

Micro Market Report



February 2025



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 Missionn 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, February 2025



Current Market Snapshot

\$1,430,000

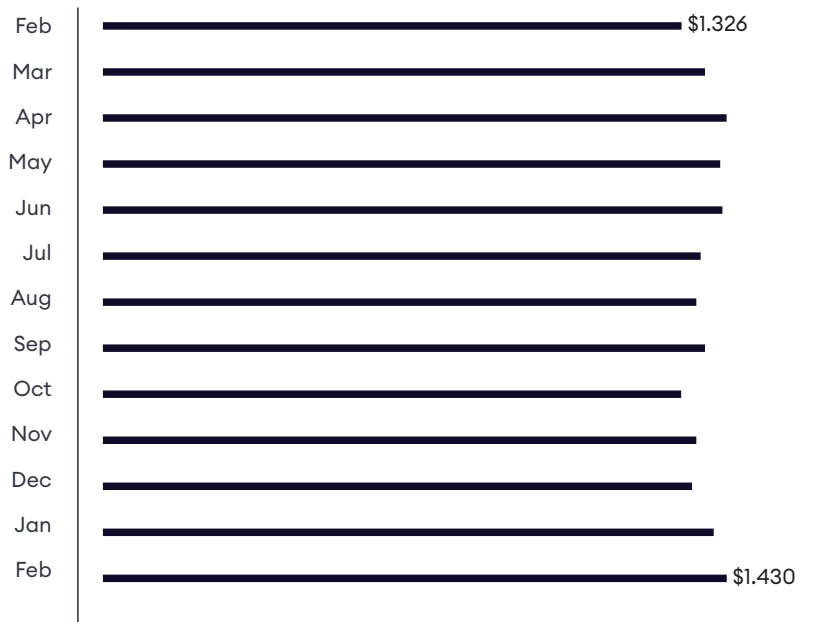
Median Sales Price **7.8% Δ YOY**

\$840

Average \$/SF **5.0% Δ YOY**

3,433

Properties For Sale **7.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,326,000	\$1,360,000	\$1,360,000	\$1,430,000	7.8%
Average Price per Square Foot	\$800	\$786	\$800	\$840	5.0%
Properties Sold	864	1140	958	859	-0.6%
Properties Pending Sale	989	1092	937	1013	2.4%
Properties For Sale	3,206	4,537	3,773	3,433	7.1%
Days on Market (Pending Sale)	25	27	40	34	32.5%
Percent Under Contract	30.8%	24.1%	24.8%	29.5%	-4.3%
Average Median Price for Last 12 Months	\$1,268,958	\$1,374,167	\$1,393,333	\$1,380,442	8.8%

*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, February 2025



Current Market Snapshot

\$1,590,000

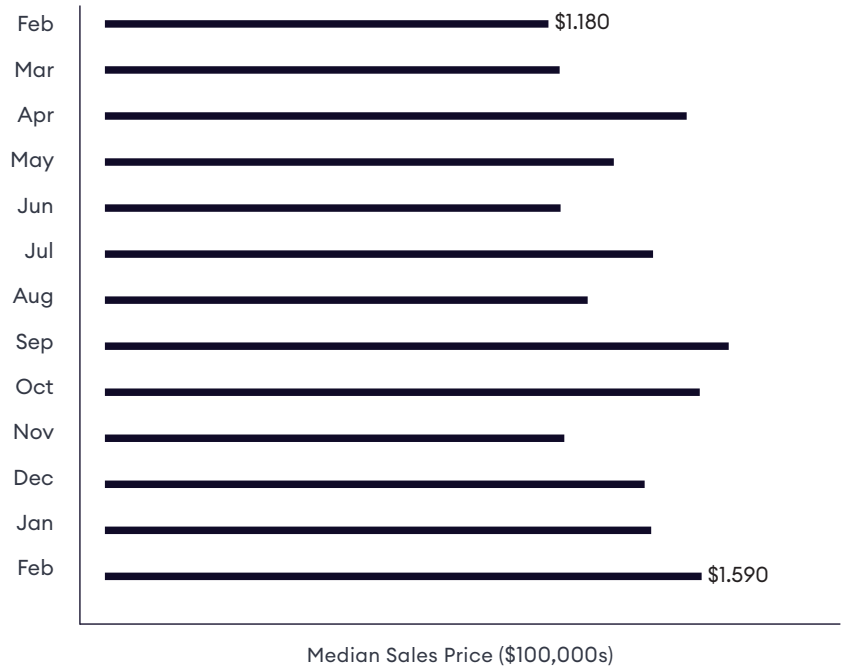
Median Sales Price **34.7% Δ YOY**

\$740

Average \$/SF **6.8% Δ YOY**

28

Properties For Sale **40.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,180,000	\$1,285,000	\$1,222,500	\$1,590,000	34.7%
Average Price per Square Foot	\$693	\$759	\$730	\$740	6.8%
Properties Sold	8	13	8	7	-12.5%
Properties Pending Sale	7	7	10	16	128.6%
Properties For Sale	20	29	24	28	40.0%
Days on Market (Pending Sale)	11	44	22	13	19.2%
Percent Under Contract	35.0%	24.1%	41.7%	57.1%	63.3%
Average Median Price for Last 12 Months	\$1,316,083	\$1,492,083	\$1,494,167	\$1,400,385	6.4%

*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, February 2025



Current Market Snapshot

\$6,777,500

Median Sales Price n/a Δ YOY

\$2,520

Average \$/SF n/a Δ YOY

35

Properties For Sale 0.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$6,299,000	\$4,445,000	\$6,777,500	n/a
Average Price per Square Foot	\$0	\$2,099	\$2,226	\$2,520	n/a
Properties Sold	0	5	5	4	n/a
Properties Pending Sale	3	5	1	5	66.7%
Properties For Sale	35	42	31	35	0.0%
Days on Market (Pending Sale)	174	75	156	31	-82.0%
Percent Under Contract	8.6%	11.9%	3.2%	14.3%	66.7%
Average Median Price for Last 12 Months	\$5,967,414	\$5,823,333	\$4,740,000	\$5,415,885	-9.2%

*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, February 2025



Current Market Snapshot

\$2,000,000

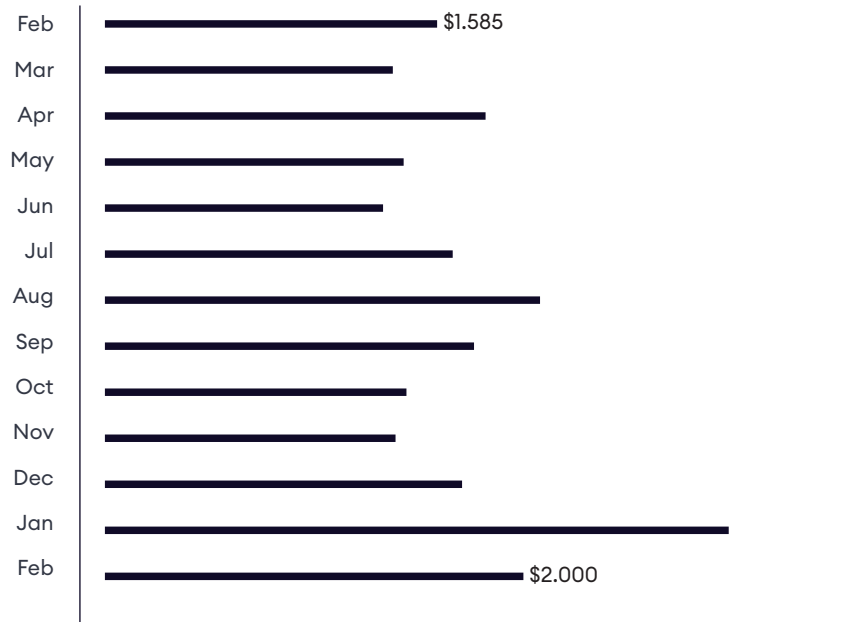
Median Sales Price **26.2% Δ YOY**

\$1,100

Average \$/SF **18.4% Δ YOY**

31

Properties For Sale **19.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,585,000	\$2,080,000	\$1,385,000	\$2,000,000	26.2%
Average Price per Square Foot	\$929	\$921	\$880	\$1,100	18.4%
Properties Sold	1	9	4	2	100.0%
Properties Pending Sale	4	3	8	7	75.0%
Properties For Sale	26	41	34	31	19.2%
Days on Market (Pending Sale)	43	49	74	24	-43.9%
Percent Under Contract	15.4%	7.3%	23.5%	22.6%	46.8%
Average Median Price for Last 12 Months	\$1,849,033	\$1,879,583	\$2,230,833	\$1,733,965	-6.2%

*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, February 2025



Current Market Snapshot

\$6,100,000

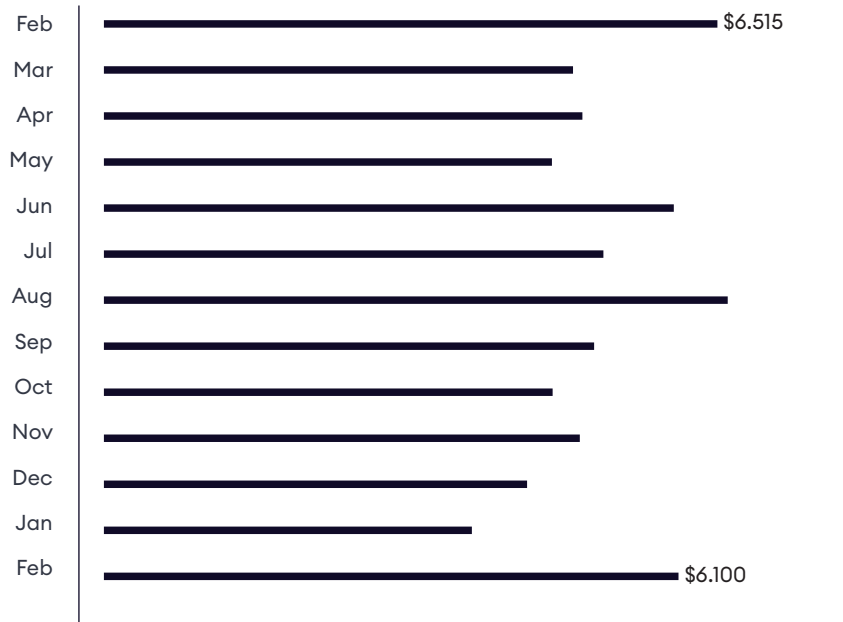
Median Sales Price -6.4% Δ YOY

\$2,241

Average \$/SF 2.8% Δ YOY

66

Properties For Sale -7.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$6,515,000	\$6,625,000	\$5,047,500	\$6,100,000	-6.4%
Average Price per Square Foot	\$2,179	\$2,102	\$1,990	\$2,241	2.8%
Properties Sold	12	8	4	12	0.0%
Properties Pending Sale	15	9	9	11	-26.7%
Properties For Sale	71	76	82	66	-7.0%
Days on Market (Pending Sale)	59	28	89	58	-2.0%
Percent Under Contract	21.1%	11.8%	11.0%	16.7%	-21.1%
Average Median Price for Last 12 Months	\$5,244,125	\$4,914,365	\$4,827,062	\$5,290,399	0.9%

