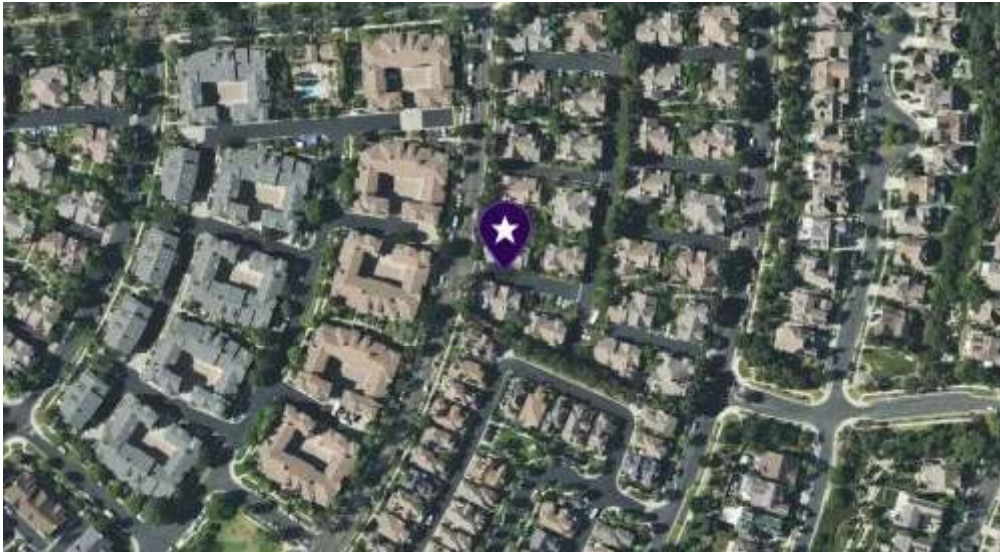


Comparative Market Analysis



Winter

Lantern District SFR

DECEMBER 16, 2025



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Map of Comparable Listings



STATUS: X = EXPIRED S = CLOSED P = PENDING C = CANCELED B = ACTIVE UNDER CONTRACT A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Winter	-	-	-	-
2	SR25183110	X	25142 Alicia Drive	3	4.00	1,878.0	\$1,900,000
3	OC25141741	S	33942 Pequito Drive	4	3.00	2,357.0	\$2,260,000
4	NP25186196	S	34312 Starboard Lantern	5	6.00	4,842.0	\$10,820,000
5	OC25222719	S	33792 Blue Lantern Street	2	3.00	1,502.0	\$2,515,000
6	OC25191986	S	34061 Mazo Drive	3	3.00	2,000.0	\$935,000
7	OC25166019	P	33621 Blue Lantern Street	6	6.00	3,800.0	\$3,150,000
8	NDP2509079	P	24642 Santa Clara Avenue	4	4.00	3,594.0	\$6,950,000
9	OC25223107	C	34071 Amber Lantern	3	2.00	1,324.0	\$1,749,000
10	PW25223151	C	34051 Silver Lantern Street	5	4.00	2,412.0	\$2,295,000
11	OC25223763	C	34021 La Serena Drive	2	3.00	953.0	\$1,499,000
12	LG25013921	C	24400 Alta Vista Drive	2	3.00	2,372.0	\$2,595,000
13	OC25126339	C	34021 La Serena Drive	3	4.00	1,350.0	\$1,598,000



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14	OC25272276	B	33695 Blue Lantern	4	6.00	2,832.0	\$2,750,000
15	OC25187871	B	33852 Silver Lantern Street	3	3.00	2,351.0	\$3,500,000
16	OC25218407	A	34061 Formosa Drive	4	3.00	2,882.0	\$2,449,999
17	OC25264582	A	34021 La Serena	2	3.00	1,050.0	\$1,449,000
18	OC25272129	A	33832 Barcelona Place	4	5.00	3,476.0	\$3,950,000
19	LG25264879	A	33791 Granada Drive	4	4.00	3,461.0	\$4,695,000
20	OC25234747	A	34056 Pequito Dr	3	3.00	1,303.0	\$1,749,999
21	OC25169853	A	25102 Alicia Drive	5	6.00	6,146.0	\$6,700,000
22	OC25264162	A	34011 El Contento	4	2.00	1,862.0	\$1,999,000



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Summary of Comparable Properties

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
25142 Alicia Drive	-	3	4.00	1,878.0	\$1,900,000	\$1,012
Averages				1,878	\$1,900,000	\$1,012

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
33942 Pequito Drive	10/10/25	4	3.00	2,357.0	\$2,260,000	\$959
34312 Starboard Lantern	10/1/25	5	6.00	4,842.0	\$10,820,000	\$2,235
33792 Blue Lantern Street	10/10/25	2	3.00	1,502.0	\$2,515,000	\$1,674
34061 Mazo Drive	11/19/25	3	3.00	2,000.0	\$935,000	\$468
Averages				2,675	\$4,132,500	\$1,334

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33621 Blue Lantern Street	-	6	6.00	3,800.0	\$3,150,000	\$829
24642 Santa Clara Avenue	-	4	4.00	3,594.0	\$6,950,000	\$1,934
Averages				3,697	\$5,050,000	\$1,381

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34071 Amber Lantern	-	3	2.00	1,324.0	\$1,749,000	\$1,321
34051 Silver Lantern Street	-	5	4.00	2,412.0	\$2,295,000	\$951
34021 La Serena Drive	-	2	3.00	953.0	\$1,499,000	\$1,573
24400 Alta Vista Drive	-	2	3.00	2,372.0	\$2,595,000	\$1,094
34021 La Serena Drive	-	3	4.00	1,350.0	\$1,598,000	\$1,184
Averages				1,682	\$1,947,200	\$1,225

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33695 Blue Lantern	-	4	6.00	2,832.0	\$2,750,000	\$971
33852 Silver Lantern Street	-	3	3.00	2,351.0	\$3,500,000	\$1,489



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Averages	2,591	\$3,125,000	\$1,230
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A

ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34061 Formosa Drive	-	4	3.00	2,882.0	\$2,449,999	\$850
34021 La Serena	-	2	3.00	1,050.0	\$1,449,000	\$1,380
33832 Barcelona Place	-	4	5.00	3,476.0	\$3,950,000	\$1,136
33791 Granada Drive	-	4	4.00	3,461.0	\$4,695,000	\$1,357
34056 Pequito Dr	-	3	3.00	1,303.0	\$1,749,999	\$1,343
25102 Alicia Drive	-	5	6.00	6,146.0	\$6,700,000	\$1,090
34011 El Contento	-	4	2.00	1,862.0	\$1,999,000	\$1,074
Averages				2,882	\$3,284,714	\$1,176

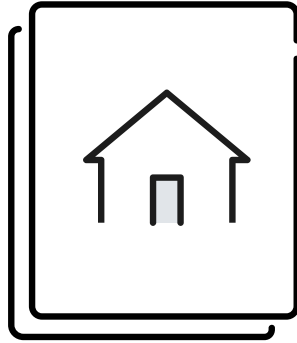


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Listings



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Civitas Realty

Comparable Properties



25142 Alicia Drive

Dana Point, CA 92629

EXPIRED 8/13/25



33942 Pequito Drive

Dana Point, CA 92629

CLOSED 10/10/25



34312 Starboard Lantern

Dana Point, CA 92629

CLOSED 10/1/25

Details

MLS #	SR25183110
List Price	\$1,900,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,012
DOM	39
Year Built	1972
Sqft	1,878.0
Lot Size (sqft)	3,250
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	4.00
Garages	2
Acres	0.0746

Keller Williams Realty-Studio City

MLS #	OC25141741
List Price	\$2,300,000
Sold Price	\$2,260,000
Adjusted Price	-
Sold Date	10/10/25
\$/Sqft	\$959
DOM	29
Year Built	1977
Sqft	2,357.0
Lot Size (sqft)	2,700
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.062

Engel & Volkers Dana Point

MLS #	NP25186196
List Price	\$10,995,000
Sold Price	\$10,820,000
Adjusted Price	-
Sold Date	10/1/25
\$/Sqft	\$2,235
DOM	12
Year Built	1984
Sqft	4,842.0
Lot Size (sqft)	19,090
Area	LT - Lantern Village
Taxes	-
Beds	5
Baths	6.00
Garages	3
Acres	0.4382

Coldwell Banker Realty



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Comparable Properties



33792 Blue Lantern Street

Dana Point, CA 92629

CLOSED 10/10/25



34061 Mazo Drive

Dana Point, CA 92629

CLOSED 11/19/25



33621 Blue Lantern Street

Dana Point, CA 92629

PENDING 11/3/25

Details

MLS #	OC25222719
List Price	\$2,499,000
Sold Price	\$2,515,000
Adjusted Price	-
Sold Date	10/10/25
\$/Sqft	\$1,674
DOM	8
Year Built	1928
Sqft	1,502.0
Lot Size (sqft)	8,379
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.1924
Real Broker	

MLS #	OC25191986
List Price	\$979,000
Sold Price	\$935,000
Adjusted Price	-
Sold Date	11/19/25
\$/Sqft	\$468
DOM	48
Year Built	2025
Sqft	2,000.0
Lot Size (sqft)	2,560
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0588
Coldwell Banker Realty	

MLS #	OC25166019
List Price	\$3,150,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$829
DOM	91
Year Built	1977
Sqft	3,800.0
Lot Size (sqft)	7,405
Area	LT - Lantern Village
Taxes	-
Beds	6
Baths	6.00
Garages	4
Acres	0.17
Marshall Reddick Real Estate	



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Comparable Properties



24642 Santa Clara Avenue

Dana Point, CA 92629

PENDING 12/13/25



34071 Amber Lantern

Dana Point, CA 92629

CANCELED 9/25/25



34051 Silver Lantern Street

Dana Point, CA 92629

CANCELED 9/22/25

Details

MLS #	NDP2509079
List Price	\$6,950,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,934
DOM	78
Year Built	2016
Sqft	3,594.0
Lot Size (sqft)	10,125
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	4.00
Garages	2
Acres	0.2324

