



# **Coastal Real Estate Guide**

## **Newport Coast, CA 92657**

REPORT FOR 3/15/2024

Single-Family Homes

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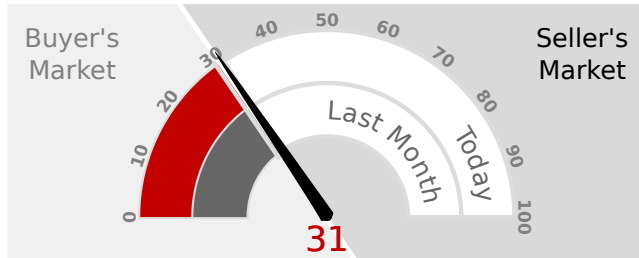
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## Newport Coast, CA 92657

This week the median list price for Newport Coast, CA 92657 is \$19,998,000 with the market action index hovering around 31. This is about the same as last month's market action index of 31. Inventory has increased to 30.

### MARKET ACTION INDEX

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



#### Slight Seller's Advantage

The market has not shown strong directional trends in terms of supply and demand. However, inventory is sufficiently low to keep us in the Seller's Market zone and prices have been moving upward as evidence.

### REAL-TIME MARKET PROFILE

Median List Price	\$19,998,000
Median Price of New Listings	\$10,987,000
Per Square Foot	\$2,451
Average Days on Market	153
Median Days on Market	81
Price Decreased	30%
Price Increased	7%
Relisted	3%
Inventory	30
Median Rent	\$17,300
Market Action	31

#### Slight Seller's Advantage

### MARKET SEGMENTS

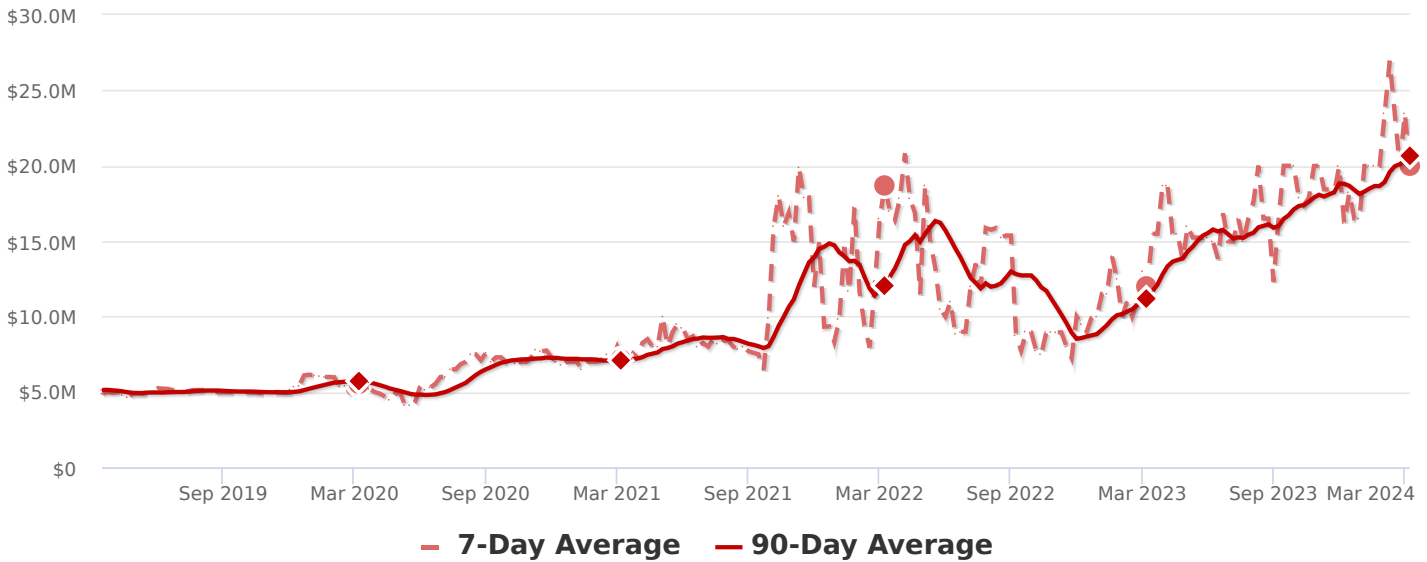
Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$55,000,000	14,000	0.5 - 1 acre	7	11	5	0	0	182
\$28,000,000	9,921	0.5 - 1 acre	5	8	19	1	0	63
\$13,690,000	5,723	0.25 - 0.5 acre	5	5.5	24	2	1	133
\$6,062,500	3,757	8,000 - 10,000 sqft	4	4.5	24	3	1	14

