

Micro Market Report



December 2024



Orange County

Reading the Report

Each Micro Market area contains an analysis of current conditions and past trends. In order to take the most away from this report, it is important to understand how to read each micro market.

Data

Data presents statistical information about past and current conditions, comparing the previous year's month to the current month. Each statistic is compiled from sales data during the month of the respective year. It is then analyzed by Percent Change, which is calculated by taking Current Value minus Past Value and then divided by Past Value.

Current Market Report

The current Market Report is a compilation of important take-away statistics for each area to gain a quick understanding of market conditions. Median Sales Price and Days on market are 12 month averages for the period ending in the current month. The values for Properties for Sale and Shadow Inventory are presented in both text and graphical form to show the relationship of Shadow to Active Inventory.

The Yearly

The Yearly Trend presents the Median Sales Prices for each month during the past year in graphical format to easily visualize the changes and help identify any trends in sales for that micro market.



The following report is comprised of the statistical information below:

Median Price:

A value that separates the upper half of prices from the lower half of prices. It can be interpreted like an average, however the extreme prices (high and low) do not hold undue influence.

Average Price per Square Foot:

The price of each property divided by their respective square footage then averaged across all properties sold in the area for a given time period.

Properties Sold:

The number of property transactions that closed and transferred ownership.

Properties Pending Sale:

The number of properties that entered escrow in preparation for sale.

Properties For Sale:

The number of properties on the market and seeking buyers.

Days on Market (Pending Sale):

The number of days that properties currently in escrow were on the market.

Percent Under Contract:

The ratio of properties for sale to properties pending sale.

Average Median Price for Last 12:

The Average Median Price for the Last 12 Months is sales data from 12 months ending in the identified month.

Orange County

Single Family Residences

Orange County Macro	Mission Viejo
Aliso Viejo	Monarch Beach
Balboa Peninsula	Nelle Gail
Capistrano Beach	Newport Beach
Corona Del Mar	Newport Coast
Corona Del Mar - Spyglass	Newport Heights
Costa Mesa	Norco
Coto De Caza	North Tustin
Crystal Cove	Orange
Dana Point	Rancho Mission Viejo
East Bluff - Harbor View	Rancho Santa Margarita
East Costa Mesa	San Clemente
Costa Mesa	San Juan Capistrano
Fountain Valley	Santa Ana
Huntington Beach	Seal Beach
Irvine	Shady Canyon
Ladera Ranch	Turtle Ridge
Laguna Beach	Turtle Rock
Laguna Hills	Tustin
Laguna Niguel	Westminster
Laguna Woods	West Bay - Santa Ana
Lake Forest	Heights
Lantern Village In Dana Point	West Newport - Lido
Lower Newport Bay - Balboa Island	Yorba Linda



Orange County

At a Glance



Country	United States
State	California
Region	Greater Los Angeles
Formed	1889
County seat	Santa Ana
Largest City (Area)	Irvine
Largest City (Population)	Anaheim
Incorporated Cities	34
Area	
Total	948 mi ² (2,460km ²)
Land	799 mi ² (2,070km ²)
Water	157 mi ² (410km ²)
Highest Elevation	5,690 ft (1,730 m)
Population	
Total	3,186,989
Density	3,989/mi ² (1,540/km ²)
GDP	\$233 Billion

Orange County

Single Family Residences, December 2024



Current Market Snapshot

\$1,357,000

Median Sales Price 6.3% Δ YOY

\$795

Average \$/SF 4.6% Δ YOY

2,829

Properties For Sale 2.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,276,500	\$1,420,000	\$1,379,500	\$1,357,000	6.3%
Average Price per Square Foot	\$760	\$802	\$832	\$795	4.6%
Properties Sold	812	1117	1004	981	20.8%
Properties Pending Sale	661	1148	1115	721	9.1%
Properties For Sale	2,754	4,112	4,424	2,829	2.7%
Days on Market (Pending Sale)	35	21	31	44	25.9%
Percent Under Contract	24.0%	27.9%	25.2%	25.5%	6.2%
Average Median Price for Last 12 Months	\$1,242,208	\$1,358,583	\$1,347,333	\$1,361,442	9.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange County Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Aliso Viejo

Single Family Residences, December 2024



Current Market Snapshot

\$1,437,500

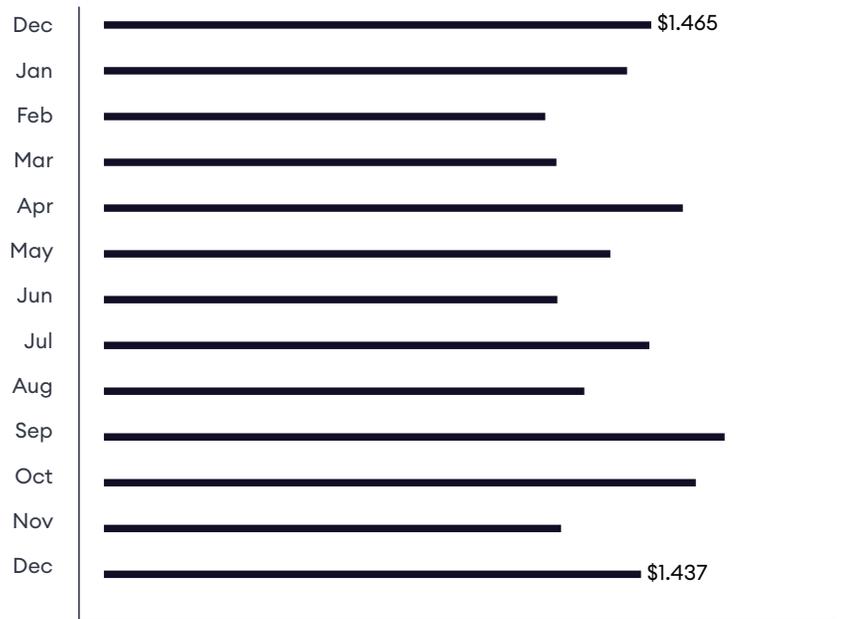
Median Sales Price -1.9% Δ YOY

\$725

Average \$/SF 9.8% Δ YOY

12

Properties For Sale -29.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,465,000	\$1,212,500	\$1,662,500	\$1,437,500	-1.9%
Average Price per Square Foot	\$660	\$756	\$709	\$725	9.8%
Properties Sold	6	8	6	12	100.0%
Properties Pending Sale	7	13	3	5	-28.6%
Properties For Sale	17	36	24	12	-29.4%
Days on Market (Pending Sale)	37	16	54	43	17.2%
Percent Under Contract	41.2%	36.1%	12.5%	41.7%	1.2%
Average Median Price for Last 12 Months	\$1,335,667	\$1,442,083	\$1,415,000	\$1,386,538	3.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Aliso Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Balboa Peninsula

Single Family Residences, December 2024



Current Market Snapshot

\$3,195,000

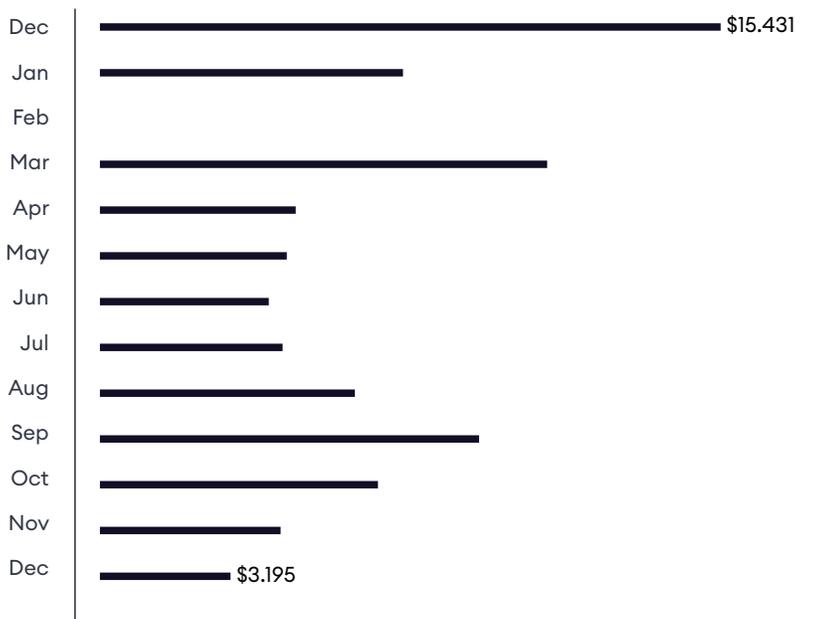
Median Sales Price -79.3% Δ YOY

\$1,487

Average \$/SF -63.8% Δ YOY

28

Properties For Sale -6.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$15,431,467	\$4,150,000	\$9,400,000	\$3,195,000	-79.3%
Average Price per Square Foot	\$4,103	\$1,880	\$2,877	\$1,487	-63.8%
Properties Sold	1	4	4	5	400.0%
Properties Pending Sale	5	7	4	3	-40.0%
Properties For Sale	30	49	39	28	-6.7%
Days on Market (Pending Sale)	138	94	85	103	-25.6%
Percent Under Contract	16.7%	14.3%	10.3%	10.7%	-35.7%
Average Median Price for Last 12 Months	\$5,993,914	\$5,784,833	\$4,838,333	\$6,331,767	5.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Balboa Peninsula Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Capistrano Beach

Single Family Residences, December 2024



Current Market Snapshot

\$1,705,000

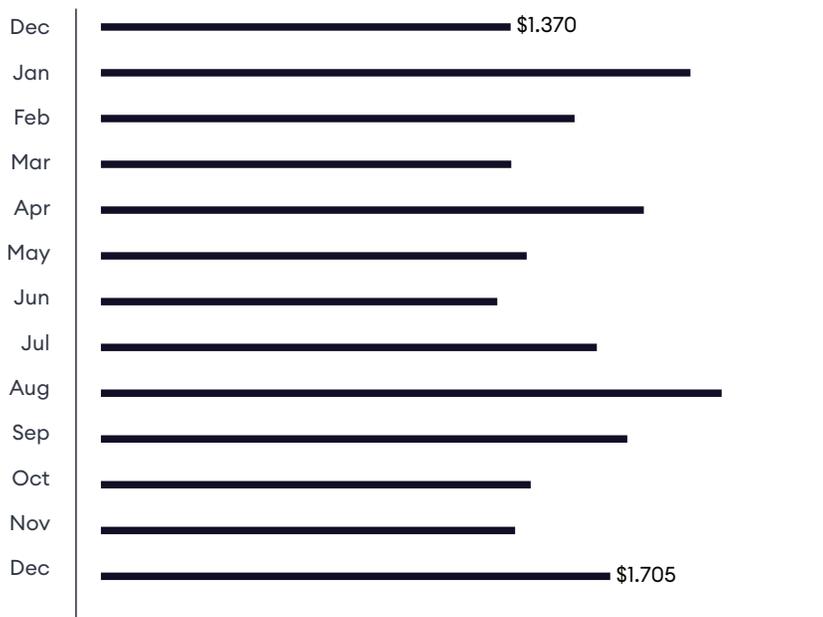
Median Sales Price 24.5% Δ YOY

\$855

Average \$/SF 3.3% Δ YOY

25

Properties For Sale 4.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,370,000	\$1,325,000	\$1,762,500	\$1,705,000	24.5%
Average Price per Square Foot	\$828	\$872	\$729	\$855	3.3%
Properties Sold	3	3	6	6	100.0%
Properties Pending Sale	4	6	9	5	25.0%
Properties For Sale	24	41	44	25	4.2%
Days on Market (Pending Sale)	74	41	54	12	-83.2%
Percent Under Contract	16.7%	14.6%	20.5%	20.0%	20.0%
Average Median Price for Last 12 Months	\$1,784,867	\$1,671,667	\$1,509,167	\$1,607,619	-9.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Capistrano Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Corona del Mar

Single Family Residences, December 2024



Current Market Snapshot

\$4,485,000

Median Sales Price **-22.7% Δ YOY**

\$2,035

Average \$/SF **-8.6% Δ YOY**

72

Properties For Sale **26.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$5,800,000	\$6,050,000	\$5,200,000	\$4,485,000	-22.7%
Average Price per Square Foot	\$2,226	\$1,985	\$2,037	\$2,035	-8.6%
Properties Sold	8	10	7	10	25.0%
Properties Pending Sale	10	10	5	10	0.0%
Properties For Sale	57	73	77	72	26.3%
Days on Market (Pending Sale)	43	51	47	96	126.8%
Percent Under Contract	17.5%	13.7%	6.5%	13.9%	-20.8%
Average Median Price for Last 12 Months	\$4,929,125	\$5,235,667	\$4,763,333	\$5,344,538	8.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Corona del Mar - Spyglass

