



Chartwell Escrow

Laguna Beach, CA

REPORT FOR 3/31/2026
Single-Family Homes



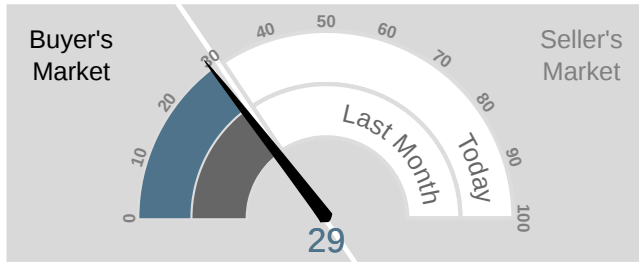
Presented by Zack Tenney
310-740-1708
ztenney@chartwellescrow.com

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This week the median list price for Laguna Beach, CA is \$5,247,500 with the market action index hovering around 29. This is less than last month's market action index of 30. Inventory has increased to 134.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Buyer's Advantage

MARKET NARRATIVE

The market has been consistently cool for several weeks. Demand level are low relative to the available inventory. It's a Buyer's market and prices continue to fall. Look for a persistent shift in Market Action before prices plateau or begin to rise again.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$19,693,750	4,586	0.25 - 0.5 acre	4	5.5	30	1	1	234
\$7,850,000	3,573	6,500 - 8,000 sqft	4	5	28	1	1	63
\$4,087,000	2,451	6,500 - 8,000 sqft	4	4	62	3	1	21
\$2,495,000	1,665	0 - 4,500 sqft	3	2	62	4	4	56

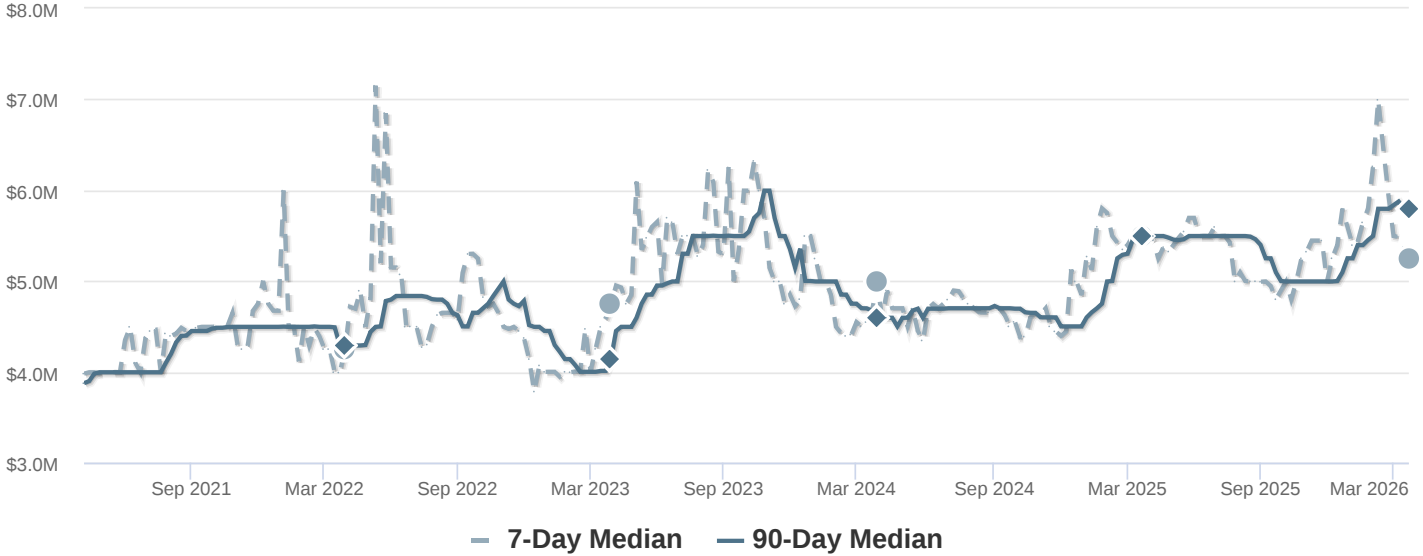
REAL-TIME MARKET PROFILE

Median List Price		\$5,247,500
Median Price of New Listings		\$3,549,000
Per Square Foot		\$1,966
Average Days on Market		175
Median Days on Market		67
Price Decreased		22%
Price Increased		1%
Relisted		7%
Inventory		134
Median Rent		\$12,500
Market Action		29

