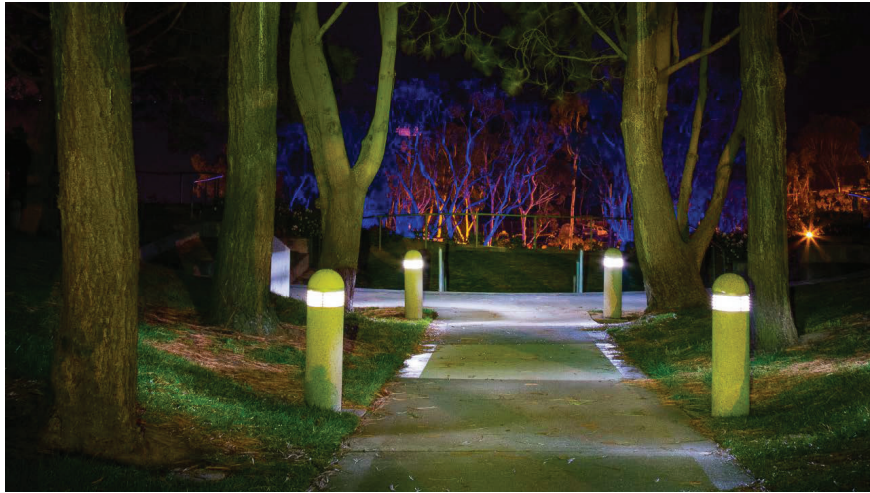


Comparative Market Analysis



Lantern District

Lantern District Single Family Homes

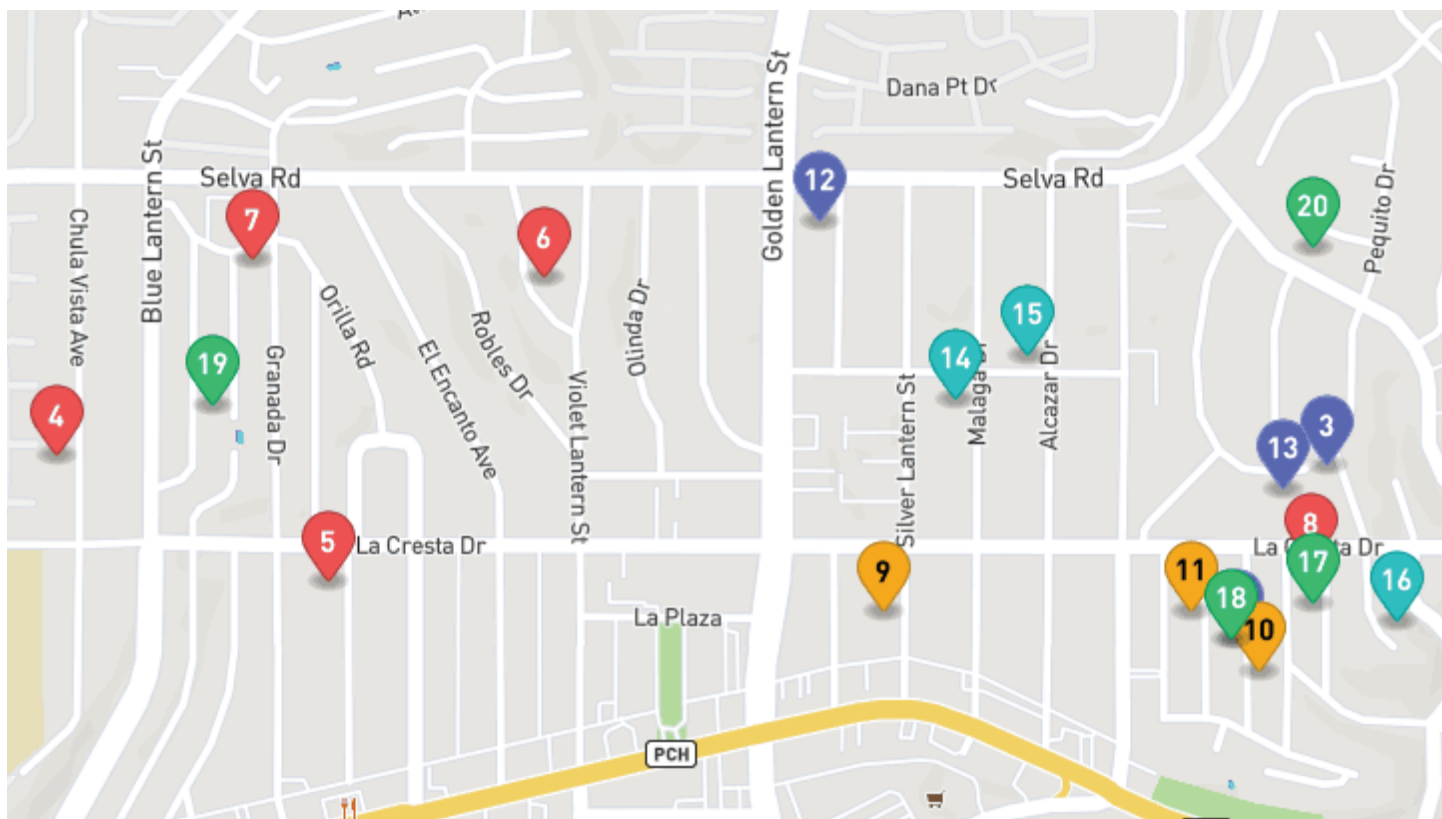
APRIL 21, 2026



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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
2	OC25218407	X	34061 Formosa Drive	4	3.00	2,882.0	\$2,399,999
3	SR25255026	X	25142 Alicia Drive	3	4.00	1,878.0	\$1,900,000
4	OC26011950	S	33931 Chula Vista	3	3.00	2,100.0	\$2,888,000
5	OC26003993	S	34021 La Serena	2	3.00	1,050.0	\$1,400,000
6	OC26014479	S	33812 Castano Dr.	3	4.00	2,420.0	\$2,830,000
7	LG25264879	S	33791 Granada Drive	4	4.00	3,461.0	\$4,523,623
8	OC25264162	S	34011 El Contento	4	2.00	1,862.0	\$1,865,000
9	PW26046761	P	34051 Silver Lantern Street	5	4.00	2,412.0	\$1,950,000
10	OC26066308	P	34092 Formosa	2	2.00	1,050.0	\$1,595,000
11	OC26052297	P	34051 Aurelio Drive	2	1.00	820.0	\$1,249,800
12	IG26057535	C	33773 Colegio Drive	4	2.00	1,900.0	\$1,700,000
13	OC25169853	C	25102 Alicia Drive	5	6.00	6,146.0	\$6,700,000
14	OC26071953	B	33891 Malaga Drive	4	3.00	2,706.0	\$2,595,000



