



Coastal Real Estate Guide

Newport Coast, CA

REPORT FOR 9/15/2023

Single-Family Homes

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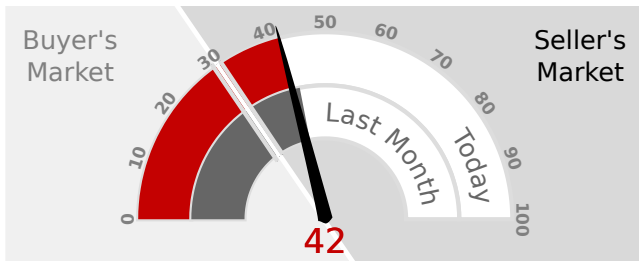
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Newport Coast, CA

This week the median list price for Newport Coast, CA is \$16,495,000 with the market action index hovering around 42. This is less than last month's market action index of 44. Inventory has increased to 21.

MARKET ACTION INDEX












This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price		\$16,495,000
Median Price of New Listings		\$23,650,000
Per Square Foot		\$1,923
Average Days on Market		202
Median Days on Market		56
Price Decreased		14%
Price Increased		5%
Relisted		0%
Inventory		21
Median Rent		\$14,500
Market Action		42

Slight Seller's Advantage

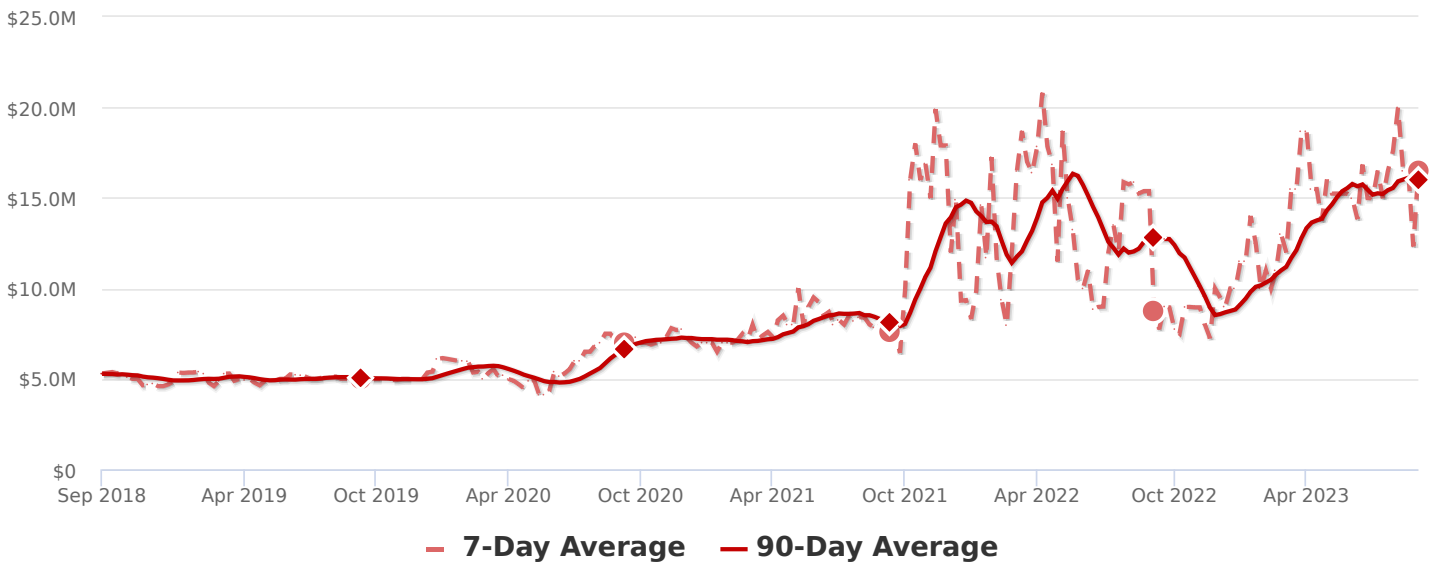
MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$58,888,000	14,000	0.5 - 1 acre	7	11	2	0	0	406
\$28,800,000	11,402	0.5 - 1 acre	6	9	21	2	0	42
\$11,850,000	6,461	0.25 - 0.5 acre	5	6	23	0	0	56
\$3,943,000	2,928	4,500 - 6,500 sqft	4	3	25	0	0	31

