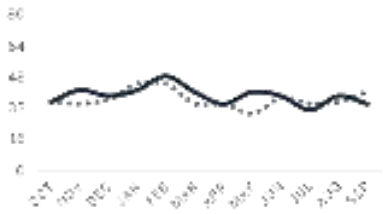


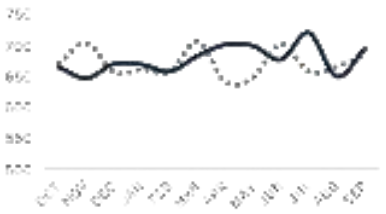
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

+5.0%
VS THIS TIME LAST YEAR







217	**196**	40	**34**	$684	**$695**
UNITS SOLD	-9.7%	AVERAGE DAYS ON MARKET	-15.0%	AVERAGE PRICE PER SQ. FT.	+1.6%



Manhattan Beach

September At A Glance

$3,955,000
MEDIAN SALES PRICE

24
AVERAGE DAYS ON MARKET

36
TOTAL UNITS SOLD

$1,697
AVERAGE PRICE PER SQ. FT.

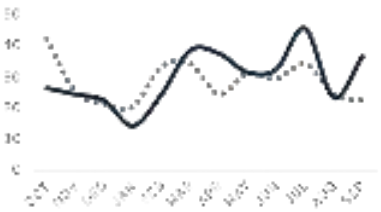
2025 $3,355,000 | $3,955,000 2026



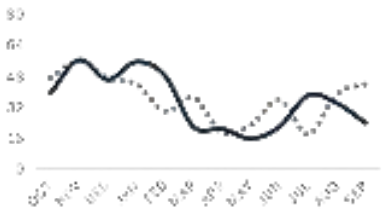
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

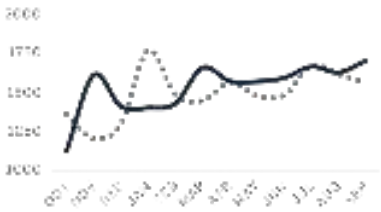
+17.9%
VS THIS TIME LAST YEAR



22	36
UNITS SOLD	+63.6%



44	24
AVERAGE DAYS ON MARKET	-45.5%



$1,545	$1,697
AVERAGE PRICE PER SQ. FT.	+9.8%



Marina Del Rey

September At A Glance

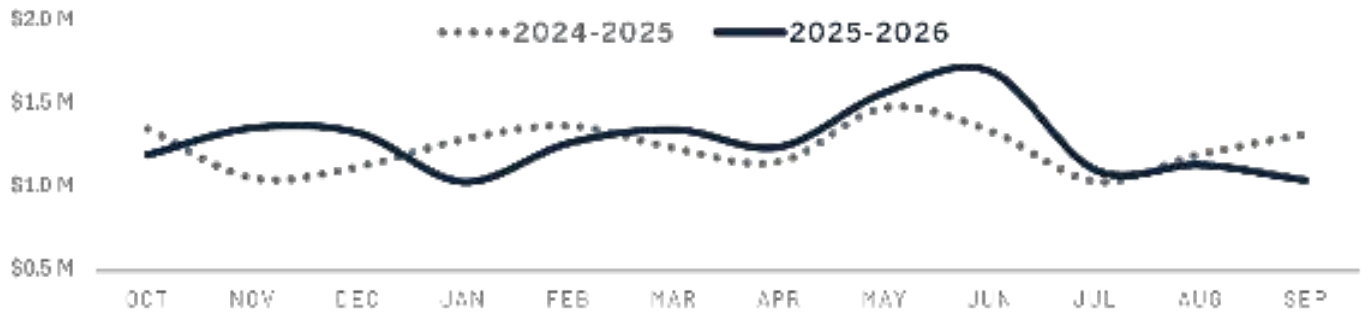
$1,050,000
MEDIAN SALES PRICE

60
AVERAGE DAYS ON MARKET

13
TOTAL UNITS SOLD

$847
AVERAGE PRICE PER SQ. FT.

