

Comparative Market Analysis



Winter

Del Obispo Area Single Family Homes

DECEMBER 16, 2025



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Map of Comparable Listings



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

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Winter	-	-	-	-
2	OC25065700	X	25382 Village Road	4	5.00	3,370.0	\$3,100,000
3	OC25172078	X	33231 Big Sur Street	4	3.00	2,025.0	\$1,749,999
4	OC25159103	S	25392 Neptune Drive	4	3.00	2,600.0	\$2,110,000
5	OC25209201	S	25272 Yacht Drive	4	3.00	2,156.0	\$2,365,000
6	OC25165852	S	18 Indigo Way	4	6.00	5,264.0	\$4,175,000
7	OC25194176	S	33582 Bremerton Street	3	2.00	1,311.0	\$1,698,000
8	OC25190780	S	33592 Bremerton Street	3	2.00	2,024.0	\$1,850,000
9	PW24094175	B	32791 Del Obispo Street	3	2.00	2,006.0	\$3,300,000
10	OC25132695	A	32862 Bluffsides Drive	4	3.00	2,618.0	\$2,150,000



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Summary of Comparable Properties

X

EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
25382 Village Road	-	4	5.00	3,370.0	\$3,100,000	\$920
33231 Big Sur Street	-	4	3.00	2,025.0	\$1,749,999	\$864
Averages				2,697	\$2,424,999	\$892

S

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
25392 Neptune Drive	10/27/25	4	3.00	2,600.0	\$2,110,000	\$812
25272 Yacht Drive	10/24/25	4	3.00	2,156.0	\$2,365,000	\$1,097
18 Indigo Way	10/9/25	4	6.00	5,264.0	\$4,175,000	\$793
33582 Bremerton Street	10/10/25	3	2.00	1,311.0	\$1,698,000	\$1,295
33592 Bremerton Street	9/17/25	3	2.00	2,024.0	\$1,850,000	\$914
Averages				2,671	\$2,439,600	\$982

B

BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
32791 Del Obispo Street	-	3	2.00	2,006.0	\$3,300,000	\$1,645
Averages				2,006	\$3,300,000	\$1,645

A

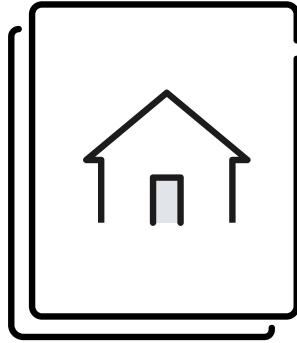
ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
32862 Bluffside Drive	-	4	3.00	2,618.0	\$2,150,000	\$821
Averages				2,618	\$2,150,000	\$821



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Listings



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Comparable Properties



25382 Village Road

Dana Point, CA 92629

EXPIRED 3/25/25



33231 Big Sur Street

Dana Point, CA 92629

EXPIRED 8/26/25



25392 Neptune Drive

Dana Point, CA 92629

CLOSED 10/27/25

Details

MLS #	OC25065700
List Price	\$3,100,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$920
DOM	133
Year Built	1990
Sqft	3,370.0
Lot Size (sqft)	11,625
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	5.00
Garages	3
Acres	0.2669

Surterre Properties Inc

MLS #	OC25172078
List Price	\$1,749,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$864
DOM	19
Year Built	1964
Sqft	2,025.0
Lot Size (sqft)	6,848
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1572

Keller Williams Realty

MLS #	OC25159103
List Price	\$2,150,000
Sold Price	\$2,110,000
Adjusted Price	-
Sold Date	10/27/25
\$/Sqft	\$812
DOM	62
Year Built	1977
Sqft	2,600.0
Lot Size (sqft)	8,024
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	3.00
Garages	3
Acres	0.1842

Pacific Sotheby's Int'l Realty



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Comparable Properties



25272 Yacht Drive

Dana Point, CA 92629

CLOSED 10/24/25



18 Indigo Way

Dana Point, CA 92629

CLOSED 10/9/25



33582 Bremerton Street

Dana Point, CA 92629

CLOSED 10/10/25

Details

MLS #	OC25209201
List Price	\$2,399,000
Sold Price	\$2,365,000
Adjusted Price	-
Sold Date	10/24/25
\$/Sqft	\$1,097
DOM	6
Year Built	1964
Sqft	2,156.0
Lot Size (sqft)	7,272
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1669
BayBrook Realty	

MLS #	OC25165852
List Price	\$4,195,000
Sold Price	\$4,175,000
Adjusted Price	-
Sold Date	10/9/25
\$/Sqft	\$793
DOM	21
Year Built	2003
Sqft	5,264.0
Lot Size (sqft)	9,589
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	6.00
Garages	3
Acres	0.2201
Douglas Elliman of California	

MLS #	OC25194176
List Price	\$1,698,000
Sold Price	\$1,698,000
Adjusted Price	-
Sold Date	10/10/25
\$/Sqft	\$1,295
DOM	28
Year Built	1964
Sqft	1,311.0
Lot Size (sqft)	7,424
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.1704
StarFire Real Estate Corp.	



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Comparable Properties



33592 Bremerton Street

Dana Point, CA 92629

CLOSED 9/17/25



32791 Del Obispo Street

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 10/29/25



32862 Bluffside Drive

Dana Point, CA 92629

ACTIVE 6/12/25

Details

MLS #	OC25190780
List Price	\$1,799,990
Sold Price	\$1,850,000
Adjusted Price	-
Sold Date	9/17/25
\$/Sqft	\$914
DOM	5
Year Built	1964
Sqft	2,024.0
Lot Size (sqft)	7,360
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.169

First Team Real Estate

MLS #	PW24094175
List Price	\$3,300,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,645
DOM	368
Year Built	1952
Sqft	2,006.0
Lot Size (sqft)	87,120
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	3
Acres	2.0

Circa Properties, Inc.

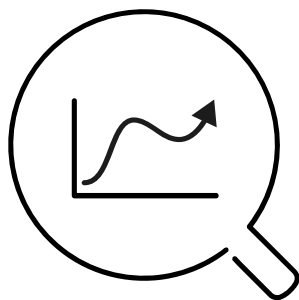
MLS #	OC25132695
List Price	\$2,150,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$821
DOM	185
Year Built	1977
Sqft	2,618.0
Lot Size (sqft)	7,918
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1818

Coldwell Banker Realty



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Analysis



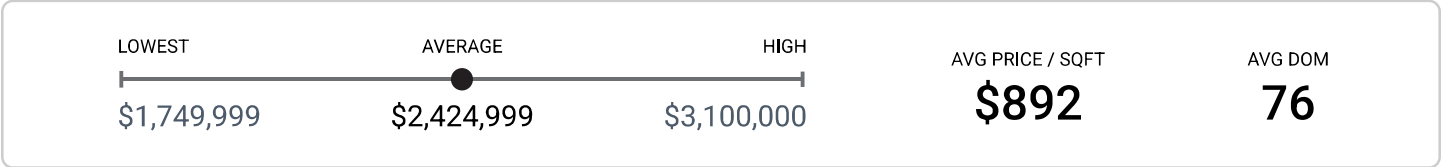
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Comparable Property Statistics

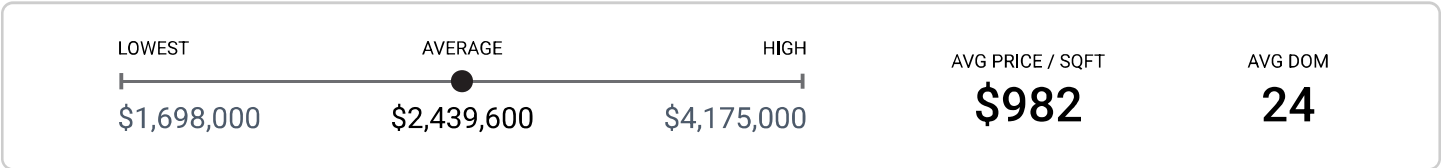
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2 Expired Listings



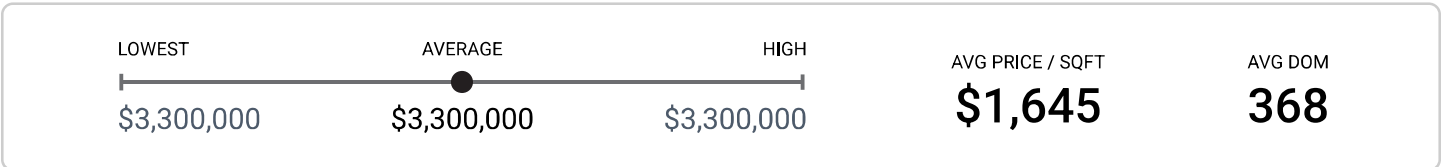
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5 Sold Listings



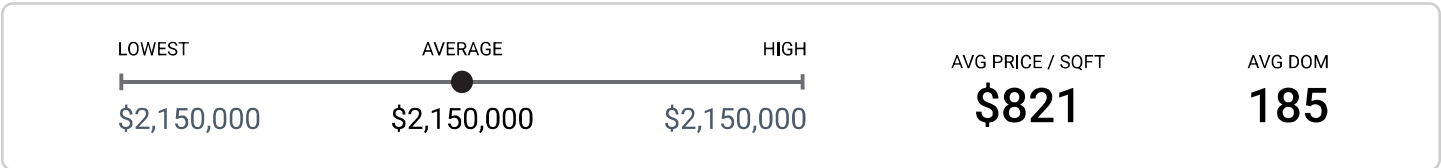
B

1 Backup Offer Listings



A

1 Active Listings



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Sold Property Analysis

Averages

100.23%

Homes sold for an average of 100.23% of their list price.

