

Comparative Market Analysis



Monarch Beach

Monarch Beach Single Family Homes

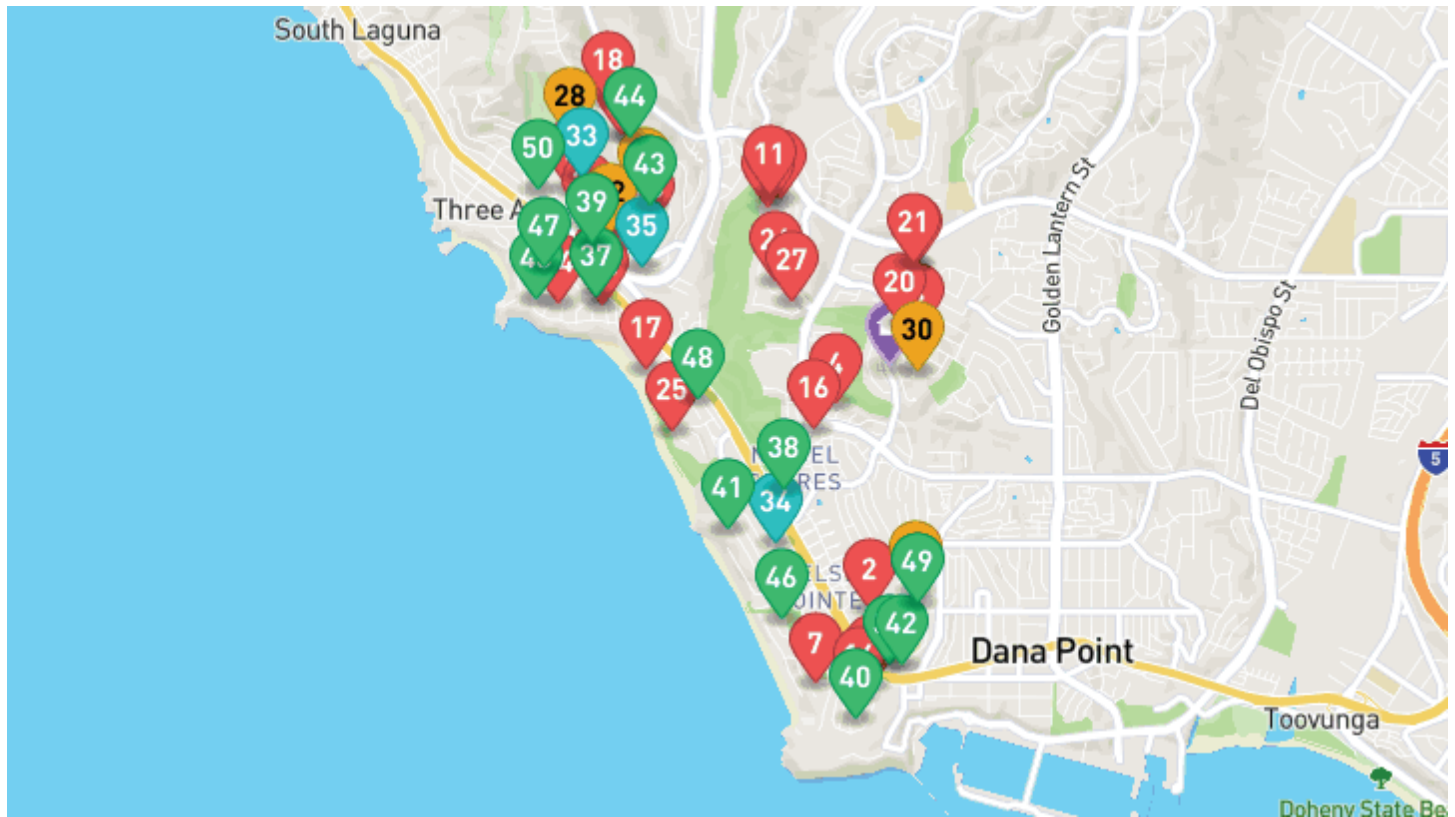
APRIL 2026



Leilani Serrao-Baker

Civitas Realty

Map of Comparable Listings



STATUS: ● = CLOSED ● = PENDING ● = ACTIVE UNDER CONTRACT ● = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Monarch Beach	-	-	-	-
2	LG25251449	●	1 Saint Francis	3	3.00	2,340.0	\$3,400,000
3	OC26023773	●	30 SAINT MICHAEL	3	3.00	2,064.0	\$1,695,030
4	OC26026162	●	7 Guadalmina	4	4.00	3,665.0	\$4,450,000
5	OC26027827	●	15 Santa Lucia	3	3.00	2,012.0	\$3,248,000
6	OC26067648	●	5 Costa Del Sol	3	4.00	2,546.0	\$2,755,475
7	OC25280233	●	7 Pacific Wave	6	8.00	7,644.0	\$14,850,000
8	LG26001898	●	32711 Caribbean Drive	5	6.00	5,188.0	\$12,400,000
9	OC25246987	●	32491 Seven Seas Drive	4	3.00	3,032.0	\$5,350,000
10	LG26020819	●	17 Monarch Bay	4	4.00	3,500.0	\$11,085,000
11	NP26002134	●	5 Santa Lucia	3	3.00	1,960.0	\$3,149,000
12	OC25275949	●	24 Monarch Bay Drive	3	4.00	3,262.0	\$9,820,000
13	LG25107433	●	35 Shoreline Drive	5	10.00	9,004.0	\$14,250,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

14	OC25008710	S	5 Pacific Ridge Place	6	7.00	7,002.0	\$16,250,000
15	LG25260581	S	32201 Sea Island Drive	4	3.00	2,840.0	\$4,975,000
16	OC26045258	S	33341 Gelidum Circle	3	3.00	2,169.0	\$3,775,000
17	OC26078559	S	241 Monarch Bay Dr	4	5.00	4,010.0	\$10,500,000
18	OC25225266	S	32072 Sea Island Drive	3	3.00	2,740.0	\$4,150,000
19	OC26011024	S	26 Imperatrice	3	3.00	2,000.0	\$1,890,000
20	LG26031961	S	16 Saint John	3	3.00	2,078.0	\$1,750,000
21	OC25268474	S	24 Imperatrice	3	3.00	1,789.0	\$1,851,000
22	OC26040444	S	32631 Adriatic Drive	4	3.00	2,508.0	\$4,221,500
23	LG26039193	S	32631 Azores	4	3.00	3,801.0	\$5,600,000
24	OC26046602	S	117 Monarch Bay	4	5.00	3,500.0	\$13,925,000
25	OC25224809	S	18 Ritz Cove	5	8.00	7,681.0	\$17,000,000
26	PW26061200	S	22 Via Monarca	5	4.00	4,224.0	\$4,350,000
27	OC26006155	S	27 Vista Sole	4	4.00	3,845.0	\$3,700,000
28	LG26045656	P	22905 Via Orvieto	5	6.00	5,152.0	\$5,995,000
29	LG26035350	P	24232 Porto Nuovo	2	2.00	1,625.0	\$2,350,000
30	OC26048330	P	70 Saint Michael	3	3.00	1,955.0	\$1,749,000
31	OC25224287	P	32532 Sea Island Drive	5	6.00	5,288.0	\$6,450,000
32	LG25106292	P	32661 Caribbean Drive	3	4.00	3,273.0	\$7,675,000
33	LG26022220	B	32432 Seven Seas Drive	2	2.00	2,077.0	\$3,950,000
34	LG26070100	B	23711 Brisbane	3	3.00	2,842.0	\$5,950,000
35	26736727	B	32687 Caspian Sea Drive	3	3.00	2,749.0	\$4,500,000
36	LG26022460	A	75 Palm Beach Court	3	2.00	1,641.0	\$3,090,000
37	OC26049841	A	20 Monarch Bay	4	4.00	3,849.0	\$12,995,000
38	OC26065639	A	23731 Colima Bay	2	2.00	1,542.0	\$2,995,000
39	LG26049370	A	32702 Seven Seas	6	6.00	3,789.0	\$6,895,000
40	OC26077101	A	17 Pacific Ridge Place	4	6.00	6,272.0	\$14,850,000
41	OC26071269	A	23502 Seaward Isle	4	6.00	4,624.0	\$12,500,000
42	NP26066474	A	87 Palm Beach Court	3	2.00	1,641.0	\$3,195,000
43	OC26055920	A	32551 Azores Road	4	5.00	3,562.0	\$11,500,000
44	OC26088492	A	23182 Mindanao	4	4.00	2,500.0	\$3,798,000
45	OC25282475	A	92 Monarch Bay	5	6.00	3,358.0	\$13,495,000
46	LG26054996	A	43 Beach View	6	7.00	6,213.0	\$19,900,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

47	OC26027549	A	183 Monarch Bay	4	4.00	4,800.0	\$12,500,000
48	NP26070981	A	78 Ritz Cove	4	6.00	7,800.0	\$12,500,000
49	OC26087967	A	24242 Porto Verde	2	2.00	1,625.0	\$2,600,000
50	NP26071251	A	32432 Via Antibes	3	3.00	2,800.0	\$4,995,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
1 Saint Francis	2/27/26	3	3.00	2,340.0	\$3,400,000	\$1,453
30 SAINT MICHAEL	2/24/26	3	3.00	2,064.0	\$1,695,030	\$821
7 Guadalmina	2/5/26	4	4.00	3,665.0	\$4,450,000	\$1,214
15 Santa Lucia	3/3/26	3	3.00	2,012.0	\$3,248,000	\$1,614
5 Costa Del Sol	3/26/26	3	4.00	2,546.0	\$2,755,475	\$1,082
7 Pacific Wave	2/19/26	6	8.00	7,644.0	\$14,850,000	\$1,943
32711 Caribbean Drive	3/23/26	5	6.00	5,188.0	\$12,400,000	\$2,390
32491 Seven Seas Drive	3/25/26	4	3.00	3,032.0	\$5,350,000	\$1,765
17 Monarch Bay	4/10/26	4	4.00	3,500.0	\$11,085,000	\$3,167
5 Santa Lucia	4/14/26	3	3.00	1,960.0	\$3,149,000	\$1,607
24 Monarch Bay Drive	4/21/26	3	4.00	3,262.0	\$9,820,000	\$3,010
35 Shoreline Drive	2/27/26	5	10.00	9,004.0	\$14,250,000	\$1,583
5 Pacific Ridge Place	2/9/26	6	7.00	7,002.0	\$16,250,000	\$2,321
32201 Sea Island Drive	3/12/26	4	3.00	2,840.0	\$4,975,000	\$1,752
33341 Gelidum Circle	3/23/26	3	3.00	2,169.0	\$3,775,000	\$1,740
241 Monarch Bay Dr	4/14/26	4	5.00	4,010.0	\$10,500,000	\$2,618
32072 Sea Island Drive	3/30/26	3	3.00	2,740.0	\$4,150,000	\$1,515
26 Imperatrice	3/16/26	3	3.00	2,000.0	\$1,890,000	\$945
16 Saint John	3/18/26	3	3.00	2,078.0	\$1,750,000	\$842
24 Imperatrice	3/5/26	3	3.00	1,789.0	\$1,851,000	\$1,035
32631 Adriatic Drive	4/21/26	4	3.00	2,508.0	\$4,221,500	\$1,683
32631 Azores	3/10/26	4	3.00	3,801.0	\$5,600,000	\$1,473
117 Monarch Bay	3/3/26	4	5.00	3,500.0	\$13,925,000	\$3,979
18 Ritz Cove	4/6/26	5	8.00	7,681.0	\$17,000,000	\$2,213
22 Via Monarca	4/10/26	5	4.00	4,224.0	\$4,350,000	\$1,030
27 Vista Sole	3/25/26	4	4.00	3,845.0	\$3,700,000	\$962
Averages				3,707	\$6,938,077	\$1,760