2025 $1,318,000 — $1,050,000 2026

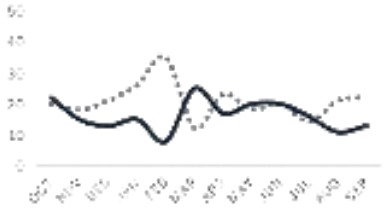


MEDIAN SALE PRICE

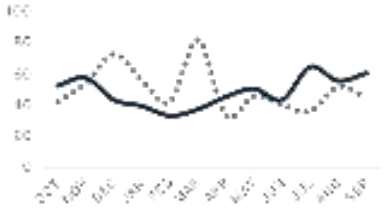
OVER THE PAST 2 YEARS

-20.3%

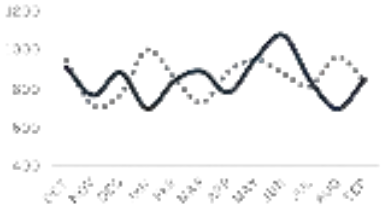
VS THIS TIME LAST YEAR



22	13
UNITS SOLD	-40.9%



44	60
AVERAGE DAYS ON MARKET	+36.4%



$837	$847
AVERAGE PRICE PER SQ. FT.	+1.2%



Palos Verdes Estates

September At A Glance

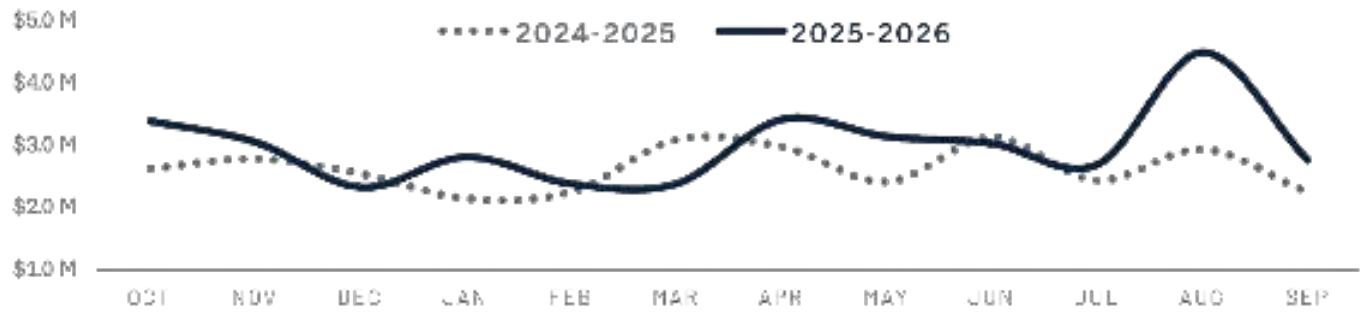
$2,800,000
MEDIAN SALES PRICE

45
AVERAGE DAYS ON MARKET

11
TOTAL UNITS SOLD

$1,145
AVERAGE PRICE PER SQ. FT.

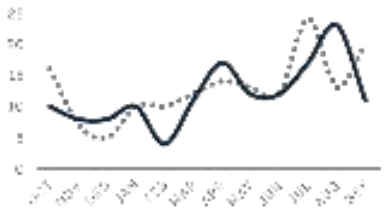
2025 $2,248,000 — $2,800,000 2026



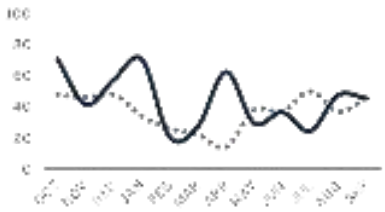
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

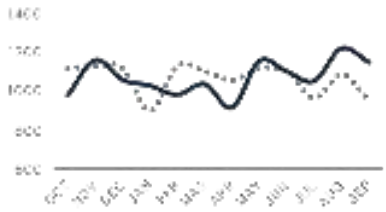
+24.6%
VS THIS TIME LAST YEAR



20	11	
UNITS SOLD		-45.0%



46	45	
AVERAGE DAYS ON MARKET		-2.2%



$954	$1,145	
AVERAGE PRICE PER SQ. FT.		+20.0%

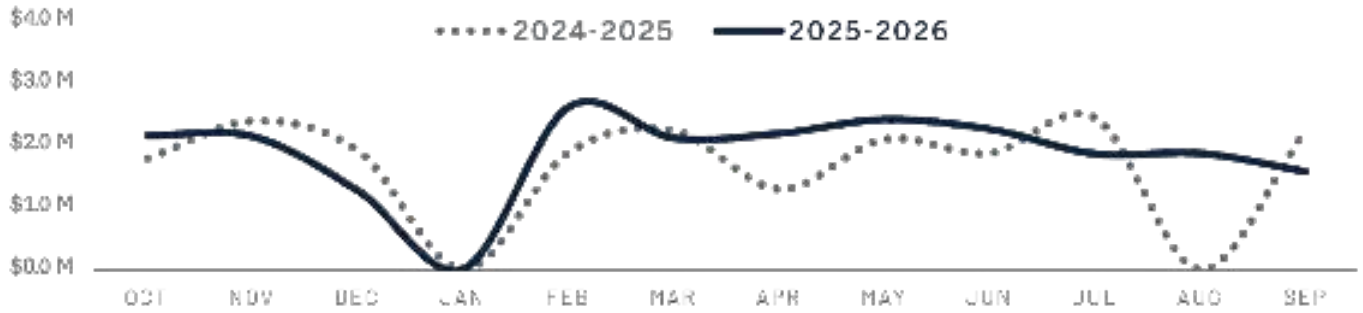


Palos Verdes Peninsula

September At A Glance

$1,563,000 MEDIAN SALES PRICE	2 TOTAL UNITS SOLD	
36 AVERAGE DAYS ON MARKET	$649 AVERAGE PRICE PER SQ. FT.	