24 Days on market

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

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
25392 Neptune Drive	\$2,215,000	\$2,110,000	95.26%	62	\$812
25272 Yacht Drive	\$2,399,000	\$2,365,000	98.58%	6	\$1,097
18 Indigo Way	\$3,995,000	\$4,175,000	104.51%	21	\$793
33582 Bremerton Street	\$1,698,000	\$1,698,000	100.00%	28	\$1,295
33592 Bremerton Street	\$1,799,990	\$1,850,000	102.78%	5	\$914
Averages	\$2,421,398	\$2,439,600	100.23%	24	\$982



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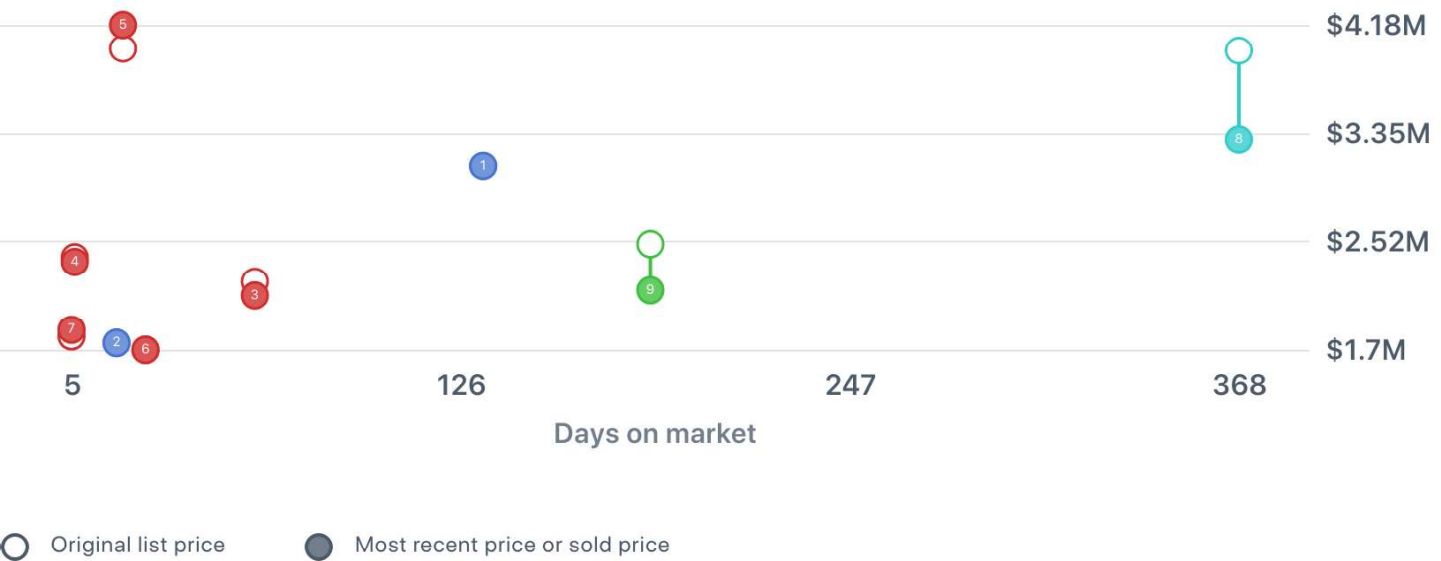
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Time To Sell

24 Days on Market

99.80% of list price

Sold homes were on the market for an average of 24 days before they accepted an offer. These homes sold for an average of 99.80% of list price.



	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	25382 Village Road	● Expired	\$3,100,000	-	133	-
2	33231 Big Sur Street	● Expired	\$1,749,999	-	19	-
3	25392 Neptune Drive	● Closed	\$2,150,000	\$2,110,000	62	98.14%
4	25272 Yacht Drive	● Closed	\$2,399,000	\$2,365,000	6	98.58%
5	18 Indigo Way	● Closed	\$4,195,000	\$4,175,000	21	99.52%
6	33582 Bremerton Street	● Closed	\$1,698,000	\$1,698,000	28	100.00%
7	33592 Bremerton Street	● Closed	\$1,799,990	\$1,850,000	5	102.78%
8	32791 Del Obispo Street	● Active Under Contract	\$3,300,000	-	368	-
9	32862 Bluffside Drive	● Active	\$2,150,000	-	185	-
Averages			\$2,504,665	\$2,439,600	92	99.80%



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Average Price Per Sq Ft

\$982 Sqft.

Comparable homes sold for an average of \$982 / 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.



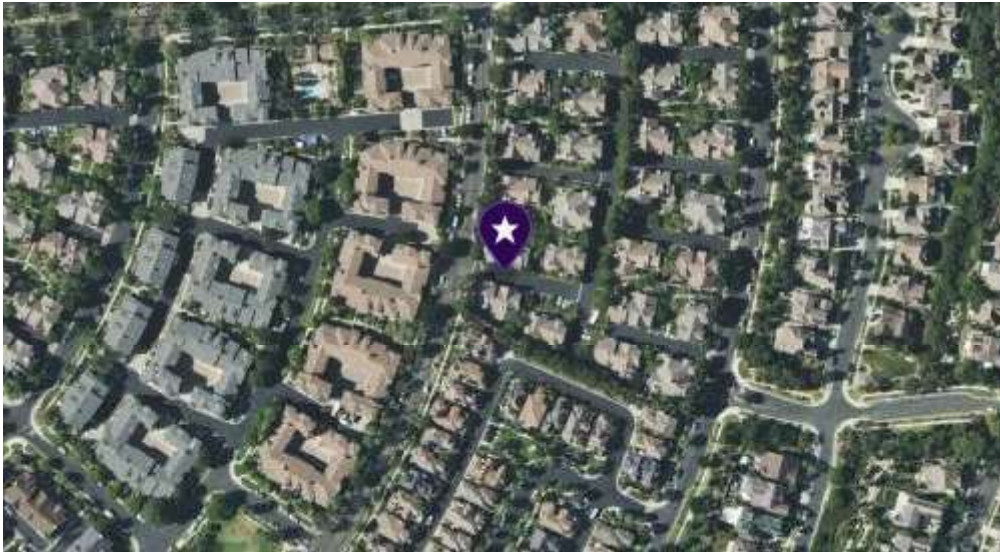
Trendline (based on SOLD listings only)

	ADDRESS	STATUS	SOLD PRICE	SQ. FT.	\$/SQ.FT
1	25382 Village Road	Expired	-	3,370	\$920
2	33231 Big Sur Street	Expired	-	2,025	\$864
3	25392 Neptune Drive	Closed	\$2,110,000	2,600	\$812
4	25272 Yacht Drive	Closed	\$2,365,000	2,156	\$1,097
5	18 Indigo Way	Closed	\$4,175,000	5,264	\$793
6	33582 Bremerton Street	Closed	\$1,698,000	1,311	\$1,295
7	33592 Bremerton Street	Closed	\$1,850,000	2,024	\$914
8	32791 Del Obispo Street	Active Under Contract	-	2,006	\$1,645
9	32862 Bluffside Drive	Active	-	2,618	\$821
Averages			\$2,439,600	2,597	\$1,018



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Comparative Market Analysis



Winter

Del Obispo Area Attached Homes

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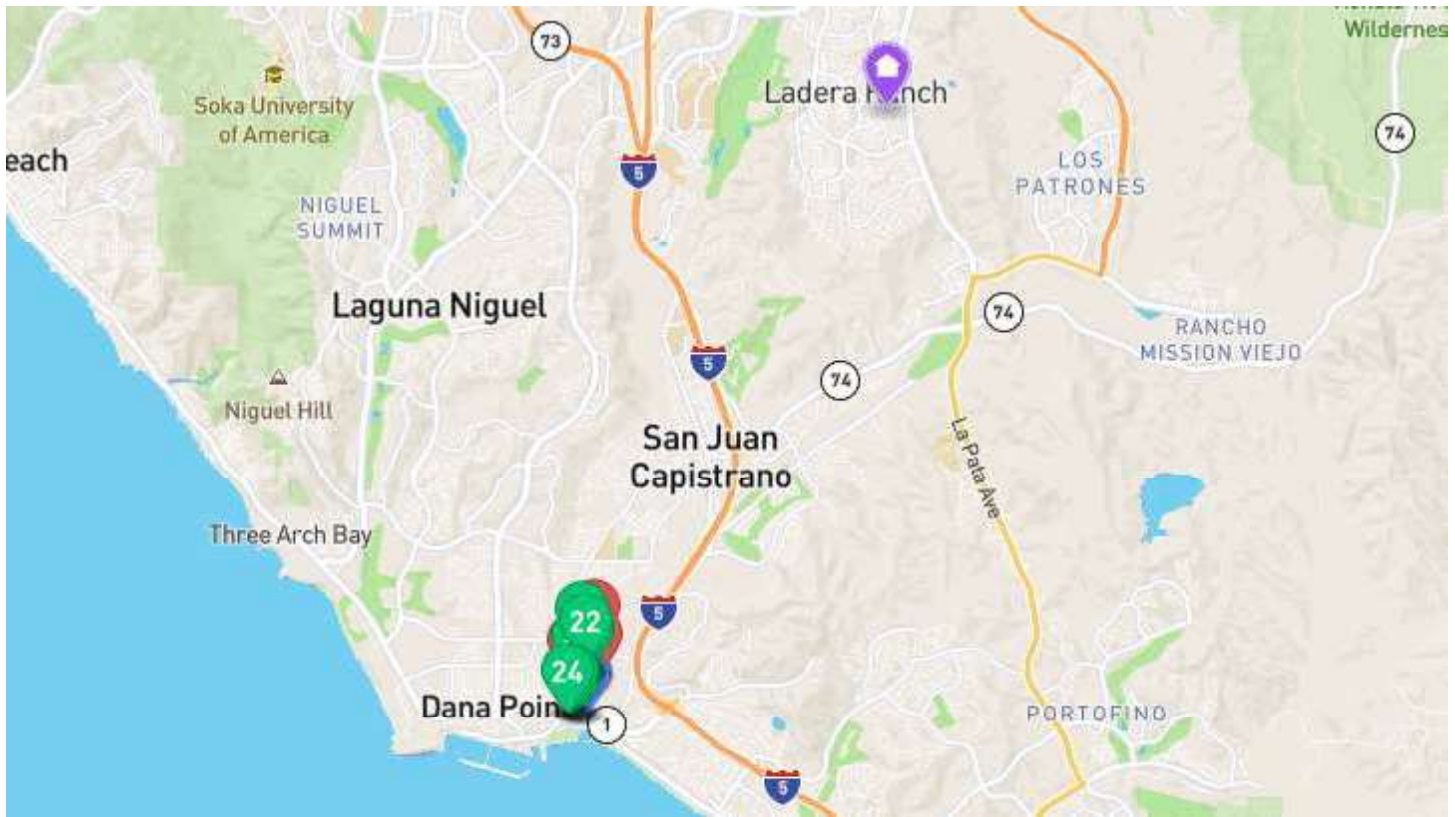
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Map of Comparable Listings