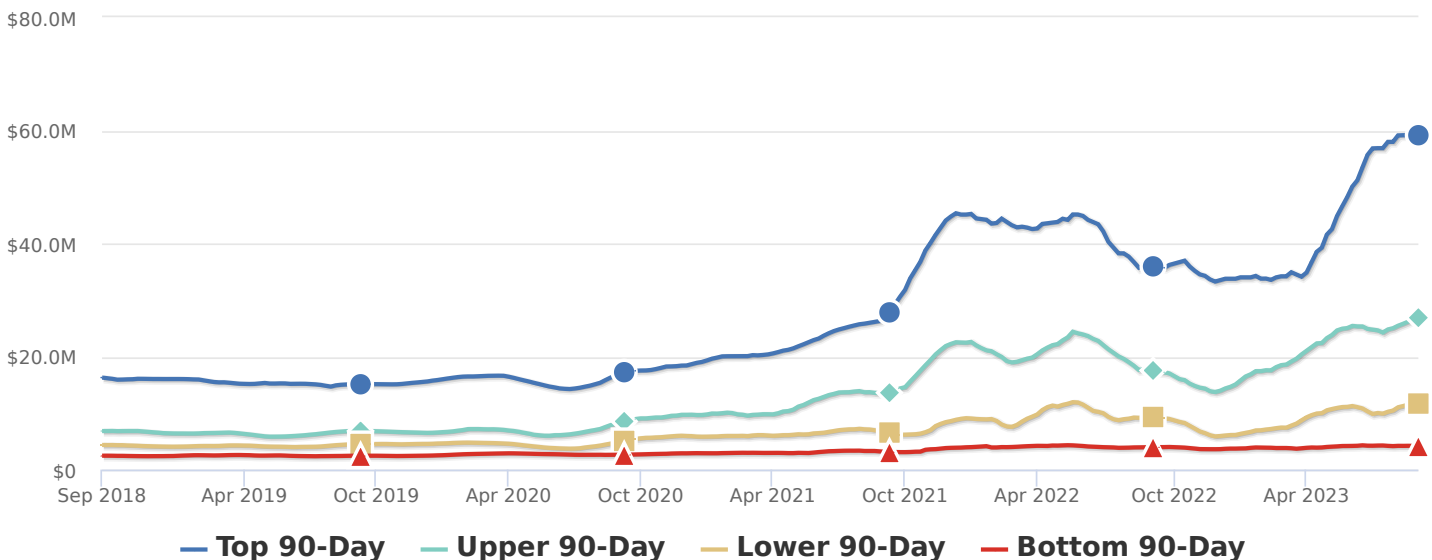
MEDIAN LIST PRICE

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



SEGMENTS

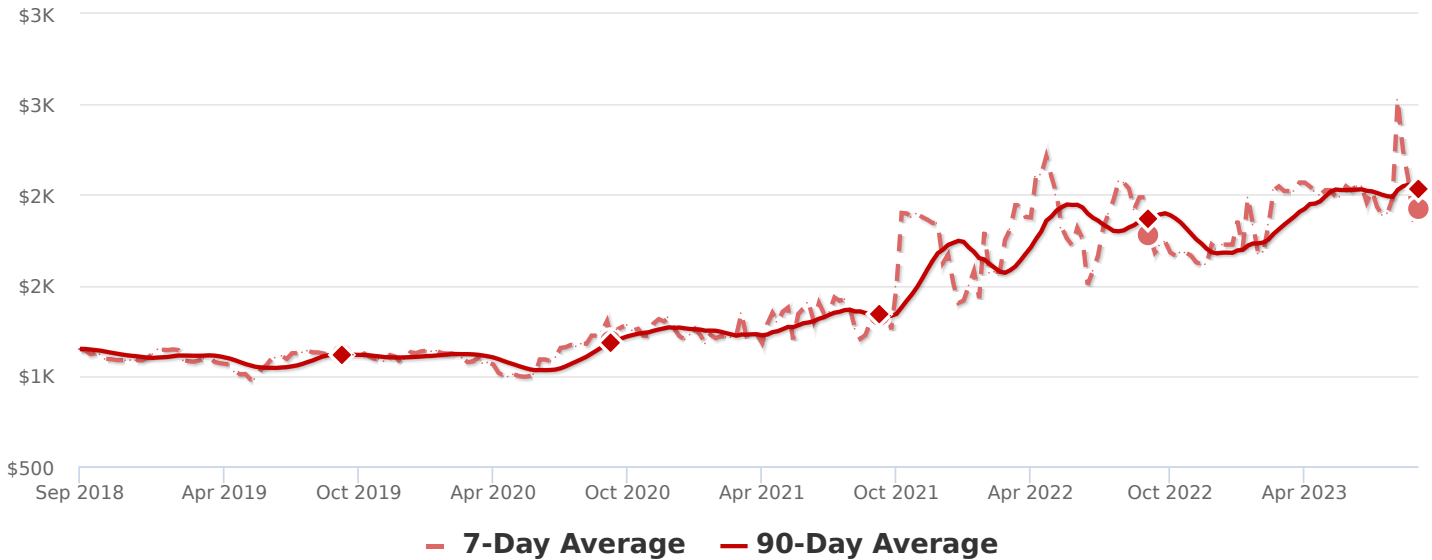
Pricing in the middle of the market is in an up trend lately, while Quartiles 1 and 4 are mixed. The Market