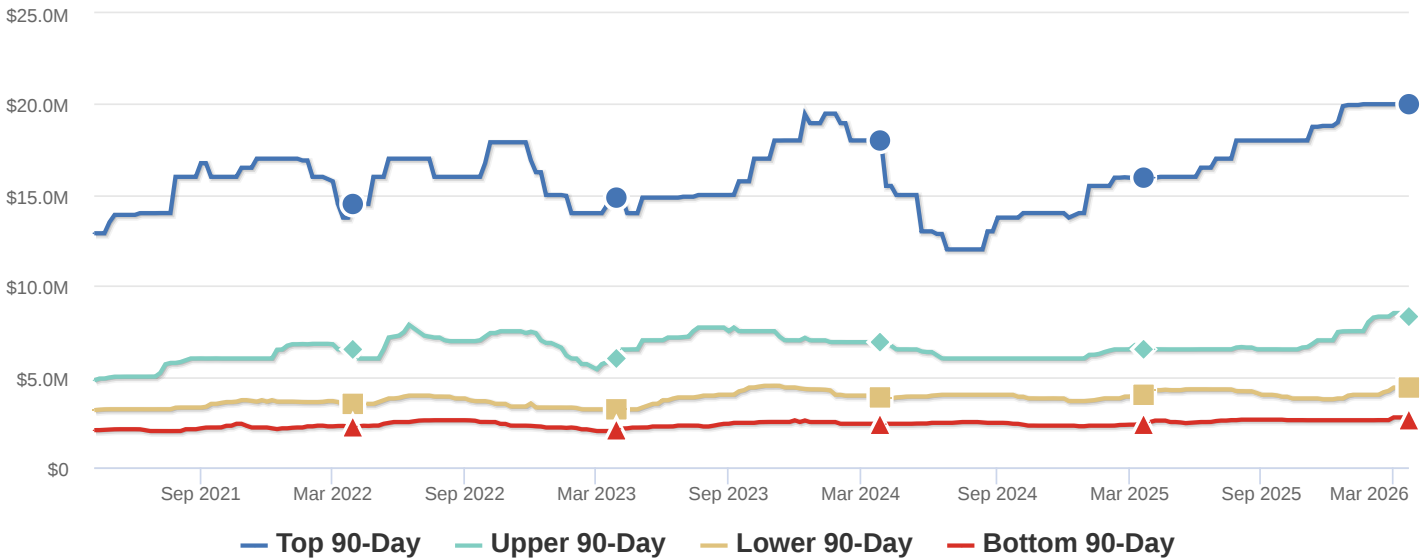
Slight Buyer's Advantage

MEDIAN LIST PRICE

Again this week we see a downward notch for prices. Pricing has been weak in recent weeks and versus their absolute-high levels. The Market Action Index is a good leading indicator for the durability of this trend.



SEGMENTS



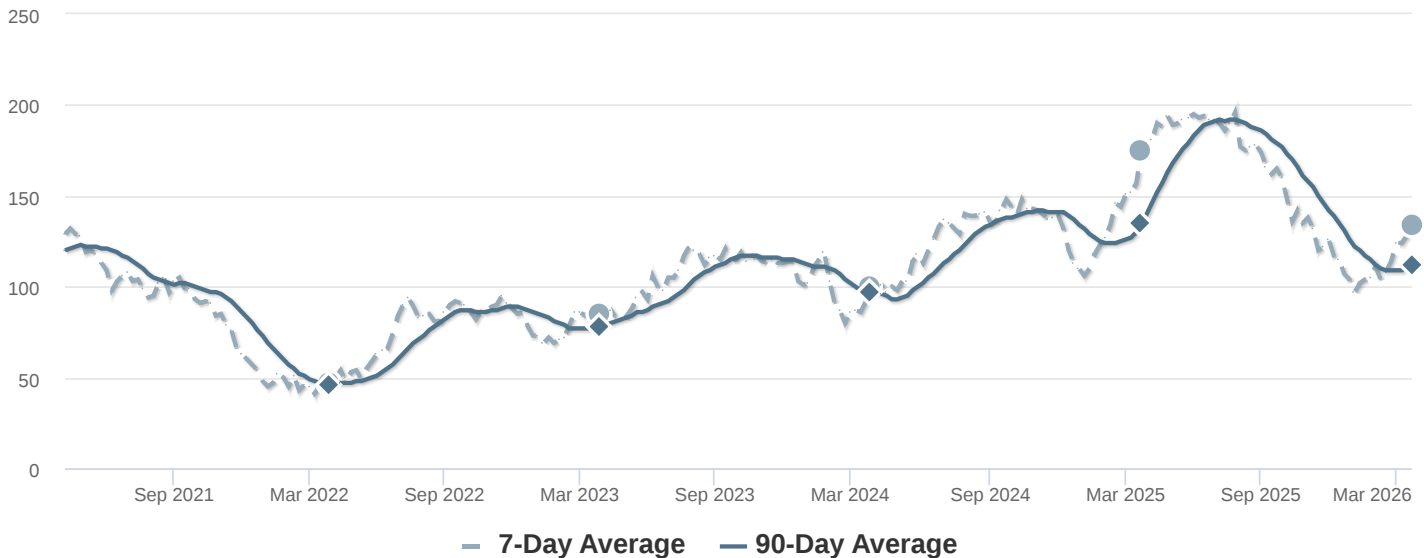
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



