

Local Market Update – August 2026

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



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

Laguna Beach - 92651

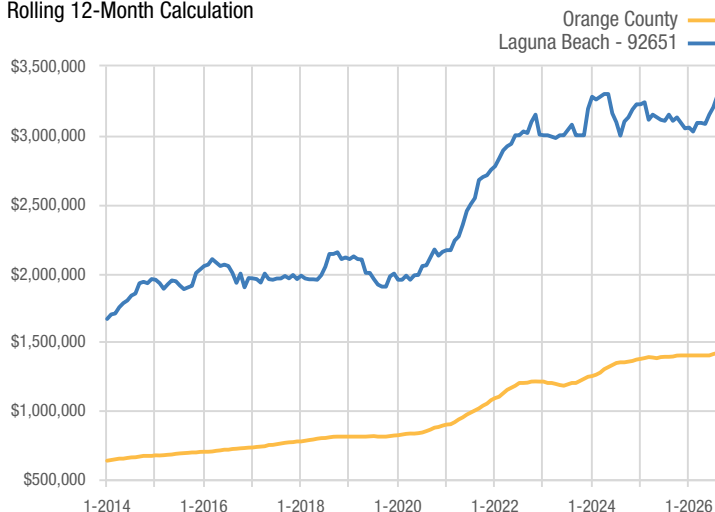
Single Family	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	25	20	- 20.0%	212	197	- 7.1%
Pending Sales	13	16	+ 23.1%	100	119	+ 19.0%
Closed Sales	12	16	+ 33.3%	93	110	+ 18.3%
Days Active in MLS	83	91	+ 9.6%	65	77	+ 18.5%
Median Sales Price*	\$3,475,000	\$3,837,500	+ 10.4%	\$3,050,000	\$3,412,500	+ 11.9%
Average Sales Price*	\$4,003,250	\$5,385,469	+ 34.5%	\$3,792,182	\$4,616,736	+ 21.7%
Percent of List Price Received*	96.0%	93.6%	- 2.5%	95.5%	96.2%	+ 0.7%
Inventory of Homes for Sale	113	77	- 31.9%	—	—	—
Months Supply of Inventory	9.8	5.6	- 42.9%	—	—	—

Townhouse/Condo	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1	2	+ 100.0%	27	22	- 18.5%
Pending Sales	1	2	+ 100.0%	12	13	+ 8.3%
Closed Sales	0	0	0.0%	12	12	0.0%
Days Active in MLS	—	—	—	82	84	+ 2.4%
Median Sales Price*	—	—	—	\$2,662,500	\$1,540,000	- 42.2%
Average Sales Price*	—	—	—	\$2,450,981	\$2,178,192	- 11.1%
Percent of List Price Received*	—	—	—	96.6%	97.5%	+ 0.9%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	7.9	6.4	- 19.0%	—	—	—

* 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.

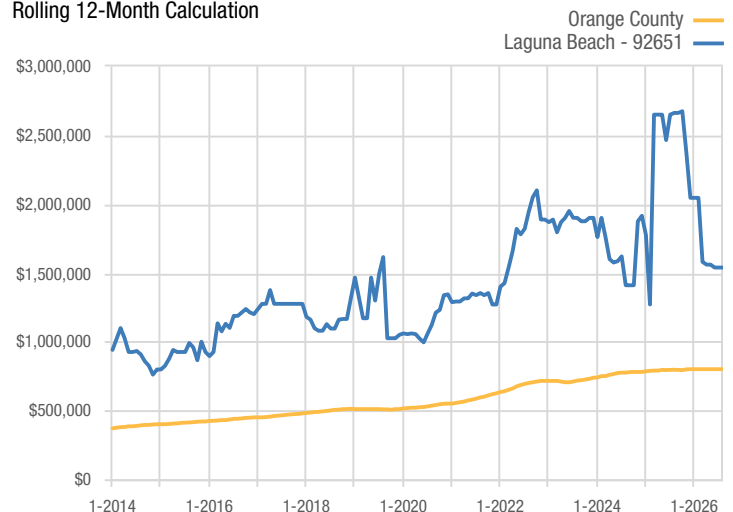
Median Sales Price - Single Family

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.