

Comparative Market Analysis



Del Obispo

Del Obispo Single Family Homes

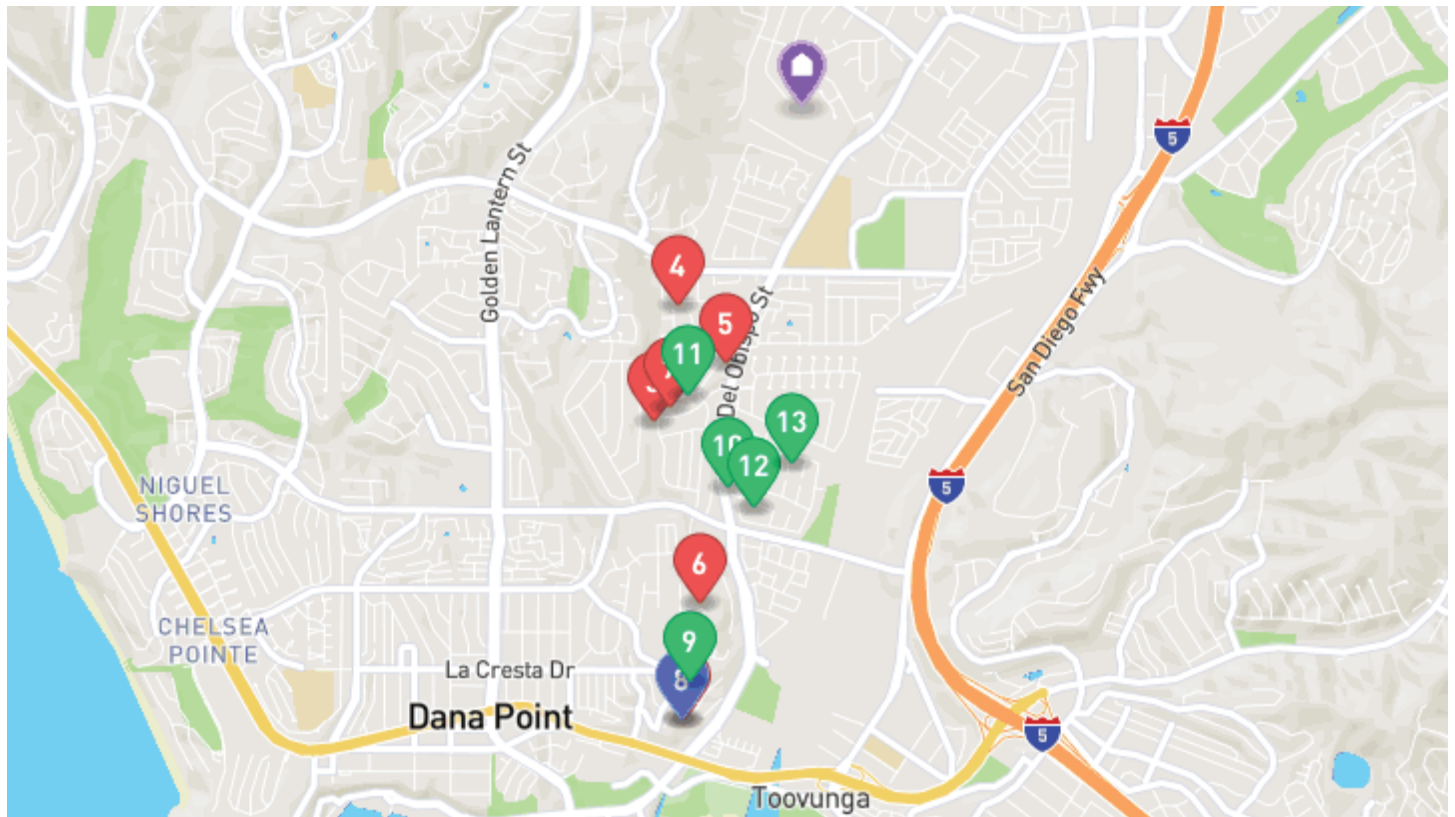
APRIL 2026



Leilani Serrao-Baker

Civitas Realty

Map of Comparable Listings



STATUS: S = CLOSED C = CANCELED A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Del Obispo	-	-	-	-
2	OC26032665	S	34152 Cambridge	3	4.00	2,936.0	\$3,500,000
3	OC26044687	S	33231 Big Sur	4	3.00	2,025.0	\$1,882,000
4	OC26018025	S	32862 Bluffside	4	3.00	2,618.0	\$2,090,000
5	DW26027677	S	33042 Palo Alto	3	2.00	1,939.0	\$2,200,000
6	OC26035552	S	16 Lapis Avenue	5	6.00	5,205.0	\$4,500,000
7	SR26042844	S	33211 Blue Fin Drive	3	2.00	1,819.0	\$1,800,000
8	OC26027663	C	34152 Cambridge	3	4.00	2,936.0	\$3,650,000
9	OC26059316	A	34052 Capistrano By The Sea	3	4.00	3,231.0	\$3,799,000
10	OC26029945	A	25501 Goldenspring Drive	4	3.00	2,973.0	\$2,199,000
11	OC26051772	A	25262 Brigantine Drive	3	2.00	1,832.0	\$1,799,000
12	OC26029081	A	25592 Goldenspring	4	3.00	2,370.0	\$1,919,000
13	OC26080902	A	33362 Reef Bay	3	2.00	1,352.0	\$1,599,000



