

**90815 SFR Market Update Jan-Mar 2026**



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## Housing Market Summary – 90815 (February 2026)

The housing market in Long Beach, California zip code 90815 remains strong, with limited housing inventory and continued buyer demand. Homes are selling quickly and often at full asking price, indicating ongoing seller-favored conditions.

### Key Market Indicators

- Median Sold Price: \$1,210,000
  - Up 0.8% month-over-month
- Average Sold Price: Approximately \$1,234,000
- Median Estimated Property Value: \$1,114,620
  - Up 1% from last month
  - Up 2.9% year-over-year
- Median List Price: \$1,198,950
- Median Price per Square Foot: \$739

### Market Speed

- Median Days on Market: 7 days
- Average Days on Market: 19 days
- Sold-to-List Price Ratio: 100%
- Months of Inventory: 1.08 months

These indicators show a strong seller's market, with limited supply and motivated buyers competing for available homes.

### Sales Activity

- 50 homes sold in the last three months
- Total sales volume: approximately \$61.7 million
- Homes are typically selling very close to the asking price and within a short marketing period.

### Price Trends

Home values in the 90815 area have continued to appreciate:

- +2.9% over the past year
- +10.4% over two years
- +17.5% over three years

### Distressed Properties

There were 6 distressed properties (such as notices of default or foreclosure activity), representing a very small share of the local housing market.

### Overall Market Conditions

The 90815 housing market remains highly competitive, characterized by:

- Low inventory
- Quick sales timelines
- Stable home price appreciation
- Continued strong buyer demand

Well-priced homes in desirable neighborhoods continue to attract significant interest from buyers.

# Market Trends

## Market Trends for Long Beach, CA 90815 Single Family Residence

**February 2026**

Market Type

**Seller's Market**

Balanced Market

Buyer's Market

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Key Details

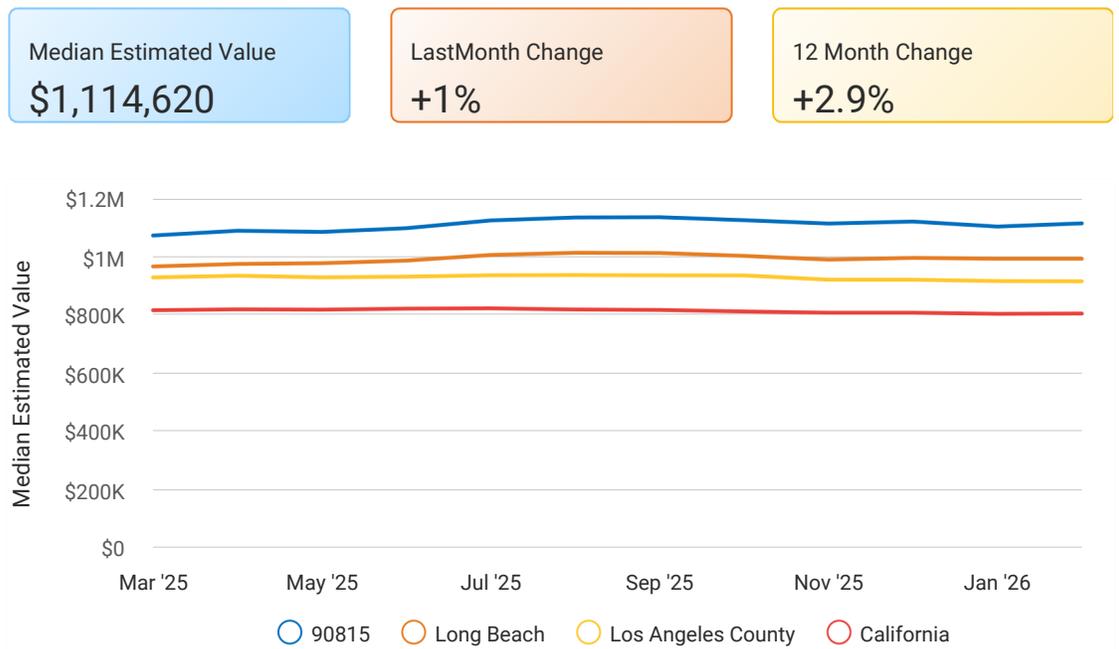
Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>1.08</b>	<b>100%</b>	<b>7</b>	<b>\$1,210,000</b>
-24.48% MoM	-0.56% MoM	-63.16% MoM	+0.83% MoM

## February 2026 Median Estimated Property Value

Single Family Residence

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed  
 Update Frequency: Monthly