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

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Winter	-	-	-	-
2	OC25115070	X	1207 Doheny Way	2	2.00	1,500.0	\$1,675,000
3	OC25155854	X	25611 Quail Run 88	1	1.00	578.0	\$565,000
4	OC25200890	S	769 Doheny Way	2	3.00	1,506.0	\$1,250,000
5	LG25133490	S	33655 Breakwater Drive 94	3	3.00	1,711.0	\$1,150,000
6	OC25230508	S	33852 Del Obispo 80	1	1.00	650.0	\$595,000
7	OC25192357	S	25382 Sea Bluffs Drive 8205	2	2.00	1,465.0	\$1,150,000
8	OC25250764	S	33852 Del Obispo 60	1	1.00	650.0	\$605,000
9	OC25197830	S	25422 Sea Bluffs 207	2	2.00	1,263.0	\$690,000
10	OC25197453	S	25611 Quail Run 131	1	1.00	650.0	\$530,000
11	OC25123170	P	33852 Del Obispo Street 112	1	1.00	578.0	\$605,000
12	NP25036405	C	1632 Doheny Way	1	1.00	901.0	\$1,185,000
13	LG25228643	C	33852 Del Obispo Street 2	2	2.00	870.0	\$895,000



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14	OC25231584	B	33852 Del Obispo 135	1	1.00	667.0	\$589,000
15	OC25021604	A	25432 Sea Bluffs Drive 302	1	1.00	858.0	\$329,000
16	OC25247184	A	985 Doheny Way	2	3.00	1,506.0	\$1,315,000
17	OC25245325	A	2148 Doheny Way	3	4.00	2,183.0	\$2,250,000
18	OC25262570	A	33852 Del Obispo 70	2	2.00	870.0	\$730,000
19	PW25229791	A	33651 Surfside	2	2.00	1,225.0	\$1,025,000
20	LG25266374	A	33852 Del Obispo Street 2	2	2.00	870.0	\$865,000
21	OC25252251	A	25382 Sea Bluffs Drive 8107	2	2.00	1,606.0	\$1,150,000
22	OC25262214	A	33772 Bayside	3	3.00	1,727.0	\$1,300,000
23	OC24105570	A	3327 Doheny Way	3	2.00	1,943.0	\$1,595,000
24	OC25224049	A	3321 Doheny Way	3	2.00	1,943.0	\$1,649,000

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Summary of Comparable Properties

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1207 Doheny Way	-	2	2.00	1,500.0	\$1,675,000	\$1,117
25611 Quail Run 88	-	1	1.00	578.0	\$565,000	\$978
Averages				1,039	\$1,120,000	\$1,047

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
769 Doheny Way	12/5/25	2	3.00	1,506.0	\$1,250,000	\$830
33655 Breakwater Drive 94	9/23/25	3	3.00	1,711.0	\$1,150,000	\$672
33852 Del Obispo 80	11/19/25	1	1.00	650.0	\$595,000	\$915
25382 Sea Bluffs Drive 8205	12/1/25	2	2.00	1,465.0	\$1,150,000	\$785
33852 Del Obispo 60	12/12/25	1	1.00	650.0	\$605,000	\$931
25422 Sea Bluffs 207	12/10/25	2	2.00	1,263.0	\$690,000	\$546
25611 Quail Run 131	11/14/25	1	1.00	650.0	\$530,000	\$815
Averages				1,127	\$852,857	\$785

P PENDING LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33852 Del Obispo Street 112	-	1	1.00	578.0	\$605,000	\$1,047
Averages				578	\$605,000	\$1,047

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1632 Doheny Way	-	1	1.00	901.0	\$1,185,000	\$1,315
33852 Del Obispo Street 2	-	2	2.00	870.0	\$895,000	\$1,029
Averages				885	\$1,040,000	\$1,172

B BACKUP OFFER LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33852 Del Obispo 135	-	1	1.00	667.0	\$589,000	\$883
Averages				667	\$589,000	\$883



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A

ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
25432 Sea Bluffs Drive 302	-	1	1.00	858.0	\$329,000	\$383
985 Doheny Way	-	2	3.00	1,506.0	\$1,315,000	\$873
2148 Doheny Way	-	3	4.00	2,183.0	\$2,250,000	\$1,031
33852 Del Obispo 70	-	2	2.00	870.0	\$730,000	\$839
33651 Surfside	-	2	2.00	1,225.0	\$1,025,000	\$837
33852 Del Obispo Street 2	-	2	2.00	870.0	\$865,000	\$994
25382 Sea Bluffs Drive 8107	-	2	2.00	1,606.0	\$1,150,000	\$716
33772 Bayside	-	3	3.00	1,727.0	\$1,300,000	\$753
3327 Doheny Way	-	3	2.00	1,943.0	\$1,595,000	\$821
3321 Doheny Way	-	3	2.00	1,943.0	\$1,649,000	\$849
Averages				1,473	\$1,220,800	\$810

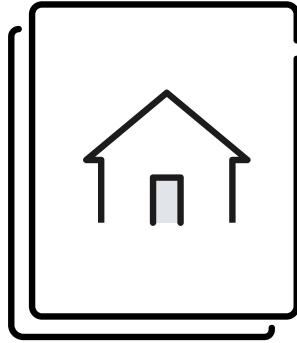


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Listings



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Comparable Properties



1207 Doheny Way

Dana Point, CA 92629

EXPIRED 6/3/25



25611 Quail Run 88

Dana Point, CA 92629

EXPIRED 7/14/25



769 Doheny Way

Dana Point, CA 92629

CLOSED 12/5/25

Details

MLS #	OC25115070
List Price	\$1,675,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,117
DOM	160
Year Built	2021
Sqft	1,500.0
Lot Size (sqft)	1,500
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	3
Acres	0.0344
Coldwell Banker Realty	

MLS #	OC25155854
List Price	\$565,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$978
DOM	115
Year Built	1982
Sqft	578.0
Lot Size (sqft)	247,820
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	-
Acres	5.6892
Bullock Russell RE Services	

MLS #	OC25200890
List Price	\$1,365,000
Sold Price	\$1,250,000
Adjusted Price	-
Sold Date	12/5/25
\$/Sqft	\$830
DOM	67
Year Built	2021
Sqft	1,506.0
Lot Size (sqft)	365,651
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	3.00
Garages	2
Acres	8.3942
CENTURY 21 Affiliated	



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Comparable Properties



33655 Breakwater Drive 94

Dana Point, CA 92629

CLOSED 9/23/25



33852 Del Obispo 80

Dana Point, CA 92629

CLOSED 11/19/25



25382 Sea Bluffs Drive 8205

Dana Point, CA 92629

CLOSED 12/1/25

Details

MLS #	LG25133490
List Price	\$1,150,000
Sold Price	\$1,150,000
Adjusted Price	-
Sold Date	9/23/25
\$/Sqft	\$672
DOM	8
Year Built	1984
Sqft	1,711.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	-

Coldwell Banker Realty

MLS #	OC25230508
List Price	\$599,950
Sold Price	\$595,000
Adjusted Price	-
Sold Date	11/19/25
\$/Sqft	\$915
DOM	18
Year Built	1983
Sqft	650.0
Lot Size (sqft)	322,478
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	-
Acres	7.4031

Patriot Real Estate

MLS #	OC25192357
List Price	\$1,149,000
Sold Price	\$1,150,000
Adjusted Price	-
Sold Date	12/1/25
\$/Sqft	\$785
DOM	54
Year Built	2004
Sqft	1,465.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	-

United Realty Center Inc



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Comparable Properties



33852 Del Obispo 60

Dana Point, CA 92629

CLOSED 12/12/25



25422 Sea Bluffs 207

Dana Point, CA 92629

CLOSED 12/10/25



25611 Quail Run 131

Dana Point, CA 92629

CLOSED 11/14/25

Details

MLS #	OC25250764
List Price	\$599,950
Sold Price	\$605,000
Adjusted Price	-
Sold Date	12/12/25
\$/Sqft	\$931
DOM	40
Year Built	1983
Sqft	650.0
Lot Size (sqft)	322,478
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	-
Acres	7.4031

Patriot Real Estate

MLS #	OC25197830
List Price	\$729,000
Sold Price	\$690,000
Adjusted Price	-
Sold Date	12/10/25
\$/Sqft	\$546
DOM	72
Year Built	1997
Sqft	1,263.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	1
Acres	-

Keller Williams Realty

MLS #	OC25197453
List Price	\$539,900
Sold Price	\$530,000
Adjusted Price	-
Sold Date	11/14/25
\$/Sqft	\$815
DOM	54
Year Built	1982
Sqft	650.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	-
Acres	-

