



Coastal Real Estate Guide

Laguna Beach, CA 92651

REPORT FOR 7/26/2024

Single-Family Homes

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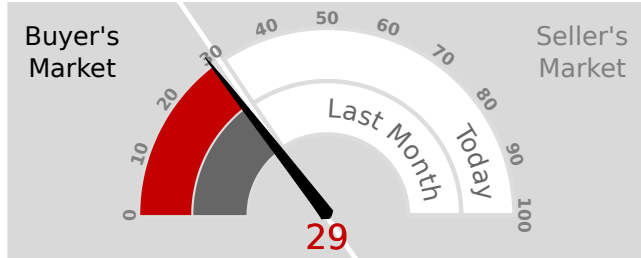
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Laguna Beach, CA 92651

This week the median list price for Laguna Beach, CA 92651 is \$4,887,500 with the market action index hovering around 29. This is less than last month's market action index of 30. Inventory has increased to 132.

MARKET ACTION INDEX

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



Slight Buyer's Advantage

The Market Action Index has been trending lower for several weeks while prices have remained relatively stable. If inventory continues to grow relative to demand however, it is likely that we will see downward pressure on pricing.

REAL-TIME MARKET PROFILE

Median List Price		\$4,887,500
Median Price of New Listings		\$3,962,500
Per Square Foot		\$1,971
Average Days on Market		140
Median Days on Market		63
Price Decreased		40%
Price Increased		1%
Relisted		10%
Inventory		132
Median Rent		\$12,000
Market Action		29