Single Family Residences, December 2024



Current Market Snapshot

\$4,485,000

Median Sales Price **-22.7% Δ YOY**

\$2,035

Average \$/SF **-8.6% Δ YOY**

72

Properties For Sale **28.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$5,800,000	\$6,050,000	\$5,200,000	\$4,485,000	-22.7%
Average Price per Square Foot	\$2,226	\$1,985	\$2,037	\$2,035	-8.6%
Properties Sold	8	10	7	10	25.0%
Properties Pending Sale	10	10	5	10	0.0%
Properties For Sale	56	73	77	72	28.6%
Days on Market (Pending Sale)	43	51	47	96	126.8%
Percent Under Contract	17.9%	13.7%	6.5%	13.9%	-22.2%
Average Median Price for Last 12 Months	\$4,954,083	\$5,235,667	\$4,763,333	\$5,353,385	8.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Corona del Mar - Spyglass Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Costa Mesa

Single Family Residences, December 2024



Current Market Snapshot

\$1,406,000

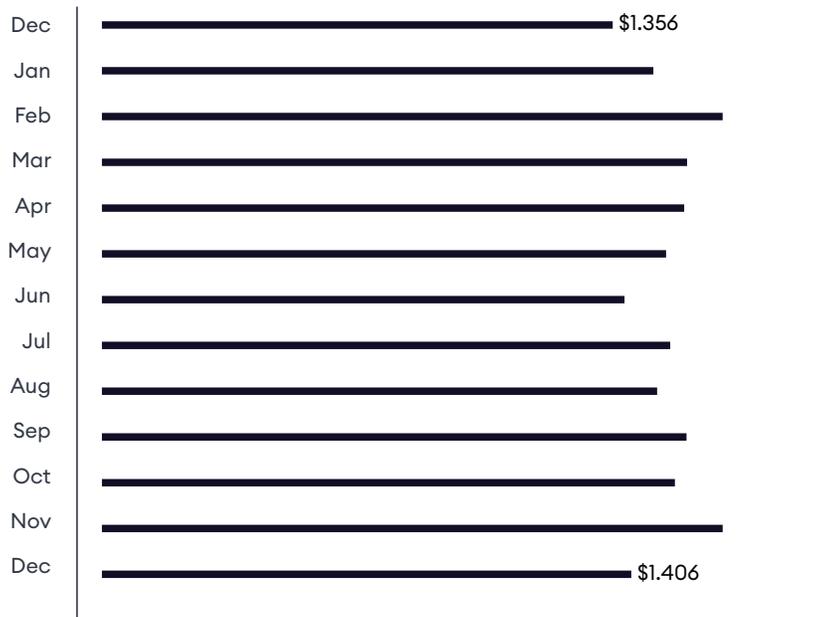
Median Sales Price 3.6% Δ YOY

\$899

Average \$/SF 18.0% Δ YOY

75

Properties For Sale -13.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,356,500	\$1,387,950	\$1,553,500	\$1,406,000	3.6%
Average Price per Square Foot	\$762	\$865	\$937	\$899	18.0%
Properties Sold	26	36	30	21	-19.2%
Properties Pending Sale	20	41	38	20	0.0%
Properties For Sale	87	126	140	75	-13.8%
Days on Market (Pending Sale)	24	21	27	47	95.2%
Percent Under Contract	23.0%	32.5%	27.1%	26.7%	16.0%
Average Median Price for Last 12 Months	\$1,328,729	\$1,519,500	\$1,526,167	\$1,505,977	13.3%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Coto de Caza

Single Family Residences, December 2024



Current Market Snapshot

\$2,275,000

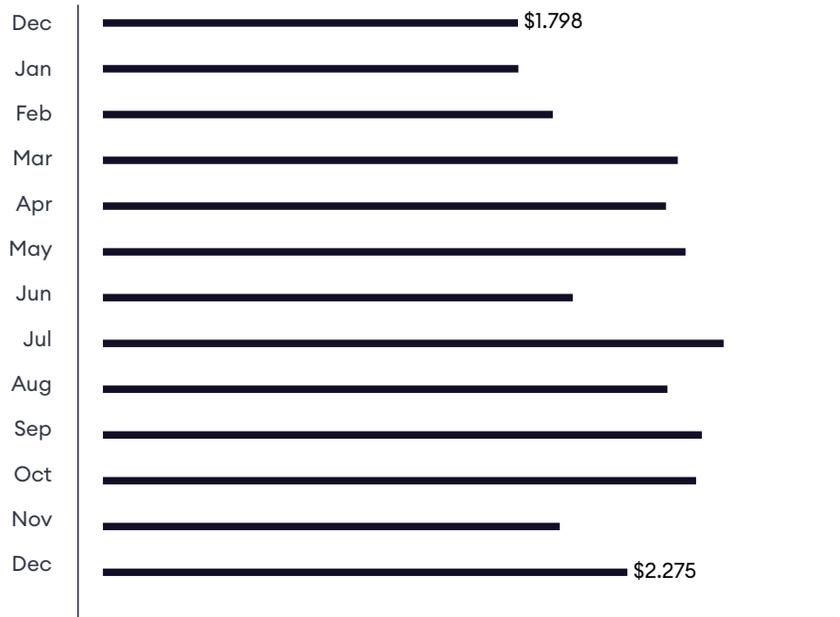
Median Sales Price 26.5% Δ YOY

\$637

Average \$/SF 8.0% Δ YOY

34

Properties For Sale 25.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,798,150	\$2,037,500	\$2,600,000	\$2,275,000	26.5%
Average Price per Square Foot	\$590	\$647	\$690	\$637	8.0%
Properties Sold	6	14	9	8	33.3%
Properties Pending Sale	5	9	10	9	80.0%
Properties For Sale	27	51	59	34	25.9%
Days on Market (Pending Sale)	97	18	74	44	-54.8%
Percent Under Contract	18.5%	17.6%	16.9%	26.5%	42.9%
Average Median Price for Last 12 Months	\$1,996,825	\$2,429,167	\$2,276,667	\$2,279,088	14.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Coto de Caza Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Crystal Cove

Single Family Residences, December 2024



Current Market Snapshot

\$25,316,500

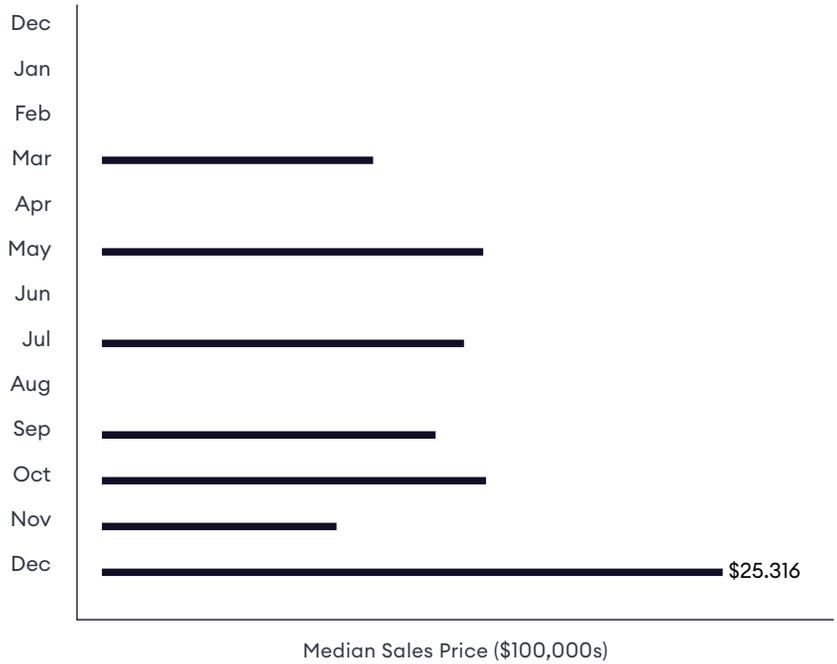
Median Sales Price n/a Δ YOY

\$2,456

Average \$/SF n/a Δ YOY

13

Properties For Sale -13.3% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$0	\$0	\$13,560,000	\$25,316,500	n/a
Average Price per Square Foot	\$0	\$0	\$2,196	\$2,456	n/a
Properties Sold	0	0	5	2	n/a
Properties Pending Sale	0	0	3	5	n/a
Properties For Sale	15	24	20	13	-13.3%
Days on Market (Pending Sale)	0	0	53	64	n/a
Percent Under Contract	0.0%	0.0%	15.0%	38.5%	n/a
Average Median Price for Last 12 Months	\$6,830,417	\$13,120,667	\$16,813,833	\$8,094,923	18.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Crystal Cove Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Dana Point

Single Family Residences, December 2024



Current Market Snapshot

\$2,200,000

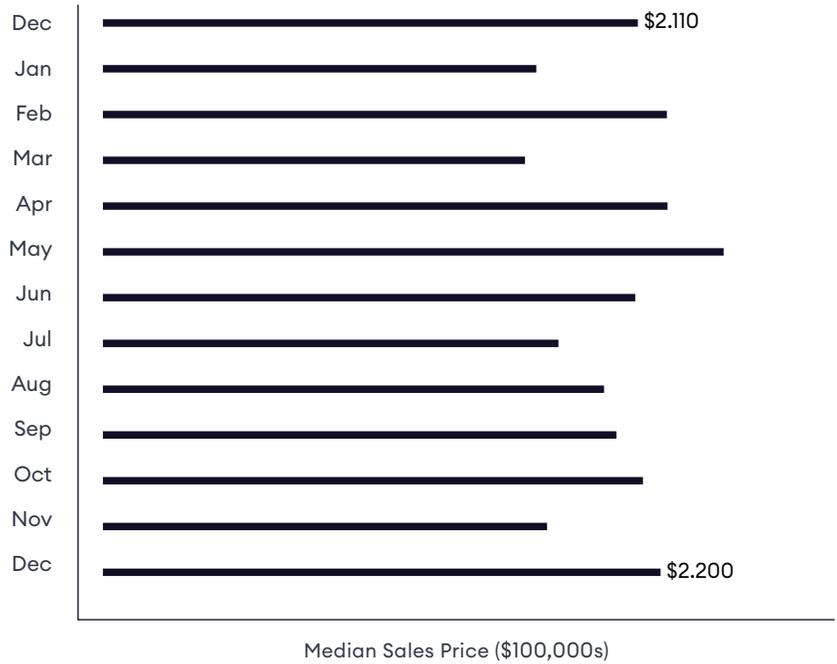
Median Sales Price **4.3% Δ YOY**

\$1,270

Average \$/SF **15.6% Δ YOY**

103

Properties For Sale **24.1% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$2,110,000	\$2,099,500	\$2,025,000	\$2,200,000	4.3%
Average Price per Square Foot	\$1,099	\$1,124	\$1,226	\$1,270	15.6%
Properties Sold	16	20	18	32	100.0%
Properties Pending Sale	11	24	22	21	90.9%
Properties For Sale	83	146	143	103	24.1%
Days on Market (Pending Sale)	89	33	56	36	-59.3%
Percent Under Contract	13.3%	16.4%	15.4%	20.4%	53.8%
Average Median Price for Last 12 Months	\$1,963,792	\$1,979,316	\$2,026,667	\$2,027,530	3.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

