SOUTH BAY PRICE STUDY · JAN–OCT 2026

South Bay price ranges by city

What 3,955 closed sales say about where South Bay homes are selling, price range by price range, across 13 cities and neighborhoods.

3,955
closed sales

13
cities & areas

$1.17M
YTD median

+2.8%
median vs Jan–Oct 2025

Manhattan Beach · Hermosa Beach · Redondo Beach · Torrance · El Segundo · Palos Verdes Peninsula · Lomita · Harbor City · San Pedro · Carson · Gardena · Hawthorne · Lawndale

MLS closed sales, January 1 to October 31, 2026 vs the same months of 2025 · medians

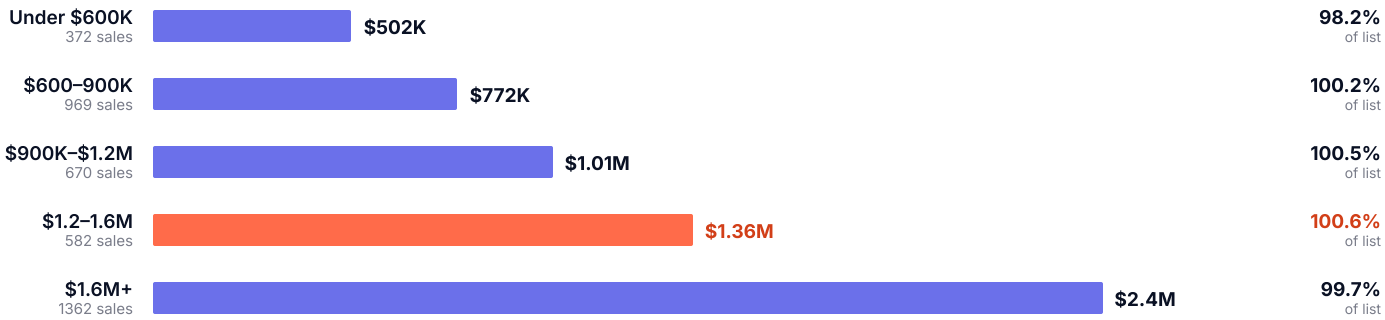
South Bay sold 3,955 homes Jan–Oct at a $1.17M median.

Every South Bay closed sale from January through October 2026, sorted into price ranges and compared with the same ten months of 2025. The hottest range is the one that sold closest to (or above) its list price, among ranges with at least 3 sales.

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.17M	**+2.8%**	**3,955**	**$1.2–1.6M**
vs $1.14M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 4,034 · −2.0%	100.6% of list · 25 days · 582 sales

October 2026 snapshot. Median $1.28M (+18.7% vs October 2025), 99.6% of list, 376 sales so far. October is still filling in with late-reported closings, so read the median and % of list, not the count.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	372	343	9.4%	$502K	$505K	−0.5%	**98.2%**	43
$600–900K	969	1,085	24.5%	$772K	$768K	+0.6%	**100.2%**	32
$900K–$1.2M	670	698	16.9%	$1.01M	$1.02M	−1.0%	**100.5%**	28
$1.2–1.6M HOTTEST	582	628	14.7%	$1.36M	$1.36M	+0.6%	**100.6%**	25
$1.6M+	1,362	1,280	34.4%	$2.4M	$2.35M	+2.3%	**99.7%**	33
Total	**3,955**	**4,034**	**100%**	**$1.17M**	**$1.14M**	**+2.8%**	**99.9%**	**32**

HOUSES · 2,758 SALES · MEDIAN $1.38M (+6.4%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	888	$815K	+1.9%	**100.5%**	25
$1–1.5M	593	$1.22M	−1.8%	**100.7%**	25
$1.5–2M	472	$1.72M	−0.4%	**100.3%**	29
$2–3M	392	$2.42M	+1.4%	**99.8%**	31
$3M+	413	$4.3M	+8.6%	**99.4%**	35

CONDOS & TOWNHOMES · 1,197 SALES · MEDIAN $825K (−1.5%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	302	$500K	+0.0%	**98.7%**	49
$600–900K	383	$750K	+2.7%	**99.3%**	41
$900K–$1.2M	184	$1.02M	−0.5%	**99.7%**	36
$1.2–1.6M	133	$1.35M	−1.5%	**99.9%**	28
$1.6M+	195	$2.15M	−0.7%	**99.1%**	40

Every South Bay city, side by side.

Jan–Oct 2026 against Jan–Oct 2025 for each city and area in this study. Each one gets its own page next, with the full price-range breakdown for all homes, houses and condos.

JAN–OCT 2026 AT A GLANCE

CITY / AREA	SALES YTD '26	SALES YTD '25	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM	HOTTEST RANGE
Manhattan Beach	346	317	$3.77M	$3.35M	+12.6%	99.8%	25	$4–6M
Hermosa Beach	143	143	$2.4M	$2.4M	−0.2%	99.5%	36	$1.5–2M
Redondo Beach	537	537	$1.58M	$1.6M	−1.4%	100.0%	32	$3M+
Torrance	757	715	$1.14M	$1.17M	−2.5%	100.5%	25	$1.2–1.6M
El Segundo	95	83	$1.7M	$1.75M	−2.7%	99.8%	24	$2–3M
Palos Verdes Peninsula	635	634	$1.95M	$1.94M	+0.7%	98.8%	43	$1–1.5M
Lomita *	80	87	$878K	$850K	+3.2%	100.3%	29	$600–900K
Harbor City *	101	103	$800K	$762K	+4.9%	100.3%	42	$900K–$1.2M
San Pedro	376	434	$800K	$852K	−6.2%	99.2%	33	$1.2–1.6M
Carson	374	447	$788K	$762K	+3.3%	100.7%	31	$1.2–1.6M
Gardena	328	363	$790K	$780K	+1.2%	101.0%	29	$900K–$1.2M
Hawthorne	187	181	$940K	$915K	+2.7%	99.7%	29	$1.6M+
Lawndale *	49	47	$760K	$706K	+7.6%	100.0%	31	$900K–$1.2M