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
34152 Cambridge	3/5/26	3	4.00	2,936.0	\$3,500,000	\$1,192
33231 Big Sur	4/16/26	4	3.00	2,025.0	\$1,882,000	\$929
32862 Bluffside	3/9/26	4	3.00	2,618.0	\$2,090,000	\$798
33042 Palo Alto	3/27/26	3	2.00	1,939.0	\$2,200,000	\$1,135
16 Lapis Avenue	3/30/26	5	6.00	5,205.0	\$4,500,000	\$865
33211 Blue Fin Drive	4/13/26	3	2.00	1,819.0	\$1,800,000	\$990
Averages				2,757	\$2,662,000	\$985

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34152 Cambridge	-	3	4.00	2,936.0	\$3,650,000	\$1,243
Averages				2,936	\$3,650,000	\$1,243

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
34052 Capistrano By The Sea	-	3	4.00	3,231.0	\$3,799,000	\$1,176
25501 Goldenspring Drive	-	4	3.00	2,973.0	\$2,199,000	\$740
25262 Brigantine Drive	-	3	2.00	1,832.0	\$1,799,000	\$982
25592 Goldenspring	-	4	3.00	2,370.0	\$1,919,000	\$810
33362 Reef Bay	-	3	2.00	1,352.0	\$1,599,000	\$1,183
Averages				2,351	\$2,263,000	\$978



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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



Listings



Leilani Serrao-Baker

Civitas Realty

Comparable Properties



34152 Cambridge

Dana Point, CA 92629

CLOSED 3/5/26



33231 Big Sur

Dana Point, CA 92629

CLOSED 4/16/26



32862 Bluffside

Dana Point, CA 92629

CLOSED 3/9/26

Details

MLS #	OC26032665
List Price	\$3,650,000
Sold Price	\$3,500,000
Adjusted Price	-
Sold Date	3/5/26
\$/Sqft	\$1,192
DOM	21
Year Built	1991
Sqft	2,936.0
Lot Size (sqft)	6,500
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	4.00
Garages	2
Acres	0.1492

MLS #	OC26044687
List Price	\$1,879,999
Sold Price	\$1,882,000
Adjusted Price	-
Sold Date	4/16/26
\$/Sqft	\$929
DOM	3
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

MLS #	OC26018025
List Price	\$2,099,000
Sold Price	\$2,090,000
Adjusted Price	-
Sold Date	3/9/26
\$/Sqft	\$798
DOM	11
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



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



33042 Palo Alto

Dana Point, CA 92629

CLOSED 3/27/26



16 Lapis Avenue

Dana Point, CA 92629

CLOSED 3/30/26



33211 Blue Fin Drive

Dana Point, CA 92629

CLOSED 4/13/26

Details

MLS #	DW26027677	MLS #	OC26035552	MLS #	SR26042844
List Price	\$2,188,000	List Price	\$4,500,000	List Price	\$1,680,000
Sold Price	\$2,200,000	Sold Price	\$4,500,000	Sold Price	\$1,800,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	3/27/26	Sold Date	3/30/26	Sold Date	4/13/26
\$/Sqft	\$1,135	\$/Sqft	\$865	\$/Sqft	\$990
DOM	28	DOM	8	DOM	5
Year Built	1962	Year Built	2003	Year Built	1962
Sqft	1,939.0	Sqft	5,205.0	Sqft	1,819.0
Lot Size (sqft)	13,620	Lot Size (sqft)	18,234	Lot Size (sqft)	7,260
Area	DO - Del Obispo	Area	DO - Del Obispo	Area	DO - Del Obispo
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	5	Beds	3
Baths	2.00	Baths	6.00	Baths	2.00
Garages	2	Garages	3	Garages	2
Acres	0.3127	Acres	0.4186	Acres	0.1667



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



34152 Cambridge

Dana Point, CA 92629

CANCELED 2/5/26



34052 Capistrano By The Sea

Dana Point, CA 92629

ACTIVE 3/18/26



25501 Goldenspring Drive

Dana Point, CA 92629

ACTIVE 2/9/26

Details

MLS #	OC26027663	MLS #	OC26059316	MLS #	OC26029945
List Price	\$3,650,000	List Price	\$3,799,000	List Price	\$2,199,000
Sold Price	-	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-	Sold Date	-
\$/Sqft	\$1,243	\$/Sqft	\$1,176	\$/Sqft	\$841
DOM	8	DOM	32	DOM	65
Year Built	1991	Year Built	1992	Year Built	1980
Sqft	2,936.0	Sqft	3,231.0	Sqft	2,973.0
Lot Size (sqft)	6,500	Lot Size (sqft)	9,380	Lot Size (sqft)	8,611
Area	DO - Del Obispo	Area	DO - Del Obispo	Area	DO - Del Obispo
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	3	Beds	4
Baths	4.00	Baths	4.00	Baths	3.00
Garages	2	Garages	3	Garages	2
Acres	0.1492	Acres	0.2153	Acres	0.1977



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



25262 Brigantine Drive

Dana Point, CA 92629

ACTIVE 3/8/26



25592 Goldenspring

Dana Point, CA 92629

ACTIVE 2/20/26



33362 Reef Bay

Dana Point, CA 92629

ACTIVE 3/18/26

Details

MLS #	OC26051772
List Price	\$1,799,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$982
DOM	21
Year Built	1961
Sqft	1,832.0
Lot Size (sqft)	7,194
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.1652