East Bluff - Harbor View

Single Family Residences, December 2024



Current Market Snapshot

\$3,335,000

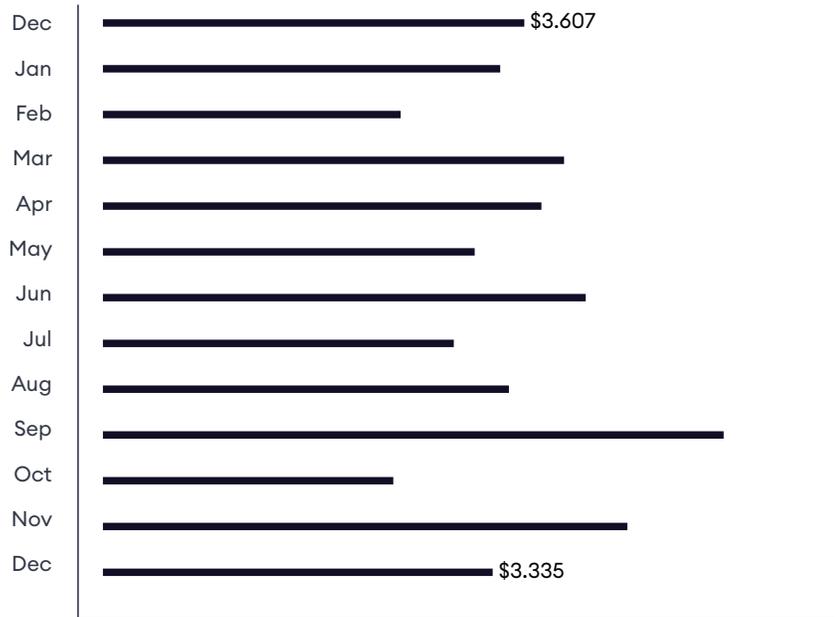
Median Sales Price -7.6% Δ YOY

\$1,186

Average \$/SF 1.7% Δ YOY

30

Properties For Sale -21.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$3,607,500	\$4,136,250	\$5,325,000	\$3,335,000	-7.6%
Average Price per Square Foot	\$1,166	\$1,154	\$1,671	\$1,186	1.7%
Properties Sold	16	10	8	13	-18.8%
Properties Pending Sale	10	14	9	5	-50.0%
Properties For Sale	38	59	55	30	-21.1%
Days on Market (Pending Sale)	39	45	38	48	24.1%
Percent Under Contract	26.3%	23.7%	16.4%	16.7%	-36.7%
Average Median Price for Last 12 Months	\$3,081,583	\$3,684,792	\$3,436,250	\$3,590,769	16.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Bluff - Harbor View Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

East Costa Mesa

Single Family Residences, December 2024



Current Market Snapshot

\$1,873,000

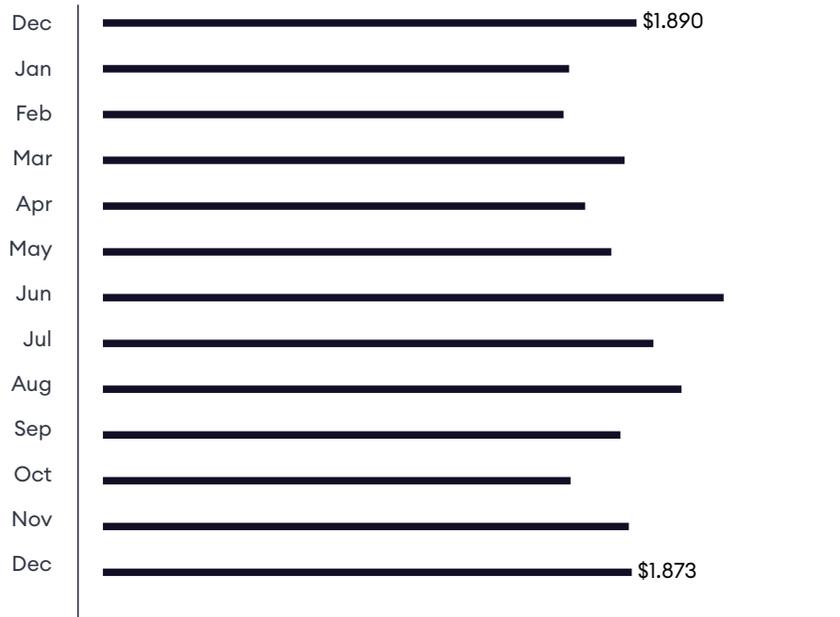
Median Sales Price -0.9% Δ YOY

\$1,175

Average \$/SF 33.5% Δ YOY

25

Properties For Sale -3.8% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,890,000	\$2,200,000	\$1,832,500	\$1,873,000	-0.9%
Average Price per Square Foot	\$880	\$979	\$1,238	\$1,175	33.5%
Properties Sold	3	7	10	6	100.0%
Properties Pending Sale	2	7	14	7	250.0%
Properties For Sale	26	26	42	25	-3.8%
Days on Market (Pending Sale)	21	26	24	39	85.0%
Percent Under Contract	7.7%	26.9%	33.3%	28.0%	264.0%
Average Median Price for Last 12 Months	\$1,719,375	\$1,870,500	\$1,796,833	\$1,842,115	7.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in East Costa Mesa Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Fountain Valley

Single Family Residences, December 2024



Current Market Snapshot

\$1,440,000

Median Sales Price **7.9% Δ YOY**

\$742

Average \$/SF **15.2% Δ YOY**

50

Properties For Sale **-9.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,335,000	\$1,500,000	\$1,535,000	\$1,440,000	7.9%
Average Price per Square Foot	\$644	\$699	\$679	\$742	15.2%
Properties Sold	16	27	13	17	6.2%
Properties Pending Sale	13	21	25	13	0.0%
Properties For Sale	55	59	69	50	-9.1%
Days on Market (Pending Sale)	23	11	19	20	-13.0%
Percent Under Contract	23.6%	35.6%	36.2%	26.0%	10.0%
Average Median Price for Last 12 Months	\$1,276,979	\$1,432,500	\$1,415,000	\$1,406,454	10.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Fountain Valley Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Huntington Beach

Single Family Residences, December 2024



Current Market Snapshot

\$1,537,544

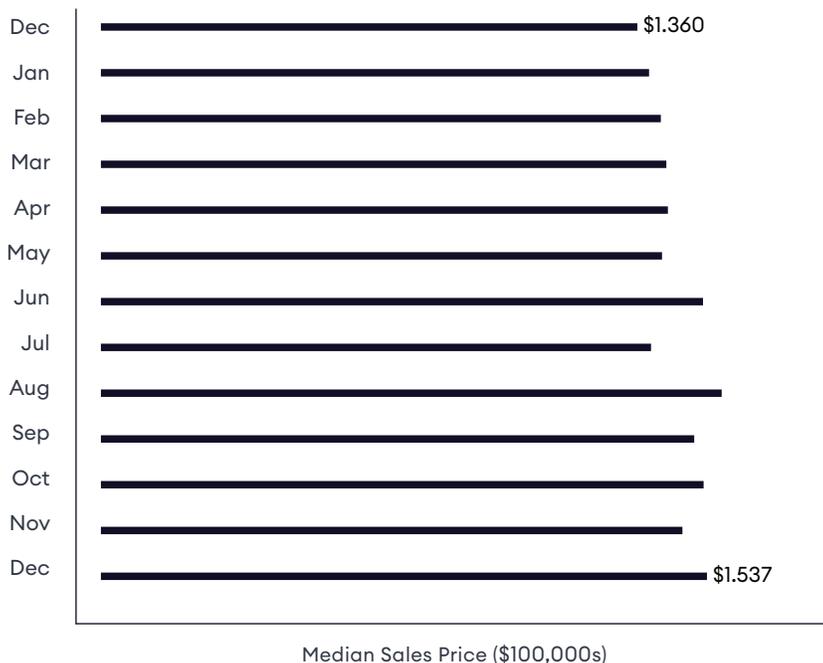
Median Sales Price **13.0% Δ YOY**

\$823

Average \$/SF **8.7% Δ YOY**

204

Properties For Sale **2.0% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,360,250	\$1,527,500	\$1,505,056	\$1,537,544	13.0%
Average Price per Square Foot	\$757	\$822	\$791	\$823	8.7%
Properties Sold	54	76	78	80	48.1%
Properties Pending Sale	37	76	92	59	59.5%
Properties For Sale	200	263	328	204	2.0%
Days on Market (Pending Sale)	42	20	29	46	9.4%
Percent Under Contract	18.5%	28.9%	28.0%	28.9%	56.3%
Average Median Price for Last 12 Months	\$1,340,370	\$1,502,767	\$1,513,848	\$1,462,258	9.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Huntington Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$2,150,000

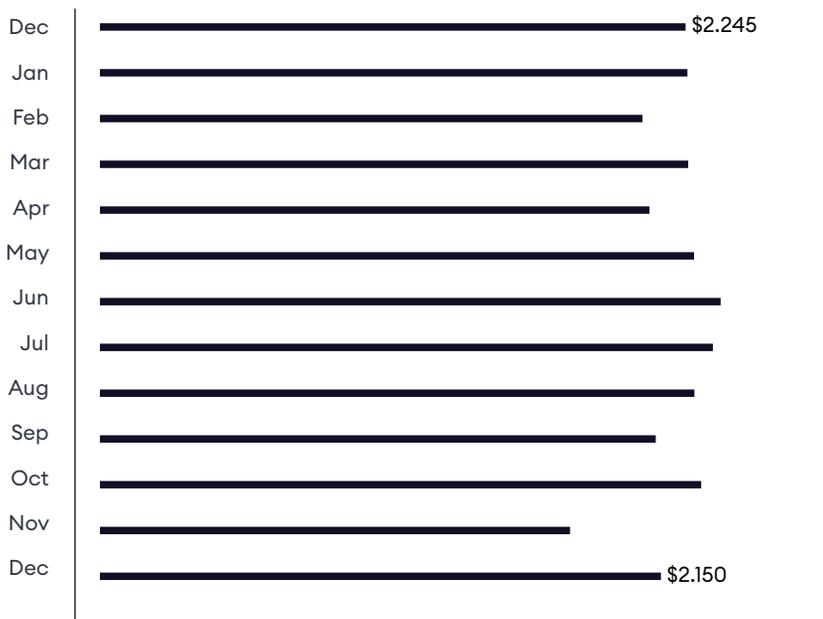
Median Sales Price -4.2% Δ YOY

\$937

Average \$/SF 4.7% Δ YOY

204

Properties For Sale 22.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$2,245,000	\$2,380,000	\$2,130,000	\$2,150,000	-4.2%
Average Price per Square Foot	\$895	\$1,008	\$932	\$937	4.7%
Properties Sold	59	85	71	53	-10.2%
Properties Pending Sale	58	59	65	24	-58.6%
Properties For Sale	166	259	340	204	22.9%
Days on Market (Pending Sale)	29	16	34	48	62.3%
Percent Under Contract	34.9%	22.8%	19.1%	11.8%	-66.3%
Average Median Price for Last 12 Months	\$1,997,662	\$2,169,000	\$2,085,000	\$2,200,654	10.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Irvine Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Ladera Ranch

Single Family Residences, December 2024



Current Market Snapshot

\$1,632,500

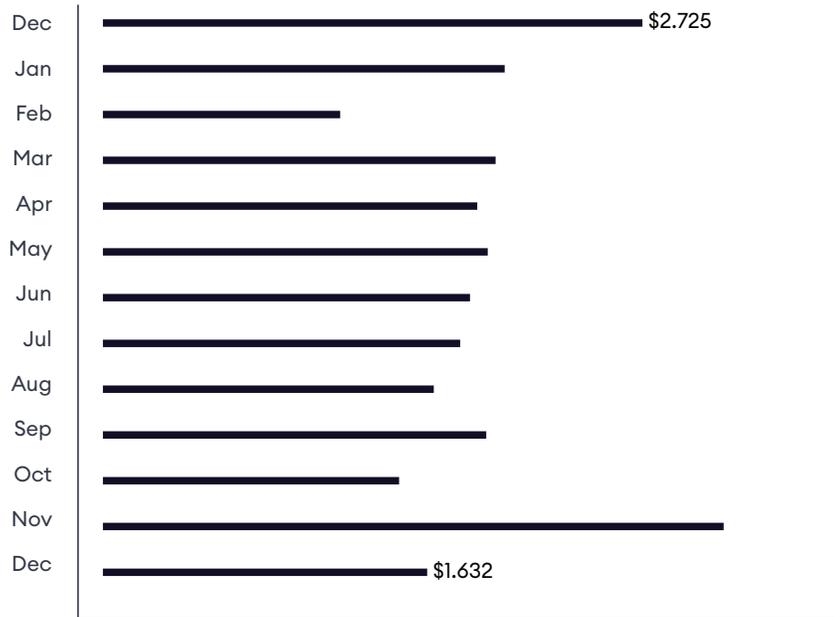
Median Sales Price **-40.1% Δ YOY**

\$631

Average \$/SF **-13.0% Δ YOY**

21

Properties For Sale **-12.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$2,725,000	\$1,850,000	\$1,932,500	\$1,632,500	-40.1%
Average Price per Square Foot	\$725	\$685	\$703	\$631	-13.0%
Properties Sold	6	10	10	12	100.0%
Properties Pending Sale	8	10	6	5	-37.5%
Properties For Sale	24	41	41	21	-12.5%
Days on Market (Pending Sale)	44	18	8	51	15.3%
Percent Under Contract	33.3%	24.4%	14.6%	23.8%	-28.6%
Average Median Price for Last 12 Months	\$1,817,875	\$1,943,083	\$2,086,667	\$1,942,870	6.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Ladera Ranch Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Beach