Berkshire Hathaway HomeService

MLS #	OC25223107
List Price	\$1,749,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,321
DOM	2
Year Built	1946
Sqft	1,324.0
Lot Size (sqft)	4,511
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.1036

Coldwell Banker Realty

MLS #	PW25223151
List Price	\$2,295,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$951
DOM	80
Year Built	1977
Sqft	2,412.0
Lot Size (sqft)	3,964
Area	LT - Lantern Village
Taxes	-
Beds	5
Baths	4.00
Garages	2
Acres	0.091

Coorg Realty



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Comparable Properties



34021 La Serena Drive

Dana Point, CA 92629

CANCELED 9/23/25



24400 Alta Vista Drive

Dana Point, CA 92629

CANCELED 1/20/25



34021 La Serena Drive

Dana Point, CA 92629

CANCELED 6/5/25

Details

MLS #	OC25223763
List Price	\$1,499,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,573
DOM	59
Year Built	1952
Sqft	953.0
Lot Size (sqft)	5,000
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	1
Acres	0.1148

First Team Real Estate

MLS #	LG25013921
List Price	\$2,595,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,094
DOM	308
Year Built	2004
Sqft	2,372.0
Lot Size (sqft)	4,486
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.103

Laguna Coast Real Estate

MLS #	OC25126339
List Price	\$1,598,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,184
DOM	97
Year Built	1952
Sqft	1,350.0
Lot Size (sqft)	5,000
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	4.00
Garages	-
Acres	0.1148

First Team Real Estate



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Comparable Properties



33695 Blue Lantern

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 12/14/25



33852 Silver Lantern Street

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 11/25/25



34061 Formosa Drive

Dana Point, CA 92629

ACTIVE 9/16/25

Details

MLS #	OC25272276
List Price	\$2,750,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$971
DOM	6
Year Built	1977
Sqft	2,832.0
Lot Size (sqft)	7,405
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	6.00
Garages	4
Acres	0.17

Coldwell Banker-Campbell Rltrs

MLS #	OC25187871
List Price	\$3,500,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,489
DOM	45
Year Built	2024
Sqft	2,351.0
Lot Size (sqft)	4,003
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0919

Engel & Volkers Dana Point

MLS #	OC25218407
List Price	\$2,449,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$850
DOM	64
Year Built	1967
Sqft	2,882.0
Lot Size (sqft)	3,097
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.0711

First Team Real Estate



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Comparable Properties



34021 La Serena

Dana Point, CA 92629

ACTIVE 11/24/25



33832 Barcelona Place

Dana Point, CA 92629

ACTIVE 12/7/25



33791 Granada Drive

Dana Point, CA 92629

ACTIVE 11/11/25

Details

MLS #	OC25264582
List Price	\$1,449,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,380
DOM	20
Year Built	1952
Sqft	1,050.0
Lot Size (sqft)	5,000
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.1148
Coldwell Banker Realty	

MLS #	OC25272129
List Price	\$3,950,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,136
DOM	9
Year Built	1965
Sqft	3,476.0
Lot Size (sqft)	4,200
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	5.00
Garages	2
Acres	0.0964
Pacific Sotheby's Int'l Realty	

MLS #	LG25264879
List Price	\$4,695,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,357
DOM	23
Year Built	1929
Sqft	3,461.0
Lot Size (sqft)	6,500
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	4.00
Garages	2
Acres	0.1492
Pacific Sotheby's International Realty	



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Comparable Properties



34056 Pequito Dr

Dana Point, CA 92629

ACTIVE 9/29/25



25102 Alicia Drive

Dana Point, CA 92629

ACTIVE 7/14/25



34011 El Contento

Dana Point, CA 92629

ACTIVE 12/9/25

Details

MLS #	OC25234747
List Price	\$1,749,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,343
DOM	68
Year Built	1961
Sqft	1,303.0
Lot Size (sqft)	2,925
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	3.00
Garages	-
Acres	0.0671
HomeSmart, Evergreen Realty	

MLS #	OC25169853
List Price	\$6,700,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,090
DOM	125
Year Built	1992
Sqft	6,146.0
Lot Size (sqft)	6,300
Area	LT - Lantern Village
Taxes	-
Beds	5
Baths	6.00
Garages	3
Acres	0.1446
First Team Real Estate	

MLS #	OC25264162
List Price	\$1,999,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,074
DOM	5
Year Built	1967
Sqft	1,862.0
Lot Size (sqft)	2,100
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	2.00
Garages	2
Acres	0.0482
Coldwell Banker Realty	



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Analysis



Leilani Serrao-Baker

Civitas Realty

Comparable Property Statistics

X

1 Expired Listings



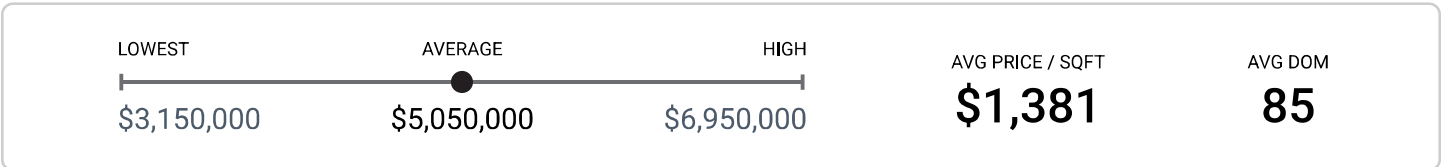
S

4 Sold Listings



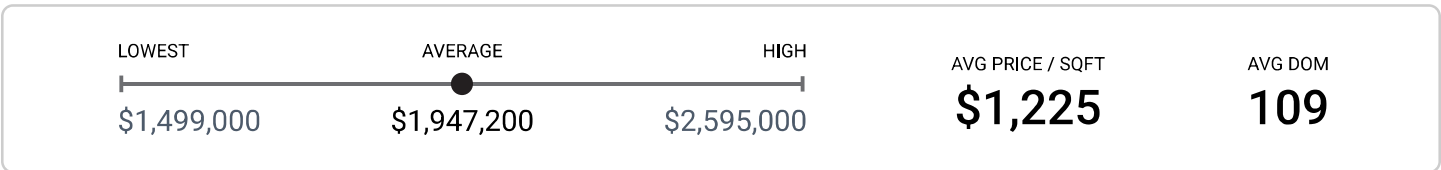
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2 Pending Listings



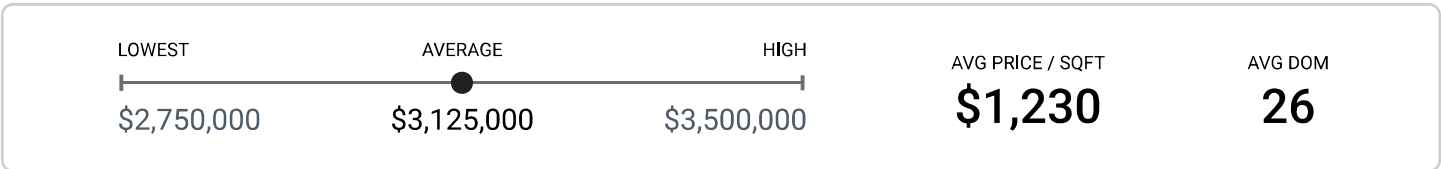
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5 Cancelled Listings



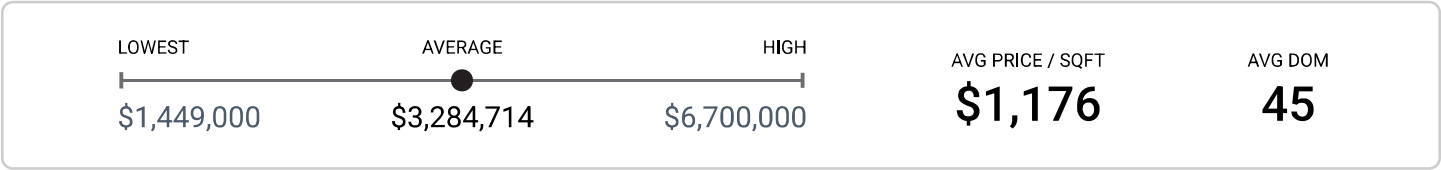
B

2 Backup Offer Listings



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A 7 Active Listings



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Sold Property Analysis

Averages

97.82%

Homes sold for an average of 97.82% of their list price.

24

Days on market

It took an average of 24 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
33942 Pequito Drive	\$2,300,000	\$2,260,000	98.26%	29	\$959
34312 Starboard Lantern	\$10,995,000	\$10,820,000	98.41%	12	\$2,235
33792 Blue Lantern Street	\$2,499,000	\$2,515,000	100.64%	8	\$1,674
34061 Mazo Drive	\$995,000	\$935,000	93.97%	48	\$468
Averages	\$4,197,250	\$4,132,500	97.82%	24	\$1,334



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Time To Sell

24 Days on Market

|

98.20% of list price

Sold homes were on the market for an average of 24 days before they accepted an offer. These homes sold for an average of 98.20% of list price.

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	25142 Alicia Drive	Expired	\$1,900,000	-	39	-
2	33942 Pequito Drive	Closed	\$2,300,000	\$2,260,000	29	98.26%
3	34312 Starboard Lantern	Closed	\$10,995,000	\$10,820,000	12	98.41%
4	33792 Blue Lantern Street	Closed	\$2,499,000	\$2,515,000	8	100.64%
5	34061 Mazo Drive	Closed	\$979,000	\$935,000	48	95.51%
6	33621 Blue Lantern Street	Pending	\$3,150,000	-	91	-
7	24642 Santa Clara Avenue	Pending	\$6,950,000	-	78	-
8	34071 Amber Lantern	Canceled	\$1,749,000	-	36	-
9	34051 Silver Lantern Street	Canceled	\$2,295,000	-	79	-
10	34021 La Serena Drive	Canceled	\$1,499,000	-	58	-
11	24400 Alta Vista Drive	Canceled	\$2,595,000	-	305	-
Averages			\$3,226,286	\$4,132,500	58	98.20%



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12	34021 La Serena Drive	● Canceled	\$1,598,000	-	96	-
13	33695 Blue Lantern	● Active Under Contract	\$2,750,000	-	6	-
14	33852 Silver Lantern Street	● Active Under Contract	\$3,500,000	-	45	-
15	34061 Formosa Drive	● Active	\$2,449,999	-	64	-
16	34021 La Serena	● Active	\$1,449,000	-	20	-
17	33832 Barcelona Place	● Active	\$3,950,000	-	9	-
18	33791 Granada Drive	● Active	\$4,695,000	-	23	-
19	34056 Pequito Dr	● Active	\$1,749,999	-	68	-
20	25102 Alicia Drive	● Active	\$6,700,000	-	125	-
21	34011 El Contento	● Active	\$1,999,000	-	5	-
Averages			\$3,226,286	\$4,132,500	58	98.20%



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Average Price Per Sq Ft

\$1,334 Sqft.