MLS #	OC26029081
List Price	\$1,919,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$810
DOM	52
Year Built	1984
Sqft	2,370.0
Lot Size (sqft)	6,450
Area	DO - Del Obispo
Taxes	-
Beds	4
Baths	3.00
Garages	2
Acres	0.1481

MLS #	OC26080902
List Price	\$1,599,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,183
DOM	1
Year Built	1984
Sqft	1,352.0
Lot Size (sqft)	6,200
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	0.1423



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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



Analysis

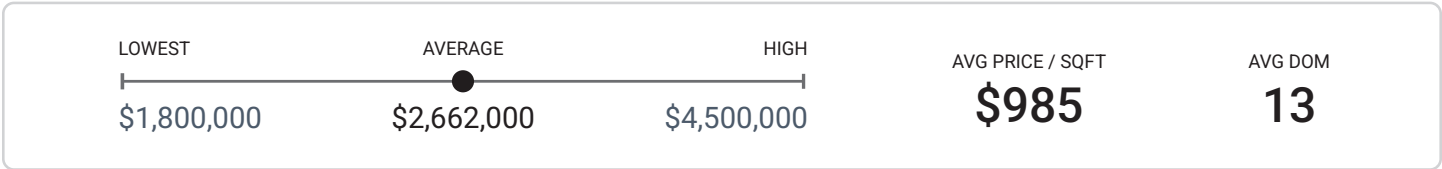


Leilani Serrao-Baker

Civitas Realty

Comparable Property Statistics

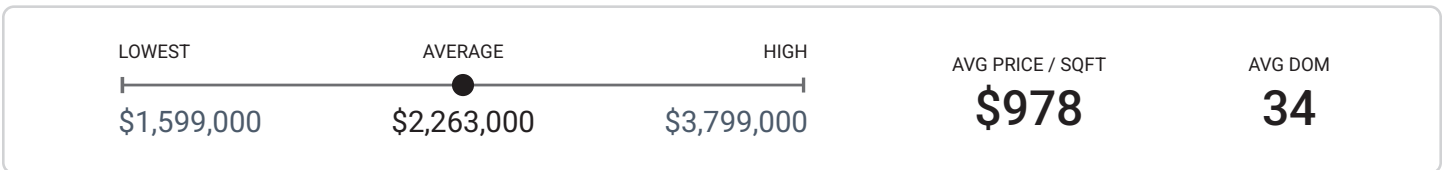
S 6 Sold Listings



C 1 Cancelled Listings



A 5 Active Listings



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Sold Property Analysis

Averages

100.54%

Homes sold for an average of 100.54% of their list price.

13

Days on market

It took an average of 13 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
34152 Cambridge	\$3,650,000	\$3,500,000	95.89%	21	\$1,192
33231 Big Sur	\$1,879,999	\$1,882,000	100.11%	3	\$929
32862 Bluffside	\$2,099,000	\$2,090,000	99.57%	11	\$798
33042 Palo Alto	\$2,188,000	\$2,200,000	100.55%	28	\$1,135
16 Lapis Avenue	\$4,500,000	\$4,500,000	100.00%	8	\$865
33211 Blue Fin Drive	\$1,680,000	\$1,800,000	107.14%	5	\$990
Averages	\$2,666,166	\$2,662,000	100.54%	13	\$985



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Time To Sell

13 Days on Market

100.54% of list price

Sold homes were on the market for an average of 13 days before they accepted an offer. These homes sold for an average of 100.54% of list price.



○ Original list price ● Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	34152 Cambridge	● Closed	\$3,650,000	\$3,500,000	21	95.89%
2	33231 Big Sur	● Closed	\$1,879,999	\$1,882,000	3	100.11%
3	32862 Bluffside	● Closed	\$2,099,000	\$2,090,000	11	99.57%
4	33042 Palo Alto	● Closed	\$2,188,000	\$2,200,000	28	100.55%
5	16 Lapis Avenue	● Closed	\$4,500,000	\$4,500,000	8	100.00%
6	33211 Blue Fin Drive	● Closed	\$1,680,000	\$1,800,000	5	107.14%
7	34152 Cambridge	● Canceled	\$3,650,000	-	6	-
8	34052 Capistrano By The Sea	● Active	\$3,799,000	-	32	-
9	25501 Goldenspring Drive	● Active	\$2,199,000	-	65	-
10	25262 Brigantine Drive	● Active	\$1,799,000	-	21	-
11	25592 Goldenspring	● Active	\$1,919,000	-	52	-
Averages			\$2,580,167	\$2,662,000	21	100.54%



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

12	33362 Reef Bay	● Active	\$1,599,000	-	1	-
	Averages		\$2,580,167	\$2,662,000	21	100.54%