Single Family Residences, December 2024



Current Market Snapshot

\$3,205,000

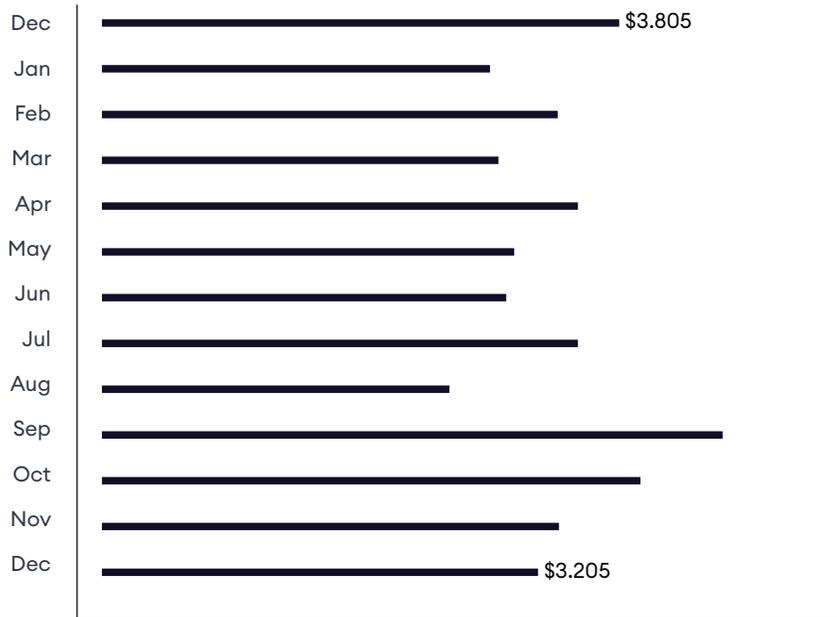
Median Sales Price -15.8% Δ YOY

\$1,747

Average \$/SF 4.2% Δ YOY

145

Properties For Sale -4.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$3,805,000	\$2,970,000	\$4,570,000	\$3,205,000	-15.8%
Average Price per Square Foot	\$1,677	\$1,703	\$1,770	\$1,747	4.2%
Properties Sold	12	22	17	16	33.3%
Properties Pending Sale	15	16	22	9	-40.0%
Properties For Sale	151	182	191	145	-4.0%
Days on Market (Pending Sale)	65	75	70	90	37.9%
Percent Under Contract	9.9%	8.8%	11.5%	6.2%	-37.5%
Average Median Price for Last 12 Months	\$3,216,693	\$3,524,583	\$3,509,167	\$3,351,058	4.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Hills

Single Family Residences, December 2024



Current Market Snapshot

\$1,635,000

Median Sales Price 4.6% Δ YOY

\$765

Average \$/SF 28.6% Δ YOY

28

Properties For Sale -6.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,562,500	\$2,039,150	\$1,300,000	\$1,635,000	4.6%
Average Price per Square Foot	\$595	\$690	\$721	\$765	28.6%
Properties Sold	4	11	13	12	200.0%
Properties Pending Sale	4	9	15	4	0.0%
Properties For Sale	30	48	51	28	-6.7%
Days on Market (Pending Sale)	12	14	20	19	54.2%
Percent Under Contract	13.3%	18.8%	29.4%	14.3%	7.1%
Average Median Price for Last 12 Months	\$1,395,334	\$1,495,042	\$1,570,667	\$1,493,865	7.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Hills Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Laguna Niguel

Single Family Residences, December 2024



Current Market Snapshot

\$1,680,000

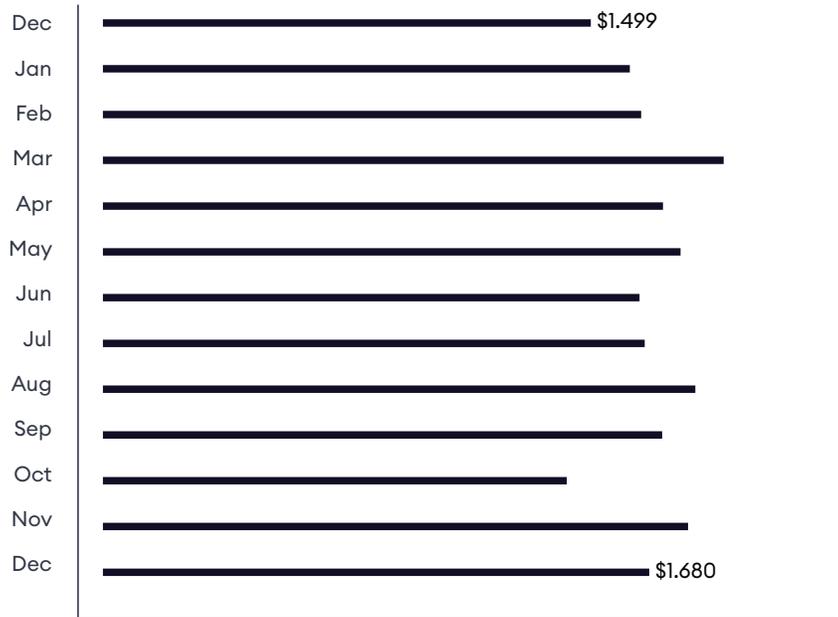
Median Sales Price **12.0% Δ YOY**

\$814

Average \$/SF **10.4% Δ YOY**

104

Properties For Sale **18.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,499,500	\$1,650,000	\$1,720,000	\$1,680,000	12.0%
Average Price per Square Foot	\$737	\$840	\$812	\$814	10.4%
Properties Sold	32	47	34	24	-25.0%
Properties Pending Sale	25	35	35	22	-12.0%
Properties For Sale	88	146	152	104	18.2%
Days on Market (Pending Sale)	21	27	43	42	98.1%
Percent Under Contract	28.4%	24.0%	23.0%	21.2%	-25.5%
Average Median Price for Last 12 Months	\$1,515,083	\$1,685,583	\$1,635,000	\$1,688,254	11.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Laguna Niguel Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lake Forest

Single Family Residences, December 2024



Current Market Snapshot

\$1,280,000

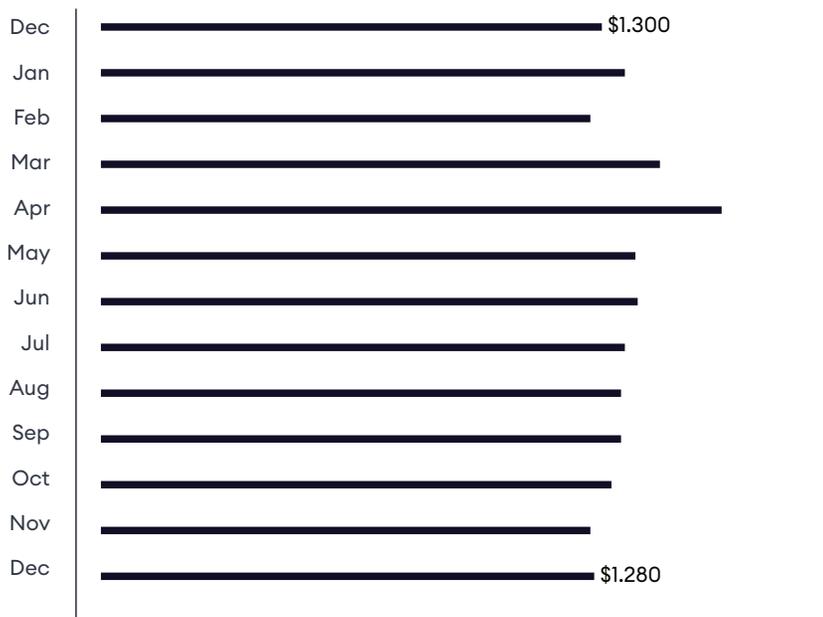
Median Sales Price -1.5% Δ YOY

\$642

Average \$/SF 3.0% Δ YOY

87

Properties For Sale 10.1% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,300,000	\$1,393,500	\$1,350,000	\$1,280,000	-1.5%
Average Price per Square Foot	\$623	\$716	\$657	\$642	3.0%
Properties Sold	19	38	34	26	36.8%
Properties Pending Sale	18	55	34	18	0.0%
Properties For Sale	79	149	132	87	10.1%
Days on Market (Pending Sale)	29	18	27	44	53.2%
Percent Under Contract	22.8%	36.9%	25.8%	20.7%	-9.2%
Average Median Price for Last 12 Months	\$1,313,558	\$1,322,500	\$1,291,667	\$1,362,311	3.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lake Forest Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lantern Village in Dana Point

Single Family Residences, December 2024



Current Market Snapshot

\$1,337,500

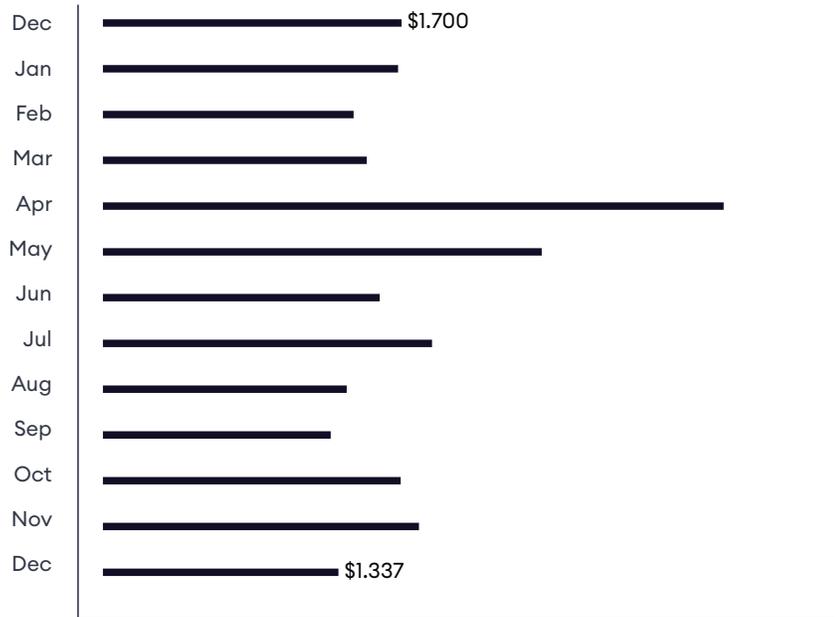
Median Sales Price **-21.3% Δ YOY**

\$1,070

Average \$/SF **82.0% Δ YOY**

14

Properties For Sale **40.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,700,000	\$1,574,500	\$1,293,000	\$1,337,500	-21.3%
Average Price per Square Foot	\$588	\$907	\$872	\$1,070	82.0%
Properties Sold	1	2	2	2	100.0%
Properties Pending Sale	2	5	1	2	0.0%
Properties For Sale	10	17	16	14	40.0%
Days on Market (Pending Sale)	99	37	19	56	-43.7%
Percent Under Contract	20.0%	29.4%	6.2%	14.3%	-28.6%
Average Median Price for Last 12 Months	\$1,731,750	\$1,564,250	\$1,610,833	\$1,793,808	3.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lantern Village in Dana Point Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Lower Newport Bay - Balboa Island

Single Family Residences, December 2024



Current Market Snapshot

\$3,655,000

Median Sales Price n/a Δ YOY

\$2,144

Average \$/SF n/a Δ YOY

14

Properties For Sale 0.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$0	\$7,436,875	\$4,750,000	\$3,655,000	n/a
Average Price per Square Foot	\$0	\$2,631	\$3,107	\$2,144	n/a
Properties Sold	0	4	4	2	n/a
Properties Pending Sale	2	0	3	0	-100.0%
Properties For Sale	14	22	22	14	0.0%
Days on Market (Pending Sale)	25	0	52	0	-100.0%
Percent Under Contract	14.3%	0.0%	13.6%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$5,604,996	\$4,418,333	\$5,607,500	\$4,998,029	-10.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Lower Newport Bay - Balboa Island Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Mission Viejo

