



# Laguna Beach

## Real Estate Magazine

December 2024 | Edition #111



**SOLD MEDIAN** \$3,350,000 + 320,000 | **\$ PER SQ FT** \$1,702 + 43 | **SUPPLY** 8.2 MONTHS + .2 | **DOM** 70 DAYS - 42

### \$PSF Surges to All-Time High

Sold Median Rises \$320,000 | **Buyers Wanted \$5,000,000 to \$40,000,000**

Laguna shrugged off bearish prognostications for November. On low volume – only 18 closed sales – the sold median rose \$320,000 to \$3,350,000 – the sixth highest print ever. The monthly dollars per square foot was up \$43 to \$1,702 – the third highest settlement ever.

The 3-month sold numbers were more impressive. The three-month median – up \$270,000 – finished at \$3,370,000: the third highest settlement ever. The headline, three-month dollars per square foot surged \$135 to \$1,662: a record high.

The 6- and 12-month numbers

were similarly impressive.

Opportunity knocks. Sellers under \$1,500,000 and buyers \$5,000,000 to \$40,000,000, call me. These specific sectors of the Laguna Beach market are poised for most favorable outcomes.

Billionaires, I have an idea like no other. It may not be not more lucrative than shorting the long bond in August 2020 or more historic than buying Secretariat syndication rights in 1973, but it might. Call me.

Be sure to check back next month for the 2024 year in review. Have a merry Christmas and a happy New Year.

### This Issue:

- ⇒ My Take . . . . . P 1
- ⇒ Closing Detail. . . . . P 2
- ⇒ Sales Data . . . . . P 3
- ⇒ Price Forecasts. . . . . P 3
- ⇒ Price Charts . . . . . P 4
- ⇒ 3 Mo Price Charts . . . P 5
- ⇒ 1056 Glenneyre St. . . P 6



Laguna Beach Real Estate Magazine

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**Betsey Unger**  
1 review

#### 3 Lagunita Drive Seller Review

★★★★★ 2 days ago **NEW**


Besides being very personable and enthusiastic, Boyd has earned 5 stars in so many ways: research-driven, knows the Laguna market, informative and realistic, reliable, hard-working, detail-oriented and thorough, as well as always giving us excellent/accurate feedback on prospects and from open houses. Boyd has a wealth of experience and knowledge which makes for a successful partnership. Thank you, Boyd! 5 stars all the way!!!

