



# Laguna Beach Real Estate Magazine

January 2025 | Edition #112



**SOLD MEDIAN** \$3,216,000 - 134,000 | **\$ PER SQ FT** \$1,452 - 250 | **SUPPLY** 5.7 MONTHS - 2.5 | **DOM** 53 DAYS - 17

## 2024 Laguna Median Up \$250K

Dec \$PSF Off \$250 | # of Listings Imploding | Pull Back in Forecast

Despite another year of high mortgage rates, lethargic demand, and a lot of naysaying Laguna Beach's prime wealth measure, did what it does 78% of the time: go up. The yearly sold median – up from \$1,090,000 in 2011 – rose \$250,000 in 2024 to a record \$3,100,000. The yearly sold median dollars per square foot – up from \$642 in 2011 – rose

\$30 in 2024 to \$1,535: the second highest print ever.

If you like data, go to my website [www.LagunaGalleryRealEstate.com/charts](http://www.LagunaGalleryRealEstate.com/charts) for all 28 of my nuanced Laguna Beach real estate charts. If you want buy or sell with one of the world's leading experts on the Laguna Beach market, call me.

Laguna Beach Sold Median 1999 to 2024



## This Issue:

- ⇒ My Take . . . . . P 1
- ⇒ 25 Year Sold Chart. . . P 1
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Laguna Beach Real Estate Magazine

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**Publisher Boyd Roberts**

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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!!!



**Boyd Roberts | Broker/Owner | Laguna Gallery Real Estate | DRE 01354788 | 949-463-9152**

# December 2024 Closing Detail



	Address	Date	Original Price	Closing Price	Reduction	% Reduc	\$ Sq Ft	DOM
1	1140 Noria Street, Laguna Beach, CA 92651	12/2/2024	\$ 2,250,000	\$2,075,000	\$ 175,000	7.8%	\$ 1,452	60
2	77 Blue Lagoon, Laguna Beach, CA 92651	12/3/2024	\$ 5,395,000	\$4,700,000	\$ 695,000	12.9%	\$ 2,764	29
3	41 Emerald Bay, Laguna Beach, CA 92651	12/3/2024	\$ 6,900,000	\$6,510,000	\$ 390,000	5.7%	\$ 2,835	8
4	865 La Mirada Street, Laguna Beach, CA 92651	12/5/2024	\$ 1,830,000	\$1,730,000	\$ 100,000	5.5%	\$ 1,138	23
5	979 Capistrano Avenue, Laguna Beach, CA 92651	12/5/2024	\$ 2,699,995	\$2,575,000	\$ 124,995	4.6%	\$ 1,182	48
6	1445 Santa Cruz Street, Laguna Beach, CA 92651	12/6/2024	\$ 2,849,000	\$2,200,000	\$ 649,000	22.8%	\$ 1,611	162
7	1445 Hillcrest Drive, Laguna Beach, CA 92651	12/16/2024	\$ 4,000,000	\$3,750,000	\$ 250,000	6.3%	\$ 844	83
8	20 N Stonington Road, Laguna Beach, CA 92651	12/16/2024	\$ 4,785,000	\$4,638,000	\$ 147,000	3.1%	\$ 1,306	4
9	2590 Juanita Way, Laguna Beach, CA 92651	12/16/2024	\$ 3,000,000	\$2,807,000	\$ 193,000	6.4%	\$ 1,727	40
10	451 Hawthorne Road, Laguna Beach, CA 92651	12/17/2024	\$ 12,800,000	\$11,000,000	\$ 1,800,000	14.1%	\$ 2,843	81
11	21662 Ocean Vista Drive #D, Laguna Beach, CA 92651	12/18/2024	\$ 1,150,000	\$1,010,000	\$ 140,000	12.2%	\$ 1,303	114
12	875 Santa Ana Street, Laguna Beach, CA 92651	12/18/2024	\$ 2,175,000	\$2,125,000	\$ 50,000	2.3%	\$ 1,347	57
13	167 Cypress Drive, Laguna Beach, CA 92651	12/20/2024	\$ 3,495,000	\$3,216,000	\$ 279,000	8.0%	\$ 2,297	68
14	773 Barracuda Way, Laguna Beach, CA 92651	12/23/2024	\$ 3,795,000	\$3,500,000	\$ 295,000	7.8%	\$ 1,242	75
15	3188 Bern Drive, Laguna Beach, CA 92651	12/23/2024	\$ 3,299,000	\$3,400,000	\$ (101,000)	-3.1%	\$ 1,851	6
16	7 S Vista De Catalina, Laguna Beach, CA 92651	12/23/2024	\$ 5,250,000	\$4,850,000	\$ 400,000	7.6%	\$ 2,269	165
17	270 Moss Street, Laguna Beach, CA 92651	12/24/2024	\$ 3,299,000	\$3,110,000	\$ 189,000	5.7%	\$ 996	5
18	31401 Mar Vista Avenue, Laguna Beach, CA 92651	12/26/2024	\$ 28,995,000	\$17,500,000	\$11,495,000	39.6%	\$ 1,374	1017
19	1127 Noria Street, Laguna Beach, CA 92651	12/27/2024	\$ 3,300,000	\$3,300,000	\$ -	0.0%	\$ 1,824	0
20	503 Brooks Street, Laguna Beach, CA 92651	12/27/2024	\$ 3,595,000	\$3,475,000	\$ 120,000	3.3%	\$ 2,471	53
21	389 Park Avenue, Laguna Beach, CA 92651	12/27/2024	\$ 2,595,000	\$2,500,000	\$ 95,000	3.7%	\$ 2,535	10
22	232 San Joaquin Street, Laguna Beach, CA 92651	12/30/2024	\$ 3,400,000	\$2,300,000	\$ 1,100,000	32.4%	\$ 1,461	169
23								
24	Not used in calculations			Median \$ 3,216,000	\$ 193,000	6.4%	\$ 1,452	53