Single Family Residences, December 2024



Current Market Snapshot

\$1,340,000

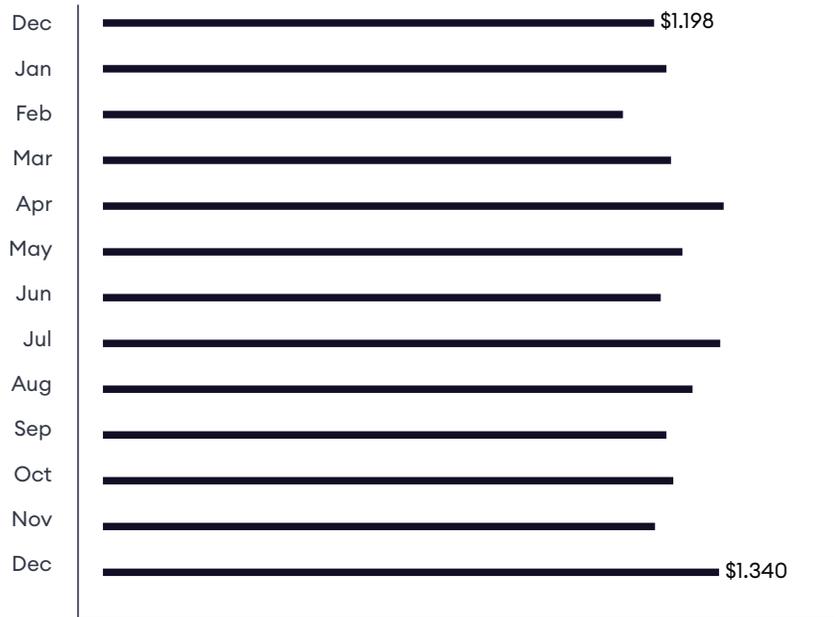
Median Sales Price **11.9% Δ YOY**

\$619

Average \$/SF **5.3% Δ YOY**

124

Properties For Sale **18.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,198,000	\$1,212,500	\$1,225,000	\$1,340,000	11.9%
Average Price per Square Foot	\$588	\$670	\$645	\$619	5.3%
Properties Sold	55	64	47	59	7.3%
Properties Pending Sale	31	80	44	44	41.9%
Properties For Sale	105	187	190	124	18.1%
Days on Market (Pending Sale)	30	18	29	34	15.1%
Percent Under Contract	29.5%	42.8%	23.2%	35.5%	20.2%
Average Median Price for Last 12 Months	\$1,120,729	\$1,271,583	\$1,260,000	\$1,249,231	11.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Monarch Beach

Single Family Residences, December 2024



Current Market Snapshot

\$2,850,000

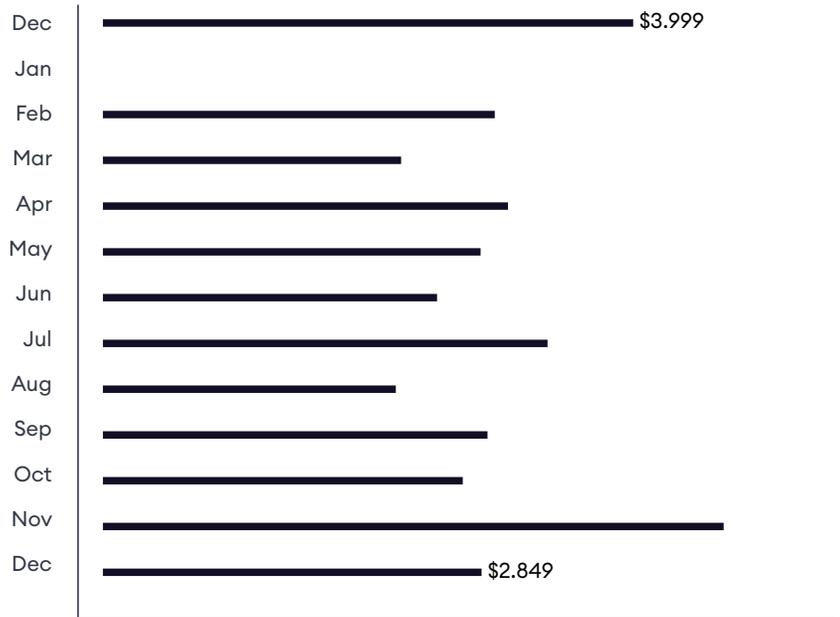
Median Sales Price **-28.7% Δ YOY**

\$1,907

Average \$/SF **32.2% Δ YOY**

52

Properties For Sale **33.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$3,999,000	\$2,512,500	\$2,895,000	\$2,850,000	-28.7%
Average Price per Square Foot	\$1,443	\$1,451	\$1,680	\$1,907	32.2%
Properties Sold	7	8	8	14	100.0%
Properties Pending Sale	4	4	9	10	150.0%
Properties For Sale	39	69	61	52	33.3%
Days on Market (Pending Sale)	120	14	73	42	-64.8%
Percent Under Contract	10.3%	5.8%	14.8%	19.2%	87.5%
Average Median Price for Last 12 Months	\$3,104,372	\$3,114,554	\$3,414,108	\$2,790,871	-10.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Monarch Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Beach

Single Family Residences, December 2024



Current Market Snapshot

\$3,500,000

Median Sales Price -11.4% Δ YOY

\$1,258

Average \$/SF -7.2% Δ YOY

144

Properties For Sale -9.4% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$3,950,000	\$4,136,250	\$4,220,000	\$3,500,000	-11.4%
Average Price per Square Foot	\$1,356	\$1,630	\$1,856	\$1,258	-7.2%
Properties Sold	35	30	26	31	-11.4%
Properties Pending Sale	22	38	27	17	-22.7%
Properties For Sale	159	231	214	144	-9.4%
Days on Market (Pending Sale)	66	56	46	65	-1.8%
Percent Under Contract	13.8%	16.5%	12.6%	11.8%	-14.7%
Average Median Price for Last 12 Months	\$3,635,583	\$3,740,417	\$3,790,833	\$4,065,865	11.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Coast

Single Family Residences, December 2024



Current Market Snapshot

\$8,625,000

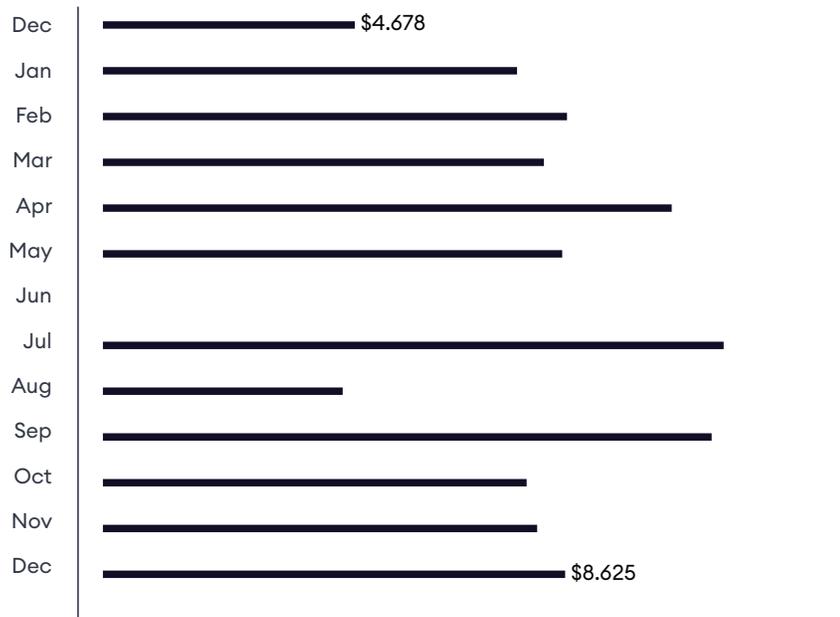
Median Sales Price **84.4% Δ YOY**

\$2,059

Average \$/SF **43.5% Δ YOY**

46

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$4,678,000	\$0	\$11,375,000	\$8,625,000	84.4%
Average Price per Square Foot	\$1,435	\$0	\$2,154	\$2,059	43.5%
Properties Sold	3	0	12	6	100.0%
Properties Pending Sale	4	7	9	7	75.0%
Properties For Sale	46	65	62	46	0.0%
Days on Market (Pending Sale)	32	45	68	140	339.6%
Percent Under Contract	8.7%	10.8%	14.5%	15.2%	75.0%
Average Median Price for Last 12 Months	\$6,276,125	\$8,675,417	\$8,209,167	\$7,733,308	23.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Coast Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Newport Heights

Single Family Residences, December 2024



Current Market Snapshot

\$5,300,000

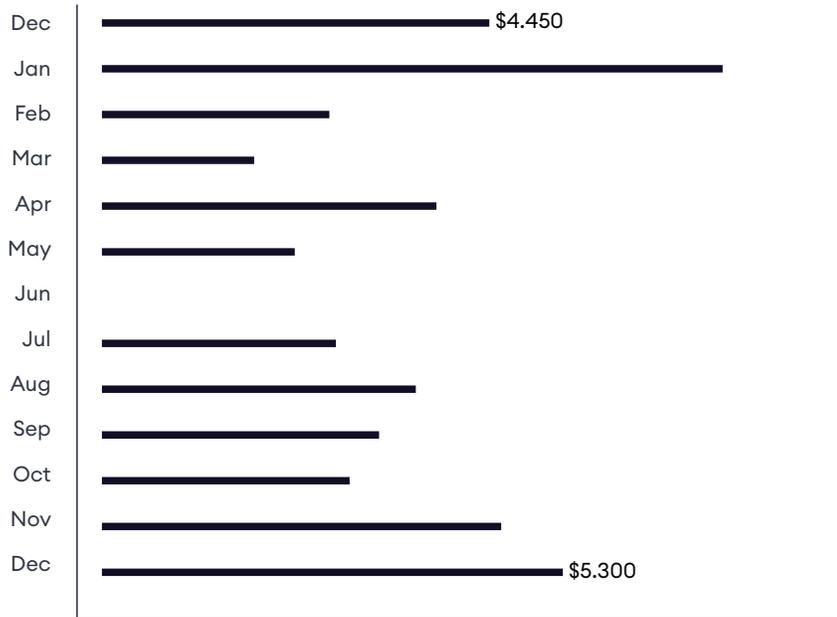
Median Sales Price 19.1% Δ YOY

\$863

Average \$/SF -29.2% Δ YOY

16

Properties For Sale -30.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$4,450,000	\$0	\$3,175,000	\$5,300,000	19.1%
Average Price per Square Foot	\$1,219	\$0	\$1,253	\$863	-29.2%
Properties Sold	7	0	4	1	-85.7%
Properties Pending Sale	3	2	1	1	-66.7%
Properties For Sale	23	24	19	16	-30.4%
Days on Market (Pending Sale)	65	54	4	60	-8.2%
Percent Under Contract	13.0%	8.3%	5.3%	6.2%	-52.1%
Average Median Price for Last 12 Months	\$3,863,542	\$3,695,330	\$4,240,661	\$3,395,345	-12.1%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Newport Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$910,000

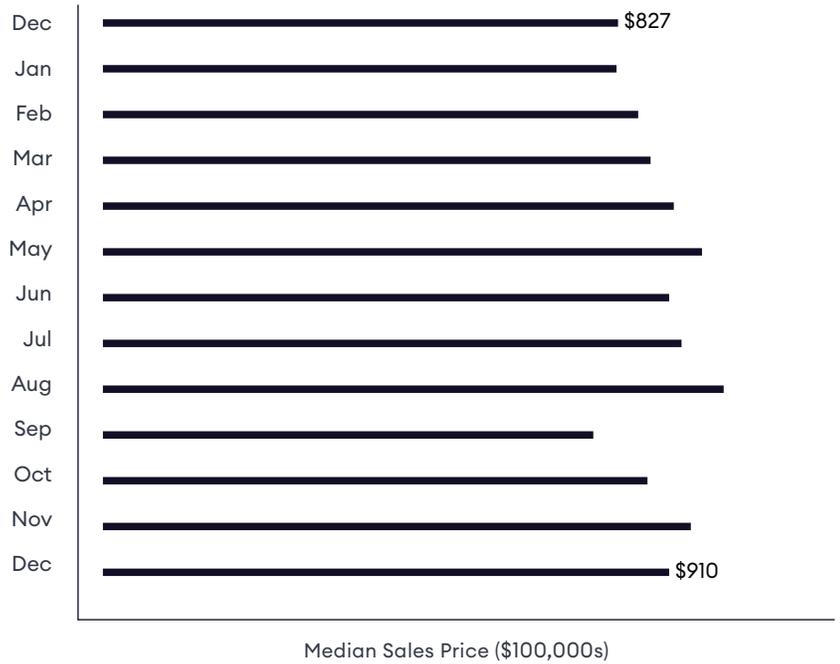
Median Sales Price **10.0% Δ YOY**

\$413

Average \$/SF **7.8% Δ YOY**

48

Properties For Sale **0.0% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$827,500	\$910,000	\$787,500	\$910,000	10.0%
Average Price per Square Foot	\$383	\$446	\$407	\$413	7.8%
Properties Sold	6	21	14	18	200.0%
Properties Pending Sale	8	21	13	14	75.0%
Properties For Sale	48	61	64	48	0.0%
Days on Market (Pending Sale)	19	32	22	32	67.3%
Percent Under Contract	16.7%	34.4%	20.3%	29.2%	75.0%
Average Median Price for Last 12 Months	\$845,958	\$907,583	\$910,000	\$894,500	5.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Norco Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

