

Comparative Market Analysis



Dana Hills

Dana Hills Single Family Homes

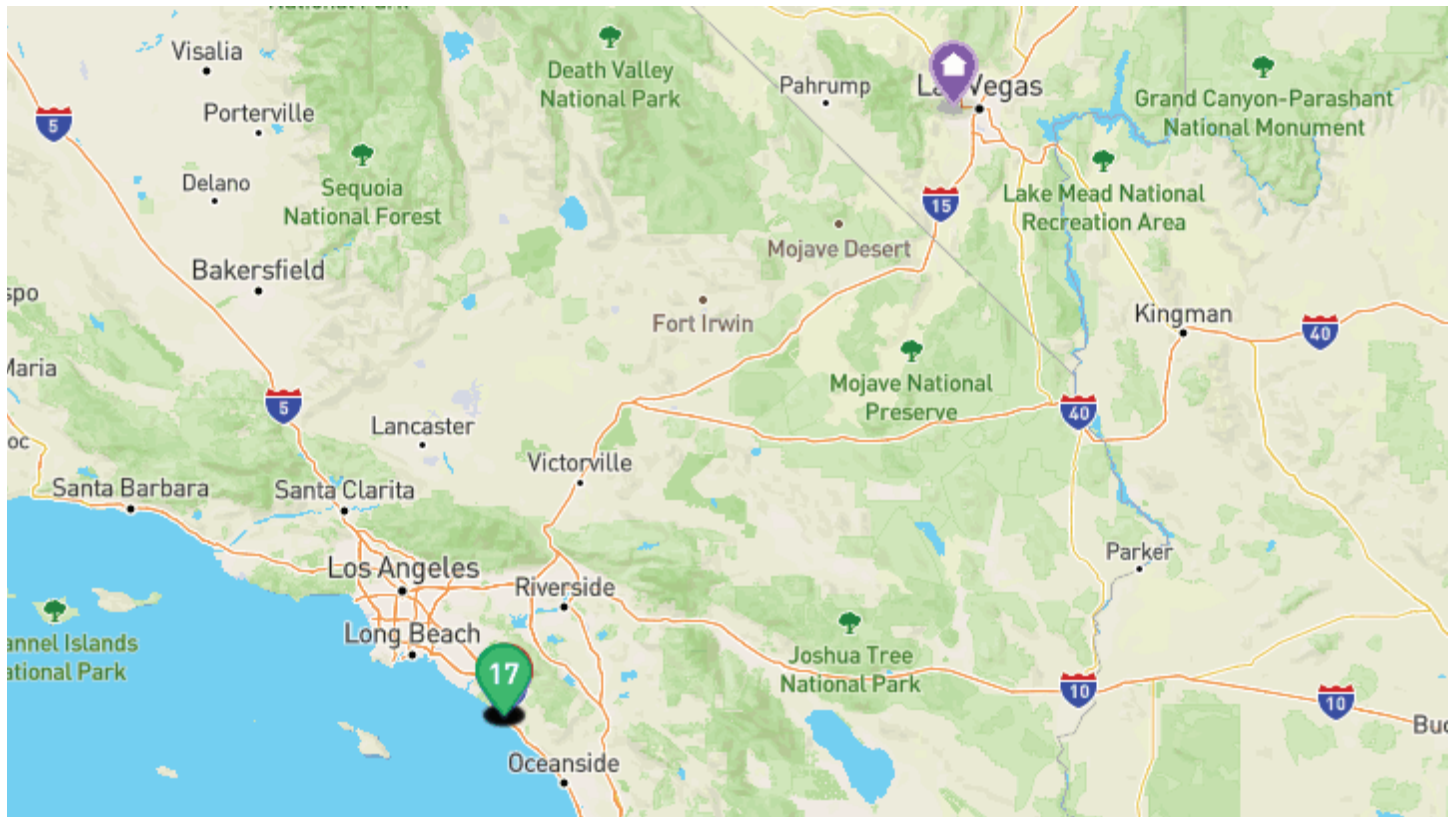
APRIL 2026



Leilani Serrao-Baker

Civitas Realty

Map of Comparable Listings



STATUS: ● S = CLOSED ● C = CANCELED ● B = ACTIVE UNDER CONTRACT ● A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Dana Hills	-	-	-	-
2	OC25277310	● S	33152 Desoto	5	4.00	2,348.0	\$2,350,000
3	OC25194365	● S	33616 Rising Tide Court	3	3.00	1,819.0	\$1,445,000
4	OC26059196	● S	33003 Christina	3	2.00	1,440.0	\$1,550,000
5	OC25134307	● S	24965 Seagate	2	3.00	1,748.0	\$1,410,000
6	LG26018511	● S	33142 Sea Lion	4	4.00	2,444.0	\$2,595,000
7	PW26055633	● S	24751 Camarillo	4	2.00	1,410.0	\$1,475,000
8	AR26066295	● S	33626 Sundown Court	3	3.00	1,819.0	\$1,575,000
9	OC26008276	● S	24851 Seagate	2	3.00	1,748.0	\$1,545,000
10	OC26002895	● S	33072 Mesa Vista	4	3.00	2,253.0	\$2,800,000
11	OC26047426	● S	32921 Danaoak	4	3.00	1,920.0	\$1,785,000
12	OC25130459	● S	11 Terraza Del Mar	3	4.00	3,067.0	\$1,900,000
13	WS25257433	● C	87 Palm Beach Court	3	2.00	1,641.0	\$13,200



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14	OC26051516	B	33071 Buccaneer St	4	3.00	1,932.0	\$1,995,000
15	OC25277510	A	33048 Elisa Drive	5	3.00	2,702.0	\$2,049,500
16	OC26076941	A	24351 Philemon	4	3.00	2,454.0	\$2,999,999
17	LG26059500	A	24741 Priscilla Drive	5	4.00	2,006.0	\$2,650,000



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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
33152 Desoto	1/21/26	5	4.00	2,348.0	\$2,350,000	\$1,001
33616 Rising Tide Court	2/10/26	3	3.00	1,819.0	\$1,445,000	\$794
33003 Christina	3/6/26	3	2.00	1,440.0	\$1,550,000	\$1,076
24965 Seagate	2/4/26	2	3.00	1,748.0	\$1,410,000	\$807
33142 Sea Lion	3/18/26	4	4.00	2,444.0	\$2,595,000	\$1,062
24751 Camarillo	4/2/26	4	2.00	1,410.0	\$1,475,000	\$1,046
33626 Sundown Court	4/13/26	3	3.00	1,819.0	\$1,575,000	\$866
24851 Seagate	4/13/26	2	3.00	1,748.0	\$1,545,000	\$884
33072 Mesa Vista	3/3/26	4	3.00	2,253.0	\$2,800,000	\$1,243
32921 Danaoak	4/9/26	4	3.00	1,920.0	\$1,785,000	\$930
11 Terraza Del Mar	2/4/26	3	4.00	3,067.0	\$1,900,000	\$619
Averages				2,001	\$1,857,272	\$939

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
87 Palm Beach Court	-	3	2.00	1,641.0	\$13,200	\$8
Averages				1,641	\$13,200	\$8.04