Comparable homes sold for an average of \$1,334 / sq. ft. Many factors such as location, use of space, condition, quality, and amenities determine the market value per square foot, so reviewing each comp carefully is important.

	ADDRESS	STATUS	SOLD PRICE	SQ. FT.	\$/SQ.FT
1	25142 Alicia Drive	Expired	-	1,878	\$1,012
2	33942 Pequito Drive	Closed	\$2,260,000	2,357	\$959
3	34312 Starboard Lantern	Closed	\$10,820,000	4,842	\$2,235
4	33792 Blue Lantern Street	Closed	\$2,515,000	1,502	\$1,674
5	34061 Mazo Drive	Closed	\$935,000	2,000	\$468
6	33621 Blue Lantern Street	Pending	-	3,800	\$829
7	24642 Santa Clara Avenue	Pending	-	3,594	\$1,934
8	34071 Amber Lantern	Canceled	-	1,324	\$1,321
9	34051 Silver Lantern Street	Canceled	-	2,412	\$951
10	34021 La Serena Drive	Canceled	-	953	\$1,573
11	24400 Alta Vista Drive	Canceled	-	2,372	\$1,094
Averages			\$4,132,500	2,559	\$1,234



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12	34021 La Serena Drive	<div><div></div>Canceled</div>	-	1,350	\$1,184	
13	33695 Blue Lantern	<div><div></div>Active Under Contract</div>	-	2,832	\$971	
14	33852 Silver Lantern Street	<div><div></div>Active Under Contract</div>	-	2,351	\$1,489	
15	34061 Formosa Drive	<div><div></div>Active</div>	-	2,882	\$850	
16	34021 La Serena	<div><div></div>Active</div>	-	1,050	\$1,380	
17	33832 Barcelona Place	<div><div></div>Active</div>	-	3,476	\$1,136	
18	33791 Granada Drive	<div><div></div>Active</div>	-	3,461	\$1,357	
19	34056 Pequito Dr	<div><div></div>Active</div>	-	1,303	\$1,343	
20	25102 Alicia Drive	<div><div></div>Active</div>	-	6,146	\$1,090	
21	34011 El Contento	<div><div></div>Active</div>	-	1,862	\$1,074	
Averages				\$4,132,500	2,559	\$1,234



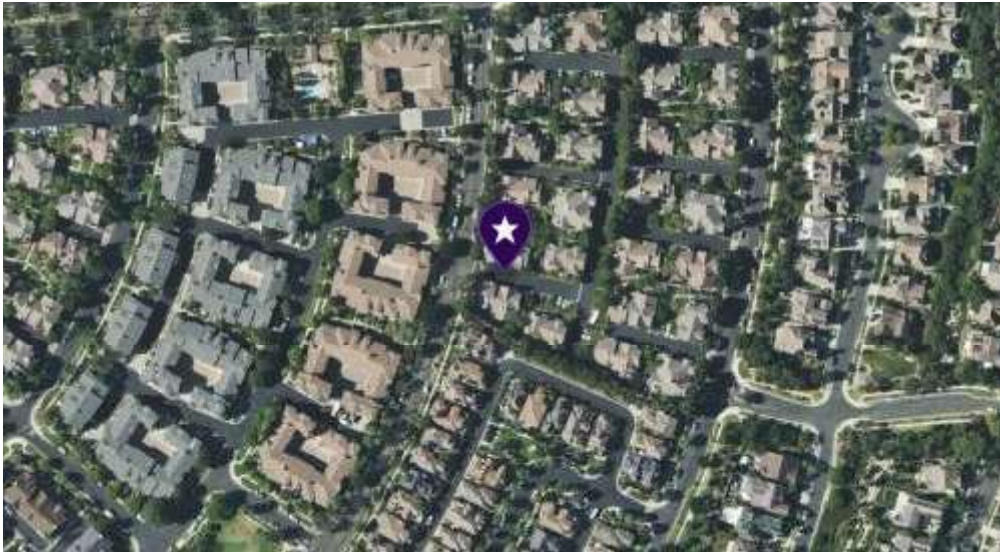
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Comparative Market Analysis



Winter

Lantern District Area Attached

DECEMBER 16, 2025



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Map of Comparable Listings



STATUS: X = EXPIRED S = CLOSED P = PENDING B = ACTIVE UNDER CONTRACT A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	Winter	-	-	-	-
2	24445491	X	33831 Alcazar Drive 4	2	3.00	1,730.0	\$999,000
3	OC25233118	S	24242 Santa Clara Avenue 31	2	2.00	1,156.0	\$2,050,000
4	OC25107787	S	33926 La Serena Drive 7	3	2.00	1,185.0	\$1,211,000
5	PW25128767	P	24545 Santa Clara Avenue	2	3.00	1,623.0	\$1,699,000
6	OC25256886	B	33791 Mariana Dr 1	3	3.00	1,764.0	\$1,395,000
7	NP25215558	A	24722 Del Prado 404	1	2.00	1,315.0	\$1,800,000
8	OC25078857	A	24722 Del Prado 206	2	3.00	1,836.0	\$2,480,000
9	OC25233498	A	24582 Del Prado 222	2	3.00	1,280.0	\$1,539,000
10	LG25272079	A	34300 Lantern Bay 80	3	3.00	2,846.0	\$3,095,000
11	OC25217716	A	33737 Chula Vista Avenue	4	4.00	3,167.0	\$3,699,999
12	NP25215589	A	24722 Del Prado 303	2	2.00	1,479.0	\$1,865,000
13	NP25167644	A	24722 Del Prado 403	2	2.00	1,491.0	\$2,350,000



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Summary of Comparable Properties

X

EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33831 Alcazar Drive 4	-	2	3.00	1,730.0	\$999,000	\$577
Averages				1,730	\$999,000	\$577

S

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
24242 Santa Clara Avenue 31	11/3/25	2	2.00	1,156.0	\$2,050,000	\$1,773
33926 La Serena Drive 7	9/30/25	3	2.00	1,185.0	\$1,211,000	\$1,022
Averages				1,170	\$1,630,500	\$1,398

P

PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
24545 Santa Clara Avenue	-	2	3.00	1,623.0	\$1,699,000	\$1,047
Averages				1,623	\$1,699,000	\$1,047

B

BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33791 Mariana Dr 1	-	3	3.00	1,764.0	\$1,395,000	\$791
Averages				1,764	\$1,395,000	\$791

A

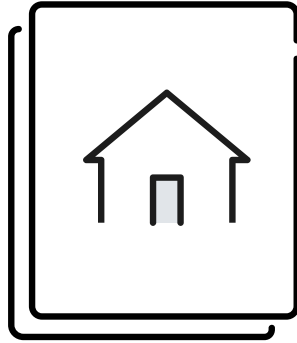
ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
24722 Del Prado 404	-	1	2.00	1,315.0	\$1,800,000	\$1,369
24722 Del Prado 206	-	2	3.00	1,836.0	\$2,480,000	\$1,351
24582 Del Prado 222	-	2	3.00	1,280.0	\$1,539,000	\$1,202
34300 Lantern Bay 80	-	3	3.00	2,846.0	\$3,095,000	\$1,087
33737 Chula Vista Avenue	-	4	4.00	3,167.0	\$3,699,999	\$1,168
24722 Del Prado 303	-	2	2.00	1,479.0	\$1,865,000	\$1,261
24722 Del Prado 403	-	2	2.00	1,491.0	\$2,350,000	\$1,576
Averages				1,916	\$2,404,142	\$1,288



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Listings



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Comparable Properties



33831 Alcazar Drive 4

Dana Point, CA 92629

EXPIRED 9/26/24



24242 Santa Clara Avenue 31

Dana Point, CA 92629

CLOSED 11/3/25



33926 La Serena Drive 7

Dana Point, CA 92629

CLOSED 9/30/25

Details

MLS #	24445491
List Price	\$999,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$577
DOM	363
Year Built	1981
Sqft	1,730.0
Lot Size (sqft)	7,996
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	-
Acres	0.1836

Todd Lynn Stewart

MLS #	OC25233118
List Price	\$2,100,000
Sold Price	\$2,050,000
Adjusted Price	-
Sold Date	11/3/25
\$/Sqft	\$1,773
DOM	68
Year Built	1972
Sqft	1,156.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	-

Compass

MLS #	OC25107787
List Price	\$1,245,000
Sold Price	\$1,211,000
Adjusted Price	-
Sold Date	9/30/25
\$/Sqft	\$1,022
DOM	89
Year Built	1962
Sqft	1,185.0
Lot Size (sqft)	49,982
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	2.00
Garages	1
Acres	1.1474

Bullock Russell RE Services



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Comparable Properties



24545 Santa Clara Avenue

Dana Point, CA 92629

PENDING 8/8/25



33791 Mariana Dr 1

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 12/15/25



24722 Del Prado 404

Dana Point, CA 92629

ACTIVE 9/15/25

Details

MLS #	PW25128767
List Price	\$1,699,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,047
DOM	57
Year Built	1991
Sqft	1,623.0
Lot Size (sqft)	40,499
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.9297

Sage Real Estate Group, Inc.