Leilani Serrao-Baker

Civitas Realty

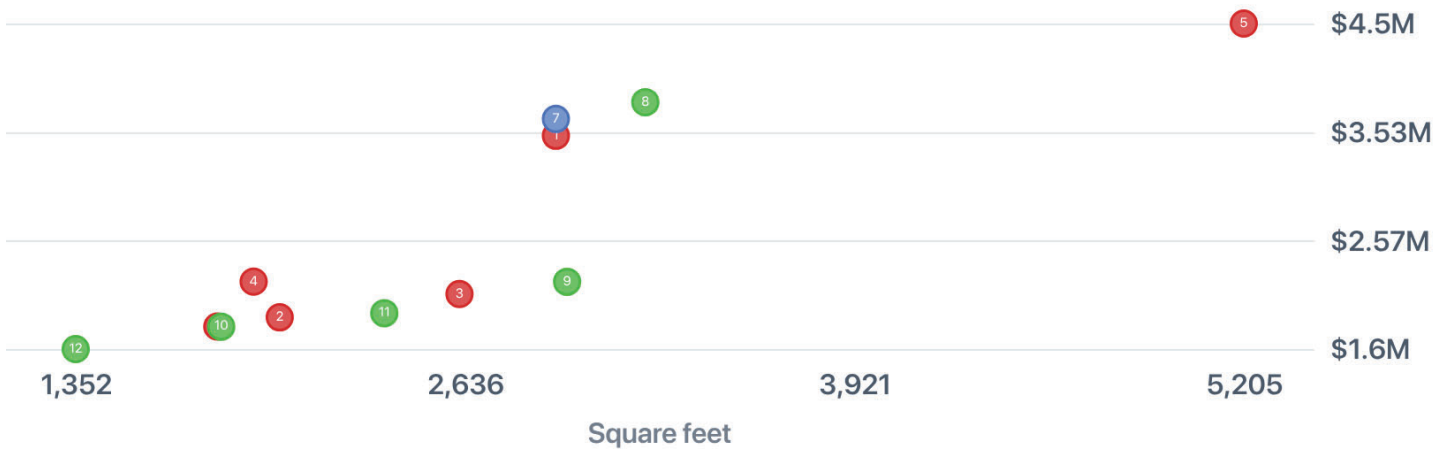
Cell: 949-444-9175

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

Average Price Per Sq Ft

\$985 Sqft.

Comparable homes sold for an average of \$985 / 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	34152 Cambridge	● Closed	\$3,500,000	2,936	\$1,192
2	33231 Big Sur	● Closed	\$1,882,000	2,025	\$929
3	32862 Bluffside	● Closed	\$2,090,000	2,618	\$798
4	33042 Palo Alto	● Closed	\$2,200,000	1,939	\$1,135
5	16 Lapis Avenue	● Closed	\$4,500,000	5,205	\$865
6	33211 Blue Fin Drive	● Closed	\$1,800,000	1,819	\$990
7	34152 Cambridge	● Canceled	-	2,936	\$1,243
8	34052 Capistrano By The Sea	● Active	-	3,231	\$1,176
9	25501 Goldenspring Drive	● Active	-	2,973	\$740
10	25262 Brigantine Drive	● Active	-	1,832	\$982
11	25592 Goldenspring	● Active	-	2,370	\$810
Averages			\$2,662,000	2,603	\$1,003



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

12	33362 Reef Bay	● Active	-	1,352	\$1,183
	Averages		\$2,662,000	2,603	\$1,003



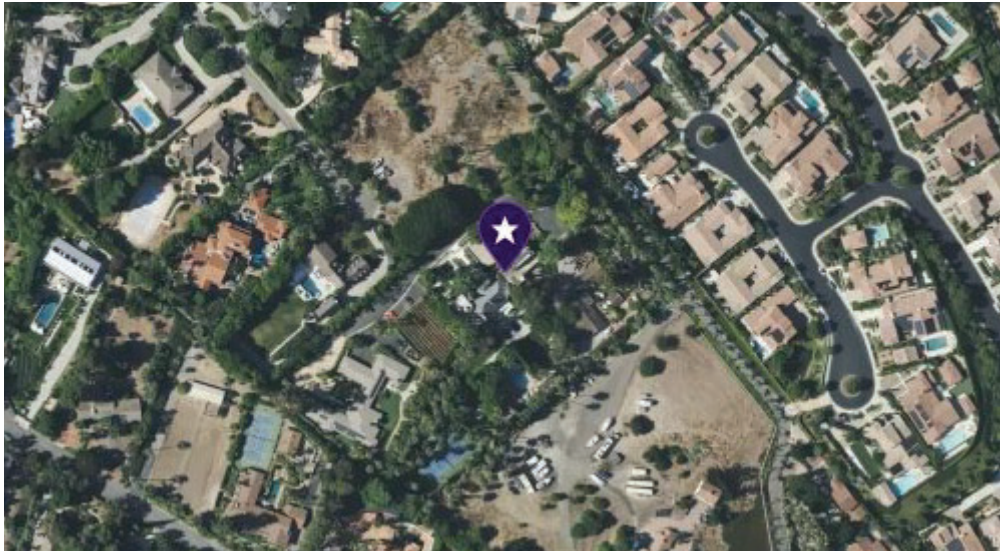
Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparative Market Analysis