North Tustin

Single Family Residences, December 2024



Current Market Snapshot

\$1,945,000

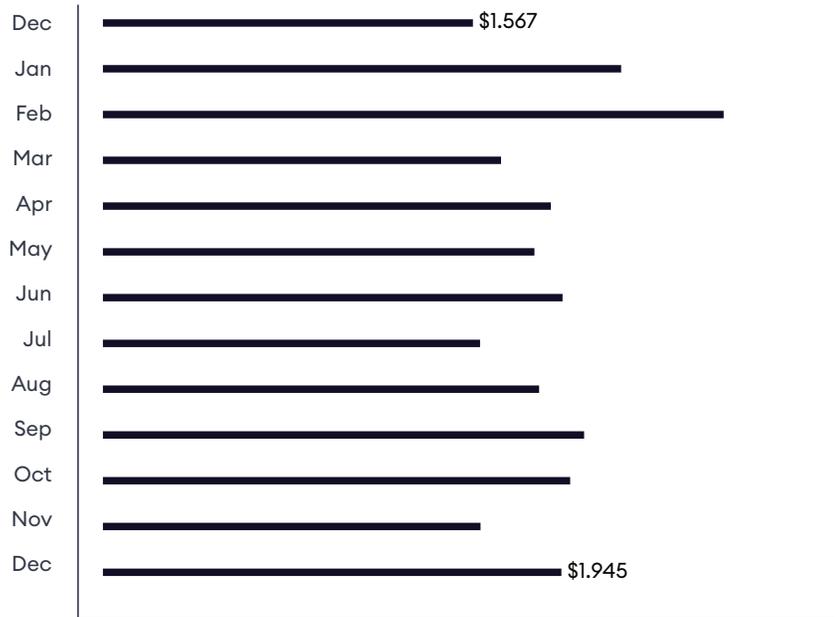
Median Sales Price **24.1% Δ YOY**

\$684

Average \$/SF **7.0% Δ YOY**

41

Properties For Sale **57.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,567,500	\$1,950,000	\$2,042,000	\$1,945,000	24.1%
Average Price per Square Foot	\$639	\$720	\$653	\$684	7.0%
Properties Sold	6	7	13	12	100.0%
Properties Pending Sale	4	11	11	11	175.0%
Properties For Sale	26	47	60	41	57.7%
Days on Market (Pending Sale)	70	30	23	59	-15.6%
Percent Under Contract	15.4%	23.4%	18.3%	26.8%	74.4%
Average Median Price for Last 12 Months	\$1,676,210	\$1,836,250	\$1,842,500	\$1,906,923	13.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in North Tustin Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,275,000

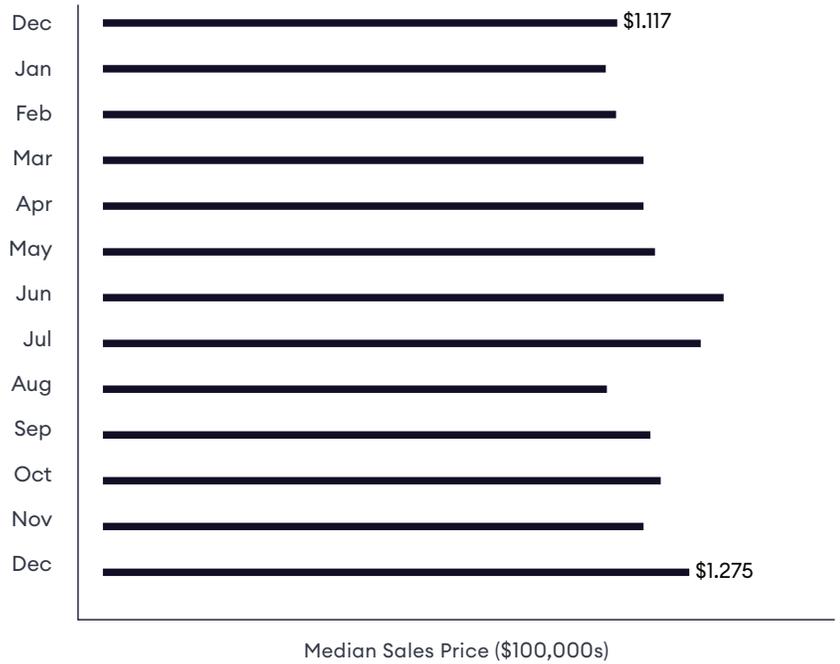
Median Sales Price 14.1% Δ YOY

\$652

Average \$/SF 14.0% Δ YOY

100

Properties For Sale -6.5% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,117,500	\$1,350,000	\$1,190,000	\$1,275,000	14.1%
Average Price per Square Foot	\$572	\$633	\$647	\$652	14.0%
Properties Sold	32	41	45	45	40.6%
Properties Pending Sale	26	45	72	24	-7.7%
Properties For Sale	107	147	195	100	-6.5%
Days on Market (Pending Sale)	25	26	29	56	119.1%
Percent Under Contract	24.3%	30.6%	36.9%	24.0%	-1.2%
Average Median Price for Last 12 Months	\$1,055,125	\$1,207,917	\$1,220,833	\$1,190,192	12.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Orange Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Mission Viejo

Single Family Residences, December 2024



Current Market Snapshot

\$1,250,000

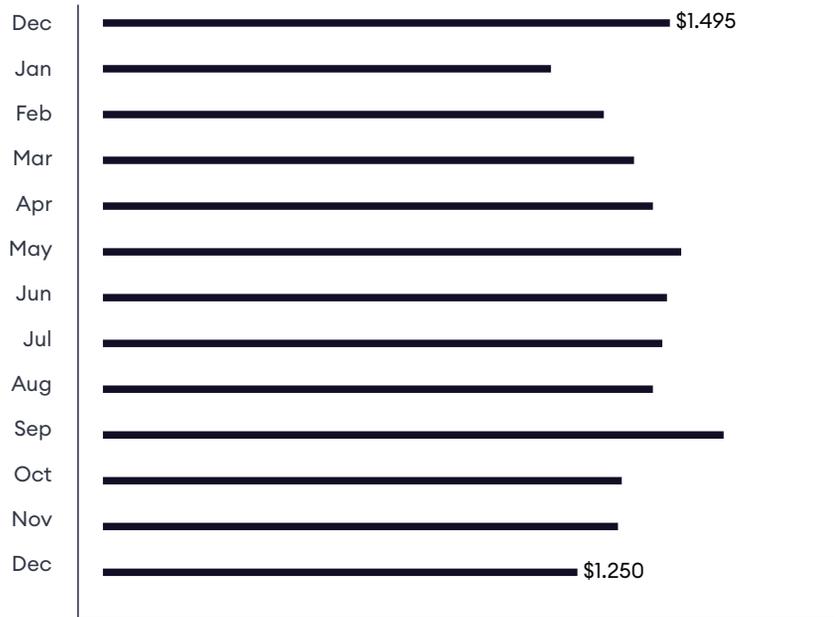
Median Sales Price -16.4% Δ YOY

\$706

Average \$/SF 6.3% Δ YOY

39

Properties For Sale 5.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,495,000	\$1,487,313	\$1,637,500	\$1,250,000	-16.4%
Average Price per Square Foot	\$664	\$692	\$706	\$706	6.3%
Properties Sold	9	19	12	13	44.4%
Properties Pending Sale	14	12	19	7	-50.0%
Properties For Sale	37	37	59	39	5.4%
Days on Market (Pending Sale)	17	20	42	47	172.7%
Percent Under Contract	37.8%	32.4%	32.2%	17.9%	-52.6%
Average Median Price for Last 12 Months	\$1,243,867	\$1,422,916	\$1,324,998	\$1,414,985	13.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Mission Viejo Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Rancho Santa Margarita

Single Family Residences, December 2024



Current Market Snapshot

\$1,369,500

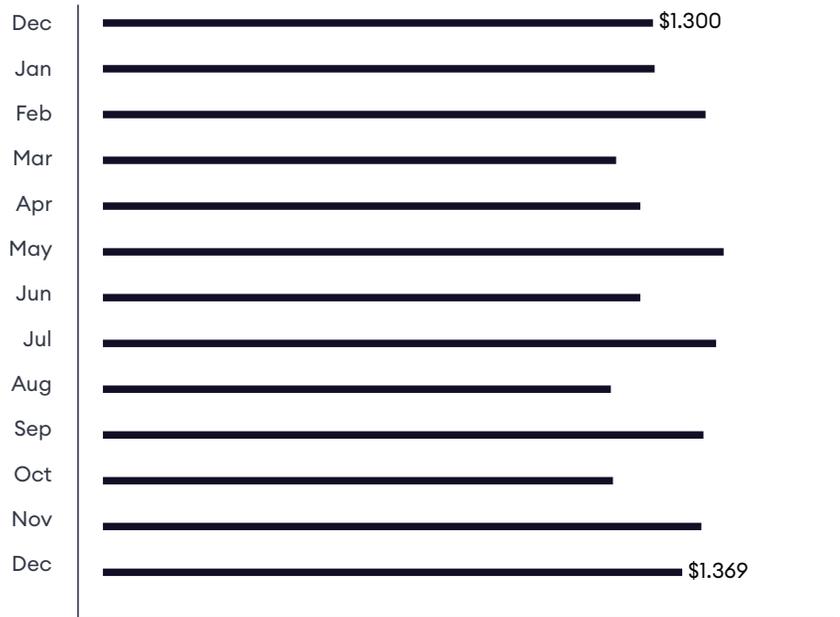
Median Sales Price **5.3% Δ YOY**

\$634

Average \$/SF **14.0% Δ YOY**

38

Properties For Sale **8.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,300,000	\$1,270,000	\$1,420,000	\$1,369,500	5.3%
Average Price per Square Foot	\$556	\$645	\$594	\$634	14.0%
Properties Sold	13	21	16	20	53.8%
Properties Pending Sale	16	20	26	11	-31.2%
Properties For Sale	35	57	70	38	8.6%
Days on Market (Pending Sale)	23	15	19	34	50.2%
Percent Under Contract	45.7%	35.1%	37.1%	28.9%	-36.7%
Average Median Price for Last 12 Months	\$1,258,656	\$1,343,250	\$1,329,833	\$1,331,454	5.8%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Rancho Santa Margarita Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Clemente