2025 $2,250,000 — $1,563,000 2026

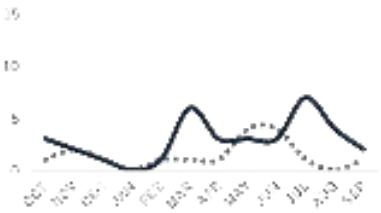


MEDIAN SALE PRICE

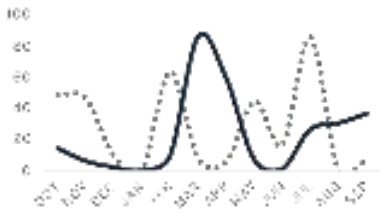
OVER THE PAST 2 YEARS

-30.5%

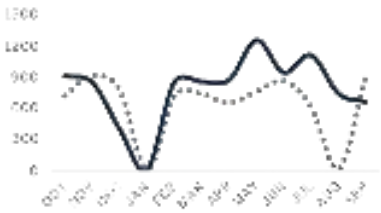
VS THIS TIME LAST YEAR



1	2
UNITS SOLD	+100.0%



6	36
AVERAGE DAYS ON MARKET	+500.0%



$897	$649
AVERAGE PRICE PER SQ. FT.	-27.6%



Playa Del Rey

September At A Glance

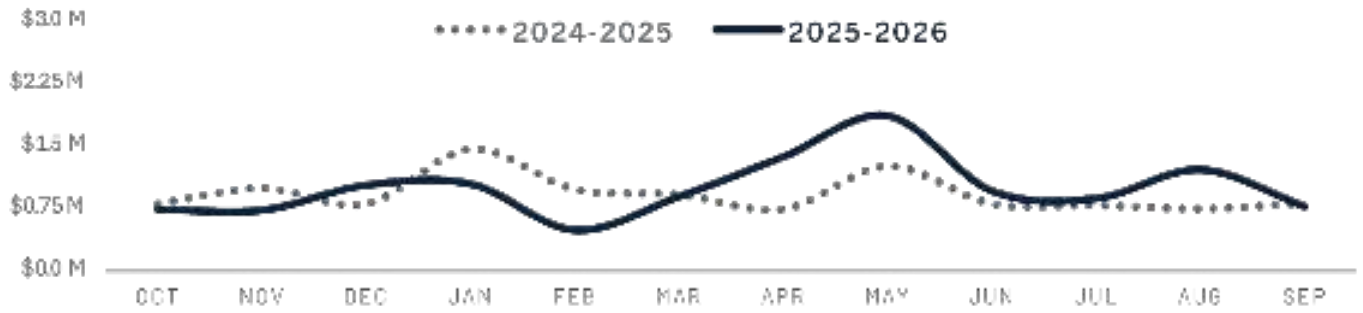
$775,000
MEDIAN SALES PRICE

57
AVERAGE DAYS ON MARKET

11
TOTAL UNITS SOLD

$711
AVERAGE PRICE PER SQ. FT.

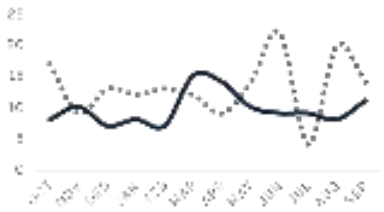
2025 $810,000 — $775,000 2026



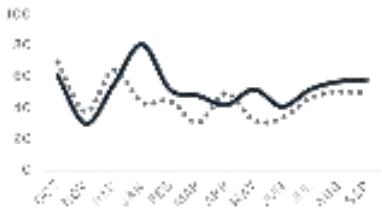
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

