# South Bay prices by price range

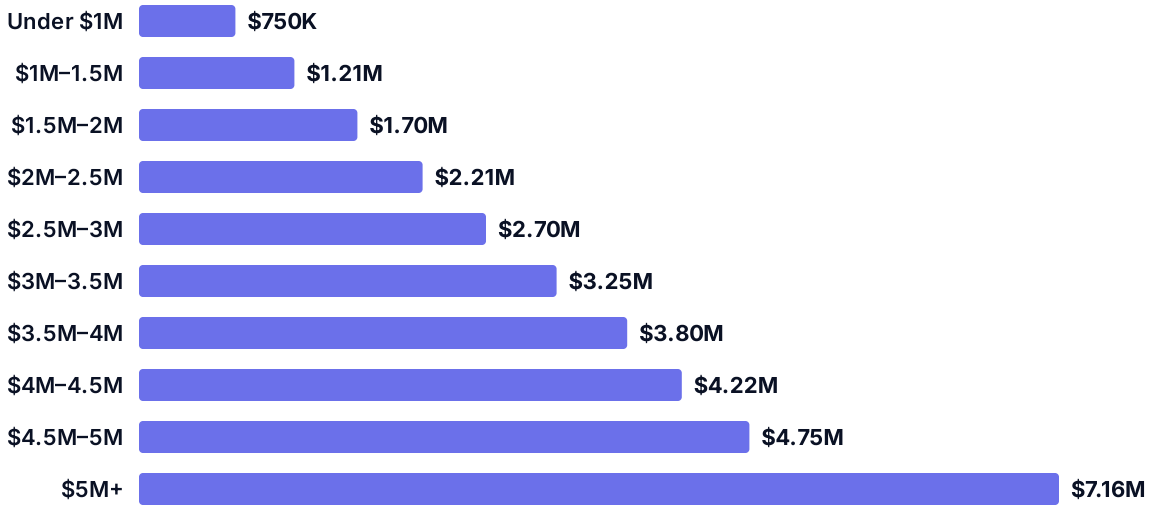
Q3 2026 VS Q3 2025 · $500K PRICE RANGES

| Q3 MEDIAN PRICE | Q3 SALES | SALE TO LIST | OCTOBER MEDIAN |
|---|---|---|---|
| **$1.10M** | **1,423** | **99.9%** | **$1.15M** |
| vs $1.05M in Q3 2025, +4.6% | vs 1,378, +3.3% | 30 days on market | vs $974K Oct 2025, +18.4% |

HOTTEST PRICE RANGE, Q3

**$1M–1.5M** **100.5%** of list in 23 days

## Median sale price by price range, Q3 2026




## Sales mix: share of Q3 sales by price range




Under $1M 46.3% · $1M–1.5M 18.5% · $1.5M–2M 12.6% · $2M–2.5M 6.3% · $2.5M–3M 6.0% · $3M–3.5M 2.5% · $3.5M–4M 1.3% · $4M–4.5M 1.4% · $4.5M–5M 1.5% · $5M+ 3.7%

October data runs through Oct 30, 2026 and is not final. October figures are shown at the region and home-type level only.



Source: The MLS. Data through Oct 30, 2026.