Single Family Residences, December 2024



Current Market Snapshot

\$1,600,000

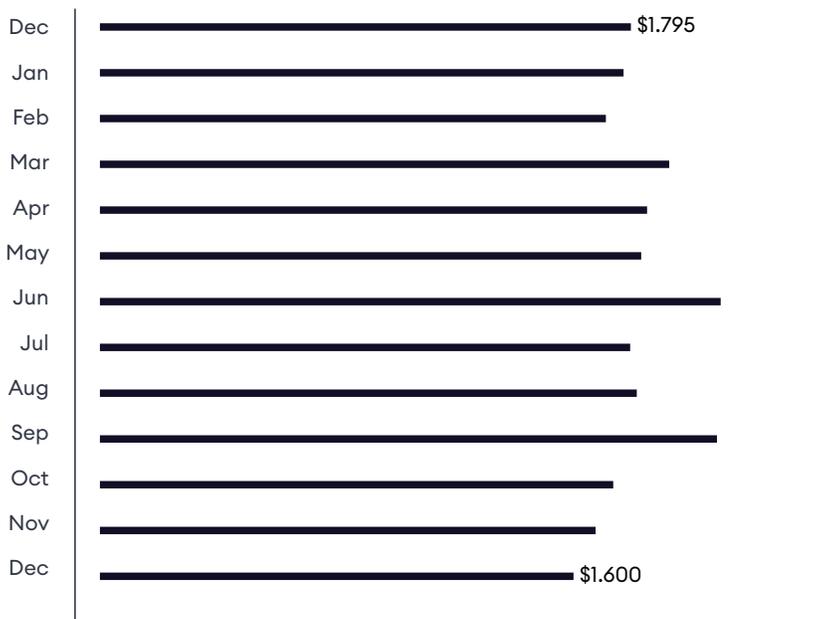
Median Sales Price **-10.9% Δ YOY**

\$760

Average \$/SF **5.3% Δ YOY**

112

Properties For Sale **-11.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,795,000	\$2,100,000	\$2,087,500	\$1,600,000	-10.9%
Average Price per Square Foot	\$722	\$812	\$835	\$760	5.3%
Properties Sold	39	46	46	33	-15.4%
Properties Pending Sale	27	54	48	38	40.7%
Properties For Sale	127	226	192	112	-11.8%
Days on Market (Pending Sale)	47	25	57	62	31.4%
Percent Under Contract	21.3%	23.9%	25.0%	33.9%	59.6%
Average Median Price for Last 12 Months	\$1,727,333	\$1,784,167	\$1,670,000	\$1,821,942	5.5%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Clemente Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

San Juan Capistrano

Single Family Residences, December 2024



Current Market Snapshot

\$1,699,000

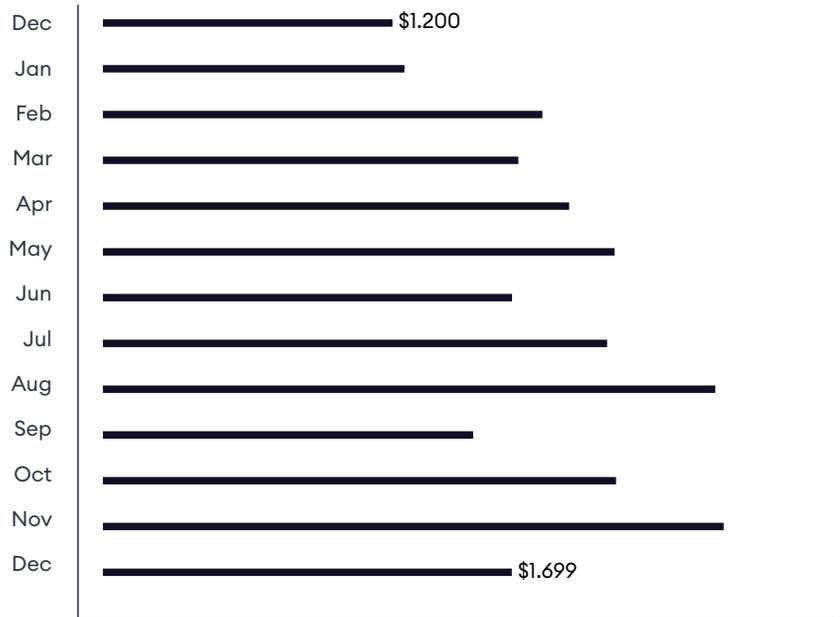
Median Sales Price 41.6% Δ YOY

\$918

Average \$/SF 27.0% Δ YOY

51

Properties For Sale -28.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,200,000	\$1,700,000	\$1,537,500	\$1,699,000	41.6%
Average Price per Square Foot	\$723	\$775	\$730	\$918	27.0%
Properties Sold	15	25	22	13	-13.3%
Properties Pending Sale	16	13	14	7	-56.2%
Properties For Sale	71	88	89	51	-28.2%
Days on Market (Pending Sale)	40	22	30	45	12.5%
Percent Under Contract	22.5%	14.8%	15.7%	13.7%	-39.1%
Average Median Price for Last 12 Months	\$1,517,291	\$2,100,667	\$2,139,667	\$1,875,030	23.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in San Juan Capistrano Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Santa Ana

Single Family Residences, December 2024



Current Market Snapshot

\$925,000

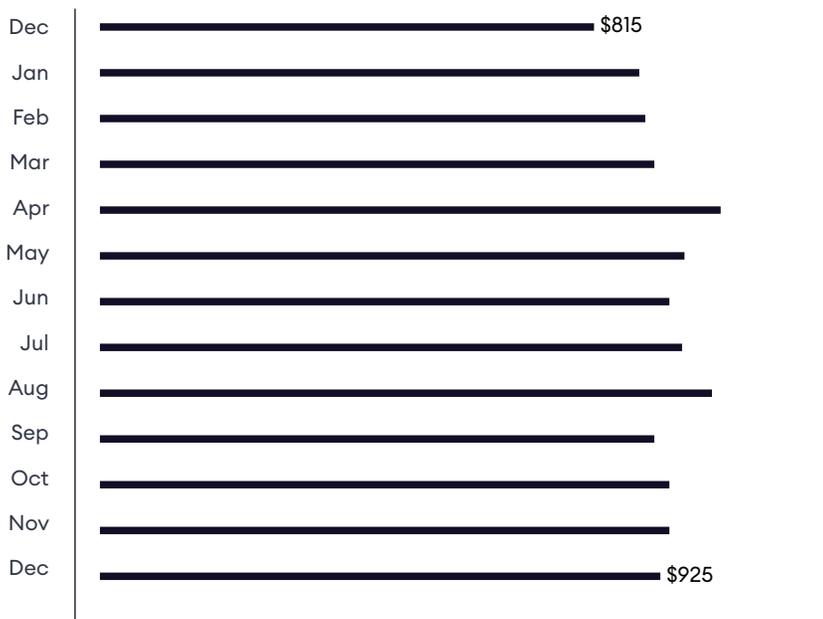
Median Sales Price **13.5% Δ YOY**

\$634

Average \$/SF **5.7% Δ YOY**

115

Properties For Sale **0.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$815,000	\$940,000	\$915,000	\$925,000	13.5%
Average Price per Square Foot	\$600	\$658	\$606	\$634	5.7%
Properties Sold	40	42	45	42	5.0%
Properties Pending Sale	30	33	54	33	10.0%
Properties For Sale	114	160	177	115	0.9%
Days on Market (Pending Sale)	29	27	30	26	-8.9%
Percent Under Contract	26.3%	20.6%	30.5%	28.7%	9.0%
Average Median Price for Last 12 Months	\$829,583	\$948,583	\$935,000	\$933,962	12.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Santa Ana Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Seal Beach

Single Family Residences, December 2024



Current Market Snapshot

\$1,480,000

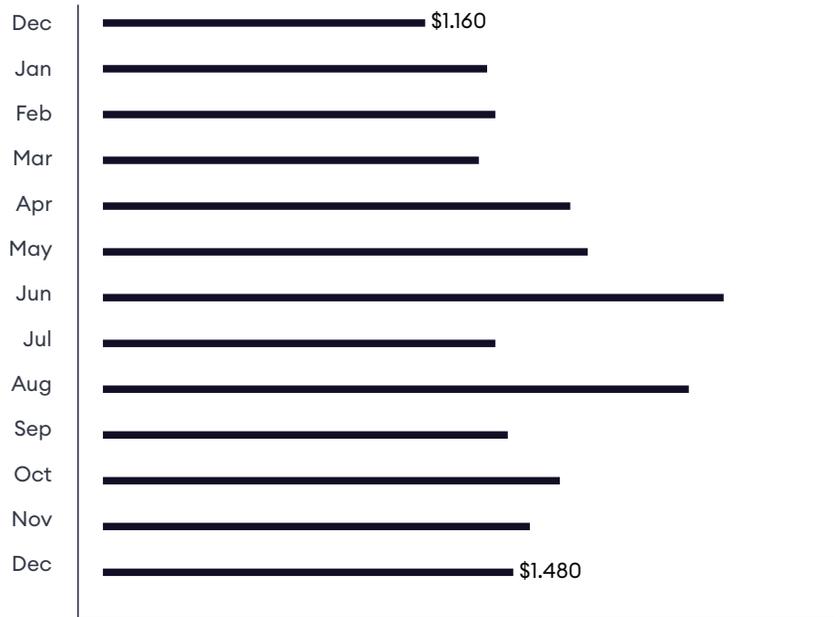
Median Sales Price 27.6% Δ YOY

\$856

Average \$/SF 10.0% Δ YOY

29

Properties For Sale 52.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,160,000	\$2,243,498	\$1,460,000	\$1,480,000	27.6%
Average Price per Square Foot	\$778	\$900	\$764	\$856	10.0%
Properties Sold	1	6	4	7	600.0%
Properties Pending Sale	3	8	10	6	100.0%
Properties For Sale	19	33	41	29	52.6%
Days on Market (Pending Sale)	27	8	32	111	304.3%
Percent Under Contract	15.8%	24.2%	24.4%	20.7%	31.0%
Average Median Price for Last 12 Months	\$1,482,250	\$1,610,170	\$1,556,333	\$1,588,937	7.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Seal Beach Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Shady Canyon

Single Family Residences, December 2024



Current Market Snapshot

\$8,880,000

Median Sales Price **-28.1% Δ YOY**

\$1,344

Average \$/SF **23.5% Δ YOY**

9

Properties For Sale **12.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$12,350,000	\$9,000,000	\$9,250,000	\$8,880,000	-28.1%
Average Price per Square Foot	\$1,088	\$1,506	\$1,166	\$1,344	23.5%
Properties Sold	3	2	1	1	-66.7%
Properties Pending Sale	0	0	1	0	n/a
Properties For Sale	8	12	16	9	12.5%
Days on Market (Pending Sale)	0	0	14	0	n/a
Percent Under Contract	0.0%	0.0%	6.2%	0.0%	n/a
Average Median Price for Last 12 Months	\$9,369,583	\$7,706,667	\$9,063,333	\$8,883,077	-5.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Shady Canyon Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Turtle Ridge

Single Family Residences, December 2024



Current Market Snapshot

\$2,900,000

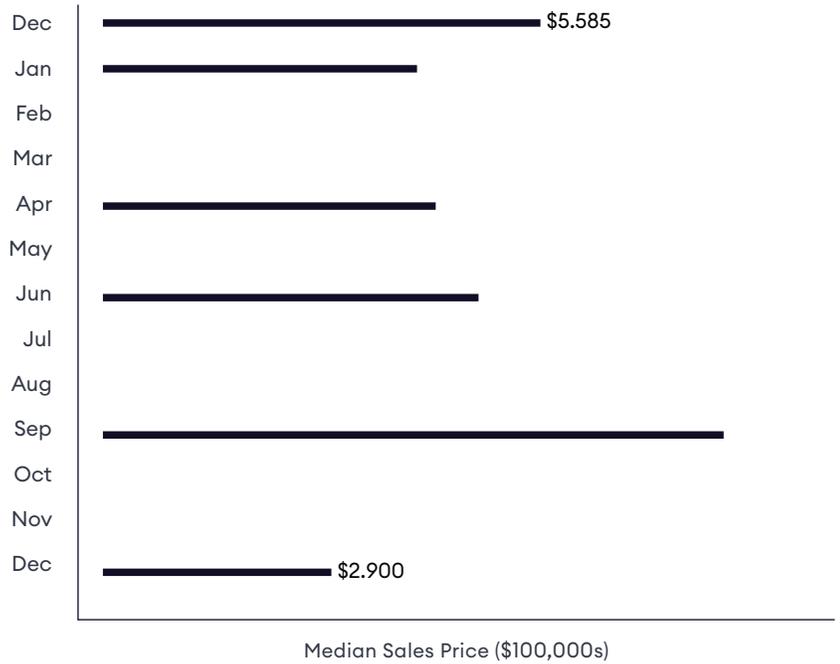
Median Sales Price **-48.1% Δ YOY**

\$1,427

Average \$/SF **6.1% Δ YOY**

4

Properties For Sale **0.0% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$5,585,000	\$4,790,000	\$7,938,000	\$2,900,000	-48.1%
Average Price per Square Foot	\$1,345	\$1,374	\$1,393	\$1,427	6.1%
Properties Sold	2	3	1	1	-50.0%
Properties Pending Sale	1	2	0	1	0.0%
Properties For Sale	4	5	3	4	0.0%
Days on Market (Pending Sale)	19	2	0	201	957.9%
Percent Under Contract	25.0%	40.0%	0.0%	25.0%	0.0%
Average Median Price for Last 12 Months	\$2,995,000	\$1,806,333	\$966,667	\$2,265,615	-24.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Ridge Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$4,164,625