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33071 Buccaneer St	-	4	3.00	1,932.0	\$1,995,000	\$1,033
Averages				1,932	\$1,995,000	\$1,033

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33048 Elisa Drive	-	5	3.00	2,702.0	\$2,049,500	\$759
24351 Philemon	-	4	3.00	2,454.0	\$2,999,999	\$1,222
24741 Priscilla Drive	-	5	4.00	2,006.0	\$2,650,000	\$1,321
Averages				2,387	\$2,566,499	\$1,101



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Listings



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Comparable Properties



33152 Desoto

Dana Point, CA 92629

CLOSED 1/21/26



33616 Rising Tide Court

Dana Point, CA 92629

CLOSED 2/10/26



33003 Christina

Dana Point, CA 92629

CLOSED 3/6/26

Details

MLS #	OC25277310
List Price	\$2,350,000
Sold Price	\$2,350,000
Adjusted Price	-
Sold Date	1/21/26
\$/Sqft	\$1,001
DOM	2
Year Built	1976
Sqft	2,348.0
Lot Size (sqft)	8,775
Area	DH - Dana Hills
Taxes	-
Beds	5
Baths	4.00
Garages	2
Acres	0.2014

MLS #	OC25194365
List Price	\$1,500,000
Sold Price	\$1,445,000
Adjusted Price	-
Sold Date	2/10/26
\$/Sqft	\$794
DOM	129
Year Built	1990
Sqft	1,819.0
Lot Size (sqft)	4,200
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0964

MLS #	OC26059196
List Price	\$1,550,000
Sold Price	\$1,550,000
Adjusted Price	-
Sold Date	3/6/26
\$/Sqft	\$1,076
DOM	11
Year Built	1973
Sqft	1,440.0
Lot Size (sqft)	5,304
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.1218



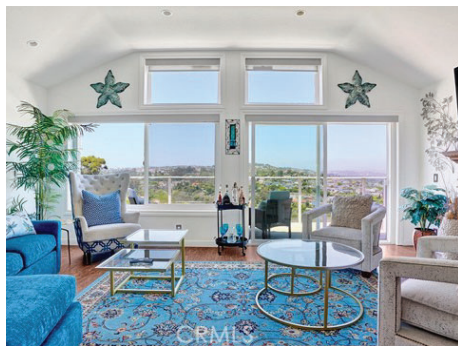
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Comparable Properties



24965 Seagate

Dana Point, CA 92629

CLOSED 2/4/26



33142 Sea Lion

Dana Point, CA 92629

CLOSED 3/18/26



24751 Camarillo

Dana Point, CA 92629

CLOSED 4/2/26

Details

MLS #	OC25134307
List Price	\$1,425,000
Sold Price	\$1,410,000
Adjusted Price	-
Sold Date	2/4/26
\$/Sqft	\$807
DOM	195
Year Built	1989
Sqft	1,748.0
Lot Size (sqft)	2,700
Area	DH - Dana Hills
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.062

MLS #	LG26018511
List Price	\$2,595,000
Sold Price	\$2,595,000
Adjusted Price	-
Sold Date	3/18/26
\$/Sqft	\$1,062
DOM	7
Year Built	1968
Sqft	2,444.0
Lot Size (sqft)	7,930
Area	DH - Dana Hills
Taxes	-
Beds	4
Baths	4.00
Garages	3
Acres	0.182

MLS #	PW26055633
List Price	\$1,199,000
Sold Price	\$1,475,000
Adjusted Price	-
Sold Date	4/2/26
\$/Sqft	\$1,046
DOM	4
Year Built	1972
Sqft	1,410.0
Lot Size (sqft)	8,600
Area	DH - Dana Hills
Taxes	-
Beds	4
Baths	2.00
Garages	2
Acres	0.1974



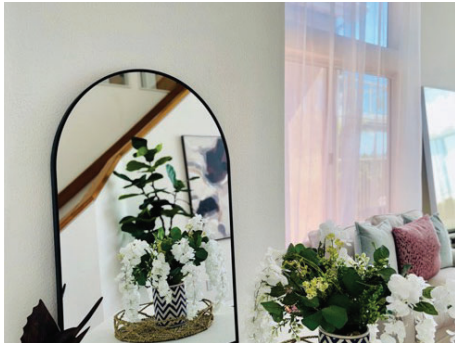
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Comparable Properties



33626 Sundown Court

Dana Point, CA 92629

CLOSED 4/13/26



24851 Seagate

Dana Point, CA 92629

CLOSED 4/13/26



33072 Mesa Vista

Dana Point, CA 92629

CLOSED 3/3/26

Details

MLS #	AR26066295
List Price	\$1,575,000
Sold Price	\$1,575,000
Adjusted Price	-
Sold Date	4/13/26
\$/Sqft	\$866
DOM	17
Year Built	1989
Sqft	1,819.0
Lot Size (sqft)	3,800
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0872

MLS #	OC26008276
List Price	\$1,599,000
Sold Price	\$1,545,000
Adjusted Price	-
Sold Date	4/13/26
\$/Sqft	\$884
DOM	61
Year Built	1990
Sqft	1,748.0
Lot Size (sqft)	2,749
Area	DH - Dana Hills
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.0631

MLS #	OC26002895
List Price	\$2,649,990
Sold Price	\$2,800,000
Adjusted Price	-
Sold Date	3/3/26
\$/Sqft	\$1,243
DOM	7
Year Built	1968
Sqft	2,253.0
Lot Size (sqft)	7,320
Area	DH - Dana Hills
Taxes	-
Beds	4
Baths	3.00
Garages	3
Acres	0.168



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Comparable Properties



32921 Danaoak

Dana Point, CA 92629

CLOSED 4/9/26



11 Terraza Del Mar

Dana Point, CA 92629

CLOSED 2/4/26



87 Palm Beach Court

Dana Point, CA 92629

CANCELED 11/10/25

Details

MLS #	OC26047426
List Price	\$1,825,000
Sold Price	\$1,785,000
Adjusted Price	-
Sold Date	4/9/26
\$/Sqft	\$930
DOM	7
Year Built	1985
Sqft	1,920.0
Lot Size (sqft)	4,500
Area	DH - Dana Hills
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1033

MLS #	OC25130459
List Price	\$2,175,000
Sold Price	\$1,900,000
Adjusted Price	-
Sold Date	2/4/26
\$/Sqft	\$619
DOM	60
Year Built	1987
Sqft	3,067.0
Lot Size (sqft)	9,154
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	4.00
Garages	3
Acres	0.2101

MLS #	WS25257433
List Price	\$13,200
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$8
DOM	141
Year Built	1987
Sqft	1,641.0
Lot Size (sqft)	3,900
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.0895



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Comparable Properties



33071 Buccaneer St

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/3/26



33048 Elisa Drive

Dana Point, CA 92629

ACTIVE 12/16/25



24351 Philemon

Dana Point, CA 92629

ACTIVE 4/17/26

Details

MLS #	OC26051516
List Price	\$1,995,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,033
DOM	14
Year Built	1976
Sqft	1,932.0
Lot Size (sqft)	5,700
Area	DH - Dana Hills
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1309