Coldwell Banker Realty



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Comparable Properties



33852 Del Obispo Street 112

Dana Point, CA 92629

PENDING 12/5/25



1632 Doheny Way

Dana Point, CA 92629

CANCELED 2/19/25



33852 Del Obispo Street 2

Dana Point, CA 92629

CANCELED 9/29/25

Details

MLS #	OC25123170
List Price	\$605,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,047
DOM	88
Year Built	1983
Sqft	578.0
Lot Size (sqft)	322,478
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	1
Acres	7.4031
RE/MAX Premier Realty	

MLS #	NP25036405
List Price	\$1,185,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,315
DOM	223
Year Built	2018
Sqft	901.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	1
Acres	-
Compass	

MLS #	LG25228643
List Price	\$895,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,029
DOM	31
Year Built	1983
Sqft	870.0
Lot Size (sqft)	322,478
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	7.4031
The Agency	



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Comparable Properties



33852 Del Obispo 135

Dana Point, CA 92629

ACTIVE UNDER CONTRACT 11/27/25



25432 Sea Bluffs Drive 302

Dana Point, CA 92629

ACTIVE 1/29/25



985 Doheny Way

Dana Point, CA 92629

ACTIVE 10/24/25

Details

MLS #	OC25231584
List Price	\$589,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$883
DOM	58
Year Built	1983
Sqft	667.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	-

First Team Real Estate

MLS #	OC25021604
List Price	\$329,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$383
DOM	270
Year Built	1997
Sqft	858.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	1

United Realty Center Inc

MLS #	OC25247184
List Price	\$1,315,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$873
DOM	38
Year Built	2021
Sqft	1,506.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	3.00
Garages	3

Tri-Star Realty



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Comparable Properties



2148 Doheny Way

Dana Point, CA 92629

ACTIVE 10/21/25



33852 Del Obispo 70

Dana Point, CA 92629

ACTIVE 12/11/25



33651 Surfside

Dana Point, CA 92629

ACTIVE 10/1/25

Details

MLS #	OC25245325
List Price	\$2,250,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,031
DOM	54
Year Built	2017
Sqft	2,183.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	4.00
Garages	2
Acres	-

Berkshire Hathaway HomeService

MLS #	OC25262570
List Price	\$730,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$839
DOM	3
Year Built	1983
Sqft	870.0
Lot Size (sqft)	322,478
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	7.4031

Coldwell Banker Realty

MLS #	PW25229791
List Price	\$1,025,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$837
DOM	74
Year Built	1984
Sqft	1,225.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	-

Allview Real Estate



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Comparable Properties



33852 Del Obispo Street 2

Dana Point, CA 92629

ACTIVE 11/24/25



25382 Sea Bluffs Drive 8107

Dana Point, CA 92629

ACTIVE 11/2/25



33772 Bayside

Dana Point, CA 92629

ACTIVE 11/24/25

Details

MLS #	LG25266374
List Price	\$865,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$994
DOM	20
Year Built	1983
Sqft	870.0
Lot Size (sqft)	322,478
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	-
Acres	7.4031
The Agency	

MLS #	OC25252251
List Price	\$1,150,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$716
DOM	1
Year Built	2004
Sqft	1,606.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	1
Acres	-
United Realty Center Inc	

MLS #	OC25262214
List Price	\$1,300,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$753
DOM	6
Year Built	1981
Sqft	1,727.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	-
Douglas Elliman of California	



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Comparable Properties



3327 Doheny Way

Dana Point, CA 92629

ACTIVE 5/23/24



3321 Doheny Way

Dana Point, CA 92629

ACTIVE 9/25/25

Details

MLS #	OC24105570
List Price	\$1,595,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$821
DOM	207
Year Built	2021
Sqft	1,943.0
Lot Size (sqft)	1,500
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.0344

Coldwell Banker Realty

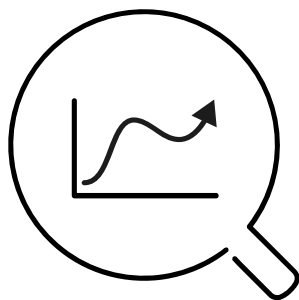
MLS #	OC25224049
List Price	\$1,649,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$849
DOM	80
Year Built	2021
Sqft	1,943.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	-

Realty One Group West



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Analysis



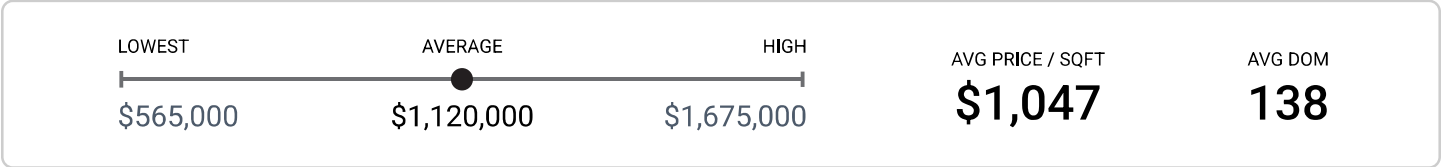
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Comparable Property Statistics

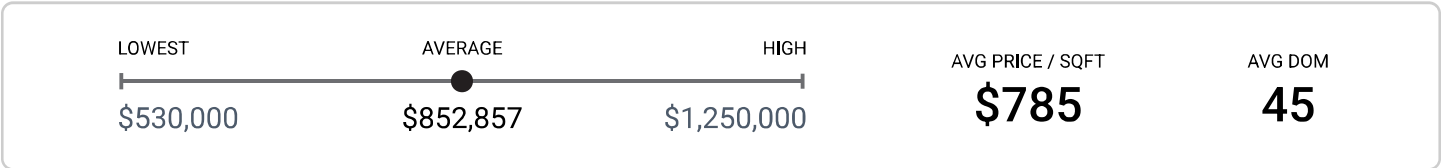
X

2 Expired Listings



S

7 Sold Listings



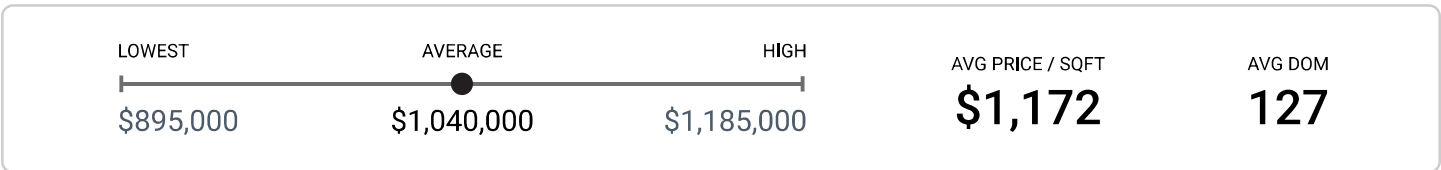
P

1 Pending Listings



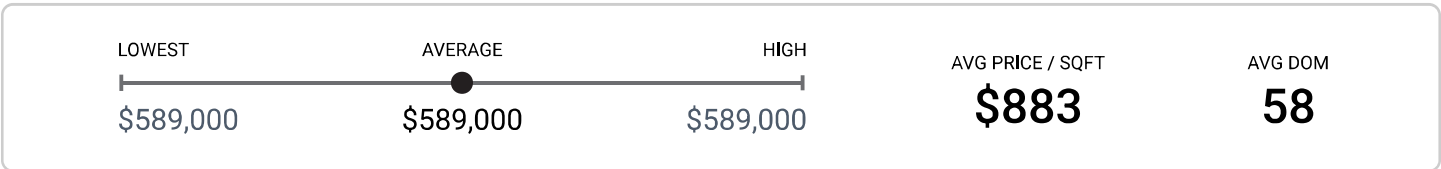
C

2 Cancelled Listings



B

1 Backup Offer Listings



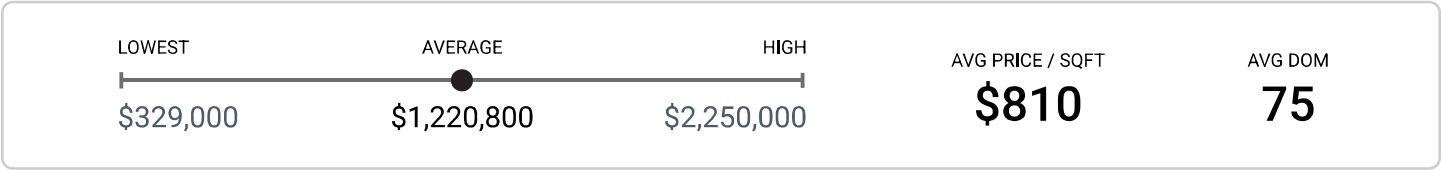
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A 10 Active Listings



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Sold Property Analysis

Averages

96.06%

Homes sold for an average of 96.06% 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
769 Doheny Way	\$1,425,000	\$1,250,000	87.72%	67	\$830
33655 Breakwater Drive 94	\$1,149,000	\$1,150,000	100.09%	8	\$672
33852 Del Obispo 80	\$599,950	\$595,000	99.17%	18	\$915
25382 Sea Bluffs Drive 8205	\$1,199,000	\$1,150,000	95.91%	54	\$785
33852 Del Obispo 60	\$599,950	\$605,000	100.84%	40	\$931
25422 Sea Bluffs 207	\$749,000	\$690,000	92.12%	72	\$546
25611 Quail Run 131	\$549,000	\$530,000	96.54%	54	\$815
Averages	\$895,842	\$852,857	96.06%	45	\$785