Del Obispo

Del Obsipo Attached Homes

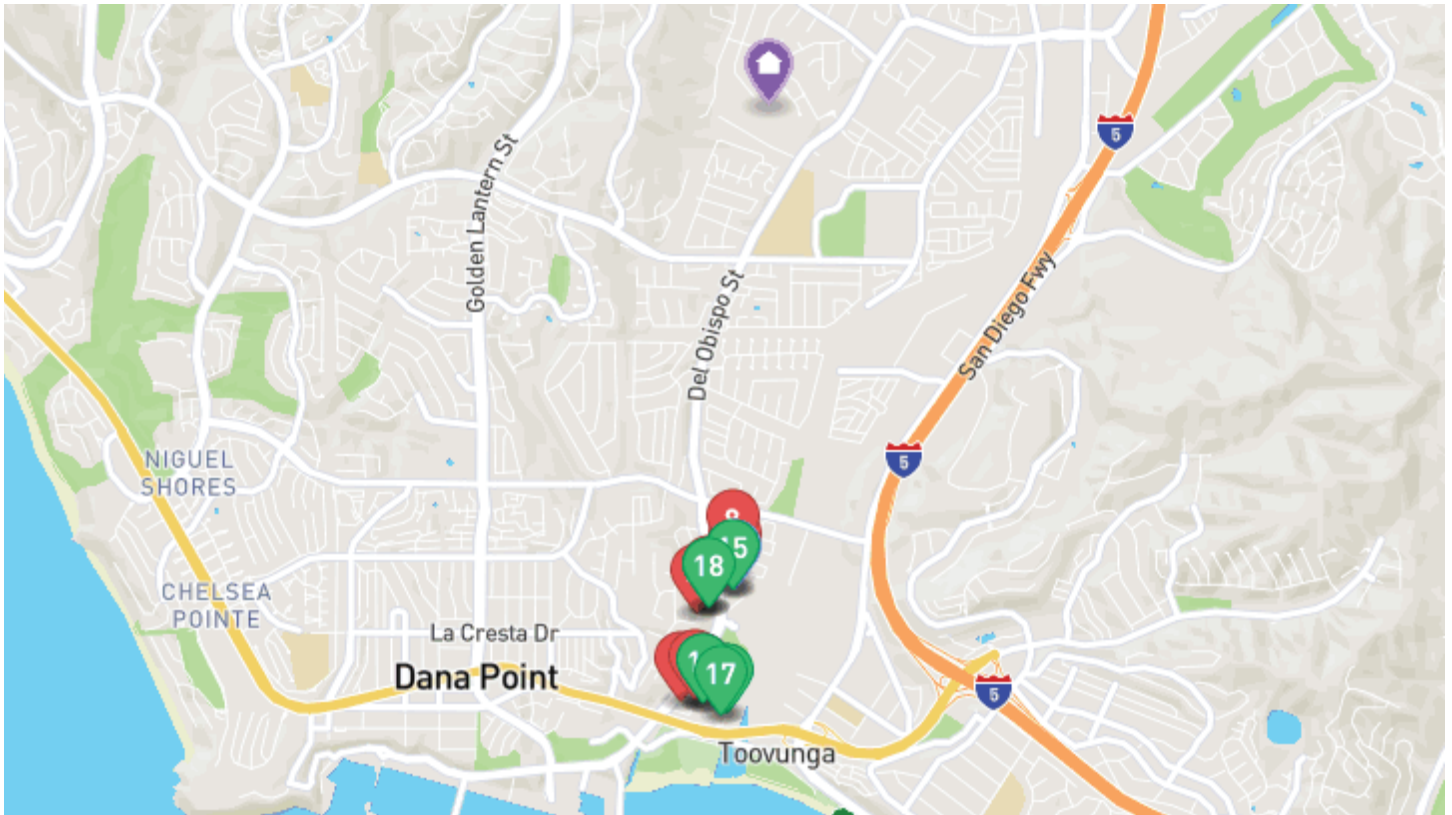
APRIL 21, 2026



Leilani Serrao-Baker

Civitas Realty

Map of Comparable Listings



STATUS: X = EXPIRED S = CLOSED C = CANCELED A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject		Del Obispo	-	-	-	-
2	OC25173383	X	1416 Doheny Way	3	2.00	1,900.0	\$1,950,000
3	OC26026867	S	33852 Del Obispo 56	1	1.00	650.0	\$615,500
4	OC26034466	S	25422 Sea Bluffs Drive 105	2	2.00	1,258.0	\$800,000
5	OC25245325	S	2148 Doheny Way	3	4.00	2,183.0	\$1,900,000
6	OC26014184	S	25442 Sea Bluffs Drive 105	2	2.00	1,258.0	\$749,000
7	OC25231584	S	33852 Del Obispo 135	1	1.00	667.0	\$595,000
8	OC25262214	S	33772 Bayside	3	3.00	1,727.0	\$1,275,000
9	OC25224049	S	3321 Doheny Way	3	2.00	1,943.0	\$1,560,000
10	OC26022095	S	25442 Sea Bluffs 204	2	2.00	1,373.0	\$555,000
11	OC26056643	S	1415 Doheny Way	2	2.00	1,497.0	\$1,465,000
12	LG25266374	C	33852 Del Obispo Street 2	2	2.00	870.0	\$865,000
13	OC26057831	A	1309 Doheny Way	3	2.00	1,900.0	\$2,100,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

14	OC25021604	A	25432 Sea Bluffs Drive 302	1	1.00	858.0	\$274,999
15	LG26075020	A	33852 Del Obispo Street 2	2	2.00	870.0	\$875,000
16	PW26060894	A	3446 Doheny Way	3	4.00	2,157.0	\$2,125,000
17	NP26042738	A	1632 Doheny Way	1	1.00	901.0	\$1,119,000
18	OC26077112	A	25422 Sea Bluffs Drive 204	2	2.00	1,258.0	\$539,000



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Summary of Comparable Properties

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1416 Doheny Way	-	3	2.00	1,900.0	\$1,950,000	\$1,026
Averages				1,900	\$1,950,000	\$1,026