MLS #	OC25277510
List Price	\$2,049,500
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$759
DOM	34
Year Built	1973
Sqft	2,702.0
Lot Size (sqft)	5,304
Area	DH - Dana Hills
Taxes	-
Beds	5
Baths	3.00
Garages	2
Acres	0.1218

MLS #	OC26076941
List Price	\$2,999,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,222
DOM	1
Year Built	1985
Sqft	2,454.0
Lot Size (sqft)	29,356
Area	DH - Dana Hills
Taxes	-
Beds	4
Baths	3.00
Garages	3
Acres	0.6739



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Comparable Properties



24741 Priscilla Drive

Dana Point, CA 92629

ACTIVE 3/18/26

Details

MLS #	LG26059500
List Price	\$2,650,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,321
DOM	13
Year Built	1979
Sqft	2,006.0
Lot Size (sqft)	7,800
Area	DH - Dana Hills
Taxes	-
Beds	5
Baths	4.00
Garages	2
Acres	0.1791



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Analysis



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Comparable Property Statistics

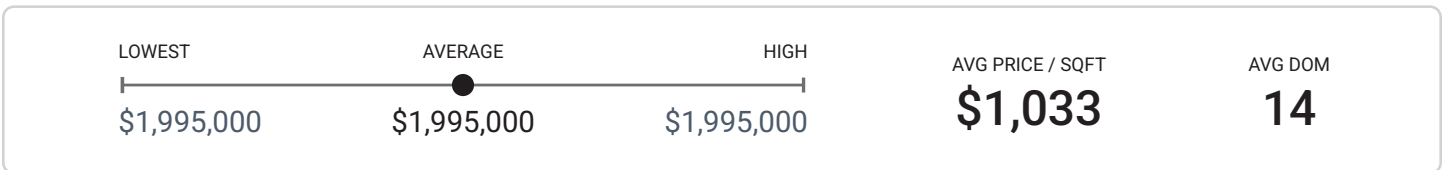
S 11 Sold Listings



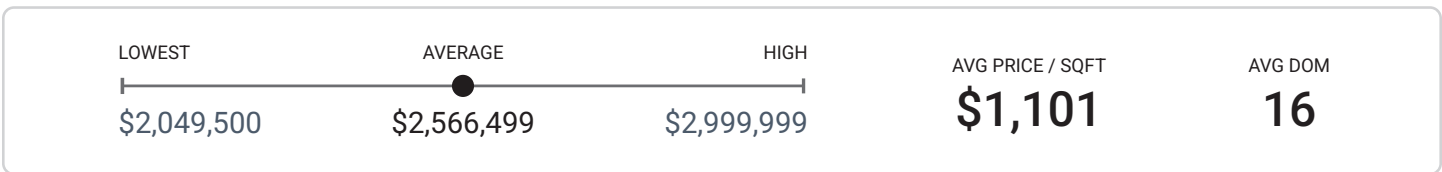
C 1 Cancelled Listings



B 1 Backup Offer Listings



A 3 Active Listings



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Sold Property Analysis

Averages

98.60%

Homes sold for an average of 98.60% of their list price.

45 Days on market

It took an average of 45 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
33152 Desoto	\$2,350,000	\$2,350,000	100.00%	2	\$1,001
33616 Rising Tide Court	\$1,500,000	\$1,445,000	96.33%	129	\$794
33003 Christina	\$1,550,000	\$1,550,000	100.00%	11	\$1,076
24965 Seagate	\$1,689,000	\$1,410,000	83.48%	195	\$807
33142 Sea Lion	\$2,595,000	\$2,595,000	100.00%	7	\$1,062
24751 Camarillo	\$1,199,000	\$1,475,000	123.02%	4	\$1,046
33626 Sundown Court	\$1,575,000	\$1,575,000	100.00%	17	\$866
24851 Seagate	\$1,699,000	\$1,545,000	90.94%	61	\$884
33072 Mesa Vista	\$2,649,990	\$2,800,000	105.66%	7	\$1,243
32921 Danaoak	\$1,825,000	\$1,785,000	97.81%	7	\$930
11 Terraza Del Mar	\$2,175,000	\$1,900,000	87.36%	60	\$619
Averages	\$1,891,544	\$1,857,273	98.60%	45	\$939



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Time To Sell

45 Days on Market

100.52% of list price

Sold homes were on the market for an average of 45 days before they accepted an offer. These homes sold for an average of 100.52% of list price.



○ Original list price ● Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	33152 Desoto	● Closed	\$2,350,000	\$2,350,000	2	100.00%
2	33616 Rising Tide Court	● Closed	\$1,500,000	\$1,445,000	129	96.33%
3	33003 Christina	● Closed	\$1,550,000	\$1,550,000	11	100.00%
4	24965 Seagate	● Closed	\$1,425,000	\$1,410,000	195	98.95%
5	33142 Sea Lion	● Closed	\$2,595,000	\$2,595,000	7	100.00%
6	24751 Camarillo	● Closed	\$1,199,000	\$1,475,000	4	123.02%
7	33626 Sundown Court	● Closed	\$1,575,000	\$1,575,000	17	100.00%
8	24851 Seagate	● Closed	\$1,599,000	\$1,545,000	61	96.62%
9	33072 Mesa Vista	● Closed	\$2,649,990	\$2,800,000	7	105.66%
10	32921 Danaoak	● Closed	\$1,825,000	\$1,785,000	7	97.81%
11	11 Terraza Del Mar	● Closed	\$2,175,000	\$1,900,000	60	87.36%
Averages			\$1,884,418	\$1,857,273	44	100.52%



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12	87 Palm Beach Court	● Canceled	\$13,200	-	141	-
13	33071 Buccaneer St	● Active Under Contract	\$1,995,000	-	14	-
14	33048 Elisa Drive	● Active	\$2,049,500	-	34	-
15	24351 Philemon	● Active	\$2,999,999	-	1	-
16	24741 Priscilla Drive	● Active	\$2,650,000	-	13	-
Averages			\$1,884,418	\$1,857,273	44	100.52%