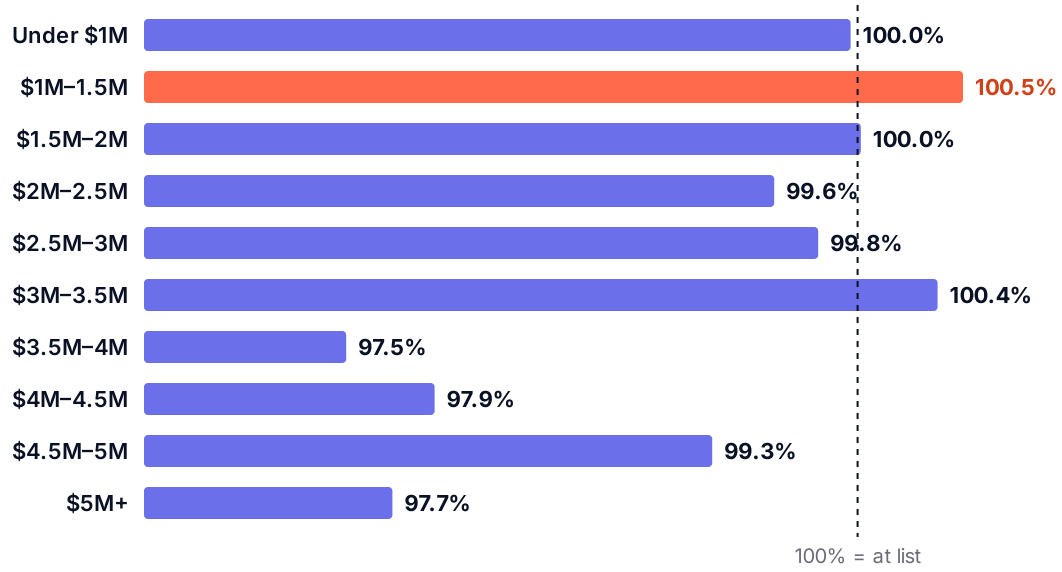
# South Bay prices by price range

ALL HOME TYPES, Q3 2026 VS Q3 2025

## All home types by price range

| PRICE RANGE | SALES Q3 '26 | SALES Q3 '25 | SHARE | MEDIAN Q3 '26 | MEDIAN Q3 '25 | MEDIAN CHANGE | % OF LIST | DOM |
|---|---|---|---|---|---|---|---|---|
| **Under $1M** | 659 | 649 | 46.3% | $750K | $720K | +4.2% | **100.0%** | 32 |
| **$1M–1.5M** | 263 | 264 | 18.5% | $1.21M | $1.20M | +0.8% | **100.5%** | 23 |
| **$1.5M–2M** | 179 | 187 | 12.6% | $1.70M | $1.73M | −1.4% | **100.0%** | 29 |
| **$2M–2.5M** | 90 | 97 | 6.3% | $2.21M | $2.25M | −1.7% | **99.6%** | 37 |
| **$2.5M–3M** | 85 | 51 | 6.0% | $2.70M | $2.70M | 0.0% | **99.8%** | 31 |
| **$3M–3.5M** | 35 | 38 | 2.5% | $3.25M | $3.25M | 0.0% | **100.4%** | 21 |
| **$3.5M–4M** | 18 | 27 | 1.3% | $3.80M | $3.70M | +2.7% | **97.5%** | 33 |
| **$4M–4.5M** | 20 | 19 | 1.4% | $4.22M | $4.20M | +0.6% | **97.9%** | 43 |
| **$4.5M–5M** | 21 | 6 | 1.5% | $4.75M | $4.68M | +1.5% | **99.3%** | 22 |
| **$5M+** | 53 | 40 | 3.7% | $7.16M | $6.59M | +8.6% | **97.7%** | 46 |
| **Total** | 1,423 | 1,378 | 100% | $1.10M | $1.05M | +4.6% | **99.9%** | 30 |

## Sale price as % of list price, Q3 2026






Source: The MLS. Data through Oct 30, 2026.

# South Bay prices by price range

HOUSES AND CONDOS, Q3 2026 VS Q3 2025

| HOME TYPE | Q3 SALES | Q3 MEDIAN | MEDIAN CHANGE | % OF LIST | DOM | OCT MEDIAN | VS OCT '25 |
|---|---|---|---|---|---|---|---|
| **All home types** | 1,423 | $1.10M | +4.6% | 99.9% | 30 | $1.15M | +18.4% |
| **Houses** | 1,016 | $1.28M | +6.0% | 100.2% | 27 | $1.33M | +25.2% |
| **Condos/townhomes** | 407 | $802K | −1.5% | 99.2% | 38 | $850K | +6.2% |