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	\$/SQ.FT
33852 Del Obispo 56	3/3/26	1	1.00	650.0	\$615,500	\$947
25422 Sea Bluffs Drive 105	3/13/26	2	2.00	1,258.0	\$800,000	\$636
2148 Doheny Way	2/20/26	3	4.00	2,183.0	\$1,900,000	\$870
25442 Sea Bluffs Drive 105	3/16/26	2	2.00	1,258.0	\$749,000	\$595
33852 Del Obispo 135	1/26/26	1	1.00	667.0	\$595,000	\$892
33772 Bayside	3/13/26	3	3.00	1,727.0	\$1,275,000	\$738
3321 Doheny Way	3/2/26	3	2.00	1,943.0	\$1,560,000	\$803
25442 Sea Bluffs 204	2/25/26	2	2.00	1,373.0	\$555,000	\$404
1415 Doheny Way	4/8/26	2	2.00	1,497.0	\$1,465,000	\$979
Averages				1,395	\$1,057,166	\$763

C CANCELLED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
33852 Del Obispo Street 2	-	2	2.00	870.0	\$865,000	\$994
Averages				870	\$865,000	\$994

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
1309 Doheny Way	-	3	2.00	1,900.0	\$2,100,000	\$1,105
25432 Sea Bluffs Drive 302	-	1	1.00	858.0	\$274,999	\$321
33852 Del Obispo Street 2	-	2	2.00	870.0	\$875,000	\$1,006
3446 Doheny Way	-	3	4.00	2,157.0	\$2,125,000	\$985
1632 Doheny Way	-	1	1.00	901.0	\$1,119,000	\$1,242
25422 Sea Bluffs Drive 204	-	2	2.00	1,258.0	\$539,000	\$428
Averages				1,324	\$1,172,166	\$848



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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



Listings



Leilani Serrao-Baker

Civitas Realty

Comparable Properties



1416 Doheny Way

Dana Point, CA 92629

EXPIRED 8/1/25



33852 Del Obispo 56

Dana Point, CA 92629

CLOSED 3/3/26



25422 Sea Bluffs Drive 105

Dana Point, CA 92629

CLOSED 3/13/26

Details

MLS #	OC25173383
List Price	\$1,950,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,026
DOM	39
Year Built	2021
Sqft	1,900.0
Lot Size (sqft)	365,651
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	8.3942

MLS #	OC26026867
List Price	\$609,000
Sold Price	\$615,500
Adjusted Price	-
Sold Date	3/3/26
\$/Sqft	\$947
DOM	6
Year Built	1983
Sqft	650.0
Lot Size (sqft)	650
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	-
Acres	0.0149

MLS #	OC26034466
List Price	\$789,000
Sold Price	\$800,000
Adjusted Price	-
Sold Date	3/13/26
\$/Sqft	\$636
DOM	12
Year Built	1997
Sqft	1,258.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	1
Acres	-



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



2148 Doheny Way

Dana Point, CA 92629

CLOSED 2/20/26



25442 Sea Bluffs Drive 105

Dana Point, CA 92629

CLOSED 3/16/26



33852 Del Obispo 135

Dana Point, CA 92629

CLOSED 1/26/26

Details

MLS #	OC25245325	MLS #	OC26014184	MLS #	OC25231584
List Price	\$2,250,000	List Price	\$749,000	List Price	\$589,000
Sold Price	\$1,900,000	Sold Price	\$749,000	Sold Price	\$595,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	2/20/26	Sold Date	3/16/26	Sold Date	1/26/26
\$/Sqft	\$870	\$/Sqft	\$595	\$/Sqft	\$892
DOM	106	DOM	42	DOM	72
Year Built	2017	Year Built	1997	Year Built	1983
Sqft	2,183.0	Sqft	1,258.0	Sqft	667.0
Lot Size (sqft)	-	Lot Size (sqft)	-	Lot Size (sqft)	-
Area	DO - Del Obispo	Area	DO - Del Obispo	Area	DO - Del Obispo
Taxes	-	Taxes	-	Taxes	-
Beds	3	Beds	2	Beds	1
Baths	4.00	Baths	2.00	Baths	1.00
Garages	2	Garages	1	Garages	-



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



33772 Bayside

Dana Point, CA 92629

CLOSED 3/13/26



3321 Doheny Way

Dana Point, CA 92629

CLOSED 3/2/26



25442 Sea Bluffs 204

Dana Point, CA 92629

CLOSED 2/25/26

Details

MLS #	OC25262214
List Price	\$1,300,000
Sold Price	\$1,275,000
Adjusted Price	-
Sold Date	3/13/26
\$/Sqft	\$738
DOM	72
Year Built	1981
Sqft	1,727.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	3.00
Garages	2
Acres	-

MLS #	OC25224049
List Price	\$1,595,000
Sold Price	\$1,560,000
Adjusted Price	-
Sold Date	3/2/26
\$/Sqft	\$803
DOM	130
Year Built	2021
Sqft	1,943.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	2
Acres	-

MLS #	OC26022095
List Price	\$599,000
Sold Price	\$555,000
Adjusted Price	-
Sold Date	2/25/26
\$/Sqft	\$404
DOM	5
Year Built	1997
Sqft	1,373.0
Lot Size (sqft)	425,911
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	1
Acres	9.7776



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



1415 Doheny Way

Dana Point, CA 92629

CLOSED 4/8/26



33852 Del Obispo Street 2

Dana Point, CA 92629

CANCELED 11/24/25



1309 Doheny Way

Dana Point, CA 92629

ACTIVE 3/17/26

Details

MLS #	OC26056643
List Price	\$1,485,000
Sold Price	\$1,465,000
Adjusted Price	-
Sold Date	4/8/26
\$/Sqft	\$979
DOM	-
Year Built	2019
Sqft	1,497.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	2
Baths	2.00
Garages	2
Acres	-

MLS #	LG25266374
List Price	\$865,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$994
DOM	71
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

