South Bay Market Report

2026 vs. 2025

THE FULL AREA + SEVEN CITY REPORTS

Torrance · Redondo Beach · Manhattan Beach · Hawthorne
Hermosa Beach · El Segundo · Lawndale

Closed sales from January 1 through September 23 in both years

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South Bay Sales: 2026 vs. 2025

Every closed sale, January 1 – September 23, both years. 4,097 transactions across seven cities.

Torrance · Redondo Beach · Manhattan Beach · Hermosa Beach · El Segundo · Hawthorne · Lawndale

CLOSED SALES
+6.5%
1,984 → 2,113 homes

DOLLAR VOLUME
+7.7%
$3.66B → $3.94B

MEDIAN SALE PRICE
−0.4%
$1,350,000 → $1,345,000

A volume market, not a price market. 129 more homes sold — at last year's prices.

CITY BY CITY

CITY	CLOSED SALES	CHG	MEDIAN 2026	CHG	DOM	SP/LP
Torrance	749 → 785	+4.8%	$1,060,000	−1.4%	24.3	100.6%
Redondo Beach	519 → 529	+1.9%	$1,550,000	−2.5%	32.4	100.0%
Manhattan Beach	279 → 302	+8.2%	$3,798,500	+13.4%	24.3	99.8%
Hawthorne	178 → 193	+8.4%	$899,000	−0.6%	28.1	99.8%
Hermosa Beach	125 → 138	+10.4%	$2,525,000	+1.0%	30.4	99.6%
El Segundo	76 → 88	+15.8%	$1,600,000	−6.6%	24.9	99.4%
Lawndale	58 → 78	+34.5%	$780,000	+9.4%	29.8	101.0%
All seven cities	**1,984 → 2,113**	**+6.5%**	**$1,345,000**	**−0.4%**	**27.3**	**100.2%**

WHAT IT MEANS

Manhattan Beach leads.

Median up 13.4% on 23 more sales — the top of the market trading heavier, not every home up 13%.

Redondo is the soft spot.

The only market with a falling median, falling $/sq ft and rising market time at once. Price it conservatively.

Condos carried the volume.

Attached sales up 10.8% vs. 4.4% for houses, but the median fell 2.4% and they took 34.5 days vs. 23.5.

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SCAN FOR THE FULL REPORT

Torrance Market Report

Year to date through September 23 · 2026 compared with 2025

1,534 closed sales analyzed across both periods

CLOSED SALES

+4.8%

749 → 785

MEDIAN SALE PRICE

−1.4%

$1,075,000 → $1,060,000

AVG. MARKET TIME

+1.7 days

22.6 → 24.3 days

Closed sales edged up 4.8%.

The median softened 1.4%, while average market time increased 1.7 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	749	**785**	**+4.8%**
Dollar volume	$835M	**$882M**	**+5.7%**
Average sale price	$1,114,916	**$1,124,066**	**+0.8%**
Median sale price	$1,075,000	**$1,060,000**	**−1.4%**
Average price per sq. ft.	$738	**$737**	**−0.1%**
Average days on market	22.6	**24.3**	**+1.7 days**
Average sale-to-list ratio	100.5%	**100.6%**	**+0.0 pts**
Sales over asking	39.7%	**39.5%**	**−0.2 pts**
Sales taking 60+ days	11.2%	**11.0%**	**−0.3 pts**

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES

548 sales

Median $1,247,000 · 20.5 DOM

SP/LP 101.0% · Sales +1.5% YoY

CONDOS & TOWNHOMES

237 sales

Median $715,000 · 33.0 DOM

SP/LP 99.6% · Sales +13.4% YoY

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FULL REPORT

Redondo Beach Market Report

Year to date through September 23 · 2026 compared with 2025

1,048 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
+1.9%	**−2.5%**	**+2.9 days**
519 → 529	$1,590,000 → $1,550,000	29.5 → 32.4 days

Closed sales edged up 1.9%.

