

# Local Market Update – April 2026

A Research Tool Provided by California Regional Multiple Listing Service, Inc



**LAGUNA BOARD OF REALTORS®**  
1924 - 2024

## Laguna Beach - 92651

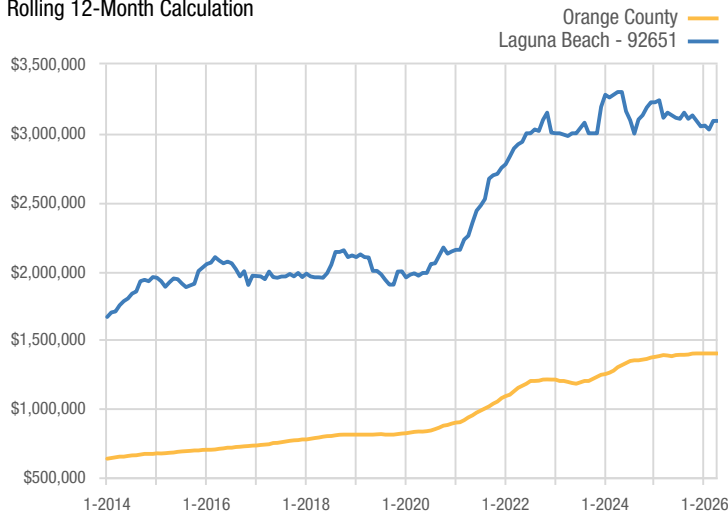
Single Family	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	32	21	- 34.4%	124	100	- 19.4%
Pending Sales	12	14	+ 16.7%	43	53	+ 23.3%
Closed Sales	12	12	0.0%	40	40	0.0%
Days Active in MLS	63	49	- 22.2%	72	52	- 27.8%
Median Sales Price*	\$4,212,500	<b>\$3,670,259</b>	- 12.9%	\$3,025,000	<b>\$3,254,713</b>	+ 7.6%
Average Sales Price*	\$4,617,750	<b>\$5,233,745</b>	+ 13.3%	\$3,917,266	<b>\$4,566,901</b>	+ 16.6%
Percent of List Price Received*	94.0%	<b>99.0%</b>	+ 5.3%	95.1%	<b>96.0%</b>	+ 0.9%
Inventory of Homes for Sale	124	<b>92</b>	- 25.8%	—	—	—
Months Supply of Inventory	12.8	<b>7.1</b>	- 44.5%	—	—	—

Townhouse/Condo	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	6	1	- 83.3%	19	14	- 26.3%
Pending Sales	2	1	- 50.0%	8	7	- 12.5%
Closed Sales	4	0	- 100.0%	8	6	- 25.0%
Days Active in MLS	20	—	—	44	67	+ 52.3%
Median Sales Price*	\$2,387,944	—	—	\$2,662,500	<b>\$1,540,000</b>	- 42.2%
Average Sales Price*	\$2,200,222	—	—	\$2,443,972	<b>\$2,020,667</b>	- 17.3%
Percent of List Price Received*	97.9%	—	—	98.2%	<b>97.3%</b>	- 0.9%
Inventory of Homes for Sale	15	14	- 6.7%	—	—	—
Months Supply of Inventory	8.6	<b>9.1</b>	+ 5.8%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

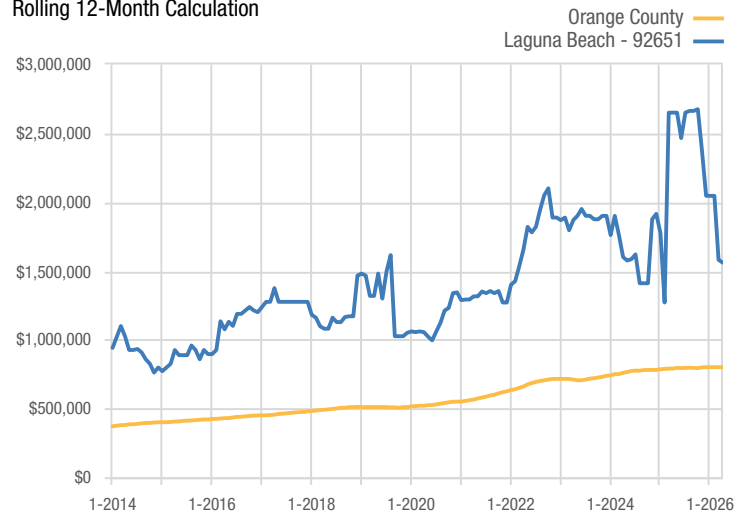
### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.