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
---------	-----------	------	-------	------	-------	----------



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

22905 Via Orvieto	-	5	6.00	5,152.0	\$5,995,000	\$1,164
24232 Porto Nuovo	-	2	2.00	1,625.0	\$2,350,000	\$1,446
70 Saint Michael	-	3	3.00	1,955.0	\$1,749,000	\$895
32532 Sea Island Drive	-	5	6.00	5,288.0	\$6,450,000	\$1,220
32661 Caribbean Drive	-	3	4.00	3,273.0	\$7,675,000	\$2,345
Averages				3,458	\$4,843,800	\$1,414

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
32432 Seven Seas Drive	-	2	2.00	2,077.0	\$3,950,000	\$1,902
23711 Brisbane	-	3	3.00	2,842.0	\$5,950,000	\$2,094
32687 Caspian Sea Drive	-	3	3.00	2,749.0	\$4,500,000	\$1,637
Averages				2,556	\$4,800,000	\$1,877

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
75 Palm Beach Court	-	3	2.00	1,641.0	\$3,090,000	\$1,883
20 Monarch Bay	-	4	4.00	3,849.0	\$12,995,000	\$3,376
23731 Colima Bay	-	2	2.00	1,542.0	\$2,995,000	\$1,942
32702 Seven Seas	-	6	6.00	3,789.0	\$6,895,000	\$1,820
17 Pacific Ridge Place	-	4	6.00	6,272.0	\$14,850,000	\$2,368
23502 Seaward Isle	-	4	6.00	4,624.0	\$12,500,000	\$2,703
87 Palm Beach Court	-	3	2.00	1,641.0	\$3,195,000	\$1,947
32551 Azores Road	-	4	5.00	3,562.0	\$11,500,000	\$3,229
23182 Mindanao	-	4	4.00	2,500.0	\$3,798,000	\$1,519
92 Monarch Bay	-	5	6.00	3,358.0	\$13,495,000	\$4,019
43 Beach View	-	6	7.00	6,213.0	\$19,900,000	\$3,203
183 Monarch Bay	-	4	4.00	4,800.0	\$12,500,000	\$2,604
78 Ritz Cove	-	4	6.00	7,800.0	\$12,500,000	\$1,603
24242 Porto Verde	-	2	2.00	1,625.0	\$2,600,000	\$1,600
32432 Via Antibes	-	3	3.00	2,800.0	\$4,995,000	\$1,784
Averages				3,734	\$9,187,200	\$2,373



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226



Listings



Leilani Serrao-Baker

Civitas Realty

Comparable Properties



1 Saint Francis

Dana Point, CA 92629

CLOSED 2/27/26



30 SAINT MICHAEL

Dana Point, CA 92629

CLOSED 2/24/26



7 Guadalmina

Dana Point, CA 92629

CLOSED 2/5/26

Details

MLS #	LG25251449
List Price	\$3,499,500
Sold Price	\$3,400,000
Adjusted Price	-
Sold Date	2/27/26
\$/Sqft	\$1,453
DOM	63
Year Built	1989
Sqft	2,340.0
Lot Size (sqft)	5,850
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.1343

MLS #	OC26023773
List Price	\$1,699,000
Sold Price	\$1,695,030
Adjusted Price	-
Sold Date	2/24/26
\$/Sqft	\$821
DOM	1
Year Built	1987
Sqft	2,064.0
Lot Size (sqft)	3,500
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0803

MLS #	OC26026162
List Price	\$4,575,000
Sold Price	\$4,450,000
Adjusted Price	-
Sold Date	2/5/26
\$/Sqft	\$1,214
DOM	53
Year Built	1981
Sqft	3,665.0
Lot Size (sqft)	8,280
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	4.00
Garages	3
Acres	0.1901



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



15 Santa Lucia

Dana Point, CA 92629

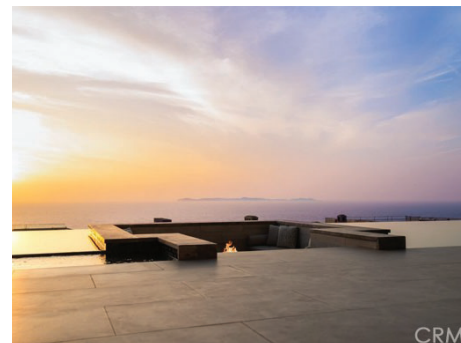
CLOSED 3/3/26



5 Costa Del Sol

Dana Point, CA 92629

CLOSED 3/26/26



7 Pacific Wave

Dana Point, CA 92629

CLOSED 2/19/26

Details

MLS #	OC26027827
List Price	\$3,248,000
Sold Price	\$3,248,000
Adjusted Price	-
Sold Date	3/3/26
\$/Sqft	\$1,614
DOM	4
Year Built	1994
Sqft	2,012.0
Lot Size (sqft)	5,310
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.1219

MLS #	OC26067648
List Price	\$2,760,000
Sold Price	\$2,755,475
Adjusted Price	-
Sold Date	3/26/26
\$/Sqft	\$1,082
DOM	4
Year Built	1991
Sqft	2,546.0
Lot Size (sqft)	9,920
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	4.00
Garages	2
Acres	0.2277

MLS #	OC25280233
List Price	\$15,495,000
Sold Price	\$14,850,000
Adjusted Price	-
Sold Date	2/19/26
\$/Sqft	\$1,943
DOM	14
Year Built	2023
Sqft	7,644.0
Lot Size (sqft)	9,496
Area	MB - Monarch Beach
Taxes	-
Beds	6
Baths	8.00
Garages	4
Acres	0.218



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



32711 Caribbean Drive

Dana Point, CA 92629

CLOSED 3/23/26



32491 Seven Seas Drive

Dana Point, CA 92629

CLOSED 3/25/26



17 Monarch Bay

Dana Point, CA 92629

CLOSED 4/10/26

Details

MLS #	LG26001898
List Price	\$12,995,000
Sold Price	\$12,400,000
Adjusted Price	-
Sold Date	3/23/26
\$/Sqft	\$2,390
DOM	30
Year Built	2026
Sqft	5,188.0
Lot Size (sqft)	13,808
Area	MB - Monarch Beach
Taxes	-
Beds	5
Baths	6.00
Garages	6
Acres	0.317

MLS #	OC25246987
List Price	\$5,699,000
Sold Price	\$5,350,000
Adjusted Price	-
Sold Date	3/25/26
\$/Sqft	\$1,765
DOM	112
Year Built	1964
Sqft	3,032.0
Lot Size (sqft)	10,200
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.2342

MLS #	LG26020819
List Price	\$12,500,000
Sold Price	\$11,085,000
Adjusted Price	-
Sold Date	4/10/26
\$/Sqft	\$3,167
DOM	22
Year Built	1962
Sqft	3,500.0
Lot Size (sqft)	9,600
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	4.00
Garages	2
Acres	0.2204



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



5 Santa Lucia

Dana Point, CA 92629

CLOSED 4/14/26



24 Monarch Bay Drive

Dana Point, CA 92629

CLOSED 4/21/26



35 Shoreline Drive

Dana Point, CA 92629

CLOSED 2/27/26

Details

MLS #	NP26002134	MLS #	OC25275949	MLS #	LG25107433
List Price	\$3,149,000	List Price	\$10,495,000	List Price	\$14,999,000
Sold Price	\$3,149,000	Sold Price	\$9,820,000	Sold Price	\$14,250,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	4/14/26	Sold Date	4/21/26	Sold Date	2/27/26
\$/Sqft	\$1,607	\$/Sqft	\$3,010	\$/Sqft	\$1,583
DOM	53	DOM	80	DOM	254
Year Built	1994	Year Built	1965	Year Built	2015
Sqft	1,960.0	Sqft	3,262.0	Sqft	9,004.0
Lot Size (sqft)	7,750	Lot Size (sqft)	11,305	Lot Size (sqft)	15,986
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	5
Baths	3.00	Baths	4.00	Baths	10.00
Garages	2	Garages	2	Garages	4
Acres	0.1779	Acres	0.2595	Acres	0.367



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

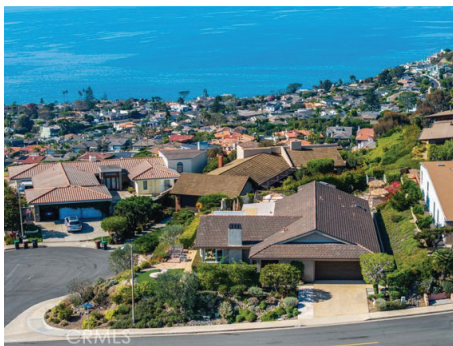
Comparable Properties



5 Pacific Ridge Place

Dana Point, CA 92629

CLOSED 2/9/26



32201 Sea Island Drive

Dana Point, CA 92629

CLOSED 3/12/26



33341 Gelidum Circle

Dana Point, CA 92629

CLOSED 3/23/26

Details

MLS #	OC25008710
List Price	\$17,250,000
Sold Price	\$16,250,000
Adjusted Price	-
Sold Date	2/9/26
\$/Sqft	\$2,321
DOM	314
Year Built	2019
Sqft	7,002.0
Lot Size (sqft)	11,674
Area	MB - Monarch Beach
Taxes	-
Beds	6
Baths	7.00
Garages	4
Acres	0.268

MLS #	LG25260581
List Price	\$4,975,000
Sold Price	\$4,975,000
Adjusted Price	-
Sold Date	3/12/26
\$/Sqft	\$1,752
DOM	79
Year Built	1974
Sqft	2,840.0
Lot Size (sqft)	12,000
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.2755