## February 2026 Sold Listings

### Single Family Residence

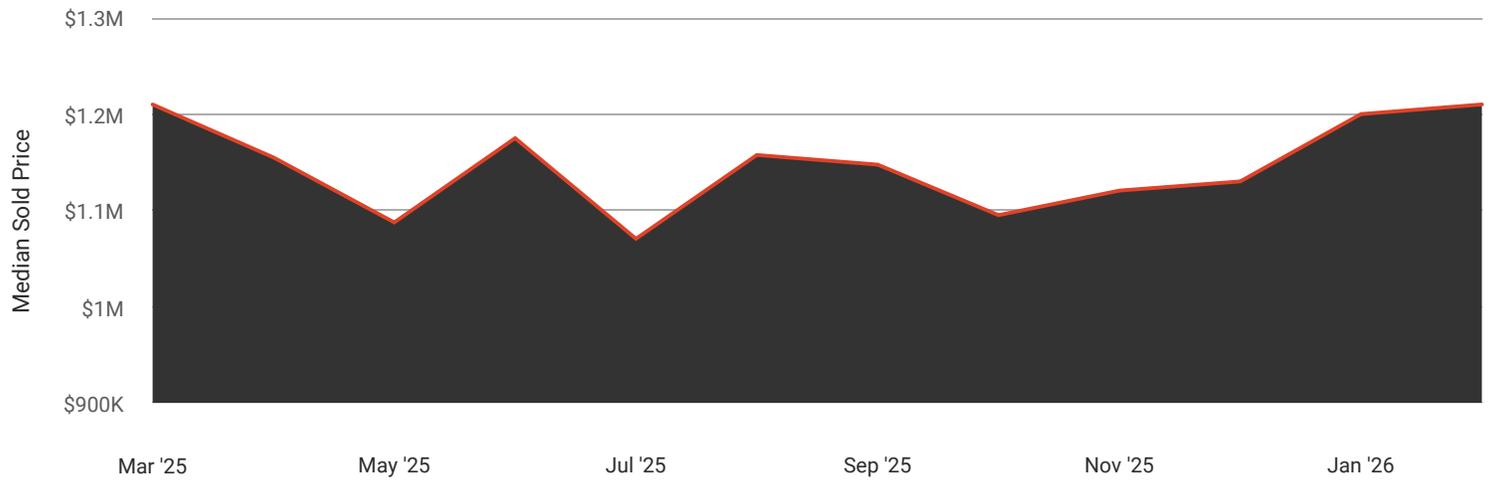
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$1,210,000**

↑ 0.8% Month over Month



## February 2026 Sold Public Records

### Single Family Residence

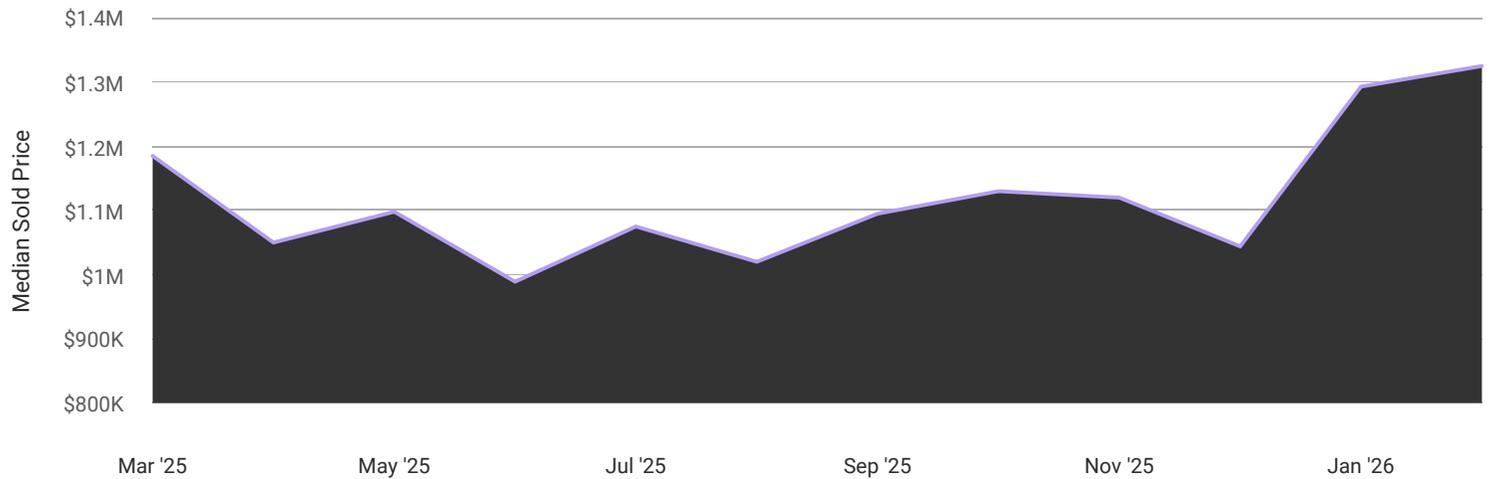
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

