



Coastal Real Estate Guide

Newport Coast, CA 92657

REPORT FOR 4/26/2024

Single-Family Homes

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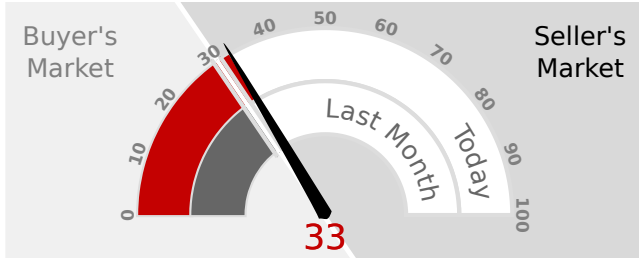
Your guide to real estate in coastal Orange County, California

Newport Coast, CA 92657

This week the median list price for Newport Coast, CA 92657 is \$26,972,500 with the market action index hovering around 33. This is an increase over last month's market action index of 30. Inventory has held steady at or around 28.

MARKET ACTION INDEX

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



Slight Seller's Advantage

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices

REAL-TIME MARKET PROFILE

Median List Price		\$26,972,500
Median Price of New Listings		\$6,399,999
Per Square Foot		\$2,445
Average Days on Market		115
Median Days on Market		49
Price Decreased		21%
Price Increased		4%
Relisted		0%
Inventory		28
Median Rent		\$17,300
Market Action		33

Slight Seller's Advantage

MARKET SEGMENTS

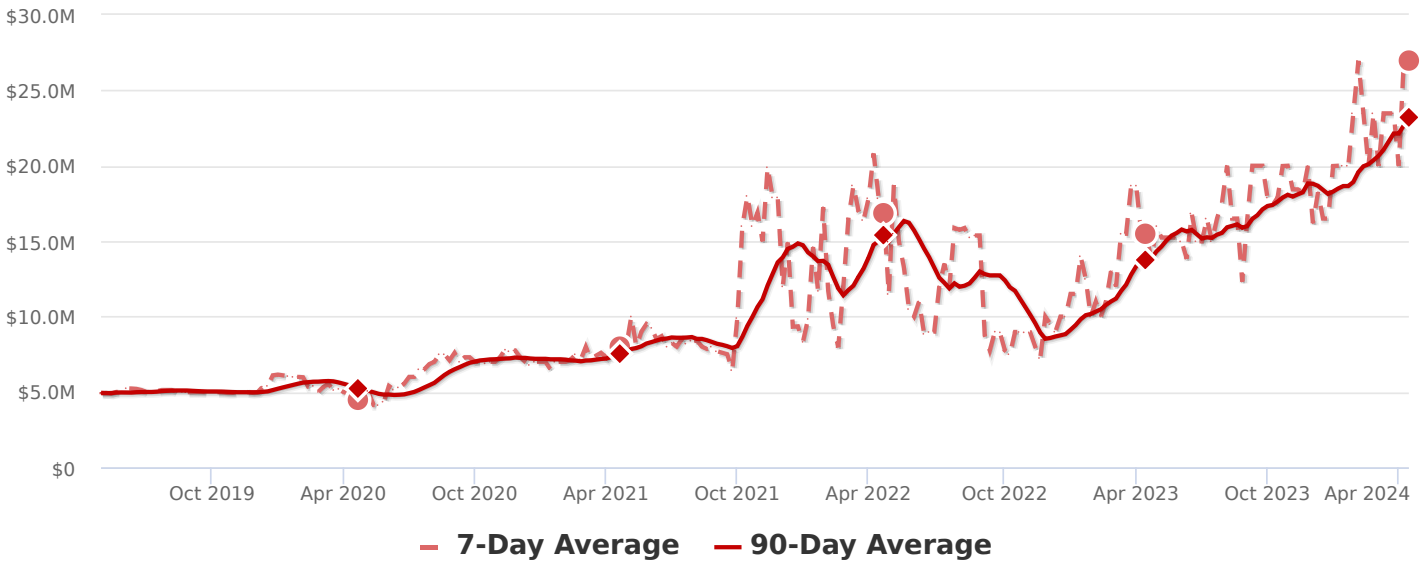
Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$49,995,000	14,000	0.5 - 1 acre	7	11	5	1	0	217
\$29,960,000	9,921	0.5 - 1 acre	6	9	19	0	0	56
\$13,500,000	5,118	0.25 - 0.5 acre	4	5	25	0	3	42
\$7,280,000	3,858	6,500 - 8,000 sqft	4	5	20	3	0	7