MLS #	OC26045258
List Price	\$3,499,999
Sold Price	\$3,775,000
Adjusted Price	-
Sold Date	3/23/26
\$/Sqft	\$1,740
DOM	14
Year Built	1972
Sqft	2,169.0
Lot Size (sqft)	8,000
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	3
Acres	0.1837



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



241 Monarch Bay Dr

Dana Point, CA 92629

CLOSED 4/14/26



32072 Sea Island Drive

Dana Point, CA 92629

CLOSED 3/30/26



26 Imperatrice

Dana Point, CA 92629

CLOSED 3/16/26

Details

MLS #	OC26078559
List Price	\$10,500,000
Sold Price	\$10,500,000
Adjusted Price	-
Sold Date	4/14/26
\$/Sqft	\$2,618
DOM	-
Year Built	2016
Sqft	4,010.0
Lot Size (sqft)	12,118
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	5.00
Garages	3
Acres	0.2782

MLS #	OC25225266
List Price	\$4,595,000
Sold Price	\$4,150,000
Adjusted Price	-
Sold Date	3/30/26
\$/Sqft	\$1,515
DOM	112
Year Built	1976
Sqft	2,740.0
Lot Size (sqft)	18,145
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	3
Acres	0.4166

MLS #	OC26011024
List Price	\$1,899,988
Sold Price	\$1,890,000
Adjusted Price	-
Sold Date	3/16/26
\$/Sqft	\$945
DOM	14
Year Built	1990
Sqft	2,000.0
Lot Size (sqft)	11,025
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.2531



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

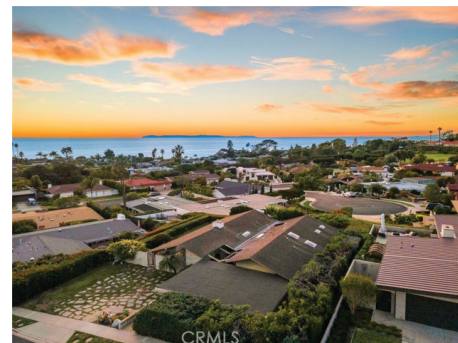
Comparable Properties



16 Saint John
 Dana Point, CA 92629
CLOSED 3/18/26



24 Imperatrice
 Dana Point, CA 92629
CLOSED 3/5/26



32631 Adriatic Drive
 Dana Point, CA 92629
CLOSED 4/21/26

Details

MLS #	LG26031961	MLS #	OC25268474	MLS #	OC26040444
List Price	\$1,795,000	List Price	\$1,850,000	List Price	\$4,400,000
Sold Price	\$1,750,000	Sold Price	\$1,851,000	Sold Price	\$4,221,500
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	3/18/26	Sold Date	3/5/26	Sold Date	4/21/26
\$/Sqft	\$842	\$/Sqft	\$1,035	\$/Sqft	\$1,683
DOM	3	DOM	34	DOM	-
Year Built	1988	Year Built	1990	Year Built	1962
Sqft	2,078.0	Sqft	1,789.0	Sqft	2,508.0
Lot Size (sqft)	2,800	Lot Size (sqft)	13,000	Lot Size (sqft)	10,450
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	4
Baths	3.00	Baths	3.00	Baths	3.00
Garages	2	Garages	2	Garages	2
Acres	0.0643	Acres	0.2984	Acres	0.2399



Leilani Serrao-Baker

Civitas Realty
 Cell: 949-444-9175
 leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



32631 Azores

Dana Point, CA 92629

CLOSED 3/10/26



117 Monarch Bay

Dana Point, CA 92629

CLOSED 3/3/26



18 Ritz Cove

Dana Point, CA 92629

CLOSED 4/6/26

Details

MLS #	LG26039193
List Price	\$5,500,000
Sold Price	\$5,600,000
Adjusted Price	-
Sold Date	3/10/26
\$/Sqft	\$1,473
DOM	3
Year Built	1973
Sqft	3,801.0
Lot Size (sqft)	12,821
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	3.00
Garages	3
Acres	0.2943

MLS #	OC26046602
List Price	\$15,000,000
Sold Price	\$13,925,000
Adjusted Price	-
Sold Date	3/3/26
\$/Sqft	\$3,979
DOM	-
Year Built	1972
Sqft	3,500.0
Lot Size (sqft)	9,350
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	5.00
Garages	2
Acres	0.2146

MLS #	OC25224809
List Price	\$21,000,000
Sold Price	\$17,000,000
Adjusted Price	-
Sold Date	4/6/26
\$/Sqft	\$2,213
DOM	173
Year Built	2009
Sqft	7,681.0
Lot Size (sqft)	9,869
Area	MB - Monarch Beach
Taxes	-
Beds	5
Baths	8.00
Garages	6
Acres	0.2266



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

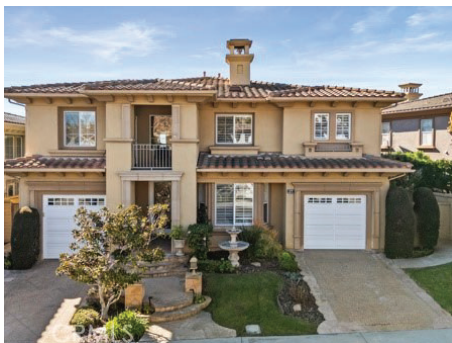
Comparable Properties



22 Via Monarca

Dana Point, CA 92629

CLOSED 4/10/26



27 Vista Sole

Dana Point, CA 92629

CLOSED 3/25/26



22905 Via Orvieto

Dana Point, CA 92629

PENDING 3/26/26

Details

MLS #	PW26061200
List Price	\$4,250,000
Sold Price	\$4,350,000
Adjusted Price	-
Sold Date	4/10/26
\$/Sqft	\$1,030
DOM	3
Year Built	1999
Sqft	4,224.0
Lot Size (sqft)	5,654
Area	MB - Monarch Beach
Taxes	-
Beds	5
Baths	4.00
Garages	2
Acres	0.1298

MLS #	OC26006155
List Price	\$3,995,000
Sold Price	\$3,700,000
Adjusted Price	-
Sold Date	3/25/26
\$/Sqft	\$962
DOM	45
Year Built	2000
Sqft	3,845.0
Lot Size (sqft)	6,234
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	4.00
Garages	3
Acres	0.1431

MLS #	LG26045656
List Price	\$5,995,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,164
DOM	23
Year Built	1989
Sqft	5,152.0
Lot Size (sqft)	30,400
Area	MB - Monarch Beach
Taxes	-
Beds	5
Baths	6.00
Garages	3
Acres	0.6979



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



24232 Porto Nuovo

Dana Point, CA 92629

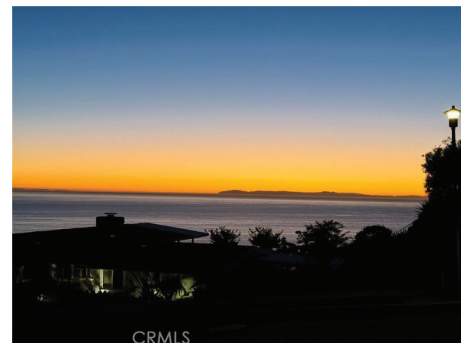
PENDING 4/8/26



70 Saint Michael

Dana Point, CA 92629

PENDING 3/17/26



32532 Sea Island Drive

Dana Point, CA 92629

PENDING 1/27/26

Details

MLS #	LG26035350	MLS #	OC26048330	MLS #	OC25224287
List Price	\$2,350,000	List Price	\$1,749,000	List Price	\$6,450,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,446	\$/Sqft	\$895	\$/Sqft	\$1,220
DOM	50	DOM	4	DOM	94
Year Built	1977	Year Built	1987	Year Built	1977
Sqft	1,625.0	Sqft	1,955.0	Sqft	5,288.0
Lot Size (sqft)	4,516	Lot Size (sqft)	3,150	Lot Size (sqft)	16,988
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	3	Beds	5
Baths	2.00	Baths	3.00	Baths	6.00
Garages	2	Garages	2	Garages	3
Acres	0.1037	Acres	0.0723	Acres	0.39



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



32661 Caribbean Drive

Dana Point, CA 92629

PENDING 2/26/26



32432 Seven Seas Drive

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 3/30/26



23711 Brisbane

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/23/26

Details

MLS #	LG25106292
List Price	\$7,675,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$2,345
DOM	190
Year Built	2012
Sqft	3,273.0
Lot Size (sqft)	18,709
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	4.00
Garages	4
Acres	0.4295

MLS #	LG26022220
List Price	\$3,950,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,902
DOM	63
Year Built	1974
Sqft	2,077.0
Lot Size (sqft)	10,503
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	0.2411

MLS #	LG26070100
List Price	\$5,950,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$2,094
DOM	2
Year Built	1996
Sqft	2,842.0
Lot Size (sqft)	7,020
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.1612



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



32687 Caspian Sea Drive

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/22/26



75 Palm Beach Court

Dana Point, CA 92629

ACTIVE 1/31/26



20 Monarch Bay

Dana Point, CA 92629

ACTIVE 3/6/26

Details

MLS #	26736727	MLS #	LG26022460	MLS #	OC26049841
List Price	\$4,500,000	List Price	\$3,090,000	List Price	\$12,995,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,637	\$/Sqft	\$1,883	\$/Sqft	\$3,376
DOM	5	DOM	43	DOM	35
Year Built	1975	Year Built	1986	Year Built	2015
Sqft	2,749.0	Sqft	1,641.0	Sqft	3,849.0
Lot Size (sqft)	10,800	Lot Size (sqft)	3,900	Lot Size (sqft)	9,775
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	4
Baths	3.00	Baths	2.00	Baths	4.00
Garages	-	Garages	2	Garages	4
Acres	0.2479	Acres	0.0895	Acres	0.2244



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



23731 Colima Bay

Dana Point, CA 92629

ACTIVE 3/14/26



32702 Seven Seas

Dana Point, CA 92629

ACTIVE 3/7/26



17 Pacific Ridge Place

Dana Point, CA 92629

ACTIVE 4/8/26

Details

MLS #	OC26065639	MLS #	LG26049370	MLS #	OC26077101
List Price	\$2,995,000	List Price	\$6,895,000	List Price	\$14,850,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,942	\$/Sqft	\$1,820	\$/Sqft	\$2,368
DOM	26	DOM	46	DOM	1
Year Built	2012	Year Built	1962	Year Built	2017
Sqft	1,542.0	Sqft	3,789.0	Sqft	6,272.0
Lot Size (sqft)	4,050	Lot Size (sqft)	14,797	Lot Size (sqft)	14,680
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	6	Beds	4
Baths	2.00	Baths	6.00	Baths	6.00
Garages	2	Garages	3	Garages	4
Acres	0.093	Acres	0.3397	Acres	0.337