MLS #	OC25256886
List Price	\$1,395,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$791
DOM	32
Year Built	1989
Sqft	1,764.0
Lot Size (sqft)	7,717
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.1772

Talavera Real Estate

MLS #	NP25215558
List Price	\$1,800,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,369
DOM	27
Year Built	2025
Sqft	1,315.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	1
Baths	2.00
Garages	2
Acres	-

Coldwell Banker Realty



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Comparable Properties



24722 Del Prado 206

Dana Point, CA 92629

ACTIVE 4/10/25



24582 Del Prado 222

Dana Point, CA 92629

ACTIVE 10/6/25



34300 Lantern Bay 80

Dana Point, CA 92629

ACTIVE 12/5/25

Details

MLS #	OC25078857
List Price	\$2,480,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,351
DOM	90
Year Built	2025
Sqft	1,836.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	-
Acres	-
Coldwell Banker Realty	

MLS #	OC25233498
List Price	\$1,539,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,202
DOM	56
Year Built	1992
Sqft	1,280.0
Lot Size (sqft)	40,118
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.921
Bullock Russell RE Services	

MLS #	LG25272079
List Price	\$3,095,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,087
DOM	8
Year Built	1983
Sqft	2,846.0
Lot Size (sqft)	207,452
Area	LT - Lantern Village
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	4.7624
Coldwell Banker Realty	



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Comparable Properties



33737 Chula Vista Avenue

Dana Point, CA 92629

ACTIVE 9/15/25



24722 Del Prado 303

Dana Point, CA 92629

ACTIVE 9/15/25



24722 Del Prado 403

Dana Point, CA 92629

ACTIVE 7/25/25

Details

MLS #	OC25217716
List Price	\$3,699,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,168
DOM	91
Year Built	1991
Sqft	3,167.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	4.00
Garages	2

Berkshire Hathaway Home Services

MLS #	NP25215589
List Price	\$1,865,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,261
DOM	15
Year Built	2025
Sqft	1,479.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	2

Coldwell Banker Realty

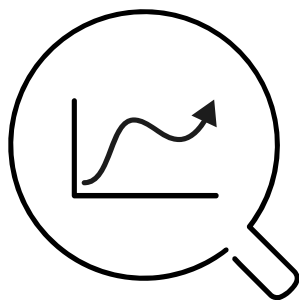
MLS #	NP25167644
List Price	\$2,350,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,576
DOM	136
Year Built	2025
Sqft	1,491.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	2

Coldwell Banker Realty



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Analysis



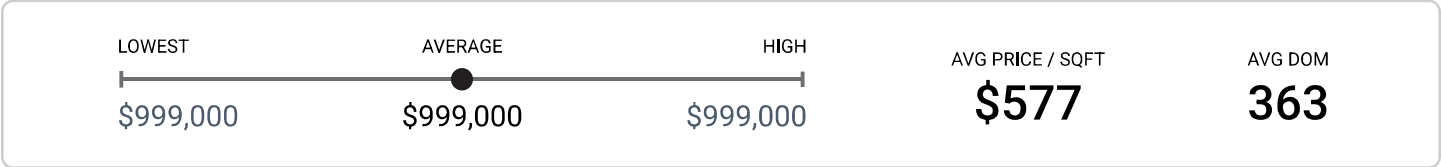
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Comparable Property Statistics

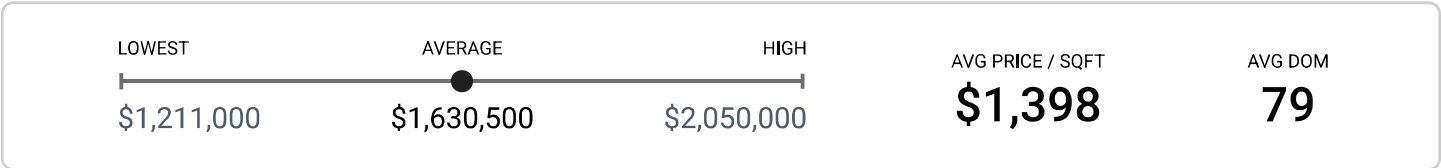
X

1 Expired Listings



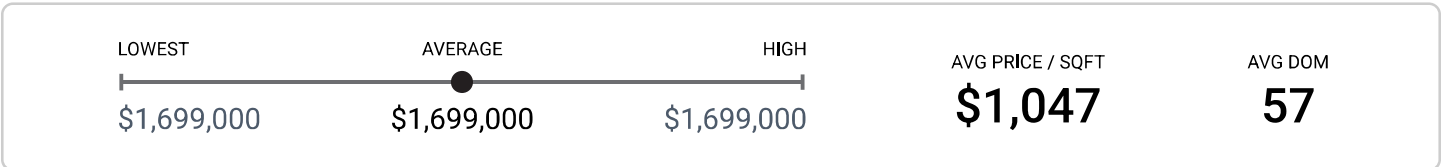
S

2 Sold Listings



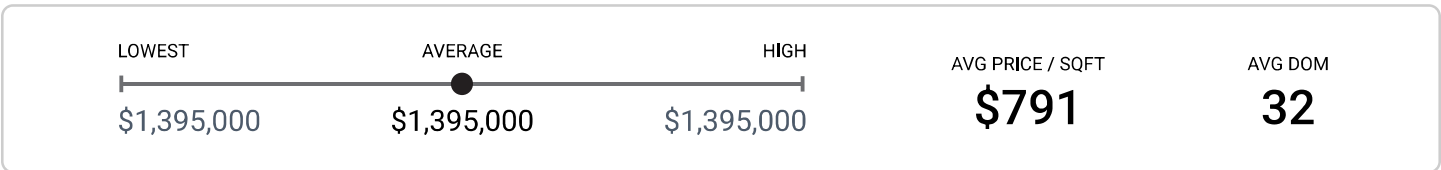
P

1 Pending Listings



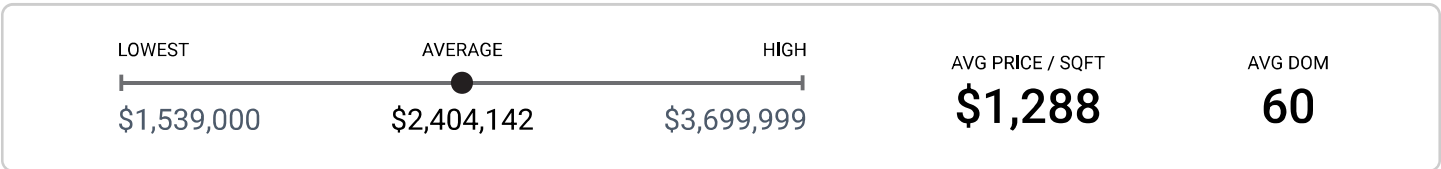
B

1 Backup Offer Listings



A

7 Active Listings



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Sold Property Analysis

Averages

96.68%

Homes sold for an average of 96.68% of their list price.

79

Days on market

It took an average of 79 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
24242 Santa Clara Avenue 31	\$2,100,000	\$2,050,000	97.62%	68	\$1,773
33926 La Serena Drive 7	\$1,265,000	\$1,211,000	95.73%	89	\$1,022
Averages	\$1,682,500	\$1,630,500	96.68%	79	\$1,398



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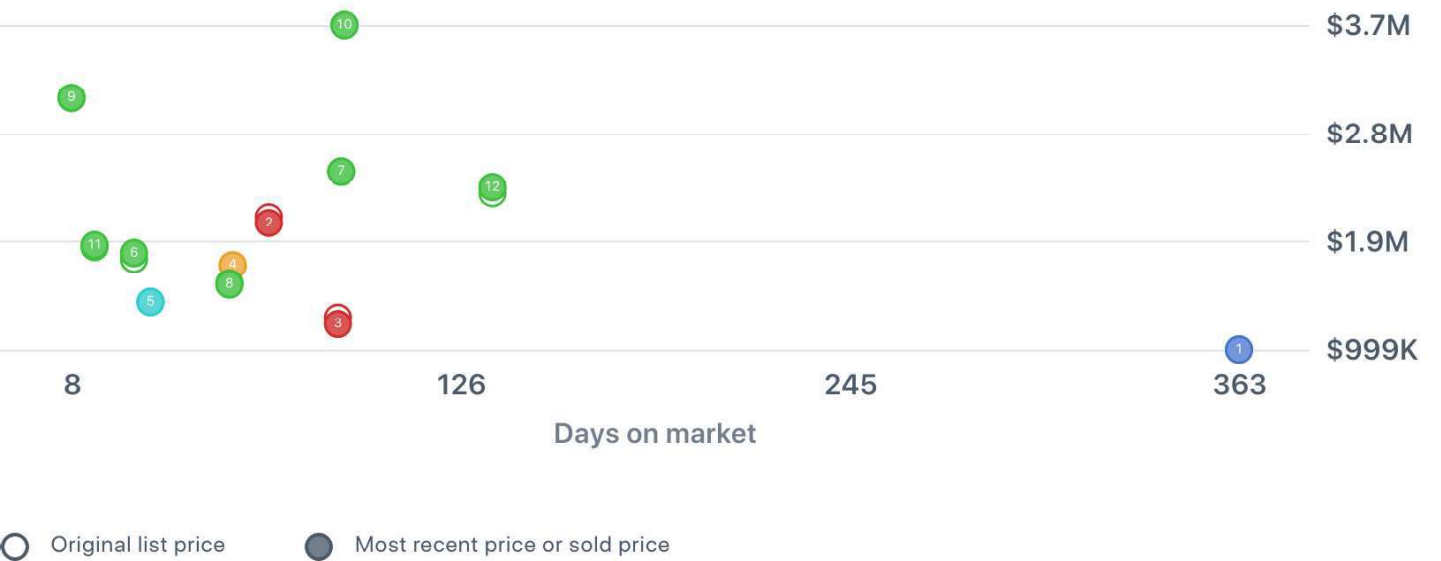
Time To Sell

79 Days on Market

|

97.44% of list price

Sold homes were on the market for an average of 79 days before they accepted an offer. These homes sold for an average of 97.44% of list price.