Action Index for Quartiles 1 and 4 can tell us whether they are about to resume an upward price trend or whether we're at the beginning of a decline.



Newport Coast, CA

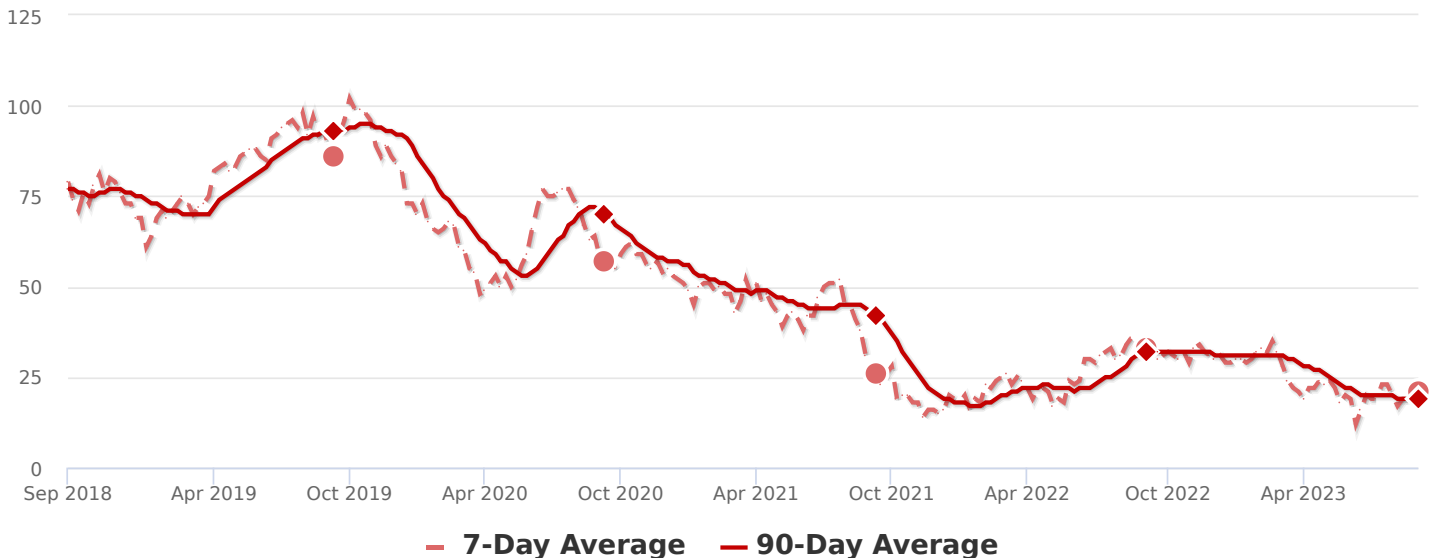
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