*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, February 2025



Current Market Snapshot

\$6,100,000

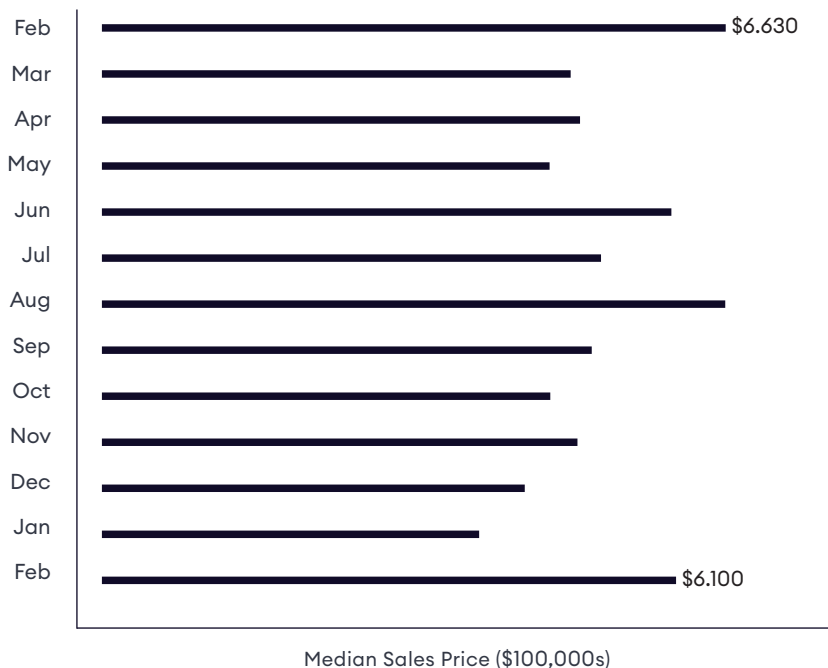
Median Sales Price **-8.0% Δ YOY**

\$2,241

Average \$/SF **2.8% Δ YOY**

66

Properties For Sale **-7.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$6,630,000	\$6,625,000	\$5,047,500	\$6,100,000	-8.0%
Average Price per Square Foot	\$2,181	\$2,102	\$1,990	\$2,241	2.8%
Properties Sold	11	8	4	12	9.1%
Properties Pending Sale	15	9	9	11	-26.7%
Properties For Sale	71	76	82	66	-7.0%
Days on Market (Pending Sale)	59	28	89	58	-2.0%
Percent Under Contract	21.1%	11.8%	11.0%	16.7%	-21.1%
Average Median Price for Last 12 Months	\$5,278,667	\$4,931,349	\$4,861,031	\$5,307,084	0.5%

*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, February 2025



Current Market Snapshot

\$1,615,000

Median Sales Price -2.1% Δ YOY

\$941

Average \$/SF 7.5% Δ YOY

91

Properties For Sale -2.2% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,650,000	\$1,475,000	\$1,650,000	\$1,615,000	-2.1%
Average Price per Square Foot	\$875	\$915	\$945	\$941	7.5%
Properties Sold	21	35	41	35	66.7%
Properties Pending Sale	24	33	31	40	66.7%
Properties For Sale	93	131	105	91	-2.2%
Days on Market (Pending Sale)	19	19	42	40	107.2%
Percent Under Contract	25.8%	25.2%	29.5%	44.0%	70.3%
Average Median Price for Last 12 Months	\$1,379,250	\$1,541,167	\$1,507,000	\$1,528,554	10.8%

*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, February 2025



Current Market Snapshot

\$2,367,500

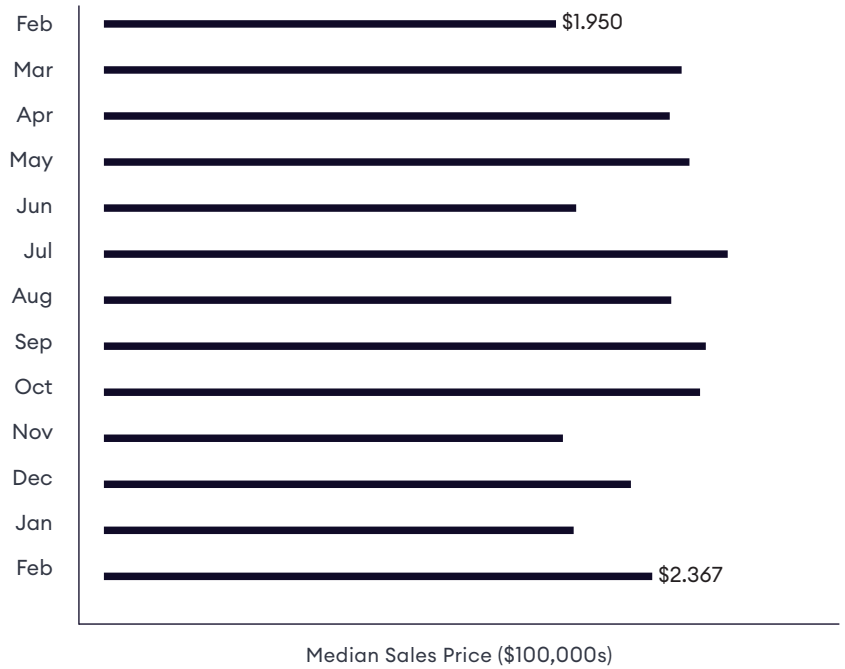
Median Sales Price **21.4% Δ YOY**

\$657

Average \$/SF **7.4% Δ YOY**

64

Properties For Sale **64.1% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,950,000	\$2,450,000	\$1,980,000	\$2,367,500	21.4%
Average Price per Square Foot	\$612	\$650	\$695	\$657	7.4%
Properties Sold	13	13	14	14	7.7%
Properties Pending Sale	16	9	9	15	-6.2%
Properties For Sale	39	51	49	64	64.1%
Days on Market (Pending Sale)	14	24	35	54	302.0%
Percent Under Contract	41.0%	17.6%	18.4%	23.4%	-42.9%
Average Median Price for Last 12 Months	\$1,971,908	\$2,304,021	\$2,223,042	\$2,340,317	18.7%

*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, February 2025



Current Market Snapshot

No Sales

Median Sales Price n/a Δ YOY

No Sales

Average \$/SF n/a Δ YOY

10

Properties For Sale -33.3% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$0	\$9,500,000	\$0	n/a
Average Price per Square Foot	\$0	\$0	\$2,906	\$0	n/a
Properties Sold	0	0	1	0	n/a
Properties Pending Sale	0	4	0	0	n/a
Properties For Sale	15	24	16	10	-33.3%
Days on Market (Pending Sale)	0	78	0	0	n/a
Percent Under Contract	0.0%	16.7%	0.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$6,255,417	\$13,183,583	\$13,472,167	\$9,256,462	48.0%

*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, February 2025



Current Market Snapshot

\$2,170,000

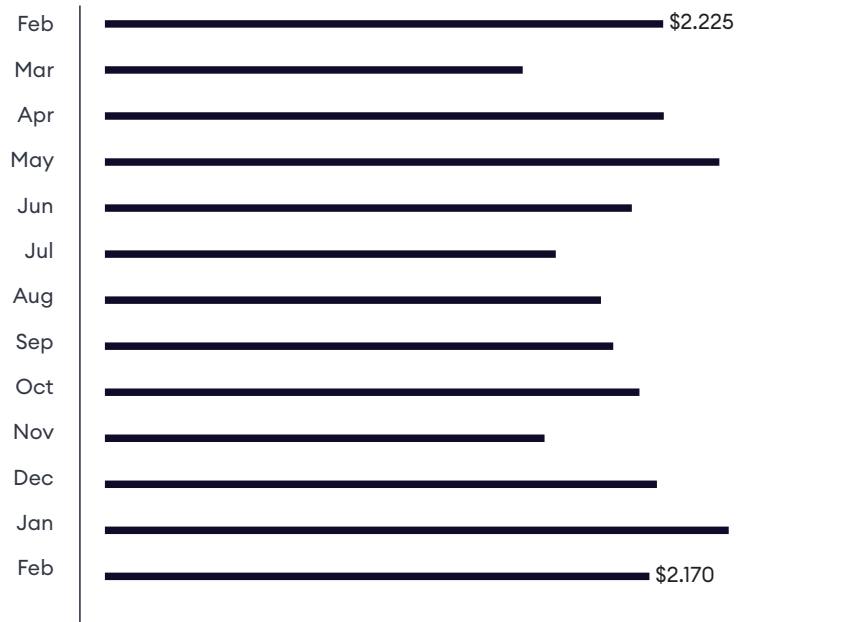
Median Sales Price **-2.5% Δ YOY**

\$1,249

Average \$/SF **-10.7% Δ YOY**

121

Properties For Sale **19.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,225,000	\$1,975,895	\$1,750,000	\$2,170,000	-2.5%
Average Price per Square Foot	\$1,398	\$1,151	\$1,153	\$1,249	-10.7%
Properties Sold	17	34	13	17	0.0%
Properties Pending Sale	17	24	24	23	35.3%
Properties For Sale	101	141	130	121	19.8%
Days on Market (Pending Sale)	55	77	53	62	12.3%
Percent Under Contract	16.8%	17.0%	18.5%	19.0%	12.9%
Average Median Price for Last 12 Months	\$1,981,583	\$2,127,083	\$2,285,833	\$2,092,146	5.6%

*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, February 2025



Current Market Snapshot

\$3,819,625

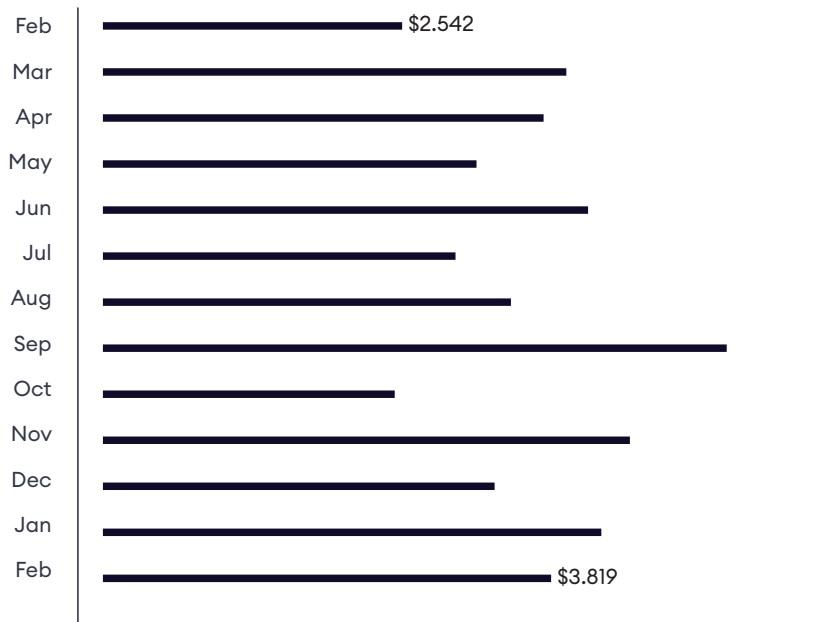
Median Sales Price **50.2% Δ YOY**

\$1,249

Average \$/SF **-1.7% Δ YOY**

43

Properties For Sale **-20.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,542,500	\$3,475,000	\$4,495,000	\$3,819,625	50.2%
Average Price per Square Foot	\$1,270	\$1,196	\$1,324	\$1,249	-1.7%
Properties Sold	12	11	15	10	-16.7%
Properties Pending Sale	14	10	12	13	-7.1%
Properties For Sale	54	56	46	43	-20.4%
Days on Market (Pending Sale)	23	39	49	64	179.8%
Percent Under Contract	25.9%	17.9%	26.1%	30.2%	16.6%
Average Median Price for Last 12 Months	\$3,166,375	\$3,950,563	\$3,801,542	\$3,672,471	16.0%