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15	NP26063710	B	33861 Alcazar	5	4.00	2,800.0	\$1,795,000
16	OC25234747	B	34056 Pequito Dr	3	3.00	1,303.0	\$1,749,999
17	NP26009731	A	34041 El Contento Drive	2	2.00	945.0	\$1,579,000
18	OC26069999	A	34061 Formosa Drive	4	3.00	2,882.0	\$2,299,999
19	OC26068256	A	33902 Valencia Place	4	3.00	3,125.0	\$4,299,000
20	PW26081680	A	25122 Via Pacifica	4	3.00	2,890.0	\$2,299,000



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Summary of Comparable Properties

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34061 Formosa Drive	-	4	3.00	2,882.0	\$2,399,999	\$833
25142 Alicia Drive	-	3	4.00	1,878.0	\$1,900,000	\$1,012
Averages				2,380	\$2,149,999	\$922

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
33931 Chula Vista	4/10/26	3	3.00	2,100.0	\$2,888,000	\$1,375
34021 La Serena	2/3/26	2	3.00	1,050.0	\$1,400,000	\$1,333
33812 Castano Dr.	3/26/26	3	4.00	2,420.0	\$2,830,000	\$1,169
33791 Granada Drive	2/13/26	4	4.00	3,461.0	\$4,523,623	\$1,307
34011 El Contento	3/9/26	4	2.00	1,862.0	\$1,865,000	\$1,002
Averages				2,178	\$2,701,324	\$1,237

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34051 Silver Lantern Street	-	5	4.00	2,412.0	\$1,950,000	\$808
34092 Formosa	-	2	2.00	1,050.0	\$1,595,000	\$1,519
34051 Aurelio Drive	-	2	1.00	820.0	\$1,249,800	\$1,524
Averages				1,427	\$1,598,266	\$1,284

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33773 Colegio Drive	-	4	2.00	1,900.0	\$1,700,000	\$895
25102 Alicia Drive	-	5	6.00	6,146.0	\$6,700,000	\$1,090
Averages				4,023	\$4,200,000	\$992

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33891 Malaga Drive	-	4	3.00	2,706.0	\$2,595,000	\$959
33861 Alcazar	-	5	4.00	2,800.0	\$1,795,000	\$641



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34056 Pequito Dr	-	3	3.00	1,303.0	\$1,749,999	\$1,343
Averages				2,269	\$2,046,666	\$981

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34041 El Contento Drive	-	2	2.00	945.0	\$1,579,000	\$1,671
34061 Formosa Drive	-	4	3.00	2,882.0	\$2,299,999	\$798
33902 Valencia Place	-	4	3.00	3,125.0	\$4,299,000	\$1,376
25122 Via Pacifica	-	4	3.00	2,890.0	\$2,299,000	\$796
Averages				2,460	\$2,619,249	\$1,160



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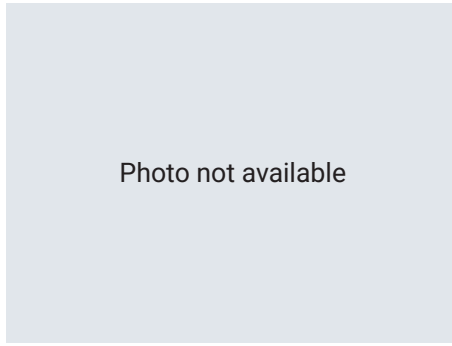
Listings



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Comparable Properties



34061 Formosa Drive

Dana Point, CA 92629

EXPIRED 9/16/25

25142 Alicia Drive

Dana Point, CA 92629

EXPIRED 11/5/25

33931 Chula Vista

Dana Point, CA 92629

CLOSED 4/10/26

Details

MLS #	OC25218407	MLS #	SR25255026	MLS #	OC26011950
List Price	\$2,399,999	List Price	\$1,900,000	List Price	\$2,795,000
Sold Price	-	Sold Price	-	Sold Price	\$2,888,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	4/10/26
\$/Sqft	\$833	\$/Sqft	\$1,012	\$/Sqft	\$1,375
DOM	154	DOM	55	DOM	59
Year Built	1967	Year Built	1972	Year Built	1976
Sqft	2,882.0	Sqft	1,878.0	Sqft	2,100.0
Lot Size (sqft)	3,097	Lot Size (sqft)	3,250	Lot Size (sqft)	6,000
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	4	Beds	3	Beds	3
Baths	3.00	Baths	4.00	Baths	3.00
Garages	2	Garages	2	Garages	2
Acres	0.0711	Acres	0.0746	Acres	0.1377