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



23502 Seaward Isle

Dana Point, CA 92629

ACTIVE 4/7/26



87 Palm Beach Court

Dana Point, CA 92629

ACTIVE 3/20/26



32551 Azores Road

Dana Point, CA 92629

ACTIVE 3/13/26

Details

MLS #	OC26071269	MLS #	NP26066474	MLS #	OC26055920
List Price	\$12,500,000	List Price	\$3,195,000	List Price	\$11,500,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$2,703	\$/Sqft	\$1,947	\$/Sqft	\$3,229
DOM	14	DOM	3	DOM	28
Year Built	2025	Year Built	1987	Year Built	1966
Sqft	4,624.0	Sqft	1,641.0	Sqft	3,562.0
Lot Size (sqft)	5,270	Lot Size (sqft)	3,900	Lot Size (sqft)	12,546
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	4	Beds	3	Beds	4
Baths	6.00	Baths	2.00	Baths	5.00
Garages	3	Garages	2	Garages	2
Acres	0.121	Acres	0.0895	Acres	0.288



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



23182 Mindanao

Dana Point, CA 92629

ACTIVE 4/20/26



92 Monarch Bay

Dana Point, CA 92629

ACTIVE 1/31/26



43 Beach View

Dana Point, CA 92629

ACTIVE 3/13/26

Details

MLS #	OC26088492	MLS #	OC25282475	MLS #	LG26054996
List Price	\$3,798,000	List Price	\$13,495,000	List Price	\$19,900,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,519	\$/Sqft	\$4,019	\$/Sqft	\$3,203
DOM	1	DOM	62	DOM	18
Year Built	1976	Year Built	2022	Year Built	2012
Sqft	2,500.0	Sqft	3,358.0	Sqft	6,213.0
Lot Size (sqft)	8,000	Lot Size (sqft)	11,911	Lot Size (sqft)	9,801
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	4	Beds	5	Beds	6
Baths	4.00	Baths	6.00	Baths	7.00
Garages	3	Garages	3	Garages	4
Acres	0.1837	Acres	0.2734	Acres	0.225



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



183 Monarch Bay

Dana Point, CA 92629

ACTIVE 2/6/26



78 Ritz Cove

Dana Point, CA 92629

ACTIVE 4/6/26



24242 Porto Verde

Dana Point, CA 92629

ACTIVE 4/23/26

Details

MLS #	OC26027549
List Price	\$12,500,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$2,604
DOM	39
Year Built	1965
Sqft	4,800.0
Lot Size (sqft)	15,290
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	4.00
Garages	3
Acres	0.351

MLS #	NP26070981
List Price	\$12,500,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,603
DOM	4
Year Built	2018
Sqft	7,800.0
Lot Size (sqft)	9,000
Area	MB - Monarch Beach
Taxes	-
Beds	4
Baths	6.00
Garages	5
Acres	0.2066

MLS #	OC26087967
List Price	\$2,600,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,600
DOM	1
Year Built	1977
Sqft	1,625.0
Lot Size (sqft)	6,454
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	0.1482



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



32432 Via Antibes

Dana Point, CA 92629

ACTIVE 4/20/26

Details

MLS #	NP26071251
List Price	\$4,995,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,784
DOM	2
Year Built	1983
Sqft	2,800.0
Lot Size (sqft)	8,400
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.1928



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226



Analysis



Leilani Serrao-Baker

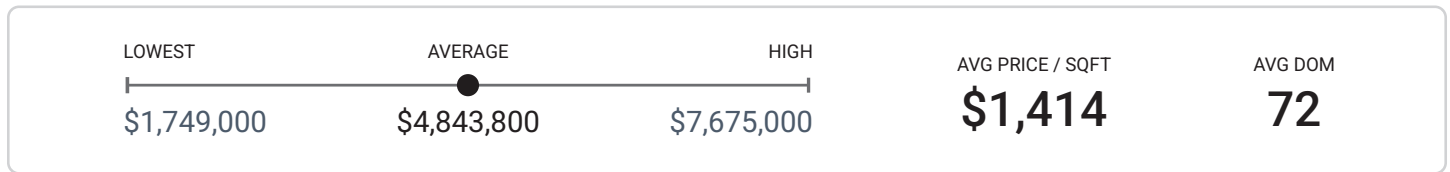
Civitas Realty

Comparable Property Statistics

S 26 Sold Listings



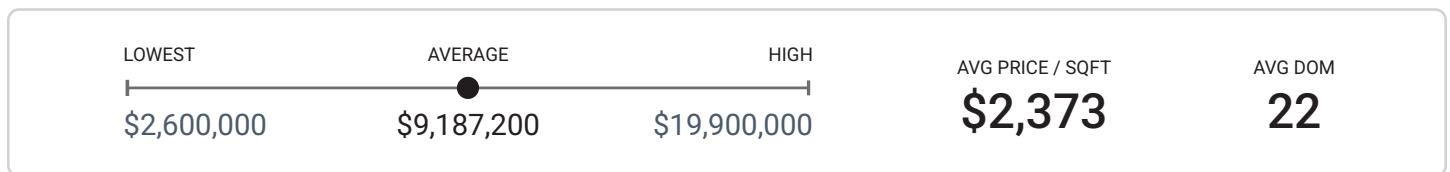
P 5 Pending Listings



B 3 Backup Offer Listings



A 15 Active Listings



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Sold Property Analysis

Averages

94.73%

Homes sold for an average of 94.73% of their list price.

65 Days on market

It took an average of 65 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
1 Saint Francis	\$3,499,500	\$3,400,000	97.16%	63	\$1,453
30 SAINT MICHAEL	\$1,699,000	\$1,695,030	99.77%	1	\$821
7 Guadalmina	\$4,575,000	\$4,450,000	97.27%	53	\$1,214
15 Santa Lucia	\$3,248,000	\$3,248,000	100.00%	4	\$1,614
5 Costa Del Sol	\$2,760,000	\$2,755,475	99.84%	4	\$1,082
7 Pacific Wave	\$15,495,000	\$14,850,000	95.84%	14	\$1,943
32711 Caribbean Drive	\$12,995,000	\$12,400,000	95.42%	30	\$2,390
32491 Seven Seas Drive	\$5,699,000	\$5,350,000	93.88%	112	\$1,765
17 Monarch Bay	\$13,500,000	\$11,085,000	82.11%	22	\$3,167
5 Santa Lucia	\$3,149,000	\$3,149,000	100.00%	53	\$1,607
24 Monarch Bay Drive	\$10,495,000	\$9,820,000	93.57%	80	\$3,010
35 Shoreline Drive	\$17,475,000	\$14,250,000	81.55%	254	\$1,583
5 Pacific Ridge Place	\$17,900,000	\$16,250,000	90.78%	314	\$2,321
32201 Sea Island Drive	\$5,500,000	\$4,975,000	90.45%	79	\$1,752
Averages	\$7,631,130	\$6,938,077	94.73%	65	\$1,760



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Averages

94.73%

Homes sold for an average of 94.73% of their list price.

65

Days on market

It took an average of 65 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
33341 Gelidum Circle	\$3,499,999	\$3,775,000	107.86%	14	\$1,740
241 Monarch Bay Dr	\$10,500,000	\$10,500,000	100.00%	-	\$2,618
32072 Sea Island Drive	\$4,995,000	\$4,150,000	83.08%	112	\$1,515
26 Imperatrice	\$1,879,888	\$1,890,000	100.54%	14	\$945
16 Saint John	\$1,795,000	\$1,750,000	97.49%	3	\$842
24 Imperatrice	\$1,850,000	\$1,851,000	100.05%	34	\$1,035
32631 Adriatic Drive	\$4,400,000	\$4,221,500	95.94%	-	\$1,683
32631 Azores	\$5,500,000	\$5,600,000	101.82%	3	\$1,473
117 Monarch Bay	\$15,000,000	\$13,925,000	92.83%	-	\$3,979
18 Ritz Cove	\$22,550,000	\$17,000,000	75.39%	173	\$2,213
22 Via Monarca	\$4,250,000	\$4,350,000	102.35%	3	\$1,030
27 Vista Sole	\$4,200,000	\$3,700,000	88.10%	45	\$962
Averages	\$7,631,130	\$6,938,077	94.73%	65	\$1,760



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Time To Sell

65 Days on Market | 96.63% of list price

Sold homes were on the market for an average of 65 days before they accepted an offer. These homes sold for an average of 96.63% of list price.



○ Original list price ● Most recent price or sold price

ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1 1 Saint Francis	● Closed	\$3,499,500	\$3,400,000	63	97.16%
2 30 SAINT MICHAEL	● Closed	\$1,699,000	\$1,695,030	1	99.77%
3 7 Guadalmina	● Closed	\$4,575,000	\$4,450,000	53	97.27%
4 15 Santa Lucia	● Closed	\$3,248,000	\$3,248,000	4	100.00%
5 5 Costa Del Sol	● Closed	\$2,760,000	\$2,755,475	4	99.84%
6 7 Pacific Wave	● Closed	\$15,495,000	\$14,850,000	14	95.84%
7 32711 Caribbean Drive	● Closed	\$12,995,000	\$12,400,000	30	95.42%
8 32491 Seven Seas Drive	● Closed	\$5,699,000	\$5,350,000	112	93.88%
9 17 Monarch Bay	● Closed	\$12,500,000	\$11,085,000	22	88.68%
10 5 Santa Lucia	● Closed	\$3,149,000	\$3,149,000	53	100.00%
11 24 Monarch Bay Drive	● Closed	\$10,495,000	\$9,820,000	80	93.57%
Averages		\$7,511,234	\$6,938,077	49	96.63%



Leilani Serrao-Baker

Civitas Realty
 Cell: 949-444-9175
 leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

