

Micro Market Report



March 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, March 2025



Current Market Snapshot

\$1,439,460

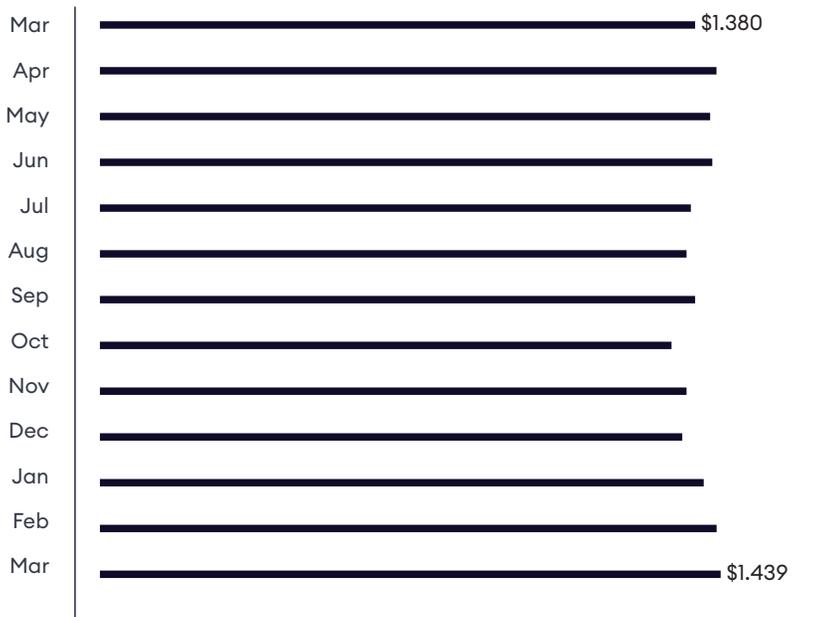
Median Sales Price **4.3% Δ YOY**

\$866

Average \$/SF **9.1% Δ YOY**

4,021

Properties For Sale **15.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,380,000	\$1,380,000	\$1,350,000	\$1,439,460	4.3%
Average Price per Square Foot	\$794	\$832	\$794	\$866	9.1%
Properties Sold	1060	1003	985	1095	3.3%
Properties Pending Sale	1193	1116	700	1250	4.8%
Properties For Sale	3,469	4,494	3,272	4,021	15.9%
Days on Market (Pending Sale)	21	31	42	27	26.8%
Percent Under Contract	34.4%	24.8%	21.4%	31.1%	-9.6%
Average Median Price for Last 12 Months	\$1,281,458	\$1,384,077	\$1,423,153	\$1,389,170	8.4%

*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, March 2025



Current Market Snapshot

\$1,460,500

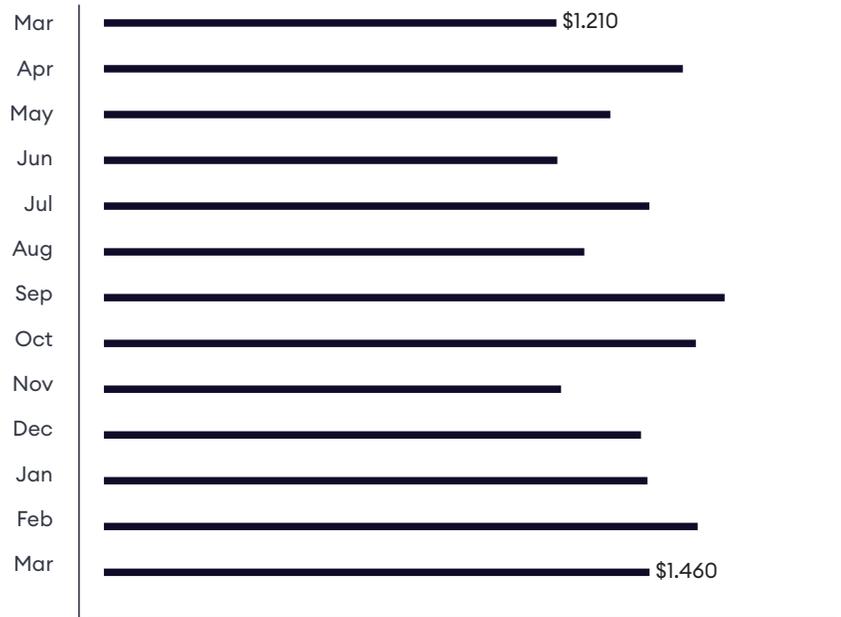
Median Sales Price **20.7% Δ YOY**

\$713

Average \$/SF **2.7% Δ YOY**

27

Properties For Sale **12.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,210,000	\$1,662,500	\$1,437,500	\$1,460,500	20.7%
Average Price per Square Foot	\$694	\$709	\$725	\$713	2.7%
Properties Sold	3	6	12	12	300.0%
Properties Pending Sale	9	3	4	12	33.3%
Properties For Sale	24	26	17	27	12.5%
Days on Market (Pending Sale)	15	54	33	13	-15.1%
Percent Under Contract	37.5%	11.5%	23.5%	44.4%	18.5%
Average Median Price for Last 12 Months	\$1,302,750	\$1,458,417	\$1,501,833	\$1,421,962	9.2%

*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, March 2025



Current Market Snapshot

\$7,750,000

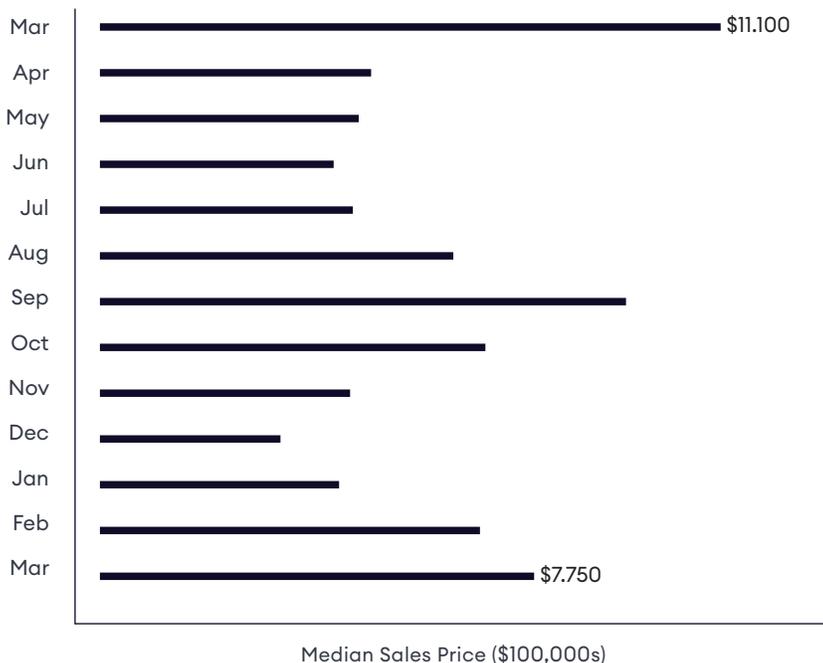
Median Sales Price **-30.2% Δ YOY**

\$2,924

Average \$/SF **-5.7% Δ YOY**

41

Properties For Sale **2.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$11,100,000	\$9,400,000	\$3,195,000	\$7,750,000	-30.2%
Average Price per Square Foot	\$3,102	\$2,877	\$1,487	\$2,924	-5.7%
Properties Sold	3	4	5	3	0.0%
Properties Pending Sale	5	4	3	5	0.0%
Properties For Sale	40	38	28	41	2.5%
Days on Market (Pending Sale)	54	85	100	42	-23.2%
Percent Under Contract	12.5%	10.5%	10.7%	12.2%	-2.4%
Average Median Price for Last 12 Months	\$6,490,331	\$5,548,333	\$6,258,333	\$6,012,038	-7.4%

*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, March 2025



Current Market Snapshot

\$1,937,500

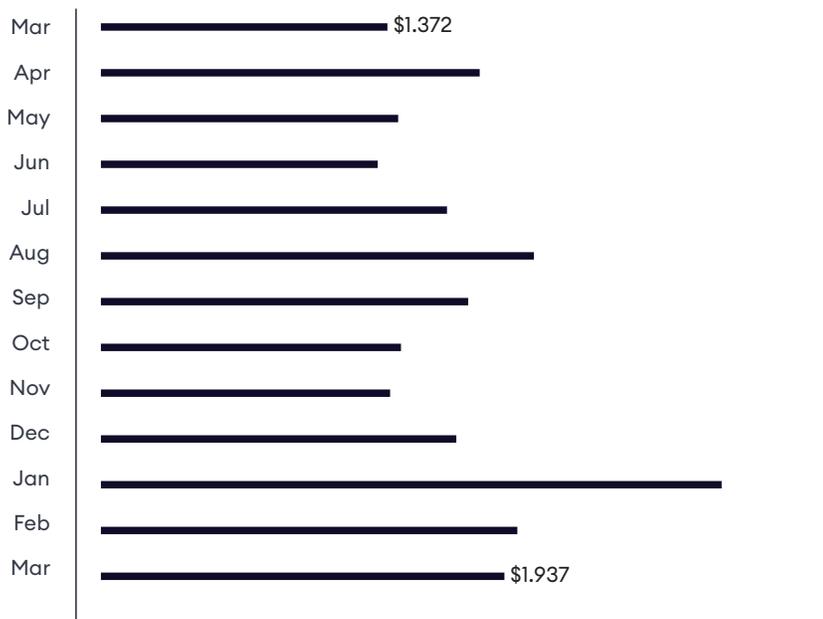
Median Sales Price **41.2% Δ YOY**

\$1,115

Average \$/SF **30.7% Δ YOY**

36

Properties For Sale **5.9% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,372,000	\$1,762,500	\$1,705,000	\$1,937,500	41.2%
Average Price per Square Foot	\$853	\$729	\$855	\$1,115	30.7%
Properties Sold	6	6	6	8	33.3%
Properties Pending Sale	7	9	4	7	0.0%
Properties For Sale	34	45	27	36	5.9%
Days on Market (Pending Sale)	50	54	67	114	128.4%
Percent Under Contract	20.6%	20.0%	14.8%	19.4%	-5.6%
Average Median Price for Last 12 Months	\$1,792,325	\$1,908,750	\$2,308,333	\$1,761,081	-1.7%

*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, March 2025



Current Market Snapshot

\$5,700,000

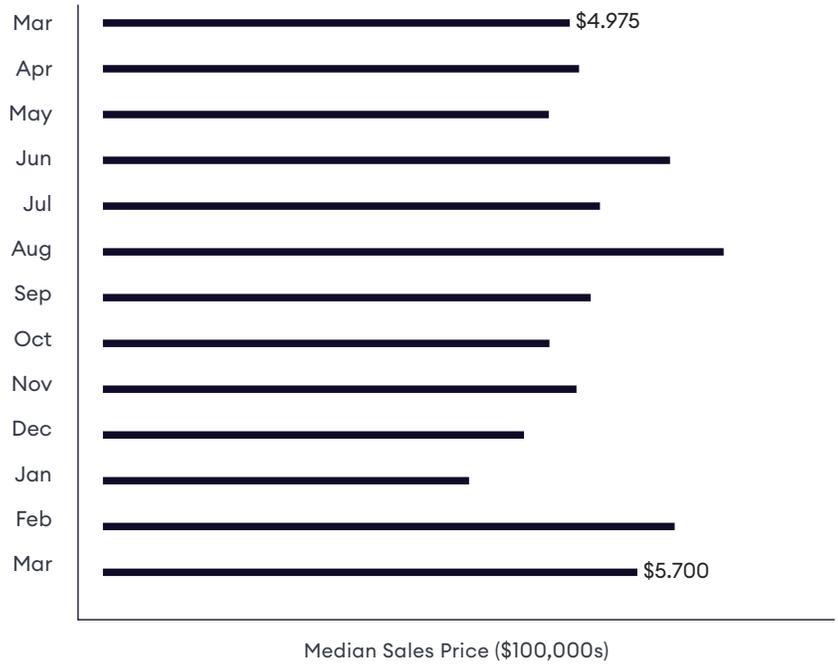
Median Sales Price **14.6% Δ YOY**

\$2,331

Average \$/SF **29.7% Δ YOY**

66

Properties For Sale **8.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,975,000	\$5,200,000	\$4,485,000	\$5,700,000	14.6%
Average Price per Square Foot	\$1,797	\$2,037	\$2,035	\$2,331	29.7%
Properties Sold	15	7	10	12	-20.0%
Properties Pending Sale	14	5	10	22	57.1%
Properties For Sale	61	77	78	66	8.2%
Days on Market (Pending Sale)	53	47	88	54	1.7%
Percent Under Contract	23.0%	6.5%	12.8%	33.3%	45.2%
Average Median Price for Last 12 Months	\$5,275,375	\$4,997,698	\$5,232,062	\$5,227,707	-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, March 2025