*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, February 2025



Current Market Snapshot

\$2,105,000

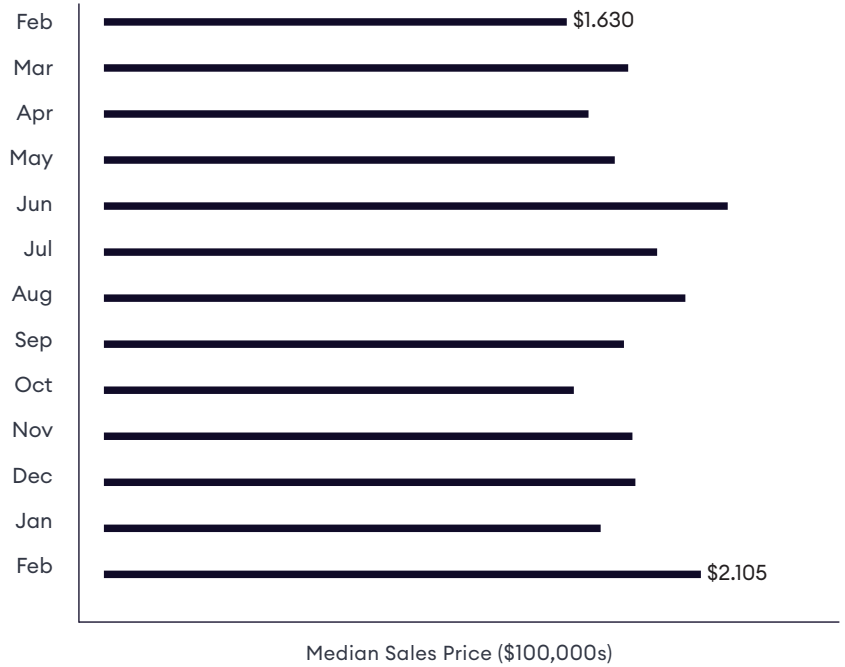
Median Sales Price **29.1% Δ YOY**

\$1,165

Average \$/SF **31.5% Δ YOY**

25

Properties For Sale **-16.7% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,630,000	\$2,050,000	\$1,862,500	\$2,105,000	29.1%
Average Price per Square Foot	\$886	\$1,270	\$1,258	\$1,165	31.5%
Properties Sold	9	6	10	10	11.1%
Properties Pending Sale	9	9	8	10	11.1%
Properties For Sale	30	38	32	25	-16.7%
Days on Market (Pending Sale)	27	15	53	34	25.7%
Percent Under Contract	30.0%	23.7%	25.0%	40.0%	33.3%
Average Median Price for Last 12 Months	\$1,750,417	\$1,846,333	\$1,909,333	\$1,866,346	6.6%

*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, February 2025



Current Market Snapshot

\$1,570,000

Median Sales Price **16.1% Δ YOY**

\$728

Average \$/SF **14.1% Δ YOY**

68

Properties For Sale **19.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,352,500	\$1,450,000	\$1,400,000	\$1,570,000	16.1%
Average Price per Square Foot	\$638	\$673	\$700	\$728	14.1%
Properties Sold	18	19	17	15	-16.7%
Properties Pending Sale	18	15	12	23	27.8%
Properties For Sale	57	67	66	68	19.3%
Days on Market (Pending Sale)	10	14	17	16	62.1%
Percent Under Contract	31.6%	22.4%	18.2%	33.8%	7.1%
Average Median Price for Last 12 Months	\$1,301,271	\$1,484,167	\$1,521,667	\$1,444,915	11.0%

*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, February 2025



Current Market Snapshot

\$1,582,500

Median Sales Price **11.4% Δ YOY**

\$836

Average \$/SF **5.3% Δ YOY**

243

Properties For Sale **6.6% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,420,000	\$1,575,000	\$1,475,000	\$1,582,500	11.4%
Average Price per Square Foot	\$794	\$846	\$773	\$836	5.3%
Properties Sold	64	71	67	46	-28.1%
Properties Pending Sale	59	82	70	69	16.9%
Properties For Sale	228	341	264	243	6.6%
Days on Market (Pending Sale)	22	19	41	36	66.2%
Percent Under Contract	25.9%	24.0%	26.5%	28.4%	9.7%
Average Median Price for Last 12 Months	\$1,368,287	\$1,521,517	\$1,540,015	\$1,487,815	8.7%

*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

\$2,135,179

Median Sales Price 2.7% Δ YOY

\$951

Average \$/SF 6.1% Δ YOY

301

Properties For Sale 51.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,079,000	\$2,279,000	\$1,800,000	\$2,135,179	2.7%
Average Price per Square Foot	\$896	\$980	\$916	\$951	6.1%
Properties Sold	64	57	65	43	-32.8%
Properties Pending Sale	72	72	62	56	-22.2%
Properties For Sale	199	362	276	301	51.3%
Days on Market (Pending Sale)	27	28	45	37	35.5%
Percent Under Contract	36.2%	19.9%	22.5%	18.6%	-48.6%
Average Median Price for Last 12 Months	\$2,034,412	\$2,116,697	\$2,155,060	\$2,186,668	7.5%

*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, February 2025



Current Market Snapshot

\$1,460,000

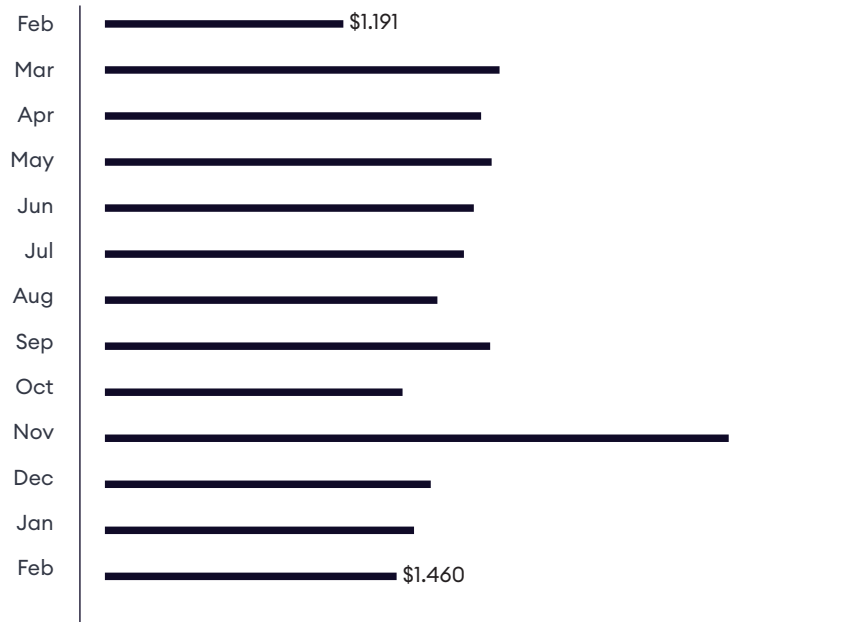
Median Sales Price **22.6% Δ YOY**

\$634

Average \$/SF **1.0% Δ YOY**

34

Properties For Sale **36.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,191,000	\$1,666,000	\$3,137,500	\$1,460,000	22.6%
Average Price per Square Foot	\$628	\$641	\$826	\$634	1.0%
Properties Sold	6	15	4	3	-50.0%
Properties Pending Sale	11	14	13	13	18.2%
Properties For Sale	25	40	39	34	36.0%
Days on Market (Pending Sale)	12	20	37	18	49.7%
Percent Under Contract	44.0%	35.0%	33.3%	38.2%	-13.1%
Average Median Price for Last 12 Months	\$1,847,625	\$1,866,750	\$1,546,833	\$1,808,793	-2.1%

*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, February 2025



Current Market Snapshot

\$2,300,000

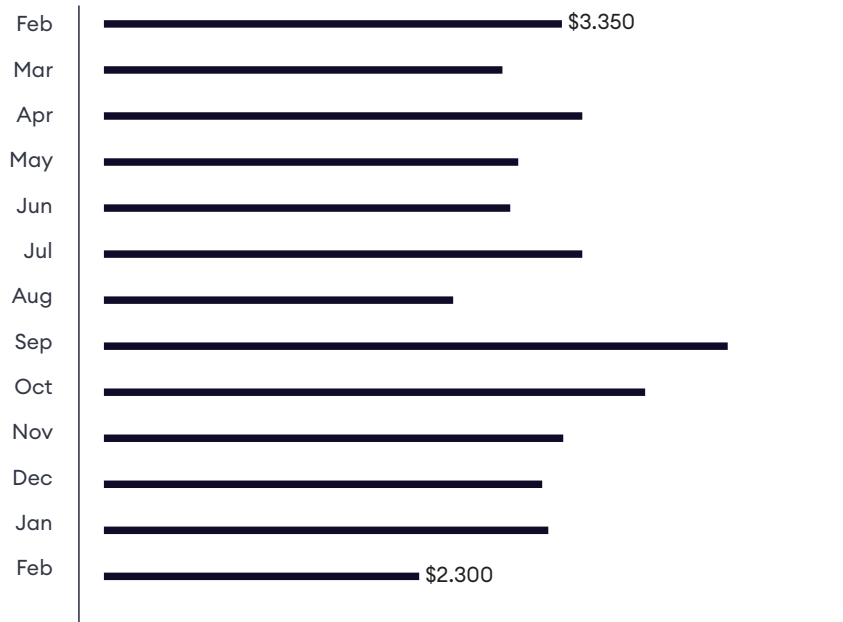
Median Sales Price **-31.3% Δ YOY**

\$1,591

Average \$/SF **-23.1% Δ YOY**

193

Properties For Sale **32.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,350,000	\$2,550,000	\$3,360,000	\$2,300,000	-31.3%
Average Price per Square Foot	\$2,070	\$1,346	\$1,712	\$1,591	-23.1%
Properties Sold	17	17	14	17	0.0%
Properties Pending Sale	20	15	22	17	-15.0%
Properties For Sale	146	201	182	193	32.2%
Days on Market (Pending Sale)	73	41	77	81	11.5%
Percent Under Contract	13.7%	7.5%	12.1%	8.8%	-35.7%
Average Median Price for Last 12 Months	\$3,208,293	\$3,441,250	\$2,918,333	\$3,266,058	1.8%