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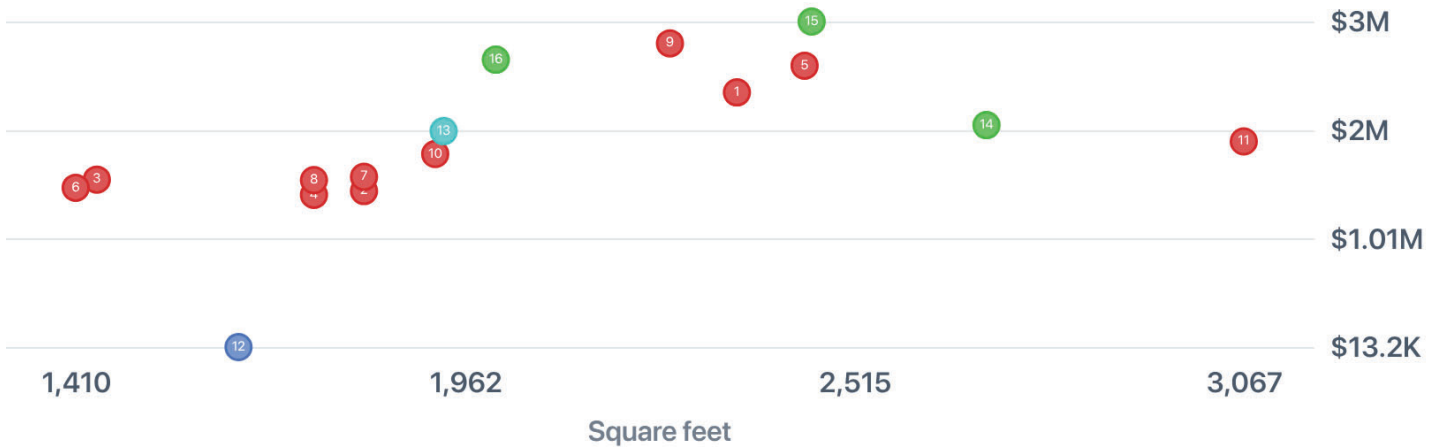
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Average Price Per Sq Ft

\$939 Sqft.

Comparable homes sold for an average of \$939 / 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	33152 Desoto	● Closed	\$2,350,000	2,348	\$1,001
2	33616 Rising Tide Court	● Closed	\$1,445,000	1,819	\$794
3	33003 Christina	● Closed	\$1,550,000	1,440	\$1,076
4	24965 Seagate	● Closed	\$1,410,000	1,748	\$807
5	33142 Sea Lion	● Closed	\$2,595,000	2,444	\$1,062
6	24751 Camarillo	● Closed	\$1,475,000	1,410	\$1,046
7	33626 Sundown Court	● Closed	\$1,575,000	1,819	\$866
8	24851 Seagate	● Closed	\$1,545,000	1,748	\$884
9	33072 Mesa Vista	● Closed	\$2,800,000	2,253	\$1,243
10	32921 Danaoak	● Closed	\$1,785,000	1,920	\$930
11	11 Terraza Del Mar	● Closed	\$1,900,000	3,067	\$619
Averages			\$1,857,272	2,047	\$917



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12	87 Palm Beach Court	● Canceled	-	1,641	\$8
13	33071 Buccaneer St	● Active Under Contract	-	1,932	\$1,033
14	33048 Elisa Drive	● Active	-	2,702	\$759
15	24351 Philemon	● Active	-	2,454	\$1,222
16	24741 Priscilla Drive	● Active	-	2,006	\$1,321
Averages				\$1,857,272	2,047
					\$917



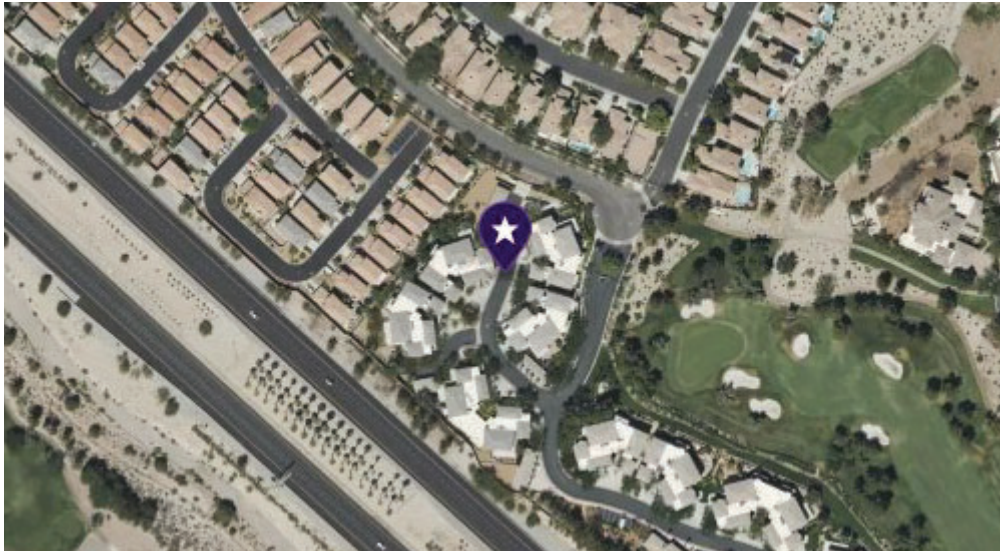
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Comparative Market Analysis