The median softened 2.5%, while average market time increased 2.9 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	519	**529**	**+1.9%**
Dollar volume	$890M	**$908M**	**+2.0%**
Average sale price	$1,715,714	**$1,716,304**	**+0.0%**
Median sale price	$1,590,000	**$1,550,000**	**−2.5%**
Average price per sq. ft.	$927	**$913**	**−1.5%**
Average days on market	29.5	**32.4**	**+2.9 days**
Average sale-to-list ratio	100.1%	**100.0%**	**−0.1 pts**
Sales over asking	32.8%	**29.5%**	**−3.3 pts**
Sales taking 60+ days	16.2%	**16.8%**	**+0.6 pts**

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES

233 sales

Median $1,725,000 · 28.4 DOM

SP/LP 100.6% · Sales −5.7% YoY

CONDOS & TOWNHOMES

296 sales

Median $1,327,500 · 35.6 DOM

SP/LP 99.6% · Sales +8.8% YoY

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Manhattan Beach Market Report

Year to date through September 23 · 2026 compared with 2025

581 closed sales analyzed across both periods

CLOSED SALES
+8.2%
279 → 302

MEDIAN SALE PRICE
+13.4%
$3,350,000 → $3,798,500

AVG. MARKET TIME
−1.3 days
25.5 → 24.3 days

Closed sales edged up 8.2%.
The median rose 13.4%, while average market time improved 1.3 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	279	**302**	+8.2%
Dollar volume	$1.16B	**$1.31B**	+12.4%
Average sale price	$4,168,512	**$4,327,524**	+3.8%
Median sale price	$3,350,000	**$3,798,500**	+13.4%
Average price per sq. ft.	$1,672	**$1,765**	+5.6%
Average days on market	25.5	**24.3**	−1.3 days
Average sale-to-list ratio	100.1%	**99.9%**	−0.2 pts
Sales over asking	26.2%	**26.9%**	+0.7 pts
Sales taking 60+ days	15.8%	**13.2%**	−2.5 pts

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES
253 sales
Median $3,950,000 · 22.3 DOM
SP/LP 100.2% · Sales +5.9% YoY

CONDOS & TOWNHOMES
49 sales
Median $2,500,000 · 34.6 DOM
SP/LP 98.4% · Sales +22.5% YoY

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FULL REPORT

Hawthorne Market Report

Year to date through September 23 · 2026 compared with 2025

371 closed sales analyzed across both periods

CLOSED SALES
+8.4%
178 → 193

MEDIAN SALE PRICE
−0.6%
$904,000 → $899,000

AVG. MARKET TIME
−2.8 days
30.9 → 28.1 days

Closed sales edged up 8.4%.
The median softened 0.6%, while average market time improved 2.8 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	178	**193**	**+8.4%**
Dollar volume	$194M	**$186M**	**−4.0%**
Average sale price	$1,087,407	**$962,915**	**−11.4%**
Median sale price	$904,000	**$899,000**	**−0.6%**
Average price per sq. ft.	$760	**$701**	**−7.8%**
Average days on market	30.9	**28.1**	**−2.8 days**
Average sale-to-list ratio	100.2%	**99.8%**	**−0.4 pts**
Sales over asking	32.2%	**30.6%**	**−1.6 pts**
Sales taking 60+ days	17.4%	**14.5%**	**−2.9 pts**

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES
153 sales
Median $890,000 · 25.1 DOM
SP/LP 99.9% · Sales +10.9% YoY

CONDOS & TOWNHOMES
40 sales
Median $907,004 · 39.5 DOM
SP/LP 99.6% · Sales 0.0% YoY