*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, February 2025



Current Market Snapshot

\$1,600,000

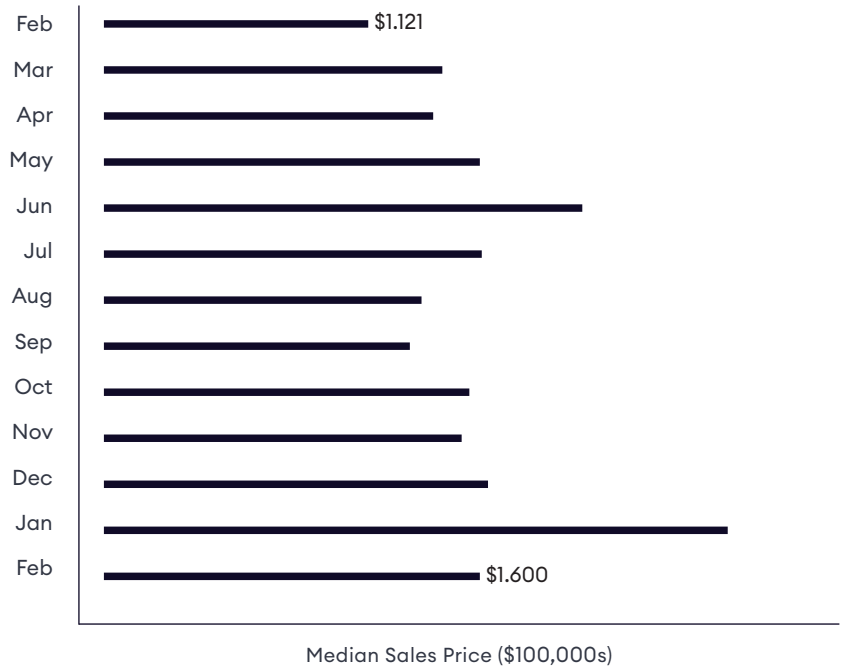
Median Sales Price **42.6% Δ YOY**

\$770

Average \$/SF **14.9% Δ YOY**

41

Properties For Sale **7.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,121,650	\$1,350,000	\$1,522,000	\$1,600,000	42.6%
Average Price per Square Foot	\$670	\$627	\$665	\$770	14.9%
Properties Sold	12	17	6	11	-8.3%
Properties Pending Sale	12	16	12	17	41.7%
Properties For Sale	38	63	42	41	7.9%
Days on Market (Pending Sale)	26	16	63	18	-31.9%
Percent Under Contract	31.6%	25.4%	28.6%	41.5%	31.3%
Average Median Price for Last 12 Months	\$1,378,600	\$1,712,417	\$1,965,833	\$1,602,518	16.2%

*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, February 2025



Current Market Snapshot

\$1,922,500

Median Sales Price **16.2% Δ YOY**

\$944

Average \$/SF **12.8% Δ YOY**

116

Properties For Sale **27.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,655,000	\$1,822,500	\$1,800,000	\$1,922,500	16.2%
Average Price per Square Foot	\$837	\$760	\$829	\$944	12.8%
Properties Sold	27	36	29	24	-11.1%
Properties Pending Sale	25	32	24	27	8.0%
Properties For Sale	91	150	123	116	27.5%
Days on Market (Pending Sale)	36	17	38	32	-10.3%
Percent Under Contract	27.5%	21.3%	19.5%	23.3%	-15.3%
Average Median Price for Last 12 Months	\$1,565,792	\$1,737,083	\$1,825,833	\$1,740,408	11.2%

*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, February 2025



Current Market Snapshot

\$1,375,000

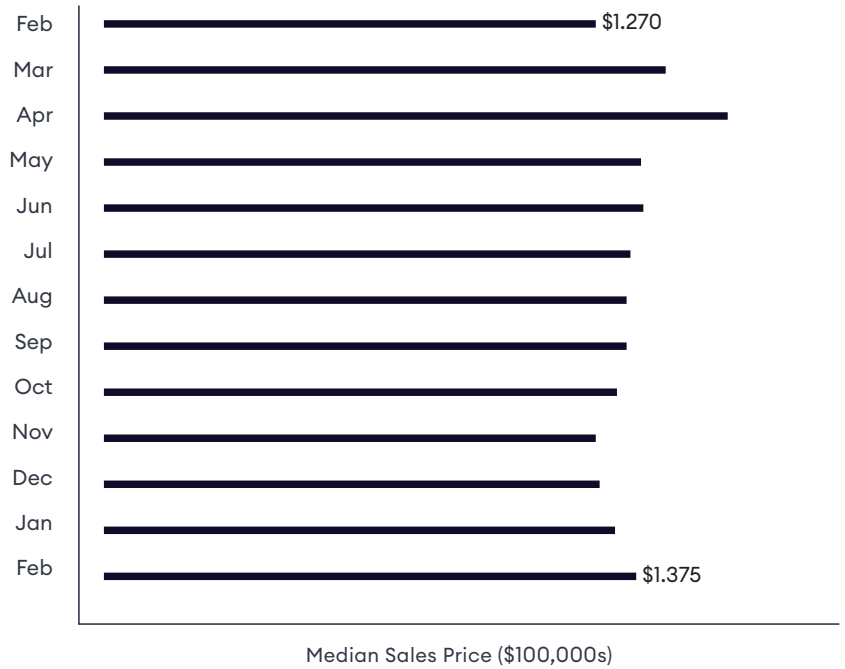
Median Sales Price **8.3% Δ YOY**

\$677

Average \$/SF **0.6% Δ YOY**

105

Properties For Sale **-7.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,270,000	\$1,350,000	\$1,270,000	\$1,375,000	8.3%
Average Price per Square Foot	\$673	\$670	\$666	\$677	0.6%
Properties Sold	21	44	32	33	57.1%
Properties Pending Sale	54	43	31	25	-53.7%
Properties For Sale	114	135	131	105	-7.9%
Days on Market (Pending Sale)	27	25	29	24	-13.4%
Percent Under Contract	47.4%	31.9%	23.7%	23.8%	-49.7%
Average Median Price for Last 12 Months	\$1,337,563	\$1,320,000	\$1,325,000	\$1,365,003	2.1%

*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, February 2025



Current Market Snapshot

\$2,335,000

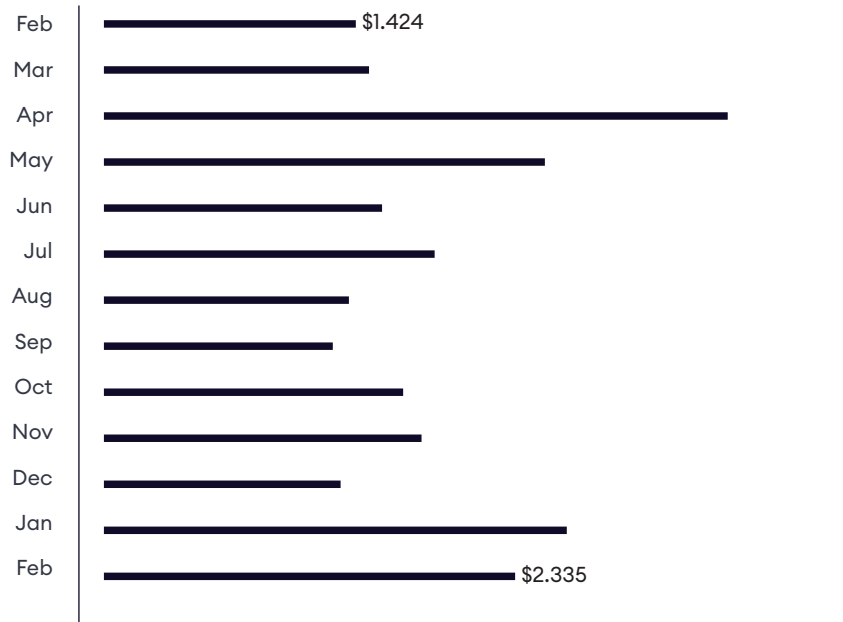
Median Sales Price **63.9% Δ YOY**

\$1,232

Average \$/SF **25.6% Δ YOY**

17

Properties For Sale **13.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,424,500	\$1,385,000	\$1,800,000	\$2,335,000	63.9%
Average Price per Square Foot	\$981	\$1,365	\$851	\$1,232	25.6%
Properties Sold	2	1	2	4	100.0%
Properties Pending Sale	4	3	3	4	0.0%
Properties For Sale	15	15	16	17	13.3%
Days on Market (Pending Sale)	66	17	114	83	25.4%
Percent Under Contract	26.7%	20.0%	18.8%	23.5%	-11.8%
Average Median Price for Last 12 Months	\$1,727,958	\$1,848,458	\$2,100,917	\$1,915,750	10.9%

*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, February 2025



Current Market Snapshot

\$5,100,000

Median Sales Price **-17.4% Δ YOY**

\$2,024

Average \$/SF **-16.3% Δ YOY**

19

Properties For Sale **58.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$6,177,500	\$4,937,500	\$7,635,000	\$5,100,000	-17.4%
Average Price per Square Foot	\$2,417	\$2,014	\$3,041	\$2,024	-16.3%
Properties Sold	4	3	2	5	25.0%
Properties Pending Sale	1	2	3	2	100.0%
Properties For Sale	12	20	20	19	58.3%
Days on Market (Pending Sale)	33	48	57	104	213.6%
Percent Under Contract	8.3%	10.0%	15.0%	10.5%	26.3%
Average Median Price for Last 12 Months	\$6,238,538	\$5,154,792	\$4,337,083	\$5,179,279	-17.0%

*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, February 2025



Current Market Snapshot

\$1,300,000

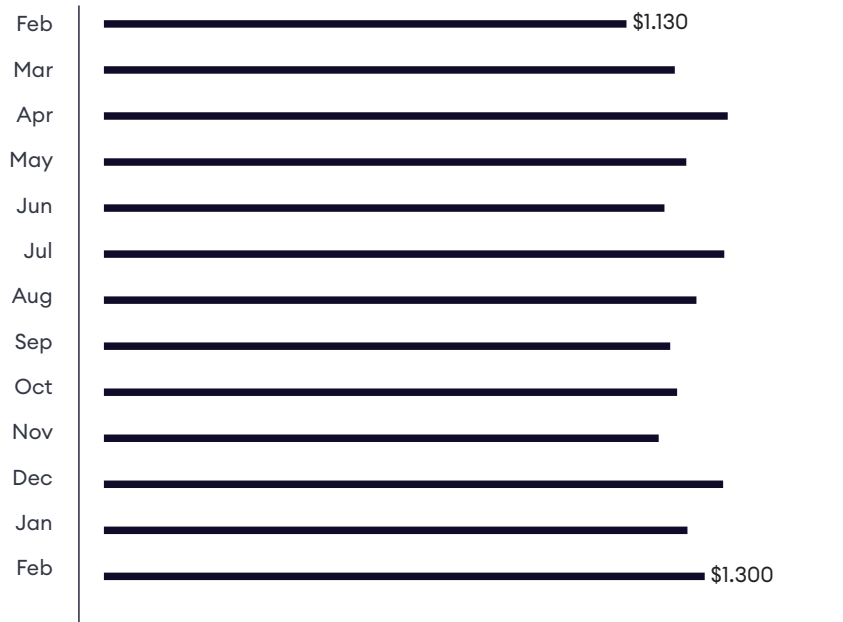
Median Sales Price **15.0% Δ YOY**

\$669

Average \$/SF **6.2% Δ YOY**

138

Properties For Sale **7.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,130,000	\$1,282,000	\$1,200,000	\$1,300,000	15.0%
Average Price per Square Foot	\$630	\$641	\$656	\$669	6.2%
Properties Sold	42	58	55	40	-4.8%
Properties Pending Sale	49	49	64	53	8.2%
Properties For Sale	129	185	176	138	7.0%
Days on Market (Pending Sale)	22	17	44	25	16.0%
Percent Under Contract	38.0%	26.5%	36.4%	38.4%	1.1%
Average Median Price for Last 12 Months	\$1,147,813	\$1,261,250	\$1,300,833	\$1,259,962	9.8%