12	35 Shoreline Drive	● Closed	\$14,999,000	\$14,250,000	254	95.01%
13	5 Pacific Ridge Place	● Closed	\$17,250,000	\$16,250,000	314	94.20%
14	32201 Sea Island Drive	● Closed	\$4,975,000	\$4,975,000	79	100.00%
15	33341 Gelidum Circle	● Closed	\$3,499,999	\$3,775,000	14	107.86%
16	241 Monarch Bay Dr	● Closed	\$10,500,000	\$10,500,000	0	100.00%
17	32072 Sea Island Drive	● Closed	\$4,595,000	\$4,150,000	112	90.32%
18	26 Imperatrice	● Closed	\$1,899,988	\$1,890,000	14	99.47%
19	16 Saint John	● Closed	\$1,795,000	\$1,750,000	3	97.49%
20	24 Imperatrice	● Closed	\$1,850,000	\$1,851,000	34	100.05%
21	32631 Adriatic Drive	● Closed	\$4,400,000	\$4,221,500	0	95.94%
22	32631 Azores	● Closed	\$5,500,000	\$5,600,000	3	101.82%
23	117 Monarch Bay	● Closed	\$15,000,000	\$13,925,000	0	92.83%
24	18 Ritz Cove	● Closed	\$21,000,000	\$17,000,000	173	80.95%
25	22 Via Monarca	● Closed	\$4,250,000	\$4,350,000	3	102.35%
26	27 Vista Sole	● Closed	\$3,995,000	\$3,700,000	45	92.62%
27	22905 Via Orvieto	● Pending	\$5,995,000	-	23	-
28	24232 Porto Nuovo	● Pending	\$2,350,000	-	50	-
29	70 Saint Michael	● Pending	\$1,749,000	-	4	-
30	32532 Sea Island Drive	● Pending	\$6,450,000	-	94	-
31	32661 Caribbean Drive	● Pending	\$7,675,000	-	190	-
32	32432 Seven Seas Drive	● Active Under Contract	\$3,950,000	-	63	-
33	23711 Brisbane	● Active Under Contract	\$5,950,000	-	2	-
34	32687 Caspian Sea Drive	● Active Under Contract	\$4,500,000	-	5	-
35	75 Palm Beach Court	● Active	\$3,090,000	-	43	-
36	20 Monarch Bay	● Active	\$12,995,000	-	35	-
37	23731 Colima Bay	● Active	\$2,995,000	-	26	-
38	32702 Seven Seas	● Active	\$6,895,000	-	46	-
39	17 Pacific Ridge Place	● Active	\$14,850,000	-	1	-
40	23502 Seaward Isle	● Active	\$12,500,000	-	14	-
41	87 Palm Beach Court	● Active	\$3,195,000	-	3	-
42	32551 Azores Road	● Active	\$11,500,000	-	28	-
43	23182 Mindanao	● Active	\$3,798,000	-	1	-
44	92 Monarch Bay	● Active	\$13,495,000	-	62	-
45	43 Beach View	● Active	\$19,900,000	-	18	-
Averages			\$7,511,234	\$6,938,077	49	96.63%



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

46	183 Monarch Bay	● Active	\$12,500,000	-	39	-
47	78 Ritz Cove	● Active	\$12,500,000	-	4	-
48	24242 Porto Verde	● Active	\$2,600,000	-	1	-
49	32432 Via Antibes	● Active	\$4,995,000	-	2	-
Averages			\$7,511,234	\$6,938,077	49	96.63%



Leilani Serrao-Baker

Civitas Realty

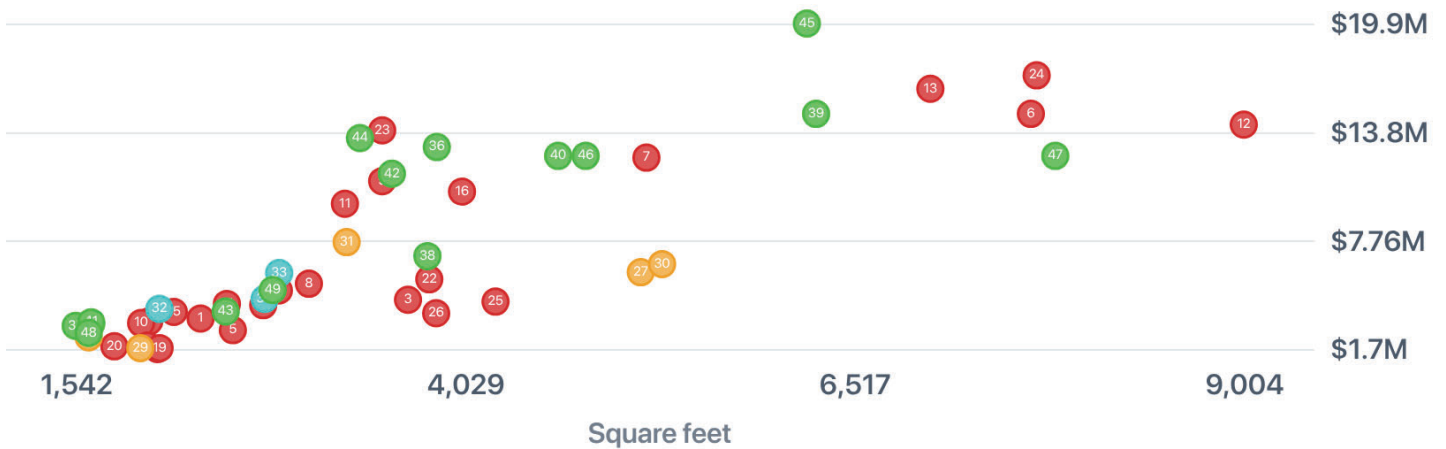
Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Average Price Per Sq Ft

\$1,760 Sqft.

Comparable homes sold for an average of \$1,760 / 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 1 Saint Francis	● Closed	\$3,400,000	2,340	\$1,453
2 30 SAINT MICHAEL	● Closed	\$1,695,030	2,064	\$821
3 7 Guadalmina	● Closed	\$4,450,000	3,665	\$1,214
4 15 Santa Lucia	● Closed	\$3,248,000	2,012	\$1,614
5 5 Costa Del Sol	● Closed	\$2,755,475	2,546	\$1,082
6 7 Pacific Wave	● Closed	\$14,850,000	7,644	\$1,943
7 32711 Caribbean Drive	● Closed	\$12,400,000	5,188	\$2,390
8 32491 Seven Seas Drive	● Closed	\$5,350,000	3,032	\$1,765
9 17 Monarch Bay	● Closed	\$11,085,000	3,500	\$3,167
10 5 Santa Lucia	● Closed	\$3,149,000	1,960	\$1,607
11 24 Monarch Bay Drive	● Closed	\$9,820,000	3,262	\$3,010
Averages		\$6,938,077	3,620	\$1,920



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

12	35 Shoreline Drive	● Closed	\$14,250,000	9,004	\$1,583
13	5 Pacific Ridge Place	● Closed	\$16,250,000	7,002	\$2,321
14	32201 Sea Island Drive	● Closed	\$4,975,000	2,840	\$1,752
15	33341 Gelidum Circle	● Closed	\$3,775,000	2,169	\$1,740
16	241 Monarch Bay Dr	● Closed	\$10,500,000	4,010	\$2,618
17	32072 Sea Island Drive	● Closed	\$4,150,000	2,740	\$1,515
18	26 Imperatrice	● Closed	\$1,890,000	2,000	\$945
19	16 Saint John	● Closed	\$1,750,000	2,078	\$842
20	24 Imperatrice	● Closed	\$1,851,000	1,789	\$1,035
21	32631 Adriatic Drive	● Closed	\$4,221,500	2,508	\$1,683
22	32631 Azores	● Closed	\$5,600,000	3,801	\$1,473
23	117 Monarch Bay	● Closed	\$13,925,000	3,500	\$3,979
24	18 Ritz Cove	● Closed	\$17,000,000	7,681	\$2,213
25	22 Via Monarca	● Closed	\$4,350,000	4,224	\$1,030
26	27 Vista Sole	● Closed	\$3,700,000	3,845	\$962
27	22905 Via Orvieto	● Pending	-	5,152	\$1,164
28	24232 Porto Nuovo	● Pending	-	1,625	\$1,446
29	70 Saint Michael	● Pending	-	1,955	\$895
30	32532 Sea Island Drive	● Pending	-	5,288	\$1,220
31	32661 Caribbean Drive	● Pending	-	3,273	\$2,345
32	32432 Seven Seas Drive	● Active Under Contract	-	2,077	\$1,902
33	23711 Brisbane	● Active Under Contract	-	2,842	\$2,094
34	32687 Caspian Sea Drive	● Active Under Contract	-	2,749	\$1,637
35	75 Palm Beach Court	● Active	-	1,641	\$1,883
36	20 Monarch Bay	● Active	-	3,849	\$3,376
37	23731 Colima Bay	● Active	-	1,542	\$1,942
38	32702 Seven Seas	● Active	-	3,789	\$1,820
39	17 Pacific Ridge Place	● Active	-	6,272	\$2,368
40	23502 Seaward Isle	● Active	-	4,624	\$2,703
41	87 Palm Beach Court	● Active	-	1,641	\$1,947
42	32551 Azores Road	● Active	-	3,562	\$3,229
43	23182 Mindanao	● Active	-	2,500	\$1,519
44	92 Monarch Bay	● Active	-	3,358	\$4,019
45	43 Beach View	● Active	-	6,213	\$3,203
Averages			\$6,938,077	3,620	\$1,920



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

46	183 Monarch Bay	● Active	-	4,800	\$2,604	
47	78 Ritz Cove	● Active	-	7,800	\$1,603	
48	24242 Porto Verde	● Active	-	1,625	\$1,600	
49	32432 Via Antibes	● Active	-	2,800	\$1,784	
Averages				\$6,938,077	3,620	\$1,920



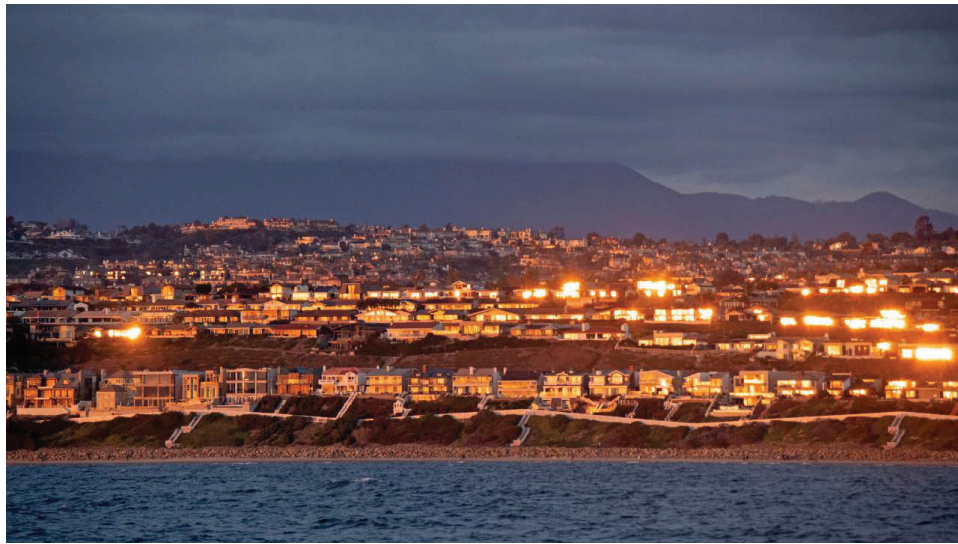
Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparative Market Analysis



