

Local Market Update – May 2026

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



LAGUNA BOARD OF REALTORS®
1924 - 2024

Laguna Beach - 92651

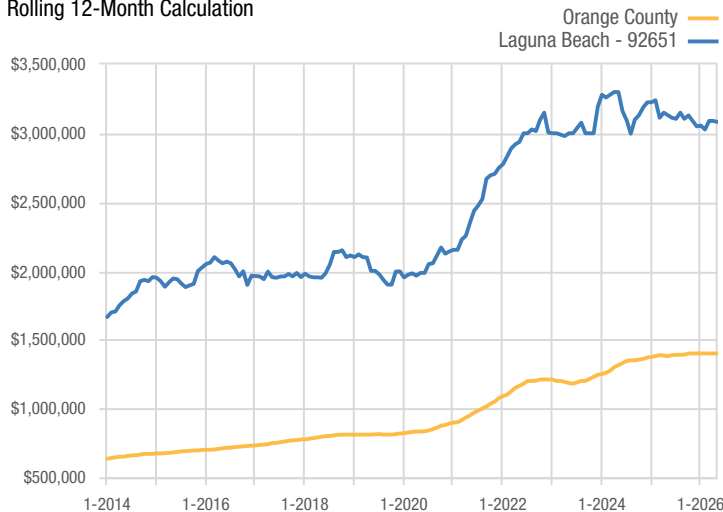
Single Family	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	32	19	- 40.6%	156	124	- 20.5%
Pending Sales	18	9	- 50.0%	61	66	+ 8.2%
Closed Sales	16	19	+ 18.8%	56	59	+ 5.4%
Days Active in MLS	38	60	+ 57.9%	62	55	- 11.3%
Median Sales Price*	\$3,047,500	\$2,995,000	- 1.7%	\$3,025,000	\$3,200,000	+ 5.8%
Average Sales Price*	\$3,551,500	\$3,443,389	- 3.0%	\$3,812,761	\$4,205,092	+ 10.3%
Percent of List Price Received*	96.8%	98.3%	+ 1.5%	95.6%	96.8%	+ 1.3%
Inventory of Homes for Sale	133	93	- 30.1%	—	—	—
Months Supply of Inventory	13.1	7.4	- 43.5%	—	—	—

Townhouse/Condo	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2	1	- 50.0%	21	15	- 28.6%
Pending Sales	2	1	- 50.0%	10	10	0.0%
Closed Sales	0	4	—	8	10	+ 25.0%
Days Active in MLS	—	90	—	44	76	+ 72.7%
Median Sales Price*	—	\$1,479,500	—	\$2,662,500	\$1,540,000	- 42.2%
Average Sales Price*	—	\$1,404,825	—	\$2,443,972	\$1,774,330	- 27.4%
Percent of List Price Received*	—	98.2%	—	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	7.9	6.7	- 15.2%	—	—	—

* 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.

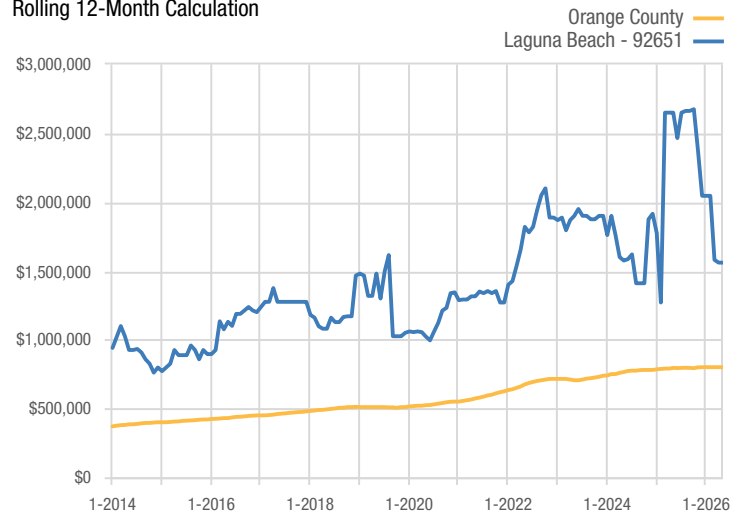
Median Sales Price - Single Family

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.