

Local Market Update – December 2025

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



LAGUNA BOARD OF REALTORS®
1924 - 2024

Laguna Beach - 92651

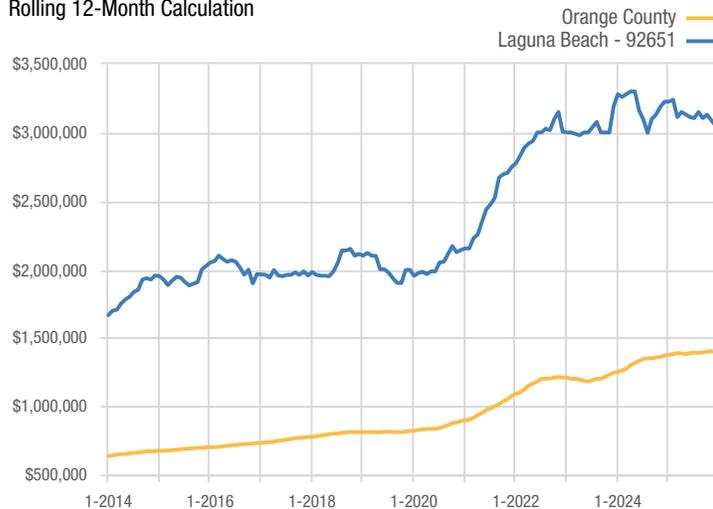
Single Family	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	15	10	- 33.3%	239	267	+ 11.7%
Pending Sales	3	4	+ 33.3%	120	144	+ 20.0%
Closed Sales	10	16	+ 60.0%	121	149	+ 23.1%
Days on Market Until Sale	59	100	+ 69.5%	61	74	+ 21.3%
Median Sales Price*	\$3,450,000	\$2,612,500	- 24.3%	\$3,225,000	\$3,050,000	- 5.4%
Average Sales Price*	\$4,323,800	\$4,624,769	+ 7.0%	\$3,887,451	\$3,938,395	+ 1.3%
Percent of List Price Received*	94.0%	93.8%	- 0.2%	96.0%	95.4%	- 0.6%
Inventory of Homes for Sale	79	60	- 24.1%	—	—	—
Months Supply of Inventory	7.9	5.0	- 36.7%	—	—	—

Townhouse/Condo	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Key Metrics						
New Listings	1	0	- 100.0%	31	39	+ 25.8%
Pending Sales	1	0	- 100.0%	9	17	+ 88.9%
Closed Sales	2	2	0.0%	8	18	+ 125.0%
Days on Market Until Sale	72	102	+ 41.7%	97	91	- 6.2%
Median Sales Price*	\$2,855,000	\$1,763,750	- 38.2%	\$1,915,000	\$2,045,444	+ 6.8%
Average Sales Price*	\$2,855,000	\$1,763,750	- 38.2%	\$2,363,125	\$2,190,793	- 7.3%
Percent of List Price Received*	89.1%	102.0%	+ 14.5%	94.3%	96.8%	+ 2.7%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	7.8	4.8	- 38.5%	—	—	—

* 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.

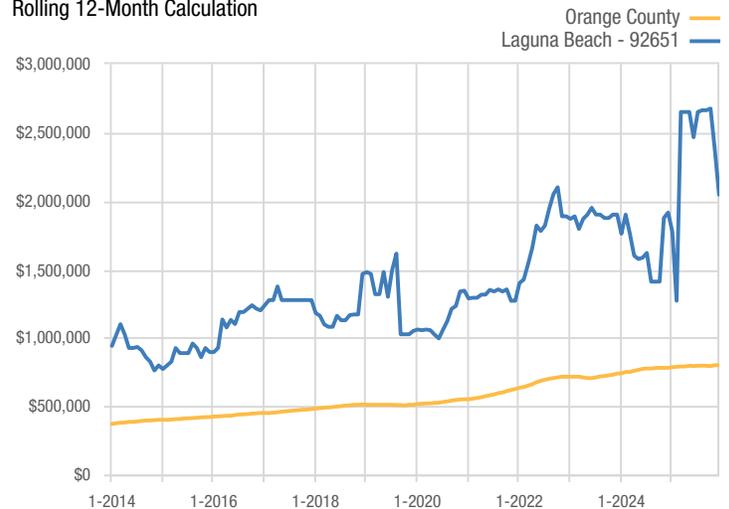
Median Sales Price - Single Family

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.