## Houses by price range

| PRICE RANGE | SALES Q3 '26 | SALES Q3 '25 | SHARE | MEDIAN Q3 '26 | MEDIAN Q3 '25 | MEDIAN CHANGE | % OF LIST | DOM |
|---|---|---|---|---|---|---|---|---|
| **Under $1M** | 388 | 414 | 38.2% | $760K | $740K | +2.7% | **100.6%** | 26 |
| **$1M–1.5M** | 196 | 194 | 19.3% | $1.23M | $1.23M | 0.0% | **100.8%** | 19 |
| **$1.5M–2M** | 151 | 159 | 14.9% | $1.71M | $1.73M | −0.7% | **100.2%** | 27 |
| **$2M–2.5M** | 72 | 81 | 7.1% | $2.18M | $2.25M | −3.1% | **99.4%** | 37 |
| **$2.5M–3M** | 72 | 47 | 7.1% | $2.70M | $2.71M | −0.3% | **100.0%** | 31 |
| **$3M–3.5M** | 30 | 34 | 3.0% | $3.26M | $3.25M | +0.3% | **100.4%** | 22 |
| **$3.5M–4M** | 16 | 25 | 1.6% | $3.75M | $3.64M | +3.0% | **97.3%** | 34 |
| **$4M–4.5M** | 20 | 18 | 2.0% | $4.22M | $4.21M | +0.4% | **97.9%** | 43 |
| **$4.5M–5M** | 18 | 6 | 1.8% | $4.75M | $4.68M | +1.5% | **99.3%** | 17 |
| **$5M+** | 53 | 36 | 5.2% | $7.16M | $7.03M | +1.9% | **97.7%** | 46 |
| **Total** | 1,016 | 1,014 | 100% | $1.28M | $1.21M | +6.0% | **100.2%** | 27 |

## Condos/townhomes by price range

| PRICE RANGE | SALES Q3 '26 | SALES Q3 '25 | SHARE | MEDIAN Q3 '26 | MEDIAN Q3 '25 | MEDIAN CHANGE | % OF LIST | DOM |
|---|---|---|---|---|---|---|---|---|
| **Under $1M** | 271 | 235 | 66.6% | $675K | $637K | +6.0% | **99.1%** | 40 |
| **$1M–1.5M** | 67 | 70 | 16.5% | $1.16M | $1.18M | −1.3% | **99.8%** | 33 |
| **$1.5M–2M** | 28 | 28 | 6.9% | $1.67M | $1.74M | −3.8% | **98.8%** | 43 |
| **$2M–2.5M** | 18 | 16 | 4.4% | $2.27M | $2.18M | +4.2% | **100.2%** | 36 |
| **$2.5M–3M** | 13 | 4 | 3.2% | $2.65M | $2.64M | +0.5% | **99.0%** | 33 |
| **$3M+** | 10 | 11 | 2.5% | $3.53M | $3.71M | −4.8% | **99.6%** | 27 |
| **Total** | 407 | 364 | 100% | $802K | $815K | −1.5% | **99.2%** | 38 |



Source: The MLS. Data through Oct 30, 2026.

# South Bay prices by price range

METHODOLOGY

## How these numbers were built

Closed sales from The MLS for the cities and areas in our South Bay region. Duplicate listings (same address, sale date and price) were removed. Sales under $100K were excluded. Houses are single-family residences; condos include townhomes.

**Periods.** Q3 is July 1 to September 30, compared with the same months of 2025. October covers sales recorded through Oct 30, 2026 and is not final; late entries are still coming in.

**Price ranges.** Under $1M, then $500K steps by sale price (lower bound included), with a top range of $5M+ for all home types and houses and $3M+ for condos.

**Measures.** Median is the median sale price. % of list is the average of sale price divided by list price. DOM is average days on market. Share is the range's share of the period's sales. The hottest range has the highest % of list among ranges with at least 3 sales (ties go to fewer days on market).

**Small samples.** Ranges with fewer than 3 sales show "–" for median, % of list and DOM, and median change is shown only when both years have at least 3 sales. Ranges with few sales can swing a lot from year to year.

**Data notes.** Lomita is missing May to June 2026 in the source files, which does not affect Q3 or October.

Questions or want this for a specific city? Matt Goeglein, Vice President, 310-293-0784 · Xavier A. Delapiedra IV, Vice President, 562-217-9933.

We'll just take care of it.

Source: The MLS. Data through Oct 30, 2026. Information deemed reliable but not guaranteed.