**Median Sold Price - \$1,325,000**

↑ 2.5% Month over Month



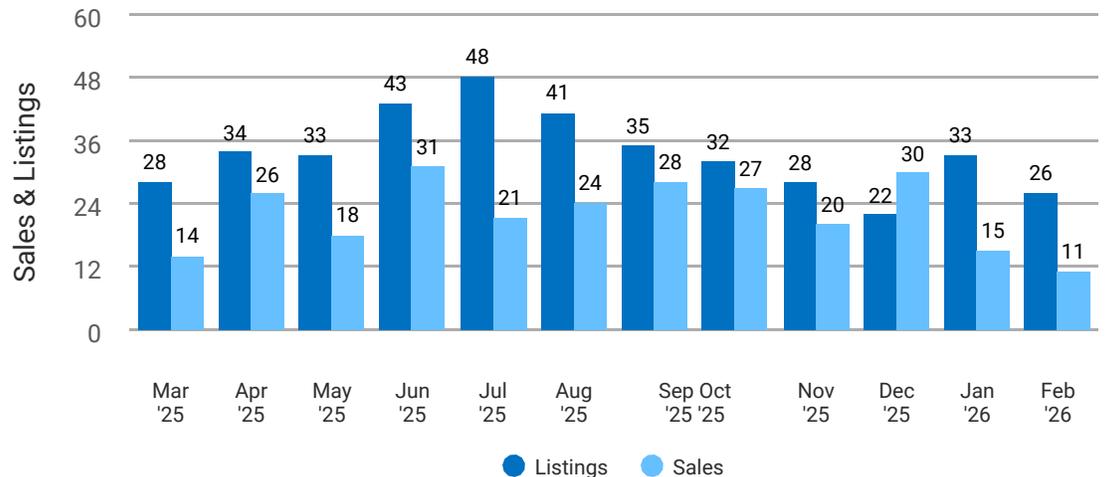
## Total Sales and Active Listings in Long Beach, CA 90815

### Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



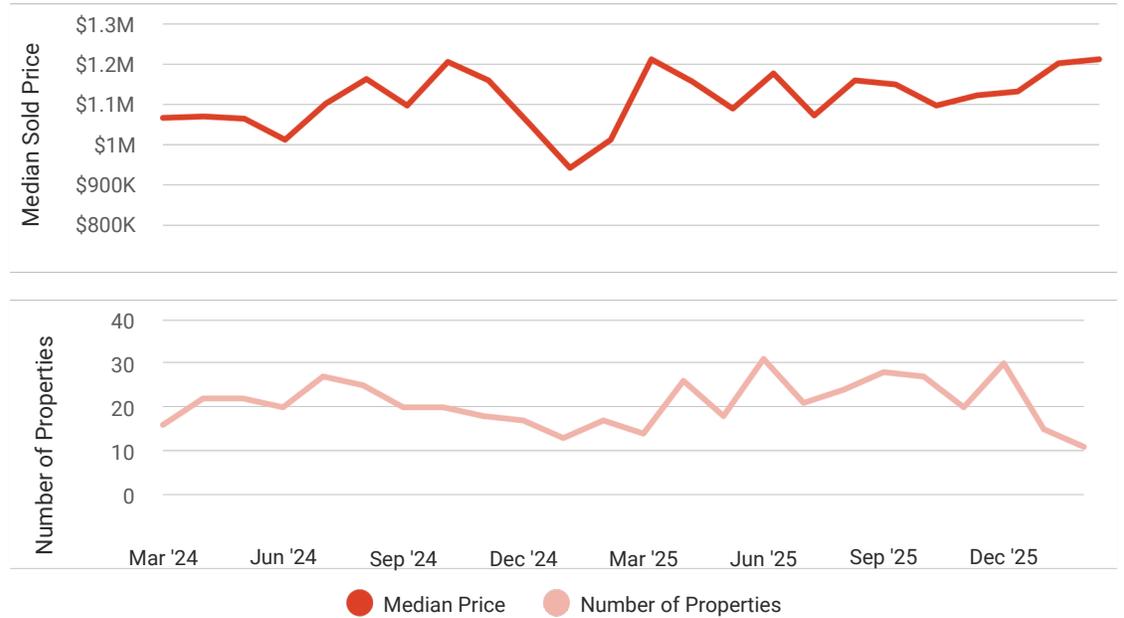
## Median Sold Price vs Sold Listings in Long Beach, CA 90815