Slight Buyer's Advantage

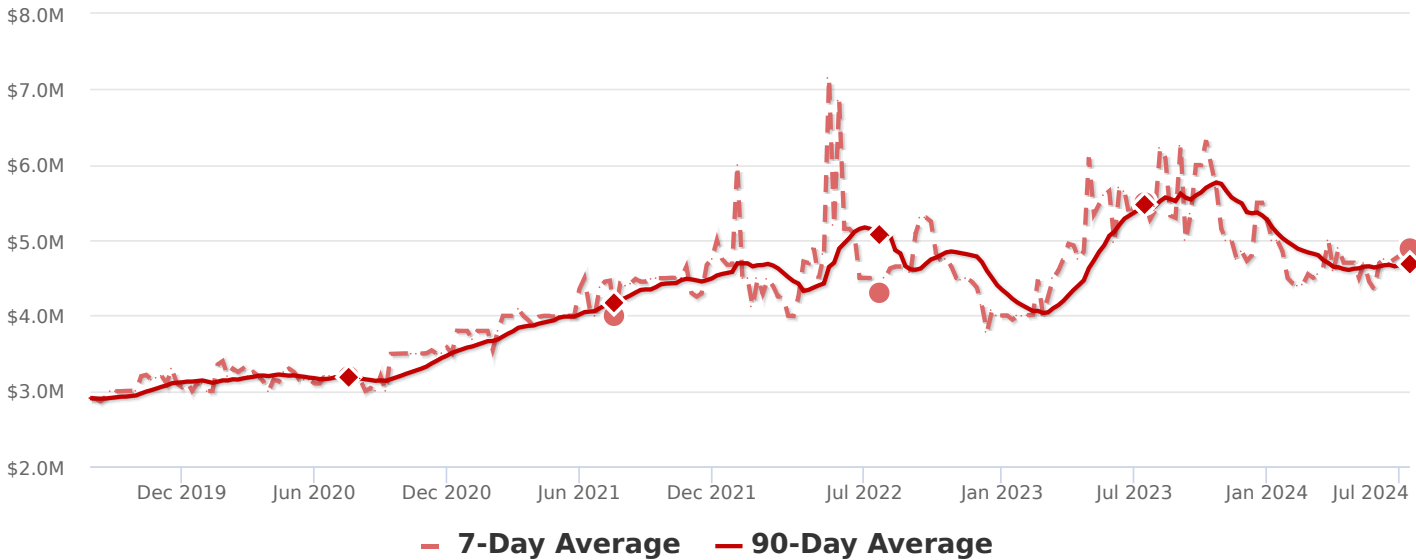
MARKET SEGMENTS

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

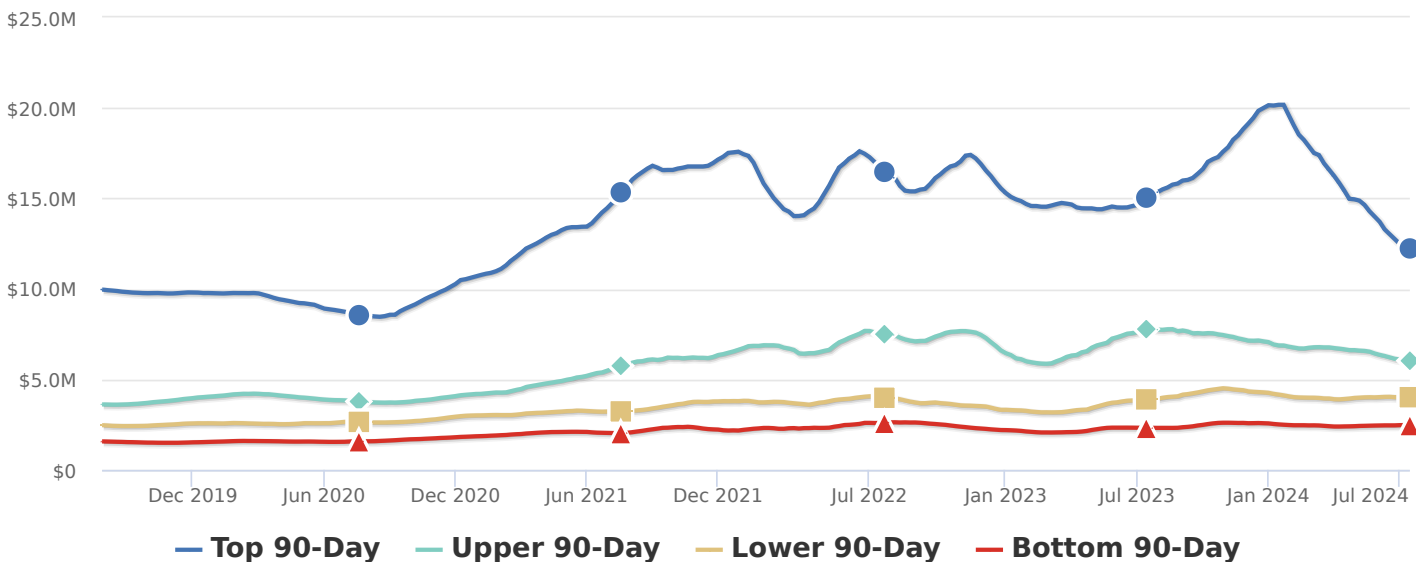
Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$13,750,000	4,134	8,000 - 10,000 sqft	4	5	62	2	0	77
\$5,995,000	3,391	6,500 - 8,000 sqft	4	4	45	0	4	70
\$3,995,000	2,577	4,500 - 6,500 sqft	3	3	55	2	3	84
\$2,495,000	1,430	0 - 4,500 sqft	3	2	75	2	2	49

Laguna Beach, CA 92651**MEDIAN LIST PRICE**

Again this week we see prices in this zip code remain roughly at the level they've been for several weeks. Since we're significantly below the top of the market, look for a persistent up-shift in the Market Action Index before we see prices move from these levels.