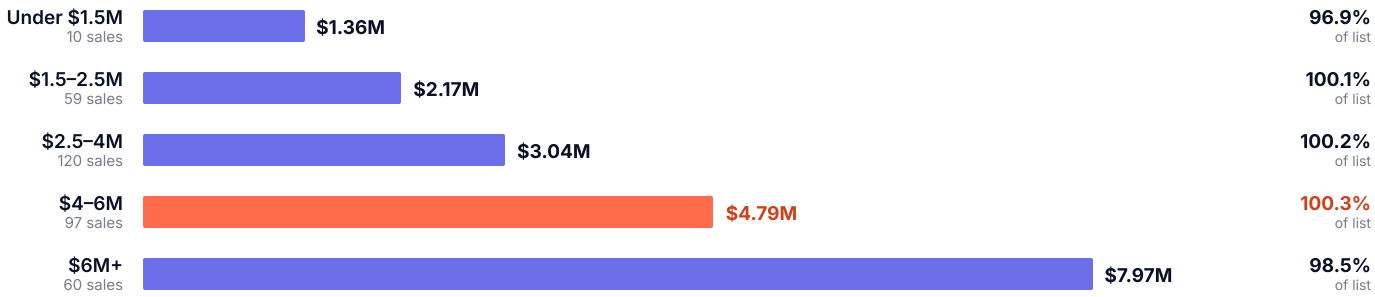
* Data note on that city's page.

Manhattan Beach

MLS areas 142, 143, 144, 145, 146, 147
Includes: American Martyrs, East of Pacific, West of Pacific, The Strand, El Porto

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$3.77M	**+12.6%**	**346**	**$4–6M**
vs $3.35M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 317 · +9.1%	100.3% of list · 24 days · 97 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1.5M	10	17	2.9%	$1.36M	$1.3M	+4.3%	**96.9%**	28
$1.5–2.5M	59	63	17.1%	$2.17M	$2.06M	+5.1%	**100.1%**	26
$2.5–4M	120	122	34.7%	$3.04M	$3.2M	−5.1%	**100.2%**	22
$4–6M HOTTEST	97	59	28.0%	$4.79M	$4.6M	+4.2%	**100.3%**	24
$6M+	60	56	17.3%	$7.97M	$8.04M	−0.8%	**98.5%**	33
Total	**346**	**317**	**100%**	**$3.77M**	**$3.35M**	**+12.6%**	**99.8%**	**25**

HOUSES · 294 SALES · MEDIAN $3.91M (+14.7%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	2	–	–	**–**	–
$1.5–2.5M	43	$2.17M	+3.5%	**100.6%**	18
$2.5–4M	106	$3.05M	−4.1%	**100.4%**	19
$4–6M	88	$4.76M	+3.5%	**100.6%**	23
$6M+	55	$8M	−2.3%	**98.5%**	32

CONDOS & TOWNHOMES · 52 SALES · MEDIAN $2.59M (+18.3%)

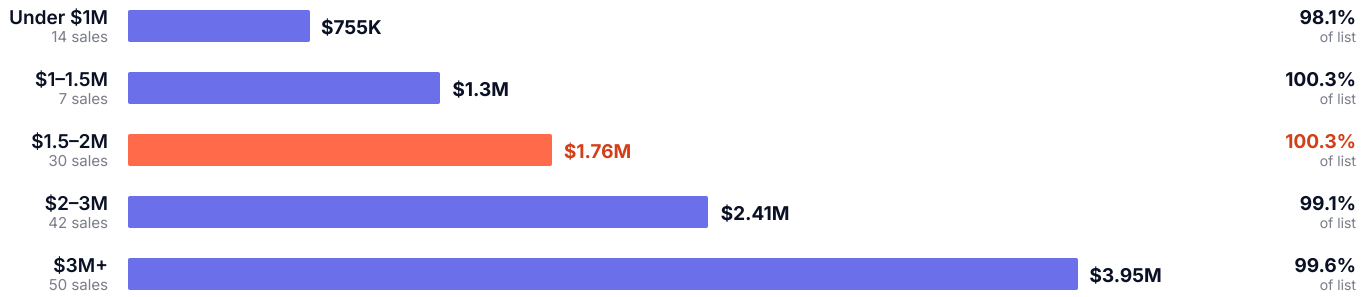
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	8	$1.3M	+1.1%	**97.1%**	33
$1.5–2.5M	16	$2.08M	+17.0%	**98.6%**	46
$2.5–4M	14	$3M	−10.5%	**98.9%**	40
$4–6M	9	$4.9M	+4.2%	**97.8%**	34
$6M+	5	$6.42M	–	**98.5%**	38

Hermosa Beach

MLS area: mapped by neighborhood
Includes: Hermosa Beach Sand, Hermosa Beach Valley, Hermosa Beach East, Hermosa Beach The Strand

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$2.4M	**−0.2%**	**143**	**$1.5–2M**
vs $2.4M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 143 · 0.0%	100.3% of list · 36 days · 30 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	14	9	9.8%	$755K	$850K	−11.2%	**98.1%**	46
$1–1.5M	7	10	4.9%	$1.3M	$1.3M	−0.4%	**100.3%**	12
$1.5–2M HOTTEST	30	32	21.0%	$1.76M	$1.77M	−0.6%	**100.3%**	36
$2–3M	42	38	29.4%	$2.41M	$2.39M	+0.9%	**99.1%**	32
$3M+	50	54	35.0%	$3.95M	$4.35M	−9.3%	**99.6%**	41
Total	**143**	**143**	**100%**	**$2.4M**	**$2.4M**	**−0.2%**	**99.5%**	**36**

HOUSES · 84 SALES · MEDIAN $2.62M (−7.0%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1.5M	4	$1.27M	−6.8%	**102.3%**	7
$1.5–2.5M	36	$1.95M	+1.5%	**100.2%**	28
$2.5–4M	23	$3.1M	−3.1%	**100.7%**	30
$4–6M	9	$4.4M	−17.4%	**98.2%**	59
$6M+	12	$9.25M	+26.7%	**97.9%**	31