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



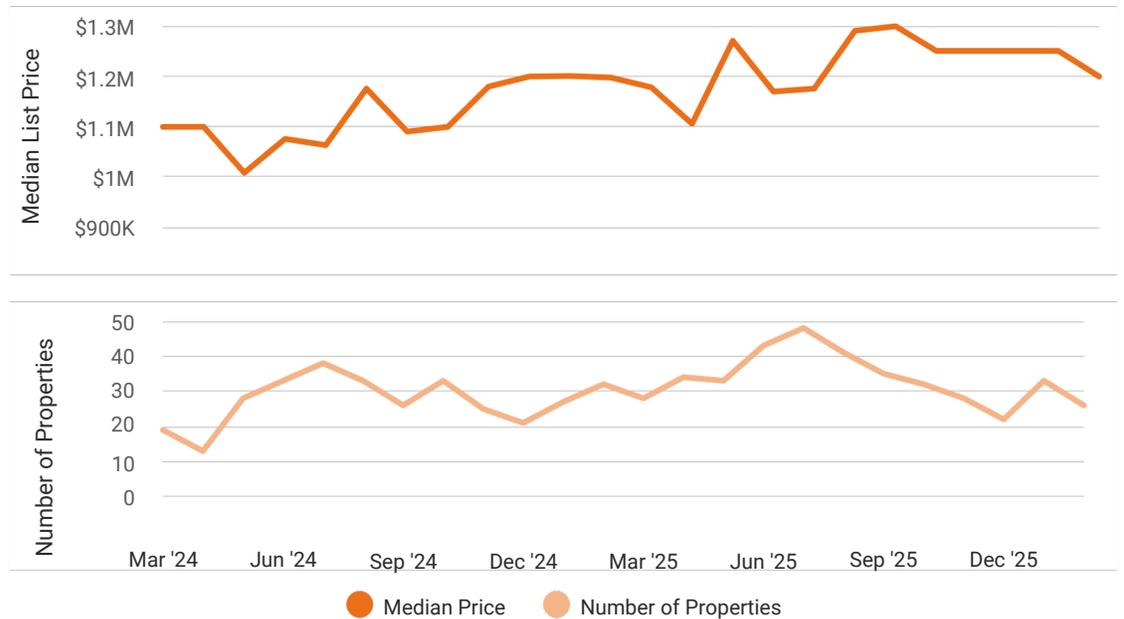
## Median List Price vs Active Listings in Long Beach, CA 90815

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 2/28/2026	\$1,114,620	\$1,103,680 <span>+0.99%</span>	\$1,113,930 <span>+0.06%</span>	\$1,083,240 <span>+2.9%</span>	\$1,009,210 <span>+10.44%</span>	\$948,470 <span>+17.52%</span>
Median Sold Price Last Updated: 2/28/2026	\$1,210,000	\$1,200,000 <span>+0.83%</span>	\$1,120,500 <span>+7.99%</span>	\$1,010,000 <span>+19.8%</span>	\$991,000 <span>+22.1%</span>	\$920,000 <span>+31.52%</span>
Median List Price Last Updated: 2/28/2026	\$1,198,950	\$1,249,900 <span>-4.08%</span>	\$1,249,950 <span>-4.08%</span>	\$1,197,000 <span>+0.16%</span>	\$1,075,000 <span>+11.53%</span>	\$915,000 <span>+31.03%</span>

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect Residential Single Family properties data.

The properties listed on the following pages are based on information from California Regional Multiple Listing Service, Inc. as of 3-10-2026/CRMLS and /or other sources. All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

If the recipient of this Report would like more complete information on any property, including a photo display, I will be happy to send it, just contact me via text or email.

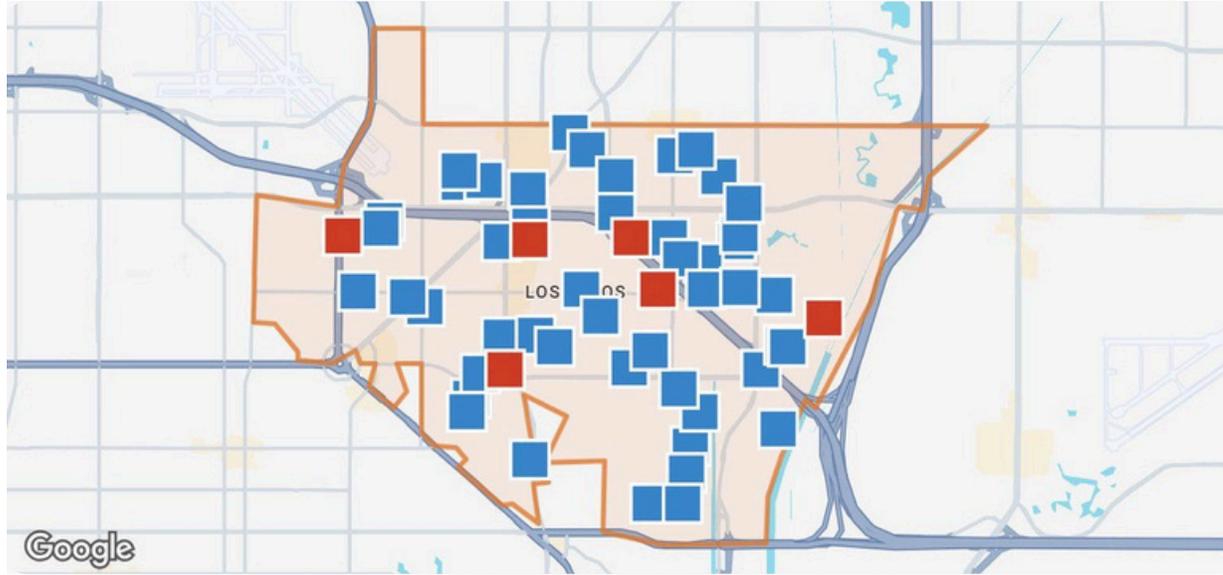
Due to copyright restrictions, property photos cannot be included in this particular report.