**SEGMENTS**

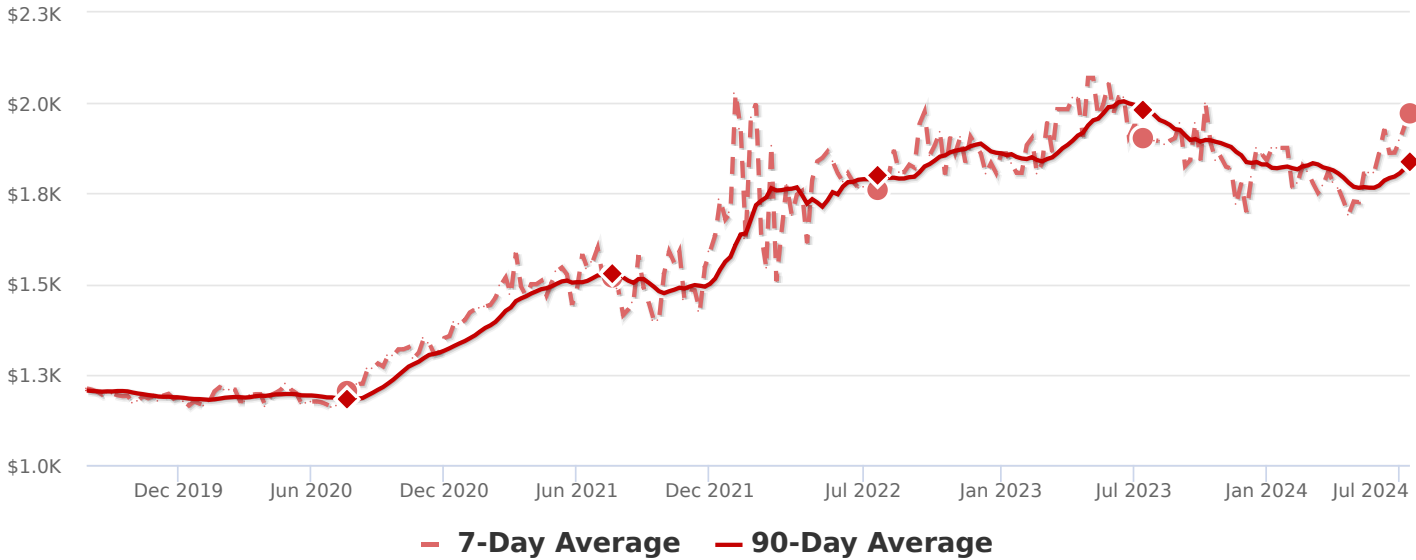
In the quartile market segments, we see prices in this zip code have generally settled at a plateau, although Quartile 1 has been trending a bit downward in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.



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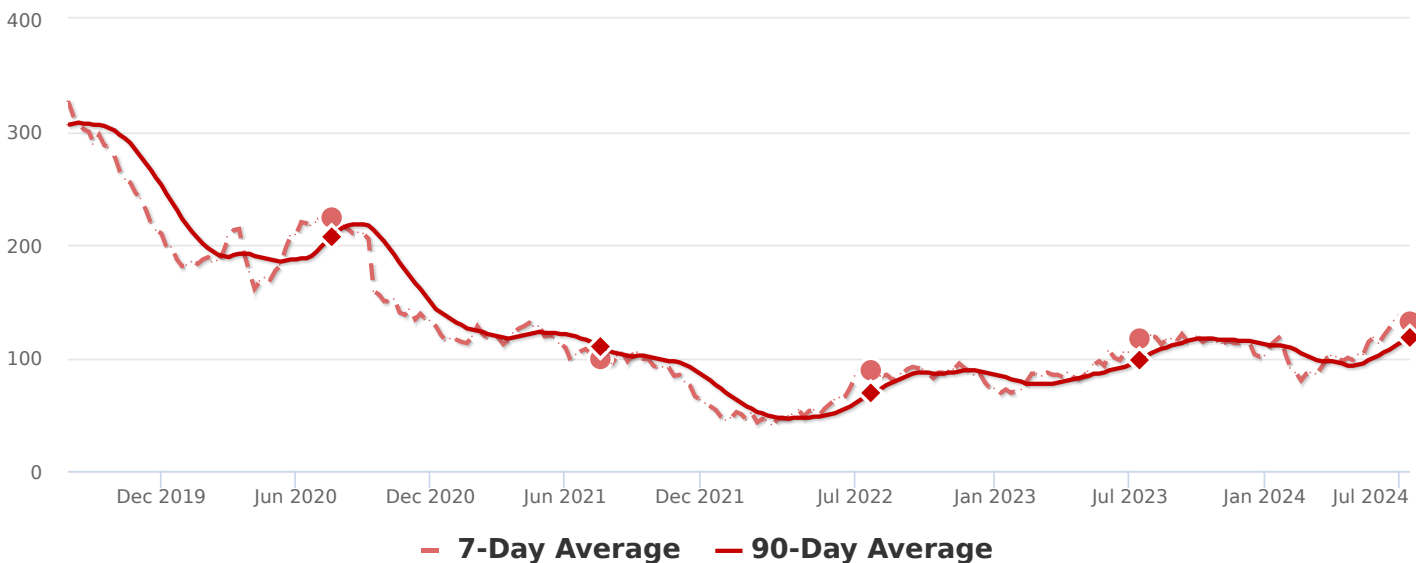
PRICE PER SQUARE FOOT

The value placed on homes continues to increase, despite the fact that prices in general have remained basically flat. These conditions can arise when inventory is light and more, smaller homes have more influence on overall prices.