Current Market Snapshot

\$5,700,000

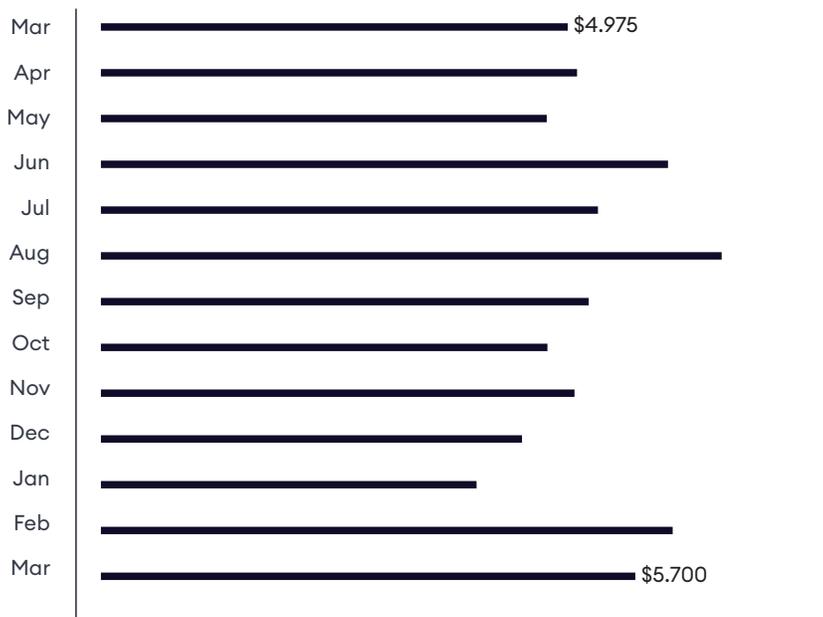
Median Sales Price **14.6% Δ YOY**

\$2,331

Average \$/SF **29.7% Δ YOY**

66

Properties For Sale **8.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,975,000	\$5,200,000	\$4,485,000	\$5,700,000	14.6%
Average Price per Square Foot	\$1,797	\$2,037	\$2,035	\$2,331	29.7%
Properties Sold	15	7	10	12	-20.0%
Properties Pending Sale	14	5	9	22	57.1%
Properties For Sale	61	77	77	66	8.2%
Days on Market (Pending Sale)	53	47	98	54	1.7%
Percent Under Contract	23.0%	6.5%	11.7%	33.3%	45.2%
Average Median Price for Last 12 Months	\$5,309,917	\$5,014,682	\$5,266,031	\$5,235,546	-1.4%

*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, March 2025



Current Market Snapshot

\$1,690,000

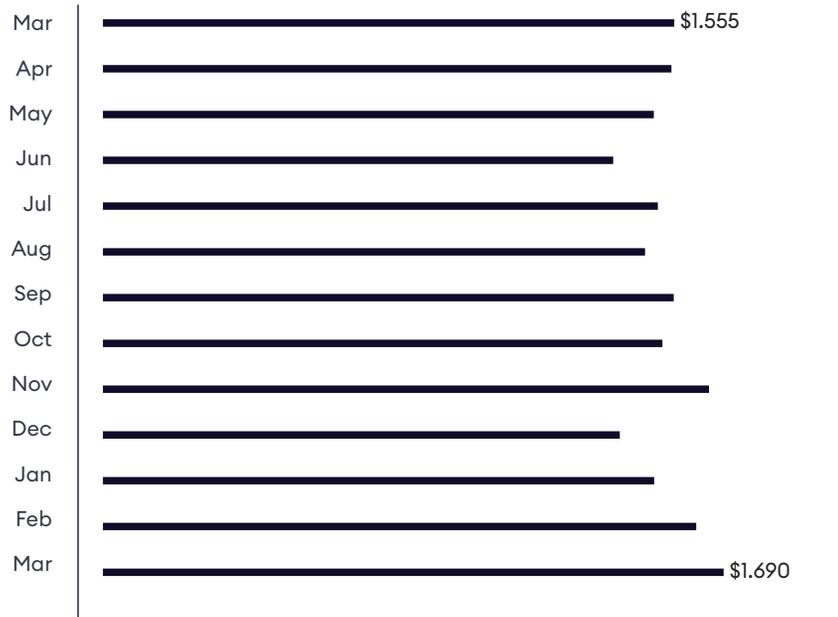
Median Sales Price **8.7% Δ YOY**

\$929

Average \$/SF **-3.0% Δ YOY**

120

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,555,000	\$1,553,500	\$1,406,000	\$1,690,000	8.7%
Average Price per Square Foot	\$958	\$937	\$899	\$929	-3.0%
Properties Sold	34	30	21	41	20.6%
Properties Pending Sale	49	38	21	45	-8.2%
Properties For Sale	120	141	89	120	0.0%
Days on Market (Pending Sale)	25	27	44	27	7.5%
Percent Under Contract	40.8%	27.0%	23.6%	37.5%	-8.2%
Average Median Price for Last 12 Months	\$1,403,833	\$1,563,917	\$1,601,667	\$1,531,631	9.1%

*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, March 2025



Current Market Snapshot

\$2,412,500

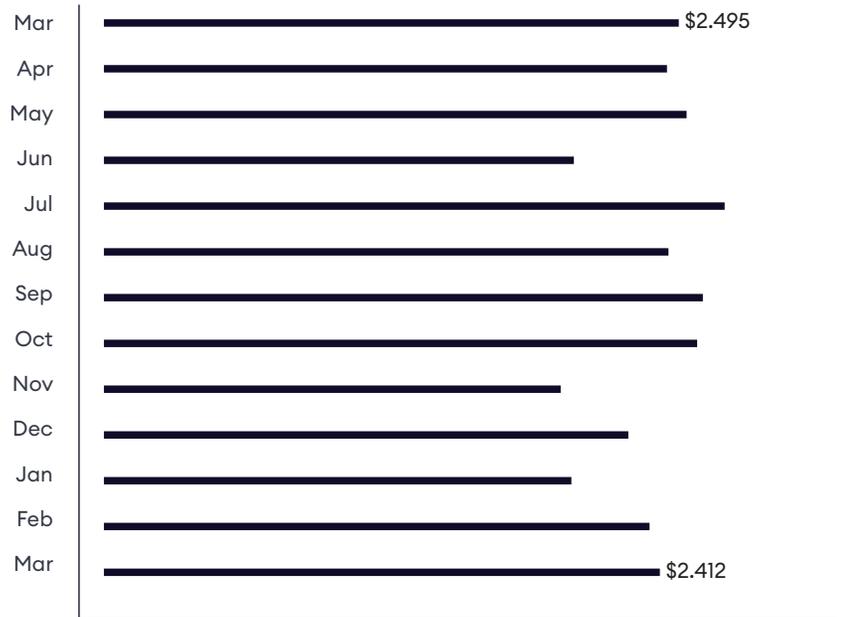
Median Sales Price **-3.3% Δ YOY**

\$743

Average \$/SF **12.6% Δ YOY**

68

Properties For Sale **74.4% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,495,000	\$2,600,000	\$2,275,000	\$2,412,500	-3.3%
Average Price per Square Foot	\$660	\$690	\$637	\$743	12.6%
Properties Sold	18	9	8	10	-44.4%
Properties Pending Sale	17	10	7	17	0.0%
Properties For Sale	39	59	40	68	74.4%
Days on Market (Pending Sale)	19	64	39	28	49.4%
Percent Under Contract	43.6%	16.9%	17.5%	25.0%	-42.6%
Average Median Price for Last 12 Months	\$2,038,158	\$2,272,771	\$2,268,875	\$2,375,894	16.6%

*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, March 2025



Current Market Snapshot

No Sales

Median Sales Price -100.0% Δ YOY

No Sales

Average \$/SF -100.0% Δ YOY

10

Properties For Sale -44.4% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$11,000,000	\$13,560,000	\$25,316,500	\$0	-100.0%
Average Price per Square Foot	\$2,932	\$2,196	\$2,456	\$0	-100.0%
Properties Sold	1	5	2	0	-100.0%
Properties Pending Sale	1	3	4	0	-100.0%
Properties For Sale	18	20	15	10	-44.4%
Days on Market (Pending Sale)	2	53	47	0	-100.0%
Percent Under Contract	5.6%	15.0%	26.7%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$6,255,833	\$10,923,583	\$5,033,333	\$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, March 2025



Current Market Snapshot

\$2,152,500

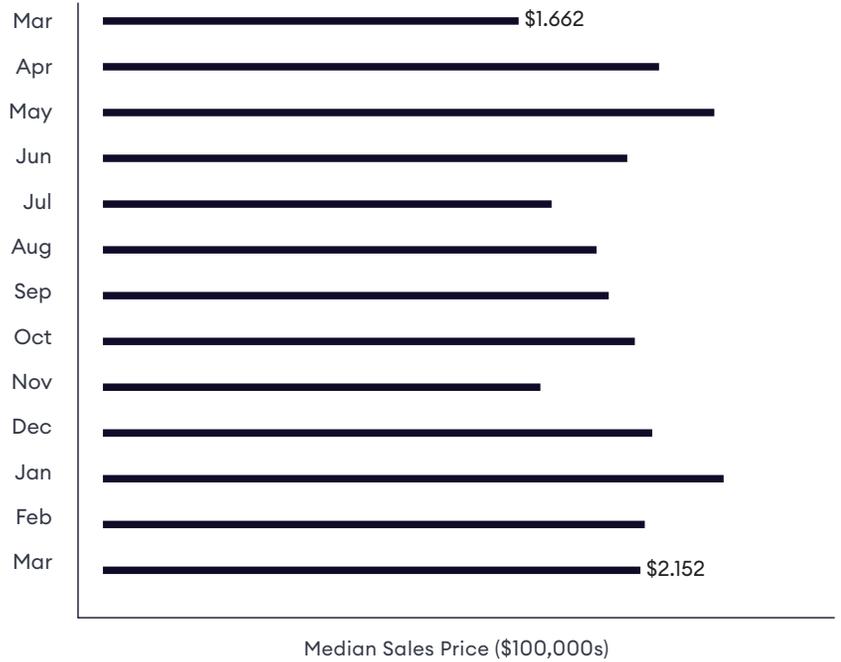
Median Sales Price **29.5% Δ YOY**

\$1,140

Average \$/SF **14.3% Δ YOY**

123

Properties For Sale **7.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,662,500	\$2,025,000	\$2,200,000	\$2,152,500	29.5%
Average Price per Square Foot	\$997	\$1,226	\$1,270	\$1,140	14.3%
Properties Sold	18	18	32	28	55.6%
Properties Pending Sale	27	22	20	30	11.1%
Properties For Sale	115	145	113	123	7.0%
Days on Market (Pending Sale)	43	56	48	54	25.9%
Percent Under Contract	23.5%	15.2%	17.7%	24.4%	3.9%
Average Median Price for Last 12 Months	\$1,995,125	\$2,148,333	\$2,270,000	\$2,086,569	4.6%