Monarch Beach

Monarch Beach Attached Homes

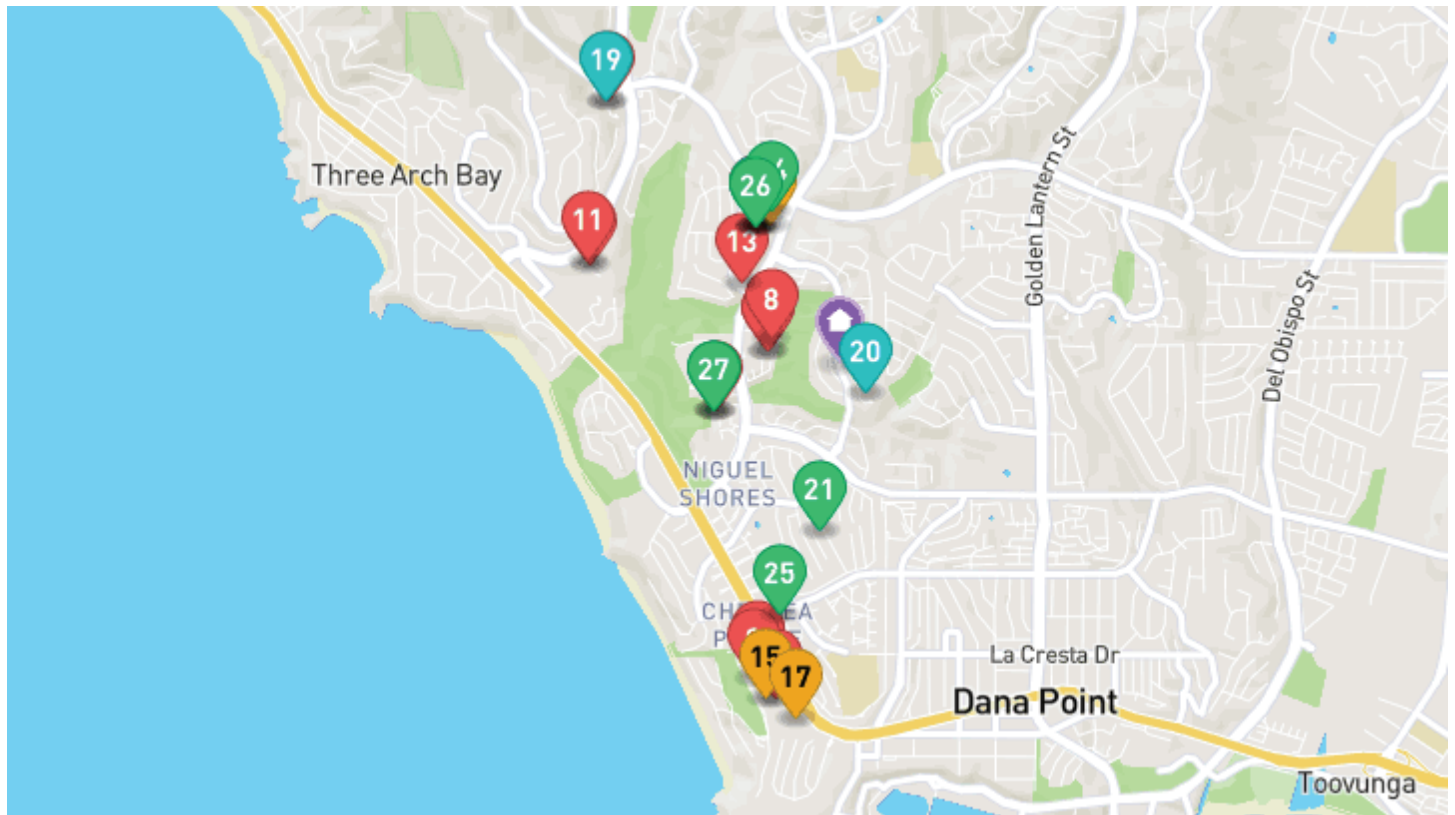
APRIL 24, 2026



Leilani Serrao-Baker

Civitas Realty

Map of Comparable Listings



STATUS: ● = CLOSED ● = PENDING ● = ACTIVE UNDER CONTRACT ● = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Monarch Beach	-	-	-	-
2	OC25251891	●	23277 Atlantis Way	3	3.00	2,045.0	\$2,699,000
3	OC26041186	●	34104 Selva Rd #358	2	2.00	1,010.0	\$1,120,000
4	OC25279181	●	37 Centre Court	2	2.00	1,357.0	\$1,449,000
5	OC26047820	●	52 Corniche Dr. G	1	1.00	770.0	\$609,900
6	OC26050242	●	34122 Selva Road 275	2	2.00	1,022.0	\$1,085,000
7	LG26017284	●	40 Tennis Villas	2	2.00	1,357.0	\$1,580,000
8	LG26075509	●	19 Tennis Villas Drive 63	2	2.00	1,018.0	\$1,450,000
9	SR26045890	●	34112 Selva Road 336	3	2.00	1,235.0	\$1,595,000
10	LG26039135	●	75 Monarch Beach Resort S	4	4.00	3,996.0	\$5,695,000
11	OC26008289	●	23274 Atlantis	3	3.00	1,858.0	\$2,025,000
12	SW25248413	●	23414 Highcrest Rd	3	3.00	1,478.0	\$1,155,000
13	OC26073018	●	28 Corniche Dr. J	2	2.00	1,200.0	\$880,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

14	IV26008143	S	70 Corniche H	2	2.00	1,130.0	\$835,000
15	OC26057099	P	34128 Selva 267	3	2.00	1,235.0	\$1,299,000
16	IG26042348	P	18 Corniche Dr. B	1	1.00	735.0	\$625,000
17	OC26052103	P	34146 Selva Road 198	1	1.00	701.0	\$749,000
18	OC26070216	B	52 Corniche Drive A	1	1.00	755.0	\$599,000
19	OC25155634	B	32332 Calle Linda	2	3.00	1,478.0	\$1,124,999
20	GD25266390	B	36 Saint Kitts	2	3.00	1,631.0	\$1,430,000
21	NDP2603803	A	33631 Halyard Drive	3	4.00	2,577.0	\$4,350,000
22	LG26068664	A	87 Monarch Beach Resort S	3	4.00	3,797.0	\$5,300,000
23	OC26077468	A	48 Corniche Dr. E	1	1.00	755.0	\$669,900
24	OC26076806	A	14 CORNICHE A	2	2.00	1,130.0	\$829,000
25	PW26034228	A	33881 Cape Cove	2	2.00	1,350.0	\$1,975,000
26	OC26054618	A	24 Corniche Drive G	1	1.00	735.0	\$699,900
27	LG26079920	A	72 Monarch Beach Resort S	4	5.00	3,446.0	\$5,650,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilani bakerhomes.com | civitasrealtyca.com | DRE # 01908226

Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
23277 Atlantis Way	2/25/26	3	3.00	2,045.0	\$2,699,000	\$1,320
34104 Selva Rd #358	3/16/26	2	2.00	1,010.0	\$1,120,000	\$1,109
37 Centre Court	2/20/26	2	2.00	1,357.0	\$1,449,000	\$1,068
52 Corniche Dr. G	4/13/26	1	1.00	770.0	\$609,900	\$792
34122 Selva Road 275	4/16/26	2	2.00	1,022.0	\$1,085,000	\$1,062
40 Tennis Villas	3/20/26	2	2.00	1,357.0	\$1,580,000	\$1,164
19 Tennis Villas Drive 63	4/10/26	2	2.00	1,018.0	\$1,450,000	\$1,424
34112 Selva Road 336	4/8/26	3	2.00	1,235.0	\$1,595,000	\$1,291
75 Monarch Beach Resort S	4/15/26	4	4.00	3,996.0	\$5,695,000	\$1,425
23274 Atlantis	4/22/26	3	3.00	1,858.0	\$2,025,000	\$1,090
23414 Highcrest Rd	2/10/26	3	3.00	1,478.0	\$1,155,000	\$781
28 Corniche Dr. J	4/23/26	2	2.00	1,200.0	\$880,000	\$733
70 Corniche H	2/24/26	2	2.00	1,130.0	\$835,000	\$739
Averages				1,498	\$1,705,992	\$1,077

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34128 Selva 267	-	3	2.00	1,235.0	\$1,299,000	\$1,052
18 Corniche Dr. B	-	1	1.00	735.0	\$625,000	\$850
34146 Selva Road 198	-	1	1.00	701.0	\$749,000	\$1,068
Averages				890	\$891,000	\$990

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
52 Corniche Drive A	-	1	1.00	755.0	\$599,000	\$793
32332 Calle Linda	-	2	3.00	1,478.0	\$1,124,999	\$761
36 Saint Kitts	-	2	3.00	1,631.0	\$1,430,000	\$877
Averages				1,288	\$1,051,333	\$810

A ACTIVE LISTINGS



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilaniabakerhomes.com | civitasrealtyca.com | DRE # 01908226

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33631 Halyard Drive	-	3	4.00	2,577.0	\$4,350,000	\$1,688
87 Monarch Beach Resort S	-	3	4.00	3,797.0	\$5,300,000	\$1,396
48 Corniche Dr. E	-	1	1.00	755.0	\$669,900	\$887
14 CORNICHE A	-	2	2.00	1,130.0	\$829,000	\$734
33881 Cape Cove	-	2	2.00	1,350.0	\$1,975,000	\$1,463
24 Corniche Drive G	-	1	1.00	735.0	\$699,900	\$952
72 Monarch Beach Resort S	-	4	5.00	3,446.0	\$5,650,000	\$1,640
Averages				1,970	\$2,781,971	\$1,251



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226



Listings



Leilani Serrao-Baker

Civitas Realty

Comparable Properties



23277 Atlantis Way

Dana Point, CA 92629

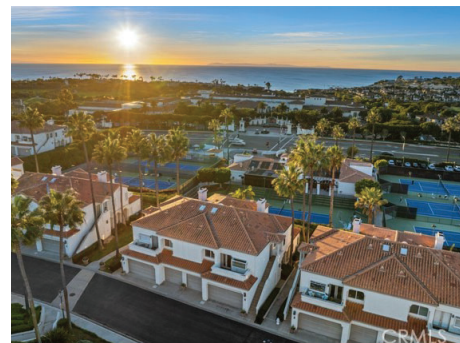
CLOSED 2/25/26



34104 Selva Rd #358

Dana Point, CA 92629

CLOSED 3/16/26



37 Centre Court

Dana Point, CA 92629

CLOSED 2/20/26

Details

MLS #	OC25251891
List Price	\$2,695,000
Sold Price	\$2,699,000
Adjusted Price	-
Sold Date	2/25/26
\$/Sqft	\$1,320
DOM	60
Year Built	1973
Sqft	2,045.0
Lot Size (sqft)	3,500
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0803