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Comparable Properties



34021 La Serena

Dana Point, CA 92629

CLOSED 2/3/26



33812 Castano Dr.

Dana Point, CA 92629

CLOSED 3/26/26



33791 Granada Drive

Dana Point, CA 92629

CLOSED 2/13/26

Details

MLS #	OC26003993	MLS #	OC26014479	MLS #	LG25264879
List Price	\$1,400,000	List Price	\$2,998,111	List Price	\$4,695,000
Sold Price	\$1,400,000	Sold Price	\$2,830,000	Sold Price	\$4,523,623
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	2/3/26	Sold Date	3/26/26	Sold Date	2/13/26
\$/Sqft	\$1,333	\$/Sqft	\$1,169	\$/Sqft	\$1,307
DOM	-	DOM	29	DOM	54
Year Built	1952	Year Built	1953	Year Built	1929
Sqft	1,050.0	Sqft	2,420.0	Sqft	3,461.0
Lot Size (sqft)	5,000	Lot Size (sqft)	3,150	Lot Size (sqft)	6,500
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	3	Beds	4
Baths	3.00	Baths	4.00	Baths	4.00
Garages	1	Garages	2	Garages	2
Acres	0.1148	Acres	0.0723	Acres	0.1492



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Comparable Properties



34011 El Contenido

Dana Point, CA 92629

CLOSED 3/9/26



34051 Silver Lantern Street

Dana Point, CA 92629

PENDING 3/19/26



34092 Formosa

Dana Point, CA 92629

PENDING 4/7/26

Details

MLS #	OC25264162
List Price	\$1,999,000
Sold Price	\$1,865,000
Adjusted Price	-
Sold Date	3/9/26
\$/Sqft	\$1,002
DOM	58
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

MLS #	PW26046761
List Price	\$1,950,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$808
DOM	16
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

MLS #	OC26066308
List Price	\$1,595,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,519
DOM	11
Year Built	1961
Sqft	1,050.0
Lot Size (sqft)	2,000
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	0.0459



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Comparable Properties



34051 Aurelio Drive

Dana Point, CA 92629

PENDING 3/22/26



33773 Colegio Drive

Dana Point, CA 92629

CANCELED 3/27/26



25102 Alicia Drive

Dana Point, CA 92629

CANCELED 7/14/25

Details

MLS #	OC26052297	MLS #	IG26057535	MLS #	OC25169853
List Price	\$1,249,800	List Price	\$1,700,000	List Price	\$6,700,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,524	\$/Sqft	\$895	\$/Sqft	\$1,090
DOM	10	DOM	8	DOM	248
Year Built	1965	Year Built	1962	Year Built	1992
Sqft	820.0	Sqft	1,900.0	Sqft	6,146.0
Lot Size (sqft)	2,000	Lot Size (sqft)	3,668	Lot Size (sqft)	6,300
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	4	Beds	5
Baths	1.00	Baths	2.00	Baths	6.00
Garages	1	Garages	2	Garages	3
Acres	0.0459	Acres	0.0842	Acres	0.1446



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Comparable Properties



33891 Malaga Drive

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/13/26



33861 Alcazar

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/8/26



34056 Pequito Dr

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/13/26

Details

MLS #	OC26071953
List Price	\$2,595,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$959
DOM	7
Year Built	1946
Sqft	2,706.0
Lot Size (sqft)	8,000
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	3.00
Garages	3
Acres	0.1837

MLS #	NP26063710
List Price	\$1,795,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$641
DOM	13
Year Built	1970
Sqft	2,800.0
Lot Size (sqft)	4,356
Area	LT - Lantern Village
Taxes	-
Beds	5
Baths	4.00
Garages	3
Acres	0.1

MLS #	OC25234747
List Price	\$1,749,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,343
DOM	186
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



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Comparable Properties



34041 El Contento Drive

Dana Point, CA 92629

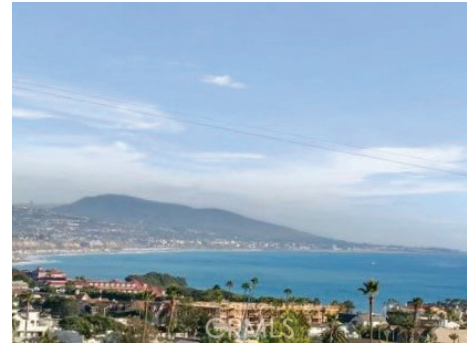
ACTIVE 1/15/26



34061 Formosa Drive

Dana Point, CA 92629

ACTIVE 4/1/26



33902 Valencia Place

Dana Point, CA 92629

ACTIVE 3/28/26

Details

MLS #	NP26009731
List Price	\$1,579,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,671
DOM	95
Year Built	1960
Sqft	945.0
Lot Size (sqft)	2,100
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	1
Acres	0.0482

MLS #	OC26069999
List Price	\$2,299,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$798
DOM	18
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

MLS #	OC26068256
List Price	\$4,299,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,376
DOM	5
Year Built	1957
Sqft	3,125.0
Lot Size (sqft)	6,000
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1377



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Comparable Properties



25122 Via Pacifica

Dana Point, CA 92629

ACTIVE 4/15/26

Details

MLS #	PW26081680
List Price	\$2,299,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$796
DOM	5
Year Built	1978
Sqft	2,890.0
Lot Size (sqft)	7,140
Area	LT - Lantern Village
Taxes	-
Beds	4
Baths	3.00
Garages	3
Acres	0.1639



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Analysis

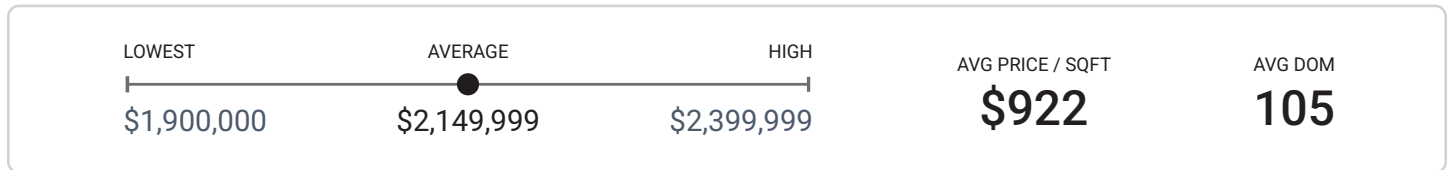


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Comparable Property Statistics