*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, February 2025



Current Market Snapshot

\$2,487,500

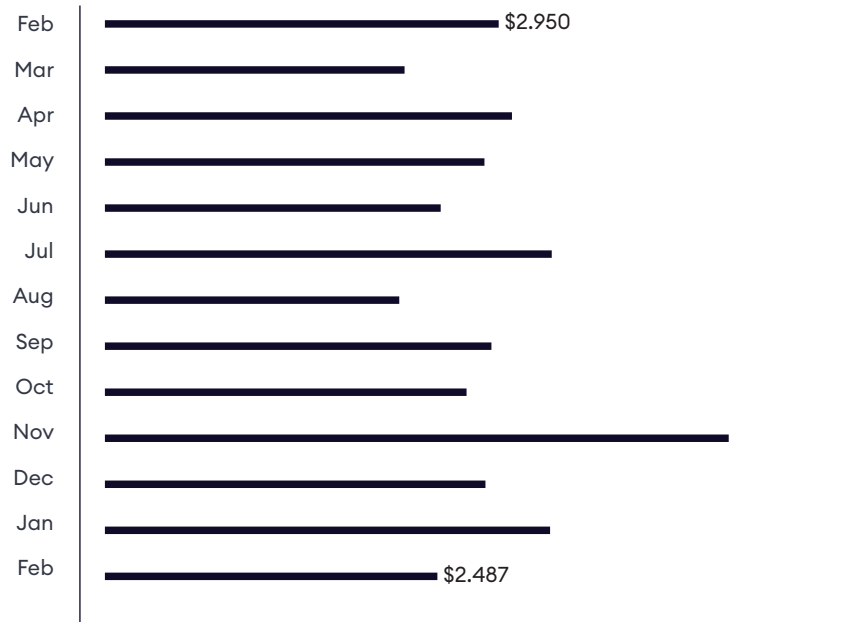
Median Sales Price -15.7% Δ YOY

\$1,531

Average \$/SF -9.8% Δ YOY

52

Properties For Sale 15.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,950,000	\$2,200,000	\$4,684,825	\$2,487,500	-15.7%
Average Price per Square Foot	\$1,697	\$1,419	\$1,478	\$1,531	-9.8%
Properties Sold	9	19	4	8	-11.1%
Properties Pending Sale	6	14	6	6	0.0%
Properties For Sale	45	67	55	52	15.6%
Days on Market (Pending Sale)	34	104	37	127	270.9%
Percent Under Contract	13.3%	20.9%	10.9%	11.5%	-13.5%
Average Median Price for Last 12 Months	\$2,970,414	\$3,160,387	\$2,891,667	\$2,931,333	-1.3%

*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, February 2025



Current Market Snapshot

\$4,750,000

Median Sales Price **24.0% Δ YOY**

\$1,708

Average \$/SF **-1.1% Δ YOY**

196

Properties For Sale **1.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$3,830,000	\$3,500,000	\$3,950,000	\$4,750,000	24.0%
Average Price per Square Foot	\$1,727	\$1,616	\$1,512	\$1,708	-1.1%
Properties Sold	29	41	43	35	20.7%
Properties Pending Sale	33	34	24	48	45.5%
Properties For Sale	194	229	180	196	1.0%
Days on Market (Pending Sale)	34	61	58	47	39.0%
Percent Under Contract	17.0%	14.8%	13.3%	24.5%	44.0%
Average Median Price for Last 12 Months	\$3,838,500	\$4,086,250	\$4,141,667	\$4,000,481	4.2%

*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, February 2025



Current Market Snapshot

\$5,620,000

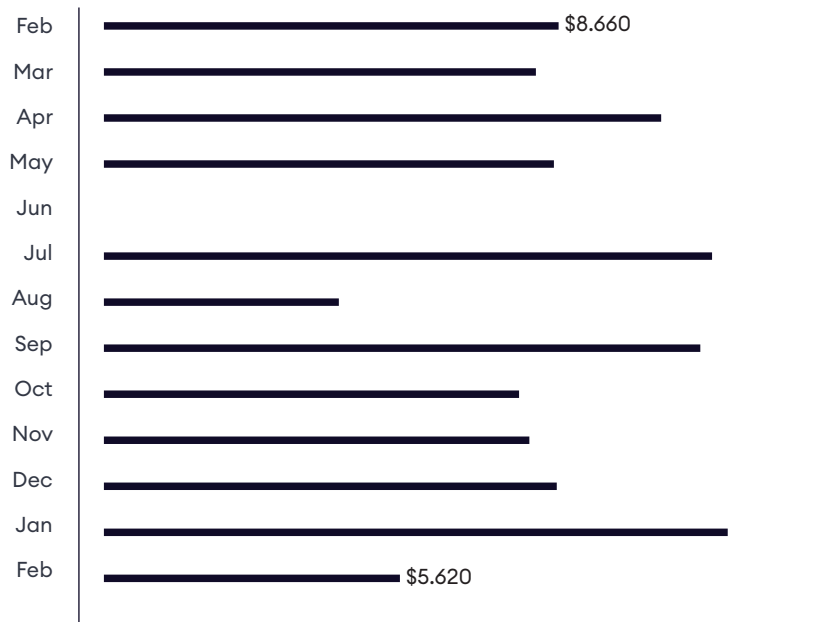
Median Sales Price **-35.1% Δ YOY**

\$2,059

Average \$/SF **63.7% Δ YOY**

49

Properties For Sale **4.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$8,660,000	\$4,450,000	\$8,100,000	\$5,620,000	-35.1%
Average Price per Square Foot	\$1,258	\$1,542	\$2,206	\$2,059	63.7%
Properties Sold	2	6	4	4	100.0%
Properties Pending Sale	5	10	4	15	200.0%
Properties For Sale	47	65	57	49	4.3%
Days on Market (Pending Sale)	57	46	54	67	18.0%
Percent Under Contract	10.6%	15.4%	7.0%	30.6%	187.8%
Average Median Price for Last 12 Months	\$6,818,375	\$8,920,417	\$8,715,000	\$8,127,115	19.2%

*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, February 2025



Current Market Snapshot

\$3,940,000

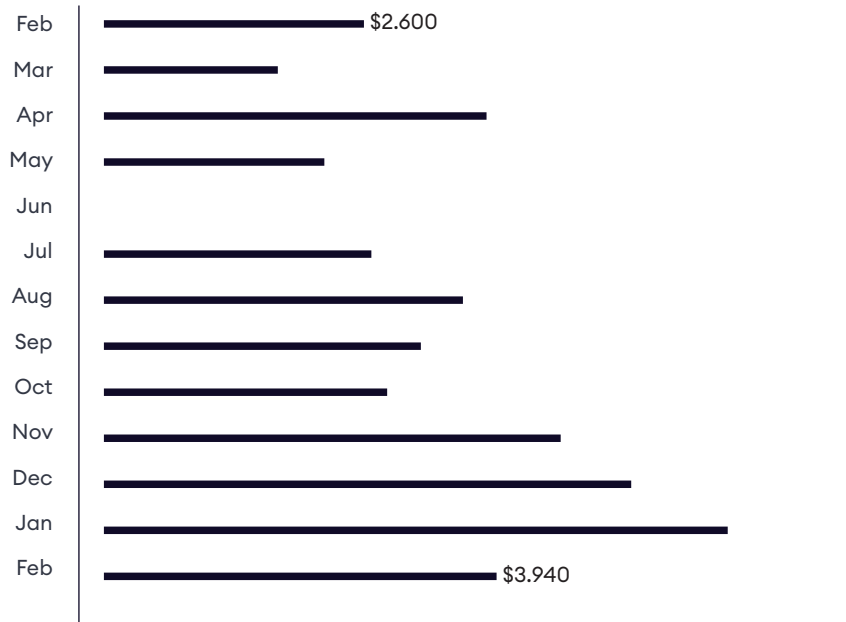
Median Sales Price **51.5% Δ YOY**

\$1,240

Average \$/SF **-6.6% Δ YOY**

25

Properties For Sale **8.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,600,000	\$3,600,000	\$4,587,500	\$3,940,000	51.5%
Average Price per Square Foot	\$1,328	\$1,580	\$1,531	\$1,240	-6.6%
Properties Sold	3	7	2	4	33.3%
Properties Pending Sale	4	5	0	9	125.0%
Properties For Sale	23	24	16	25	8.7%
Days on Market (Pending Sale)	37	52	0	64	72.4%
Percent Under Contract	17.4%	20.8%	0.0%	36.0%	107.0%
Average Median Price for Last 12 Months	\$4,309,500	\$4,351,997	\$5,171,667	\$3,288,883	-23.7%

*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

\$822,500

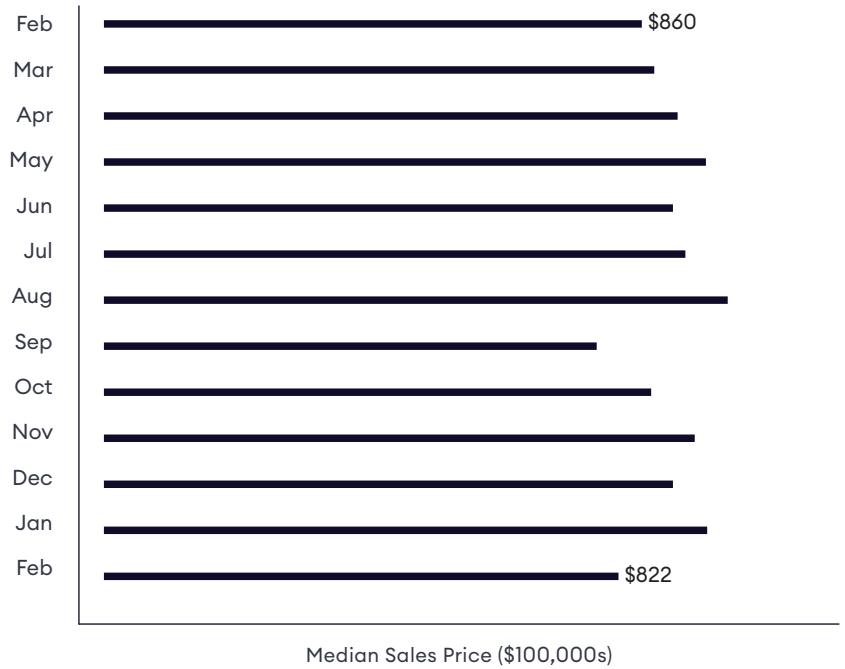
Median Sales Price -4.4% Δ YOY

\$461

Average \$/SF 9.5% Δ YOY

43

Properties For Sale 4.9% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$860,000	\$998,000	\$945,000	\$822,500	-4.4%
Average Price per Square Foot	\$421	\$447	\$443	\$461	9.5%
Properties Sold	11	21	15	14	27.3%
Properties Pending Sale	14	13	14	10	-28.6%
Properties For Sale	41	55	65	43	4.9%
Days on Market (Pending Sale)	45	33	32	30	-34.4%
Percent Under Contract	34.1%	23.6%	21.5%	23.3%	-31.9%
Average Median Price for Last 12 Months	\$862,625	\$884,167	\$899,167	\$904,885	4.9%