Dana Hills

Dana Hills Attached Homes

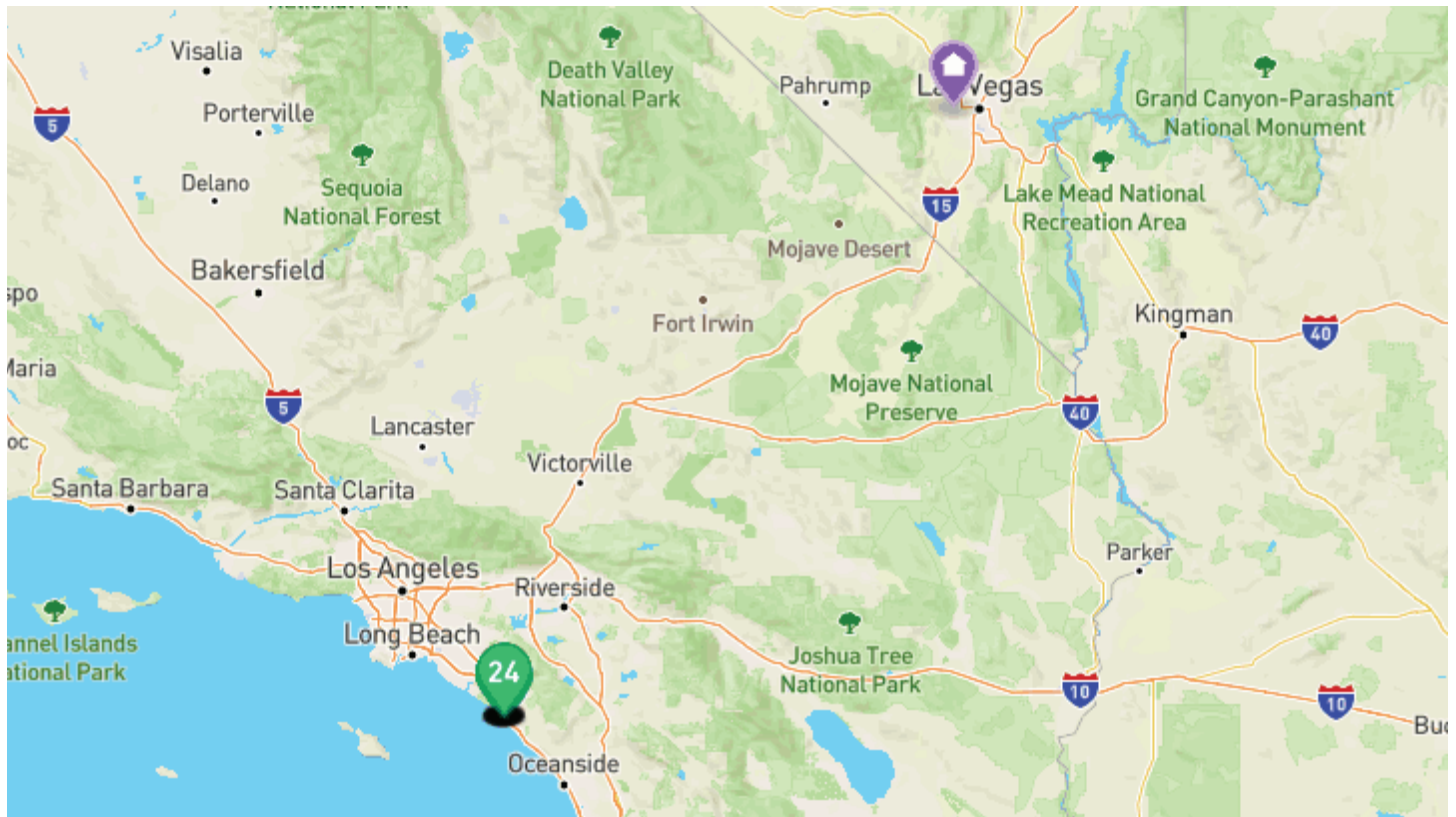
APRIL 2026



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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		Dana Hills	-	-	-	-
2	LG25150974	X	33072 Ocean Ridge	3	3.00	1,995.0	\$1,089,900
3	OC24046860	S	33371 Cheltam Way 3	3	2.00	1,320.0	\$820,000
4	LG25196114	S	46 Terra Vista	2	2.00	1,565.0	\$1,100,000
5	OC26002693	S	33555 Sea Gull Court 70	3	3.00	1,859.0	\$1,430,000
6	PW25268155	S	33121 Ocean Ridge	3	3.00	1,702.0	\$1,025,000
7	OC25252864	S	33113 Ocean Ridge	3	3.00	1,664.0	\$1,100,000
8	OC25281347	S	11 Placid Harbor	3	2.00	1,221.0	\$1,025,000
9	LG26034394	S	33072 Ocean Ridge	3	3.00	1,995.0	\$1,080,000
10	OC26004089	S	24466 Moonfire	3	3.00	2,252.0	\$1,855,000
11	OC24046594	P	33371 Cheltam Way 2	3	2.00	1,320.0	\$850,000
12	OC26008186	C	33615 Avenida Capri	3	2.00	1,400.0	\$1,395,000
13	OC25246744	C	24722 Dana Point Dr	3	3.00	1,859.0	\$1,878,000



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14	OC26036713	B	24372 Vista Point	2	3.00	1,484.0	\$1,429,000
15	OC26049282	B	33601 Via Corvalian	3	2.00	1,422.0	\$1,599,900
16	OC26023116	B	33674 Discovery	3	3.00	1,849.0	\$1,749,000
17	OC26034069	A	26 Sunbridge	1	1.00	850.0	\$895,000
18	PW26051537	A	24444 Alta Vista Drive 19	3	3.00	2,163.0	\$2,300,000
19	OC26052721	A	24666 Morning Star Lane 370	3	3.00	2,090.0	\$1,925,000
20	OC26007711	A	25422 Sea Bluffs Dr 103	1	1.00	858.0	\$343,000
21	CV26023916	A	1 Baycrest Place	3	2.00	1,221.0	\$999,900
22	OC26081516	A	24481 Lantern Hill F	2	2.00	1,106.0	\$895,000
23	OC25176583	A	33611 Dana Vista Drive 31	2	2.00	1,028.0	\$987,000
24	OC25228311	A	31 La Paloma	2	3.00	1,740.0	\$1,175,000



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Summary of Comparable Properties

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33072 Ocean Ridge	-	3	3.00	1,995.0	\$1,089,900	\$546
Averages				1,995	\$1,089,900	\$546

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
33371 Cheltam Way 3	4/16/26	3	2.00	1,320.0	\$820,000	\$621
46 Terra Vista	1/28/26	2	2.00	1,565.0	\$1,100,000	\$703
33555 Sea Gull Court 70	2/27/26	3	3.00	1,859.0	\$1,430,000	\$769
33121 Ocean Ridge	4/20/26	3	3.00	1,702.0	\$1,025,000	\$602
33113 Ocean Ridge	2/26/26	3	3.00	1,664.0	\$1,100,000	\$661
11 Placid Harbor	3/20/26	3	2.00	1,221.0	\$1,025,000	\$839
33072 Ocean Ridge	4/7/26	3	3.00	1,995.0	\$1,080,000	\$541
24466 Moonfire	2/17/26	3	3.00	2,252.0	\$1,855,000	\$824
Averages				1,697	\$1,179,375	\$695

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33371 Cheltam Way 2	-	3	2.00	1,320.0	\$850,000	\$644
Averages				1,320	\$850,000	\$644

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33615 Avenida Capri	-	3	2.00	1,400.0	\$1,395,000	\$996
24722 Dana Point Dr	-	3	3.00	1,859.0	\$1,878,000	\$1,010
Averages				1,629	\$1,636,500	\$1,003

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
24372 Vista Point	-	2	3.00	1,484.0	\$1,429,000	\$963
33601 Via Corvalian	-	3	2.00	1,422.0	\$1,599,900	\$1,125



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33674 Discovery	-	3	3.00	1,849.0	\$1,749,000	\$946
Averages				1,585	\$1,592,633	\$1,011

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
26 Sunbridge	-	1	1.00	850.0	\$895,000	\$1,053
24444 Alta Vista Drive 19	-	3	3.00	2,163.0	\$2,300,000	\$1,063
24666 Morning Star Lane 370	-	3	3.00	2,090.0	\$1,925,000	\$921
25422 Sea Bluffs Dr 103	-	1	1.00	858.0	\$343,000	\$400
1 Baycrest Place	-	3	2.00	1,221.0	\$999,900	\$819
24481 Lantern Hill F	-	2	2.00	1,106.0	\$895,000	\$809
33611 Dana Vista Drive 31	-	2	2.00	1,028.0	\$987,000	\$960
31 La Paloma	-	2	3.00	1,740.0	\$1,175,000	\$675
Averages				1,382	\$1,189,987	\$838



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Listings



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Comparable Properties



33072 Ocean Ridge

Dana Point, CA 92629

EXPIRED 7/9/25



33371 Cheltam Way 3

Dana Point, CA 92629

CLOSED 4/16/26



46 Terra Vista

Dana Point, CA 92629

CLOSED 1/28/26

Details

MLS #	LG25150974	MLS #	OC24046860	MLS #	LG25196114
List Price	\$1,089,900	List Price	\$855,000	List Price	\$1,125,000
Sold Price	-	Sold Price	\$820,000	Sold Price	\$1,100,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	4/16/26	Sold Date	1/28/26
\$/Sqft	\$546	\$/Sqft	\$621	\$/Sqft	\$703
DOM	183	DOM	689	DOM	107
Year Built	1990	Year Built	1977	Year Built	1988
Sqft	1,995.0	Sqft	1,320.0	Sqft	1,565.0
Lot Size (sqft)	-	Lot Size (sqft)	2,733	Lot Size (sqft)	34,776
Area	DH - Dana Hills	Area	DH - Dana Hills	Area	DH - Dana Hills
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	2
Baths	3.00	Baths	2.00	Baths	2.00
Garages	2	Garages	2	Garages	2
Acres	-	Acres	0.0627	Acres	0.7983