CONDOS & TOWNHOMES · 59 SALES · MEDIAN $2.12M (−1.2%)

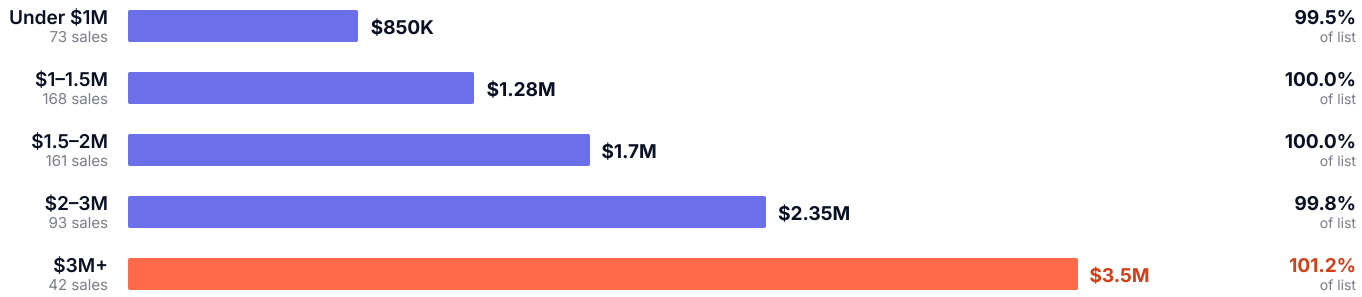
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	13	$785K	−7.6%	**97.9%**	49
$1–1.5M	4	$1.36M	+13.1%	**98.2%**	14
$1.5–2M	11	$1.8M	+12.5%	**98.9%**	44
$2–3M	18	$2.52M	+6.0%	**99.8%**	33
$3M+	13	$3.36M	−7.6%	**99.0%**	60

Redondo Beach

MLS areas 128, 151, 152, 153, 154, 155, 156, 157
Includes: TRW Tract, Jefferson School District

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.58M	**−1.4%**	**537**	**$3M+**
vs $1.6M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 537 · 0.0%	101.2% of list · 32 days · 42 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	73	49	13.6%	$850K	$835K	+1.8%	**99.5%**	34
$1–1.5M	168	169	31.3%	$1.28M	$1.26M	+1.4%	**100.0%**	28
$1.5–2M	161	171	30.0%	$1.7M	$1.7M	+0.3%	**100.0%**	33
$2–3M	93	110	17.3%	$2.35M	$2.33M	+1.1%	**99.8%**	35
$3M+ HOTTEST	42	38	7.8%	$3.5M	$3.4M	+2.8%	**101.2%**	32
Total	**537**	**537**	**100%**	**$1.58M**	**$1.6M**	**−1.4%**	**100.0%**	**32**

HOUSES · 247 SALES · MEDIAN $1.75M (0.0%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	10	$908K	+6.8%	**98.1%**	40
$1–1.5M	64	$1.32M	+4.3%	**100.0%**	22
$1.5–2M	81	$1.7M	+1.0%	**101.0%**	27
$2–3M	51	$2.44M	+2.5%	**100.1%**	38
$3M+	41	$3.5M	+2.9%	**101.3%**	31

CONDOS & TOWNHOMES · 290 SALES · MEDIAN $1.38M (−1.8%)

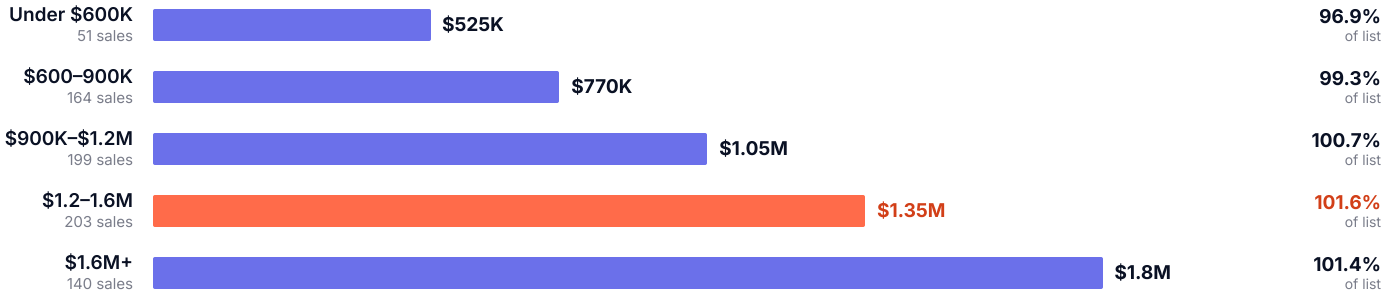
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	63	$820K	−0.9%	**99.8%**	33
$1–1.5M	104	$1.25M	−0.0%	**100.0%**	32
$1.5–2M	80	$1.7M	−1.3%	**99.0%**	39
$2–3M	42	$2.3M	+4.5%	**99.3%**	31
$3M+	1	–	–	**–**	–

Torrance

MLS areas 126, 127, 128, 129, 130, 131, 132, 133, 134, 135

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.14M	**−2.5%**	**757**	**$1.2–1.6M**
vs $1.17M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 715 · +5.9%	101.6% of list · 21 days · 203 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	51	41	6.7%	$525K	$500K	+5.0%	**96.9%**	43
$600–900K	164	151	21.7%	$770K	$790K	−2.5%	**99.3%**	27
$900K–$1.2M	199	195	26.3%	$1.05M	$1.05M	+0.2%	**100.7%**	23
$1.2–1.6M HOTTEST	203	224	26.8%	$1.35M	$1.35M	0.0%	**101.6%**	21
$1.6M+	140	104	18.5%	$1.8M	$1.77M	+1.8%	**101.4%**	26
Total	**757**	**715**	**100%**	**$1.14M**	**$1.17M**	**−2.5%**	**100.5%**	**25**