INVENTORY

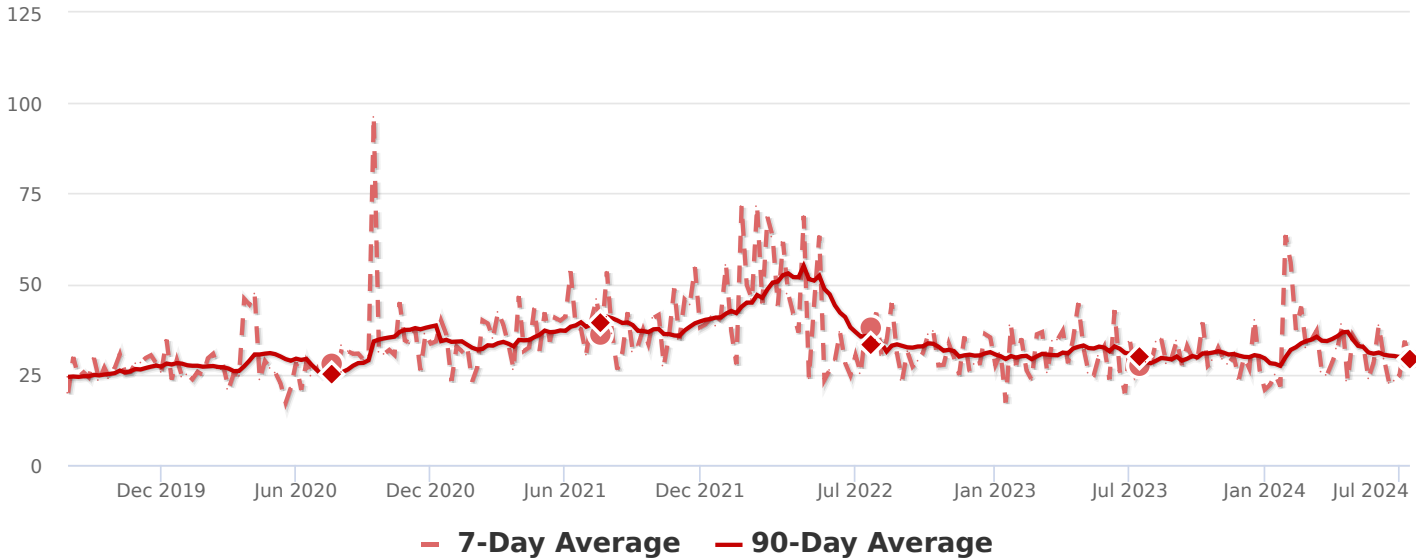
Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