# Newport Coast, CA 92657

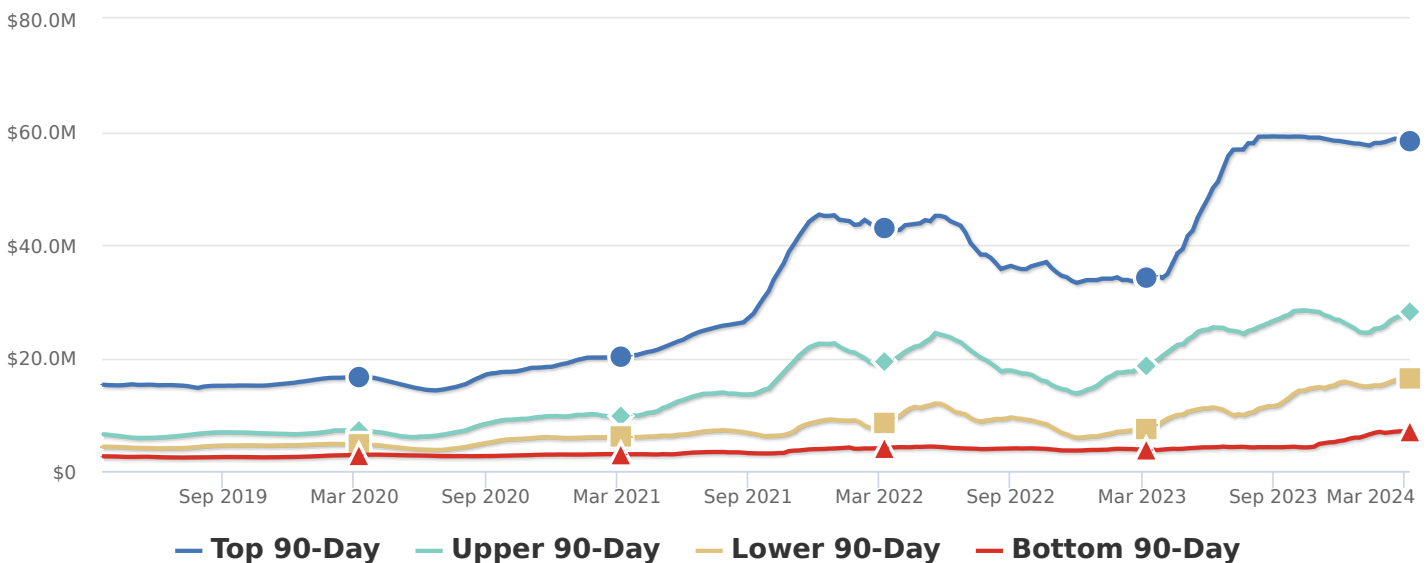
## MEDIAN LIST PRICE

Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.