HOUSES · 544 SALES · MEDIAN $1.3M (+1.9%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	101	$870K	−1.1%	**99.3%**	21
$1–1.5M	264	$1.22M	−2.6%	**101.3%**	22
$1.5–2M	141	$1.65M	0.0%	**101.9%**	21
$2–3M	34	$2.24M	+0.7%	**100.1%**	33
$3M+	4	$3.32M	+0.6%	**100.3%**	38

CONDOS & TOWNHOMES · 213 SALES · MEDIAN $760K (−4.1%)

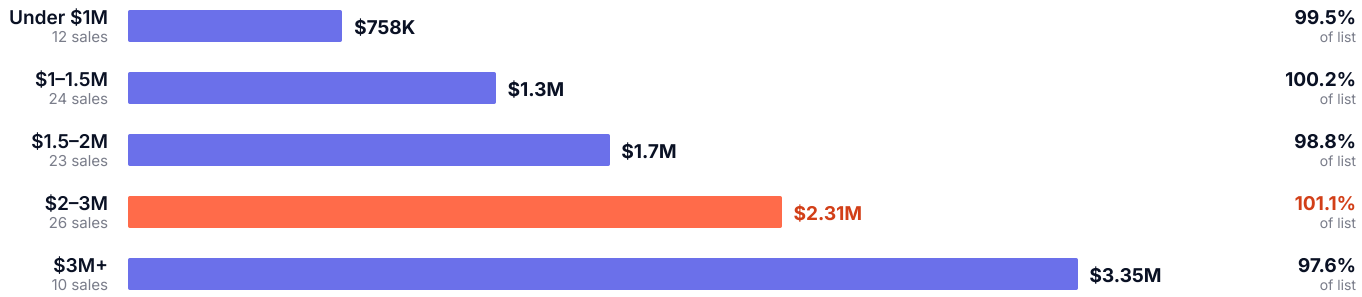
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	44	$525K	+1.9%	**97.5%**	48
$600–900K	111	$750K	+0.3%	**99.3%**	31
$900K–$1.2M	45	$1M	−1.0%	**99.8%**	25
$1.2–1.6M	11	$1.26M	−3.8%	**104.5%**	22
$1.6M+	2	–	–	**–**	–

El Segundo

MLS area: mapped by neighborhood
Includes: El Segundo Central, El Segundo North, El Segundo South

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.7M	**−2.7%**	**95**	**$2–3M**
vs $1.75M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 83 · +14.5%	101.1% of list · 25 days · 26 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	12	10	12.6%	$758K	$757K	+0.1%	**99.5%**	32
$1–1.5M	24	24	25.3%	$1.3M	$1.16M	+12.4%	**100.2%**	27
$1.5–2M	23	22	24.2%	$1.7M	$1.78M	−4.4%	**98.8%**	19
$2–3M HOTTEST	26	21	27.4%	$2.31M	$2.2M	+5.0%	**101.1%**	25
$3M+	10	6	10.5%	$3.35M	$3.27M	+2.6%	**97.6%**	14
Total	**95**	**83**	**100%**	**$1.7M**	**$1.75M**	**−2.7%**	**99.8%**	**24**

HOUSES · 70 SALES · MEDIAN $2.01M (+0.5%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	0	–	–	**–**	–
$1–1.5M	12	$1.4M	+0.1%	**99.7%**	37
$1.5–2M	22	$1.71M	−4.1%	**98.8%**	16
$2–3M	26	$2.31M	+5.0%	**101.1%**	25
$3M+	10	$3.35M	+2.6%	**97.6%**	14

CONDOS & TOWNHOMES · 25 SALES · MEDIAN $1.01M (−8.5%)

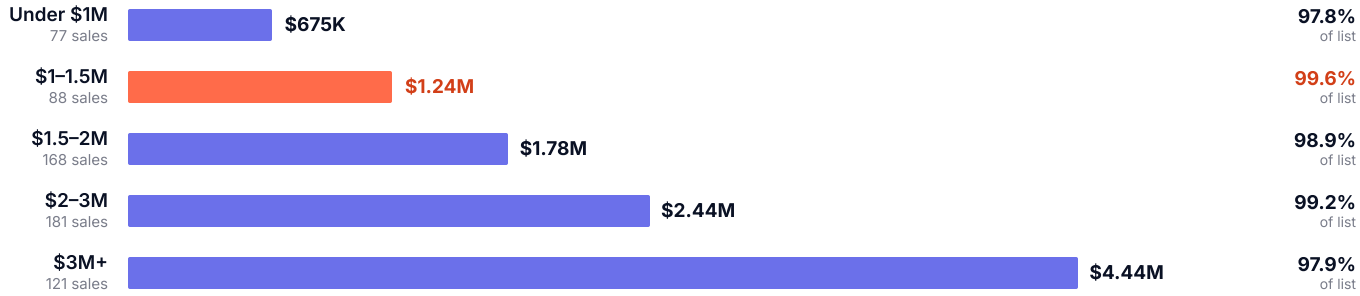
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	1	–	–	**–**	–
$600–900K	8	$712K	−5.9%	**99.4%**	9
$900K–$1.2M	8	$1.03M	−6.5%	**99.5%**	32
$1.2–1.6M	7	$1.27M	−2.7%	**101.9%**	21
$1.6M+	1	–	–	**–**	–

Palos Verdes Peninsula

MLS areas 160, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$1.95M	**+0.7%**	**635**	**$1–1.5M**
vs $1.94M in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 634 · +0.2%	99.6% of list · 35 days · 88 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $1M	77	81	12.1%	$675K	$775K	−12.9%	**97.8%**	61
$1–1.5M HOTTEST	88	97	13.9%	$1.24M	$1.25M	−1.0%	**99.6%**	35
$1.5–2M	168	166	26.5%	$1.78M	$1.79M	−0.5%	**98.9%**	41
$2–3M	181	187	28.5%	$2.44M	$2.38M	+2.5%	**99.2%**	36
$3M+	121	103	19.1%	$4.44M	$3.75M	+18.4%	**97.9%**	52
Total	**635**	**634**	**100%**	**$1.95M**	**$1.94M**	**+0.7%**	**98.8%**	**43**