	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	33831 Alcazar Drive 4	Expired	\$999,000	-	363	-
2	24242 Santa Clara Avenue 31	Closed	\$2,100,000	\$2,050,000	68	97.62%
3	33926 La Serena Drive 7	Closed	\$1,245,000	\$1,211,000	89	97.27%
4	24545 Santa Clara Avenue	Pending	\$1,699,000	-	57	-
5	33791 Mariana Dr 1	Active Under Contract	\$1,395,000	-	32	-
6	24722 Del Prado 404	Active	\$1,800,000	-	27	-
7	24722 Del Prado 206	Active	\$2,480,000	-	90	-
8	24582 Del Prado 222	Active	\$1,539,000	-	56	-
9	34300 Lantern Bay 80	Active	\$3,095,000	-	8	-
10	33737 Chula Vista Avenue	Active	\$3,699,999	-	91	-
11	24722 Del Prado 303	Active	\$1,865,000	-	15	-
Averages			\$2,022,250	\$1,630,500	86	97.44%

12	24722 Del Prado 403	● Active	\$2,350,000	-	136	-
	Averages		\$2,022,250	\$1,630,500	86	97.44%



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Average Price Per Sq Ft

\$1,398 Sqft.

Comparable homes sold for an average of \$1,398 / sq. ft. Many factors such as location, use of space, condition, quality, and amenities determine the market value per square foot, so reviewing each comp carefully is important.



Trendline (based on SOLD listings only)

	ADDRESS	STATUS	SOLD PRICE	SQ. FT.	\$/SQ.FT
1	33831 Alcazar Drive 4	Expired	-	1,730	\$577
2	24242 Santa Clara Avenue 31	Closed	\$2,050,000	1,156	\$1,773
3	33926 La Serena Drive 7	Closed	\$1,211,000	1,185	\$1,022
4	24545 Santa Clara Avenue	Pending	-	1,623	\$1,047
5	33791 Mariana Dr 1	Active Under Contract	-	1,764	\$791
6	24722 Del Prado 404	Active	-	1,315	\$1,369
7	24722 Del Prado 206	Active	-	1,836	\$1,351
8	24582 Del Prado 222	Active	-	1,280	\$1,202
9	34300 Lantern Bay 80	Active	-	2,846	\$1,087
10	33737 Chula Vista Avenue	Active	-	3,167	\$1,168
11	24722 Del Prado 303	Active	-	1,479	\$1,261
Averages			\$1,630,500	1,739	\$1,185



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12	24722 Del Prado 403	● Active	-	1,491	\$1,576
	Averages		\$1,630,500	1,739	\$1,185



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Your Local Market Report

Dana Point, CA

REPORT FOR Single-Family Homes

This week the median list price for Dana Point, CA is \$5,847,000 with the market action index hovering around 37. This is less than last month's market action index of 39. Inventory has decreased to 38.

Market Action Index

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



Market Narrative

Market appears to have begun to cool. As we're still notably in the Seller's zone, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

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
\$17,275,000	6,983	0.25 - 0.5 acre	5	6	13	0 0	0 0 0 2	252
\$6,950,000	4,474	0.25 - 0.5 acre	4	5	27	1 1		112
\$4,635,000	2,877	8,000 - 10,000 sqft	3	2.5	51			35
\$1,749,999	1,789	0 - 4,500 sqft	3	2.5	48			56

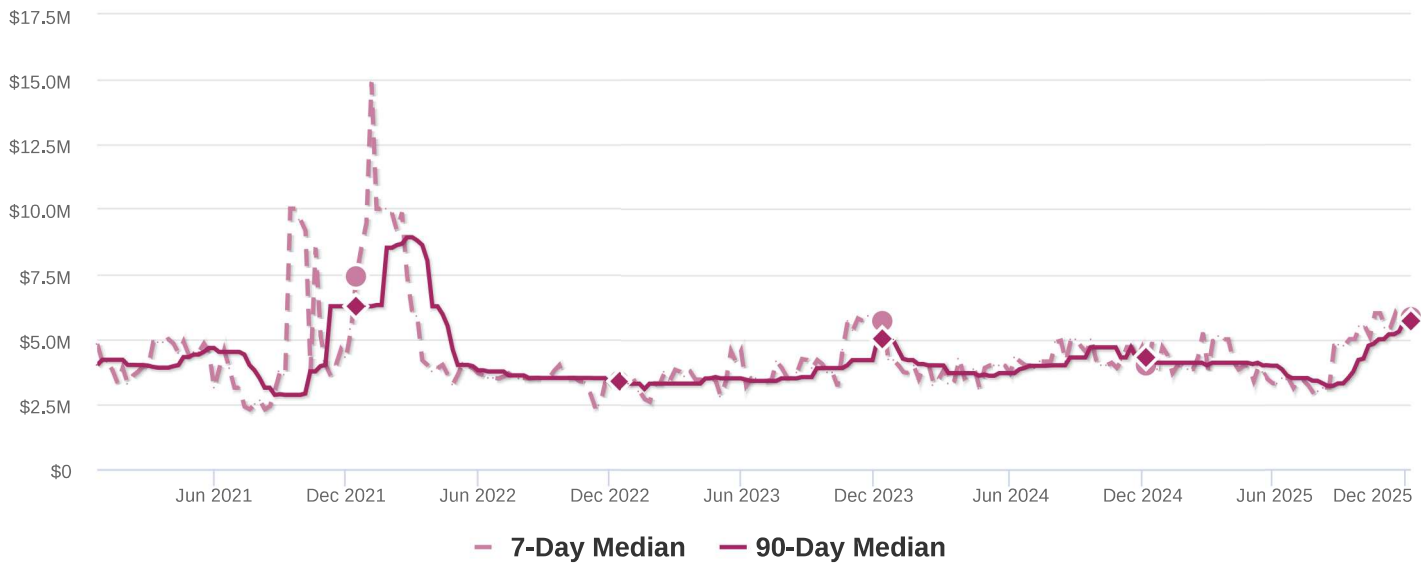
Real-Time Market Profile

Median List Price		\$5,847,000
Median Price of New Listings		\$2,900,000
Per Square Foot		\$1,765
Average Days on Market		133
Median Days on Market		88
Price Decreased		24%
Price Increased		3%
Relisted		13%
Inventory		38
Median Rent		\$6,250
Market Action		37

Slight Seller's Advantage

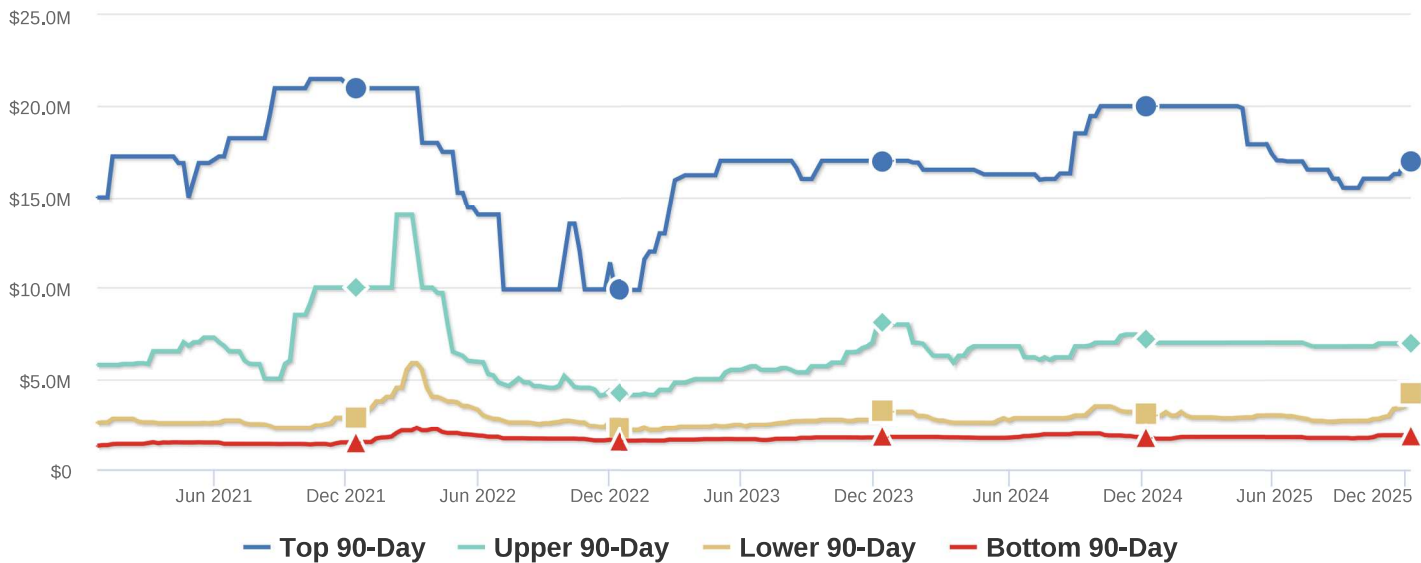
Median List Price

Prices continue their climb again this week. We're a long way from the market's price high-point so watch the Market Action Index as an indicator of how long this trend will last.