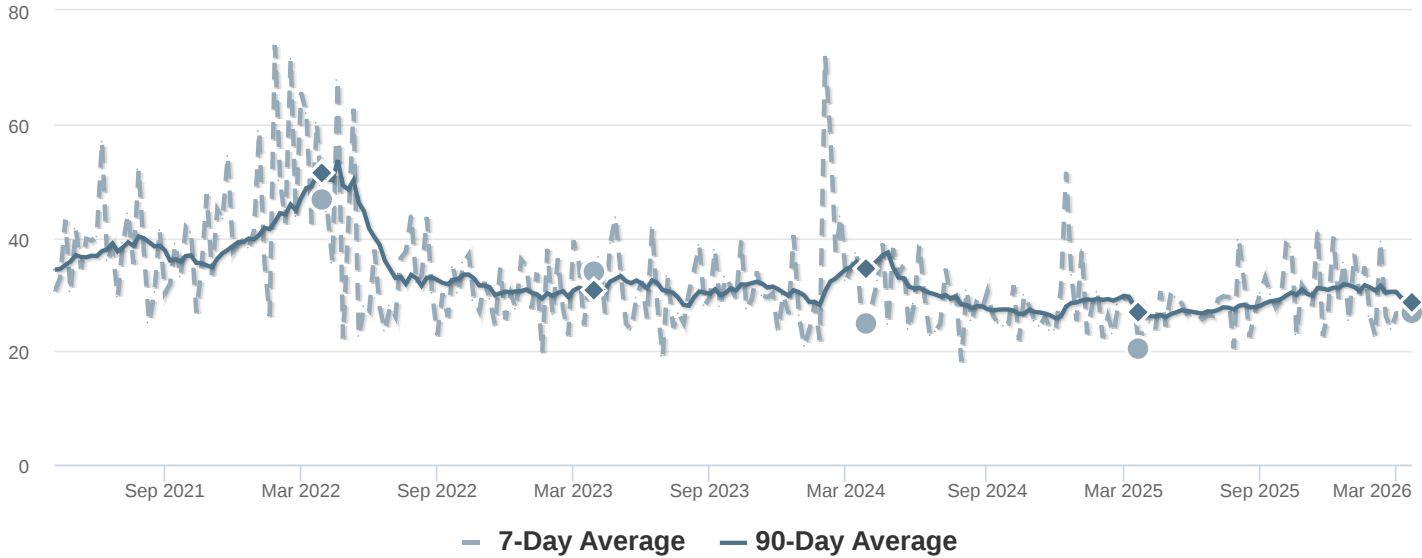
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.