*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, March 2025



Current Market Snapshot

\$4,329,900

Median Sales Price **9.6% Δ YOY**

\$1,224

Average \$/SF **-19.4% Δ YOY**

41

Properties For Sale **-25.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,950,000	\$5,325,000	\$3,335,000	\$4,329,900	9.6%
Average Price per Square Foot	\$1,518	\$1,671	\$1,186	\$1,224	-19.4%
Properties Sold	16	8	13	14	-12.5%
Properties Pending Sale	12	9	6	14	16.7%
Properties For Sale	55	57	39	41	-25.5%
Days on Market (Pending Sale)	33	38	40	40	20.1%
Percent Under Contract	21.8%	15.8%	15.4%	34.1%	56.5%
Average Median Price for Last 12 Months	\$3,266,375	\$3,784,713	\$4,133,175	\$3,809,963	16.6%

*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, March 2025



Current Market Snapshot

\$2,317,500

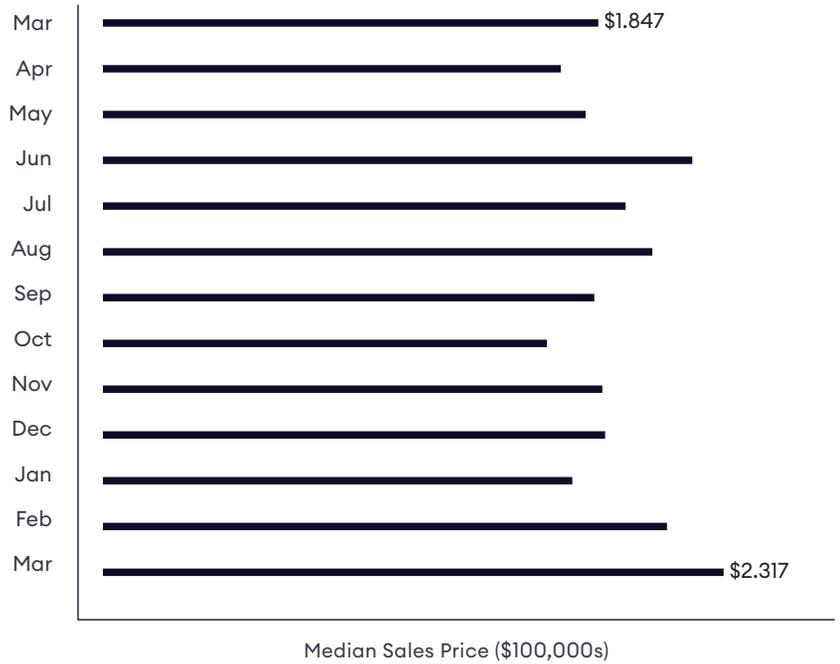
Median Sales Price **25.4% Δ YOY**

\$1,096

Average \$/SF **-5.8% Δ YOY**

41

Properties For Sale **28.1% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,847,500	\$1,832,500	\$1,873,000	\$2,317,500	25.4%
Average Price per Square Foot	\$1,163	\$1,238	\$1,175	\$1,096	-5.8%
Properties Sold	14	10	6	10	-28.6%
Properties Pending Sale	13	14	7	16	23.1%
Properties For Sale	32	42	28	41	28.1%
Days on Market (Pending Sale)	19	24	34	20	5.6%
Percent Under Contract	40.6%	33.3%	25.0%	39.0%	-3.9%
Average Median Price for Last 12 Months	\$1,752,500	\$1,927,167	\$2,057,500	\$1,919,231	9.5%

*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, March 2025



Current Market Snapshot

\$1,439,000

Median Sales Price 2.8% Δ YOY

\$698

Average \$/SF -2.0% Δ YOY

75

Properties For Sale 13.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,400,000	\$1,535,000	\$1,440,000	\$1,439,000	2.8%
Average Price per Square Foot	\$712	\$679	\$742	\$698	-2.0%
Properties Sold	21	13	17	27	28.6%
Properties Pending Sale	26	25	15	29	11.5%
Properties For Sale	66	72	71	75	13.6%
Days on Market (Pending Sale)	9	19	21	23	145.1%
Percent Under Contract	39.4%	34.7%	21.1%	38.7%	-1.8%
Average Median Price for Last 12 Months	\$1,311,688	\$1,468,167	\$1,521,333	\$1,451,569	10.7%

*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, March 2025



Current Market Snapshot

\$1,500,000

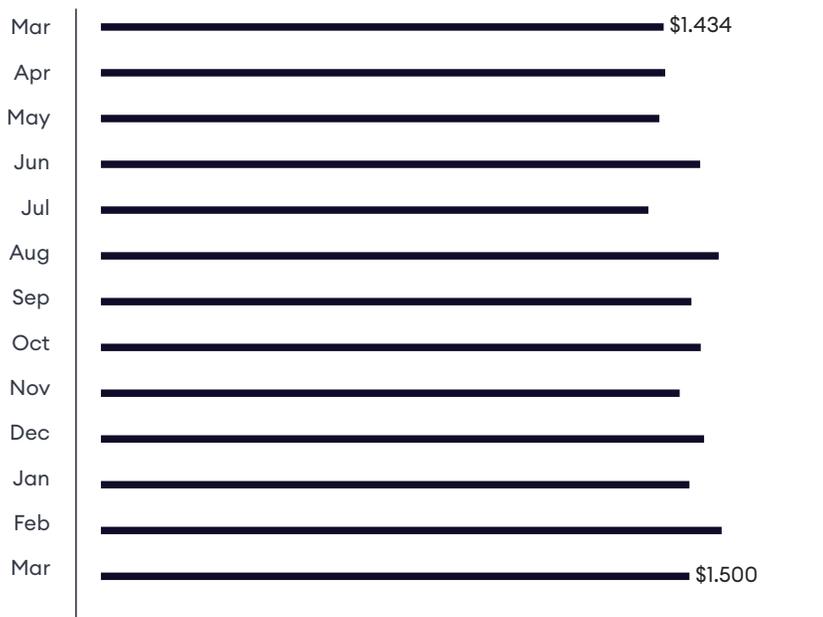
Median Sales Price **4.6% Δ YOY**

\$817

Average \$/SF **7.5% Δ YOY**

307

Properties For Sale **23.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,434,000	\$1,505,056	\$1,537,544	\$1,500,000	4.6%
Average Price per Square Foot	\$760	\$791	\$823	\$817	7.5%
Properties Sold	73	78	80	86	17.8%
Properties Pending Sale	98	92	56	98	0.0%
Properties For Sale	248	333	226	307	23.8%
Days on Market (Pending Sale)	24	29	43	24	-1.2%
Percent Under Contract	39.5%	27.6%	24.8%	31.9%	-19.2%
Average Median Price for Last 12 Months	\$1,377,370	\$1,520,674	\$1,527,500	\$1,493,969	8.5%

*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

\$2,609,000

Median Sales Price **15.7% Δ YOY**

\$1,072

Average \$/SF **11.6% Δ YOY**

378

Properties For Sale **66.5% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,255,000	\$2,130,000	\$2,099,000	\$2,609,000	15.7%
Average Price per Square Foot	\$961	\$932	\$937	\$1,072	11.6%
Properties Sold	90	71	53	76	-15.6%
Properties Pending Sale	103	65	25	89	-13.6%
Properties For Sale	227	344	227	378	66.5%
Days on Market (Pending Sale)	12	34	45	26	119.7%
Percent Under Contract	45.4%	18.9%	11.0%	23.5%	-48.1%
Average Median Price for Last 12 Months	\$2,049,412	\$2,188,030	\$2,308,060	\$2,223,514	8.5%

*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, March 2025



Current Market Snapshot

\$1,456,500

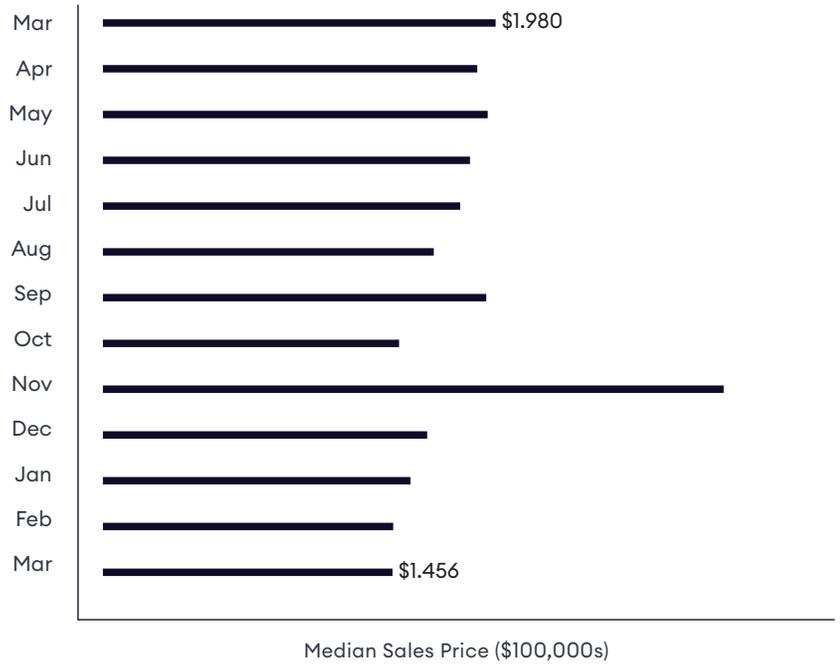
Median Sales Price **-26.4% Δ YOY**

\$622

Average \$/SF **1.0% Δ YOY**

37

Properties For Sale **27.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,980,000	\$1,932,500	\$1,632,500	\$1,456,500	-26.4%
Average Price per Square Foot	\$616	\$703	\$631	\$622	1.0%
Properties Sold	12	10	12	11	-8.3%
Properties Pending Sale	15	6	5	10	-33.3%
Properties For Sale	29	41	27	37	27.6%
Days on Market (Pending Sale)	14	8	50	25	83.8%
Percent Under Contract	51.7%	14.6%	18.5%	27.0%	-47.7%
Average Median Price for Last 12 Months	\$1,837,625	\$1,787,417	\$1,488,167	\$1,829,216	-0.5%

*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, March 2025



Current Market Snapshot

\$3,000,000

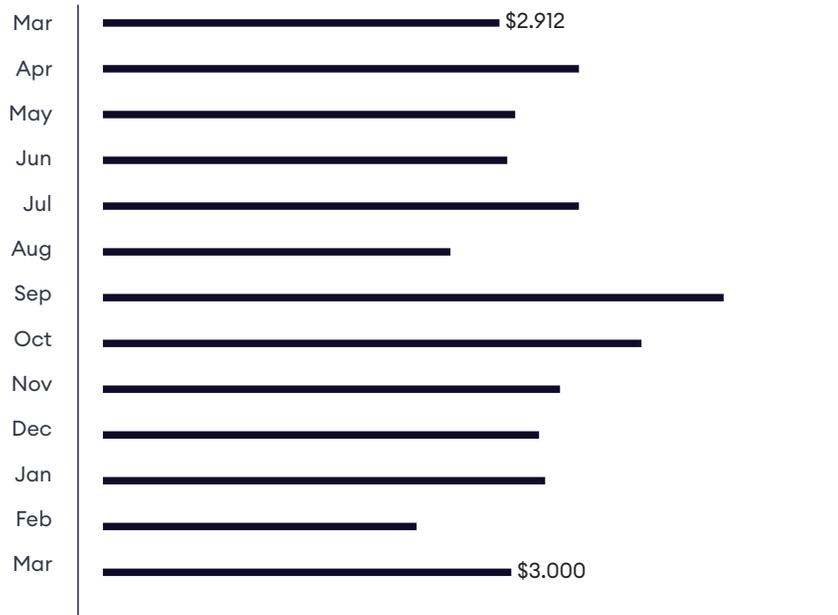
Median Sales Price **3.0% Δ YOY**

\$1,566

Average \$/SF **0.4% Δ YOY**

221

Properties For Sale **47.3% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,912,500	\$4,570,000	\$3,205,000	\$3,000,000	3.0%
Average Price per Square Foot	\$1,559	\$1,770	\$1,747	\$1,566	0.4%
Properties Sold	18	17	16	23	27.8%
Properties Pending Sale	22	22	8	28	27.3%
Properties For Sale	150	194	167	221	47.3%
Days on Market (Pending Sale)	60	70	81	35	-41.5%
Percent Under Contract	14.7%	11.3%	4.8%	12.7%	-13.6%
Average Median Price for Last 12 Months	\$3,234,335	\$3,179,583	\$2,850,000	\$3,239,135	0.1%