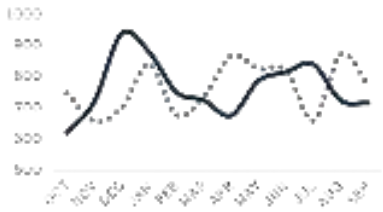
-4.3%
VS THIS TIME LAST YEAR



14	11	
UNITS SOLD		-21.4%



49	57	
AVERAGE DAYS ON MARKET		+16.3%



$773	$711	
AVERAGE PRICE PER SQ. FT.		-8.0%



Playa Vista

September At A Glance

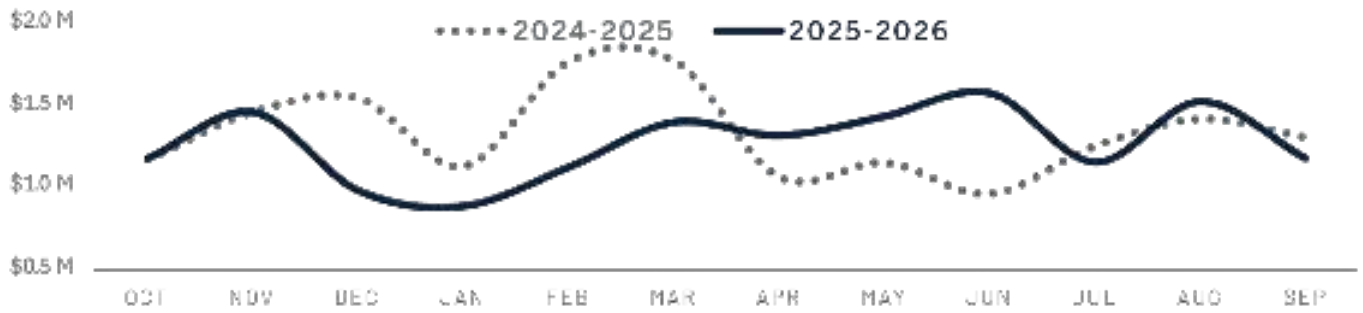
$1,173,000
MEDIAN SALES PRICE

39
AVERAGE DAYS ON MARKET

8
TOTAL UNITS SOLD

$885
AVERAGE PRICE PER SQ. FT.

2025 $1,300,000 — $1,173,000 2026

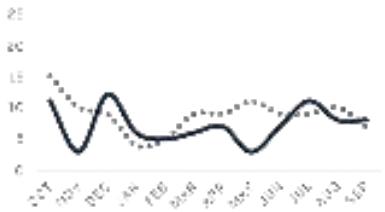


MEDIAN SALE PRICE

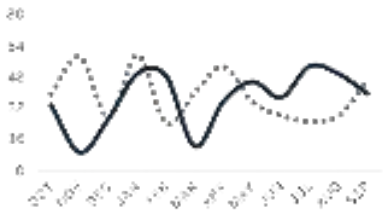
OVER THE PAST 2 YEARS

-9.8%

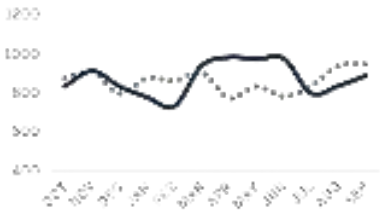
VS THIS TIME LAST YEAR



7	8
UNITS SOLD	+14.3%



46	39
AVERAGE DAYS ON MARKET	-15.2%



$944	$885
AVERAGE PRICE PER SQ. FT.	-6.3%



Rancho Palos Verdes

September At A Glance

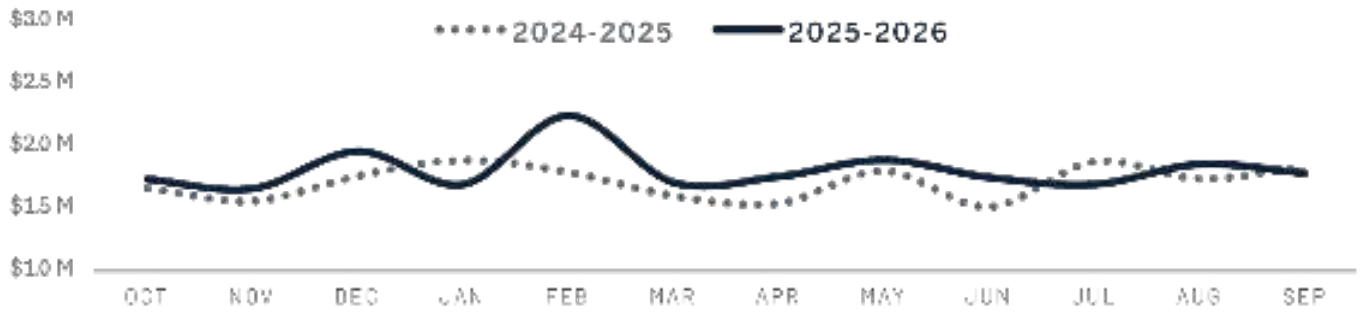
$1,775,000
MEDIAN SALES PRICE

45
AVERAGE DAYS ON MARKET

39
TOTAL UNITS SOLD

$833
AVERAGE PRICE PER SQ. FT.