# November 2024 Closing Detail


	Address	Date	Original Price	Closing Price	Reduction	% Reduc	\$ Sq Ft	DOM
1	1330 La Mirada Street, Laguna Beach, CA 92651	11/4/2024	\$ 1,750,000	\$1,430,000	\$ 320,000	18.3%	\$ 789	83
2	1105 Summit Drive, Laguna Beach, CA 92651	11/4/2024	\$ 2,600,000	\$2,100,000	\$ 500,000	19.2%	\$ 1,190	56
3	1094 Noria Street, Laguna Beach, CA 92651	11/4/2024	\$ 2,595,000	\$2,350,000	\$ 245,000	9.4%	\$ 1,659	119
4	781 Summit Drive, Laguna Beach, CA 92651	11/4/2024	\$ 3,500,000	\$3,350,000	\$ 150,000	4.3%	\$ 933	287
5	518 San Nicholas Court, Laguna Beach, CA 92651	11/7/2024	\$ 850,000	\$779,000	\$ 71,000	8.4%	\$ 587	70
6	414 Bluebird Canyon Drive, Laguna Beach, CA 92651	11/7/2024	\$ 4,695,000	\$4,375,000	\$ 320,000	6.8%	\$ 1,854	132
7	1041 Santa Ana Street, Laguna Beach, CA 92651	11/8/2024	\$ 2,280,000	\$2,354,000	\$ (74,000)	-3.2%	\$ 1,110	5
8	444 Graceland Drive, Laguna Beach, CA 92651	11/8/2024	\$ 3,900,000	\$3,900,000	\$ -	0.0%	\$ 2,589	0
9	40 Lagunita Drive, Laguna Beach, CA 92651	11/8/2024	\$ 6,295,000	\$7,000,000	\$ (705,000)	-11.2%	\$ 2,753	9
10	31423 Coast Highway 86/87, Laguna Beach, CA 92651	11/9/2024	\$ 5,495,000	\$4,195,000	\$ 1,300,000	23.7%	\$ 1,872	449
11	806 Temple Hills Drive, Laguna Beach, CA 92651	11/12/2024	\$ 3,800,000	\$3,370,000	\$ 430,000	11.3%	\$ 1,307	111
12	394 Pinecrest Drive, Laguna Beach, CA 92651	11/14/2024	\$ 3,450,000	\$3,300,000	\$ 150,000	4.3%	\$ 2,750	67
13	480 Calliope Street, Laguna Beach, CA 92651	11/15/2024	\$ 2,499,900	\$2,253,802	\$ 246,098	9.8%	\$ 2,048	33
14	402 San Nicholas Court, Laguna Beach, CA 92651	11/18/2024	\$ 815,000	\$800,000	\$ 15,000	1.8%	\$ 578	2
15	540 Park Avenue, Laguna Beach, CA 92651	11/18/2024	\$ 5,200,000	\$5,200,000	\$ -	0.0%	\$ 1,702	7
16	206 Grandview Street, Laguna Beach, CA 92651	11/25/2024	\$ 4,498,000	\$3,850,000	\$ 648,000	14.4%	\$ 1,761	112
17	385 Hawthorne Road, Laguna Beach, CA 92651	11/25/2024	\$ 4,249,000	\$4,075,000	\$ 174,000	4.1%	\$ 2,486	51
18	156 Chiquita Street, Laguna Beach, CA 92651	11/27/2024	\$ 5,250,000	\$4,850,000	\$ 400,000	7.6%	\$ 1,907	90
19								
20	Not used in calculations		Median	\$ 3,350,000	\$ 245,000	7.6%	\$ 1,702	70

**READERS.** Never miss an issue or an updated chart. All issues - and the corresponding video - are available at [LagunaGalleryRealEstate.com](http://LagunaGalleryRealEstate.com) on the /Reports-Videos and /Charts pages.