**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

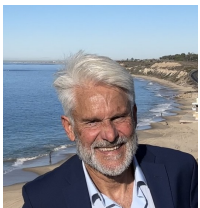



Laguna Beach Real Estate Video | A Broker's Take on the **May 2024** Market

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



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## Sales Data

<b>Active Median</b> (As of 1/1/2025)	<b>\$ 3,994,000</b>	<b>126 Listings</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,843</b>
<b>Days On Market Median</b>		<b>82 Days</b>
<b>Pending Median</b> (As of 1/1/2025)	<b>\$ 2,799,000</b>	<b>26 Listings</b>
<b>\$ per Square Foot Median</b>		<b>\$ 1,289</b>
<b>Days On Market Median</b>		<b>87 Days</b>
<b>Sold December Median</b>	<b>\$ 3,216,000</b>	<b>22 Sales</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,452</b>
<b>Days On Market Median</b>		<b>53 Days</b>
<b>Price Reduction Median</b>	<b>\$ 193,000</b>	<b>6.4 %</b>
<b>Sold December 3 Month Median</b>	<b>\$ 3,300,000</b>	<b>63 Sales</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,659</b>
<b>Sold December 6 Month Median</b>	<b>\$ 3,150,000</b>	<b>128 Sales</b>
<b>Sold December 12 Month Median</b>	<b>\$ 3,100,000</b>	<b>279 Sales</b>
<b>\$ Per Square Foot Median</b>		<b>\$ 1,535</b>
<b>Days On Market Median</b>		<b>57 Days</b>
<b>Price Reduction Median</b>	<b>\$ 246,098</b>	<b>6.6 %</b>
<b>Sold 2023 Median</b>	<b>\$ 2,850,000</b>	<b>257 Sales</b>
<b>Sold 2024 Median</b>	<b>\$ 3,100,000</b>	<b>279 Sales</b>
<b>PENDING INDICATOR (Pending - Sold)</b>		<b>- \$ 417,000</b>
<b>SPREAD INDICATOR (Active - Sold)</b>		<b>+ \$ 778,000</b>
<b>December Absorption (Sold to Active Ratio)</b>		<b>17 %</b>
<b>December Pending Absorption (Pending to Active Ratio)</b>		<b>20 %</b>
<b>December Closing Ratio (Pending to Sold)</b>		<b>68 %</b>
<b>December Supply (Listings/Rate of Sales)</b>	<b>5.7 Months</b>	<b>Balanced Market</b>
<b>December 3 Month Supply</b>	<b>6.0 Months</b>	<b>Balanced Market</b>
<b>\$1,499,999 -</b>	<b>2.1 Months</b>	<b>Seller's Market</b>
<b>\$1,500,000 - \$1,999,999</b>	<b>7.0 Months</b>	<b>Balanced Market</b>
<b>\$2,000,000 - \$2,999,999</b>	<b>3.8 Months</b>	<b>Seller's Market</b>
<b>\$3,000,000 - \$4,999,999</b>	<b>4.5 Months</b>	<b>Seller's Market</b>
<b>\$5,000,000 - \$9,999,999</b>	<b>13 Months</b>	<b>Buyer's Market</b>
<b>\$10,000,000 +</b>	<b>12 Months</b>	<b>Buyer's Market</b>