## SEGMENTS

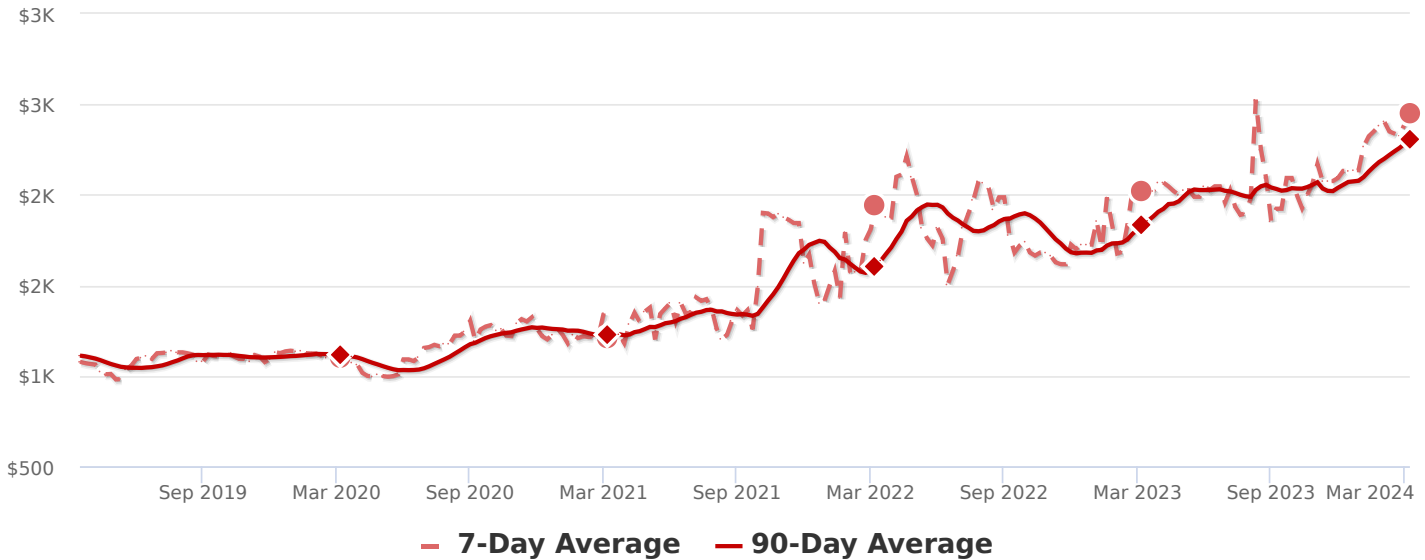
In the quartile market segments, we see the middle of the market in this zip code staying on an up trend lately, while Quartiles 1 and 4 are mixed. The Market Action Index for Quartiles 1 and 4 can tell us whether they are about to resume an upward price trend or whether we're at the beginning of a decline.



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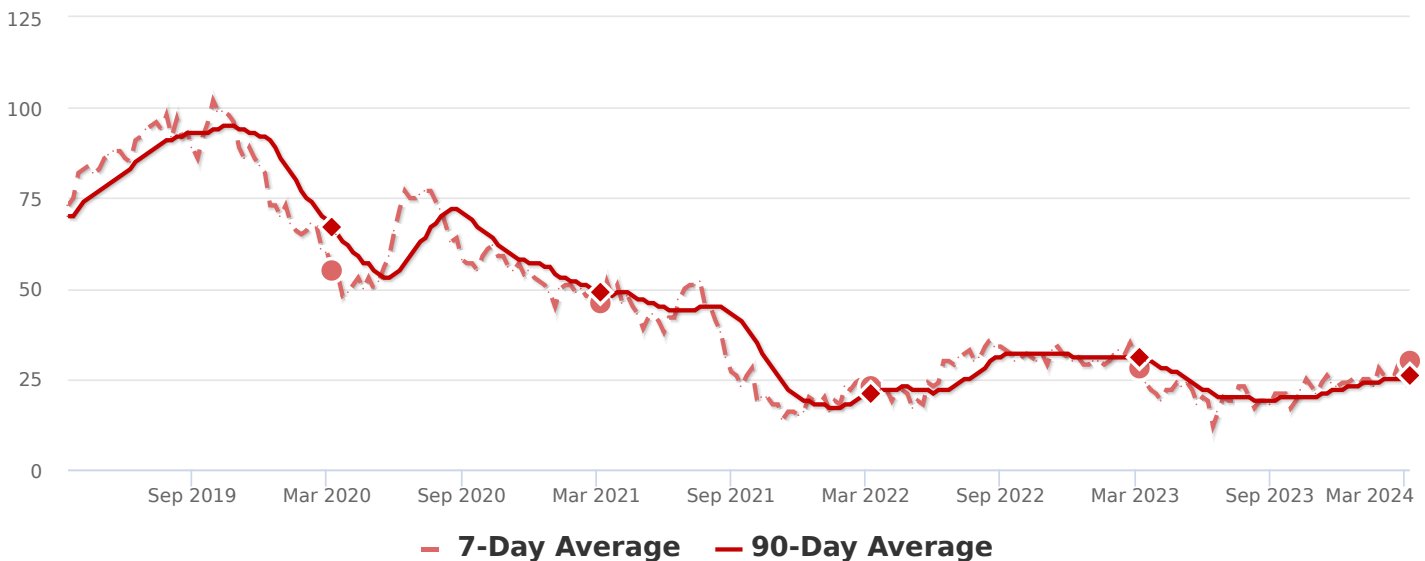
## PRICE PER SQUARE FOOT

The market appears to be placing an increasing premium on homes. When list prices and price per square foot consistently increase in tandem, as they're doing now, you can often find short-term investment opportunities. Watch the Market Action Index for persistent changes as a leading indicator for these trends to flatten or drop.



