

Local Market Update – February 2026

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



LAGUNA BOARD OF REALTORS®
1924 - 2024

Laguna Beach - 92651

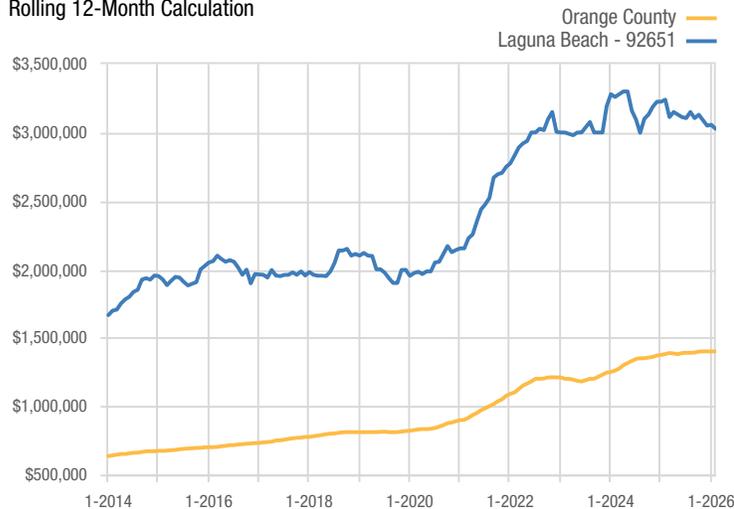
Single Family	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	26	20	- 23.1%	59	42	- 28.8%
Pending Sales	10	7	- 30.0%	17	18	+ 5.9%
Closed Sales	8	10	+ 25.0%	16	13	- 18.8%
Days Active in MLS Until Sale	105	56	- 46.7%	98	55	- 43.9%
Median Sales Price*	\$3,387,500	\$2,700,000	- 20.3%	\$3,250,000	\$3,004,150	- 7.6%
Average Sales Price*	\$4,188,750	\$4,184,500	- 0.1%	\$3,953,125	\$3,982,627	+ 0.7%
Percent of List Price Received*	95.0%	94.3%	- 0.7%	95.5%	95.1%	- 0.4%
Inventory of Homes for Sale	99	80	- 19.2%	—	—	—
Months Supply of Inventory	10.2	6.5	- 36.3%	—	—	—

Townhouse/Condo	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	5	4	- 20.0%	8	8	0.0%
Pending Sales	1	1	0.0%	1	4	+ 300.0%
Closed Sales	0	2	—	1	3	+ 200.0%
Days Active in MLS Until Sale	—	78	—	68	72	+ 5.9%
Median Sales Price*	—	\$2,265,000	—	\$1,150,000	\$1,580,000	+ 37.4%
Average Sales Price*	—	\$2,265,000	—	\$1,150,000	\$1,918,333	+ 66.8%
Percent of List Price Received*	—	98.8%	—	100.0%	97.4%	- 2.6%
Inventory of Homes for Sale	17	14	- 17.6%	—	—	—
Months Supply of Inventory	14.6	7.3	- 50.0%	—	—	—

* 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.

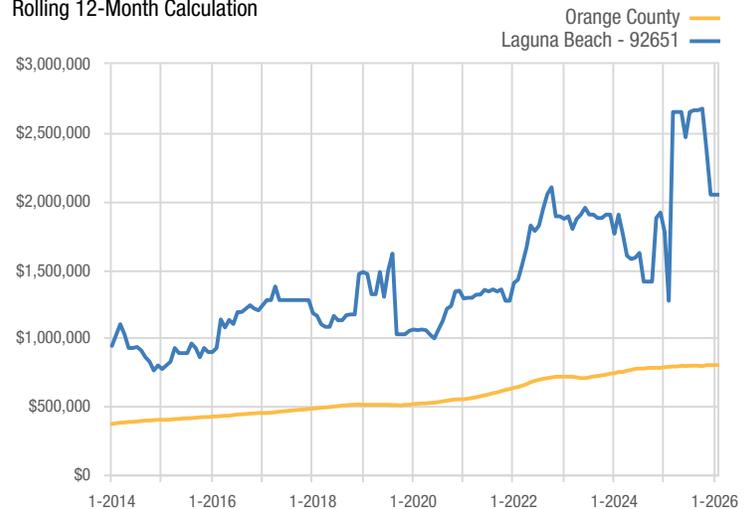
Median Sales Price - Single Family

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.