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FULL REPORT

Hermosa Beach Market Report

Year to date through September 23 · 2026 compared with 2025

263 closed sales analyzed across both periods

CLOSED SALES
+10.4%
125 → 138

MEDIAN SALE PRICE
+1.0%
$2,500,000 → $2,525,000

AVG. MARKET TIME
−7.4 days
37.8 → 30.4 days

Closed sales expanded 10.4%.
The median rose 1.0%, while average market time improved 7.4 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	125	**138**	**+10.4%**
Dollar volume	$402M	**$442M**	**+9.9%**
Average sale price	$3,217,856	**$3,203,394**	**−0.4%**
Median sale price	$2,500,000	**$2,525,000**	**+1.0%**
Average price per sq. ft.	$1,478	**$1,480**	**+0.1%**
Average days on market	37.8	**30.4**	**−7.4 days**
Average sale-to-list ratio	99.2%	**99.6%**	**+0.4 pts**
Sales over asking	26.4%	**23.2%**	**−3.2 pts**
Sales taking 60+ days	21.6%	**19.6%**	**−2.0 pts**

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES
82 sales
Median $2,792,500 · 25.4 DOM
SP/LP 100.0% · Sales +3.8% YoY

CONDOS & TOWNHOMES
56 sales
Median $2,350,000 · 37.7 DOM
SP/LP 99.0% · Sales +21.7% YoY

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El Segundo Market Report

Year to date through September 23 · 2026 compared with 2025

164 closed sales analyzed across both periods

CLOSED SALES
+15.8%
76 → 88

MEDIAN SALE PRICE
−6.6%
$1,712,500 → $1,600,000

AVG. MARKET TIME
−11.6 days
36.5 → 24.9 days

Closed sales expanded 15.8%.
The median softened 6.6%, while average market time improved 11.6 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	76	**88**	+15.8%
Dollar volume	$133M	**$155M**	+16.3%
Average sale price	$1,749,684	**$1,758,088**	+0.5%
Median sale price	$1,712,500	**$1,600,000**	−6.6%
Average price per sq. ft.	$947	**$1,017**	+7.5%
Average days on market	36.5	**24.9**	−11.6 days
Average sale-to-list ratio	100.0%	**99.4%**	−0.6 pts
Sales over asking	22.4%	**26.1%**	+3.8 pts
Sales taking 60+ days	19.7%	**14.8%**	−5.0 pts

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES
63 sales
Median $1,870,000 · 25.1 DOM
SP/LP 99.1% · Sales +34.0% YoY

CONDOS & TOWNHOMES
25 sales
Median $1,025,000 · 24.5 DOM
SP/LP 100.1% · Sales −13.8% YoY

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FULL REPORT

Lawndale Market Report

Year to date through September 23 · 2026 compared with 2025

136 closed sales analyzed across both periods

CLOSED SALES	MEDIAN SALE PRICE	AVG. MARKET TIME
+34.5%	**+9.4%**	**−6.4 days**
58 → 78	$713,000 → $780,000	36.2 → 29.8 days

Closed sales expanded 34.5%.

The median rose 9.4%, while average market time improved 6.4 days.

YEAR-OVER-YEAR DETAIL

METRIC	2025	2026	CHANGE
Closed sales	58	**78**	**+34.5%**
Dollar volume	$41M	**$59M**	**+42.2%**
Average sale price	$713,620	**$754,808**	**+5.8%**
Median sale price	$713,000	**$780,000**	**+9.4%**
Average price per sq. ft.	$608	**$595**	**−2.2%**
Average days on market	36.2	**29.8**	**−6.4 days**
Average sale-to-list ratio	98.4%	**101.0%**	**+2.6 pts**
Sales over asking	31.0%	**39.7%**	**+8.7 pts**
Sales taking 60+ days	22.4%	**11.5%**	**−10.9 pts**

2026 PROPERTY-TYPE SNAPSHOT

SINGLE-FAMILY HOMES

54 sales

Median $808,500 · 29.5 DOM

SP/LP 101.4% · Sales +42.1% YoY

CONDOS & TOWNHOMES

24 sales

Median $638,000 · 30.5 DOM

SP/LP 100.0% · Sales +20.0% YoY

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