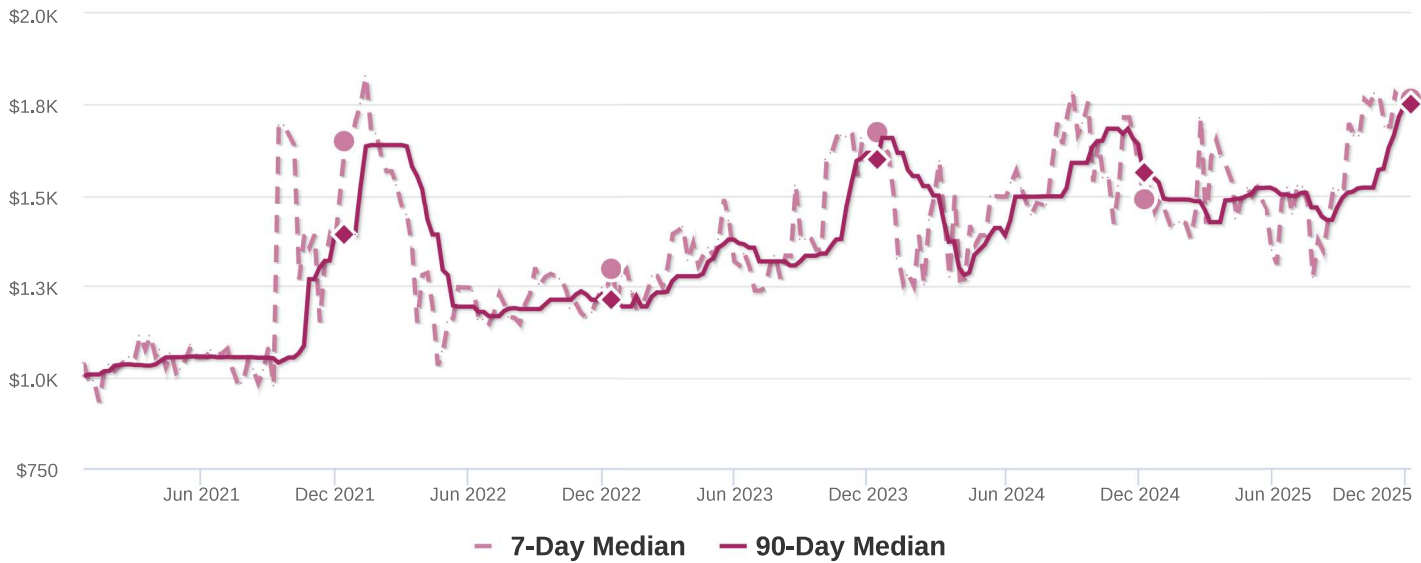
Segments

Pricing trends have been lacking strong directional indication lately. Quartiles 4 and 2 are mixed, while Quartiles 3 and 1 are up. Look to persistent downward shift in the Market Action Index as a leading indicator for a plateau in the market as a whole.



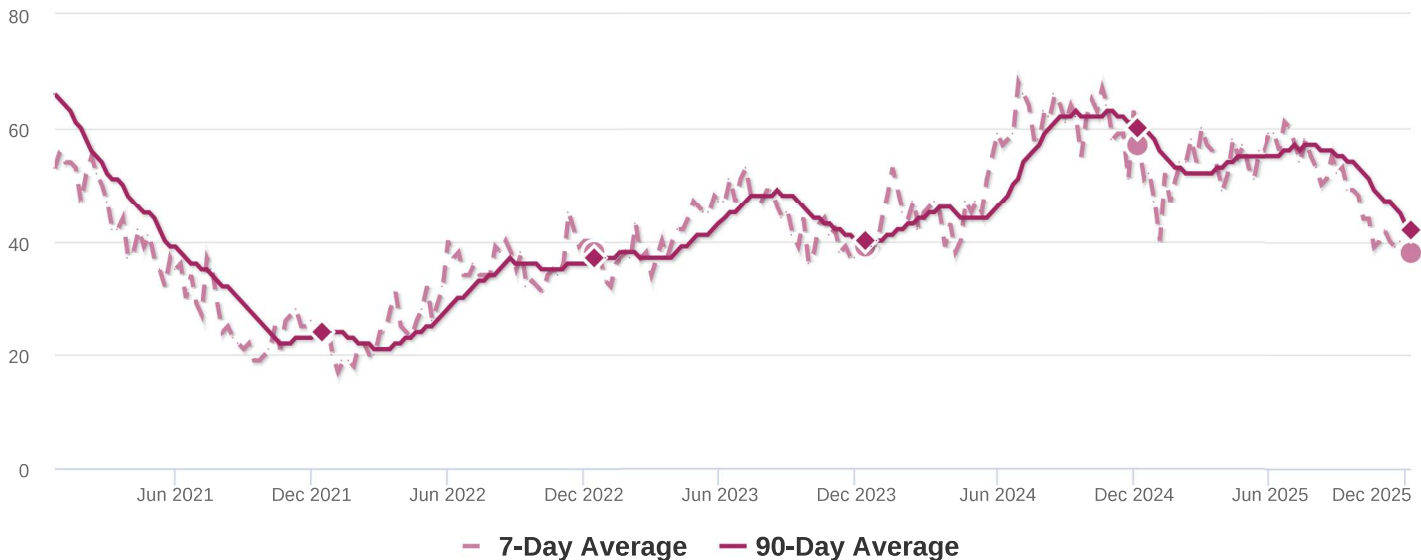
Price Per Square Foot

The market appears to be placing an increasing premium on homes. When list prices and price per square foot consistently increase in tandem, as they're doing now, you can often find short-term investment opportunities. Watch the Market Action Index for persistent changes as a leading indicator for these trends to flatten or drop.



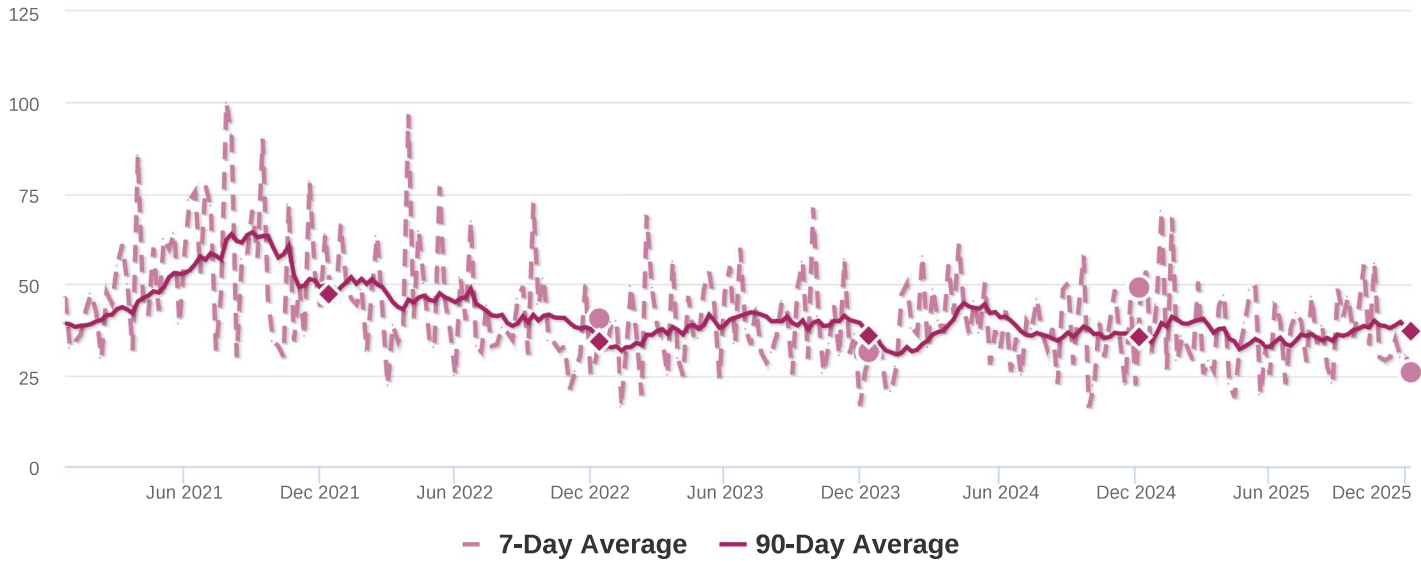
Inventory

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



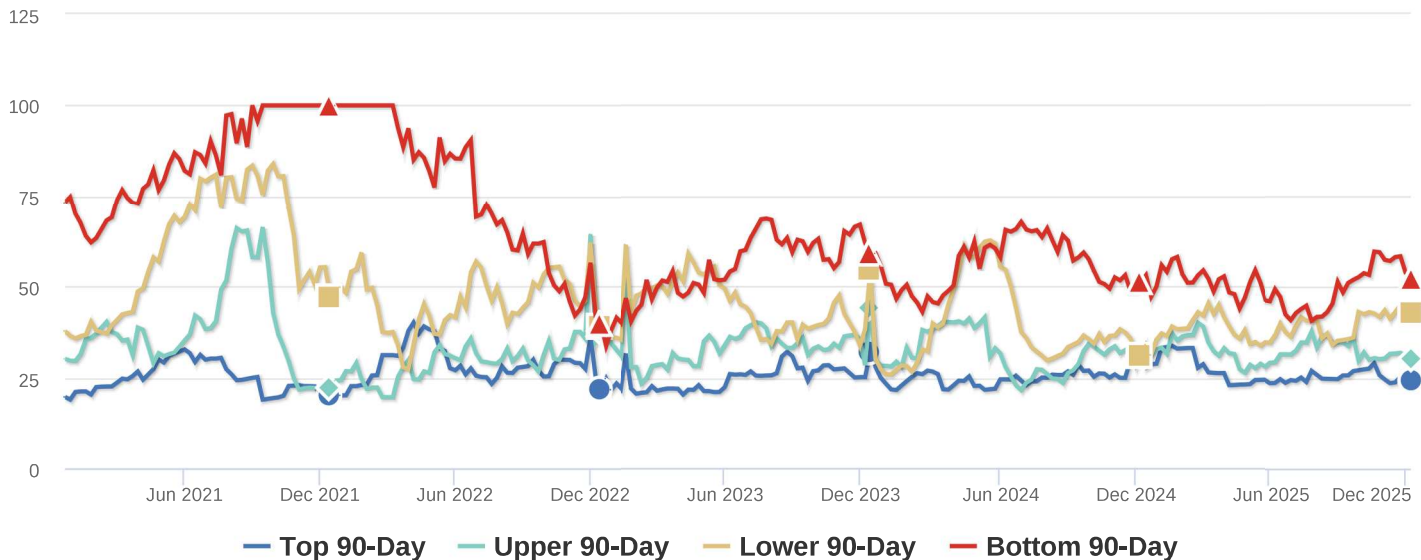
Market Action Index

Market appears to have begun to cool. As we're still notably in the Seller's zone, prices have not yet adjusted. If the market continues to cool, then expect prices to follow lower. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.