Laguna Beach Real Estate Video | A Broker's Take on the **January 2024** Market




Laguna Beach Real Estate Video | A Broker's Take on the **February 2024** Market




Laguna Beach Real Estate Video | A Broker's Take on the **March 2024** Market




Laguna Beach Real Estate Video | A Broker's Take on the **April 2024** Market

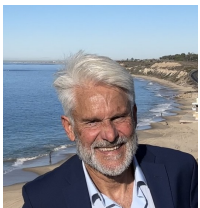


Laguna Beach Real Estate Video | A Broker's Take on the **May 2024** Market



Laguna Beach Real Estate Video | A Broker's Take on the **June 2024** Market





## Your Laguna Beach Professional

Boyd Roberts | Laguna Gallery Real Estate | Broker/Owner



**Cell 949-463-9152 | [Boyd@LagunaGalleryRealEstate.com](mailto:Boyd@LagunaGalleryRealEstate.com) | DRE 01354788**

## Sales Data

<b>Active Median</b> (As of 12/1/2024)	<b>\$ 4,195,000</b>	<b>149 Listings</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,847</b>
<b>Days On Market Median</b>		<b>104 Days</b>
<b>Pending Median</b> (As of 12/1/2024)	<b>\$ 3,299,000</b>	<b>32 Listings</b>
<b>\$ per Square Foot Median</b>		<b>\$ 1,490</b>
<b>Days On Market Median</b>		<b>60 Days</b>
<b>Sold November Median</b>	<b>\$ 3,350,000</b>	<b>18 Sales</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,702</b>
<b>Days On Market Median</b>		<b>70 Days</b>
<b>Price Reduction Median</b>	<b>\$ 245,000</b>	<b>7.6 %</b>
<b>Sold 3 Month Median</b>	<b>\$ 3,370,000</b>	<b>61 Sales</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,662</b>
<b>Sold 6 Month Median</b>	<b>\$ 3,100,000</b>	<b>134 Sales</b>
<b>Sold 12 Month Median</b>	<b>\$ 3,087,000</b>	<b>275 Sales</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,532</b>
<b>Days On Market Median</b>		<b>56 Days</b>
<b>Price Reduction Median</b>	<b>\$ 246,098</b>	<b>6.8 %</b>
<b>Sold 2023 Median</b>	<b>\$ 2,850,000</b>	<b>257 Sales</b>
<b>Sold Median YTD</b>	<b>\$ 3,095,000</b>	<b>257 Sales</b>
<b>PENDING INDICATOR (Pending - Sold)</b>		<b>- \$ 51,000</b>
<b>SPREAD INDICATOR (Active - Sold)</b>		<b>+ \$ 845,000</b>
<b>November Absorption (Sold to Active Ratio)</b>		<b>12 %</b>
<b>November Pending Absorption (Pending to Active Ratio)</b>		<b>21 %</b>
<b>November Closing Ratio (Pending to Sold)</b>		<b>72 %</b>
<b>November Supply (Listings/Rate of Sales)</b>	<b>8.2 Months</b>	<b>Buyer's Market</b>
<b>November 3 Month Supply</b>	<b>7.3 Months</b>	<b>Buyer's Market</b>
<b>\$1,499,999 -</b>	<b>3.8 Months</b>	<b>Seller's Market</b>
<b>\$1,500,000 - \$1,999,999</b>	<b>8.0 Months</b>	<b>Buyer's Market</b>
<b>\$2,000,000 - \$2,999,999</b>	<b>6.6 Months</b>	<b>Balanced Market</b>
<b>\$3,000,000 - \$4,999,999</b>	<b>5.0 Months</b>	<b>Balanced Market</b>
<b>\$5,000,000 - \$9,999,999</b>	<b>10 Months</b>	<b>Buyer's Market</b>
<b>\$10,000,000 +</b>	<b>15 Months</b>	<b>Buyer's Market</b>

Balanced Market 5 to 7.9 Months

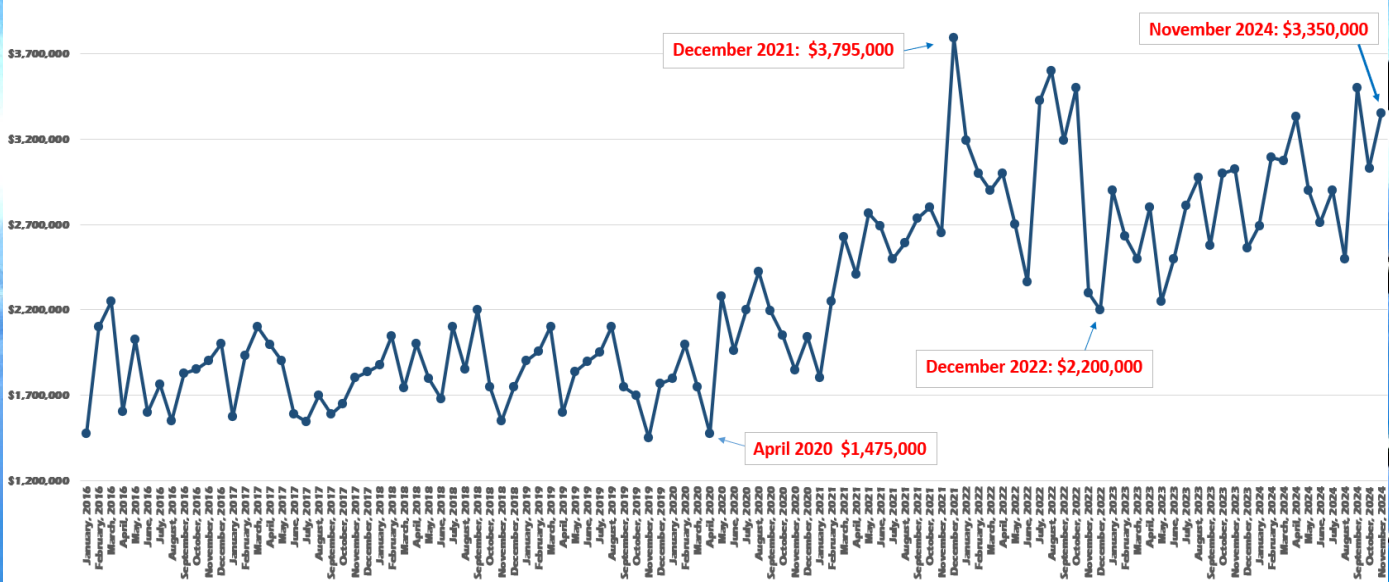
## Price Forecasts

<b>Short-Term PENDING INDICATOR Forecast For December</b>	<b>NO Signal</b>
<b>Short-Term SPREAD INDICATOR Forecast For December</b>	<b>NO Signal</b>
<b>Long-Term PRICE INDICATOR Forecast For 2024</b>	<b>NO Signal</b>