MLS #	OC26041186
List Price	\$1,085,000
Sold Price	\$1,120,000
Adjusted Price	-
Sold Date	3/16/26
\$/Sqft	\$1,109
DOM	5
Year Built	1982
Sqft	1,010.0
Lot Size (sqft)	-
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	-

MLS #	OC25279181
List Price	\$1,449,000
Sold Price	\$1,449,000
Adjusted Price	-
Sold Date	2/20/26
\$/Sqft	\$1,068
DOM	21
Year Built	1989
Sqft	1,357.0
Lot Size (sqft)	99,947
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	2.2945



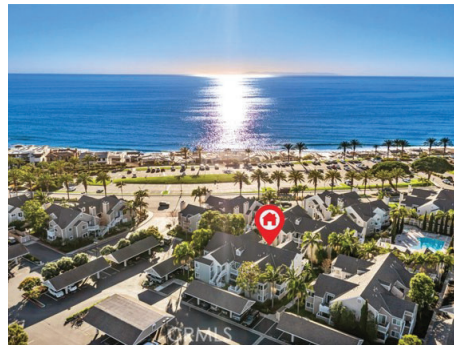
Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



52 Corniche Dr. G

Dana Point, CA 92629

CLOSED 4/13/26

34122 Selva Road 275

Dana Point, CA 92629

CLOSED 4/16/26

40 Tennis Villas

Dana Point, CA 92629

CLOSED 3/20/26

Details

MLS #	OC26047820
List Price	\$609,900
Sold Price	\$609,900
Adjusted Price	-
Sold Date	4/13/26
\$/Sqft	\$792
DOM	39
Year Built	1989
Sqft	770.0
Lot Size (sqft)	-
Area	MB - Monarch Beach
Taxes	-
Beds	1
Baths	1.00
Garages	-
Acres	-

MLS #	OC26050242
List Price	\$1,099,999
Sold Price	\$1,085,000
Adjusted Price	-
Sold Date	4/16/26
\$/Sqft	\$1,062
DOM	10
Year Built	1982
Sqft	1,022.0
Lot Size (sqft)	211,471
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	4.8547

MLS #	LG26017284
List Price	\$1,650,000
Sold Price	\$1,580,000
Adjusted Price	-
Sold Date	3/20/26
\$/Sqft	\$1,164
DOM	48
Year Built	1989
Sqft	1,357.0
Lot Size (sqft)	99,947
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	2.2945



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



19 Tennis Villas Drive 63

Dana Point, CA 92629

CLOSED 4/10/26



34112 Selva Road 336

Dana Point, CA 92629

CLOSED 4/8/26



75 Monarch Beach Resort S

Dana Point, CA 92629

CLOSED 4/15/26

Details

MLS #	LG26075509	MLS #	SR26045890	MLS #	LG26039135
List Price	\$1,450,000	List Price	\$1,398,000	List Price	\$5,695,000
Sold Price	\$1,450,000	Sold Price	\$1,595,000	Sold Price	\$5,695,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	4/10/26	Sold Date	4/8/26	Sold Date	4/15/26
\$/Sqft	\$1,424	\$/Sqft	\$1,291	\$/Sqft	\$1,425
DOM	-	DOM	12	DOM	12
Year Built	1988	Year Built	1982	Year Built	2015
Sqft	1,018.0	Sqft	1,235.0	Sqft	3,996.0
Lot Size (sqft)	2,250	Lot Size (sqft)	55,438	Lot Size (sqft)	110,656
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	3	Beds	4
Baths	2.00	Baths	2.00	Baths	4.00
Garages	1	Garages	-	Garages	2
Acres	0.0517	Acres	1.2727	Acres	2.5403



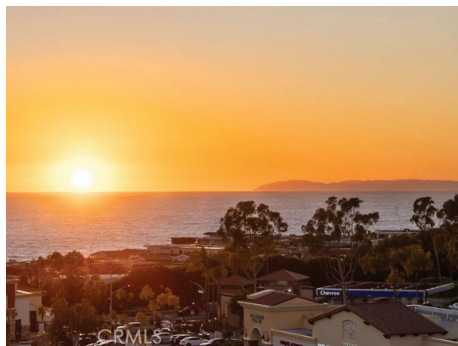
Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

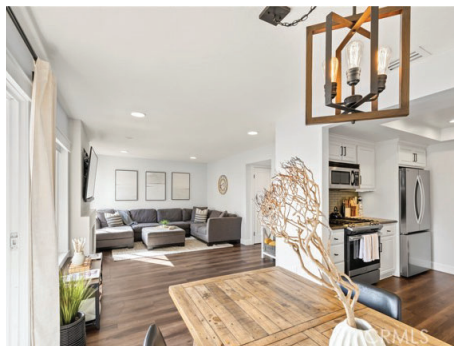
Comparable Properties



23274 Atlantis

Dana Point, CA 92629

CLOSED 4/22/26



23414 Highcrest Rd

Dana Point, CA 92629

CLOSED 2/10/26



28 Corniche Dr. J

Dana Point, CA 92673

CLOSED 4/23/26

Details

MLS #	OC26008289
List Price	\$2,100,000
Sold Price	\$2,025,000
Adjusted Price	-
Sold Date	4/22/26
\$/Sqft	\$1,090
DOM	76
Year Built	1973
Sqft	1,858.0
Lot Size (sqft)	216,474
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	1
Acres	4.9696

MLS #	SW25248413
List Price	\$1,159,000
Sold Price	\$1,155,000
Adjusted Price	-
Sold Date	2/10/26
\$/Sqft	\$781
DOM	61
Year Built	1980
Sqft	1,478.0
Lot Size (sqft)	1,478
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	0.0339

MLS #	OC26073018
List Price	\$875,000
Sold Price	\$880,000
Adjusted Price	-
Sold Date	4/23/26
\$/Sqft	\$733
DOM	1
Year Built	1989
Sqft	1,200.0
Lot Size (sqft)	-
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	-



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



70 Corniche H

Dana Point, CA 92629

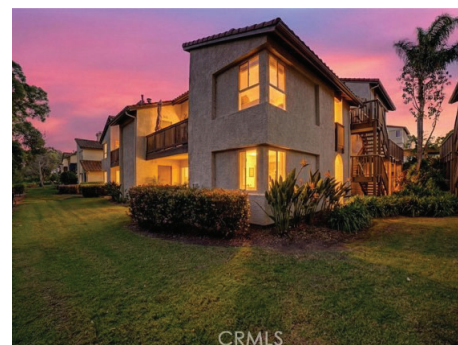
CLOSED 2/24/26



34128 Selva 267

Dana Point, CA 92629

PENDING 3/30/26



18 Corniche Dr. B

Dana Point, CA 92629

PENDING 4/10/26

Details

MLS #	IV26008143	MLS #	OC26057099	MLS #	IG26042348
List Price	\$859,000	List Price	\$1,299,000	List Price	\$625,000
Sold Price	\$835,000	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	2/24/26	Sold Date	-	Sold Date	-
\$/Sqft	\$739	\$/Sqft	\$1,052	\$/Sqft	\$850
DOM	10	DOM	13	DOM	43
Year Built	1989	Year Built	1982	Year Built	1989
Sqft	1,130.0	Sqft	1,235.0	Sqft	735.0
Lot Size (sqft)	-	Lot Size (sqft)	36,731	Lot Size (sqft)	952,561
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	3	Beds	1
Baths	2.00	Baths	2.00	Baths	1.00
Garages	-	Garages	-	Garages	-
Acres	-	Acres	0.8432	Acres	21.8678



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



34146 Selva Road 198

Dana Point, CA 92629

PENDING 3/26/26



52 Corniche Drive A

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/9/26



32332 Calle Linda

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/2/26

Details

MLS #	OC26052103	MLS #	OC26070216	MLS #	OC25155634
List Price	\$749,000	List Price	\$599,000	List Price	\$1,124,999
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,068	\$/Sqft	\$793	\$/Sqft	\$761
DOM	10	DOM	4	DOM	173
Year Built	1981	Year Built	1989	Year Built	1980
Sqft	701.0	Sqft	755.0	Sqft	1,478.0
Lot Size (sqft)	-	Lot Size (sqft)	952,561	Lot Size (sqft)	266,377
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	1	Beds	1	Beds	2
Baths	1.00	Baths	1.00	Baths	3.00
Garages	-	Garages	-	Garages	2
Acres	-	Acres	21.8678	Acres	6.1152



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



36 Saint Kitts

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/21/26



33631 Halyard Drive

Dana Point, CA 92629

ACTIVE 4/21/26



87 Monarch Beach Resort S

Dana Point, CA 92629

ACTIVE 3/30/26

Details

MLS #	GD25266390
List Price	\$1,430,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$877
DOM	113
Year Built	1986
Sqft	1,631.0
Lot Size (sqft)	4,200
Area	MB - Monarch Beach
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	0.0964

MLS #	NDP2603803
List Price	\$4,350,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,688
DOM	1
Year Built	1972
Sqft	2,577.0
Lot Size (sqft)	2,678
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	4.00
Garages	2
Acres	0.0615

MLS #	LG26068664
List Price	\$5,300,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,396
DOM	14
Year Built	2015
Sqft	3,797.0
Lot Size (sqft)	110,656
Area	MB - Monarch Beach
Taxes	-
Beds	3
Baths	4.00
Garages	2
Acres	2.5403



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



48 Corniche Dr. E

Dana Point, CA 92629

ACTIVE 4/13/26

14 CORNICHE A

Dana Point, CA 92629

ACTIVE 4/10/26

33881 Cape Cove

Dana Point, CA 92629

ACTIVE 2/13/26

Details

MLS #	OC26077468	MLS #	OC26076806	MLS #	PW26034228
List Price	\$669,900	List Price	\$829,000	List Price	\$1,975,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$887	\$/Sqft	\$734	\$/Sqft	\$1,481
DOM	1	DOM	1	DOM	58
Year Built	1989	Year Built	1989	Year Built	1981
Sqft	755.0	Sqft	1,130.0	Sqft	1,350.0
Lot Size (sqft)	-	Lot Size (sqft)	952,561	Lot Size (sqft)	6,272
Area	MB - Monarch Beach	Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-	Taxes	-
Beds	1	Beds	2	Beds	2
Baths	1.00	Baths	2.00	Baths	2.00
Garages	-	Garages	-	Garages	2
Acres	-	Acres	21.8678	Acres	0.144