MLS #	OC26057831
List Price	\$2,100,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,105
DOM	27
Year Built	2021
Sqft	1,900.0
Lot Size (sqft)	1,500
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	2.00
Garages	3
Acres	0.0344



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



25432 Sea Bluffs Drive 302

Dana Point, CA 92629

ACTIVE 1/29/25



33852 Del Obispo Street 2

Dana Point, CA 92629

ACTIVE 4/7/26



3446 Doheny Way

Dana Point, CA 92629

ACTIVE 4/2/26

Details

MLS #	OC25021604
List Price	\$274,999
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$321
DOM	434
Year Built	1997
Sqft	858.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	1
Baths	1.00
Garages	1
Acres	-

MLS #	LG26075020
List Price	\$875,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$1,006
DOM	12
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

MLS #	PW26060894
List Price	\$2,125,000
Sold Price	-
Adjusted Price	-
Sold Date	-
\$/Sqft	\$985
DOM	19
Year Built	2022
Sqft	2,157.0
Lot Size (sqft)	-
Area	DO - Del Obispo
Taxes	-
Beds	3
Baths	4.00
Garages	4
Acres	-



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Comparable Properties



1632 Doheny Way

Dana Point, CA 92629

ACTIVE 2/26/26



25422 Sea Bluffs Drive 204

Dana Point, CA 92629

ACTIVE 4/9/26

Details

MLS #	NP26042738	MLS #	OC26077112
List Price	\$1,119,000	List Price	\$539,000
Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-
Sold Date	-	Sold Date	-
\$/Sqft	\$1,242	\$/Sqft	\$428
DOM	30	DOM	7
Year Built	2018	Year Built	1997
Sqft	901.0	Sqft	1,258.0
Lot Size (sqft)	-	Lot Size (sqft)	-
Area	DO - Del Obispo	Area	DO - Del Obispo
Taxes	-	Taxes	-
Beds	1	Beds	2
Baths	1.00	Baths	2.00
Garages	1	Garages	1



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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



Analysis

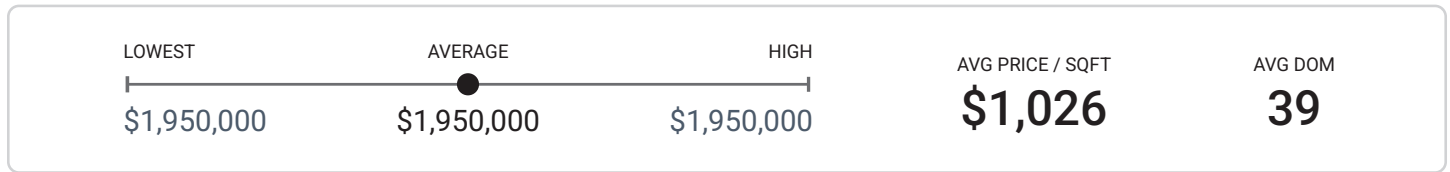


Leilani Serrao-Baker

Civitas Realty

Comparable Property Statistics

X 1 Expired Listings



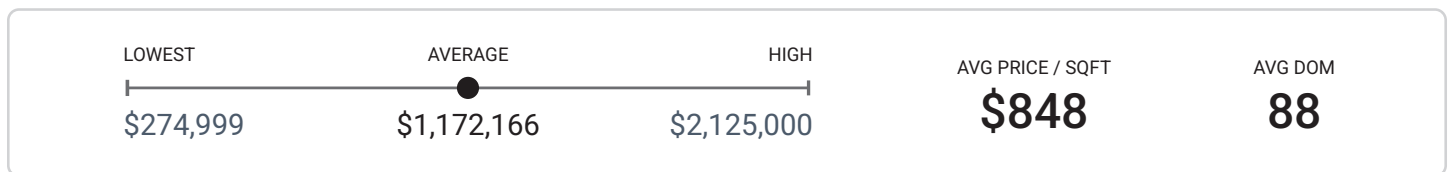
S 9 Sold Listings



C 1 Cancelled Listings



A 6 Active Listings



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Sold Property Analysis

Averages

97.15%

Homes sold for an average of 97.15% of their list price.

56

Days on market

It took an average of 56 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
33852 Del Obispo 56	\$609,000	\$615,500	101.07%	6	\$947
25422 Sea Bluffs Drive 105	\$789,000	\$800,000	101.39%	12	\$636
2148 Doheny Way	\$2,250,000	\$1,900,000	84.44%	106	\$870
25442 Sea Bluffs Drive 105	\$749,000	\$749,000	100.00%	42	\$595
33852 Del Obispo 135	\$574,990	\$595,000	103.48%	72	\$892
33772 Bayside	\$1,300,000	\$1,275,000	98.08%	72	\$738
3321 Doheny Way	\$1,649,000	\$1,560,000	94.60%	130	\$803
25442 Sea Bluffs 204	\$599,000	\$555,000	92.65%	5	\$404
1415 Doheny Way	\$1,485,000	\$1,465,000	98.65%	-	\$979
Averages	\$1,111,665	\$1,057,167	97.15%	56	\$763



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

Time To Sell

56 Days on Market

97.23% of list price

Sold homes were on the market for an average of 56 days before they accepted an offer. These homes sold for an average of 97.23% of list price.