*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, March 2025



Current Market Snapshot

\$1,480,000

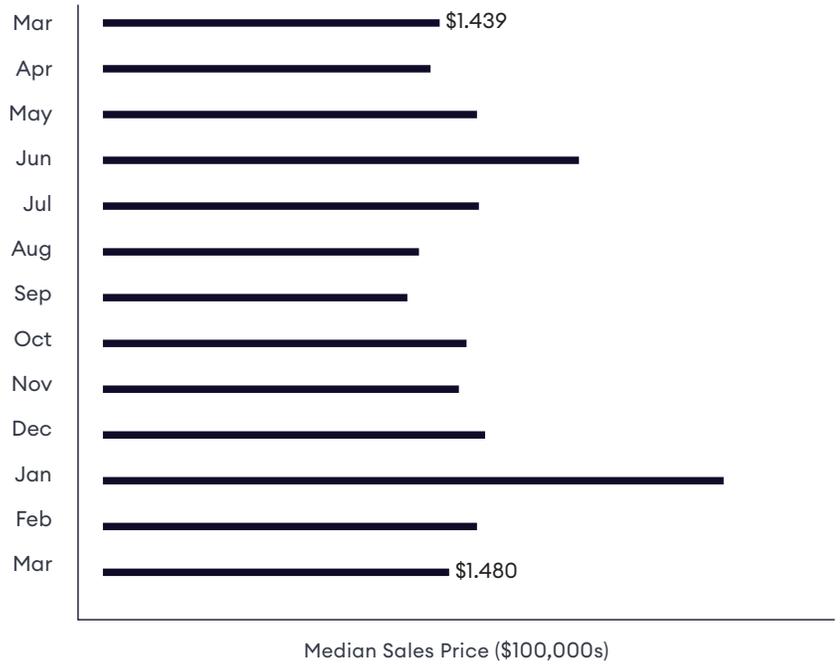
Median Sales Price **2.8% Δ YOY**

\$626

Average \$/SF **-16.0% Δ YOY**

47

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,439,190	\$1,300,000	\$1,635,000	\$1,480,000	2.8%
Average Price per Square Foot	\$745	\$721	\$765	\$626	-16.0%
Properties Sold	11	13	12	17	54.5%
Properties Pending Sale	10	15	4	17	70.0%
Properties For Sale	47	52	32	47	0.0%
Days on Market (Pending Sale)	10	20	34	23	141.4%
Percent Under Contract	21.3%	28.8%	12.5%	36.2%	70.0%
Average Median Price for Last 12 Months	\$1,390,200	\$1,742,417	\$1,914,167	\$1,630,084	17.3%

*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, March 2025



Current Market Snapshot

\$1,775,000

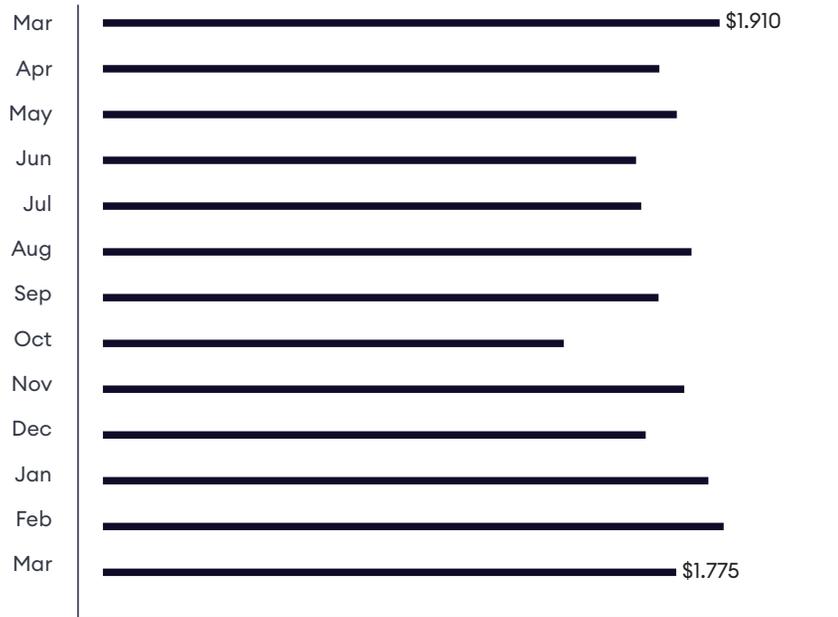
Median Sales Price -7.1% Δ YOY

\$829

Average \$/SF 8.7% Δ YOY

135

Properties For Sale 22.7% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,910,000	\$1,720,000	\$1,680,000	\$1,775,000	-7.1%
Average Price per Square Foot	\$763	\$812	\$814	\$829	8.7%
Properties Sold	35	34	24	30	-14.3%
Properties Pending Sale	33	35	21	29	-12.1%
Properties For Sale	110	155	118	135	22.7%
Days on Market (Pending Sale)	20	43	42	24	17.7%
Percent Under Contract	30.0%	22.6%	17.8%	21.5%	-28.4%
Average Median Price for Last 12 Months	\$1,602,042	\$1,746,250	\$1,857,500	\$1,749,638	9.2%

*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, March 2025



Current Market Snapshot

\$1,327,500

Median Sales Price **-8.5% Δ YOY**

\$708

Average \$/SF **7.9% Δ YOY**

133

Properties For Sale **34.3% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,451,500	\$1,350,000	\$1,280,000	\$1,327,500	-8.5%
Average Price per Square Foot	\$656	\$657	\$642	\$708	7.9%
Properties Sold	52	34	26	26	-50.0%
Properties Pending Sale	38	34	18	42	10.5%
Properties For Sale	99	136	105	133	34.3%
Days on Market (Pending Sale)	23	27	42	16	-30.0%
Percent Under Contract	38.4%	25.0%	17.1%	31.6%	-17.7%
Average Median Price for Last 12 Months	\$1,356,021	\$1,316,250	\$1,340,833	\$1,369,426	1.0%

*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, March 2025



Current Market Snapshot

\$3,350,000

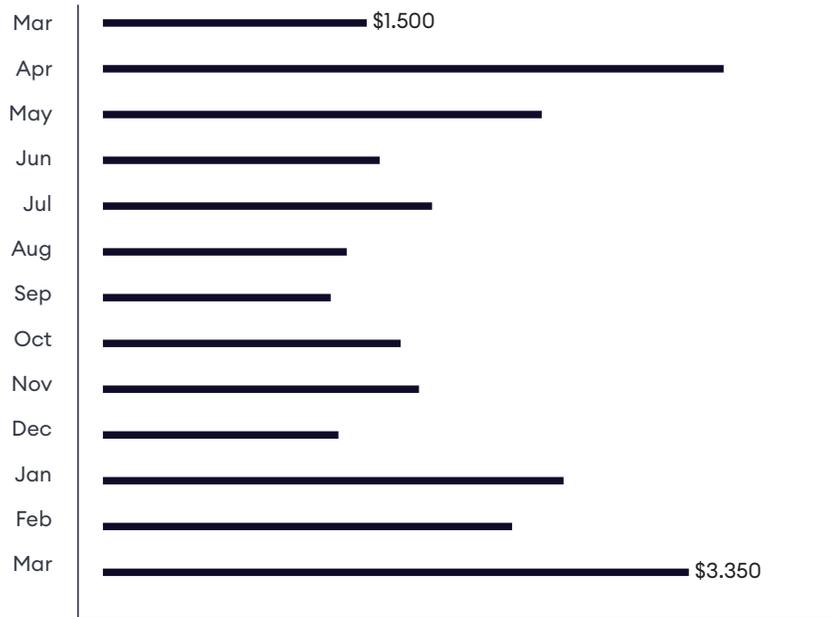
Median Sales Price **123.3% Δ YOY**

\$1,069

Average \$/SF **-3.3% Δ YOY**

17

Properties For Sale **30.8% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,500,000	\$1,293,000	\$1,337,500	\$3,350,000	123.3%
Average Price per Square Foot	\$1,105	\$872	\$1,070	\$1,069	-3.3%
Properties Sold	3	2	2	4	33.3%
Properties Pending Sale	4	1	2	2	-50.0%
Properties For Sale	13	16	15	17	30.8%
Days on Market (Pending Sale)	35	19	54	4	-88.6%
Percent Under Contract	30.8%	6.2%	13.3%	11.8%	-61.8%
Average Median Price for Last 12 Months	\$1,743,583	\$2,191,292	\$2,771,750	\$2,063,865	18.4%

*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, March 2025



Current Market Snapshot

\$10,800,000

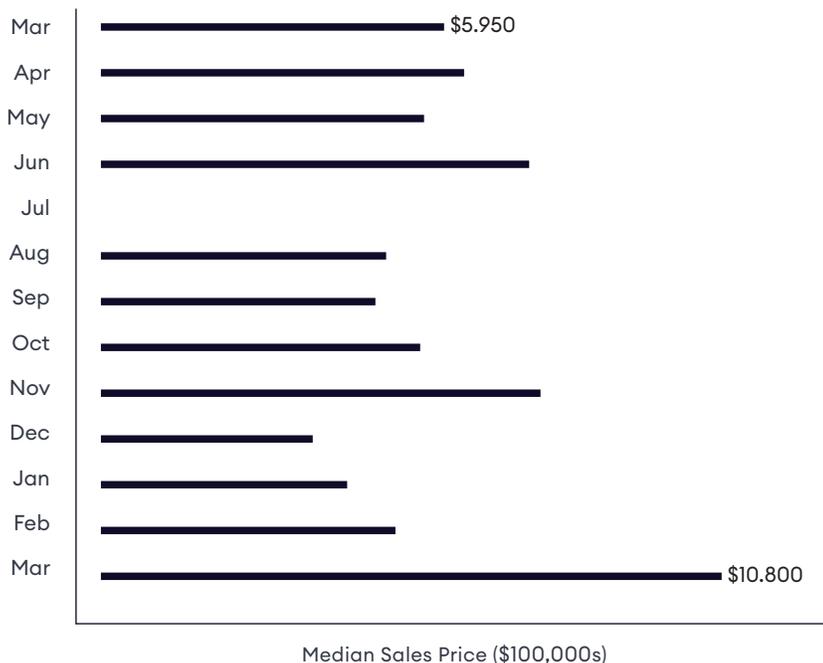
Median Sales Price **81.5% Δ YOY**

\$2,738

Average \$/SF **19.7% Δ YOY**

23

Properties For Sale **76.9% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$5,950,000	\$4,750,000	\$3,655,000	\$10,800,000	81.5%
Average Price per Square Foot	\$2,288	\$3,107	\$2,144	\$2,738	19.7%
Properties Sold	1	4	2	1	0.0%
Properties Pending Sale	2	3	0	4	100.0%
Properties For Sale	13	23	16	23	76.9%
Days on Market (Pending Sale)	39	52	0	51	31.4%
Percent Under Contract	15.4%	13.0%	0.0%	17.4%	13.0%
Average Median Price for Last 12 Months	\$6,067,704	\$6,163,125	\$6,718,750	\$5,534,856	-8.8%