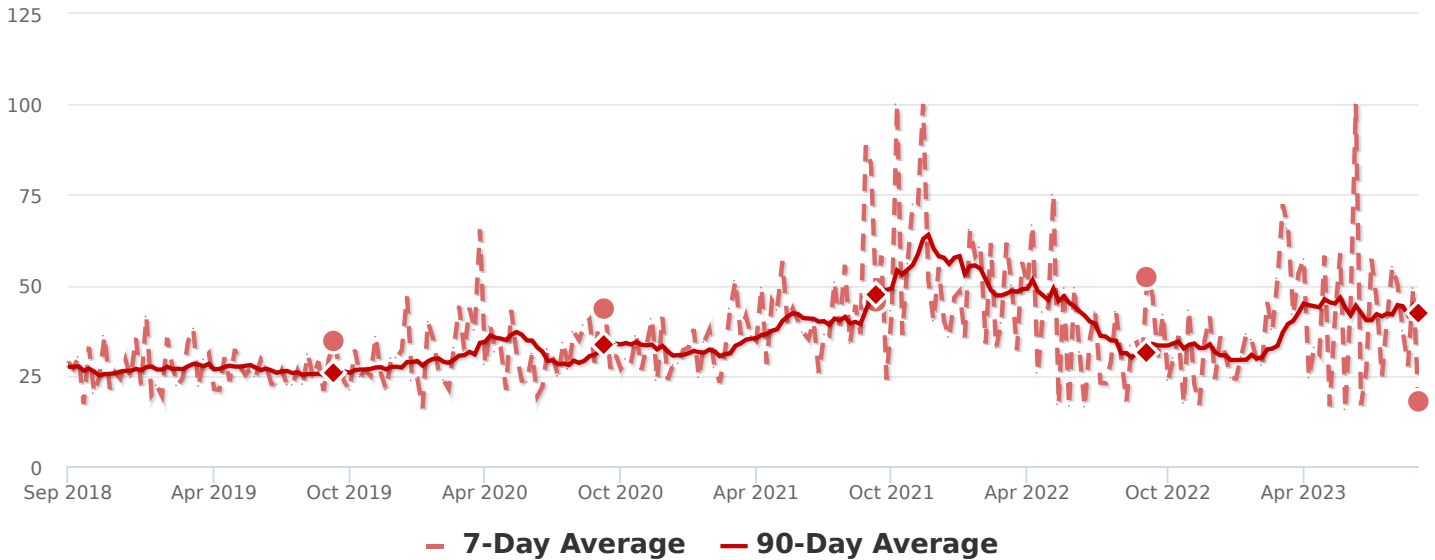
INVENTORY

Inventory has been relatively steady around these levels in recent weeks.



