

Local Market Update – February 2025

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



LAGUNA BOARD OF REALTORS®
1924 - 2024

Laguna Beach - 92651

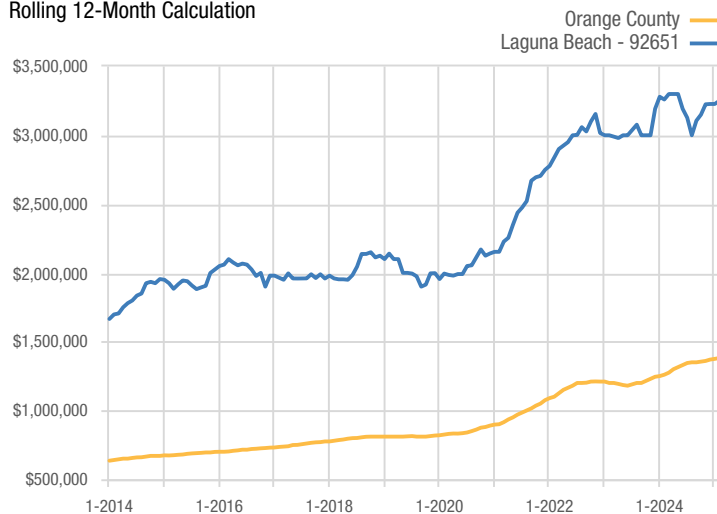
Single Family	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	17	22	+ 29.4%	42	55	+ 31.0%
Pending Sales	9	8	- 11.1%	19	15	- 21.1%
Closed Sales	9	8	- 11.1%	15	16	+ 6.7%
Days on Market Until Sale	74	105	+ 41.9%	53	98	+ 84.9%
Median Sales Price*	\$2,610,190	\$3,387,500	+ 29.8%	\$2,610,190	\$3,250,000	+ 24.5%
Average Sales Price*	\$3,432,854	\$4,188,750	+ 22.0%	\$3,232,713	\$3,953,125	+ 22.3%
Percent of List Price Received*	96.6%	95.0%	- 1.7%	95.7%	95.5%	- 0.2%
Inventory of Homes for Sale	65	88	+ 35.4%	—	—	—
Months Supply of Inventory	6.3	9.2	+ 46.0%	—	—	—

Townhouse/Condo	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Key Metrics						
New Listings	1	5	+ 400.0%	5	8	+ 60.0%
Pending Sales	2	1	- 50.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	105	—	—	56	68	+ 21.4%
Median Sales Price*	\$3,100,000	—	—	\$2,325,000	\$1,150,000	- 50.5%
Average Sales Price*	\$3,100,000	—	—	\$2,325,000	\$1,150,000	- 50.5%
Percent of List Price Received*	94.0%	—	—	95.5%	100.0%	+ 4.7%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	3.0	12.0	+ 300.0%	—	—	—

* 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.

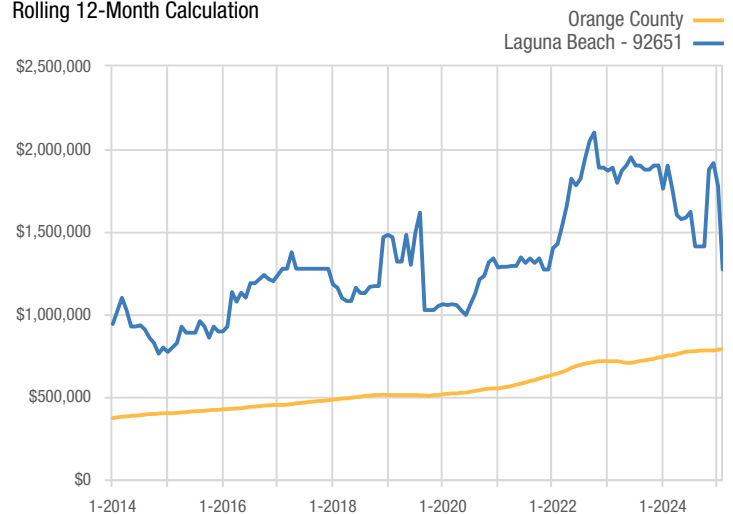
Median Sales Price - Single Family

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.