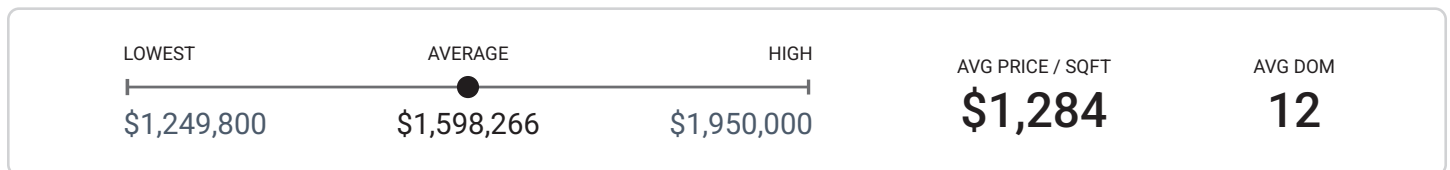
X 2 Expired Listings



S 5 Sold Listings



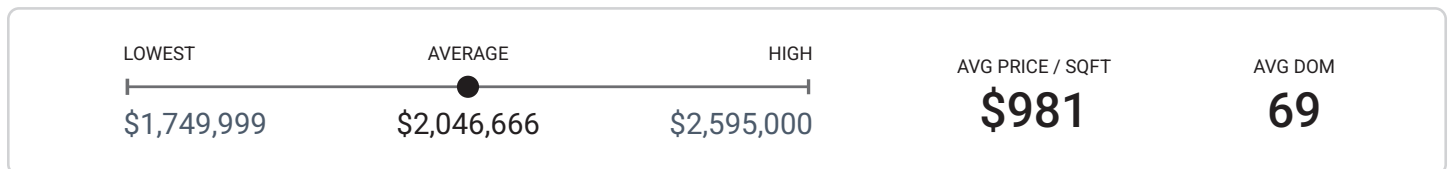
P 3 Pending Listings



C 2 Cancelled Listings



B 3 Backup Offer Listings



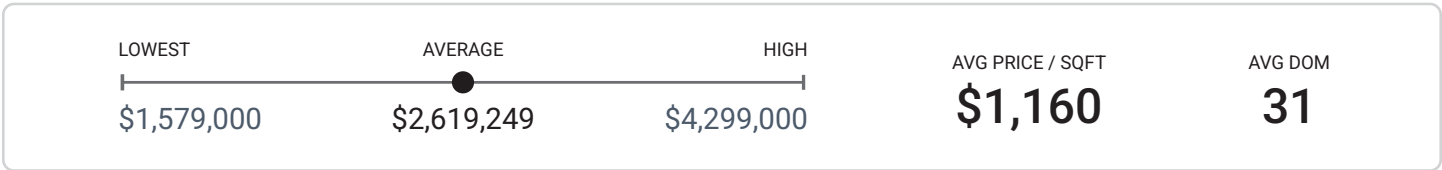
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A 4 Active Listings



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Sold Property Analysis

Averages

96.39%

Homes sold for an average of 96.39% of their list price.

50

Days on market

It took an average of 50 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
33931 Chula Vista	\$2,950,000	\$2,888,000	97.90%	59	\$1,375
34021 La Serena	\$1,400,000	\$1,400,000	100.00%	-	\$1,333
33812 Castano Dr.	\$2,998,111	\$2,830,000	94.39%	29	\$1,169
33791 Granada Drive	\$4,695,000	\$4,523,623	96.35%	54	\$1,307
34011 El Contento	\$1,999,000	\$1,865,000	93.30%	58	\$1,002
Averages	\$2,808,422	\$2,701,325	96.39%	50	\$1,237



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Time To Sell

50 Days on Market

97.47% of list price

Sold homes were on the market for an average of 50 days before they accepted an offer. These homes sold for an average of 97.47% of list price.



○ Original list price ● Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	34061 Formosa Drive	● Expired	\$2,399,999	-	154	-
2	25142 Alicia Drive	● Expired	\$1,900,000	-	55	-
3	33931 Chula Vista	● Closed	\$2,795,000	\$2,888,000	59	103.33%
4	34021 La Serena	● Closed	\$1,400,000	\$1,400,000	0	100.00%
5	33812 Castano Dr.	● Closed	\$2,998,111	\$2,830,000	29	94.39%
6	33791 Granada Drive	● Closed	\$4,695,000	\$4,523,623	54	96.35%
7	34011 El Contento	● Closed	\$1,999,000	\$1,865,000	58	93.30%
8	34051 Silver Lantern Street	● Pending	\$1,950,000	-	16	-
9	34092 Formosa	● Pending	\$1,595,000	-	11	-
10	34051 Aurelio Drive	● Pending	\$1,249,800	-	10	-
11	33773 Colegio Drive	● Canceled	\$1,700,000	-	29	-
Averages			\$2,526,258	\$2,701,325	57	97.47%



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12	25102 Alicia Drive	● Canceled	\$6,700,000	-	219	-
13	33891 Malaga Drive	● Active Under Contract	\$2,595,000	-	7	-
14	33861 Alcazar	● Active Under Contract	\$1,795,000	-	13	-
15	34056 Pequito Dr	● Active Under Contract	\$1,749,999	-	186	-
16	34041 El Contento Drive	● Active	\$1,579,000	-	95	-
17	34061 Formosa Drive	● Active	\$2,299,999	-	18	-
18	33902 Valencia Place	● Active	\$4,299,000	-	5	-
19	25122 Via Pacifica	● Active	\$2,299,000	-	5	-
Averages			\$2,526,258	\$2,701,325	57	97.47%