*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, March 2025



Current Market Snapshot

\$3,452,500

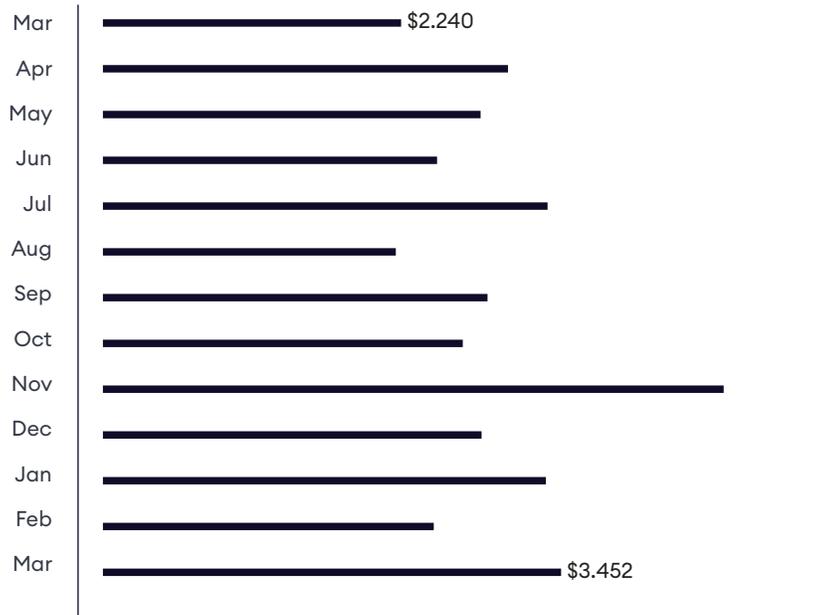
Median Sales Price **54.1% Δ YOY**

\$1,473

Average \$/SF **10.0% Δ YOY**

49

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,240,000	\$2,895,000	\$2,850,000	\$3,452,500	54.1%
Average Price per Square Foot	\$1,339	\$1,680	\$1,907	\$1,473	10.0%
Properties Sold	4	8	14	8	100.0%
Properties Pending Sale	8	9	10	12	50.0%
Properties For Sale	49	61	55	49	0.0%
Days on Market (Pending Sale)	63	73	41	53	-16.0%
Percent Under Contract	16.3%	14.8%	18.2%	24.5%	50.0%
Average Median Price for Last 12 Months	\$2,973,747	\$3,253,304	\$3,092,500	\$2,969,987	-0.1%

*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, March 2025



Current Market Snapshot

\$3,452,500

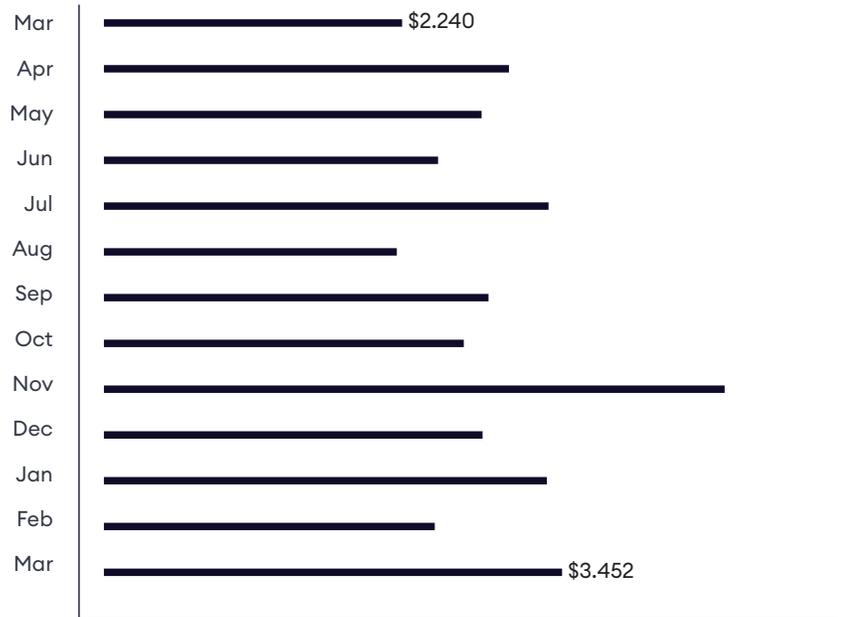
Median Sales Price **54.1% Δ YOY**

\$1,473

Average \$/SF **10.0% Δ YOY**

49

Properties For Sale **0.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,240,000	\$2,895,000	\$2,850,000	\$3,452,500	54.1%
Average Price per Square Foot	\$1,339	\$1,680	\$1,907	\$1,473	10.0%
Properties Sold	4	8	14	8	100.0%
Properties Pending Sale	8	9	10	12	50.0%
Properties For Sale	49	61	55	49	0.0%
Days on Market (Pending Sale)	63	73	41	53	-16.0%
Percent Under Contract	16.3%	14.8%	18.2%	24.5%	50.0%
Average Median Price for Last 12 Months	\$2,973,747	\$3,253,304	\$3,092,500	\$2,969,987	-0.1%

*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, March 2025



Current Market Snapshot

\$3,875,000

Median Sales Price -7.7% Δ YOY

\$1,510

Average \$/SF -8.2% Δ YOY

191

Properties For Sale -6.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,200,000	\$4,220,000	\$3,500,000	\$3,875,000	-7.7%
Average Price per Square Foot	\$1,644	\$1,857	\$1,258	\$1,510	-8.2%
Properties Sold	33	26	31	40	21.2%
Properties Pending Sale	41	27	19	40	-2.4%
Properties For Sale	204	220	166	191	-6.4%
Days on Market (Pending Sale)	45	46	60	40	-12.0%
Percent Under Contract	20.1%	12.3%	11.4%	20.9%	4.2%
Average Median Price for Last 12 Months	\$3,917,667	\$4,028,750	\$4,266,667	\$4,003,942	2.2%

*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, March 2025



Current Market Snapshot

\$7,450,000

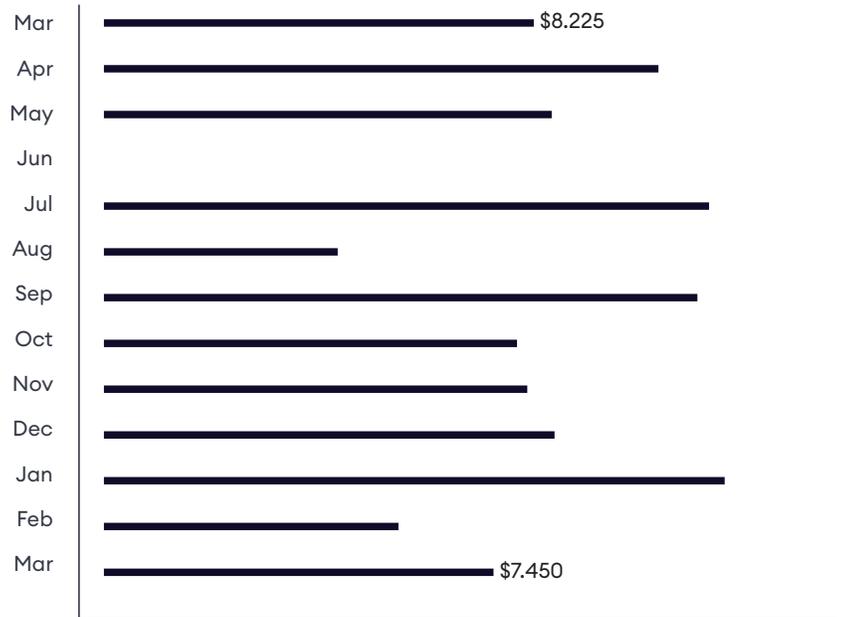
Median Sales Price **-9.4% Δ YOY**

\$1,964

Average \$/SF **3.5% Δ YOY**

40

Properties For Sale **-20.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$8,225,000	\$11,375,000	\$8,625,000	\$7,450,000	-9.4%
Average Price per Square Foot	\$1,898	\$2,154	\$2,059	\$1,964	3.5%
Properties Sold	6	12	6	11	83.3%
Properties Pending Sale	7	9	7	4	-42.9%
Properties For Sale	50	63	54	40	-20.0%
Days on Market (Pending Sale)	39	68	121	102	157.4%
Percent Under Contract	14.0%	14.3%	13.0%	10.0%	-28.6%
Average Median Price for Last 12 Months	\$7,048,458	\$8,266,250	\$8,323,333	\$8,034,038	14.0%

*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, March 2025



Current Market Snapshot

\$2,900,000

Median Sales Price **67.6% Δ YOY**

\$1,661

Average \$/SF **46.0% Δ YOY**

22

Properties For Sale **-18.5% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,730,000	\$3,175,000	\$5,300,000	\$2,900,000	67.6%
Average Price per Square Foot	\$1,138	\$1,253	\$863	\$1,661	46.0%
Properties Sold	5	4	1	4	-20.0%
Properties Pending Sale	8	1	1	5	-37.5%
Properties For Sale	27	20	18	22	-18.5%
Days on Market (Pending Sale)	55	4	58	37	-33.2%
Percent Under Contract	29.6%	5.0%	5.6%	22.7%	-23.3%
Average Median Price for Last 12 Months	\$4,182,833	\$4,306,164	\$4,371,667	\$3,311,960	-20.8%

*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

\$792,500

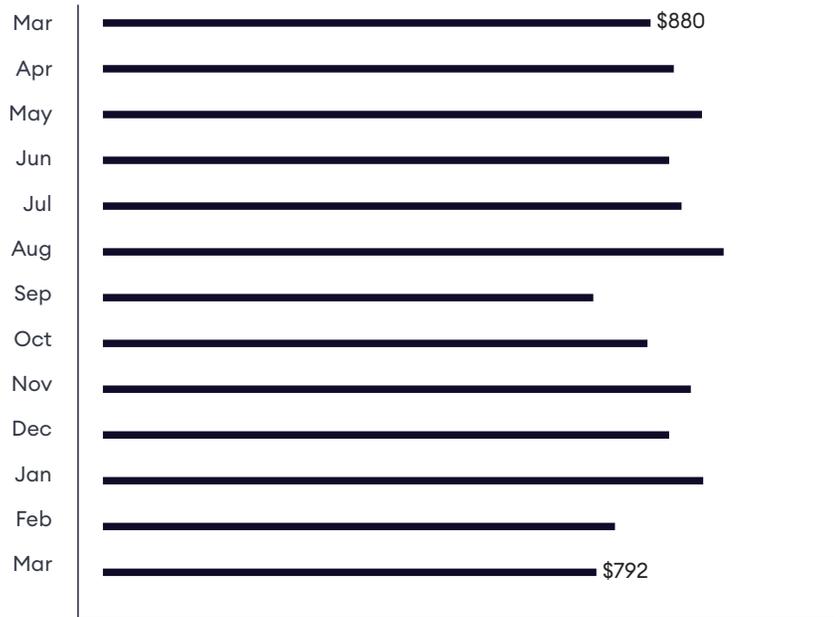
Median Sales Price -9.9% Δ YOY

\$480

Average \$/SF -7.3% Δ YOY

59

Properties For Sale 63.9% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$880,000	\$787,500	\$910,000	\$792,500	-9.9%
Average Price per Square Foot	\$518	\$407	\$413	\$480	-7.3%
Properties Sold	13	14	18	12	-7.7%
Properties Pending Sale	11	13	14	21	90.9%
Properties For Sale	36	65	54	59	63.9%
Days on Market (Pending Sale)	51	22	30	63	23.2%
Percent Under Contract	30.6%	20.0%	25.9%	35.6%	16.5%
Average Median Price for Last 12 Months	\$870,958	\$885,000	\$860,000	\$899,692	3.3%