*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, February 2025



Current Market Snapshot

\$1,975,000

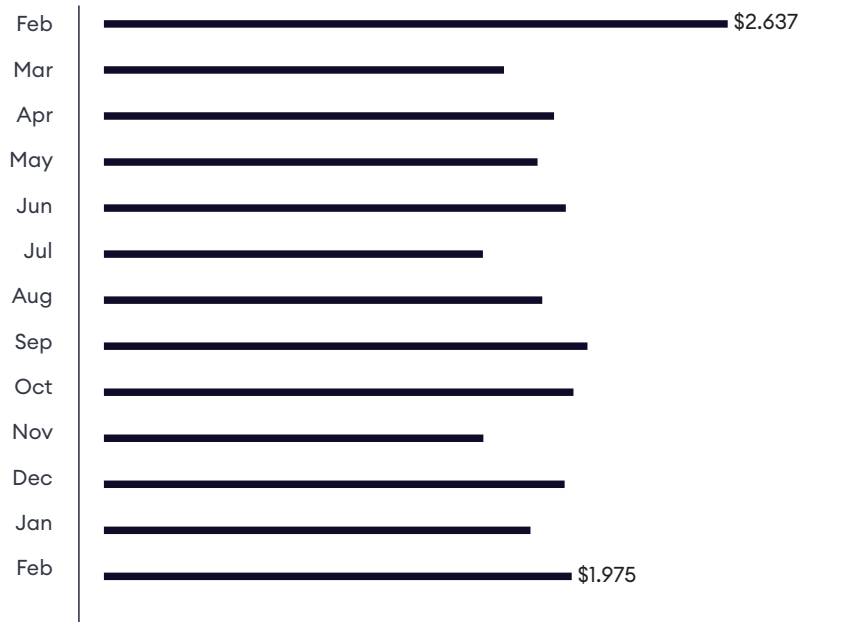
Median Sales Price **-25.1% Δ YOY**

\$720

Average \$/SF **3.9% Δ YOY**

44

Properties For Sale **12.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,637,500	\$1,850,000	\$1,600,000	\$1,975,000	-25.1%
Average Price per Square Foot	\$693	\$761	\$674	\$720	3.9%
Properties Sold	6	11	11	15	150.0%
Properties Pending Sale	14	15	10	14	0.0%
Properties For Sale	39	62	47	44	12.8%
Days on Market (Pending Sale)	57	41	40	30	-47.1%
Percent Under Contract	35.9%	24.2%	21.3%	31.8%	-11.4%
Average Median Price for Last 12 Months	\$1,860,125	\$1,890,750	\$1,906,667	\$1,907,500	2.5%

*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

\$1,230,000

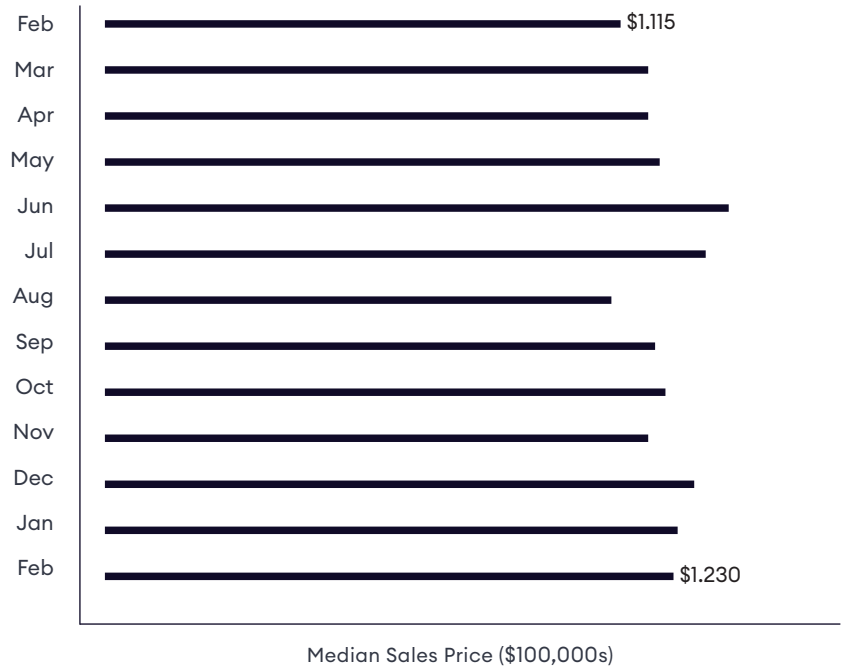
Median Sales Price **10.3% Δ YOY**

\$641

Average \$/SF **2.6% Δ YOY**

130

Properties For Sale **3.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,115,000	\$1,095,000	\$1,175,000	\$1,230,000	10.3%
Average Price per Square Foot	\$625	\$647	\$636	\$641	2.6%
Properties Sold	48	58	45	54	12.5%
Properties Pending Sale	45	45	40	50	11.1%
Properties For Sale	126	189	144	130	3.2%
Days on Market (Pending Sale)	24	21	36	34	42.5%
Percent Under Contract	35.7%	23.8%	27.8%	38.5%	7.7%
Average Median Price for Last 12 Months	\$1,079,125	\$1,220,250	\$1,248,000	\$1,210,115	12.1%

*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, February 2025



Current Market Snapshot

\$1,523,750

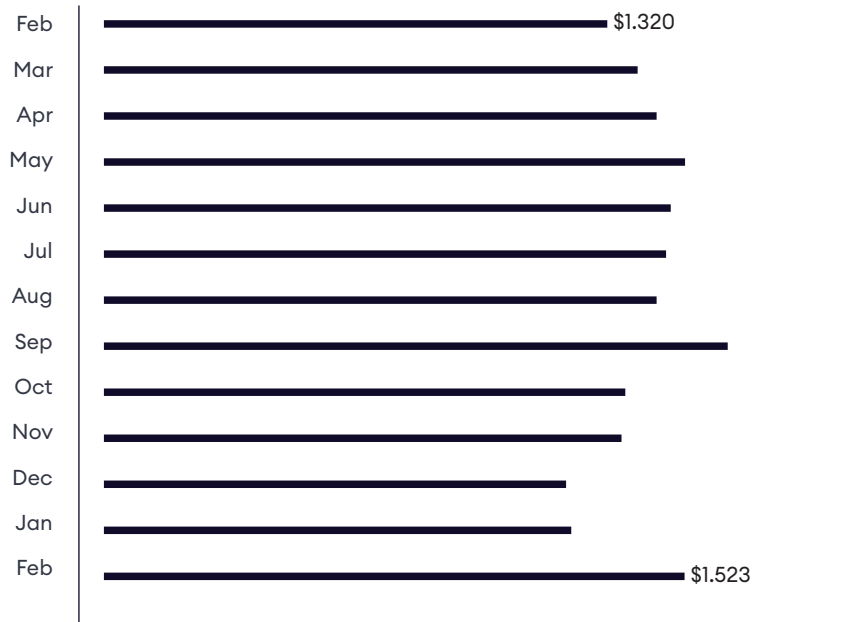
Median Sales Price **15.4% Δ YOY**

\$725

Average \$/SF **8.7% Δ YOY**

38

Properties For Sale **5.6% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,320,000	\$1,450,000	\$1,357,495	\$1,523,750	15.4%
Average Price per Square Foot	\$667	\$715	\$711	\$725	8.7%
Properties Sold	14	13	12	12	-14.3%
Properties Pending Sale	21	12	15	6	-71.4%
Properties For Sale	36	56	49	38	5.6%
Days on Market (Pending Sale)	24	18	43	62	159.9%
Percent Under Contract	58.3%	21.4%	30.6%	15.8%	-72.9%
Average Median Price for Last 12 Months	\$1,266,200	\$1,387,108	\$1,320,050	\$1,417,689	12.0%

*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, February 2025



Current Market Snapshot

\$1,600,000

Median Sales Price **12.3% Δ YOY**

\$618

Average \$/SF **7.9% Δ YOY**

55

Properties For Sale **25.0% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,425,000	\$1,200,000	\$1,415,000	\$1,600,000	12.3%
Average Price per Square Foot	\$573	\$658	\$631	\$618	7.9%
Properties Sold	21	27	13	17	-19.0%
Properties Pending Sale	20	21	17	18	-10.0%
Properties For Sale	44	75	54	55	25.0%
Days on Market (Pending Sale)	13	15	50	44	229.6%
Percent Under Contract	45.5%	28.0%	31.5%	32.7%	-28.0%
Average Median Price for Last 12 Months	\$1,285,490	\$1,389,083	\$1,431,500	\$1,356,146	5.5%

*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, February 2025



Current Market Snapshot

\$1,765,500

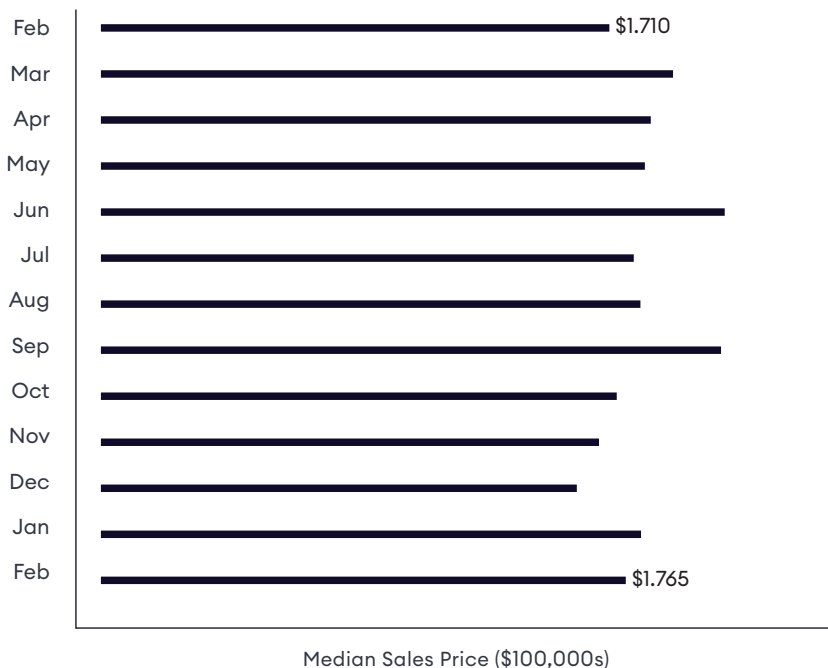
Median Sales Price **3.2% Δ YOY**

\$800

Average \$/SF **3.9% Δ YOY**

146

Properties For Sale **-3.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,710,000	\$1,815,000	\$1,675,000	\$1,765,500	3.2%
Average Price per Square Foot	\$770	\$806	\$763	\$800	3.9%
Properties Sold	32	44	37	34	6.2%
Properties Pending Sale	39	50	35	33	-15.4%
Properties For Sale	152	209	158	146	-3.9%
Days on Market (Pending Sale)	27	44	55	45	64.7%
Percent Under Contract	25.7%	23.9%	22.2%	22.6%	-11.9%
Average Median Price for Last 12 Months	\$1,729,417	\$1,780,000	\$1,727,500	\$1,823,288	5.4%