Thank you.

# Market Activity

## Summary

### ForSale Activity in the Last 3 Months



#### Legend

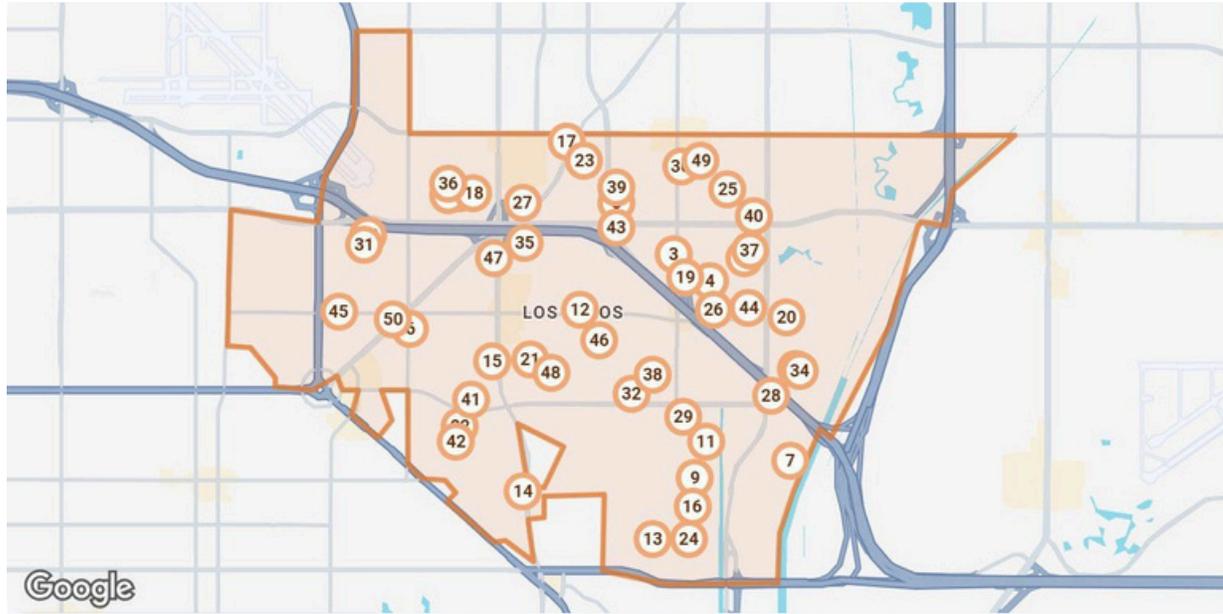
- Recently Closed
- Distressed

	Closed	Distressed
Number of Properties	50	6
Lowest Listing Price / Est.Value	\$500,000	\$933,380
Median Listing Price / Est.Value	\$1,141,500	\$1,083,855
Highest Listing Price / Est.Value	\$2,875,000	\$1,193,010
Average Price / sqft	\$727	\$799
Median Price / sqft	\$739	\$817
Average Days in RPR	19	-
Median Days in RPR	9	-
Total Volume	\$61,700,850	\$6,361,590
Source	Public Records & Listings	Public Records & Listings

## Market Activity Breakdown

### Closed

Source: PublicRecords and Listings



Legend

● Closed

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
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<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">1</span>	 <p>2731 Stanbridge Ave Long Beach, CA 90815 MLS ID: PW25279484</p> <p><span style="color: blue;">■</span> Closed / For Sale</p>	Single Family	3/2	1,472	6,956 sqft 1953	3/9/2026 13 days	\$1,159,000 \$787/sq ft	-
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<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">2</span>	 <p>2419 Ostrom Ave Long Beach, CA 90815 MLS ID: PW26020393</p> <p><span style="color: blue;">■</span> Closed / For Sale</p>	Single Family	3/2	1,698	5,558 sqft 1951	3/6/2026 6 days	\$1,204,000 \$709/sq ft	<span style="color: green;">↑</span> 0.42%
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Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
3	<p>2345 Palo Verde Ave Long Beach, CA 90815 MLS ID: PW26030115 Closed / For Sale</p>	Single Family	5/2	1,740	6,538 sqft 1953	3/5/2026 8 days	\$1,133,000 \$651/sq ft	-
4	<p>2330 Josie Ave Long Beach, CA 90815 MLS ID: PW25186478 Closed / For Sale</p>	Single Family	3/3	2,013	7,034 sqft 1952	3/4/2026 28 days	\$1,435,000 \$713/sq ft	↓ 1.03%
5	<p>2731 Rutgers Ave Long Beach, CA 90815 MLS ID: OC26023770 Closed / For Sale</p>	Single Family	3/2	1,396	6,046 sqft 1953	3/3/2026 - days	\$1,131,850 \$811/sq ft	↓ 2%
6	<p>2120 Clark Ave Long Beach, CA 90815 MLS ID: PW26017971 Closed / For Sale</p>	Single Family	2/1	954	5,841 sqft 1947	2/28/2026 7 days	\$685,000 \$718/sq ft	↓ 8.67%