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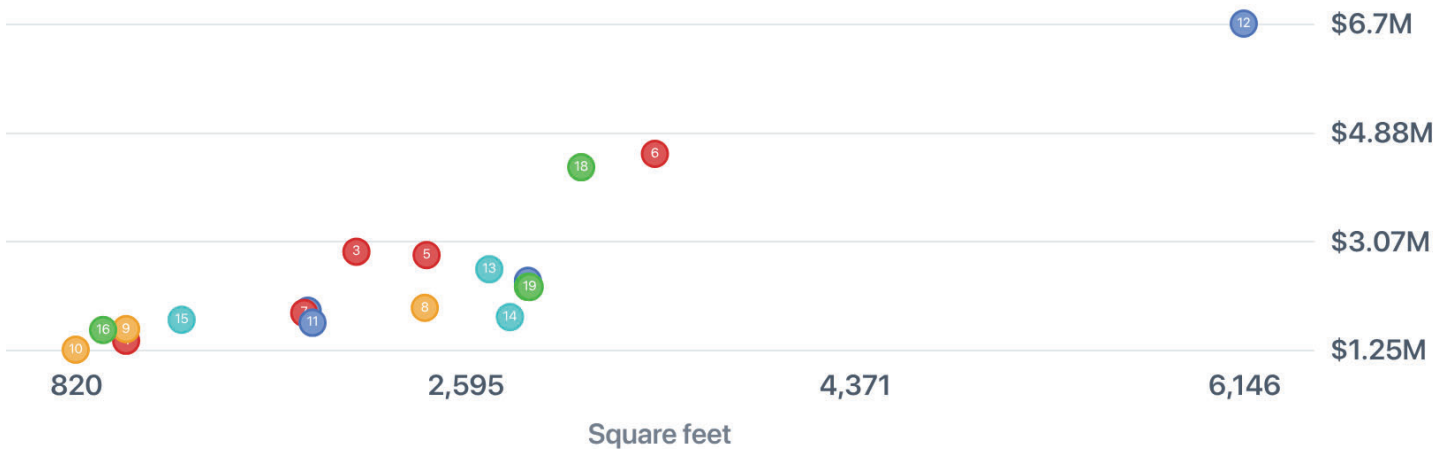
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Average Price Per Sq Ft

\$1,237 Sqft.

Comparable homes sold for an average of \$1,237 / 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	34061 Formosa Drive	● Expired	-	2,882	\$833
2	25142 Alicia Drive	● Expired	-	1,878	\$1,012
3	33931 Chula Vista	● Closed	\$2,888,000	2,100	\$1,375
4	34021 La Serena	● Closed	\$1,400,000	1,050	\$1,333
5	33812 Castano Dr.	● Closed	\$2,830,000	2,420	\$1,169
6	33791 Granada Drive	● Closed	\$4,523,623	3,461	\$1,307
7	34011 El Contento	● Closed	\$1,865,000	1,862	\$1,002
8	34051 Silver Lantern Street	● Pending	-	2,412	\$808
9	34092 Formosa	● Pending	-	1,050	\$1,519
10	34051 Aurelio Drive	● Pending	-	820	\$1,524
11	33773 Colegio Drive	● Canceled	-	1,900	\$895
Averages			\$2,701,324	2,349	\$1,129



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12	25102 Alicia Drive	● Canceled	-	6,146	\$1,090	
13	33891 Malaga Drive	● Active Under Contract	-	2,706	\$959	
14	33861 Alcazar	● Active Under Contract	-	2,800	\$641	
15	34056 Pequito Dr	● Active Under Contract	-	1,303	\$1,343	
16	34041 El Contento Drive	● Active	-	945	\$1,671	
17	34061 Formosa Drive	● Active	-	2,882	\$798	
18	33902 Valencia Place	● Active	-	3,125	\$1,376	
19	25122 Via Pacifica	● Active	-	2,890	\$796	
Averages				\$2,701,324	2,349	\$1,129