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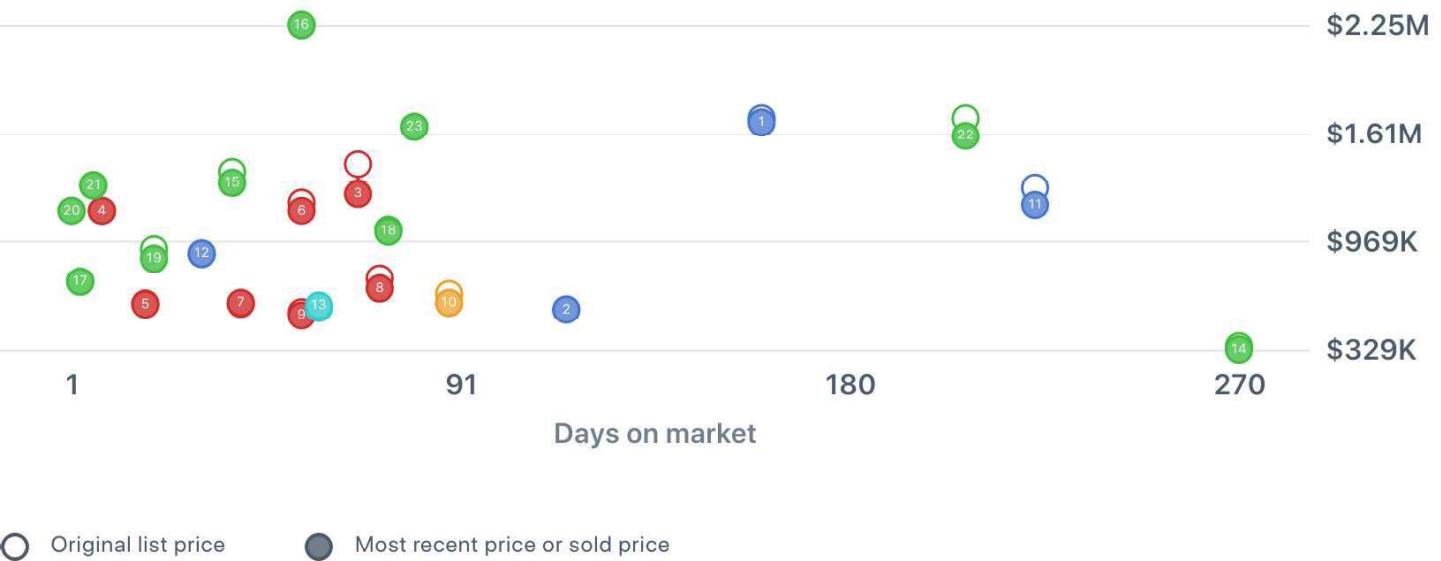
Time To Sell

45 Days on Market

|

97.79% 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 97.79% of list price.



	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	1207 Doheny Way	Expired	\$1,675,000	-	160	-
2	25611 Quail Run 88	Expired	\$565,000	-	115	-
3	769 Doheny Way	Closed	\$1,365,000	\$1,250,000	67	91.58%
4	33655 Breakwater Drive 94	Closed	\$1,150,000	\$1,150,000	8	100.00%
5	33852 Del Obispo 80	Closed	\$599,950	\$595,000	18	99.17%
6	25382 Sea Bluffs Drive 8205	Closed	\$1,149,000	\$1,150,000	54	100.09%
7	33852 Del Obispo 60	Closed	\$599,950	\$605,000	40	100.84%
8	25422 Sea Bluffs 207	Closed	\$729,000	\$690,000	72	94.65%
9	25611 Quail Run 131	Closed	\$539,900	\$530,000	54	98.17%
10	33852 Del Obispo Street 112	Pending	\$605,000	-	88	-
11	1632 Doheny Way	Canceled	\$1,185,000	-	223	-
Averages			\$1,037,165	\$852,857	76	97.79%

12	33852 Del Obispo Street 2	● Canceled	\$895,000	-	29	-
13	33852 Del Obispo 135	● Active Under Contract	\$589,000	-	58	-
14	25432 Sea Bluffs Drive 302	● Active	\$329,000	-	270	-
15	985 Doheny Way	● Active	\$1,315,000	-	38	-
16	2148 Doheny Way	● Active	\$2,250,000	-	54	-
17	33852 Del Obispo 70	● Active	\$730,000	-	3	-
18	33651 Surfside	● Active	\$1,025,000	-	74	-
19	33852 Del Obispo Street 2	● Active	\$865,000	-	20	-
20	25382 Sea Bluffs Drive 8107	● Active	\$1,150,000	-	1	-
21	33772 Bayside	● Active	\$1,300,000	-	6	-
22	3327 Doheny Way	● Active	\$1,595,000	-	207	-
23	3321 Doheny Way	● Active	\$1,649,000	-	80	-
Averages			\$1,037,165	\$852,857	76	97.79%



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Average Price Per Sq Ft

\$785 Sqft.

Comparable homes sold for an average of \$785 / 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	1207 Doheny Way	Expired	-	1,500	\$1,117
2	25611 Quail Run 88	Expired	-	578	\$978
3	769 Doheny Way	Closed	\$1,250,000	1,506	\$830
4	33655 Breakwater Drive 94	Closed	\$1,150,000	1,711	\$672
5	33852 Del Obispo 80	Closed	\$595,000	650	\$915
6	25382 Sea Bluffs Drive 8205	Closed	\$1,150,000	1,465	\$785
7	33852 Del Obispo 60	Closed	\$605,000	650	\$931
8	25422 Sea Bluffs 207	Closed	\$690,000	1,263	\$546
9	25611 Quail Run 131	Closed	\$530,000	650	\$815
10	33852 Del Obispo Street 112	Pending	-	578	\$1,047
11	1632 Doheny Way	Canceled	-	901	\$1,315
Averages			\$852,857	1,205	\$868



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12	33852 Del Obispo Street 2	● Canceled	-	870	\$1,029
13	33852 Del Obispo 135	● Active Under Contract	-	667	\$883
14	25432 Sea Bluffs Drive 302	● Active	-	858	\$383
15	985 Doheny Way	● Active	-	1,506	\$873
16	2148 Doheny Way	● Active	-	2,183	\$1,031
17	33852 Del Obispo 70	● Active	-	870	\$839
18	33651 Surfside	● Active	-	1,225	\$837
19	33852 Del Obispo Street 2	● Active	-	870	\$994
20	25382 Sea Bluffs Drive 8107	● Active	-	1,606	\$716
21	33772 Bayside	● Active	-	1,727	\$753
22	3327 Doheny Way	● Active	-	1,943	\$821
23	3321 Doheny Way	● Active	-	1,943	\$849
Averages			\$852,857	1,205	\$868



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Your Local Market Report

Dana Point, CA

REPORT FOR Single-Family Homes

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

Market Action Index

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



Market Narrative

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

Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$17,275,000	6,983	0.25 - 0.5 acre	5	6	13	0 0	0 0 0 2	252
\$6,950,000	4,474	0.25 - 0.5 acre	4	5	27	1 1		112
\$4,635,000	2,877	8,000 - 10,000 sqft	3	2.5	51			35
\$1,749,999	1,789	0 - 4,500 sqft	3	2.5	48			56