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

Comparable Properties



24 Corniche Drive G

Dana Point, CA 92629

ACTIVE 3/12/26



72 Monarch Beach Resort S

Dana Point, CA 92629

ACTIVE 4/15/26

Details

MLS #	OC26054618	MLS #	LG26079920
List Price	\$699,900	List Price	\$5,650,000
Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-
\$/Sqft	\$952	\$/Sqft	\$1,640
DOM	1	DOM	6
Year Built	1989	Year Built	2015
Sqft	735.0	Sqft	3,446.0
Lot Size (sqft)	-	Lot Size (sqft)	110,656
Area	MB - Monarch Beach	Area	MB - Monarch Beach
Taxes	-	Taxes	-
Beds	1	Beds	4
Baths	1.00	Baths	5.00
Garages	1	Garages	2
Acres	-	Acres	2.5403



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226



Analysis

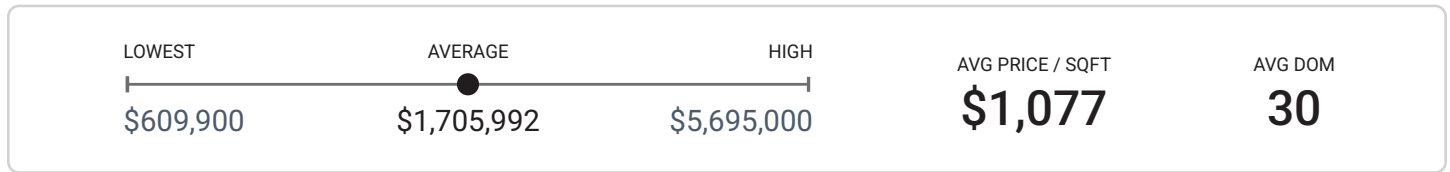


Leilani Serrao-Baker

Civitas Realty

Comparable Property Statistics

S 13 Sold Listings



P 3 Pending Listings



B 3 Backup Offer Listings



A 7 Active Listings



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Sold Property Analysis

Averages

99.36%

Homes sold for an average of 99.36% of their list price.

30

Days on market

It took an average of 30 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
23277 Atlantis Way	\$2,695,000	\$2,699,000	100.15%	60	\$1,320
34104 Selva Rd #358	\$1,085,000	\$1,120,000	103.23%	5	\$1,109
37 Centre Court	\$1,449,000	\$1,449,000	100.00%	21	\$1,068
52 Corniche Dr. G	\$609,900	\$609,900	100.00%	39	\$792
34122 Selva Road 275	\$1,090,000	\$1,085,000	99.54%	10	\$1,062
40 Tennis Villas	\$1,650,000	\$1,580,000	95.76%	48	\$1,164
19 Tennis Villas Drive 63	\$1,450,000	\$1,450,000	100.00%	-	\$1,424
34112 Selva Road 336	\$1,398,000	\$1,595,000	114.09%	12	\$1,291
75 Monarch Beach Resort S	\$5,695,000	\$5,695,000	100.00%	12	\$1,425
23274 Atlantis	\$2,398,000	\$2,025,000	84.45%	76	\$1,090
23414 Highcrest Rd	\$1,195,000	\$1,155,000	96.65%	61	\$781
28 Corniche Dr. J	\$875,000	\$880,000	100.57%	1	\$733
70 Corniche H	\$859,000	\$835,000	97.21%	10	\$739
Averages	\$1,726,838	\$1,705,992	99.36%	30	\$1,077



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

Time To Sell

30 Days on Market | **100.44%** of list price

Sold homes were on the market for an average of 30 days before they accepted an offer. These homes sold for an average of 100.44% of list price.



Original list price Most recent price or sold price

ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1 23277 Atlantis Way	● Closed	\$2,695,000	\$2,699,000	60	100.15%
2 34104 Selva Rd #358	● Closed	\$1,085,000	\$1,120,000	5	103.23%
3 37 Centre Court	● Closed	\$1,449,000	\$1,449,000	21	100.00%
4 52 Corniche Dr. G	● Closed	\$609,900	\$609,900	39	100.00%
5 34122 Selva Road 275	● Closed	\$1,099,999	\$1,085,000	10	98.64%
6 40 Tennis Villas	● Closed	\$1,650,000	\$1,580,000	48	95.76%
7 19 Tennis Villas Drive 63	● Closed	\$1,450,000	\$1,450,000	0	100.00%
8 34112 Selva Road 336	● Closed	\$1,398,000	\$1,595,000	12	114.09%
9 75 Monarch Beach Resort S	● Closed	\$5,695,000	\$5,695,000	12	100.00%
10 23274 Atlantis	● Closed	\$2,100,000	\$2,025,000	76	96.43%
11 23414 Highcrest Rd	● Closed	\$1,159,000	\$1,155,000	61	99.65%
Averages		\$1,824,065	\$1,705,992	32	100.44%



Leilani Serrao-Baker

Civitas Realty
 Cell: 949-444-9175
 leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

12	28 Corniche Dr. J	● Closed	\$875,000	\$880,000	1	100.57%
13	70 Corniche H	● Closed	\$859,000	\$835,000	10	97.21%
14	34128 Selva 267	● Pending	\$1,299,000	-	13	-
15	18 Corniche Dr. B	● Pending	\$625,000	-	43	-
16	34146 Selva Road 198	● Pending	\$749,000	-	10	-
17	52 Corniche Drive A	● Active Under Contract	\$599,000	-	4	-
18	32332 Calle Linda	● Active Under Contract	\$1,124,999	-	173	-
19	36 Saint Kitts	● Active Under Contract	\$1,430,000	-	113	-
20	33631 Halyard Drive	● Active	\$4,350,000	-	1	-
21	87 Monarch Beach Resort S	● Active	\$5,300,000	-	14	-
22	48 Corniche Dr. E	● Active	\$669,900	-	1	-
23	14 CORNICHE A	● Active	\$829,000	-	1	-
24	33881 Cape Cove	● Active	\$1,975,000	-	58	-
25	24 Corniche Drive G	● Active	\$699,900	-	1	-
26	72 Monarch Beach Resort S	● Active	\$5,650,000	-	6	-
Averages			\$1,824,065	\$1,705,992	32	100.44%



Leilani Serrao-Baker

Civitas Realty

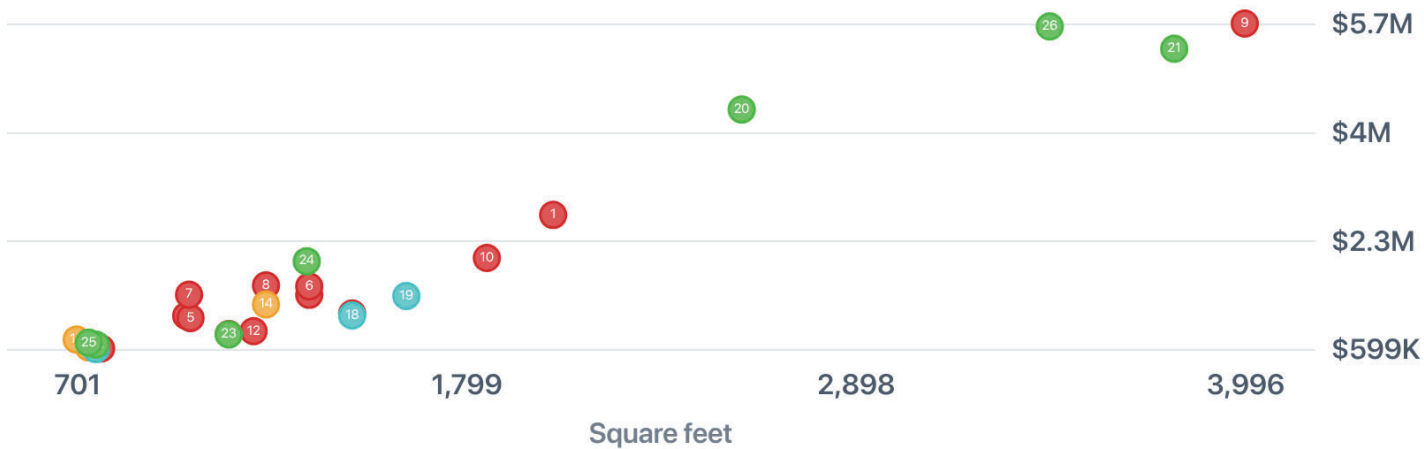
Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226

Average Price Per Sq Ft

\$1,077 Sqft.

Comparable homes sold for an average of \$1,077 / 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 23277 Atlantis Way	● Closed	\$2,699,000	2,045	\$1,320
2 34104 Selva Rd #358	● Closed	\$1,120,000	1,010	\$1,109
3 37 Centre Court	● Closed	\$1,449,000	1,357	\$1,068
4 52 Corniche Dr. G	● Closed	\$609,900	770	\$792
5 34122 Selva Road 275	● Closed	\$1,085,000	1,022	\$1,062
6 40 Tennis Villas	● Closed	\$1,580,000	1,357	\$1,164
7 19 Tennis Villas Drive 63	● Closed	\$1,450,000	1,018	\$1,424
8 34112 Selva Road 336	● Closed	\$1,595,000	1,235	\$1,291
9 75 Monarch Beach Resort S	● Closed	\$5,695,000	3,996	\$1,425
10 23274 Atlantis	● Closed	\$2,025,000	1,858	\$1,090
11 23414 Highcrest Rd	● Closed	\$1,155,000	1,478	\$781
Averages		\$1,705,992	1,531	\$1,083



Leilani Serrao-Baker

Civitas Realty
 Cell: 949-444-9175
 leilani@leilanihomes.com | civitasrealtyca.com | DRE # 01908226

12	28 Corniche Dr. J	● Closed	\$880,000	1,200	\$733
13	70 Corniche H	● Closed	\$835,000	1,130	\$739
14	34128 Selva 267	● Pending	-	1,235	\$1,052
15	18 Corniche Dr. B	● Pending	-	735	\$850
16	34146 Selva Road 198	● Pending	-	701	\$1,068
17	52 Corniche Drive A	● Active Under Contract	-	755	\$793
18	32332 Calle Linda	● Active Under Contract	-	1,478	\$761
19	36 Saint Kitts	● Active Under Contract	-	1,631	\$877
20	33631 Halyard Drive	● Active	-	2,577	\$1,688
21	87 Monarch Beach Resort S	● Active	-	3,797	\$1,396
22	48 Corniche Dr. E	● Active	-	755	\$887
23	14 CORNICHE A	● Active	-	1,130	\$734
24	33881 Cape Cove	● Active	-	1,350	\$1,463
25	24 Corniche Drive G	● Active	-	735	\$952
26	72 Monarch Beach Resort S	● Active	-	3,446	\$1,640
Averages			\$1,705,992	1,531	\$1,083



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

leilani@leilanibakerhomes.com | civitasrealtyca.com | DRE # 01908226