## INVENTORY

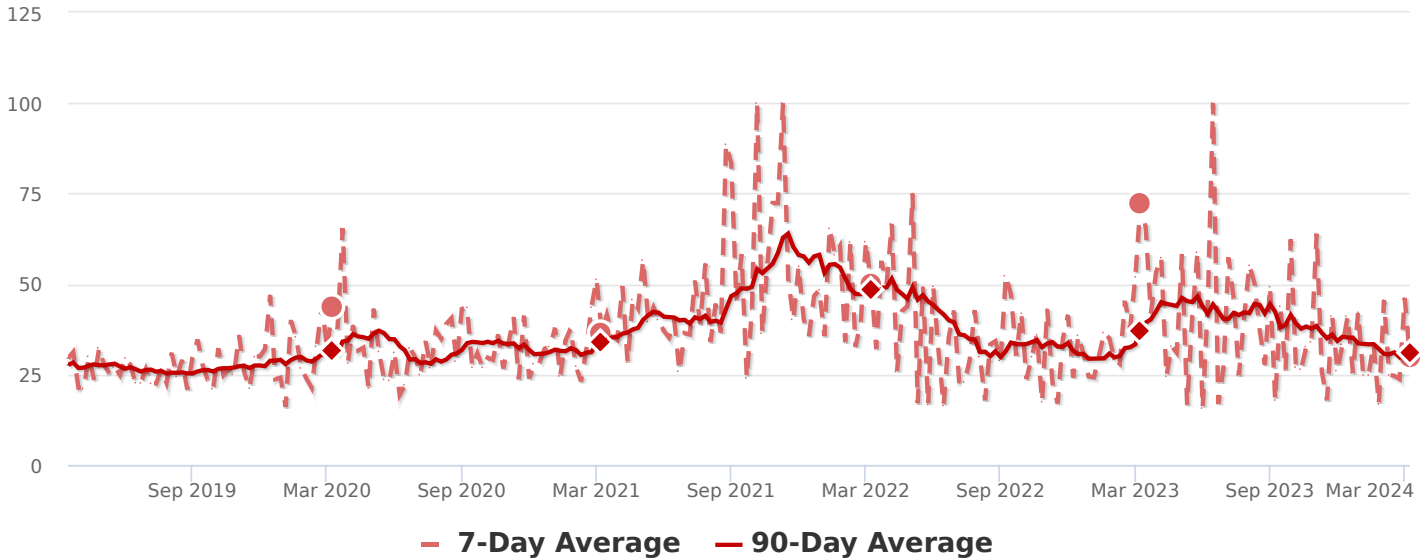
Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