HOUSES · 516 SALES · MEDIAN $2.21M (+3.9%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $1M	2	–	–	**–**	–
$1–1.5M	52	$1.3M	+0.3%	**99.8%**	34
$1.5–2M	160	$1.79M	+0.3%	**98.8%**	40
$2–3M	181	$2.44M	+2.6%	**99.2%**	36
$3M+	121	$4.44M	+18.4%	**97.9%**	52

CONDOS & TOWNHOMES · 119 SALES · MEDIAN $842K (−10.1%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	28	$490K	−2.9%	**96.9%**	77
$600–900K	40	$755K	−0.5%	**98.5%**	49
$900K–$1.2M	30	$1.05M	+1.3%	**98.9%**	50
$1.2–1.6M	19	$1.43M	+8.7%	**99.3%**	41
$1.6M+	2	–	–	**–**	–

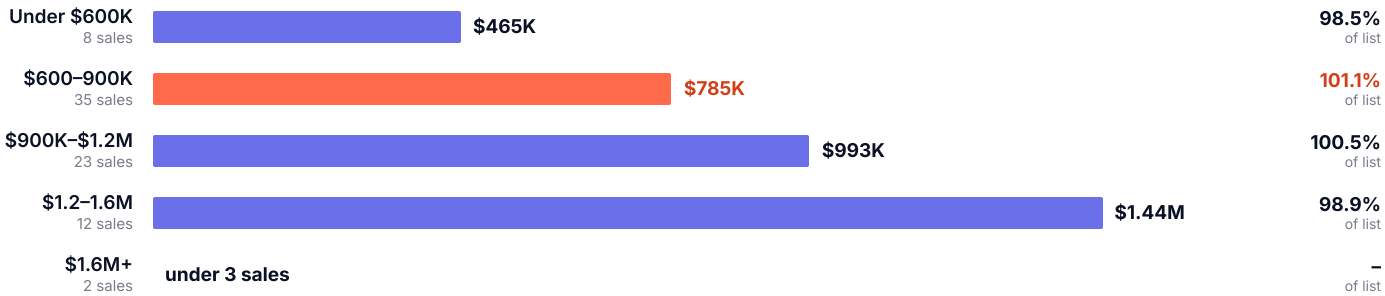
Lomita

MLS areas 121

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$878K	**+3.2%**	**80**	**$600–900K**
vs $850K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 87 · −8.0%	101.1% of list · 24 days · 35 sales

Data note. The source file is missing May and June 2026, so Lomita's 2026 sales count and its change are understated.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	8	10	10.0%	$465K	$468K	−0.5%	**98.5%**	76
$600–900K HOTTEST	35	37	43.8%	$785K	$765K	+2.6%	**101.1%**	24
$900K–$1.2M	23	25	28.7%	$993K	$1M	−0.7%	**100.5%**	30
$1.2–1.6M	12	14	15.0%	$1.44M	$1.37M	+5.0%	**98.9%**	12
$1.6M+	2	1	2.5%	–	–	–	**–**	–
Total	**80**	**87**	**100%**	**$878K**	**$850K**	**+3.2%**	**100.3%**	**29**

HOUSES · 61 SALES · MEDIAN $945K (+0.8%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	1	–	–	**–**	–
$600–900K	24	$806K	+3.3%	**101.9%**	21
$900K–$1.2M	22	$996K	−0.6%	**100.5%**	32
$1.2–1.6M	12	$1.44M	+5.0%	**98.9%**	12
$1.6M+	2	–	–	**–**	–

CONDOS & TOWNHOMES · 19 SALES · MEDIAN $660K (−5.7%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	2	–	–	**–**	–
$400–600K	5	$485K	+1.6%	**99.2%**	113
$600–800K	8	$700K	−3.5%	**98.9%**	36
$800K–$1M	4	$898K	+11.3%	**100.4%**	12
$1M+	0	–	–	**–**	–

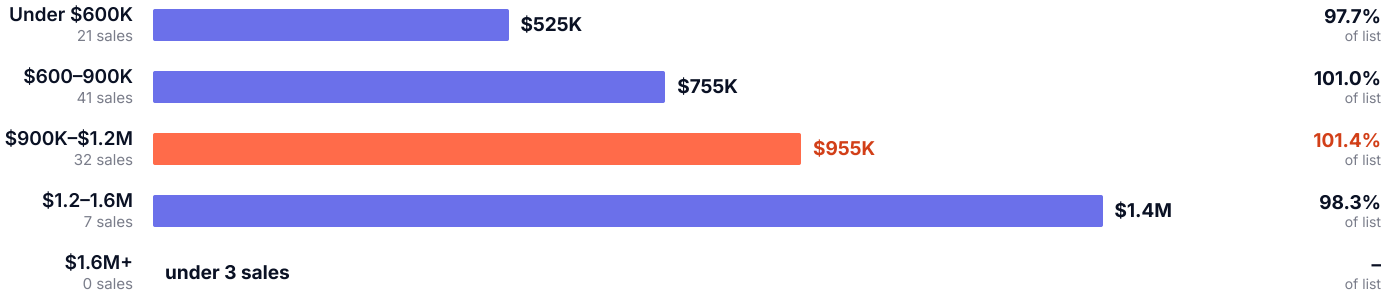
Harbor City

MLS area: mapped by neighborhood
Includes: Harbor City

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$800K	+4.9%	101	$900K–$1.2M
vs $762K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 103 · −1.9%	101.4% of list · 28 days · 32 sales

Data note. Small sample: 101 YTD sales. Price-range figures can swing a lot from one period to the next.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	21	25	20.8%	$525K	$537K	−2.2%	**97.7%**	62
$600–900K	41	49	40.6%	$755K	$760K	−0.7%	**101.0%**	49
$900K–$1.2M HOTTEST	32	21	31.7%	$955K	$989K	−3.4%	**101.4%**	28
$1.2–1.6M	7	8	6.9%	$1.4M	$1.3M	+8.0%	**98.3%**	12
$1.6M+	0	0	0.0%	–	–	–	–	–
Total	**101**	**103**	**100%**	**$800K**	**$762K**	**+4.9%**	**100.3%**	**42**