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
7	<p>6953 E Espanita St Long Beach, CA 90815 MLS ID: PW26006021 Closed / For Sale</p>	Single Family	3/2	1,038	5,645 sqft 1954	2/27/2026 14 days	\$858,000 \$827/sq ft	↓ 4.13%
8	<p>2690 Senasac Ave Long Beach, CA 90815 MLS ID: WS26021986 Closed / For Sale</p>	Single Family	4/2	1,826	5,959 sqft 1954	2/27/2026 4 days	\$1,210,000 \$663/sq ft	↑ 1.26%
9	<p>6470 E Mantova St Long Beach, CA 90815 MLS ID: PW26020092 Closed / For Sale</p>	Single Family	4/3	3,440	9,783 sqft 1961	2/26/2026 2 days	\$2,695,000 \$783/sq ft	-
10	<p>2451 Park Ave Long Beach, CA 90815 Closed / Public Record</p>	Single Family	2/1	802	6,317 sqft 1949	2/24/2026 - days	\$825,000 \$1,015/sq ft	-

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
11	<p>6510 E Driscoll St Long Beach, CA 90815 MLS ID: RS25253135 Closed / For Sale</p>	Single Family	4/3	3,054	7,122 sqft 1955	2/20/2026 73 days	\$1,425,000 \$467/sq ft	-
12	<p>2207 San Vicente Ave Long Beach, CA 90815 Closed / Public Record</p>	Single Family	3/2	2,413	5,834 sqft 1953	2/20/2026 - days	\$1,500,000 \$516/sq ft	-
13	<p>6301 E Bixby Hill Rd Long Beach, CA 90815 MLS ID: PW26010733 Closed / For Sale</p>	Single Family	4/3	2,515	10,428 sqft 1966	2/19/2026 4 days	\$1,950,000 \$775/sq ft	↓ 2.26%
14	<p>1210 Los Altos Ave Long Beach, CA 90815 MLS ID: PW26002856 Closed / For Sale</p>	Single Family	5/4	3,286	8,803 sqft 1958	2/19/2026 7 days	\$2,875,000 \$875/sq ft	↓ 2.51%
15	<p>5474 E Fairbrook St Long Beach, CA 90815 Closed / Public Record</p>	Single Family	2/1	871	5,765 sqft 1947	2/18/2026 - days	\$799,000 \$1,294/sq ft	-
16	<p>1032 Palo Verde Ave Long Beach, CA 90815 Closed / Public Record</p>	Single Family	3/2	2,174	2,196 sqft 1973	2/18/2026 - days	\$900,000 \$405/sq ft	-

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
17	<p>5757 E Oakbrook St Long Beach, CA 90815 MLS ID: PW26007553 Closed / For Sale</p>	Single Family	3/2	1,542	6,738 sqft 1953	2/11/2026 5 days	\$1,325,000 \$859/sq ft	↑ 2.32%
18	<p>2731 Tulane Ave Long Beach, CA 90815 MLS ID: PW26001742 Closed / For Sale</p>	Single Family	3/2	1,560	7,909 sqft 1953	2/11/2026 7 days	\$950,000 \$609/sq ft	↓ 1.96%
19	<p>6426 E Belice St Long Beach, CA 90815 MLS ID: PW26010691 Closed / For Sale</p>	Single Family	2/2	1,465	7,381 sqft 1952	2/10/2026 2 days	\$925,000 \$631/sq ft	↑ 15.77%
20	<p>6953 E Stearns St Long Beach, CA 90815 Closed / Public Record</p>	Single Family	4/2	1,365	5,958 sqft 1953	2/9/2026 - days	\$840,000 \$851/sq ft	-

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
21	<p>2024 San Anseline Ave Long Beach, CA 90815 MLS ID: OC26000793 Closed / For Sale</p>	Single Family	3/1	1,146	7,125 sqft 1949	2/5/2026 9 days	\$942,000 \$822/sq ft	-
22	<p>1540 Ramillo Ave Long Beach, CA 90815 Closed / Public Record</p>	Single Family	3/2	2,445	0.28 acres 1951	2/4/2026 - days	\$1,500,000 \$700/sq ft	-
23	<p>2870 Albury Ave Long Beach, CA 90815 MLS ID: PW25259514 Closed / For Sale</p>	Single Family	3/2	1,577	6,109 sqft 1953	1/29/2026 76 days	\$1,200,000 \$761/sq ft	-
24	<p>6421 E Bixby Hill Rd Long Beach, CA 90815 MLS ID: OC25250493 Closed / For Sale</p>	Single Family	3/4	3,458	10,173 sqft 1967	1/29/2026 63 days	\$2,117,000 \$612/sq ft	↓ 1.53%