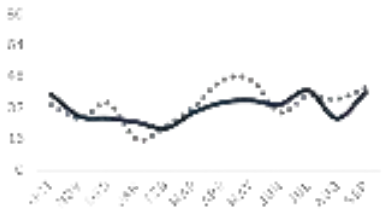
2025 $1,823,000 | $1,775,000 2026



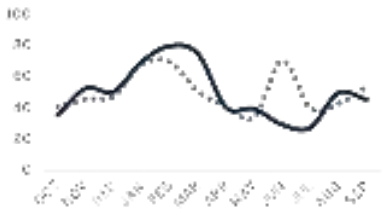
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

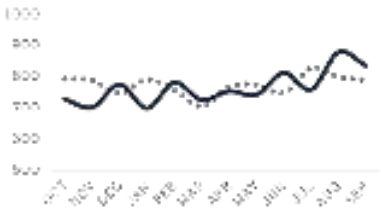
-2.6%
VS THIS TIME LAST YEAR



42	39
UNITS SOLD	-7.1%



53	45
AVERAGE DAYS ON MARKET	-15.1%



$786	$833
AVERAGE PRICE PER SQ. FT.	+6.0%



Redondo Beach

September At A Glance

$1,384,000
MEDIAN SALES PRICE

53
AVERAGE DAYS ON MARKET

56
TOTAL UNITS SOLD

$858
AVERAGE PRICE PER SQ. FT.

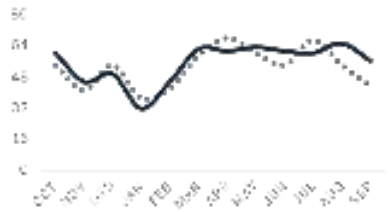
2025 $1,560,000 — $1,384,000 2026



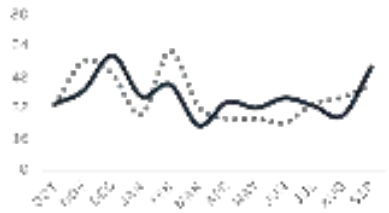
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

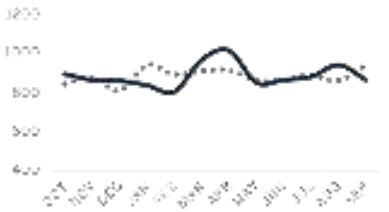
-11.3%
VS THIS TIME LAST YEAR



43	56
UNITS SOLD	+30.2%



44	53
AVERAGE DAYS ON MARKET	+20.5%



$934	$858
AVERAGE PRICE PER SQ. FT.	-8.1%



Rolling Hills

September At A Glance

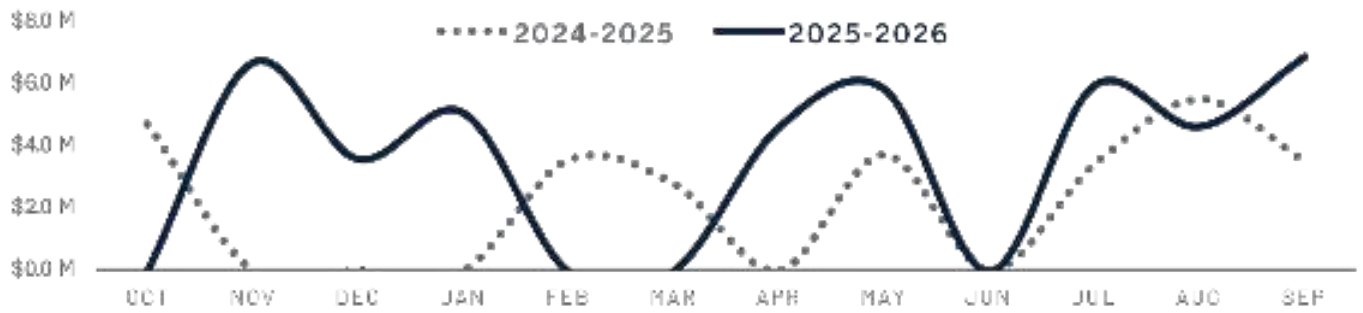
$6,875,000
MEDIAN SALES PRICE

63
AVERAGE DAYS ON MARKET

2
TOTAL UNITS SOLD

$1,471
AVERAGE PRICE PER SQ. FT.