HOUSES · 66 SALES · MEDIAN $910K (+5.8%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	2	–	–	–	–
$600–900K	26	$778K	−3.4%	**102.2%**	39
$900K–$1.2M	31	$960K	−2.9%	**101.5%**	25
$1.2–1.6M	7	$1.4M	+8.0%	**98.3%**	12
$1.6M+	0	–	–	–	–

CONDOS & TOWNHOMES · 35 SALES · MEDIAN $575K (−2.1%)

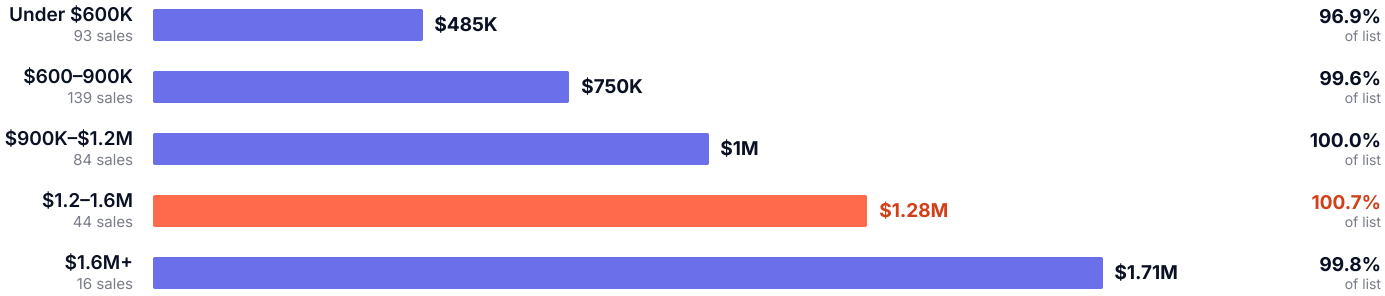
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	0	–	–	–	–
$400–600K	19	$500K	−10.7%	**99.4%**	62
$600–800K	14	$700K	+0.1%	**98.9%**	69
$800K–$1M	2	–	–	–	–
$1M+	0	–	–	–	–

San Pedro

MLS areas 179, 180, 181, 183, 185, 186, 187, 189, 193

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$800K	**−6.2%**	**376**	**$1.2–1.6M**
vs $852K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 434 · −13.4%	100.7% of list · 34 days · 44 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	93	84	24.7%	$485K	$500K	−2.9%	**96.9%**	41
$600–900K	139	150	37.0%	$750K	$748K	+0.3%	**99.6%**	30
$900K–$1.2M	84	121	22.3%	$1M	$1M	−0.5%	**100.0%**	31
$1.2–1.6M HOTTEST	44	61	11.7%	$1.28M	$1.31M	−1.9%	**100.7%**	34
$1.6M+	16	18	4.3%	$1.71M	$1.76M	−2.9%	**99.8%**	21
Total	**376**	**434**	**100%**	**$800K**	**$852K**	**−6.2%**	**99.2%**	**33**

HOUSES · 220 SALES · MEDIAN $942K (−4.8%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	17	$480K	−10.1%	**90.1%**	23
$600–900K	75	$760K	−1.3%	**100.0%**	22
$900K–$1.2M	68	$1.01M	−1.0%	**100.2%**	26
$1.2–1.6M	44	$1.28M	−1.9%	**100.7%**	34
$1.6M+	16	$1.71M	−2.9%	**99.8%**	21

CONDOS & TOWNHOMES · 156 SALES · MEDIAN $600K (−4.4%)

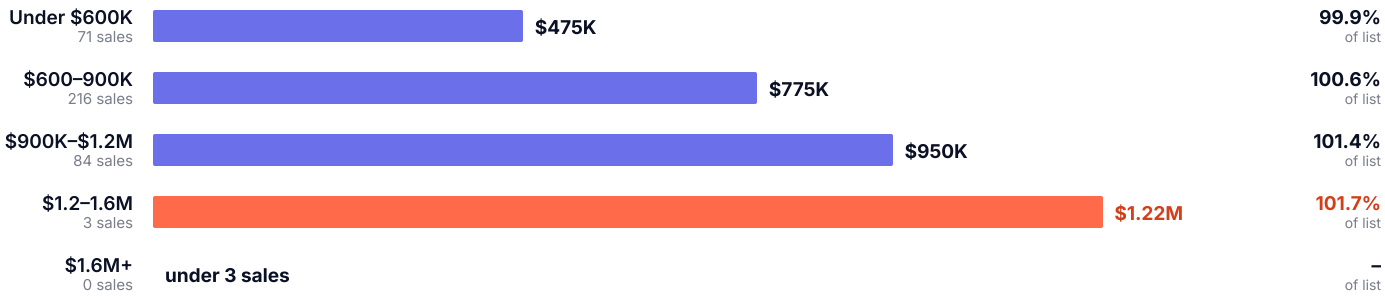
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	9	$362K	+3.6%	**98.8%**	54
$400–600K	67	$520K	+2.0%	**98.3%**	45
$600–800K	47	$692K	−3.1%	**99.3%**	41
$800K–$1M	26	$874K	−2.8%	**98.8%**	49
$1M+	7	$1.03M	+0.3%	**99.6%**	28

Carson

MLS areas 136, 137, 138, 139, 140
Includes: West Carson, Dominguez Hills Village

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$788K	**+3.3%**	**374**	**$1.2–1.6M**
vs $762K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 447 · −16.3%	101.7% of list · 20 days · 3 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	71	89	19.0%	$475K	$515K	−7.8%	**99.9%**	36
$600–900K	216	284	57.8%	$775K	$775K	0.0%	**100.6%**	30
$900K–$1.2M	84	69	22.5%	$950K	$965K	−1.6%	**101.4%**	31
$1.2–1.6M HOTTEST	3	5	0.8%	$1.22M	$1.24M	−1.8%	**101.7%**	20
$1.6M+	0	0	0.0%	–	–	–	–	–
Total	**374**	**447**	**100%**	**$788K**	**$762K**	**+3.3%**	**100.7%**	**31**