*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, March 2025



Current Market Snapshot

\$2,254,444

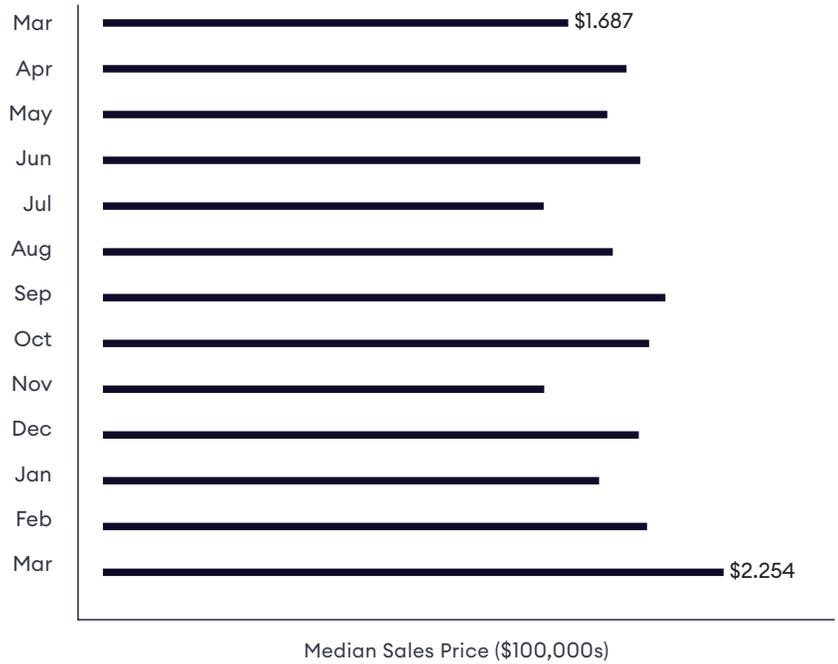
Median Sales Price **33.6% Δ YOY**

\$705

Average \$/SF **8.5% Δ YOY**

51

Properties For Sale **34.2% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,687,500	\$2,042,000	\$1,945,000	\$2,254,444	33.6%
Average Price per Square Foot	\$650	\$653	\$684	\$705	8.5%
Properties Sold	12	13	12	14	16.7%
Properties Pending Sale	10	11	8	15	50.0%
Properties For Sale	38	61	53	51	34.2%
Days on Market (Pending Sale)	39	23	62	22	-42.5%
Percent Under Contract	26.3%	18.0%	15.1%	29.4%	11.8%
Average Median Price for Last 12 Months	\$1,853,042	\$1,926,157	\$2,009,815	\$1,878,034	1.3%

*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

\$1,245,000

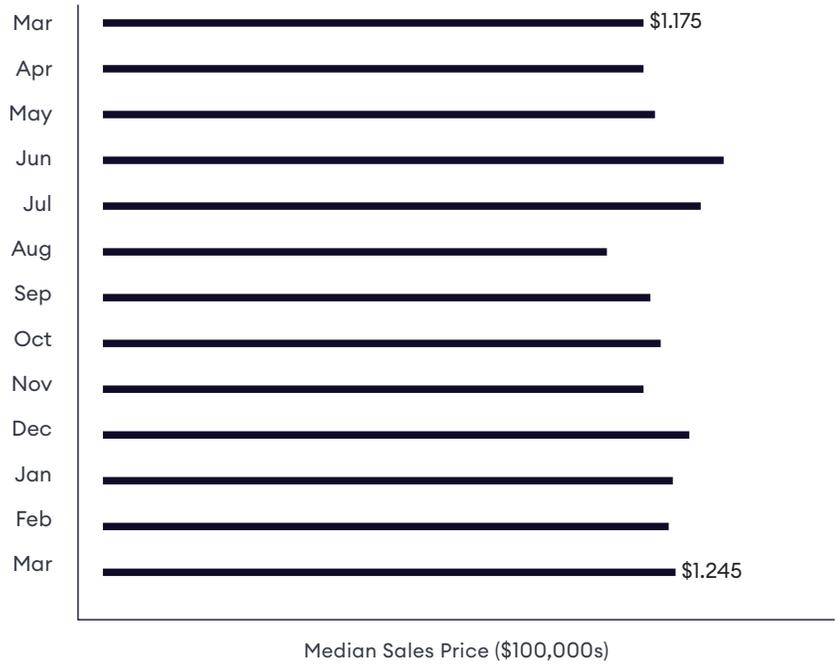
Median Sales Price **6.0% Δ YOY**

\$666

Average \$/SF **8.1% Δ YOY**

142

Properties For Sale **7.6% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,175,000	\$1,190,000	\$1,275,000	\$1,245,000	6.0%
Average Price per Square Foot	\$616	\$647	\$652	\$666	8.1%
Properties Sold	42	45	45	50	19.0%
Properties Pending Sale	51	72	21	57	11.8%
Properties For Sale	132	196	116	142	7.6%
Days on Market (Pending Sale)	20	29	50	25	24.5%
Percent Under Contract	38.6%	36.7%	18.1%	40.1%	3.9%
Average Median Price for Last 12 Months	\$1,089,542	\$1,229,417	\$1,238,000	\$1,220,115	12.0%

*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, March 2025



Current Market Snapshot

\$1,386,500

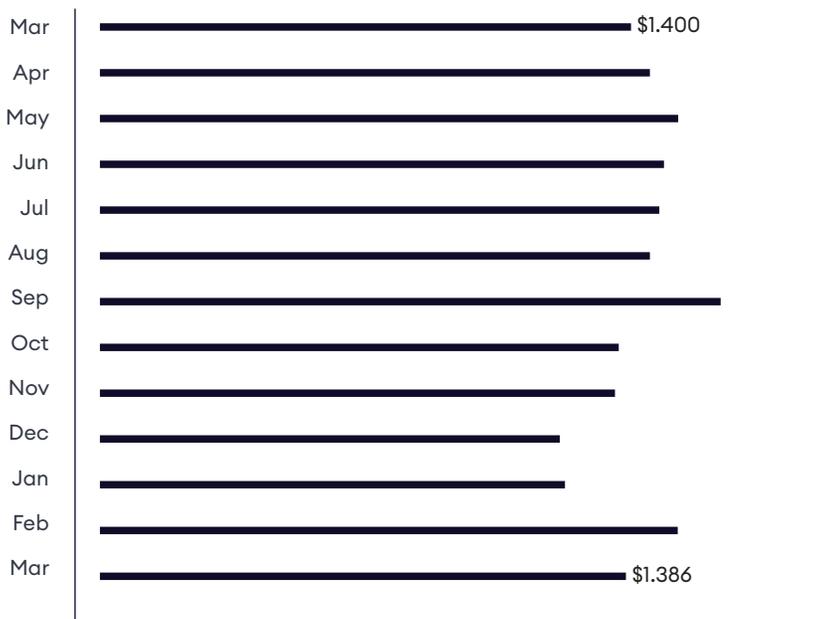
Median Sales Price -1.0% Δ YOY

\$695

Average \$/SF 6.9% Δ YOY

52

Properties For Sale 48.6% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,400,000	\$1,637,500	\$1,211,400	\$1,386,500	-1.0%
Average Price per Square Foot	\$650	\$706	\$706	\$695	6.9%
Properties Sold	15	12	14	6	-60.0%
Properties Pending Sale	13	19	6	12	-7.7%
Properties For Sale	35	60	43	52	48.6%
Days on Market (Pending Sale)	25	42	41	35	36.7%
Percent Under Contract	37.1%	31.7%	14.0%	23.1%	-37.9%
Average Median Price for Last 12 Months	\$1,263,700	\$1,345,274	\$1,378,417	\$1,422,804	12.6%

*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, March 2025



Current Market Snapshot

\$1,400,000

Median Sales Price **15.5% Δ YOY**

\$638

Average \$/SF **6.7% Δ YOY**

70

Properties For Sale **25.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,212,500	\$1,420,000	\$1,369,500	\$1,400,000	15.5%
Average Price per Square Foot	\$598	\$594	\$634	\$638	6.7%
Properties Sold	22	16	20	19	-13.6%
Properties Pending Sale	34	26	13	19	-44.1%
Properties For Sale	56	70	49	70	25.0%
Days on Market (Pending Sale)	12	19	43	31	156.8%
Percent Under Contract	60.7%	37.1%	26.5%	27.1%	-55.3%
Average Median Price for Last 12 Months	\$1,295,698	\$1,385,750	\$1,441,667	\$1,354,223	4.5%

*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, March 2025



Current Market Snapshot

\$1,887,500

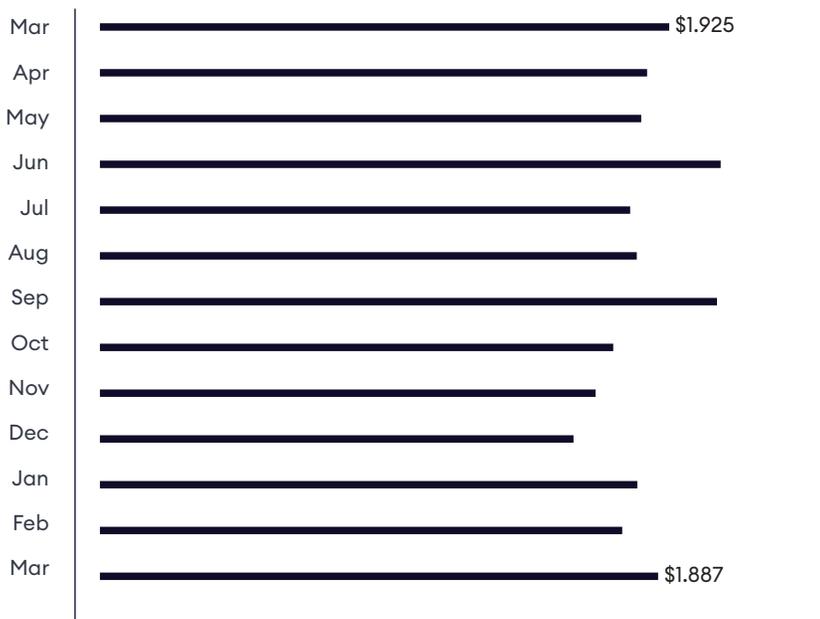
Median Sales Price -2.0% Δ YOY

\$891

Average \$/SF 7.2% Δ YOY

174

Properties For Sale 2.4% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,925,250	\$2,087,500	\$1,600,000	\$1,887,500	-2.0%
Average Price per Square Foot	\$831	\$835	\$760	\$891	7.2%
Properties Sold	40	46	33	48	20.0%
Properties Pending Sale	44	48	38	52	18.2%
Properties For Sale	170	195	130	174	2.4%
Days on Market (Pending Sale)	28	57	62	35	21.7%
Percent Under Contract	25.9%	24.6%	29.2%	29.9%	15.5%
Average Median Price for Last 12 Months	\$1,746,521	\$1,746,667	\$1,823,333	\$1,836,942	5.2%