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Comparative Market Analysis

Lantern District

Lantern District Attached Homes

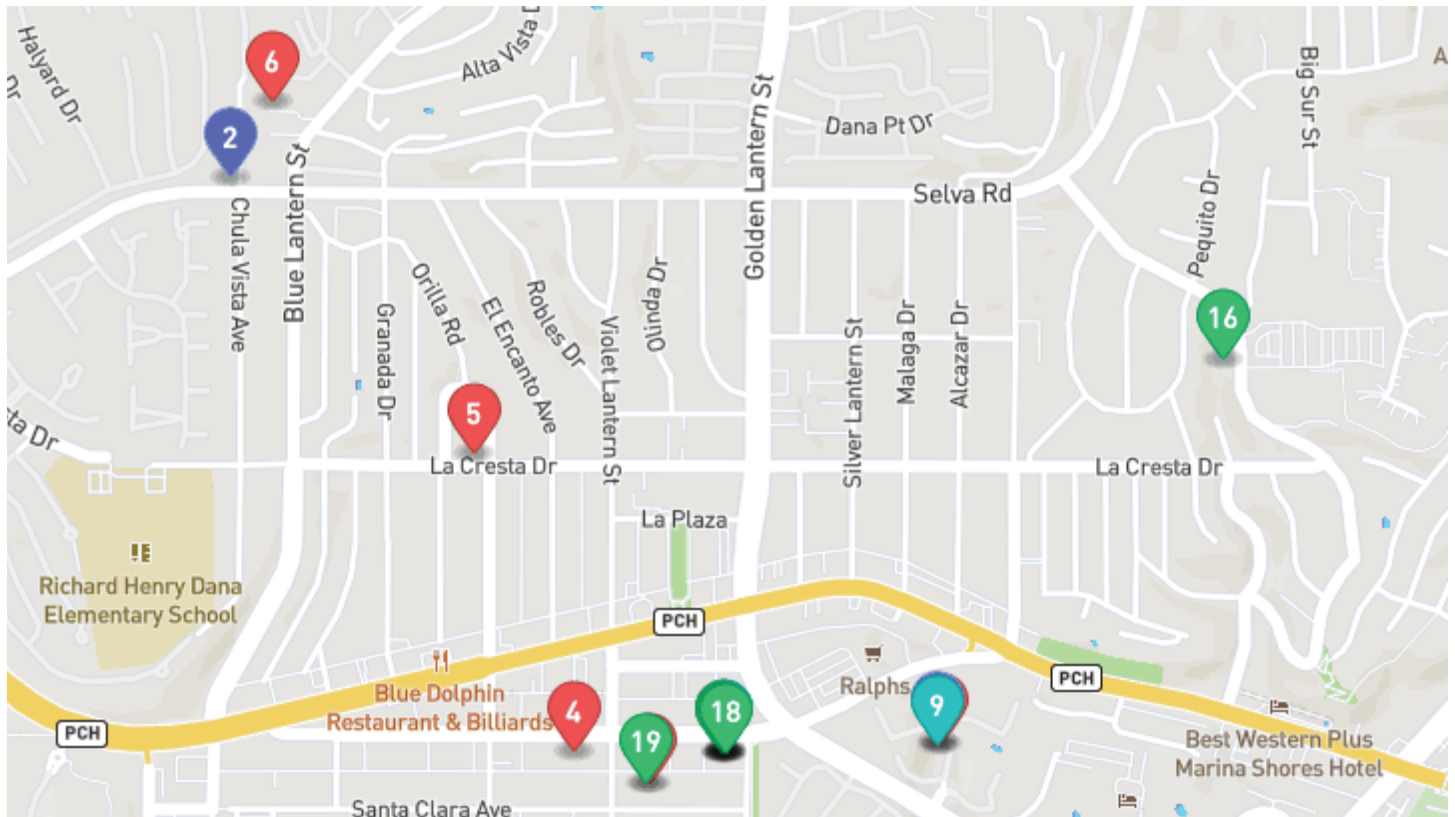
APRIL 2026



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Map of Comparable Listings



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

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
2	X	33737 Chula Vista Avenue	4	4.00	3,167.0	\$3,699,999
3	S	34300 Lantern Bay	2	2.00	1,713.0	\$1,525,000
4	S	24582 Del Prado 222	2	3.00	1,280.0	\$1,500,000
5	S	24463 La Cresta 2	2	2.00	978.0	\$1,200,000
6	S	33671 BLUE LANTERN Street D	2	2.00	1,000.0	\$965,000
7	S	24637 Santa Clara 3	2	2.00	1,255.0	\$1,395,000
8	C	34300 Lantern Bay 80	3	3.00	2,846.0	\$3,095,000
9	B	34300 Lantern Bay 19	3	4.00	3,133.0	\$3,500,000
10	B	24722 Del Prado 405	2	2.00	1,491.0	\$2,350,000
11	B	24722 Del Prado 401	2	2.00	1,518.0	\$2,995,000
12	B	24722 Del Prado 402	1	2.00	1,589.0	\$2,795,000
13	A	24722 Del Prado 206	2	3.00	1,836.0	\$2,480,000
14	A	24722 Del Prado 404	1	2.00	1,315.0	\$1,850,000



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15	NP25215589	A	24722 Del Prado 303	2	2.00	1,479.0	\$1,895,000
16	OC26032950	A	33891 Calle La Primavera	3	3.00	2,277.0	\$1,669,000
17	NP25167644	A	24722 Del Prado 403	2	2.00	1,491.0	\$2,350,000
18	NP26036815	A	24722 Del Prado 205	2	3.00	1,553.0	\$2,200,000
19	OC26054628	A	24643 Santa Clara 7	2	2.00	1,255.0	\$1,595,000



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Summary of Comparable Properties

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33737 Chula Vista Avenue	-	4	4.00	3,167.0	\$3,699,999	\$1,168
Averages				3,167	\$3,699,999	\$1,168

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
34300 Lantern Bay	2/11/26	2	2.00	1,713.0	\$1,525,000	\$890
24582 Del Prado 222	2/27/26	2	3.00	1,280.0	\$1,500,000	\$1,172
24463 La Cresta 2	4/15/26	2	2.00	978.0	\$1,200,000	\$1,227
33671 BLUE LANTERN Street D	4/17/26	2	2.00	1,000.0	\$965,000	\$965
24637 Santa Clara 3	3/30/26	2	2.00	1,255.0	\$1,395,000	\$1,112
Averages				1,245	\$1,317,000	\$1,073

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34300 Lantern Bay 80	-	3	3.00	2,846.0	\$3,095,000	\$1,087
Averages				2,846	\$3,095,000	\$1,087

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34300 Lantern Bay 19	-	3	4.00	3,133.0	\$3,500,000	\$1,117
24722 Del Prado 405	-	2	2.00	1,491.0	\$2,350,000	\$1,576
24722 Del Prado 401	-	2	2.00	1,518.0	\$2,995,000	\$1,973
24722 Del Prado 402	-	1	2.00	1,589.0	\$2,795,000	\$1,759
Averages				1,932	\$2,910,000	\$1,606

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
24722 Del Prado 206	-	2	3.00	1,836.0	\$2,480,000	\$1,351
24722 Del Prado 404	-	1	2.00	1,315.0	\$1,850,000	\$1,407
24722 Del Prado 303	-	2	2.00	1,479.0	\$1,895,000	\$1,281



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33891 Calle La Primavera	-	3	3.00	2,277.0	\$1,669,000	\$733
24722 Del Prado 403	-	2	2.00	1,491.0	\$2,350,000	\$1,576
24722 Del Prado 205	-	2	3.00	1,553.0	\$2,200,000	\$1,417
24643 Santa Clara 7	-	2	2.00	1,255.0	\$1,595,000	\$1,271
Averages				1,600	\$2,005,571	\$1,291