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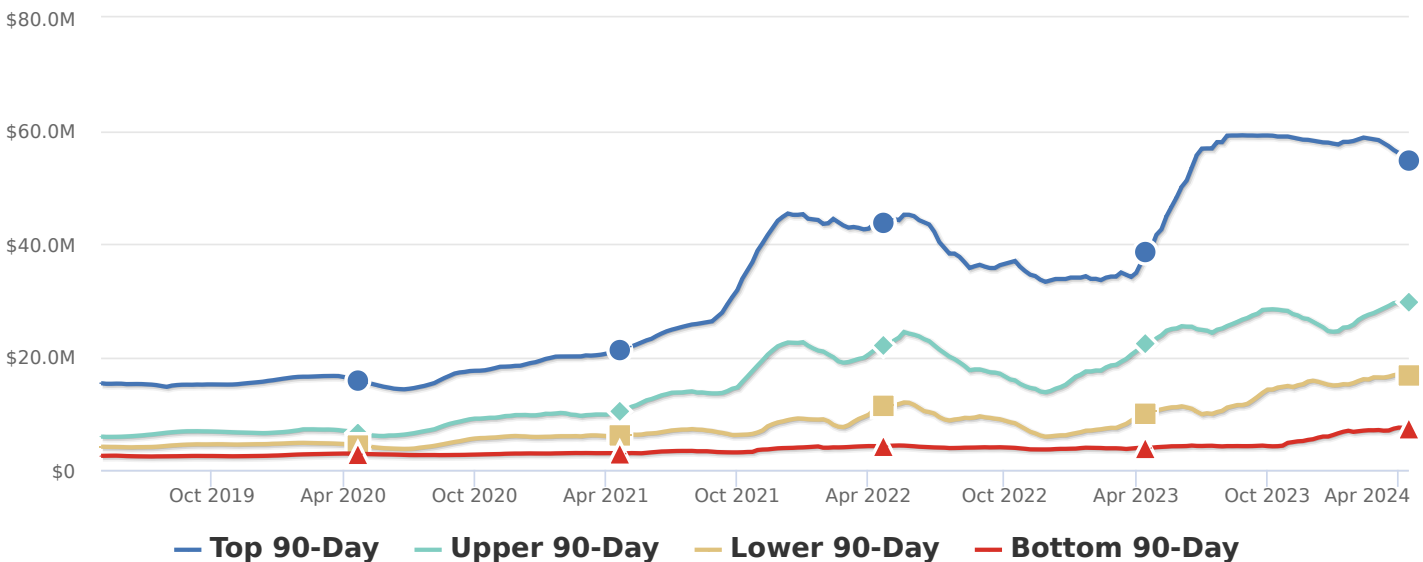
MEDIAN LIST PRICE