*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, March 2025



Current Market Snapshot

\$1,507,500

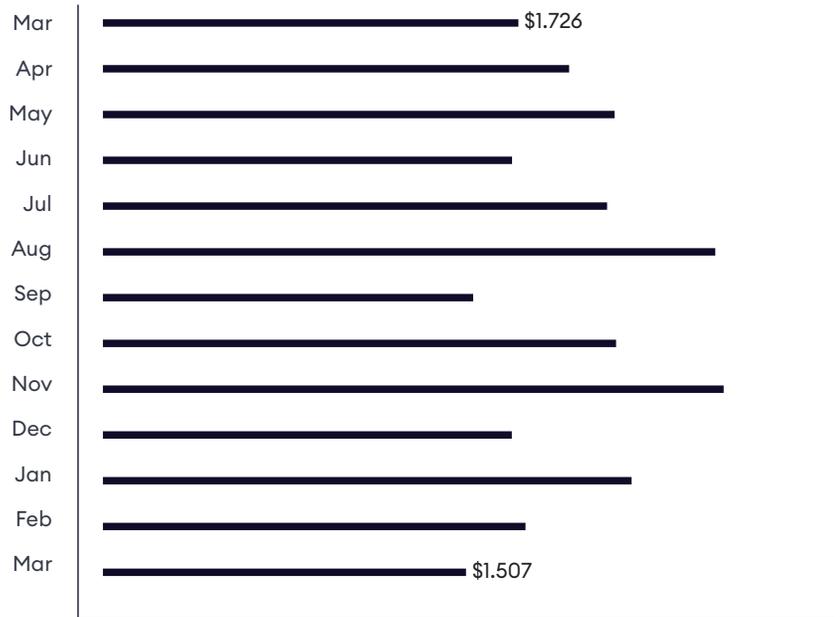
Median Sales Price **-12.7% Δ YOY**

\$738

Average \$/SF **9.8% Δ YOY**

96

Properties For Sale **9.1% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,726,495	\$1,537,500	\$1,699,000	\$1,507,500	-12.7%
Average Price per Square Foot	\$672	\$730	\$918	\$738	9.8%
Properties Sold	28	22	13	16	-42.9%
Properties Pending Sale	19	14	7	20	5.3%
Properties For Sale	88	89	59	96	9.1%
Days on Market (Pending Sale)	15	30	49	49	237.8%
Percent Under Contract	21.6%	15.7%	11.9%	20.8%	-3.5%
Average Median Price for Last 12 Months	\$1,570,090	\$1,980,458	\$1,821,250	\$1,966,311	25.2%

*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, March 2025



Current Market Snapshot

\$986,100

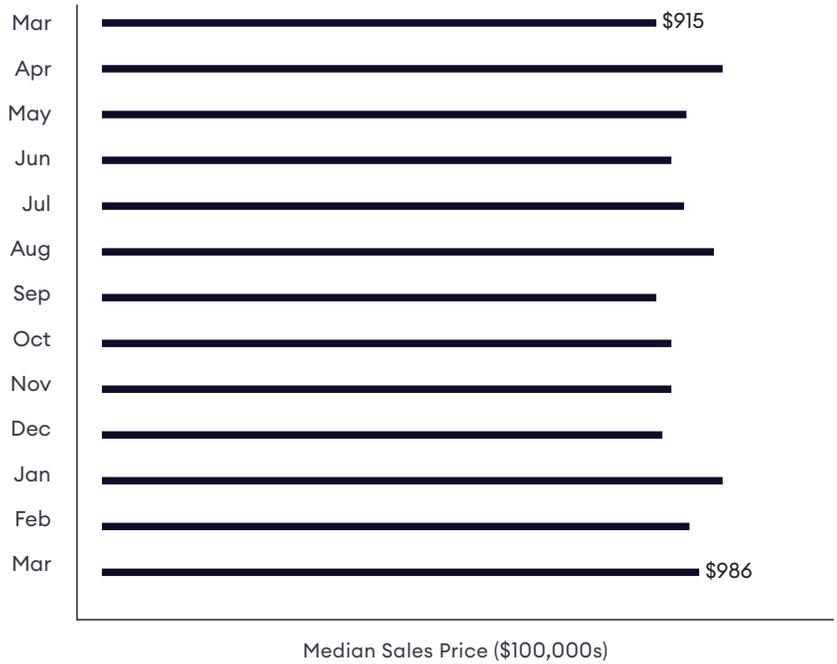
Median Sales Price **7.8% Δ YOY**

\$695

Average \$/SF **17.6% Δ YOY**

138

Properties For Sale **-7.4% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$915,000	\$915,000	\$925,000	\$986,100	7.8%
Average Price per Square Foot	\$591	\$606	\$634	\$695	17.6%
Properties Sold	36	45	42	48	33.3%
Properties Pending Sale	52	54	31	38	-26.9%
Properties For Sale	149	182	129	138	-7.4%
Days on Market (Pending Sale)	18	30	23	36	106.3%
Percent Under Contract	34.9%	29.7%	24.0%	27.5%	-21.1%
Average Median Price for Last 12 Months	\$858,417	\$964,350	\$993,700	\$962,892	12.2%

*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, March 2025



Current Market Snapshot

\$2,000,000

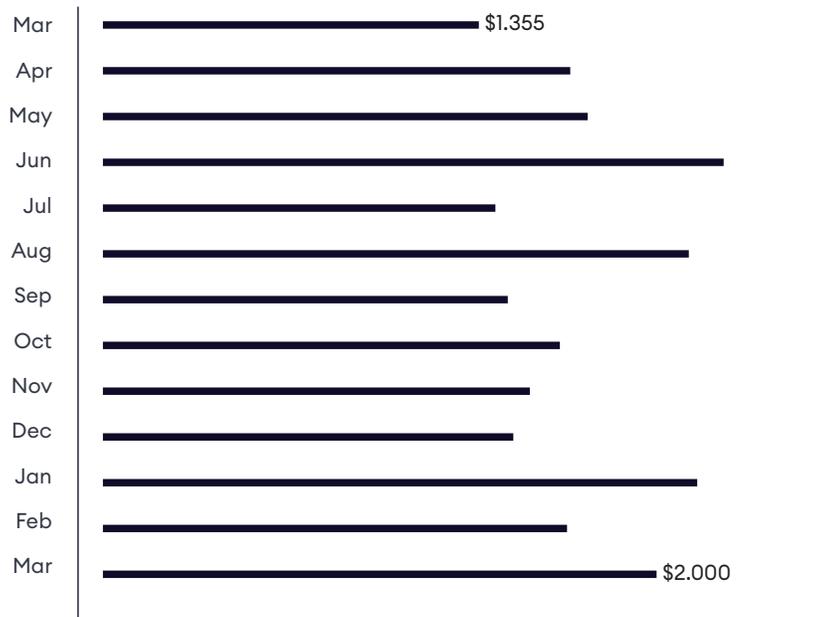
Median Sales Price **47.6% Δ YOY**

\$990

Average \$/SF **17.9% Δ YOY**

42

Properties For Sale **7.7% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,355,000	\$1,460,000	\$1,480,000	\$2,000,000	47.6%
Average Price per Square Foot	\$840	\$764	\$856	\$990	17.9%
Properties Sold	5	4	7	7	40.0%
Properties Pending Sale	13	10	6	11	-15.4%
Properties For Sale	39	42	36	42	7.7%
Days on Market (Pending Sale)	24	32	110	30	27.4%
Percent Under Contract	33.3%	23.8%	16.7%	26.2%	-21.4%
Average Median Price for Last 12 Months	\$1,423,583	\$1,748,583	\$1,940,833	\$1,732,206	21.7%

*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, March 2025



Current Market Snapshot

\$10,800,000

Median Sales Price **13.8% Δ YOY**

\$1,562

Average \$/SF **56.0% Δ YOY**

10

Properties For Sale **0.0% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$9,490,000	\$9,250,000	\$8,880,000	\$10,800,000	13.8%
Average Price per Square Foot	\$1,001	\$1,166	\$1,344	\$1,562	56.0%
Properties Sold	2	1	1	4	100.0%
Properties Pending Sale	0	1	0	0	n/a
Properties For Sale	10	17	12	10	0.0%
Days on Market (Pending Sale)	0	14	0	0	n/a
Percent Under Contract	0.0%	5.9%	0.0%	0.0%	n/a
Average Median Price for Last 12 Months	\$8,522,917	\$6,331,667	\$3,600,000	\$7,571,538	-11.2%

*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, March 2025



Current Market Snapshot

\$5,245,000

Median Sales Price n/a Δ YOY

\$1,153

Average \$/SF n/a Δ YOY

3

Properties For Sale 0.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$0	\$7,938,000	\$2,900,000	\$5,245,000	n/a
Average Price per Square Foot	\$0	\$1,393	\$1,427	\$1,153	n/a
Properties Sold	0	1	1	1	n/a
Properties Pending Sale	1	0	1	0	-100.0%
Properties For Sale	3	3	4	3	0.0%
Days on Market (Pending Sale)	7	0	197	0	-100.0%
Percent Under Contract	33.3%	0.0%	25.0%	0.0%	-100.0%
Average Median Price for Last 12 Months	\$2,762,917	\$3,265,833	\$5,565,000	\$2,812,538	1.8%

*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

\$3,090,000

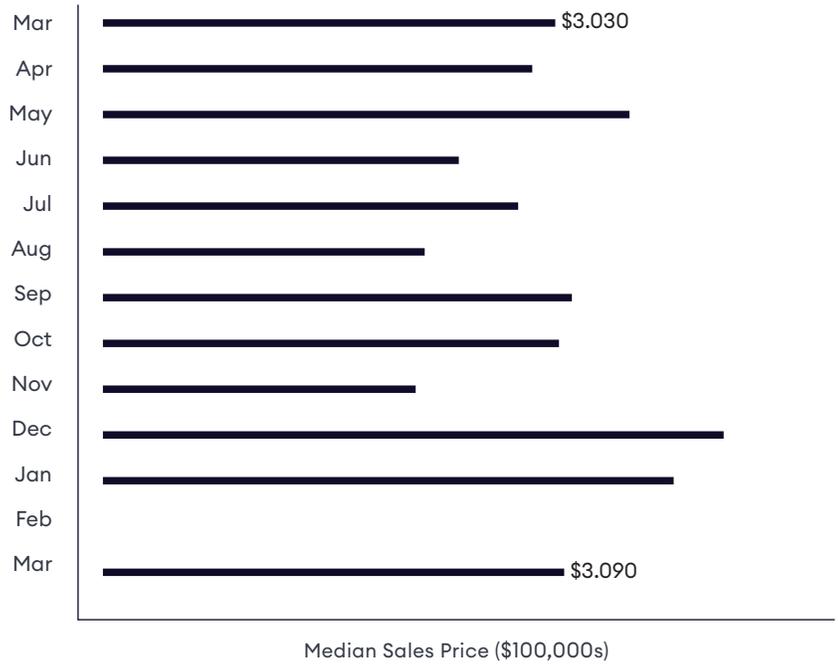
Median Sales Price **2.0% Δ YOY**

\$1,228

Average \$/SF **12.9% Δ YOY**

13

Properties For Sale **116.7% Δ YOY**



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$3,030,000	\$3,142,000	\$4,164,625	\$3,090,000	2.0%
Average Price per Square Foot	\$1,088	\$1,109	\$1,062	\$1,228	12.9%
Properties Sold	4	6	2	6	50.0%
Properties Pending Sale	4	4	0	4	0.0%
Properties For Sale	6	11	5	13	116.7%
Days on Market (Pending Sale)	5	33	0	8	60.0%
Percent Under Contract	66.7%	36.4%	0.0%	30.8%	-53.8%
Average Median Price for Last 12 Months	\$2,451,292	\$2,704,463	\$2,305,917	\$2,778,006	13.3%