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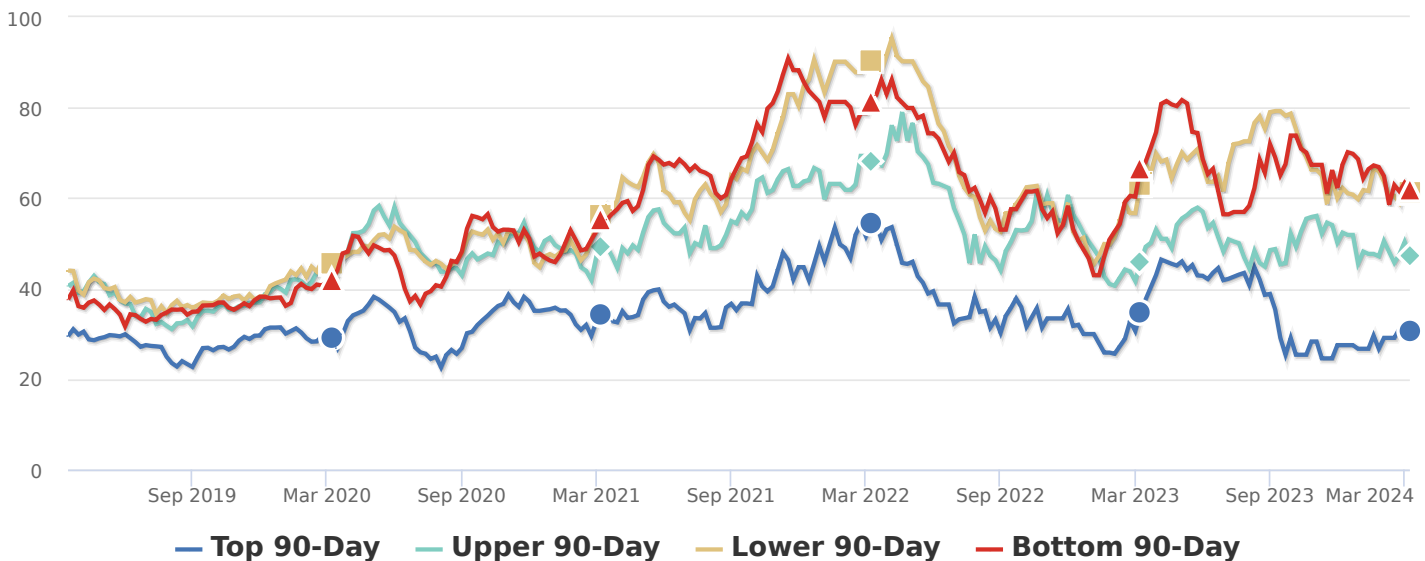
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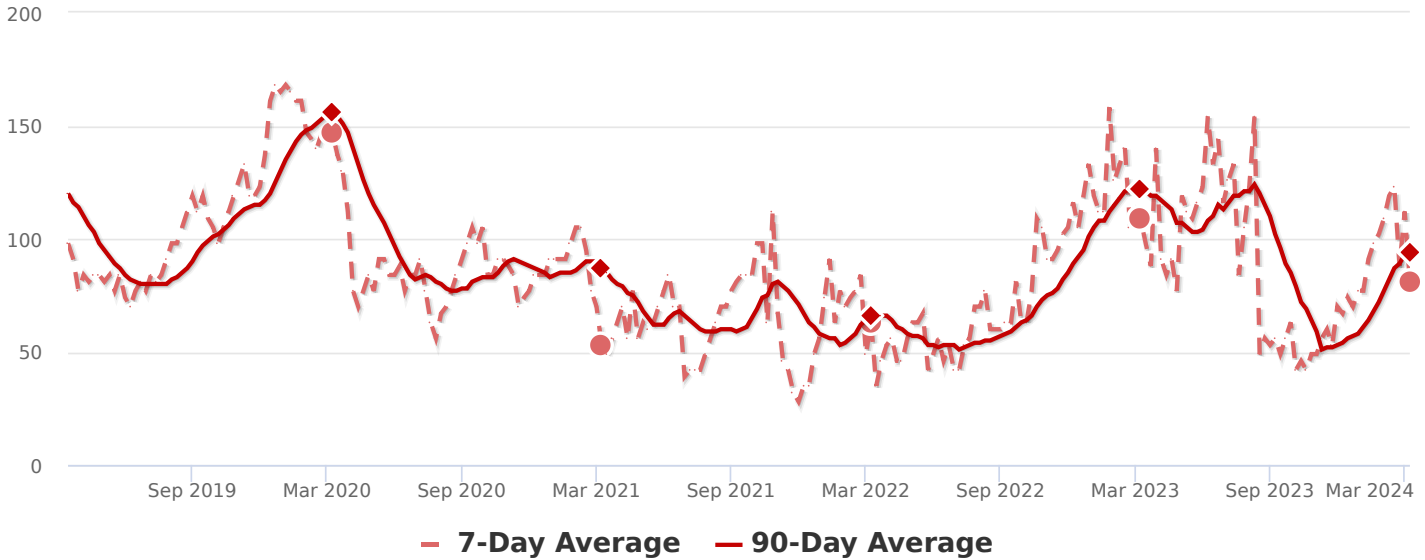
## MARKET ACTION SEGMENTS

Not surprisingly, all segments in this zip code 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.



**Newport Coast, CA 92657****MEDIAN DAYS ON MARKET (DOM)**

The properties have been on the market for an average of 170 days. Half of the listings have come newly on the market in the past 94 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.