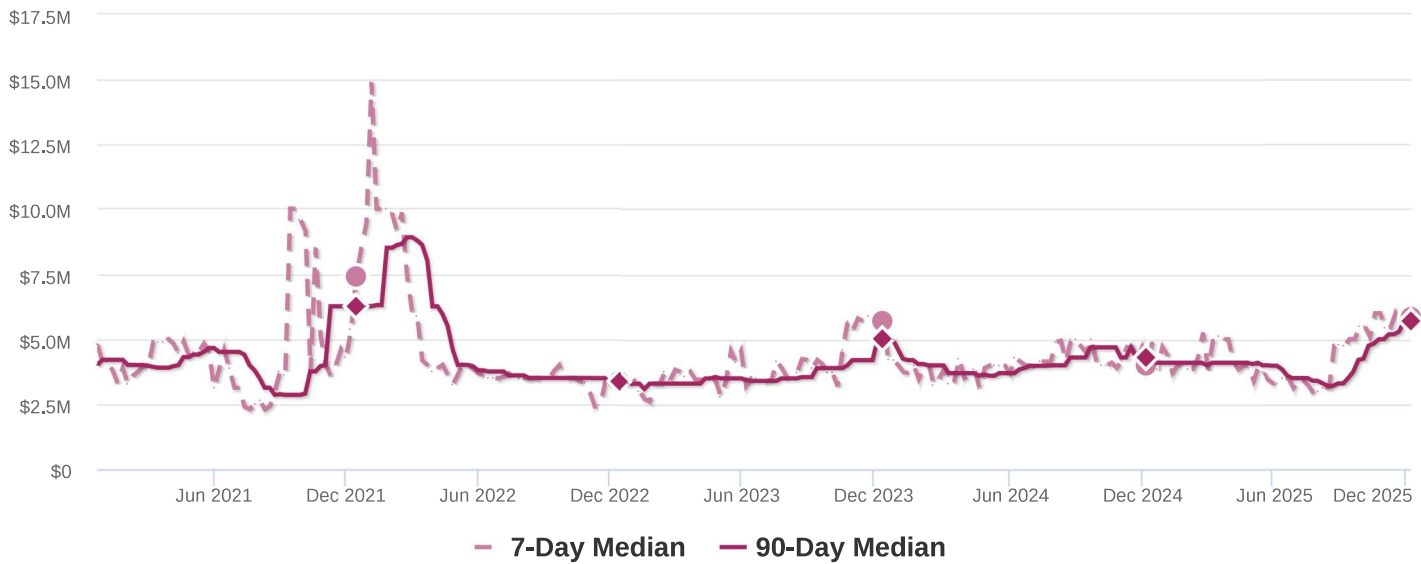
Real-Time Market Profile

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

Slight Seller's Advantage

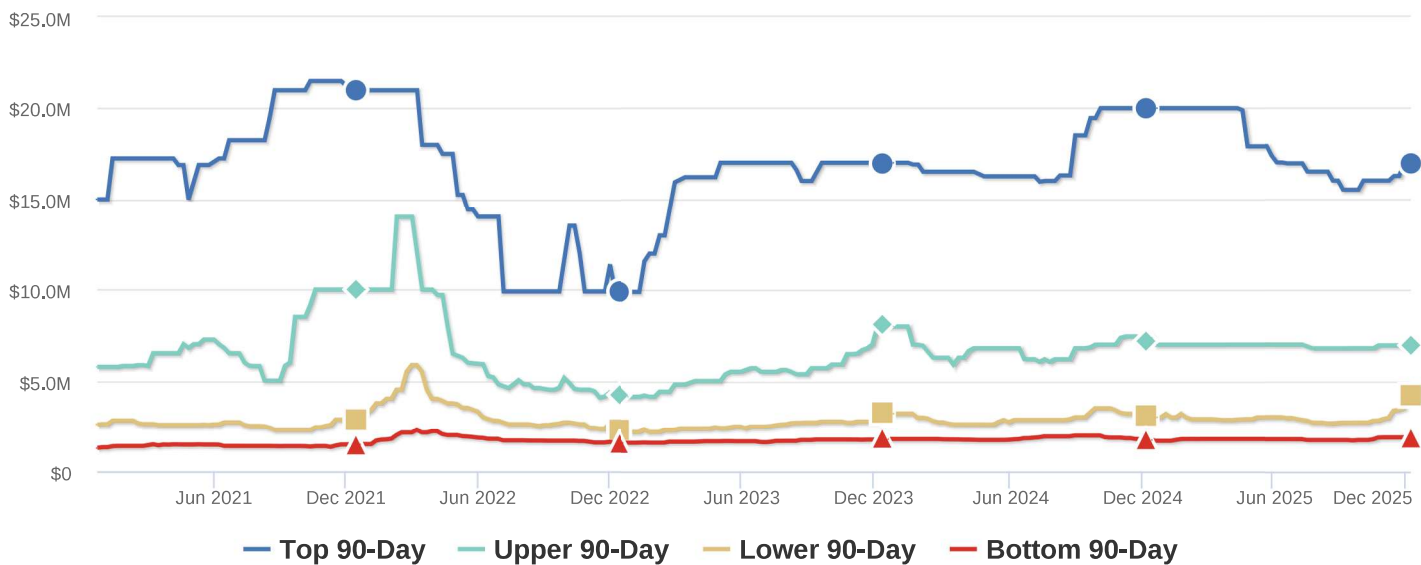
Median List Price

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



Segments

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



Price Per Square Foot

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



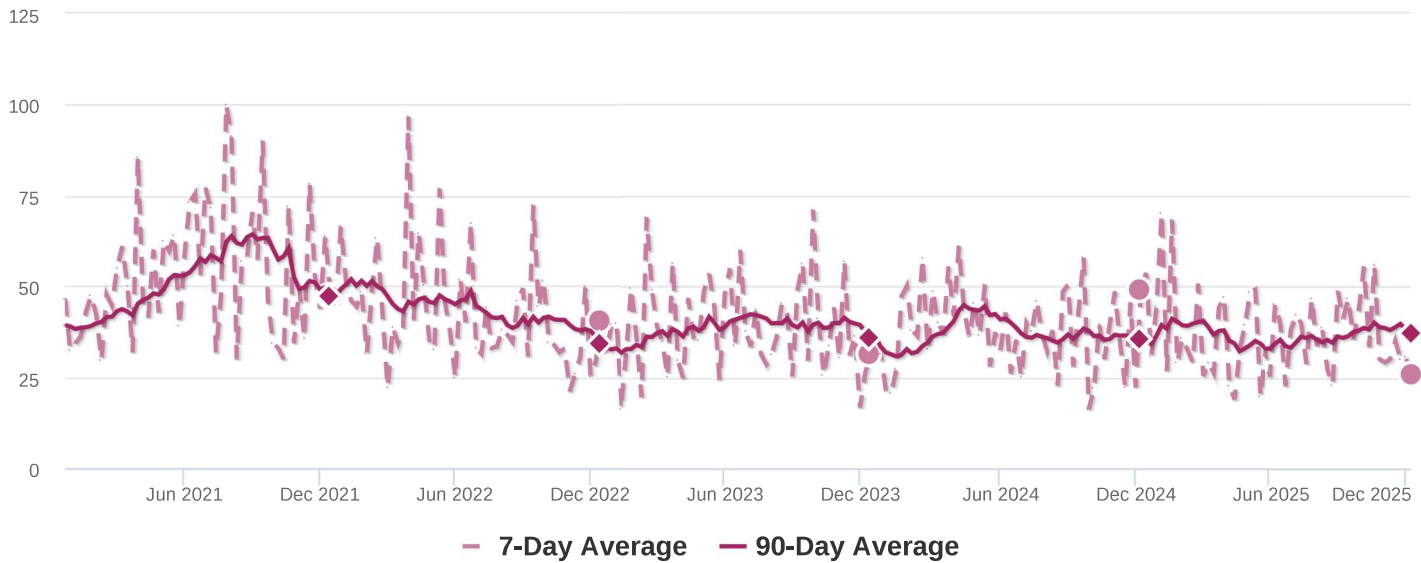
Inventory

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



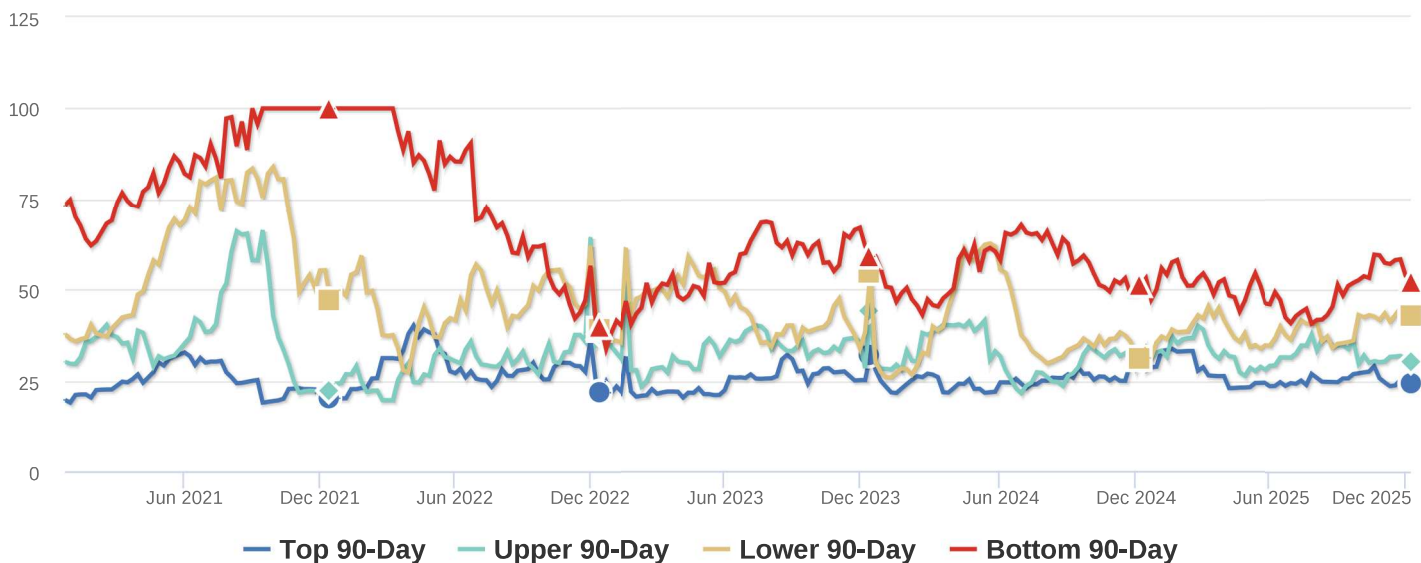
Market Action Index

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



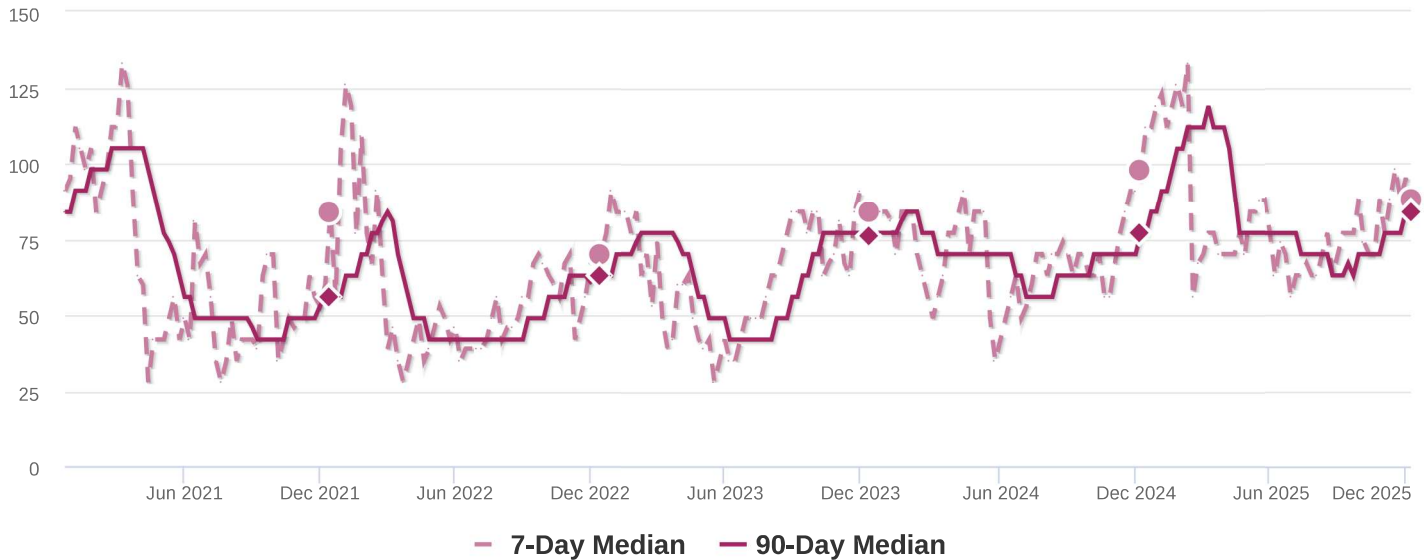
Market Action Segments

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



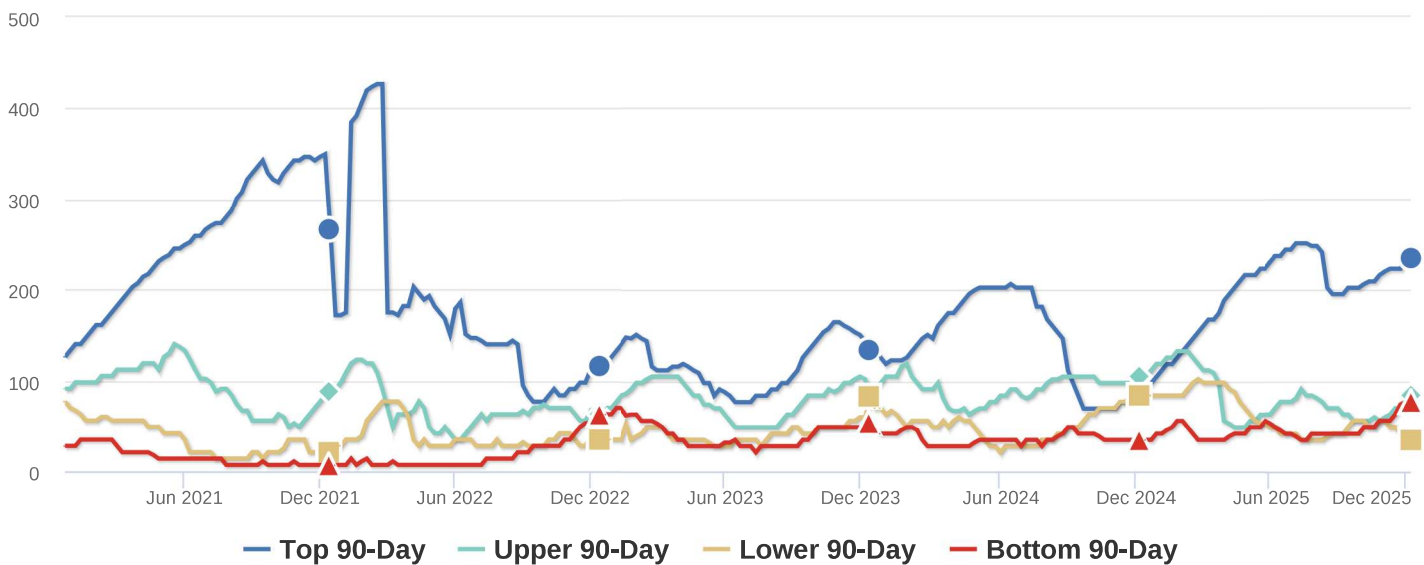
Median Days on Market (DOM)