Balanced Market 5 to 7.9 Months

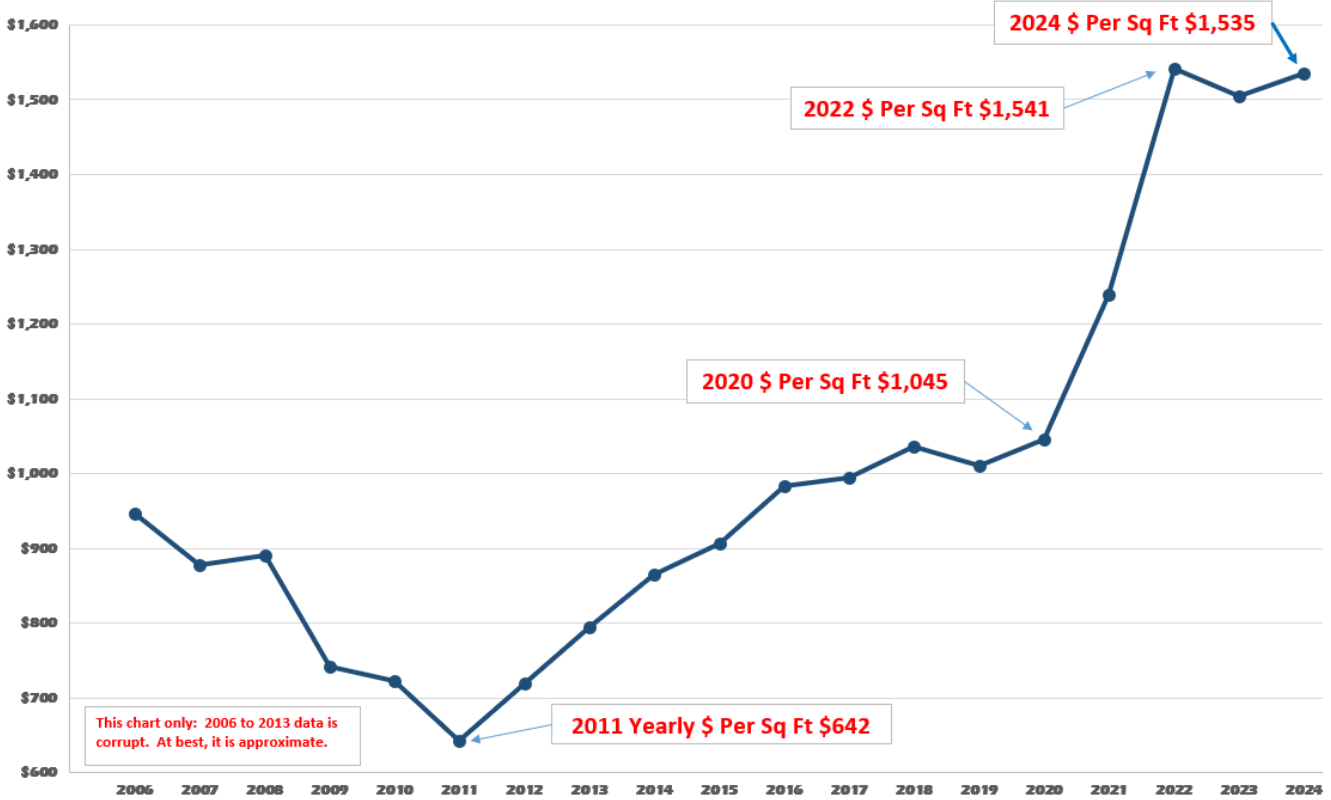
## Price Forecasts

<b>Short-Term PENDING INDICATOR Forecast For January</b>	<b>DOWN Signal</b>
<b>Short-Term SPREAD INDICATOR Forecast For January</b>	<b>DOWN Signal</b>
<b>Long-Term PRICE INDICATOR Forecast For 2025</b>	<b>NO Signal</b>

