

Laguna Niguel, California



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ShopProp Inc.



Housing

Housing Facts & Stats

	Laguna Niguel	Orange County	California	USA
Median Estimated Home Value	\$1.62M	\$1.21M	\$787K	\$369K
Est. Home Value 12-Mo. Change	+2.6%	+0.6%	-1.1%	-0.2%
Median List Price	\$1.65M	\$1.39M	\$749K	-
List Price 1-Month Change	+9.7%	-0.5%	+1.2%	-
List Price 12-Month Change	+6.1%	-7.2%	-0.1%	-
Median Home Age	40	47	49	44
Own	67%	56%	56%	65%
Rent	34%	44%	44%	35%
\$ Total Value (of all buildings for which permits were issued)	-	\$1.75B	\$26.8B	\$384.62B
% Change in permits (for all buildings)	-	+6%	+4%	+6%
% Change in \$ value (for all buildings)	-	+2%	-4%	+5%

Laguna Niguel, California

Market Trends for Laguna Niguel, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <h2>2.33</h2> <p>↓ 4.9% MoM</p>	<p>Sold to List Price %</p> <h2>99%</h2> <p>↓ 0.32% MoM</p>	<p>Median Days in RPR</p> <h2>17</h2> <p>↑ 41.67% MoM</p>	<p>Median Sold Price</p> <h2>\$1,470,825</h2> <p>↓ 1.78% MoM</p>
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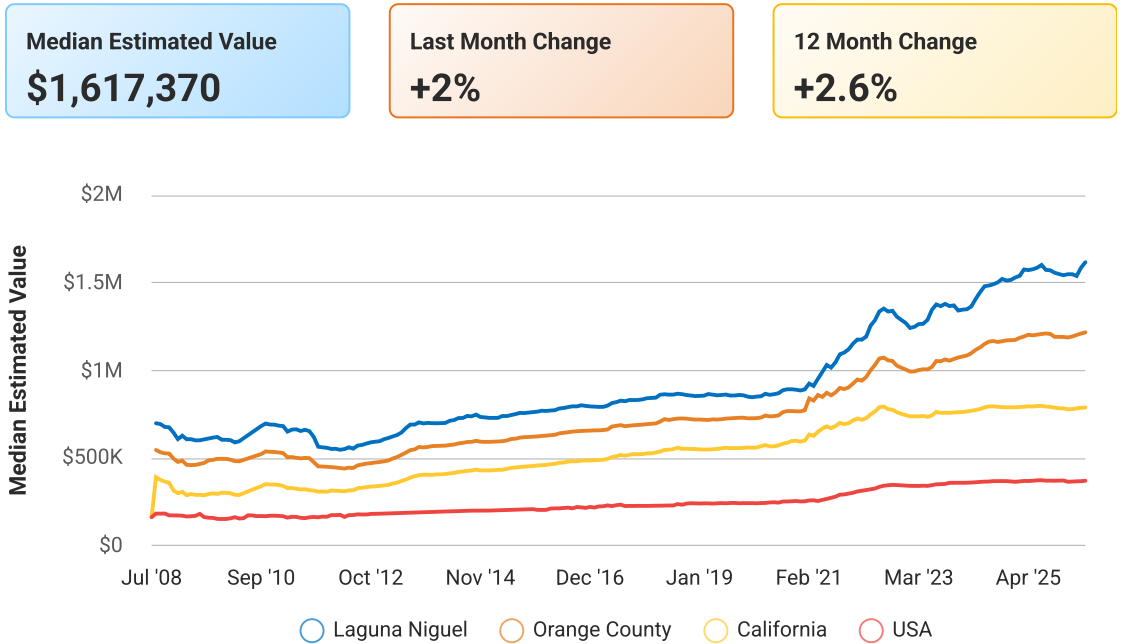
May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