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

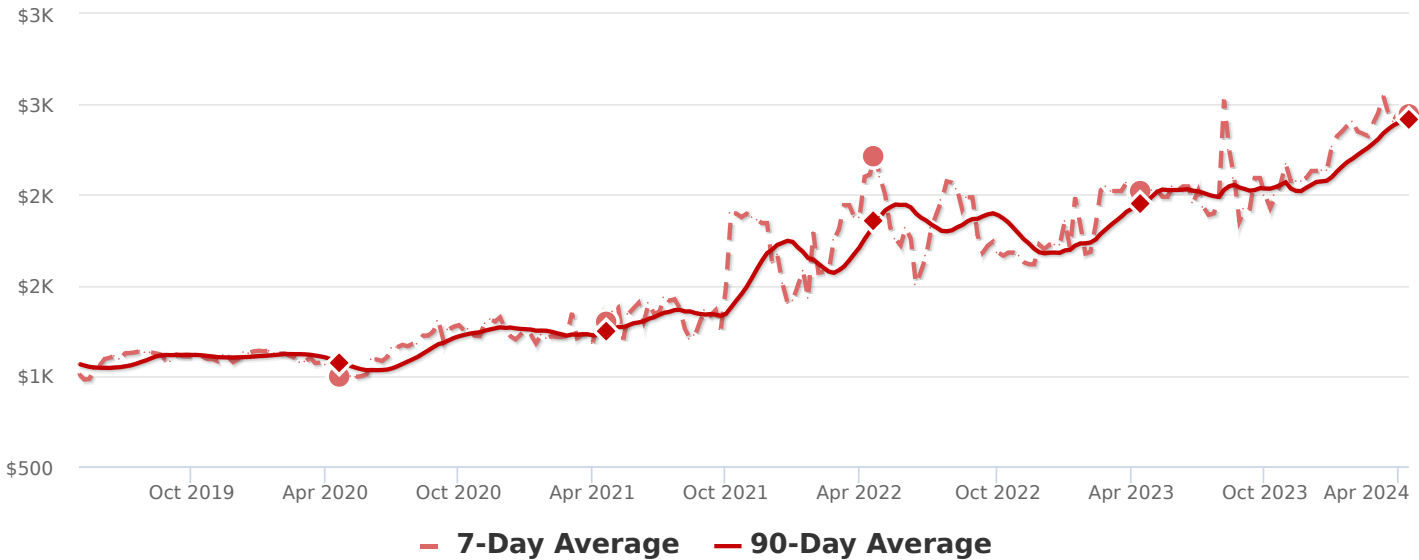
In the quartile market segments, we see this zip code showing mild price weakness lately. Quartiles 2 and 3 are basically flat while Quartile 1 is down in recent weeks. Notice however, that Quartile 4 at the low-end of the market is still on an up-trend. Often this condition happens in markets where demand has fallen (due to economic pressures perhaps) but supply is still relatively short. Buyers are focusing on the lowest price homes in the area.



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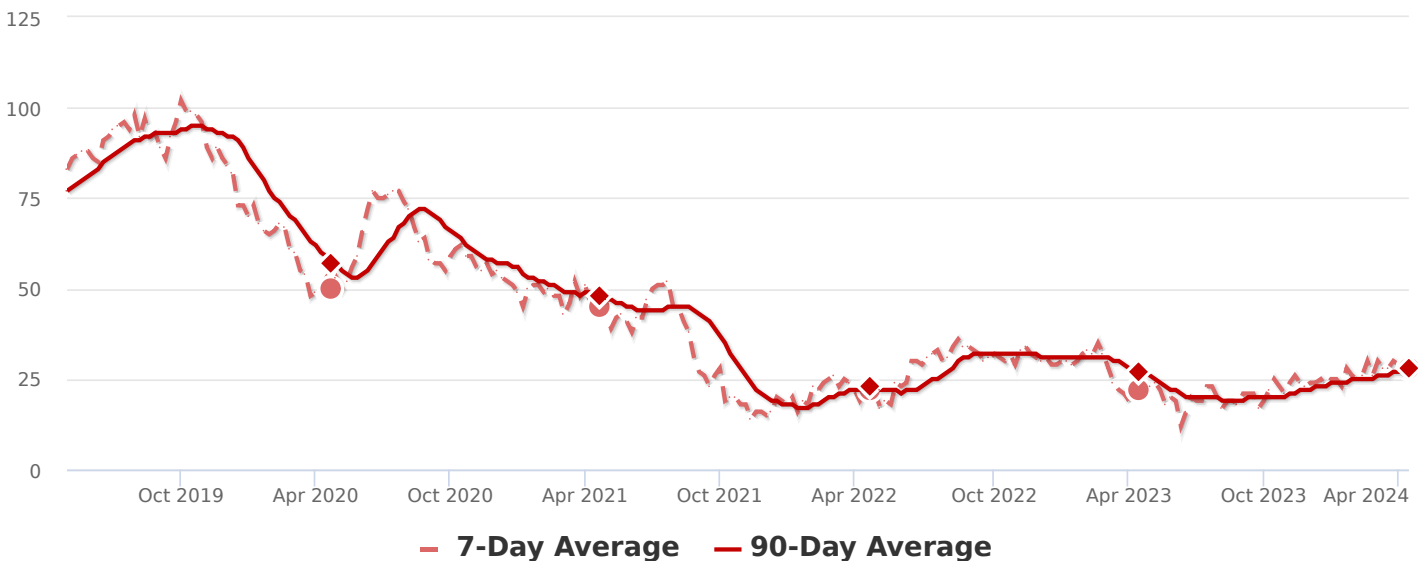
PRICE PER SQUARE FOOT