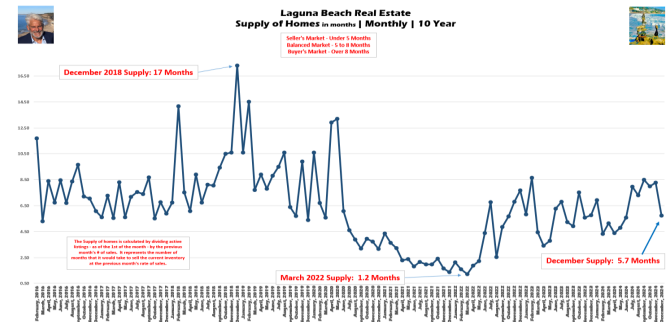
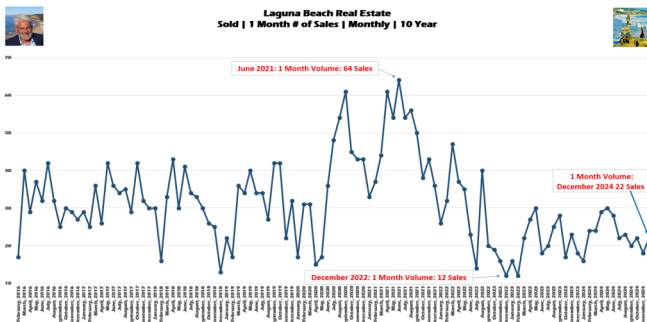
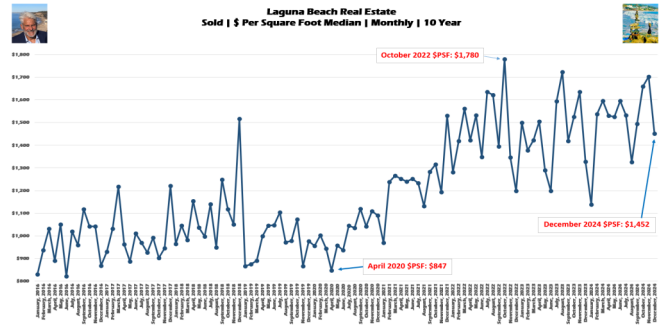
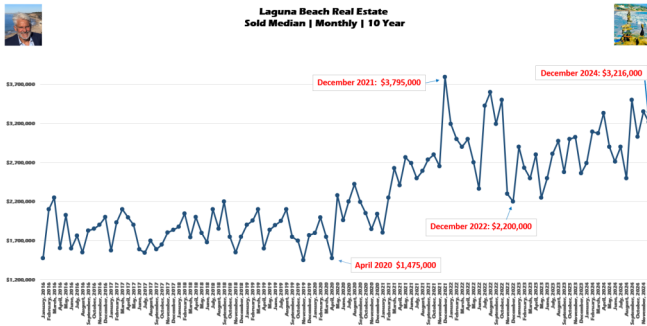




## Laguna Beach Real Estate Sold - \$ Per Square Foot - Median Yearly



**Laguna Beach chart enthusiasts.** Be sure to check out the charts page at [LagunaGalleryRealEstate.com/Charts](https://LagunaGalleryRealEstate.com/Charts). All of the 5 year charts have been converted to 10 year charts.



# New Listing

**Active** • Single Family Residence

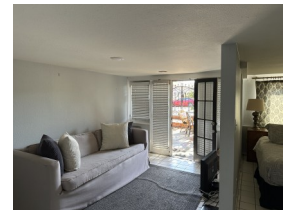
**\$2,400,000**

**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

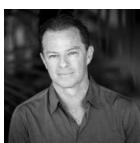


- Two Levels
- Standard sale
- 1 Car Detached Garage
- \$2,142 annual sewer assessment
- Fireplace: Family Room
- Heating: Fireplace, Forced Air
- Laguna Beach School District

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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**mortgage transactions closed exceeding \$500,000,000.**