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
25	2735 Monogram Ave Long Beach, CA 90815 MLS ID: OC25275782 Closed / For Sale	Single Family	5/3	1,950	5,333 sqft 1951	1/28/2026 9 days	\$1,500,000 \$769/sq ft	↑ 7.22%
26	2213 Knoxville Ave Long Beach, CA 90815 MLS ID: PW25273843 Closed / For Sale	Single Family	2/1	1,137	5,668 sqft 1955	1/27/2026 20 days	\$919,000 \$808/sq ft	↑ 2.22%
27	2680 Chatwin Ave Long Beach, CA 90815 MLS ID: PW25237114 Closed / For Sale	Single Family	4/2	1,704	6,581 sqft 1954	1/26/2026 55 days	\$1,386,000 \$813/sq ft	↓ 0.22%
28	1814 N Studebaker Rd Long Beach, CA 90815 Closed / Public Record	Single Family	3/2	1,322	5,940 sqft 1953	1/26/2026 - days	\$750,000 \$658/sq ft	-

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
33	<p>1936 Roxanne Ave Long Beach, CA 90815 MLS ID: PW25261274</p> <p><span style="color: blue;">■</span> Closed / For Sale</p>	Single Family	4/2	1,714	6,799 sqft 1953	1/15/2026 9 days	\$1,400,000 \$817/sq ft	-
34	<p>1931 Volk Ave Long Beach, CA 90815 MLS ID: PW25276262</p> <p><span style="color: blue;">■</span> Closed / For Sale</p>	Single Family	4/2	1,382	5,549 sqft 1953	1/12/2026 4 days	\$930,000 \$673/sq ft	<span style="color: green;">↑</span> 9.48%
35	<p>5624 E Vernon St Long Beach, CA 90815 MLS ID: PW25257129</p> <p><span style="color: blue;">■</span> Closed / For Sale</p>	Single Family	3/2	1,574	6,689 sqft 1954	1/9/2026 6 days	\$885,000 \$562/sq ft	<span style="color: red;">↓</span> 1.67%
36	<p>5300 E 28th St Long Beach, CA 90815 MLS ID: PW25273685</p> <p><span style="color: blue;">■</span> Closed / For Sale</p>	Single Family	3/2	1,539	6,091 sqft 1953	1/6/2026 4 days	\$965,000 \$627/sq ft	<span style="color: green;">↑</span> 1.69%

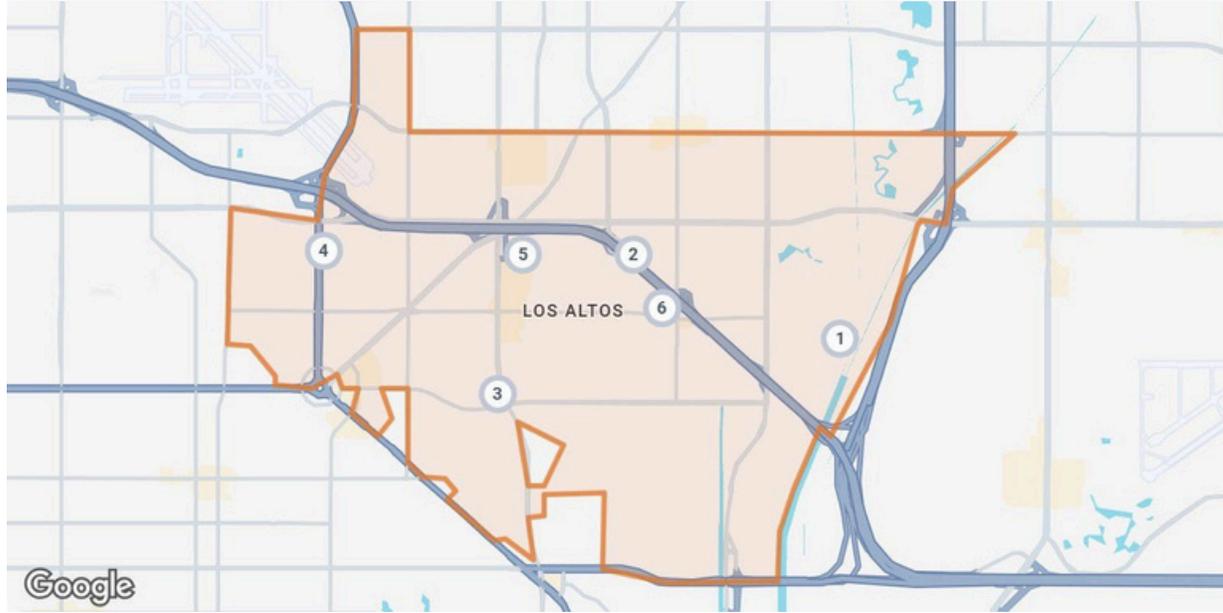
Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
37	<p>2440 Ostrom Ave Long Beach, CA 90815 MLS ID: PW25261267 Closed / For Sale</p>	Single Family	4/3	1,970	5,230 sqft 1951	1/5/2026 9 days	\$1,550,000 \$787/sq ft	-
38	<p>6261 E Marita St Long Beach, CA 90815 MLS ID: PW25230410 Closed / For Sale</p>	Single Family	3/2	1,394	6,286 sqft 1952	1/2/2026 19 days	\$1,150,000 \$825/sq ft	↓ 2.13%
39	<p>6021 E Oakbrook St Long Beach, CA 90815 Closed / Public Record</p>	Single Family	3/2	1,248	7,261 sqft 1954	12/31/2025 - days	\$500,000 \$557/sq ft	-
40	<p>2615 Petaluma Ave Long Beach, CA 90815 MLS ID: OC25260801 Closed / For Sale</p>	Single Family	3/2	1,227	5,578 sqft 1951	12/30/2025 4 days	\$1,088,000 \$887/sq ft	↓ 0.18%
41	<p>1833 Tulane Ave Long Beach, CA 90815 MLS ID: PW25252905 Closed / For Sale</p>	Single Family	4/3	2,486	6,775 sqft 1947	12/30/2025 4 days	\$1,215,000 \$489/sq ft	↑ 10.45%