*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

\$1,357,500

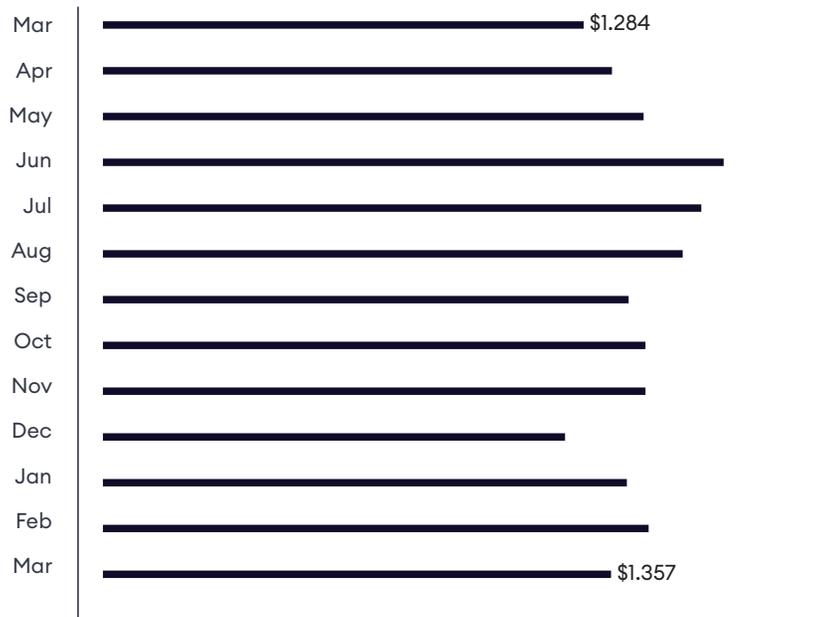
Median Sales Price 5.7% Δ YOY

\$722

Average \$/SF -3.5% Δ YOY

52

Properties For Sale -10.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,284,000	\$1,404,800	\$1,234,000	\$1,357,500	5.7%
Average Price per Square Foot	\$748	\$739	\$663	\$722	-3.5%
Properties Sold	20	23	15	10	-50.0%
Properties Pending Sale	25	26	14	19	-24.0%
Properties For Sale	58	65	37	52	-10.3%
Days on Market (Pending Sale)	11	33	48	24	119.1%
Percent Under Contract	43.1%	40.0%	37.8%	36.5%	-15.2%
Average Median Price for Last 12 Months	\$1,284,229	\$1,391,667	\$1,405,333	\$1,434,908	11.7%

*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, March 2025



Current Market Snapshot

\$3,500,000

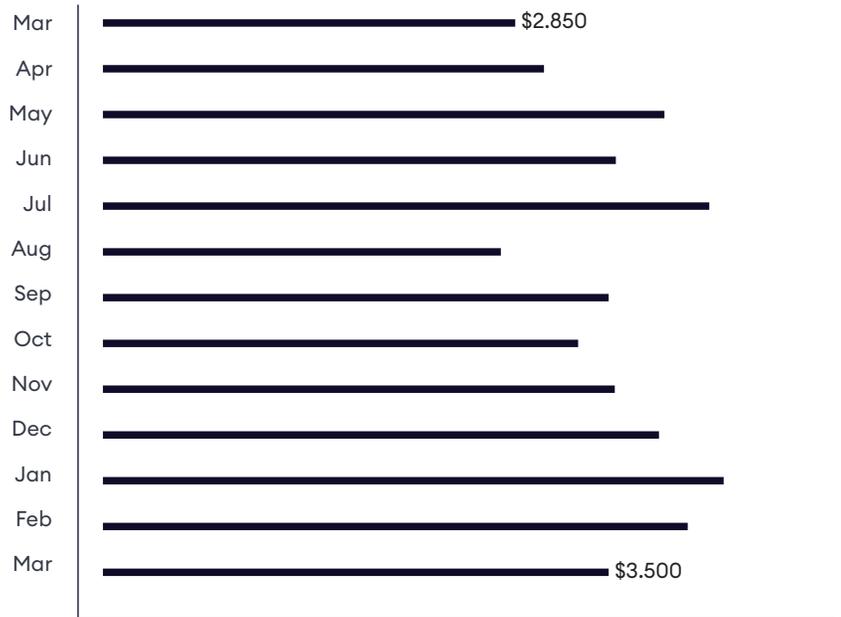
Median Sales Price 22.8% Δ YOY

\$1,363

Average \$/SF 15.5% Δ YOY

29

Properties For Sale -29.3% Δ YOY



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$2,850,000	\$3,500,000	\$3,850,000	\$3,500,000	22.8%
Average Price per Square Foot	\$1,180	\$1,096	\$1,249	\$1,363	15.5%
Properties Sold	5	3	10	11	120.0%
Properties Pending Sale	7	6	8	7	0.0%
Properties For Sale	41	46	30	29	-29.3%
Days on Market (Pending Sale)	74	19	60	37	-50.0%
Percent Under Contract	17.1%	13.0%	26.7%	24.1%	41.4%
Average Median Price for Last 12 Months	\$3,505,313	\$3,755,000	\$3,950,000	\$3,562,923	1.6%

*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, March 2025



Current Market Snapshot

\$4,699,000

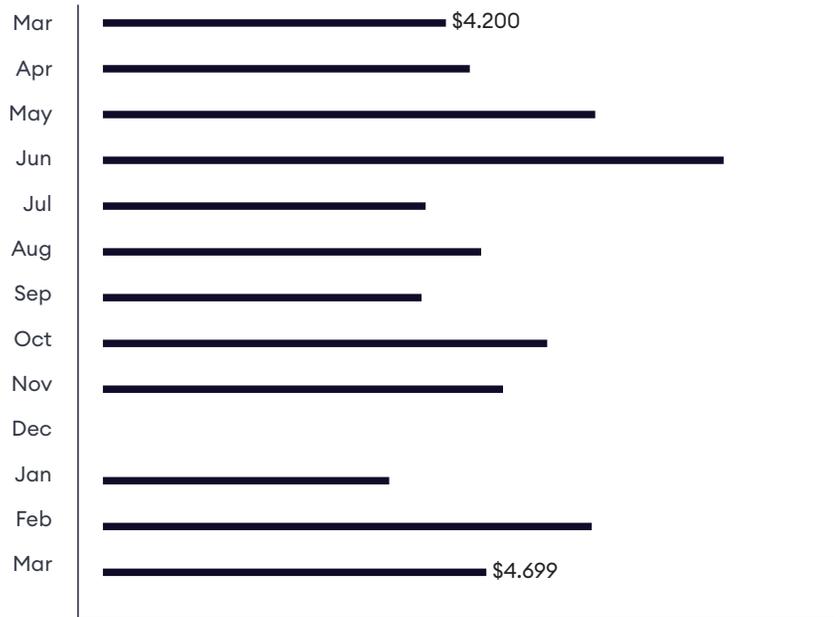
Median Sales Price **11.9% Δ YOY**

\$2,108

Average \$/SF **23.4% Δ YOY**

33

Properties For Sale **22.2% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$4,200,000	\$3,900,000	\$0	\$4,699,000	11.9%
Average Price per Square Foot	\$1,708	\$1,754	\$0	\$2,108	23.4%
Properties Sold	3	3	0	4	33.3%
Properties Pending Sale	7	4	1	3	-57.1%
Properties For Sale	27	34	34	33	22.2%
Days on Market (Pending Sale)	20	70	61	45	125.0%
Percent Under Contract	25.9%	11.8%	2.9%	9.1%	-64.9%
Average Median Price for Last 12 Months	\$4,276,042	\$4,092,333	\$4,733,000	\$4,569,538	6.9%

*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

\$1,075,000

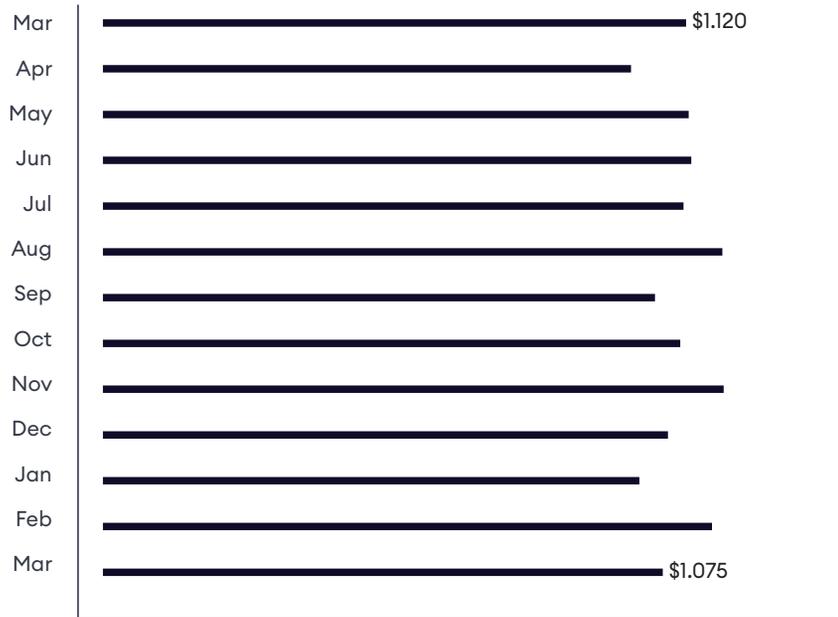
Median Sales Price **-4.0% Δ YOY**

\$628

Average \$/SF **1.0% Δ YOY**

63

Properties For Sale **34.0% Δ YOY**



Median Sales Price (\$100,000s)

Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,120,000	\$1,060,000	\$1,085,000	\$1,075,000	-4.0%
Average Price per Square Foot	\$622	\$647	\$655	\$628	1.0%
Properties Sold	19	21	23	16	-15.8%
Properties Pending Sale	18	28	14	31	72.2%
Properties For Sale	47	79	51	63	34.0%
Days on Market (Pending Sale)	13	22	44	20	59.0%
Percent Under Contract	38.3%	35.4%	27.5%	49.2%	28.5%
Average Median Price for Last 12 Months	\$1,031,167	\$1,110,208	\$1,091,667	\$1,108,846	7.5%

*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, March 2025



Current Market Snapshot

\$1,492,500

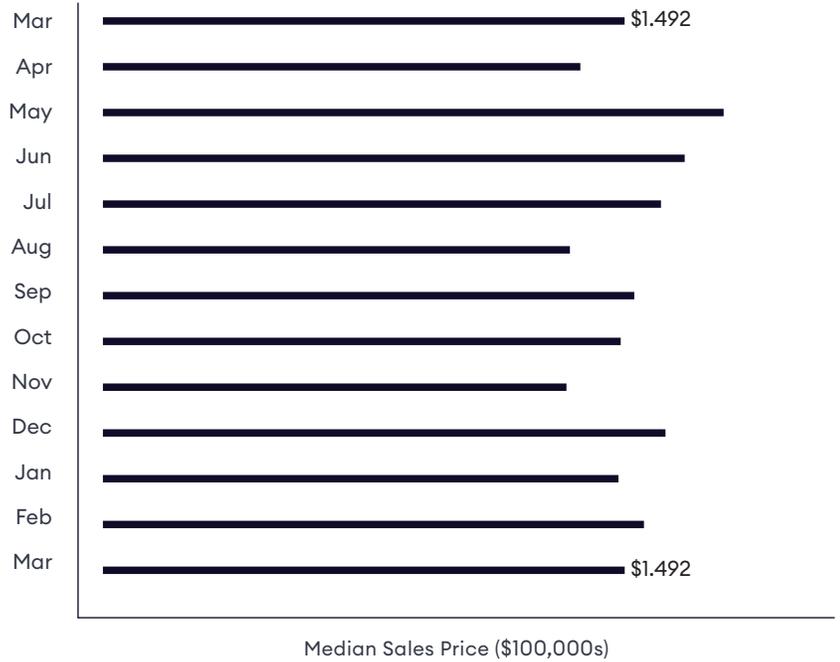
Median Sales Price 0.0% Δ YOY

\$664

Average \$/SF 2.3% Δ YOY

123

Properties For Sale 7.0% Δ YOY



Data*	Mar 2024	6 Month	3 Month	Mar 2025	% Change
Median Price	\$1,492,220	\$1,520,000	\$1,609,800	\$1,492,500	0.0%
Average Price per Square Foot	\$649	\$623	\$628	\$664	2.3%
Properties Sold	40	41	30	40	0.0%
Properties Pending Sale	37	48	27	49	32.4%
Properties For Sale	115	144	94	123	7.0%
Days on Market (Pending Sale)	29	27	37	18	-37.2%
Percent Under Contract	32.2%	33.3%	28.7%	39.8%	23.8%
Average Median Price for Last 12 Months	\$1,347,885	\$1,488,446	\$1,504,958	\$1,513,977	12.3%

*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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