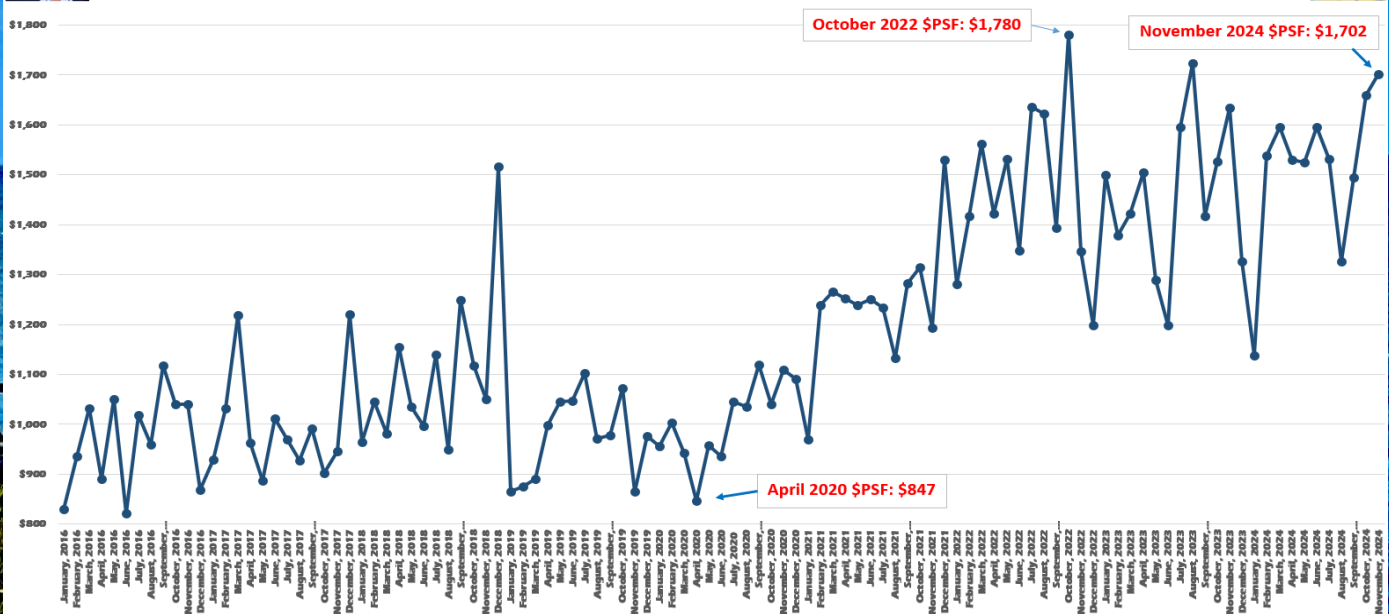




### Laguna Beach Real Estate Sold Median | Monthly | 9 Year



### Laguna Beach Real Estate Sold | \$ Per Square Foot Median | Monthly | 9 Year

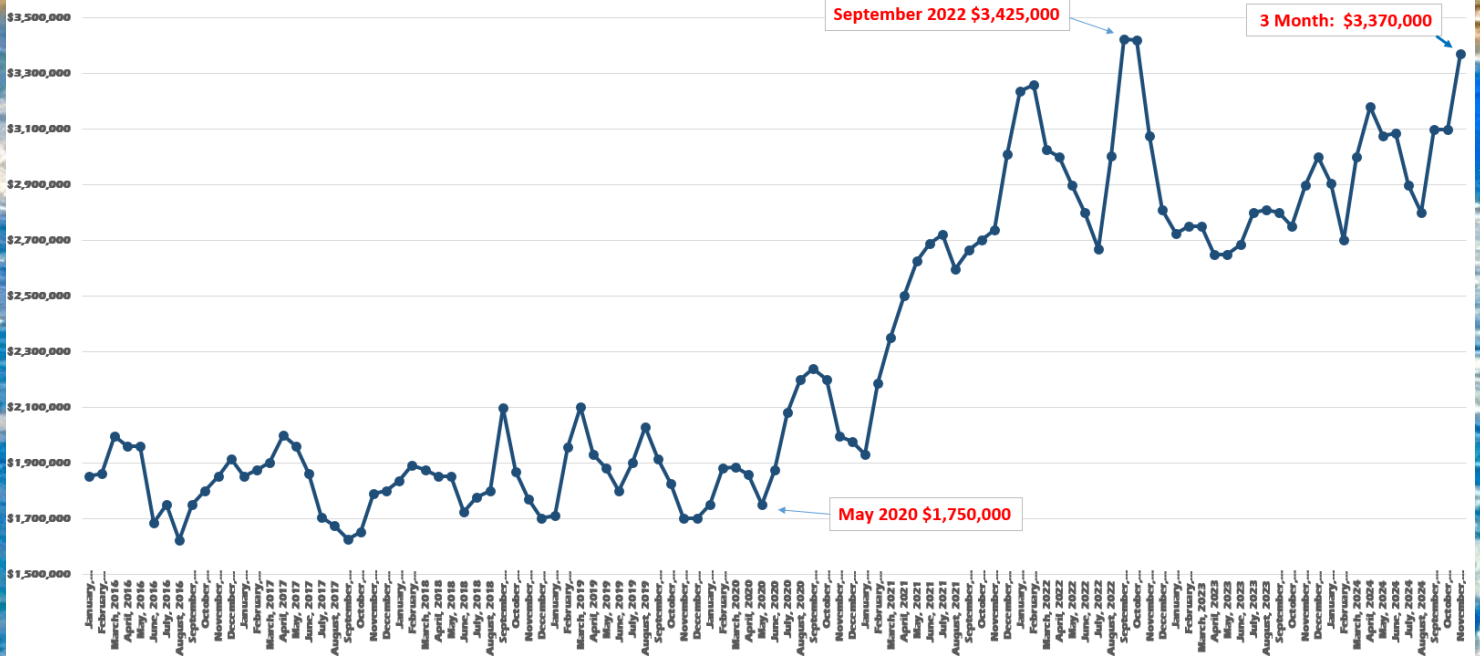


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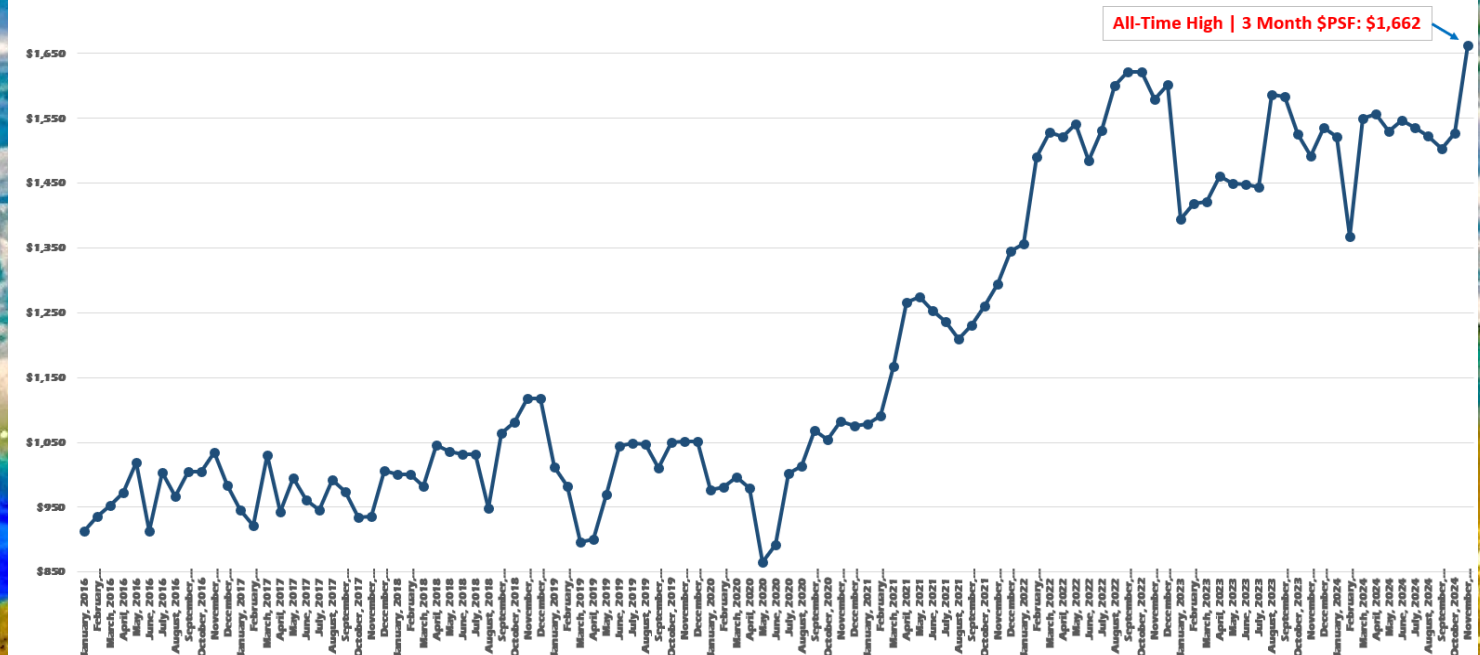




**Laguna Beach Real Estate**  
**Sold | 3 Month Median | Monthly | 9 Year**



**Laguna Beach Real Estate**  
**Sold | \$ Per Sq Ft | 3 Month Median | Monthly | 9 Year**





# New Listing

**Active** • Single Family Residence

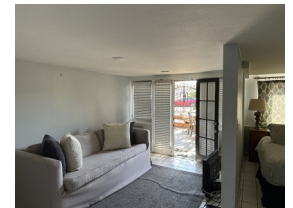
**\$2,400,000**

**1056 Glenneyre St** Laguna Beach 92651

3 days on the market

2 beds, 2 full baths • 1,224 sqft • 3,000 sqft lot • \$1960.78/sqft • Built in 1927

Listing ID: LG24189353

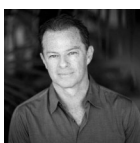