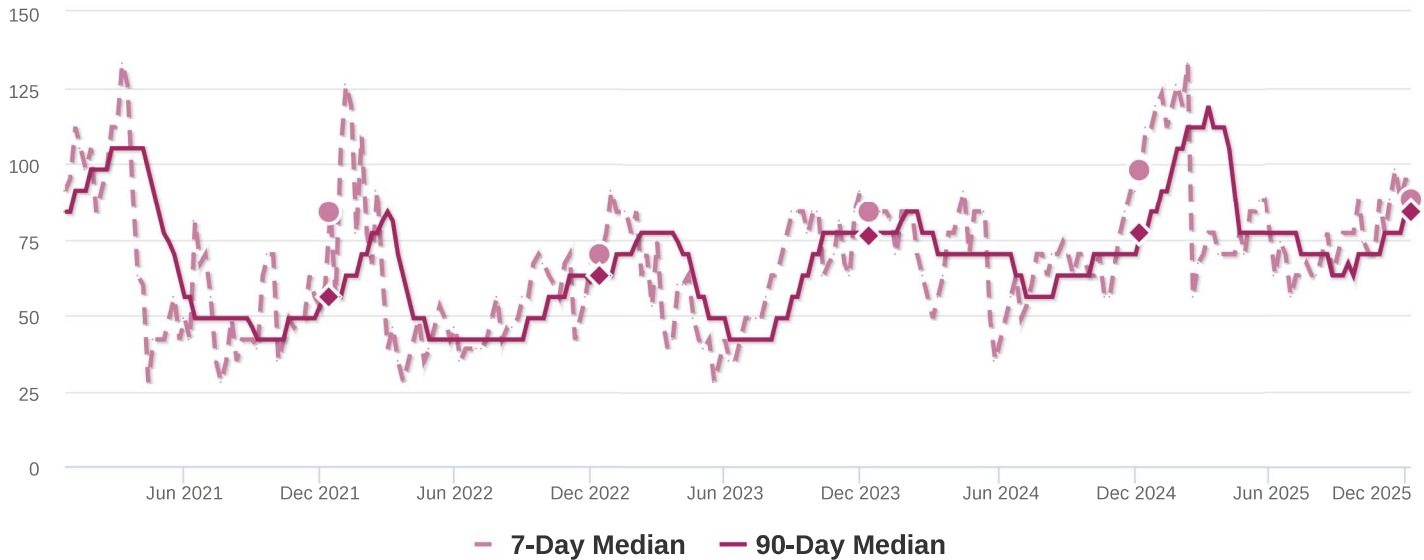
Market Action Segments

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



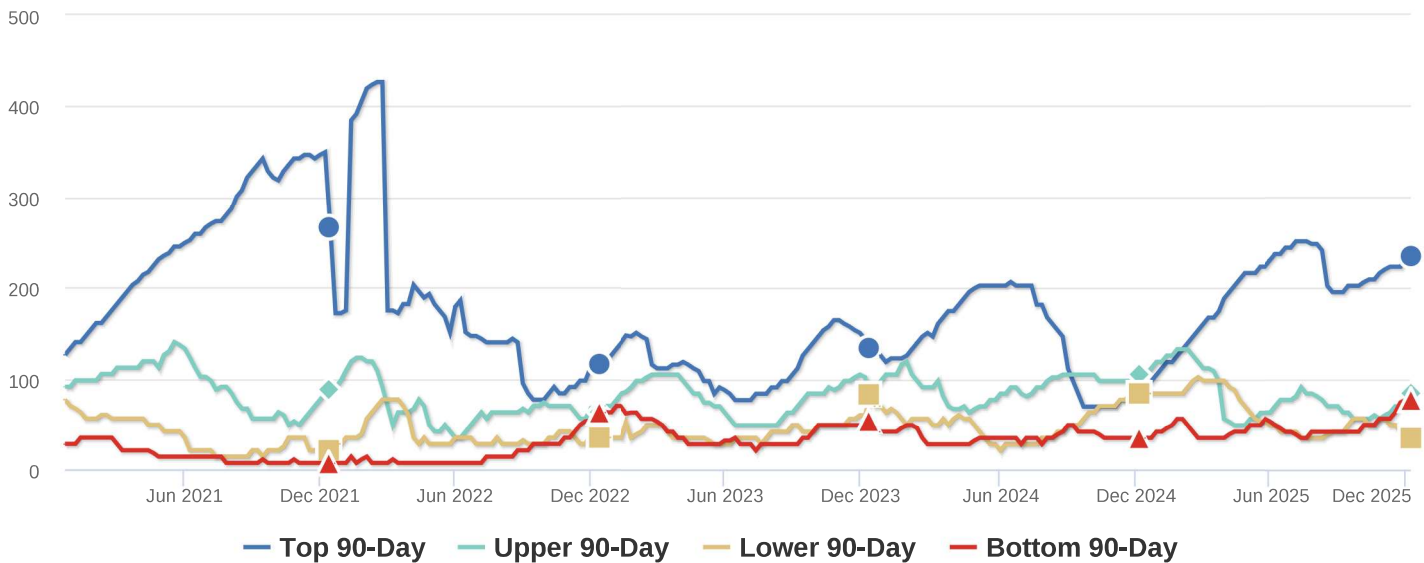
Median Days on Market (DOM)

The properties have been on the market for an average of 129 days. Half of the listings have come newly on the market in the past 83 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.





Your Local Market Report

Dana Point, CA

REPORT FOR Condos /Townhomes Attached Homes



This week the median list price for Dana Point, CA is \$1,425,000 with the market action index hovering around 33. This is less than last month's market action index of 36. Inventory has decreased to 39.

Market Action Index












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



Market Narrative

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. However, the market is still notably in the Seller's zone so we haven't yet seen prices move lower as a result. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect this condition if the index falls to the Buyer's zone.

Real-Time Market Profile

Median List Price		\$1,425,000
Median Price of New Listings		\$3,095,000
Per Square Foot		\$971
Average Days on Market		179
Median Days on Market		112
Price Decreased		38%
Price Increased		8%
Relisted		10%
Inventory		39
Median Rent		\$3,995
Market Action		33

Slight Seller's Advantage

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
\$3,597,499	3,007	-	3	3.5	22	1	0 0 0 0	129
\$1,832,500	1,880	0 - 4,500 sqft	2	2	6	0		77
\$1,177,444	1,586	0 - 4,500 sqft	2	2.5	36	0		94
\$855,000	1,028	0 - 4,500 sqft	2	2	38	0		126

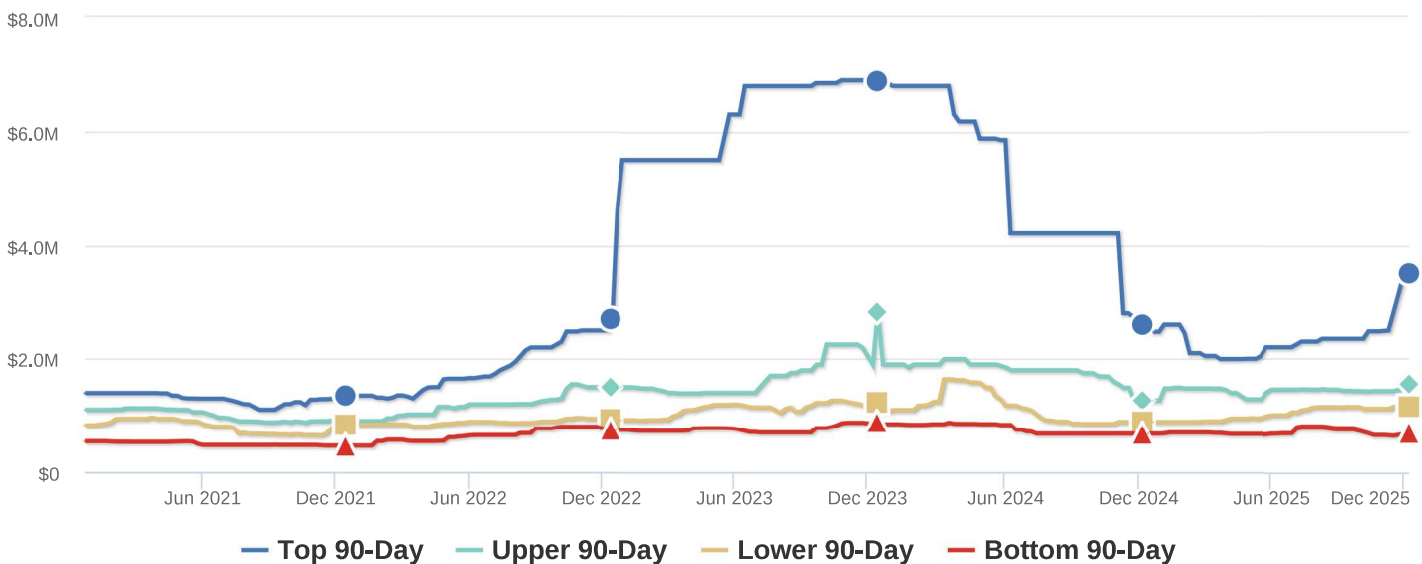
Median List Price

The market continues its bounce again this week. We're a long way from the market's high point so watch the Market Action Index as a leading indicator for how long this trend will last.