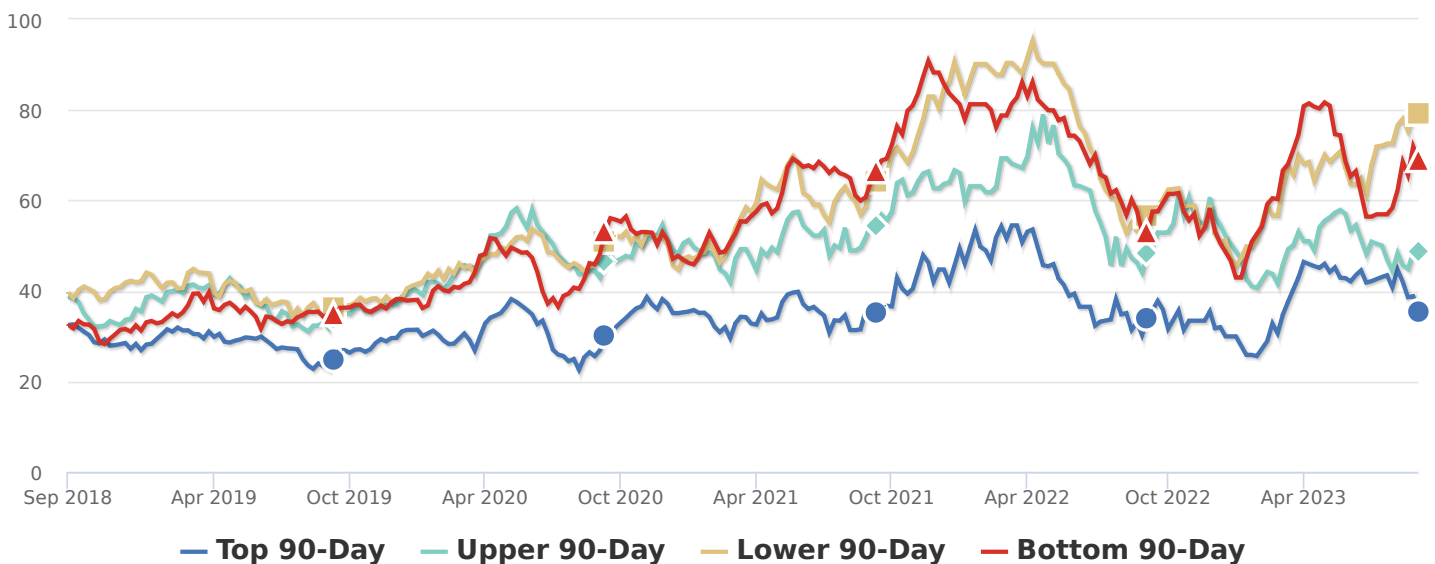
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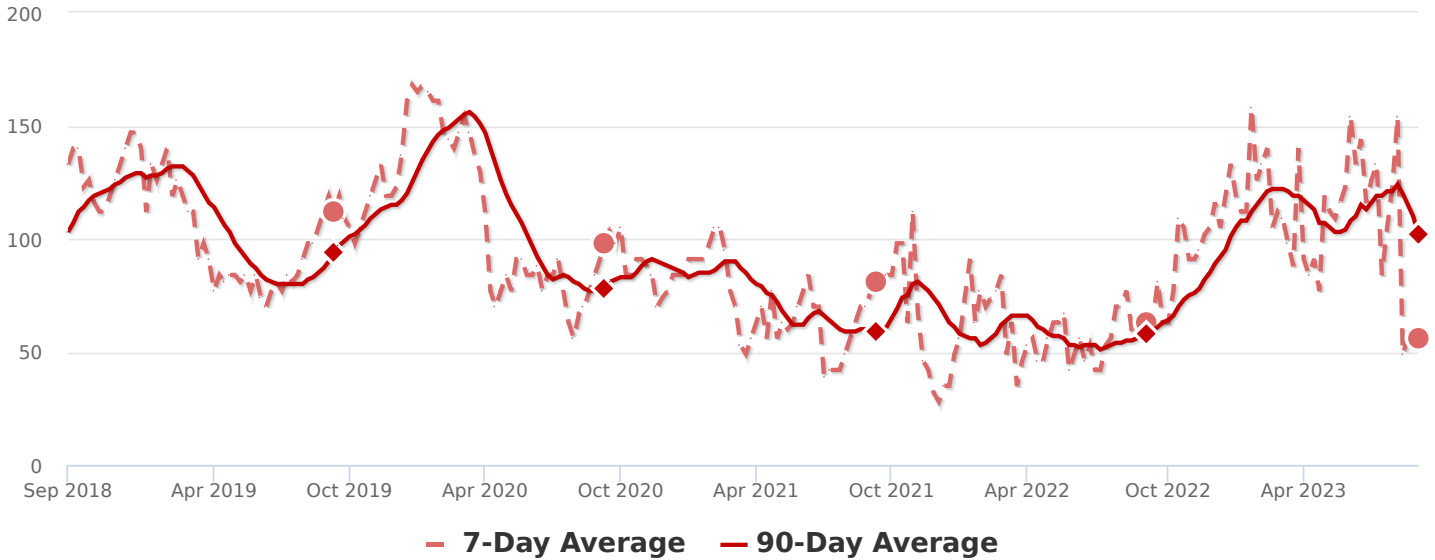
MARKET ACTION SEGMENTS

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 245 days. Half of the listings have come newly on the market in the past 102 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