○ Original list price ● Most recent price or sold price

	ADDRESS	STATUS	LIST PRICE	SOLD PRICE	DOM	% OF LIST \$
1	1416 Doheny Way	● Expired	\$1,950,000	-	39	-
2	33852 Del Obispo 56	● Closed	\$609,000	\$615,500	6	101.07%
3	25422 Sea Bluffs Drive 105	● Closed	\$789,000	\$800,000	12	101.39%
4	2148 Doheny Way	● Closed	\$2,250,000	\$1,900,000	106	84.44%
5	25442 Sea Bluffs Drive 105	● Closed	\$749,000	\$749,000	42	100.00%
6	33852 Del Obispo 135	● Closed	\$589,000	\$595,000	72	101.02%
7	33772 Bayside	● Closed	\$1,300,000	\$1,275,000	72	98.08%
8	3321 Doheny Way	● Closed	\$1,595,000	\$1,560,000	130	97.81%
9	25442 Sea Bluffs 204	● Closed	\$599,000	\$555,000	5	92.65%
10	1415 Doheny Way	● Closed	\$1,485,000	\$1,465,000	0	98.65%
11	33852 Del Obispo Street 2	● Canceled	\$865,000	-	36	-
Averages			\$1,165,471	\$1,057,167	68	97.23%



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

12	1309 Doheny Way	● Active	\$2,100,000	-	27	-
13	25432 Sea Bluffs Drive 302	● Active	\$274,999	-	434	-
14	33852 Del Obispo Street 2	● Active	\$875,000	-	12	-
15	3446 Doheny Way	● Active	\$2,125,000	-	19	-
16	1632 Doheny Way	● Active	\$1,119,000	-	30	-
17	25422 Sea Bluffs Drive 204	● Active	\$539,000	-	7	-
Averages			\$1,165,471	\$1,057,167	68	97.23%



Leilani Serrao-Baker

Civitas Realty

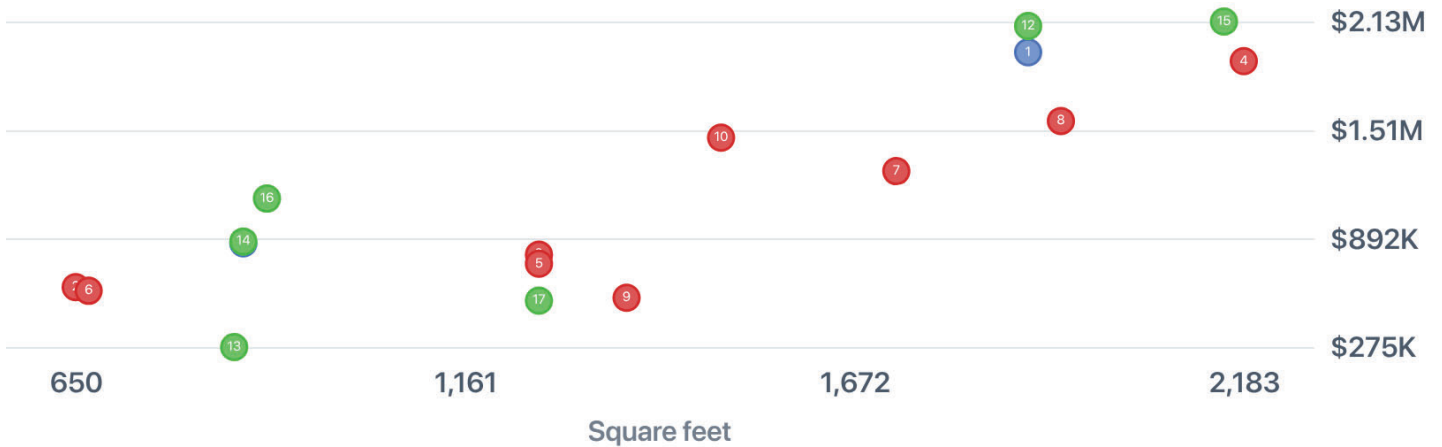
Cell: 949-444-9175

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

Average Price Per Sq Ft

\$763 Sqft.

Comparable homes sold for an average of \$763 / 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	1416 Doheny Way	● Expired	-	1,900	\$1,026
2	33852 Del Obispo 56	● Closed	\$615,500	650	\$947
3	25422 Sea Bluffs Drive 105	● Closed	\$800,000	1,258	\$636
4	2148 Doheny Way	● Closed	\$1,900,000	2,183	\$870
5	25442 Sea Bluffs Drive 105	● Closed	\$749,000	1,258	\$595
6	33852 Del Obispo 135	● Closed	\$595,000	667	\$892
7	33772 Bayside	● Closed	\$1,275,000	1,727	\$738
8	3321 Doheny Way	● Closed	\$1,560,000	1,943	\$803
9	25442 Sea Bluffs 204	● Closed	\$555,000	1,373	\$404
10	1415 Doheny Way	● Closed	\$1,465,000	1,497	\$979
11	33852 Del Obispo Street 2	● Canceled	-	870	\$994
Averages			\$1,057,166	1,369	\$822



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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

12	1309 Doheny Way	● Active	-	1,900	\$1,105	
13	25432 Sea Bluffs Drive 302	● Active	-	858	\$321	
14	33852 Del Obispo Street 2	● Active	-	870	\$1,006	
15	3446 Doheny Way	● Active	-	2,157	\$985	
16	1632 Doheny Way	● Active	-	901	\$1,242	
17	25422 Sea Bluffs Drive 204	● Active	-	1,258	\$428	
Averages				\$1,057,166	1,369	\$822



Leilani Serrao-Baker

Civitas Realty

Cell: 949-444-9175

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