Local Market Update – October 2026

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

LAGUNA BOARD OF REALTORS® 1924 - 2024

Laguna Beach - 92651

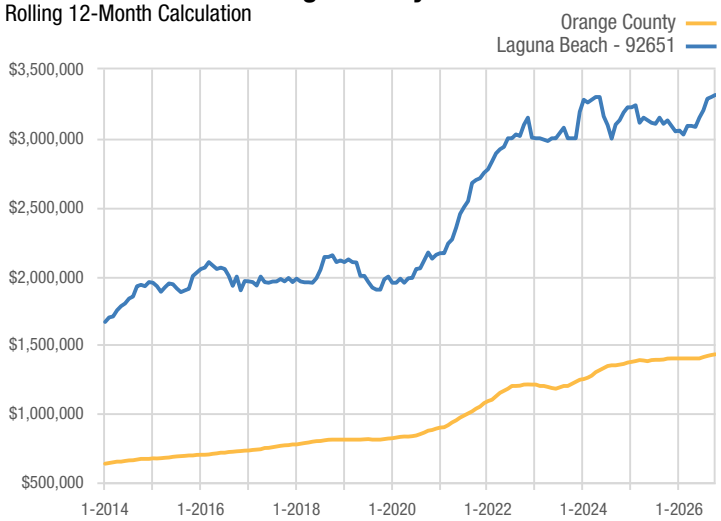
Single Family	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	15	**18**	+ 20.0%	245	**234**	- 4.5%
Pending Sales	16	**9**	- 43.8%	128	**142**	+ 10.9%
Closed Sales	12	**13**	+ 8.3%	120	**137**	+ 14.2%
Days Active in MLS	96	**46**	- 52.1%	69	**71**	+ 2.9%
Median Sales Price*	$3,330,000	**$3,400,000**	+ 2.1%	$3,068,750	**$3,400,000**	+ 10.8%
Average Sales Price*	$3,576,875	**$10,706,538**	+ 199.3%	$3,917,649	**$5,074,543**	+ 29.5%
Percent of List Price Received*	94.5%	**94.5%**	0.0%	95.6%	**96.1%**	+ 0.5%
Inventory of Homes for Sale	93	**76**	- 18.3%	—	**—**	—
Months Supply of Inventory	7.7	**5.7**	- 26.0%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**5**	0.0%	37	**31**	- 16.2%
Pending Sales	3	**0**	- 100.0%	16	**16**	0.0%
Closed Sales	1	**2**	+ 100.0%	14	**17**	+ 21.4%
Days Active in MLS	238	**22**	- 90.8%	95	**73**	- 23.2%
Median Sales Price*	$3,100,000	**$2,737,000**	- 11.7%	$2,662,500	**$1,500,000**	- 43.7%
Average Sales Price*	$3,100,000	**$2,737,000**	- 11.7%	$2,379,413	**$2,226,900**	- 6.4%
Percent of List Price Received*	88.7%	**92.8%**	+ 4.6%	95.9%	**97.0%**	+ 1.1%
Inventory of Homes for Sale	16	**11**	- 31.3%	—	**—**	—
Months Supply of Inventory	8.4	**6.1**	- 27.4%	—	**—**	—

* 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.

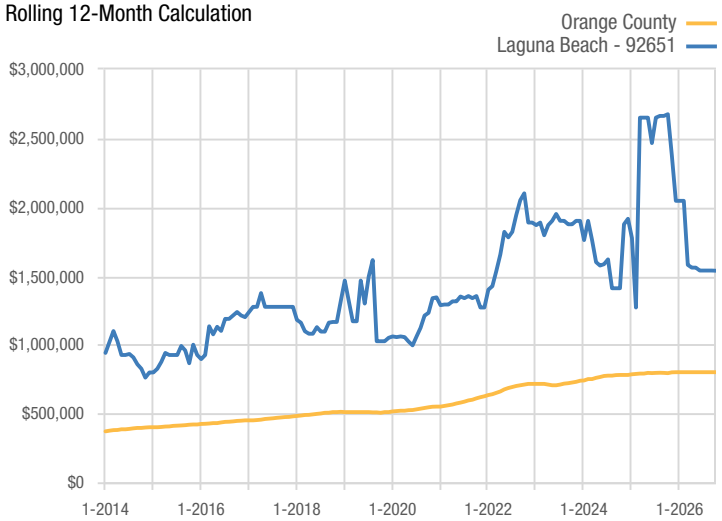
Median Sales Price - Single Family

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.

Current as of November 15, 2026. All data from the California Regional Multiple Listing Service, Inc. Report © 2026 ShowingTime Plus, LLC.