2025 $3,500,000 — $6,875,000 2026

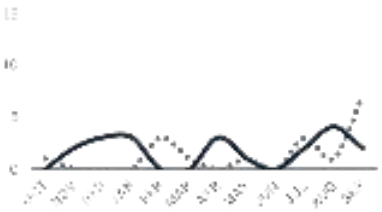


MEDIAN SALE PRICE

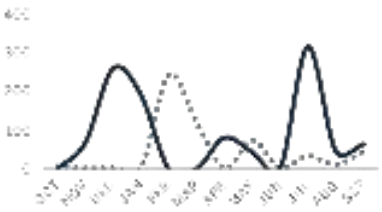
OVER THE PAST 2 YEARS

+96.4%

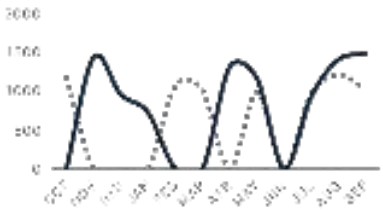
VS THIS TIME LAST YEAR



7	2
UNITS SOLD	-71.4%



45	63
AVERAGE DAYS ON MARKET	+40.0%



$1,022	$1,471
AVERAGE PRICE PER SQ. FT.	+43.9%



Rolling Hills Estates

$961,000
MEDIAN SALES PRICE

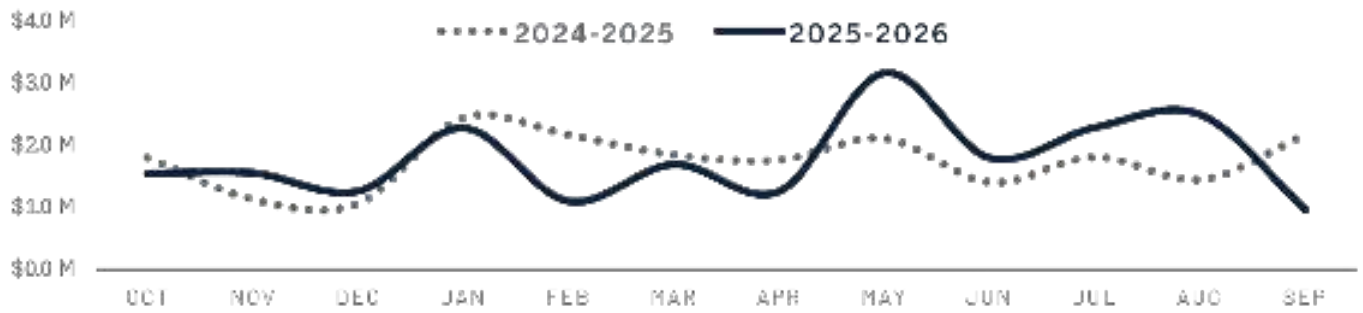
63
AVERAGE DAYS ON MARKET

10
TOTAL UNITS SOLD

$765
AVERAGE PRICE PER SQ. FT.

September At A Glance

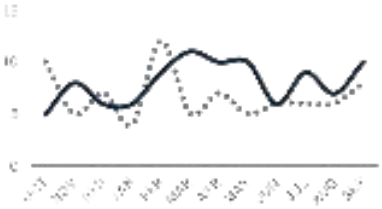
2025 $2,208,000 | $961,000 2026



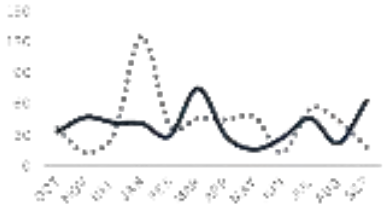
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

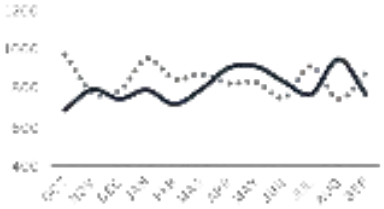
-56.5%
VS THIS TIME LAST YEAR



8	10
UNITS SOLD	+25.0%



17	63
AVERAGE DAYS ON MARKET	+270.6%



$876	$765
AVERAGE PRICE PER SQ. FT.	-12.7%



San Pedro

September At A Glance

$805,000
MEDIAN SALES PRICE

29
AVERAGE DAYS ON MARKET

36
TOTAL UNITS SOLD

$597
AVERAGE PRICE PER SQ. FT.

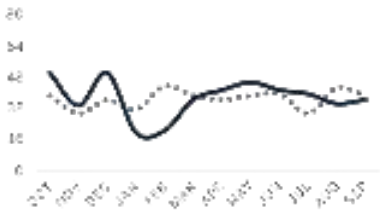
2025 $868,000 — $805,000 2026



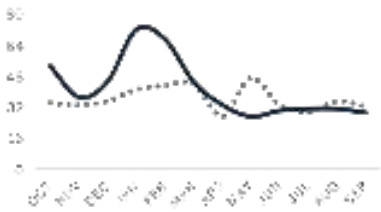
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

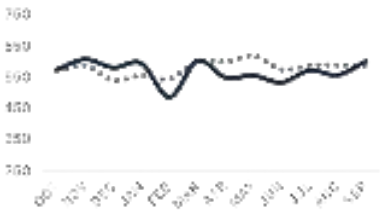
-7.3%
VS THIS TIME LAST YEAR



38	36
UNITS SOLD	-5.3%



32	29
AVERAGE DAYS ON MARKET	-9.4%



$585	$597
AVERAGE PRICE PER SQ. FT.	+2.1%



Torrance

September At A Glance

$1,060,000
MEDIAN SALES PRICE

28
AVERAGE DAYS ON MARKET

80
TOTAL UNITS SOLD

$719
AVERAGE PRICE PER SQ. FT.