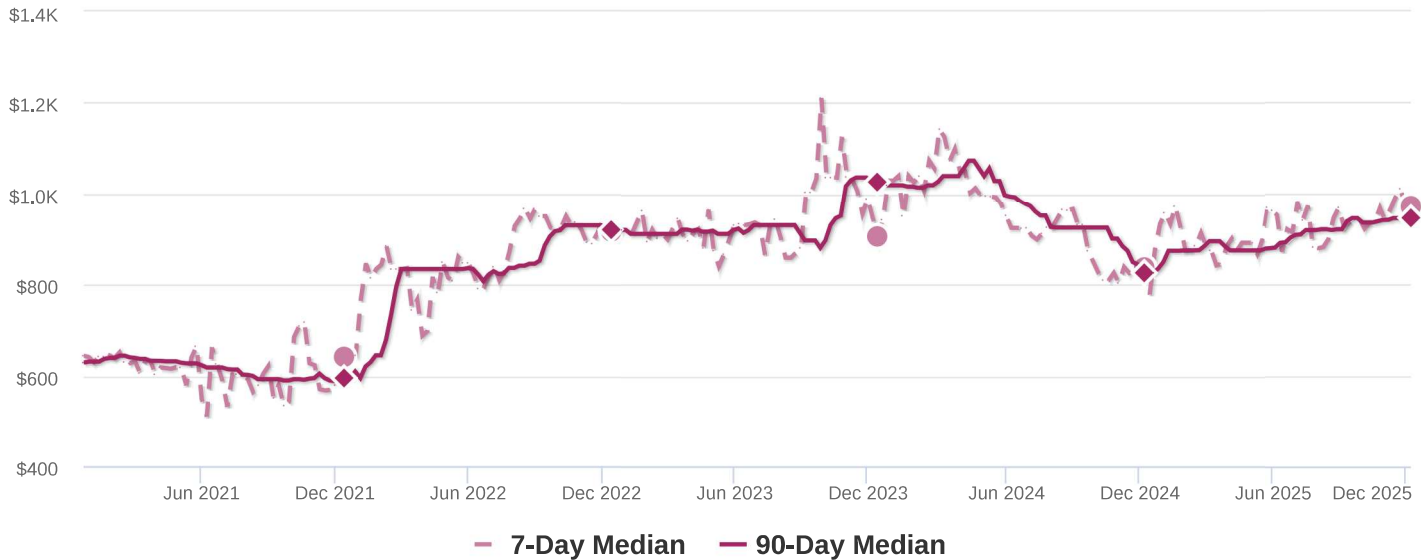
Segments

Price at the upper end of the market are showing signs of strength. While this strength hasn't percolated through to Quartiles 3 and 4 yet, expect the low end of the market to follow up.



Price Per Square Foot

In a market where prices are rising mildly, price per square foot is essentially flat. This often implies that new homes coming on the market are pricier, and also larger than older homes. As a result the value one can buy stays the same.



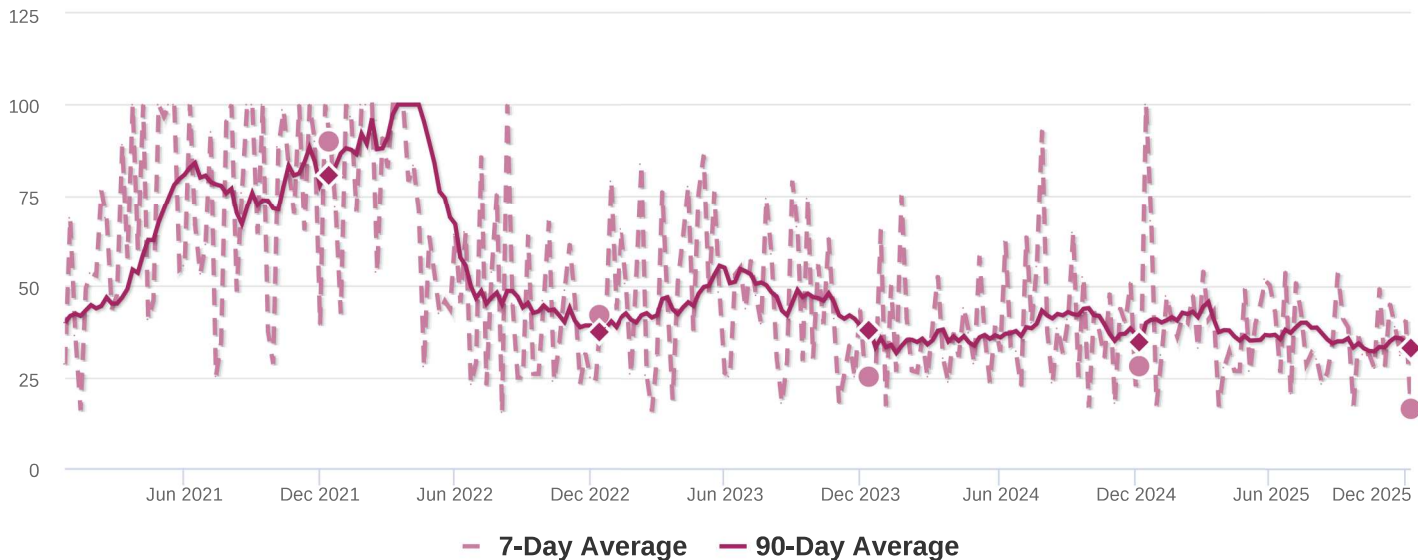
Inventory

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



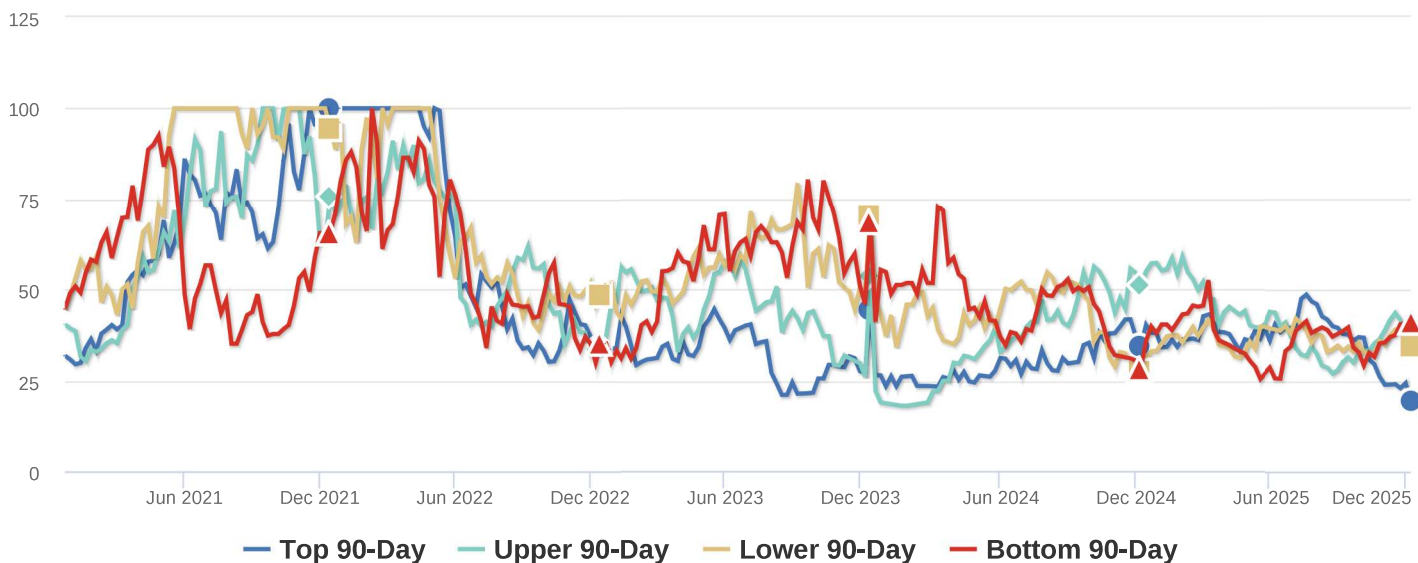
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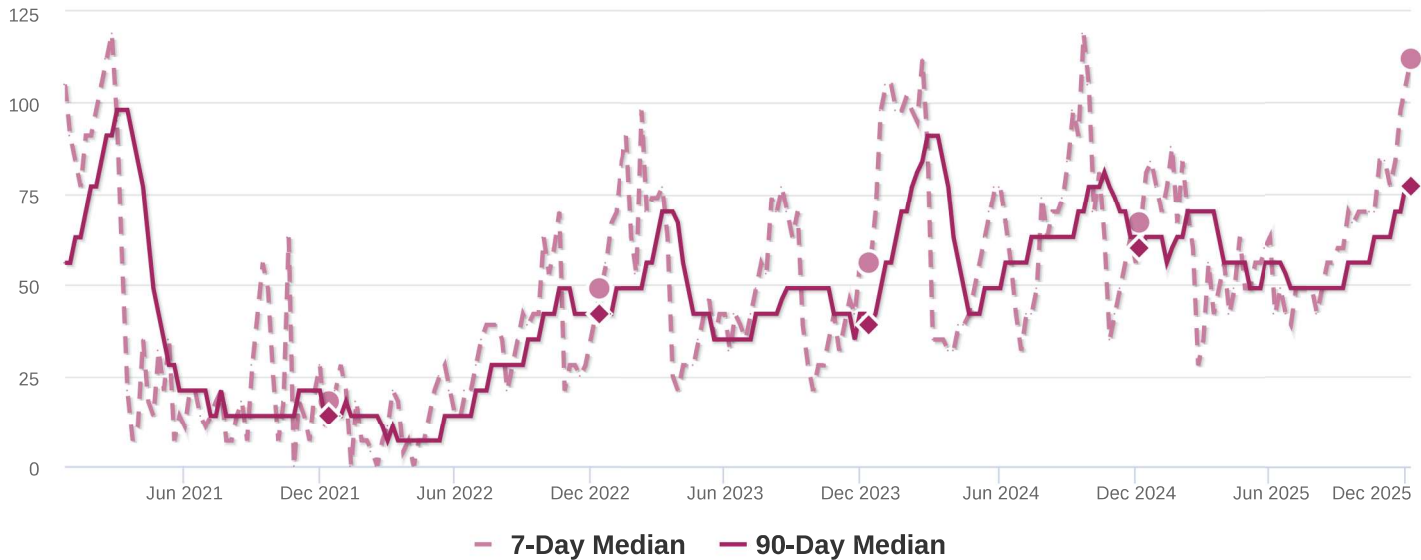
Market Action Segments

Not surprisingly, all segments in the market are showing high levels of demand. Watch the quartiles for changes before the whole market changes. Often one end of the market (e.g. the high-end) will weaken before the rest of the market and signal a slowdown for the whole group.



Median Days on Market (DOM)

The properties have been on the market for an average of 150 days. Half of the listings have come newly on the market in the past 82 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.