*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, February 2025



Current Market Snapshot

\$1,587,500

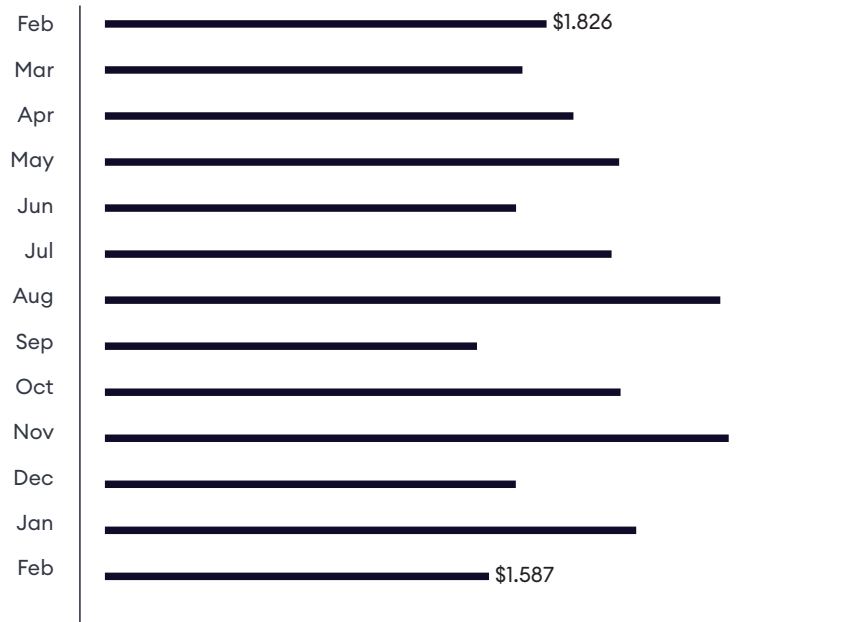
Median Sales Price -13.1% Δ YOY

\$753

Average \$/SF 4.6% Δ YOY

70

Properties For Sale -17.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,826,995	\$2,550,000	\$2,585,000	\$1,587,500	-13.1%
Average Price per Square Foot	\$720	\$701	\$847	\$753	4.6%
Properties Sold	18	26	17	17	-5.6%
Properties Pending Sale	24	23	18	18	-25.0%
Properties For Sale	85	94	73	70	-17.6%
Days on Market (Pending Sale)	19	29	59	24	28.3%
Percent Under Contract	28.2%	24.5%	24.7%	25.7%	-8.9%
Average Median Price for Last 12 Months	\$1,576,215	\$1,957,333	\$1,828,833	\$1,977,907	25.5%

*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, February 2025



Current Market Snapshot

\$970,000

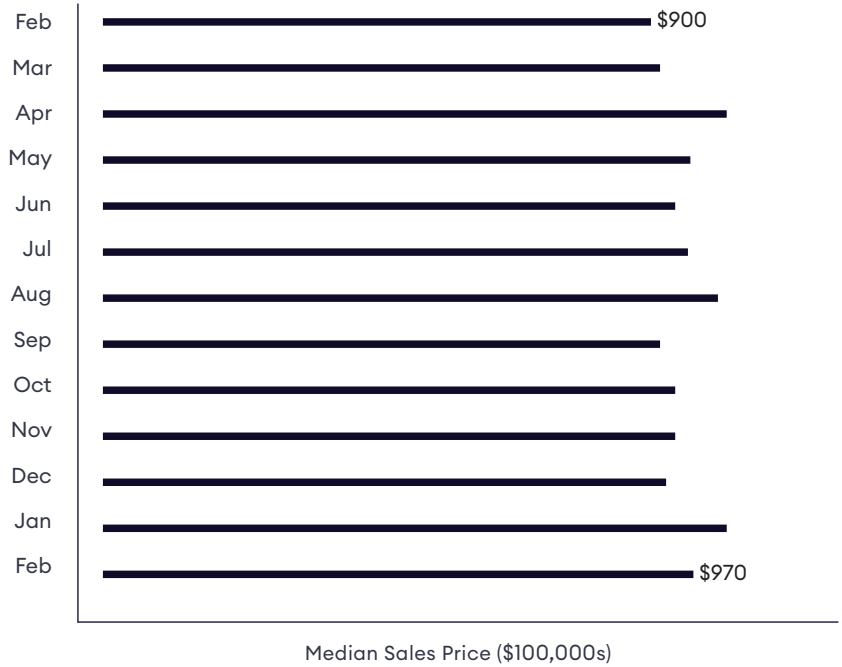
Median Sales Price **7.8% Δ YOY**

\$636

Average \$/SF **11.2% Δ YOY**

124

Properties For Sale **-8.8% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$900,000	\$1,010,500	\$940,000	\$970,000	7.8%
Average Price per Square Foot	\$572	\$663	\$628	\$636	11.2%
Properties Sold	40	38	51	30	-25.0%
Properties Pending Sale	36	47	46	49	36.1%
Properties For Sale	136	189	149	124	-8.8%
Days on Market (Pending Sale)	27	31	28	38	38.9%
Percent Under Contract	26.5%	24.9%	30.9%	39.5%	49.3%
Average Median Price for Last 12 Months	\$848,000	\$952,500	\$973,333	\$956,269	12.8%

*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, February 2025



Current Market Snapshot

\$1,675,000

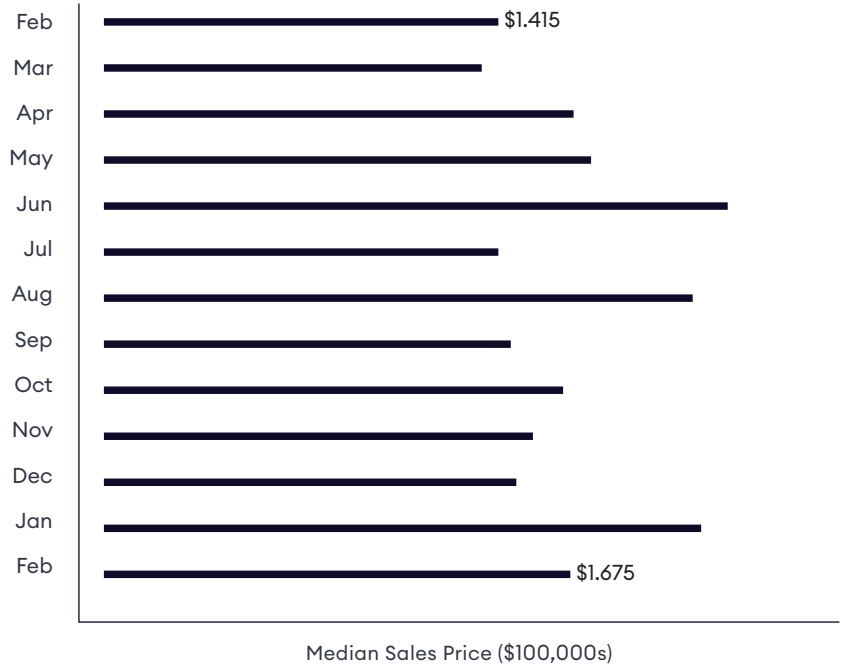
Median Sales Price **18.4% Δ YOY**

\$850

Average \$/SF **20.2% Δ YOY**

34

Properties For Sale **9.7% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,415,000	\$2,117,018	\$1,540,000	\$1,675,000	18.4%
Average Price per Square Foot	\$707	\$857	\$863	\$850	20.2%
Properties Sold	7	2	12	9	28.6%
Properties Pending Sale	6	5	7	8	33.3%
Properties For Sale	31	39	42	34	9.7%
Days on Market (Pending Sale)	23	57	13	36	53.2%
Percent Under Contract	19.4%	12.8%	16.7%	23.5%	21.6%
Average Median Price for Last 12 Months	\$1,450,583	\$1,658,583	\$1,767,500	\$1,687,206	16.3%

*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, February 2025



Current Market Snapshot

No Sales

Median Sales Price n/a Δ YOY

No Sales

Average \$/SF n/a Δ YOY

18

Properties For Sale 80.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$9,800,000	\$10,250,000	\$0	n/a
Average Price per Square Foot	\$0	\$2,095	\$1,507	\$0	n/a
Properties Sold	0	1	1	0	n/a
Properties Pending Sale	1	1	1	4	300.0%
Properties For Sale	10	15	14	18	80.0%
Days on Market (Pending Sale)	215	34	149	65	-69.7%
Percent Under Contract	10.0%	6.7%	7.1%	22.2%	122.2%
Average Median Price for Last 12 Months	\$8,523,750	\$6,073,333	\$2,960,000	\$6,740,769	-20.9%

*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, February 2025



Current Market Snapshot

\$6,750,000

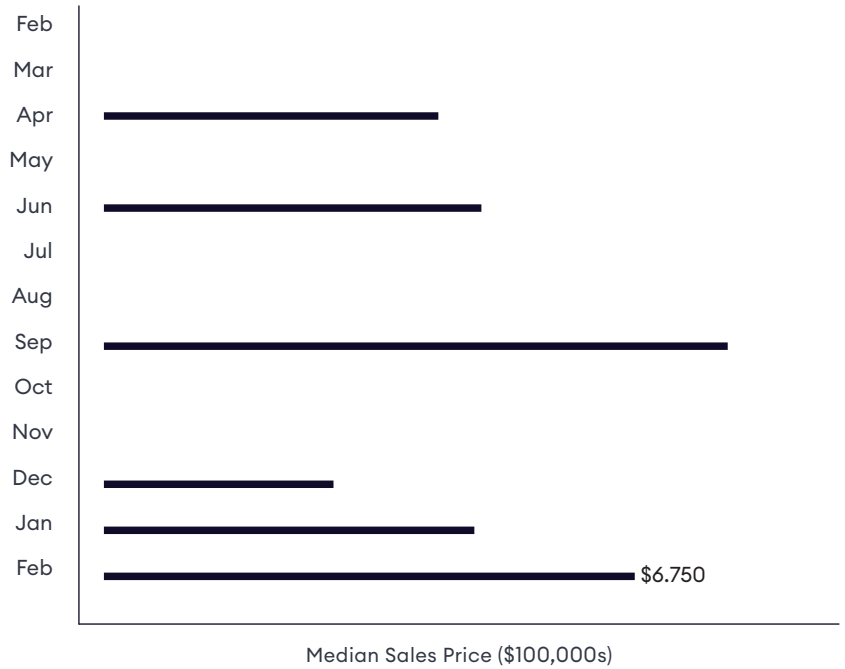
Median Sales Price n/a Δ YOY

\$1,132

Average \$/SF n/a Δ YOY

3

Properties For Sale -40.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$0	\$0	\$0	\$6,750,000	n/a
Average Price per Square Foot	\$0	\$0	\$0	\$1,132	n/a
Properties Sold	0	0	0	1	n/a
Properties Pending Sale	2	0	1	2	0.0%
Properties For Sale	5	3	4	3	-40.0%
Days on Market (Pending Sale)	51	0	9	270	433.7%
Percent Under Contract	40.0%	0.0%	25.0%	66.7%	66.7%
Average Median Price for Last 12 Months	\$3,045,000	\$3,714,667	\$4,783,333	\$2,409,077	-20.9%

*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

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

9

Properties For Sale 80.0% Δ YOY



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$2,700,000	\$2,150,299	\$2,089,400	\$0	-100.0%
Average Price per Square Foot	\$743	\$1,015	\$984	\$0	-100.0%
Properties Sold	1	3	2	0	-100.0%
Properties Pending Sale	4	6	4	5	25.0%
Properties For Sale	5	16	8	9	80.0%
Days on Market (Pending Sale)	11	13	55	36	229.1%
Percent Under Contract	80.0%	37.5%	50.0%	55.6%	-30.6%
Average Median Price for Last 12 Months	\$2,420,875	\$2,713,129	\$2,664,125	\$2,748,006	13.5%