2025 $1,155,000 | $1,060,000 2026

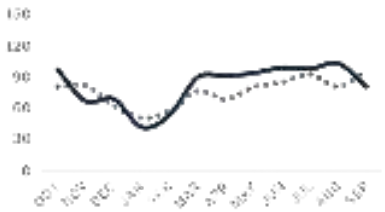


MEDIAN SALE PRICE

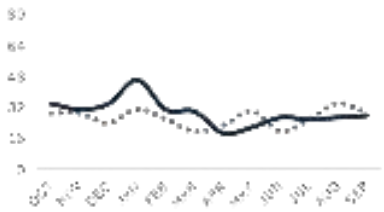
OVER THE PAST 2 YEARS

-8.2%

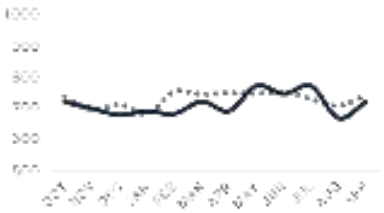
VS THIS TIME LAST YEAR



96	80
UNITS SOLD	-16.7%



29	28
AVERAGE DAYS ON MARKET	-3.4%



$741	$719
AVERAGE PRICE PER SQ. FT.	-3.0%



Venice

September At A Glance

$2,075,000
MEDIAN SALES PRICE

68
AVERAGE DAYS ON MARKET

19
TOTAL UNITS SOLD

$1,192
AVERAGE PRICE PER SQ. FT.

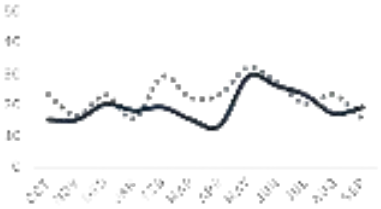
2025 $2,050,000 — $2,075,000 2026



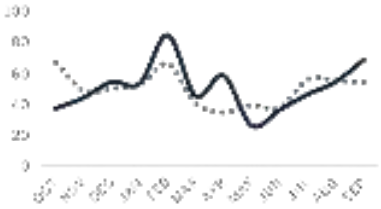
MEDIAN SALE PRICE

OVER THE PAST 2 YEARS

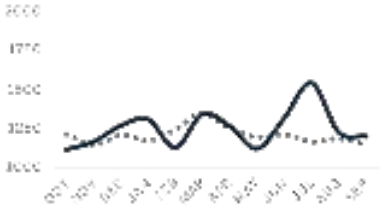
+1.2%
VS THIS TIME LAST YEAR



15	19
UNITS SOLD	+26.7%



54	68
AVERAGE DAYS ON MARKET	+25.9%



$1,136	$1,192
AVERAGE PRICE PER SQ. FT.	+4.9%



Westchester

September At A Glance

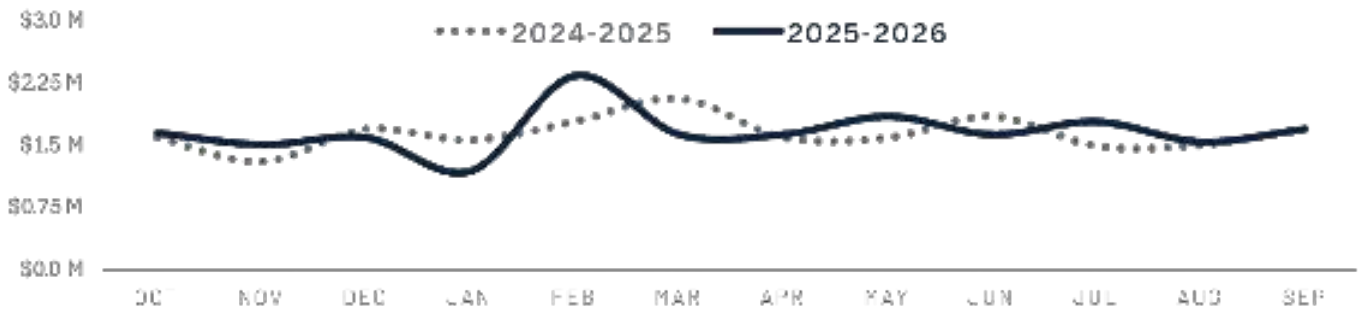
$1,700,000
MEDIAN SALES PRICE

35
AVERAGE DAYS ON MARKET

23
TOTAL UNITS SOLD

$889
AVERAGE PRICE PER SQ. FT.