The properties have been on the market for an average of 129 days. Half of the listings have come newly on the market in the past 83 or so days. Watch the 90-day DOM trend for signals of a changing market.



Segments

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.





Your Local Market Report

Dana Point, CA

REPORT FOR Condos /Townhomes Attached Homes

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

Market Action Index












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



Market Narrative

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

Real-Time Market Profile

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

Slight Seller's Advantage

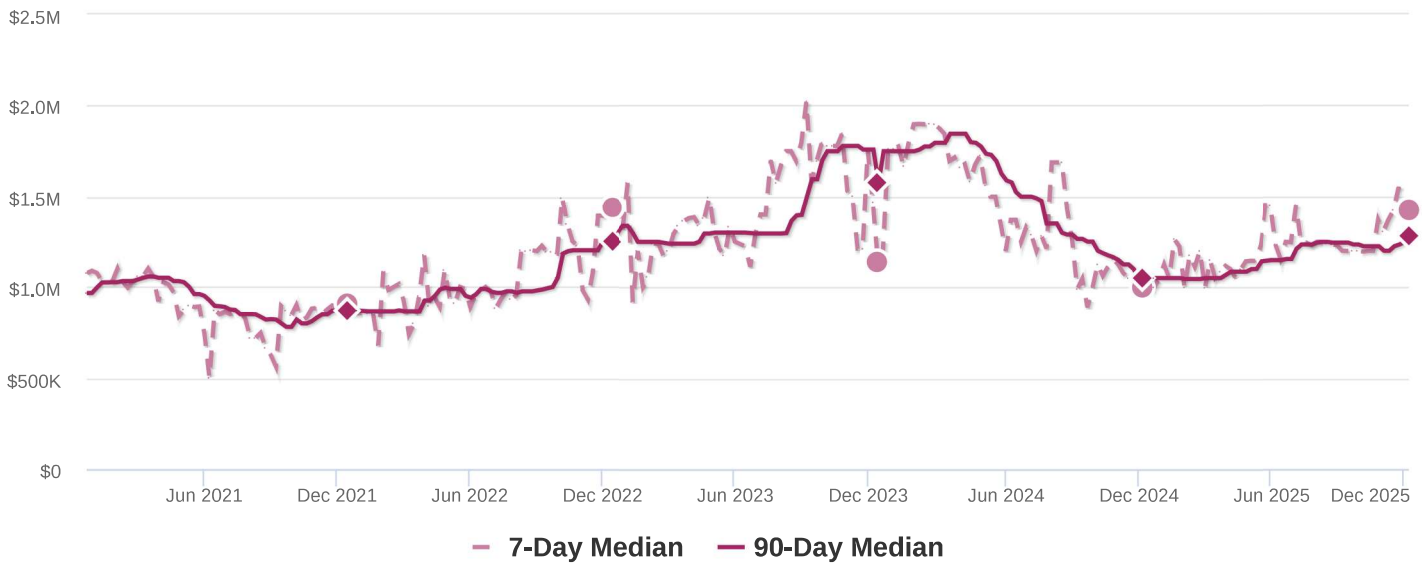
Market Segments

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$3,597,499	3,007	-	3	3.5	22	1	0 0 0 0	129
\$1,832,500	1,880	0 - 4,500 sqft	2	2	6	0		77
\$1,177,444	1,586	0 - 4,500 sqft	2	2.5	36	0		94
\$855,000	1,028	0 - 4,500 sqft	2	2	38	0		126