HOUSES · 272 SALES · MEDIAN $822K (+2.7%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	13	$567K	+1.2%	**100.3%**	19
$600–900K	175	$790K	0.0%	**100.8%**	28
$900K–$1.2M	81	$958K	−1.2%	**101.5%**	31
$1.2–1.6M	3	$1.22M	−1.8%	**101.7%**	20
$1.6M+	0	–	–	–	–

CONDOS & TOWNHOMES · 102 SALES · MEDIAN $580K (−0.1%)

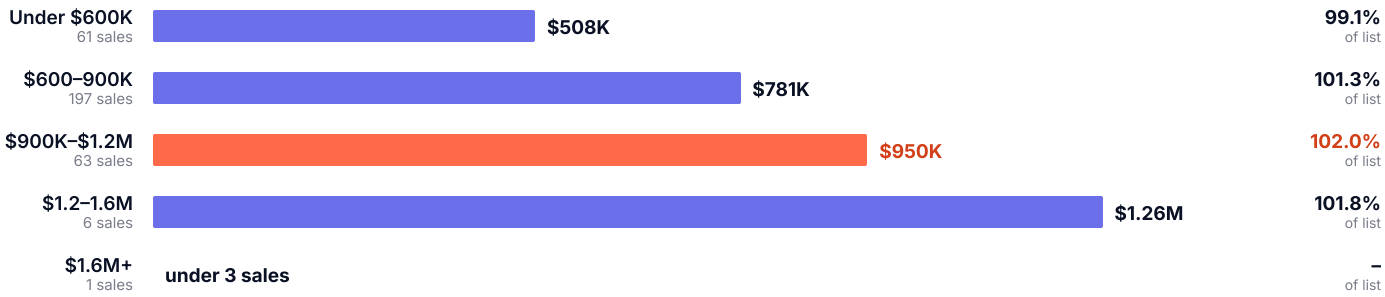
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	15	$360K	+1.2%	**97.5%**	52
$400–600K	43	$495K	−1.0%	**100.7%**	35
$600–800K	31	$669K	−0.1%	**99.8%**	36
$800K–$1M	13	$850K	−4.5%	**99.7%**	45
$1M+	0	–	–	–	–

Gardena

MLS areas 111, 114, 115, 116, 117, 118, 119, 120 · ZIP 90247, 90248, 90249
Includes: El Camino Village

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$790K	**+1.2%**	**328**	**$900K–$1.2M**
vs $780K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 363 · −9.6%	102.0% of list · 20 days · 63 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	61	50	18.6%	$508K	$508K	−0.1%	**99.1%**	35
$600–900K	197	242	60.1%	$781K	$775K	+0.7%	**101.3%**	31
$900K–$1.2M HOTTEST	63	67	19.2%	$950K	$940K	+1.1%	**102.0%**	20
$1.2–1.6M	6	3	1.8%	$1.26M	$1.25M	+1.0%	**101.8%**	25
$1.6M+	1	1	0.3%	–	–	–	**–**	–
Total	**328**	**363**	**100%**	**$790K**	**$780K**	**+1.2%**	**101.0%**	**29**

HOUSES · 246 SALES · MEDIAN $812K (+1.6%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	19	$550K	+6.8%	**98.7%**	3
$600–900K	161	$775K	0.0%	**101.5%**	25
$900K–$1.2M	59	$955K	+1.1%	**102.2%**	19
$1.2–1.6M	6	$1.26M	+1.0%	**101.8%**	25
$1.6M+	1	–	–	**–**	–

CONDOS & TOWNHOMES · 82 SALES · MEDIAN $598K (−5.7%)

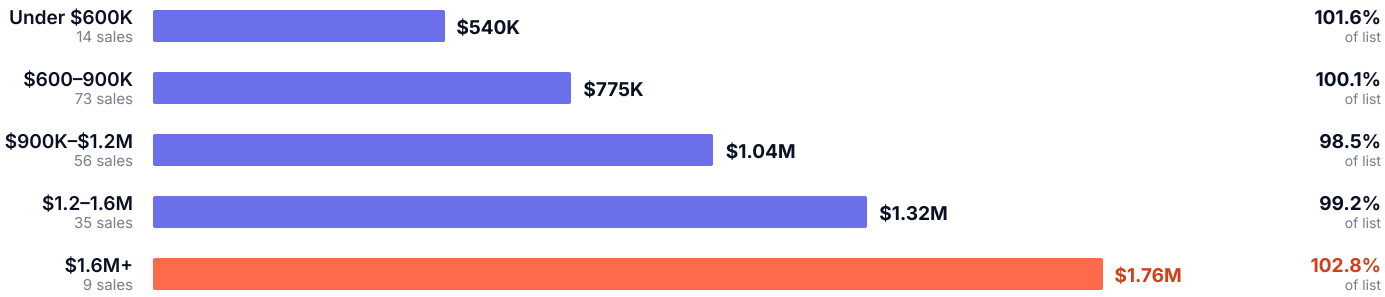
PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	8	$332K	−8.9%	**96.1%**	59
$400–600K	34	$507K	−3.4%	**100.1%**	47
$600–800K	19	$737K	+2.7%	**100.8%**	49
$800K–$1M	21	$839K	−3.6%	**99.5%**	60
$1M+	0	–	–	**–**	–

Hawthorne

MLS areas 107, 108, 109, 110
Includes: Holly Glen, Del Aire, 360 South Bay, Fusion South Bay, Bodger Park

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$940K	**+2.7%**	**187**	**$1.6M+**
vs $915K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 181 · +3.3%	102.8% of list · 16 days · 9 sales

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	14	10	7.5%	$540K	$557K	−3.0%	**101.6%**	34
$600–900K	73	73	39.0%	$775K	$750K	+3.3%	**100.1%**	31
$900K–$1.2M	56	62	29.9%	$1.04M	$1.02M	+1.4%	**98.5%**	32
$1.2–1.6M	35	29	18.7%	$1.32M	$1.34M	−1.1%	**99.2%**	22
$1.6M+ HOTTEST	9	7	4.8%	$1.76M	$1.95M	−9.6%	**102.8%**	16
Total	**187**	**181**	**100%**	**$940K**	**$915K**	**+2.7%**	**99.7%**	**29**