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
42	<p>5381 E El Prado Ave Long Beach, CA 90815 Closed / Public Record</p>	Single Family	4/4	3,112	0.34 acres 1956	12/29/2025 - days	\$2,800,000 \$869/sq ft	-
43	<p>2541 Gondar Ave Long Beach, CA 90815 MLS ID: 25594745 Closed / For Sale</p>	Single Family	3/2	1,248	7,431 sqft 1955	12/29/2025 48 days	\$975,000 \$781/sq ft	-
44	<p>6809 E El Progreso St Long Beach, CA 90815 MLS ID: PW25238051 Closed / For Sale</p>	Single Family	4/2	1,824	5,534 sqft 1952	12/26/2025 4 days	\$1,160,000 \$636/sq ft	↑ 7.91%
45	<p>2200 Ximeno Ave Long Beach, CA 90815 MLS ID: DW25179460 Closed / For Sale</p>	Single Family	3/2	1,468	6,462 sqft 1943	12/26/2025 11 days	\$1,120,000 \$763/sq ft	↑ 1.91%
46	<p>5990 E El Paseo St Long Beach, CA 90815 MLS ID: PW25267834 Closed / For Sale</p>	Single Family	3/2	1,670	6,612 sqft 1951	12/24/2025 8 days	\$1,275,000 \$763/sq ft	↑ 4.08%

Closed: 50 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
47	2381 N Bellflower Blvd Long Beach, CA 90815 MLS ID: PW25193990 Closed / For Sale	Single Family	2/1	1,235	6,289 sqft 1951	12/22/2025 98 days	\$810,000 \$656/sq ft	↓ 9.5%
Description								
48	1911 N Britton Dr Long Beach, CA 90815 Closed / Public Record	Single Family	2/1	773	6,352 sqft 1949	12/16/2025 – days	\$850,000 \$1,075/sq ft	–
49	2853 Josie Ave Long Beach, CA 90815 MLS ID: SB25261295 Closed / For Sale	Single Family	2/1	1,314	5,223 sqft 1951	12/16/2025 5 days	\$920,000 \$700/sq ft	–
50	5025 E Los Coyotes Diagonal Long Beach, CA 90815 MLS ID: PW25240956 Closed / For Sale	Single Family	3/4	2,136	8,016 sqft 1949	12/16/2025 31 days	\$1,400,000 \$655/sq ft	↓ 3.38%

Distressed

Source: Public Records and Listings



Legend

● Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 2103 Stevely Ave Long Beach, CA 90815 Off Market / Public Record	Single Family	4/2	1,365	5,258 sqft 1954	- - days	- \$823/sq ft	2/26/2026 Notice of Default
2	 2342 Mcnab Ave Long Beach, CA 90815 Off Market / Public Record	Single Family	4/2	1,740	7,174 sqft 1953	- - days	- \$686/sq ft	2/3/2026 Notice of Default
3	 1841 N Bellflower Blvd Long Beach, CA 90815 Off Market / Public Record	Single Family	2/1	1,289	5,880 sqft 1947	- - days	- \$837/sq ft	12/15/2025 Notice of Foreclosure Sale
4	 2381 Pepperwood Ave Long Beach, CA 90815 Off Market / Public Record	Single Family	2/1	1,164	6,508 sqft 1948	- - days	- \$811/sq ft	1/21/2026 Notice of Rescission
5	 2354 Chatwin Ave Long Beach, CA 90815 Off Market / Public Record	Single Family	3/2	1,450	7,788 sqft 1953	- - days	- \$751/sq ft	12/29/2025 Notice of Default
6	 2211 Conquista Ave Long Beach, CA 90815 Off Market / Public Record	Single Family	3/1	1,055	6,546 sqft 1953	- - days	- \$885/sq ft	2/13/2026 Notice of Default



# *Thank You*

I'm ready to help you with your home interests. Please visit my website at [abodes.realestate](http://abodes.realestate),  
subscribe to my blog at [longbeachrealestate.blogspot.com](http://longbeachrealestate.blogspot.com),  
or contact me for conversation or updates !  
Julia