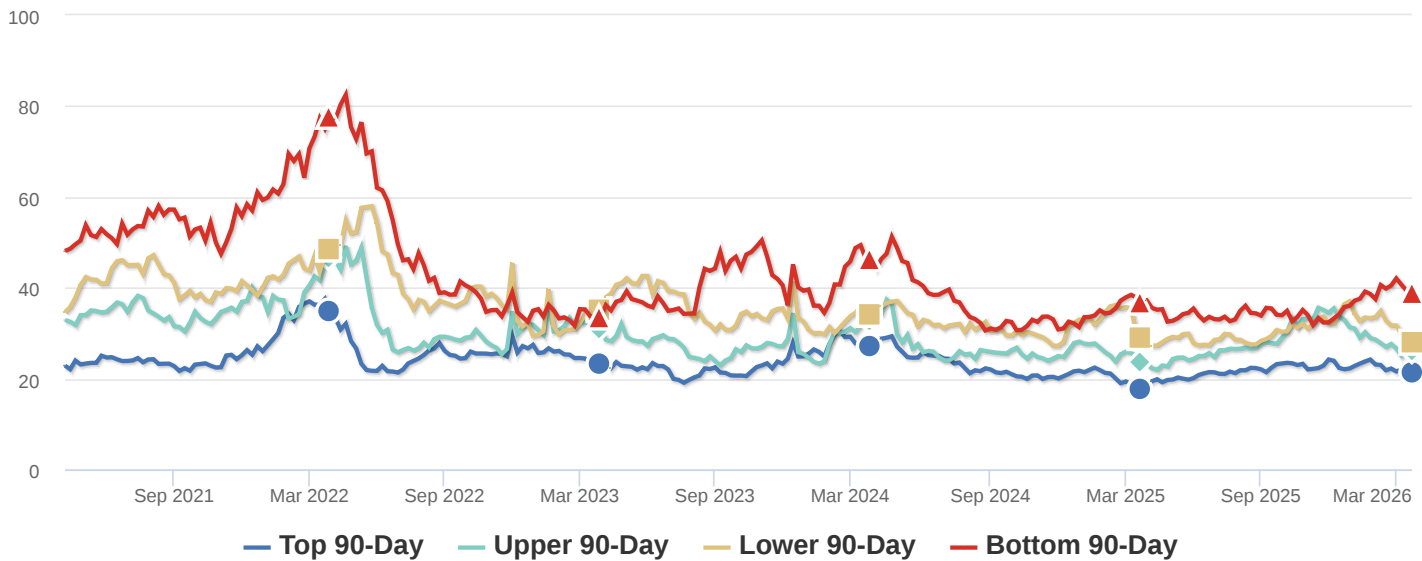


MARKET ACTION INDEX

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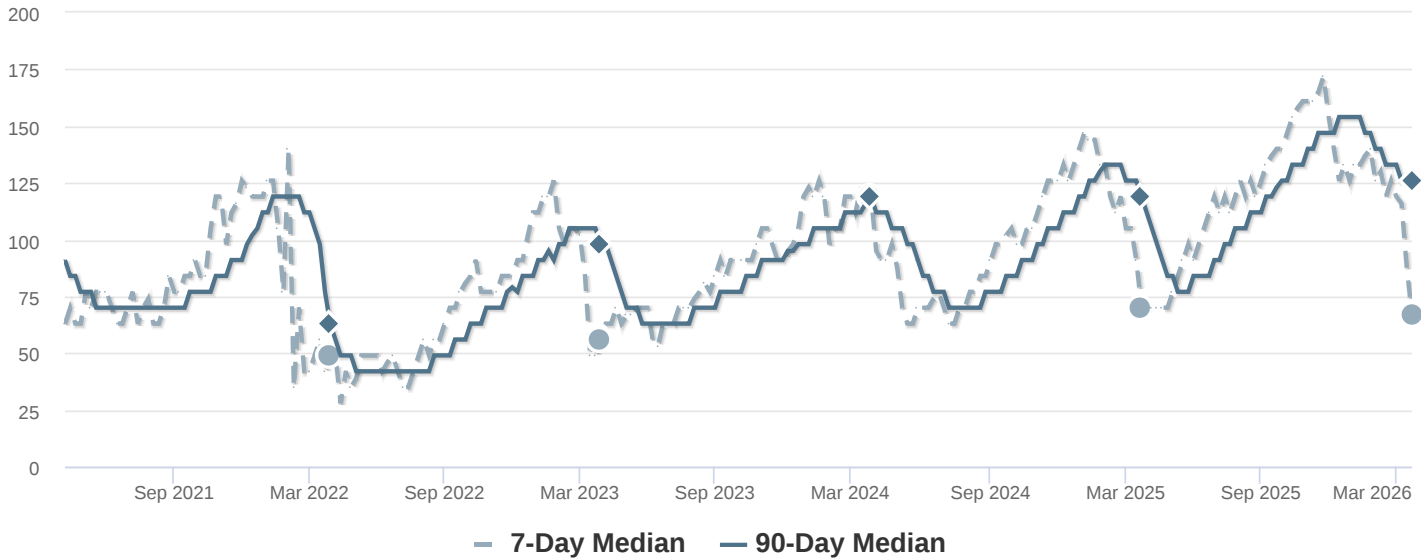


MARKET ACTION SEGMENTS



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 175 days. Half of the listings have come newly on the market in the past 66 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