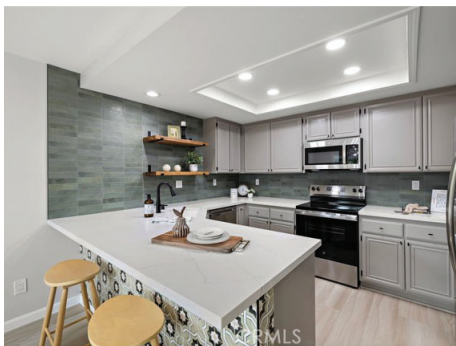
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Comparable Properties



33555 Sea Gull Court 70

Dana Point, CA 92629

CLOSED 2/27/26



33121 Ocean Ridge

Dana Point, CA 92629

CLOSED 4/20/26



33113 Ocean Ridge

Dana Point, CA 92629

CLOSED 2/26/26

Details

MLS #	OC26002693
List Price	\$1,450,000
Sold Price	\$1,430,000
Adjusted Price	-
Sold Date	2/27/26
\$/Sqft	\$769
DOM	33
Year Built	1978
Sqft	1,859.0
Lot Size (sqft)	-
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	-

MLS #	PW25268155
List Price	\$1,000,000
Sold Price	\$1,025,000
Adjusted Price	-
Sold Date	4/20/26
\$/Sqft	\$602
DOM	14
Year Built	1992
Sqft	1,702.0
Lot Size (sqft)	271,521
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	6.2333

MLS #	OC25252864
List Price	\$1,199,000
Sold Price	\$1,100,000
Adjusted Price	-
Sold Date	2/26/26
\$/Sqft	\$661
DOM	88
Year Built	1990
Sqft	1,664.0
Lot Size (sqft)	1,956
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0449



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Comparable Properties



11 Placid Harbor

Dana Point, CA 92629

CLOSED 3/20/26



33072 Ocean Ridge

Dana Point, CA 92629

CLOSED 4/7/26



24466 Moonfire

Dana Point, CA 92629

CLOSED 2/17/26

Details

MLS #	OC25281347	MLS #	LG26034394	MLS #	OC26004089
List Price	\$1,000,000	List Price	\$1,089,900	List Price	\$1,999,000
Sold Price	\$1,025,000	Sold Price	\$1,080,000	Sold Price	\$1,855,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	3/20/26	Sold Date	4/7/26	Sold Date	2/17/26
\$/Sqft	\$839	\$/Sqft	\$541	\$/Sqft	\$824
DOM	8	DOM	12	DOM	-
Year Built	1990	Year Built	1990	Year Built	1983
Sqft	1,221.0	Sqft	1,995.0	Sqft	2,252.0
Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	242,990
Area	DH - Dana Hills	Area	DH - Dana Hills	Area	DH - Dana Hills
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	3
Baths	2.00	Baths	3.00	Baths	3.00
Garages	1	Garages	2	Garages	2
Acres	-	Acres	-	Acres	5.5783



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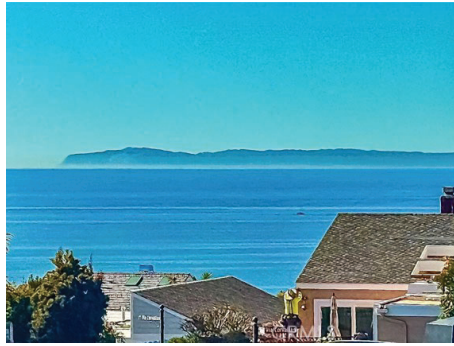
Comparable Properties



33371 Cheltam Way 2

Dana Point, CA 92629

PENDING 2/26/26



33615 Avenida Capri

Dana Point, CA 92629

CANCELED 1/12/26



24722 Dana Point Dr

Dana Point, CA 92629

CANCELED 10/24/25

Details

MLS #	OC24046594	MLS #	OC26008186	MLS #	OC25246744
List Price	\$850,000	List Price	\$1,395,000	List Price	\$1,878,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$644	\$/Sqft	\$996	\$/Sqft	\$1,010
DOM	721	DOM	80	DOM	133
Year Built	1976	Year Built	1974	Year Built	1978
Sqft	1,320.0	Sqft	1,400.0	Sqft	1,859.0
Lot Size (sqft)	2,733	Lot Size (sqft)	188,090	Lot Size (sqft)	233,714
Area	DH - Dana Hills	Area	DH - Dana Hills	Area	DH - Dana Hills
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	3
Baths	2.00	Baths	2.00	Baths	3.00
Garages	2	Garages	1	Garages	2
Acres	0.0627	Acres	4.318	Acres	5.3653



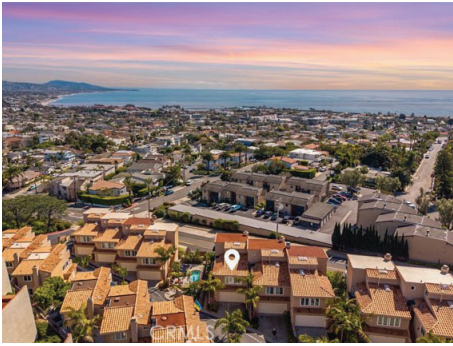
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Comparable Properties



24372 Vista Point

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/17/26



33601 Via Corvalian

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/12/26



33674 Discovery

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/8/26

Details

MLS #	OC26036713	MLS #	OC26049282	MLS #	OC26023116
List Price	\$1,429,000	List Price	\$1,599,900	List Price	\$1,749,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$963	\$/Sqft	\$1,125	\$/Sqft	\$946
DOM	52	DOM	21	DOM	68
Year Built	1990	Year Built	1977	Year Built	1981
Sqft	1,484.0	Sqft	1,422.0	Sqft	1,849.0
Lot Size (sqft)	-	Lot Size (sqft)	139,822	Lot Size (sqft)	233,714
Area	DH - Dana Hills	Area	DH - Dana Hills	Area	DH - Dana Hills
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	3	Beds	3
Baths	3.00	Baths	2.00	Baths	3.00
Garages	2	Garages	2	Garages	2
Acres	-	Acres	3.2099	Acres	5.3653



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Comparable Properties



26 Sunbridge

Dana Point, CA 92629

ACTIVE 2/16/26



24444 Alta Vista Drive 19

Dana Point, CA 92629

ACTIVE 2/25/26



24666 Morning Star Lane 370

Dana Point, CA 92629

ACTIVE 3/10/26

Details

MLS #	OC26034069
List Price	\$895,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,088
DOM	56
Year Built	1990
Sqft	850.0
Lot Size (sqft)	11,642
Area	DH - Dana Hills
Taxes	-
Beds	1
Baths	1.00
Garages	1
Acres	0.2673