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Listings



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Comparable Properties



33737 Chula Vista Avenue

Dana Point, CA 92629

EXPIRED 9/15/25



34300 Lantern Bay

Dana Point, CA 92629

CLOSED 2/11/26



24582 Del Prado 222

Dana Point, CA 92629

CLOSED 2/27/26

Details

MLS #	OC25217716	MLS #	OC26002814	MLS #	OC25233498
List Price	\$3,699,999	List Price	\$1,550,000	List Price	\$1,539,000
Sold Price	-	Sold Price	\$1,525,000	Sold Price	\$1,500,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	2/11/26	Sold Date	2/27/26
\$/Sqft	\$1,168	\$/Sqft	\$890	\$/Sqft	\$1,172
DOM	184	DOM	27	DOM	102
Year Built	1991	Year Built	1983	Year Built	1992
Sqft	3,167.0	Sqft	1,713.0	Sqft	1,280.0
Lot Size (sqft)	-	Lot Size (sqft)	250,558	Lot Size (sqft)	40,118
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	4	Beds	2	Beds	2
Baths	4.00	Baths	2.00	Baths	3.00
Garages	2	Garages	2	Garages	2
Acres	-	Acres	5.752	Acres	0.921



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Comparable Properties



24463 La Cresta 2

Dana Point, CA 92629

CLOSED 4/15/26



33671 BLUE LANTERN Street D

Dana Point, CA 92629

CLOSED 4/17/26



24637 Santa Clara 3

Dana Point, CA 92629

CLOSED 3/30/26

Details

MLS #	OC26058261
List Price	\$1,200,000
Sold Price	\$1,200,000
Adjusted Price	-
Sold Date	4/15/26
\$/Sqft	\$1,227
DOM	14
Year Built	1962
Sqft	978.0
Lot Size (sqft)	49,982
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	1
Acres	1.1474

MLS #	OC26018497
List Price	\$1,068,000
Sold Price	\$965,000
Adjusted Price	-
Sold Date	4/17/26
\$/Sqft	\$965
DOM	6
Year Built	1977
Sqft	1,000.0
Lot Size (sqft)	2,000
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	0.0459

MLS #	OC26021299
List Price	\$1,395,000
Sold Price	\$1,395,000
Adjusted Price	-
Sold Date	3/30/26
\$/Sqft	\$1,112
DOM	-
Year Built	1978
Sqft	1,255.0
Lot Size (sqft)	20,260
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	0.4651



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Comparable Properties



34300 Lantern Bay 80

Dana Point, CA 92629

CANCELED 12/5/25



34300 Lantern Bay 19

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 4/14/26



24722 Del Prado 405

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 3/31/26

Details

MLS #	LG25272079	MLS #	LG26054477	MLS #	OC26069283
List Price	\$3,095,000	List Price	\$3,500,000	List Price	\$2,350,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,087	\$/Sqft	\$1,117	\$/Sqft	\$1,576
DOM	58	DOM	34	DOM	2
Year Built	1983	Year Built	1983	Year Built	2025
Sqft	2,846.0	Sqft	3,133.0	Sqft	1,491.0
Lot Size (sqft)	207,452	Lot Size (sqft)	250,558	Lot Size (sqft)	-
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	2
Baths	3.00	Baths	4.00	Baths	2.00
Garages	2	Garages	2	Garages	2
Acres	4.7624	Acres	5.752	Acres	-



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Comparable Properties



24722 Del Prado 401

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 3/31/26



24722 Del Prado 402

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 3/31/26



24722 Del Prado 206

Dana Point, CA 92629

ACTIVE 4/10/25

Details

MLS #	OC26069242	MLS #	OC26069274	MLS #	OC25078857
List Price	\$2,995,000	List Price	\$2,795,000	List Price	\$2,480,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,973	\$/Sqft	\$1,759	\$/Sqft	\$1,351
DOM	2	DOM	2	DOM	234
Year Built	2025	Year Built	2025	Year Built	2025
Sqft	1,518.0	Sqft	1,589.0	Sqft	1,836.0
Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	2	Beds	1	Beds	2
Baths	2.00	Baths	2.00	Baths	3.00
Garages	2	Garages	2	Garages	-



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Comparable Properties



24722 Del Prado 404

Dana Point, CA 92629

ACTIVE 9/15/25



24722 Del Prado 303

Dana Point, CA 92629

ACTIVE 9/15/25



33891 Calle La Primavera

Dana Point, CA 92629

ACTIVE 2/12/26

Details

MLS #	NP25215558	MLS #	NP25215589	MLS #	OC26032950
List Price	\$1,850,000	List Price	\$1,895,000	List Price	\$1,669,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,407	\$/Sqft	\$1,281	\$/Sqft	\$878
DOM	197	DOM	155	DOM	54
Year Built	2025	Year Built	2025	Year Built	1982
Sqft	1,315.0	Sqft	1,479.0	Sqft	2,277.0
Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	11,476
Area	LT - Lantern Village	Area	LT - Lantern Village	Area	LT - Lantern Village
Taxes	-	Taxes	-	Taxes	-
Beds	1	Beds	2	Beds	3
Baths	2.00	Baths	2.00	Baths	3.00
Garages	2	Garages	2	Garages	2
Acres	-	Acres	-	Acres	0.2635



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Comparable Properties



24722 Del Prado 403

Dana Point, CA 92629

ACTIVE 7/25/25



24722 Del Prado 205

Dana Point, CA 92629

ACTIVE 2/25/26



24643 Santa Clara 7

Dana Point, CA 92629

ACTIVE 3/10/26

Details

MLS #	NP25167644
List Price	\$2,350,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,576
DOM	224
Year Built	2025
Sqft	1,491.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	2

MLS #	NP26036815
List Price	\$2,200,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,417
DOM	5
Year Built	2025
Sqft	1,553.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	3.00
Garages	2

MLS #	OC26054628
List Price	\$1,595,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,271
DOM	19
Year Built	1978
Sqft	1,255.0
Lot Size (sqft)	-
Area	LT - Lantern Village
Taxes	-
Beds	2
Baths	2.00
Garages	-