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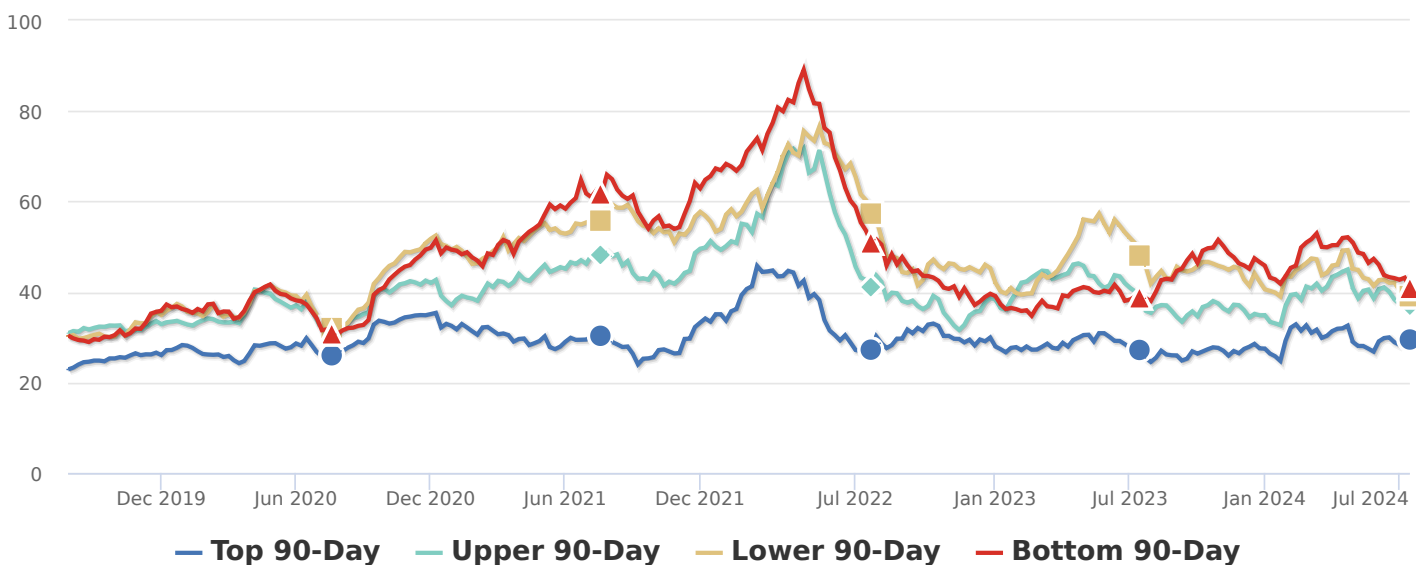
MARKET ACTION INDEX

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MARKET ACTION SEGMENTS

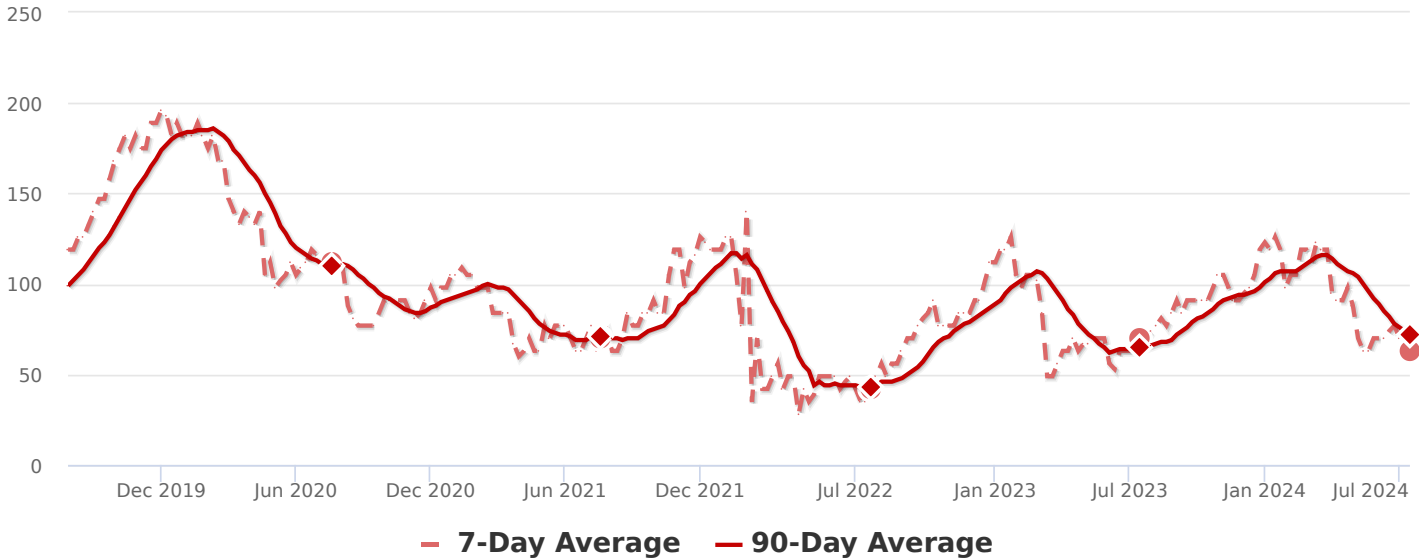
Three of the four quartiles of this zip code are in the Seller's Market zone with relatively low amounts of inventory given the current levels of demand. It's not uncommon that the premium segment of the market takes longer to sell than the rest of the group.



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MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 142 days. Half of the listings have come newly on the market in the past 72 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.