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

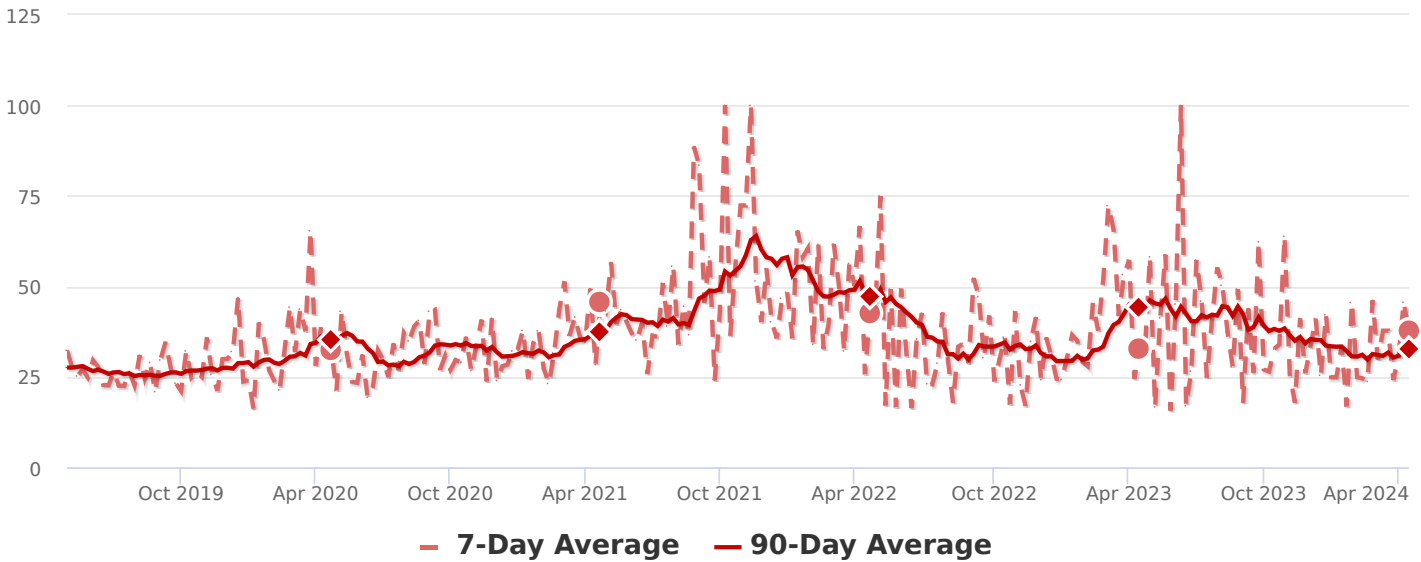
Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