2025 $1,700,000 — $1,700,000 2026

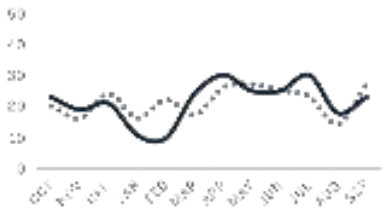


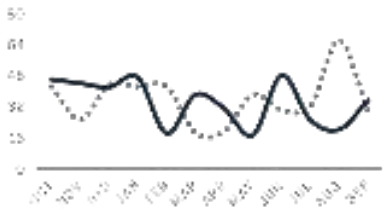
MEDIAN SALE PRICE

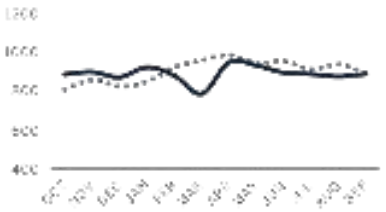
OVER THE PAST 2 YEARS

No Change

VS THIS TIME LAST YEAR

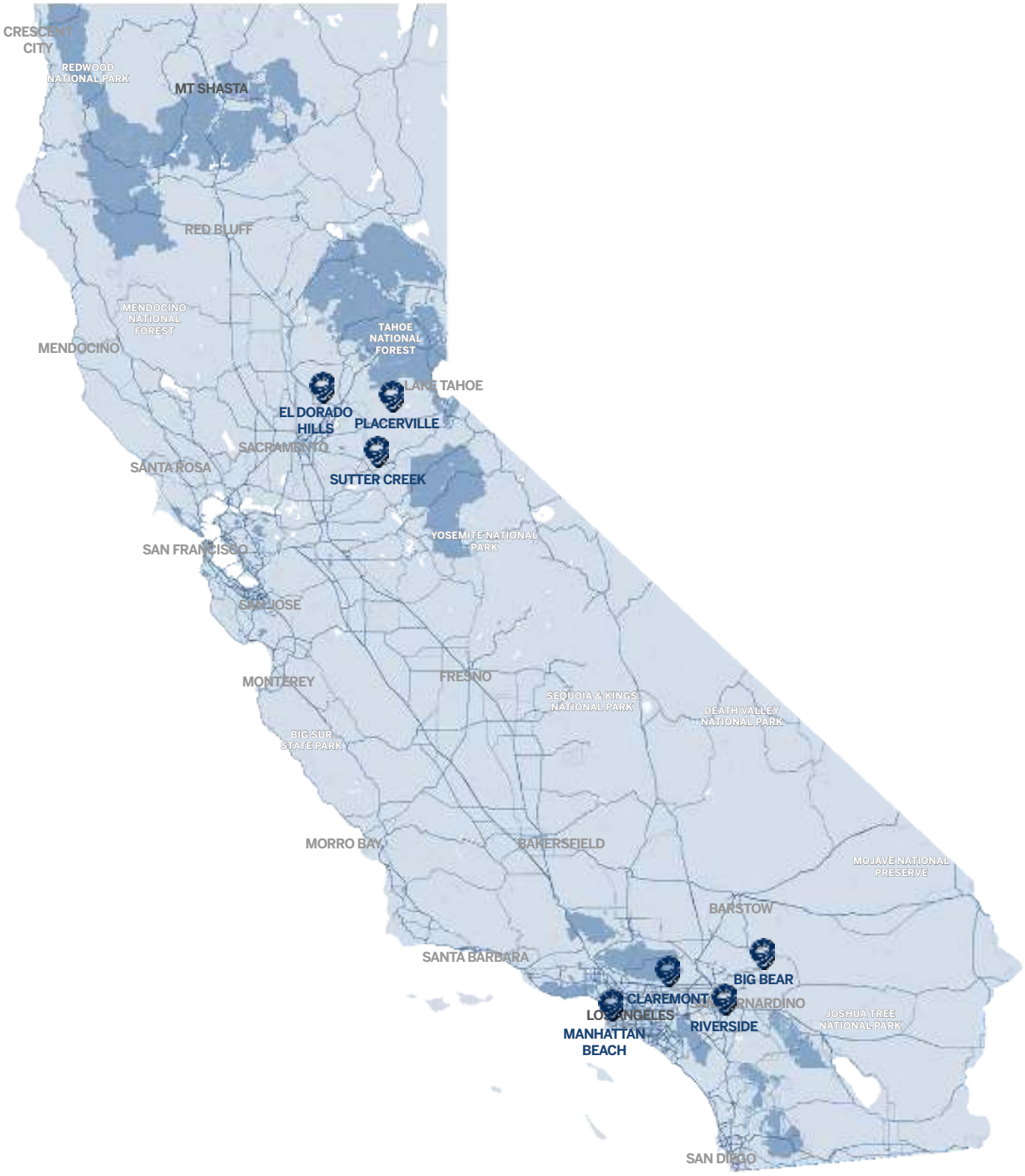






27	**23**	29	**35**	$889	**$889**
UNITS SOLD	-14.8%	AVERAGE DAYS ON MARKET	+20.7%	AVERAGE PRICE PER SQ. FT.	No Change

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ROLLING HILLS ESTATES



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LONG BEACH

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