MLS #	PW26051537
List Price	\$2,300,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,063
DOM	35
Year Built	1984
Sqft	2,163.0
Lot Size (sqft)	-
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	-

MLS #	OC26052721
List Price	\$1,925,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$921
DOM	39
Year Built	1978
Sqft	2,090.0
Lot Size (sqft)	100,394
Area	DH - Dana Hills
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	2.3047



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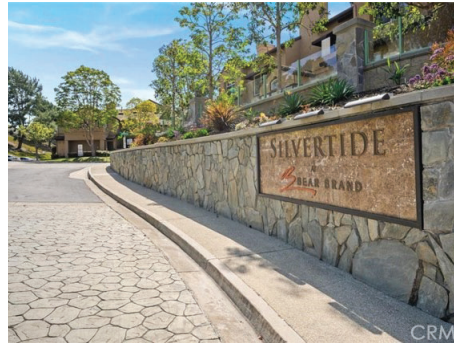
Comparable Properties



25422 Sea Bluffs Dr 103

Dana Point, CA 92629

ACTIVE 1/13/26



1 Baycrest Place

Dana Point, CA 92629

ACTIVE 2/2/26



24481 Lantern Hill F

Dana Point, CA 92629

ACTIVE 4/15/26

Details

MLS #	OC26007711	MLS #	CV26023916	MLS #	OC26081516
List Price	\$343,000	List Price	\$999,900	List Price	\$895,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$400	\$/Sqft	\$819	\$/Sqft	\$809
DOM	44	DOM	57	DOM	3
Year Built	1997	Year Built	1989	Year Built	1986
Sqft	858.0	Sqft	1,221.0	Sqft	1,106.0
Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	48,988
Area	DH - Dana Hills	Area	DH - Dana Hills	Area	DH - Dana Hills
Taxes	-	Taxes	-	Taxes	-
Beds	1	Beds	3	Beds	2
Baths	1.00	Baths	2.00	Baths	2.00
Garages	1	Garages	1	Garages	1
Acres	-	Acres	-	Acres	1.1246



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Comparable Properties



33611 Dana Vista Drive 31

Dana Point, CA 92629

ACTIVE 8/5/25



31 La Paloma

Dana Point, CA 92629

ACTIVE 9/29/25

Details

MLS #	OC25176583	MLS #	OC25228311
List Price	\$987,000	List Price	\$1,175,000
Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-
\$/Sqft	\$960	\$/Sqft	\$675
DOM	250	DOM	145
Year Built	1973	Year Built	1988
Sqft	1,028.0	Sqft	1,740.0
Lot Size (sqft)	257,665	Lot Size (sqft)	34,776
Area	DH - Dana Hills	Area	DH - Dana Hills
Taxes	-	Taxes	-
Beds	2	Beds	2
Baths	2.00	Baths	3.00
Garages	1	Garages	2
Acres	5.9152	Acres	0.7983



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Analysis

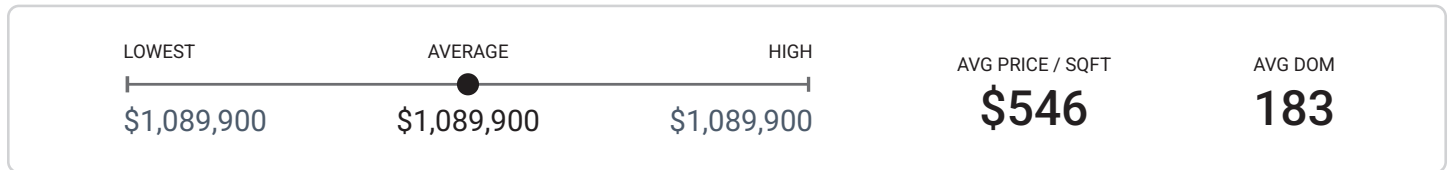


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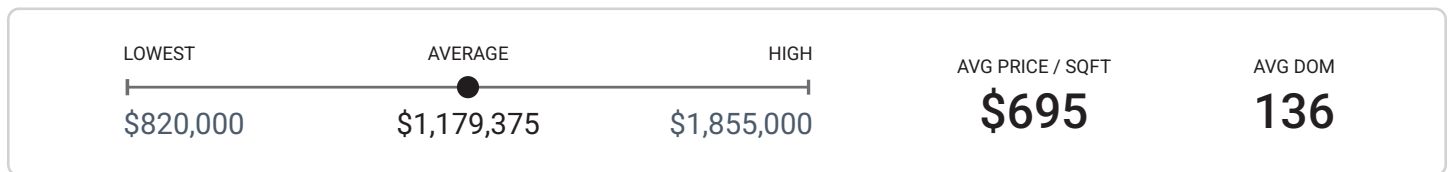
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Comparable Property Statistics

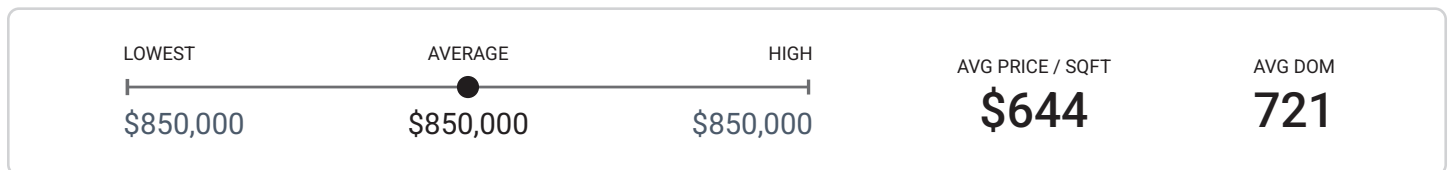
X 1 Expired Listings



S 8 Sold Listings



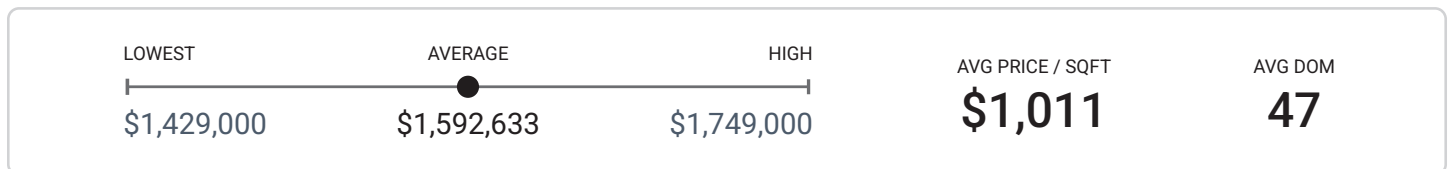
P 1 Pending Listings



C 2 Cancelled Listings



B 3 Backup Offer Listings



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A 8 Active Listings



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Sold Property Analysis

Averages

96.19%

Homes sold for an average of 96.19% of their list price.