- Two Levels
- Standard sale
- 1 Car Detached Garage
- \$2,142 annual sewer assessment
- Fireplace: Family Room
- Heating: Fireplace, Forced Air
- Laguna Beach School District

Two bedroom, two bathroom charmer right in the heart of Laguna Village. Very walkable. Just 700 feet to the sand between Anita Street Beach and Oak Street Beach. Three hundred feet to Active Culture, Laguna Coffee, and the Art of Fitness. Currently configured as a legal non-conforming two-unit property. The upper level is one bedroom, one full bathroom, a kitchen, a large family room, and measures 774 square feet. The lower studio - is not connected and has its own entrance - features a living area, bedroom area, kitchenette, ¾ bathroom, and measures 450 square feet. Recently, the lower level was a legal short-term rental. The previous short-term rental license does not, however, transfer.



**Boyd Roberts | Listing Agent | 949-463-9152 | DRE 01354788**



**Herb Laasch | Co-listing Agent | 949-280-2533 | DRE 02185989**

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**SOLD**

**SOLD**

**SOLD**



**3 LAGUNITA DRIVE, LAGUNA BEACH | REPRESENTED BUYER AND SELLER | \$4,700,000**



**32171 PEPPERTREE BEND, SJC | \$4,150,000**



**23011 BARTOLOME, LMV | \$3,495,000**



**31451 ALTA LOMA, LAGUNA BEACH | \$3,900,000**



**26656 GALILEA #12, LMV | \$1,807,000**



## **Boyd Roberts | Broker/Owner** **Your Laguna Beach Professional**

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**Laguna Beach Expert | BA Economics**  
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**mortgage transactions closed exceeding \$500,000,000.**