HOUSES · 147 SALES · MEDIAN $945K (+3.3%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	7	$540K	−3.0%	**100.9%**	18
$600–900K	59	$775K	0.0%	**100.2%**	29
$900K–$1.2M	41	$995K	−2.5%	**98.9%**	30
$1.2–1.6M	31	$1.31M	−1.9%	**99.2%**	23
$1.6M+	9	$1.76M	−15.1%	**102.8%**	16

CONDOS & TOWNHOMES · 40 SALES · MEDIAN $897K (−5.1%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	7	$540K	+3.8%	**102.2%**	50
$600–900K	14	$770K	+11.6%	**99.5%**	39
$900K–$1.2M	15	$1.08M	+4.3%	**97.4%**	39
$1.2–1.6M	4	$1.38M	+3.6%	**99.2%**	8
$1.6M+	0	–	–	–	–

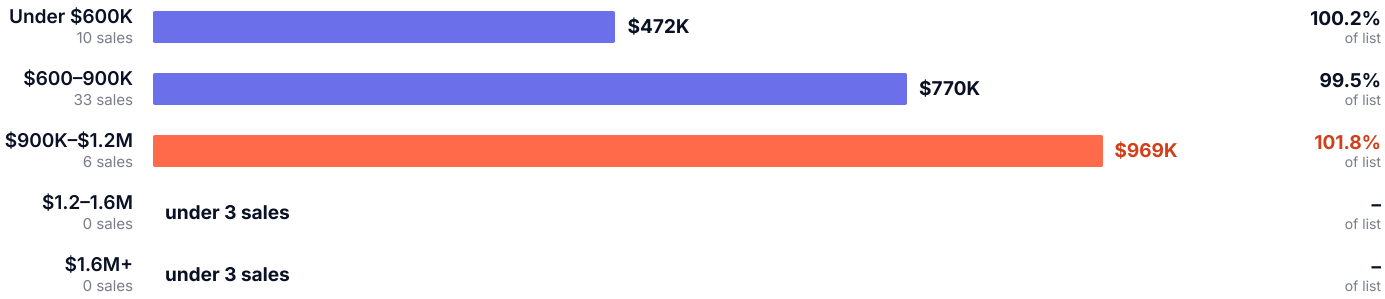
Lawndale

MLS areas 112, 113

YTD MEDIAN PRICE	MEDIAN CHANGE	YTD CLOSED SALES	HOTTEST PRICE RANGE
$760K	**+7.6%**	**49**	**$900K–$1.2M**
vs $706K in Jan–Oct 2025	Jan–Oct 2026 vs Jan–Oct 2025	vs 47 · +4.3%	101.8% of list · 9 days · 6 sales

Data note. Small sample: 49 YTD sales. Price-range figures can swing a lot from one period to the next.

MEDIAN SALE PRICE AND % OF LIST BY PRICE RANGE · JAN–OCT 2026



ALL HOME TYPES BY PRICE RANGE

PRICE RANGE	SALES YTD '26	SALES YTD '25	SHARE	MEDIAN YTD '26	MEDIAN YTD '25	MEDIAN CHANGE	% OF LIST	AVG. DOM
Under $600K	10	15	20.4%	$472K	$520K	−9.1%	**100.2%**	10
$600–900K	33	28	67.3%	$770K	$752K	+2.3%	**99.5%**	41
$900K–$1.2M HOTTEST	6	4	12.2%	$969K	$915K	+5.9%	**101.8%**	9
$1.2–1.6M	0	0	0.0%	–	–	–	–	–
$1.6M+	0	0	0.0%	–	–	–	–	–
Total	**49**	**47**	**100%**	**$760K**	**$706K**	**+7.6%**	**100.0%**	**31**

HOUSES · 35 SALES · MEDIAN $790K (+6.0%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $600K	4	$486K	−7.7%	**102.8%**	5
$600–900K	27	$790K	+5.0%	**99.7%**	41
$900K–$1.2M	4	$946K	+3.4%	**101.5%**	10
$1.2–1.6M	0	–	–	–	–
$1.6M+	0	–	–	–	–

CONDOS & TOWNHOMES · 14 SALES · MEDIAN $638K (+19.8%)

PRICE RANGE	SALES	MEDIAN	CHANGE	% OF LIST	DOM
Under $400K	2	–	–	–	–
$400–600K	4	$472K	−9.1%	**99.5%**	13
$600–800K	4	$668K	–	**98.8%**	51
$800K–$1M	3	$825K	–	**99.7%**	15
$1M+	1	–	–	–	–

How this was built

Source

Closed sales from The MLS, January 1 to October 31, 2026 vs the same months of 2025. Houses and condos/townhomes. Duplicates (same address, sale date and price) removed; sales under $100K excluded.

Price ranges

Each city's ranges are set by its own median sale price, so a $600K range in Carson and a $6M range in Manhattan Beach both get a fair cut. The lower bound of each range is included.

Definitions

Median: the middle sale price. **% of list**: the average of sale price ÷ final list price. **Avg. DOM**: average days on market. **Hottest range**: highest % of list among ranges with at least 3 sales (ties go to fewer days).

Small samples

Ranges with fewer than 3 sales show "–". Cities with under 30 YTD sales are flagged on their page; read their range figures as direction, not precision.

Known data gaps

Lomita's source file is missing May and June 2026 (its 2026 count is understated). Lawndale and Harbor City have small samples.

Compton

Compton is not part of this South Bay report. Its sales are left out of the city pages and of the South Bay region totals, which were recomputed without it.

Checks

Every figure in this report was recomputed independently and matched. Information deemed reliable but not guaranteed. Prepared as market data for real estate professionals and property owners. It is not an appraisal, a valuation, or advice on any specific transaction.

WANT YOUR FARM PULLED?

Price it for the range buyers are actually paying in.

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We'll just take care of it.