136 Days on market

It took an average of 136 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
33371 Cheltam Way 3	\$855,000	\$820,000	95.91%	689	\$621
46 Terra Vista	\$1,200,000	\$1,100,000	91.67%	107	\$703
33555 Sea Gull Court 70	\$1,475,000	\$1,430,000	96.95%	33	\$769
33121 Ocean Ridge	\$1,000,000	\$1,025,000	102.50%	14	\$602
33113 Ocean Ridge	\$1,249,000	\$1,100,000	88.07%	88	\$661
11 Placid Harbor	\$1,000,000	\$1,025,000	102.50%	8	\$839
33072 Ocean Ridge	\$1,089,900	\$1,080,000	99.09%	12	\$541
24466 Moonfire	\$1,999,000	\$1,855,000	92.80%	-	\$824
Averages	\$1,233,487	\$1,179,375	96.19%	136	\$695



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Time To Sell

136 Days on Market | 97.62% of list price

Sold homes were on the market for an average of 136 days before they accepted an offer. These homes sold for an average of 97.62% of list price.



Original list price Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	33072 Ocean Ridge	● Expired	\$1,089,900	-	183	-
2	33371 Cheltam Way 3	● Closed	\$855,000	\$820,000	689	95.91%
3	46 Terra Vista	● Closed	\$1,125,000	\$1,100,000	107	97.78%
4	33555 Sea Gull Court 70	● Closed	\$1,450,000	\$1,430,000	33	98.62%
5	33121 Ocean Ridge	● Closed	\$1,000,000	\$1,025,000	14	102.50%
6	33113 Ocean Ridge	● Closed	\$1,199,000	\$1,100,000	88	91.74%
7	11 Placid Harbor	● Closed	\$1,000,000	\$1,025,000	8	102.50%
8	33072 Ocean Ridge	● Closed	\$1,089,900	\$1,080,000	12	99.09%
9	24466 Moonfire	● Closed	\$1,999,000	\$1,855,000	0	92.80%
10	33371 Cheltam Way 2	● Pending	\$850,000	-	721	-
11	33615 Avenida Capri	● Canceled	\$1,395,000	-	77	-
Averages			\$1,270,809	\$1,179,375	129	97.62%



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12	24722 Dana Point Dr	● Canceled	\$1,878,000	-	121	-
13	24372 Vista Point	● Active Under Contract	\$1,429,000	-	52	-
14	33601 Via Corvalian	● Active Under Contract	\$1,599,900	-	21	-
15	33674 Discovery	● Active Under Contract	\$1,749,000	-	68	-
16	26 Sunbridge	● Active	\$895,000	-	56	-
17	24444 Alta Vista Drive 19	● Active	\$2,300,000	-	35	-
18	24666 Morning Star Lane 370	● Active	\$1,925,000	-	39	-
19	25422 Sea Bluffs Dr 103	● Active	\$343,000	-	44	-
20	1 Baycrest Place	● Active	\$999,900	-	57	-
21	24481 Lantern Hill F	● Active	\$895,000	-	3	-
22	33611 Dana Vista Drive 31	● Active	\$987,000	-	250	-
23	31 La Paloma	● Active	\$1,175,000	-	145	-
Averages			\$1,270,809	\$1,179,375	129	97.62%



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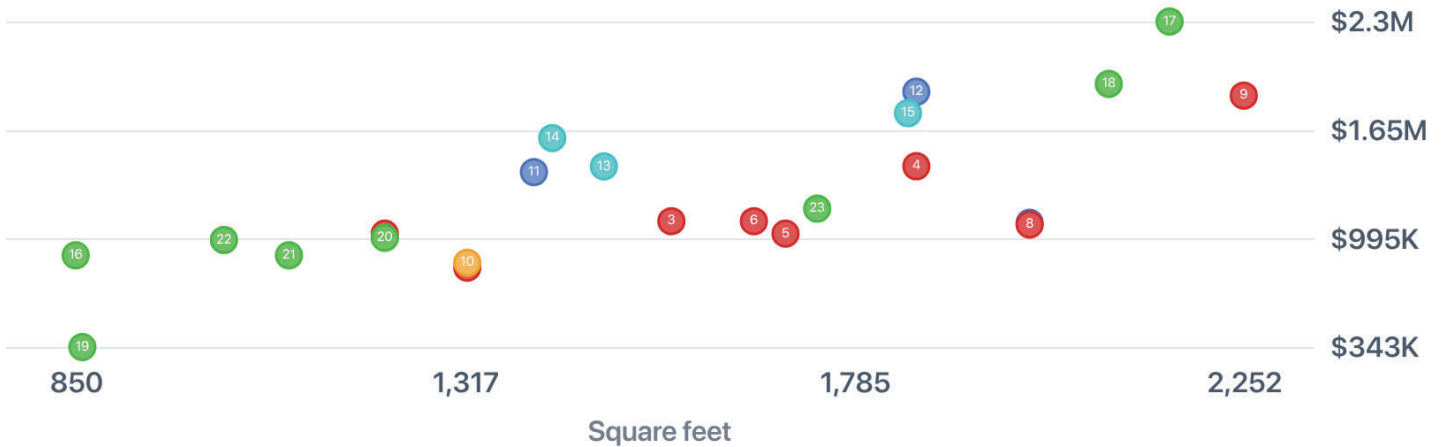
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Average Price Per Sq Ft

\$695 Sqft.

Comparable homes sold for an average of \$695 / 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	33072 Ocean Ridge	● Expired	-	1,995	\$546
2	33371 Cheltam Way 3	● Closed	\$820,000	1,320	\$621
3	46 Terra Vista	● Closed	\$1,100,000	1,565	\$703
4	33555 Sea Gull Court 70	● Closed	\$1,430,000	1,859	\$769
5	33121 Ocean Ridge	● Closed	\$1,025,000	1,702	\$602
6	33113 Ocean Ridge	● Closed	\$1,100,000	1,664	\$661
7	11 Placid Harbor	● Closed	\$1,025,000	1,221	\$839
8	33072 Ocean Ridge	● Closed	\$1,080,000	1,995	\$541
9	24466 Moonfire	● Closed	\$1,855,000	2,252	\$824
10	33371 Cheltam Way 2	● Pending	-	1,320	\$644
11	33615 Avenida Capri	● Canceled	-	1,400	\$996
Averages			\$1,179,375	1,564	\$804



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12	24722 Dana Point Dr	● Canceled	-	1,859	\$1,010	
13	24372 Vista Point	● Active Under Contract	-	1,484	\$963	
14	33601 Via Corvalian	● Active Under Contract	-	1,422	\$1,125	
15	33674 Discovery	● Active Under Contract	-	1,849	\$946	
16	26 Sunbridge	● Active	-	850	\$1,053	
17	24444 Alta Vista Drive 19	● Active	-	2,163	\$1,063	
18	24666 Morning Star Lane 370	● Active	-	2,090	\$921	
19	25422 Sea Bluffs Dr 103	● Active	-	858	\$400	
20	1 Baycrest Place	● Active	-	1,221	\$819	
21	24481 Lantern Hill F	● Active	-	1,106	\$809	
22	33611 Dana Vista Drive 31	● Active	-	1,028	\$960	
23	31 La Paloma	● Active	-	1,740	\$675	
Averages				\$1,179,375	1,564	\$804



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