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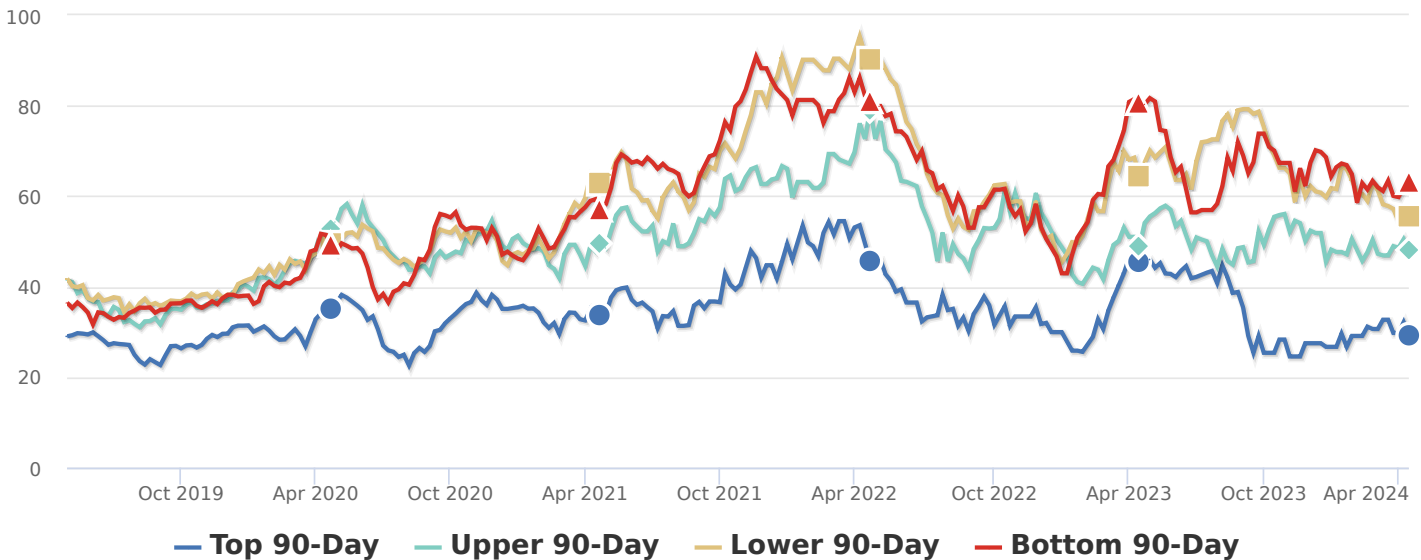
MARKET ACTION INDEX

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MARKET ACTION SEGMENTS

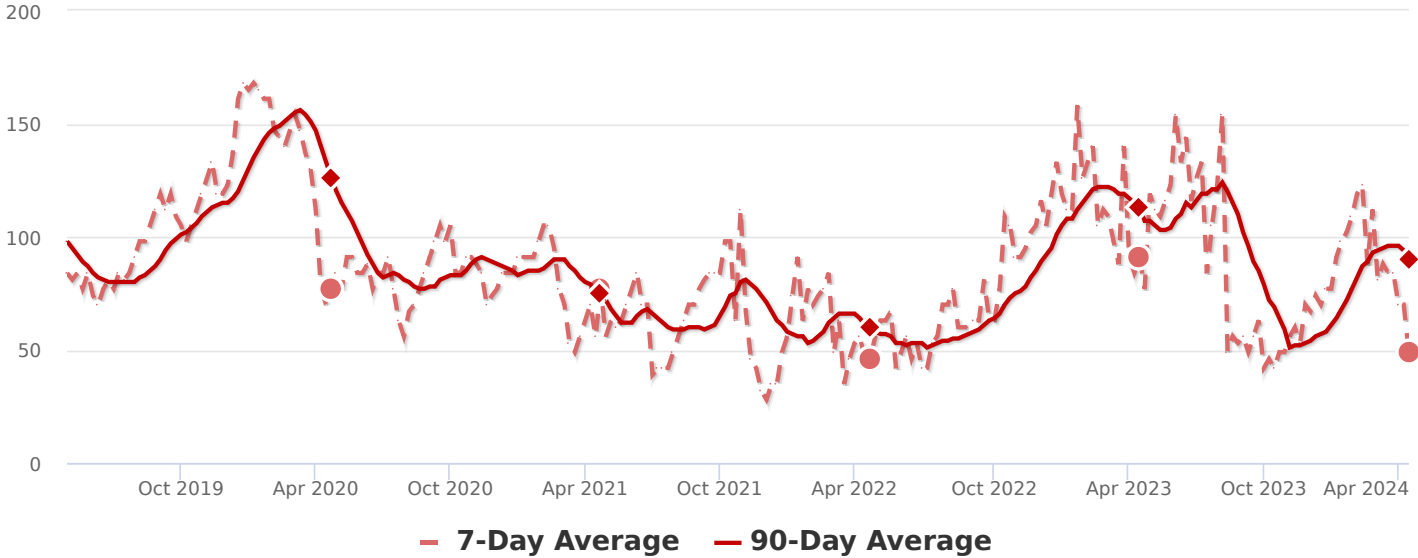
Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. It's not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



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MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 154 days. Half of the listings have come newly on the market in the past 90 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.