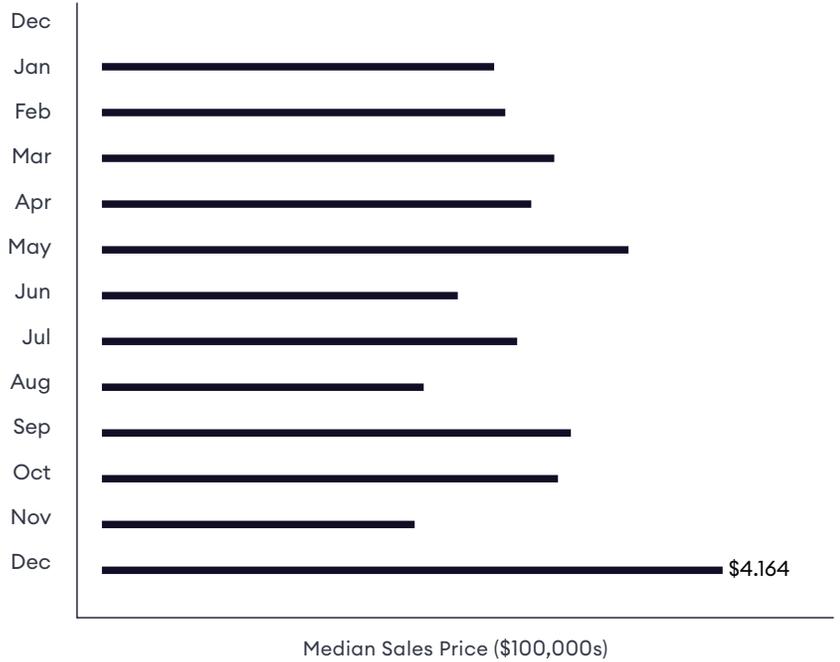
Median Sales Price n/a Δ YOY

\$1,062

Average \$/SF n/a Δ YOY

4

Properties For Sale 100.0% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$0	\$2,380,000	\$3,142,000	\$4,164,625	n/a
Average Price per Square Foot	\$0	\$1,192	\$1,109	\$1,062	n/a
Properties Sold	0	5	6	2	n/a
Properties Pending Sale	0	4	4	0	n/a
Properties For Sale	2	9	10	4	100.0%
Days on Market (Pending Sale)	0	9	33	0	n/a
Percent Under Contract	0.0%	44.4%	40.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$2,371,292	\$2,896,887	\$3,103,008	\$2,655,486	12.0%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Turtle Rock Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,234,000

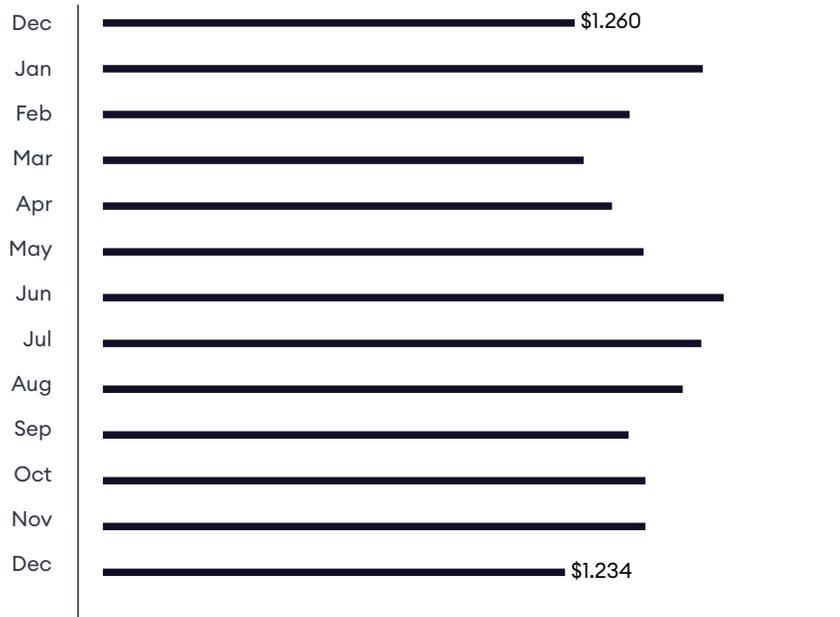
Median Sales Price -2.1% Δ YOY

\$663

Average \$/SF -1.5% Δ YOY

35

Properties For Sale -28.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,260,000	\$1,660,000	\$1,404,800	\$1,234,000	-2.1%
Average Price per Square Foot	\$673	\$722	\$739	\$663	-1.5%
Properties Sold	12	25	23	15	25.0%
Properties Pending Sale	14	26	26	14	0.0%
Properties For Sale	49	76	65	35	-28.6%
Days on Market (Pending Sale)	38	12	33	53	37.0%
Percent Under Contract	28.6%	34.2%	40.0%	40.0%	40.0%
Average Median Price for Last 12 Months	\$1,252,715	\$1,448,133	\$1,378,000	\$1,439,177	14.9%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Tustin Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Bay - Santa Ana Heights

Single Family Residences, December 2024



Current Market Snapshot

\$3,850,000

Median Sales Price 22.5% Δ YOY

\$1,249

Average \$/SF -10.5% Δ YOY

28

Properties For Sale 7.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$3,143,750	\$3,550,000	\$3,500,000	\$3,850,000	22.5%
Average Price per Square Foot	\$1,395	\$1,160	\$1,096	\$1,249	-10.5%
Properties Sold	10	8	3	10	0.0%
Properties Pending Sale	2	9	6	8	300.0%
Properties For Sale	26	46	45	28	7.7%
Days on Market (Pending Sale)	61	35	19	61	0.8%
Percent Under Contract	7.7%	19.6%	13.3%	28.6%	271.4%
Average Median Price for Last 12 Months	\$3,280,938	\$3,521,667	\$3,560,000	\$3,588,404	9.4%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Bay - Santa Ana Heights Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

West Newport - Lido

Single Family Residences, December 2024



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

28

Properties For Sale 7.7% Δ YOY



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$6,400,000	\$7,627,500	\$3,820,000	\$0	-100.0%
Average Price per Square Foot	\$2,032	\$2,456	\$1,743	\$0	-100.0%
Properties Sold	1	4	3	0	-100.0%
Properties Pending Sale	0	5	4	0	n/a
Properties For Sale	26	30	32	28	7.7%
Days on Market (Pending Sale)	0	81	70	0	n/a
Percent Under Contract	0.0%	16.7%	12.5%	0.0%	n/a
Average Median Price for Last 12 Months	\$4,242,813	\$3,793,333	\$3,451,667	\$4,717,885	11.2%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in West Newport - Lido Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



Current Market Snapshot

\$1,022,500

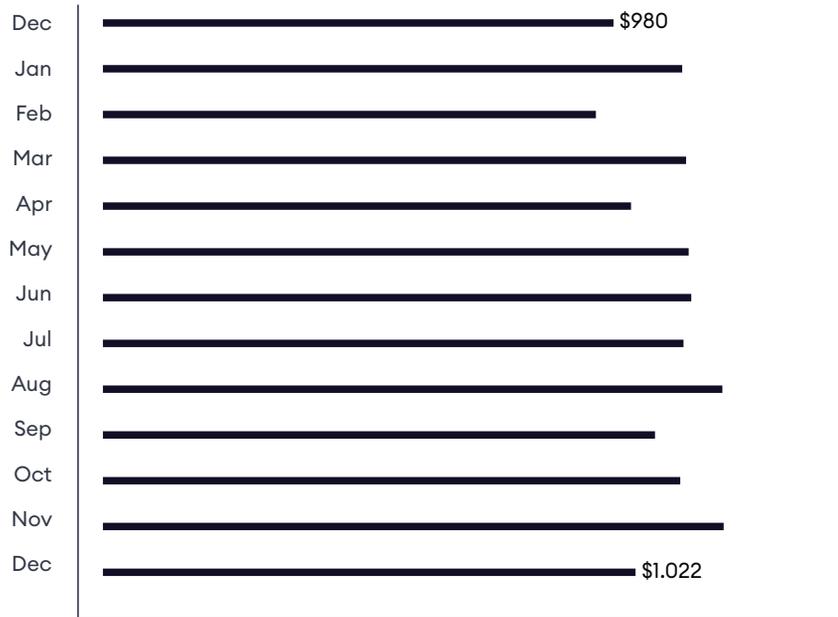
Median Sales Price 4.3% Δ YOY

\$659

Average \$/SF 7.7% Δ YOY

43

Properties For Sale 22.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$980,000	\$1,130,000	\$1,060,000	\$1,022,500	4.3%
Average Price per Square Foot	\$612	\$612	\$647	\$659	7.7%
Properties Sold	15	23	21	22	46.7%
Properties Pending Sale	13	23	28	14	7.7%
Properties For Sale	35	56	79	43	22.9%
Days on Market (Pending Sale)	19	10	22	44	136.5%
Percent Under Contract	37.1%	41.1%	35.4%	32.6%	-12.3%
Average Median Price for Last 12 Months	\$981,137	\$1,114,792	\$1,107,917	\$1,085,846	10.7%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Westminster Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.

Yorba Linda

Single Family Residences, December 2024



Current Market Snapshot

\$1,619,600

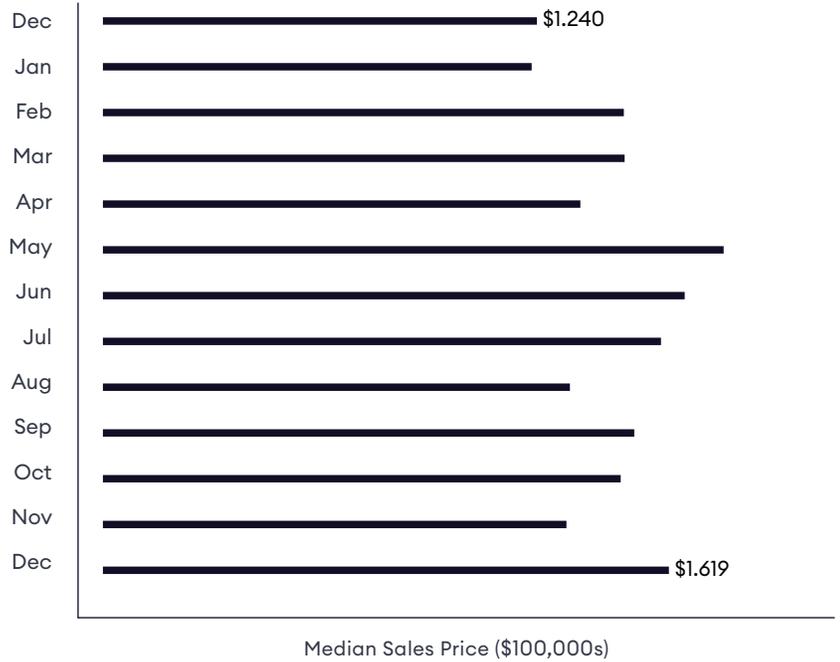
Median Sales Price **30.6% Δ YOY**

\$630

Average \$/SF **4.3% Δ YOY**

81

Properties For Sale **-5.8% Δ YOY**



Data*	Dec 2023	6 Month	3 Month	Dec 2024	% Change
Median Price	\$1,240,000	\$1,665,000	\$1,520,000	\$1,619,600	30.6%
Average Price per Square Foot	\$604	\$628	\$623	\$630	4.3%
Properties Sold	33	48	41	29	-12.1%
Properties Pending Sale	23	53	48	28	21.7%
Properties For Sale	86	152	143	81	-5.8%
Days on Market (Pending Sale)	38	22	27	43	12.3%
Percent Under Contract	26.7%	34.9%	33.6%	34.6%	29.3%
Average Median Price for Last 12 Months	\$1,318,325	\$1,479,567	\$1,475,200	\$1,471,663	11.6%

*Information obtained from Broker Metrics, The MLS and Foreclosure Radar for all areas in Yorba Linda Micro Market Report. Statistics are subject to change due to individual real estate company reporting disciplines.



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