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Analysis

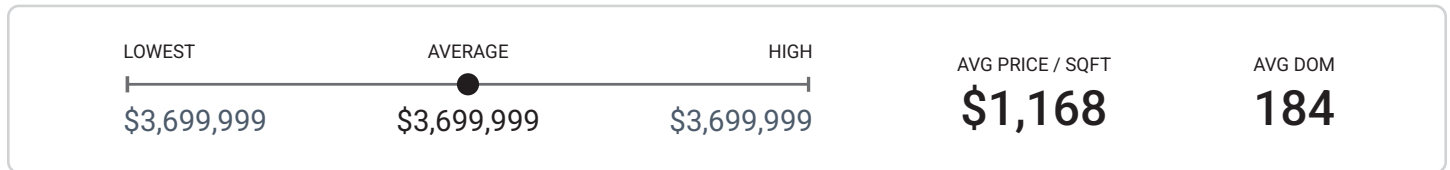


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Comparable Property Statistics

X 1 Expired Listings



S 5 Sold Listings



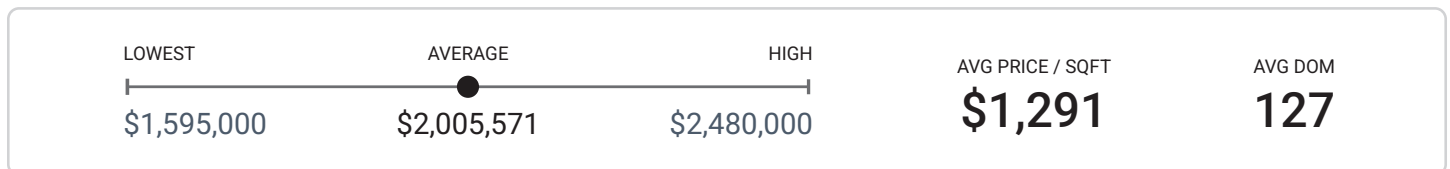
C 1 Cancelled Listings



B 4 Backup Offer Listings



A 7 Active Listings



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Sold Property Analysis

Averages

97.10%

Homes sold for an average of 97.10% of their list price.

37

Days on market

It took an average of 37 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
34300 Lantern Bay	\$1,550,000	\$1,525,000	98.39%	27	\$890
24582 Del Prado 222	\$1,550,000	\$1,500,000	96.77%	102	\$1,172
24463 La Cresta 2	\$1,200,000	\$1,200,000	100.00%	14	\$1,227
33671 BLUE LANTERN Street D	\$1,068,000	\$965,000	90.36%	6	\$965
24637 Santa Clara 3	\$1,395,000	\$1,395,000	100.00%	-	\$1,112
Averages	\$1,352,600	\$1,317,000	97.10%	37	\$1,073



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Time To Sell

37 Days on Market

97.24% of list price

Sold homes were on the market for an average of 37 days before they accepted an offer. These homes sold for an average of 97.24% of list price.



○ Original list price ● Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	33737 Chula Vista Avenue	● Expired	\$3,699,999	-	184	-
2	34300 Lantern Bay	● Closed	\$1,550,000	\$1,525,000	27	98.39%
3	24582 Del Prado 222	● Closed	\$1,539,000	\$1,500,000	102	97.47%
4	24463 La Cresta 2	● Closed	\$1,200,000	\$1,200,000	14	100.00%
5	33671 BLUE LANTERN Street D	● Closed	\$1,068,000	\$965,000	6	90.36%
6	24637 Santa Clara 3	● Closed	\$1,395,000	\$1,395,000	0	100.00%
7	34300 Lantern Bay 80	● Canceled	\$3,095,000	-	56	-
8	34300 Lantern Bay 19	● Active Under Contract	\$3,500,000	-	34	-
9	24722 Del Prado 405	● Active Under Contract	\$2,350,000	-	2	-
10	24722 Del Prado 401	● Active Under Contract	\$2,995,000	-	2	-
11	24722 Del Prado 402	● Active Under Contract	\$2,795,000	-	2	-
Averages			\$2,179,222	\$1,317,000	78	97.24%



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12	24722 Del Prado 206	● Active	\$2,480,000	-	234	-
13	24722 Del Prado 404	● Active	\$1,850,000	-	197	-
14	24722 Del Prado 303	● Active	\$1,895,000	-	155	-
15	33891 Calle La Primavera	● Active	\$1,669,000	-	54	-
16	24722 Del Prado 403	● Active	\$2,350,000	-	224	-
17	24722 Del Prado 205	● Active	\$2,200,000	-	5	-
18	24643 Santa Clara 7	● Active	\$1,595,000	-	19	-
Averages			\$2,179,222	\$1,317,000	78	97.24%



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Average Price Per Sq Ft

\$1,073 Sqft.

Comparable homes sold for an average of \$1,073 / 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	33737 Chula Vista Avenue	● Expired	-	3,167	\$1,168
2	34300 Lantern Bay	● Closed	\$1,525,000	1,713	\$890
3	24582 Del Prado 222	● Closed	\$1,500,000	1,280	\$1,172
4	24463 La Cresta 2	● Closed	\$1,200,000	978	\$1,227
5	33671 BLUE LANTERN Street D	● Closed	\$965,000	1,000	\$965
6	24637 Santa Clara 3	● Closed	\$1,395,000	1,255	\$1,112
7	34300 Lantern Bay 80	● Canceled	-	2,846	\$1,087
8	34300 Lantern Bay 19	● Active Under Contract	-	3,133	\$1,117
9	24722 Del Prado 405	● Active Under Contract	-	1,491	\$1,576
10	24722 Del Prado 401	● Active Under Contract	-	1,518	\$1,973
11	24722 Del Prado 402	● Active Under Contract	-	1,589	\$1,759
Averages			\$1,317,000	1,732	\$1,282



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12	24722 Del Prado 206	● Active	-	1,836	\$1,351	
13	24722 Del Prado 404	● Active	-	1,315	\$1,407	
14	24722 Del Prado 303	● Active	-	1,479	\$1,281	
15	33891 Calle La Primavera	● Active	-	2,277	\$733	
16	24722 Del Prado 403	● Active	-	1,491	\$1,576	
17	24722 Del Prado 205	● Active	-	1,553	\$1,417	
18	24643 Santa Clara 7	● Active	-	1,255	\$1,271	
Averages				\$1,317,000	1,732	\$1,282



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