*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

\$1,458,500

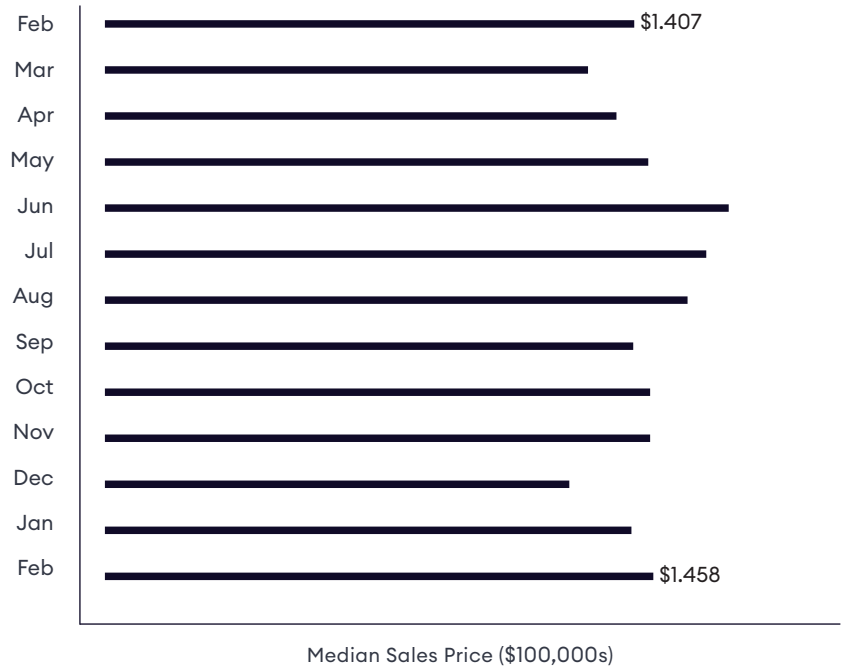
Median Sales Price **3.6% Δ YOY**

\$730

Average \$/SF **7.4% Δ YOY**

34

Properties For Sale **-38.2% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,407,500	\$1,550,000	\$1,450,000	\$1,458,500	3.6%
Average Price per Square Foot	\$680	\$765	\$717	\$730	7.4%
Properties Sold	22	29	11	12	-45.5%
Properties Pending Sale	22	22	15	12	-45.5%
Properties For Sale	55	70	44	34	-38.2%
Days on Market (Pending Sale)	17	27	43	10	-44.7%
Percent Under Contract	40.0%	31.4%	34.1%	35.3%	-11.8%
Average Median Price for Last 12 Months	\$1,290,729	\$1,399,550	\$1,364,167	\$1,438,754	11.5%

*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, February 2025



Current Market Snapshot

\$4,050,000

Median Sales Price **-24.3% Δ YOY**

\$1,499

Average \$/SF **1.2% Δ YOY**

34

Properties For Sale **-12.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$5,350,000	\$2,750,000	\$3,542,500	\$4,050,000	-24.3%
Average Price per Square Foot	\$1,481	\$1,757	\$1,146	\$1,499	1.2%
Properties Sold	5	8	12	7	40.0%
Properties Pending Sale	4	5	8	10	150.0%
Properties For Sale	39	46	38	34	-12.8%
Days on Market (Pending Sale)	6	67	60	27	396.4%
Percent Under Contract	10.3%	10.9%	21.1%	29.4%	186.8%
Average Median Price for Last 12 Months	\$3,461,563	\$3,755,000	\$4,066,667	\$3,705,231	7.0%

*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, February 2025



Current Market Snapshot

\$6,000,000

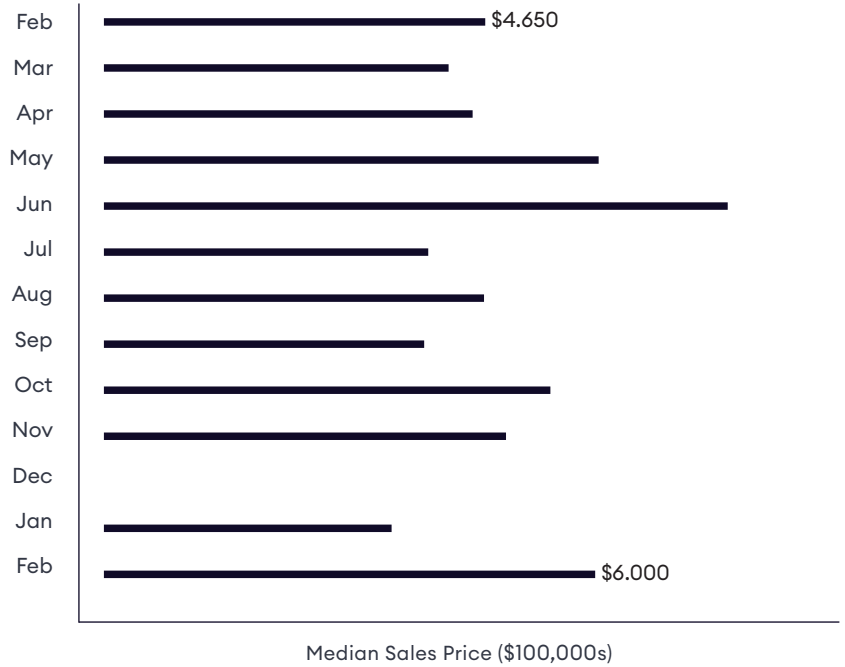
Median Sales Price **29.0% Δ YOY**

\$2,657

Average \$/SF **9.3% Δ YOY**

37

Properties For Sale **23.3% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$4,650,000	\$4,635,000	\$4,905,000	\$6,000,000	29.0%
Average Price per Square Foot	\$2,431	\$1,689	\$2,203	\$2,657	9.3%
Properties Sold	5	6	5	5	0.0%
Properties Pending Sale	7	6	0	7	0.0%
Properties For Sale	30	39	29	37	23.3%
Days on Market (Pending Sale)	10	106	0	25	164.2%
Percent Under Contract	23.3%	15.4%	0.0%	18.9%	-18.9%
Average Median Price for Last 12 Months	\$4,246,875	\$3,959,167	\$3,166,667	\$4,565,769	7.5%

*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.

Westminster

Single Family Residences, February 2025



Current Market Snapshot

\$1,170,000

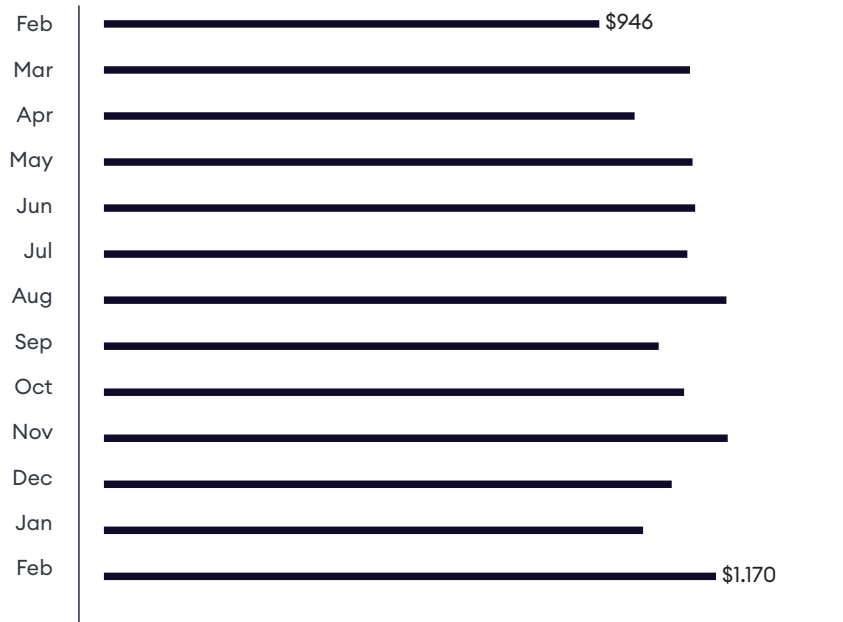
Median Sales Price 23.7% Δ YOY

\$616

Average \$/SF -2.4% Δ YOY

56

Properties For Sale 60.0% Δ YOY



Median Sales Price (\$100,000s)

Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$946,000	\$1,190,000	\$1,192,500	\$1,170,000	23.7%
Average Price per Square Foot	\$631	\$666	\$671	\$616	-2.4%
Properties Sold	24	15	14	13	-45.8%
Properties Pending Sale	17	15	24	13	-23.5%
Properties For Sale	35	67	62	56	60.0%
Days on Market (Pending Sale)	11	13	31	29	157.5%
Percent Under Contract	48.6%	22.4%	38.7%	23.2%	-52.2%
Average Median Price for Last 12 Months	\$1,014,448	\$1,107,708	\$1,095,000	\$1,098,923	8.3%

*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, February 2025



Current Market Snapshot

\$1,547,875

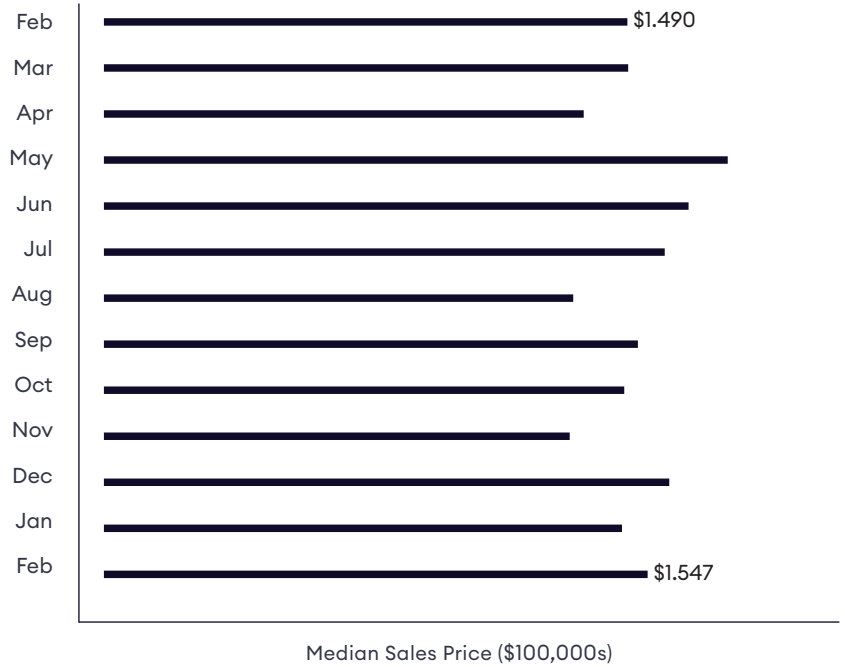
Median Sales Price **3.9% Δ YOY**

\$656

Average \$/SF **12.3% Δ YOY**

98

Properties For Sale **-4.9% Δ YOY**



Data*	Feb 2024	6 Month	3 Month	Feb 2025	% Change
Median Price	\$1,490,000	\$1,335,000	\$1,325,000	\$1,547,875	3.9%
Average Price per Square Foot	\$584	\$636	\$643	\$656	12.3%
Properties Sold	31	50	47	34	9.7%
Properties Pending Sale	38	53	31	39	2.6%
Properties For Sale	103	157	114	98	-4.9%
Days on Market (Pending Sale)	22	28	40	26	16.3%
Percent Under Contract	36.9%	33.8%	27.2%	39.8%	7.9%
Average Median Price for Last 12 Months	\$1,333,950	\$1,493,029	\$1,544,058	\$1,513,784	13.5%

*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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