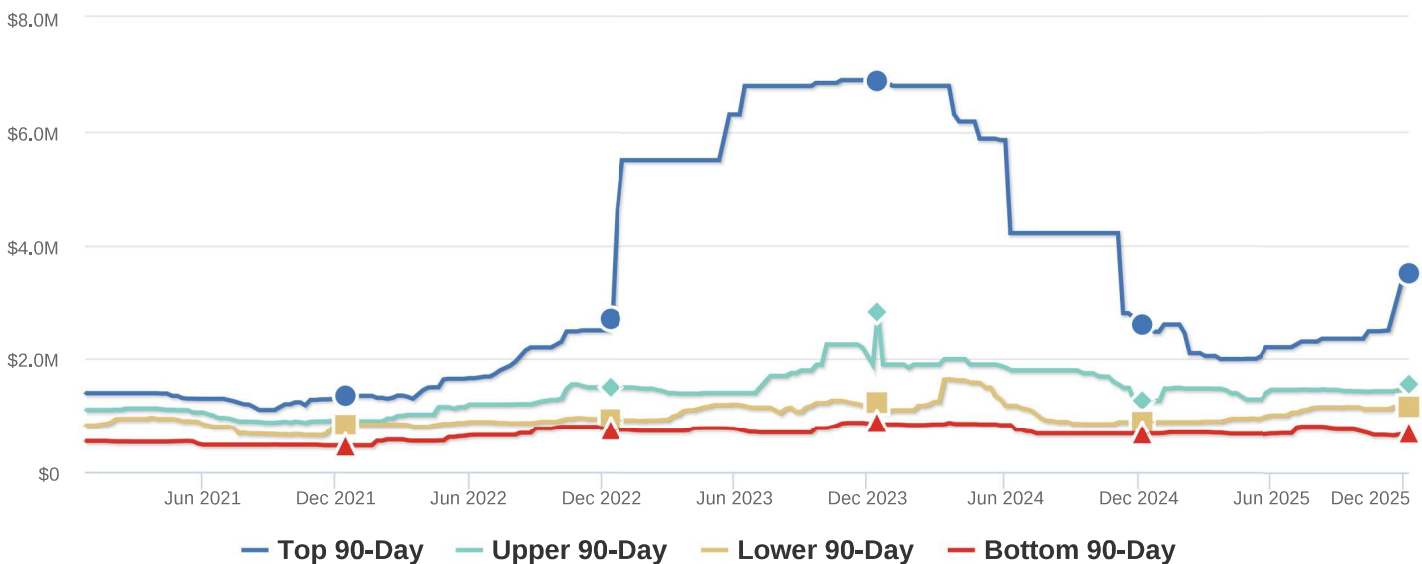
Median List Price

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



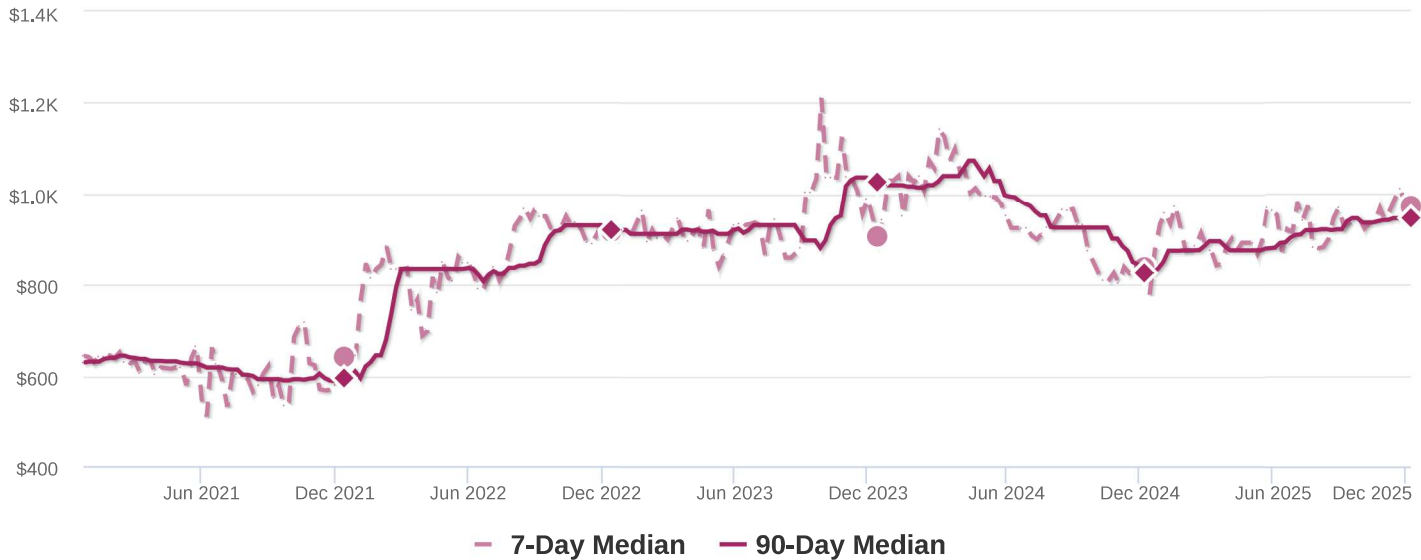
Segments

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



Price Per Square Foot

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



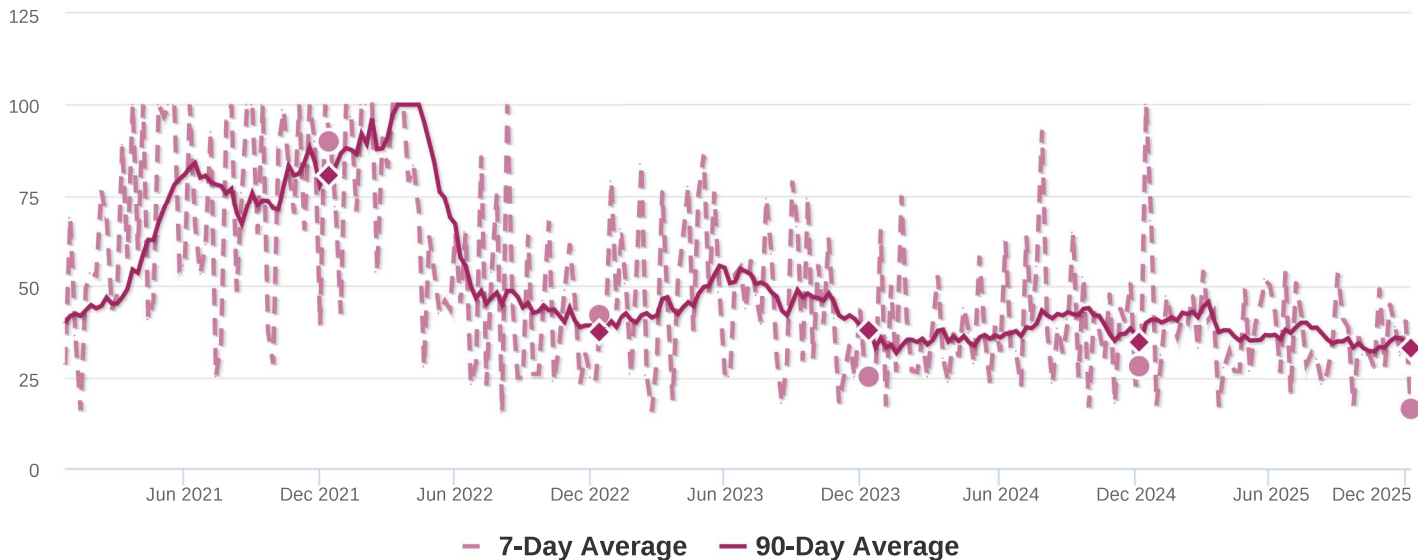
Inventory

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



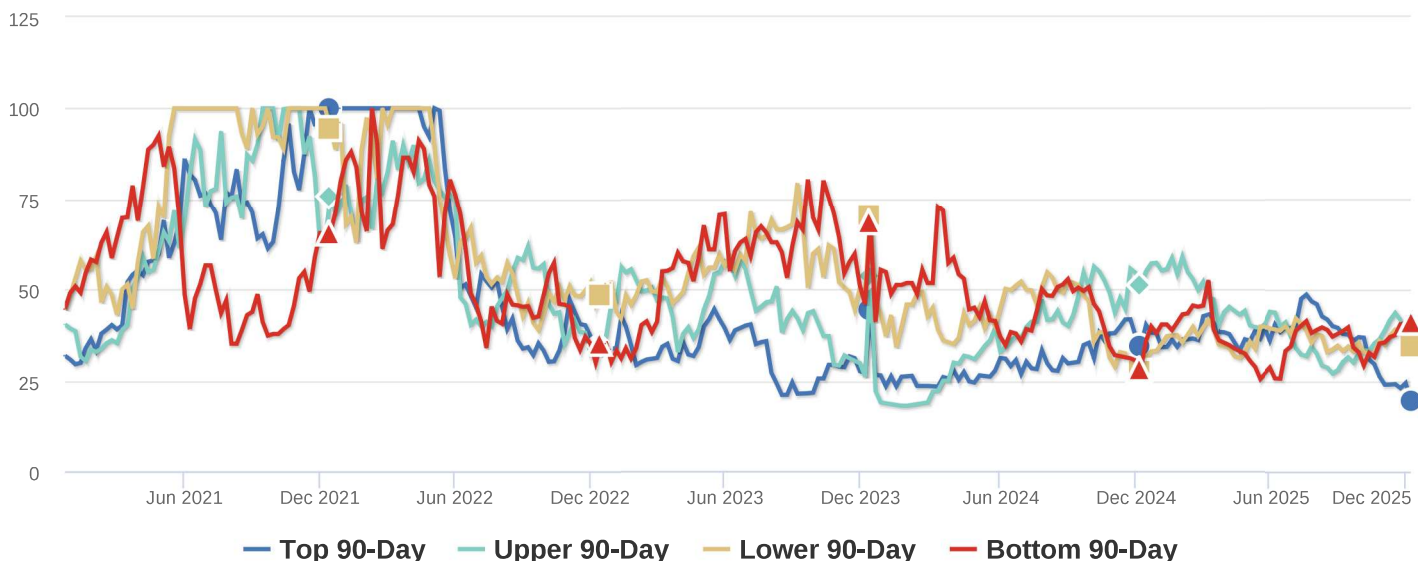
Market Action Index

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



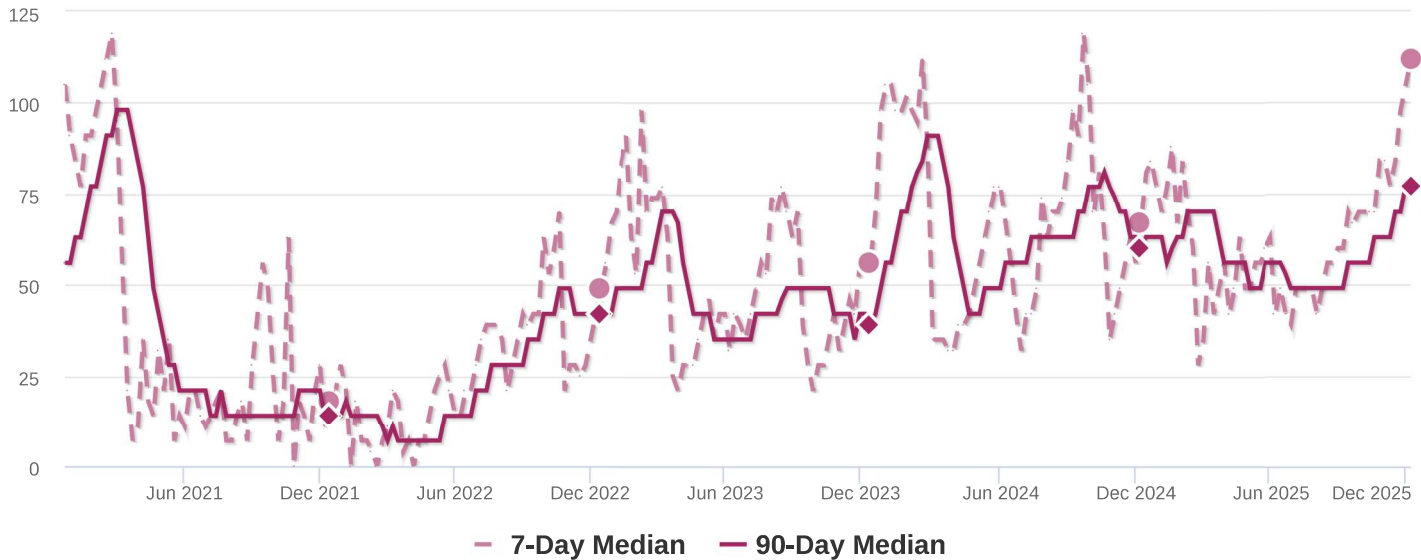
Market Action Segments

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



Median Days on Market (DOM)

The properties have been on the market for an average of 150 days. Half of the listings have come newly on the market in the past 82 or so days. Watch the 90-day DOM trend for signals of a changing market.



Segments

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