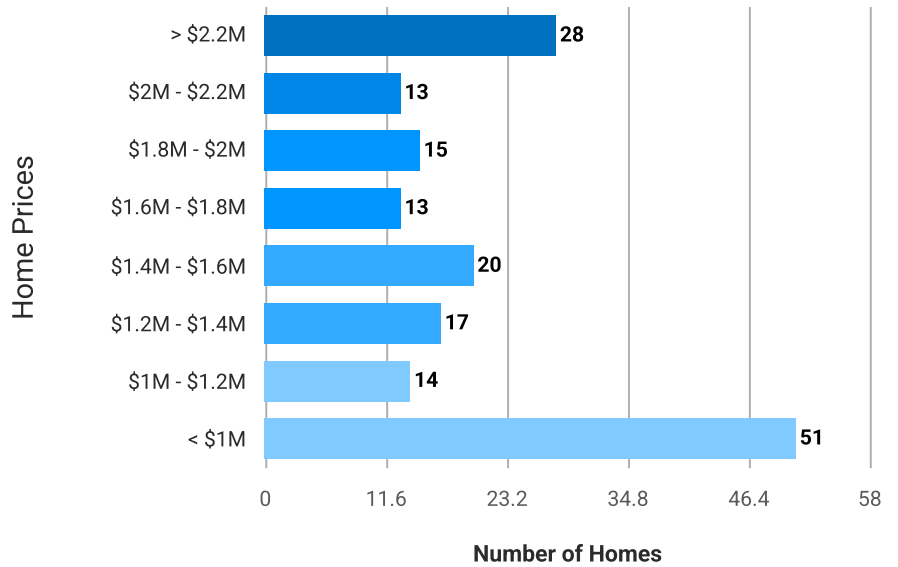
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

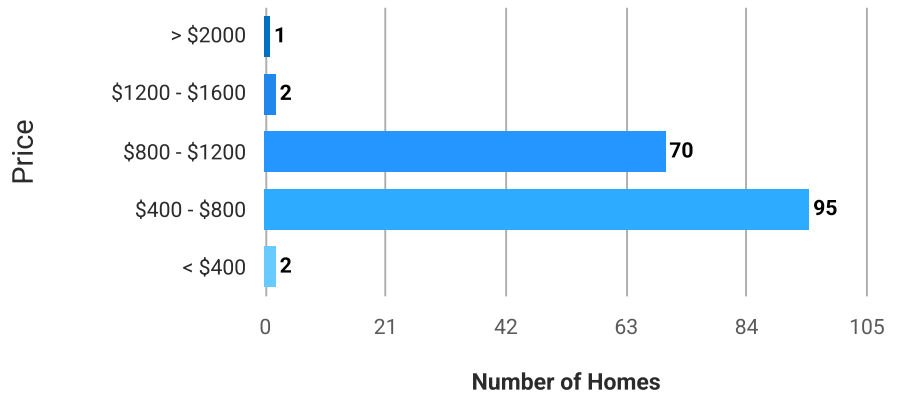


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

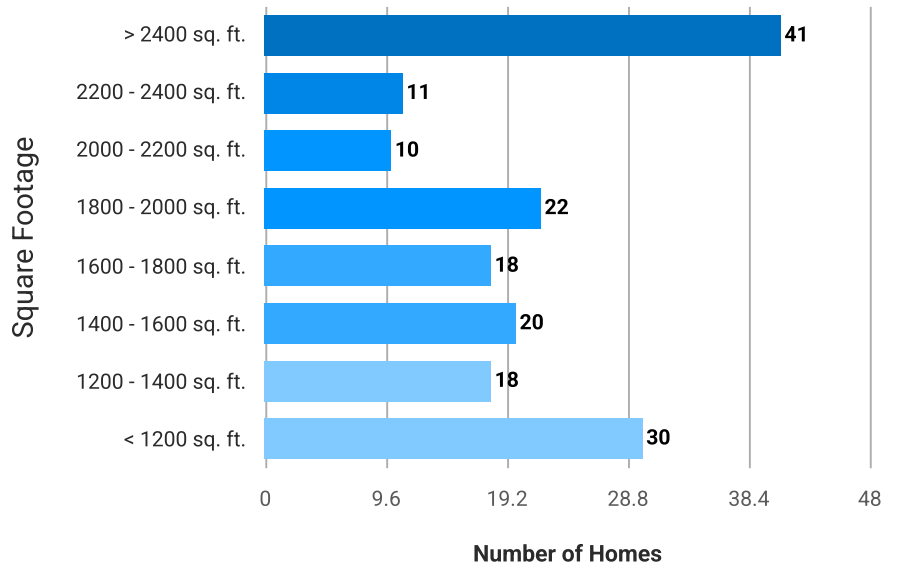


Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



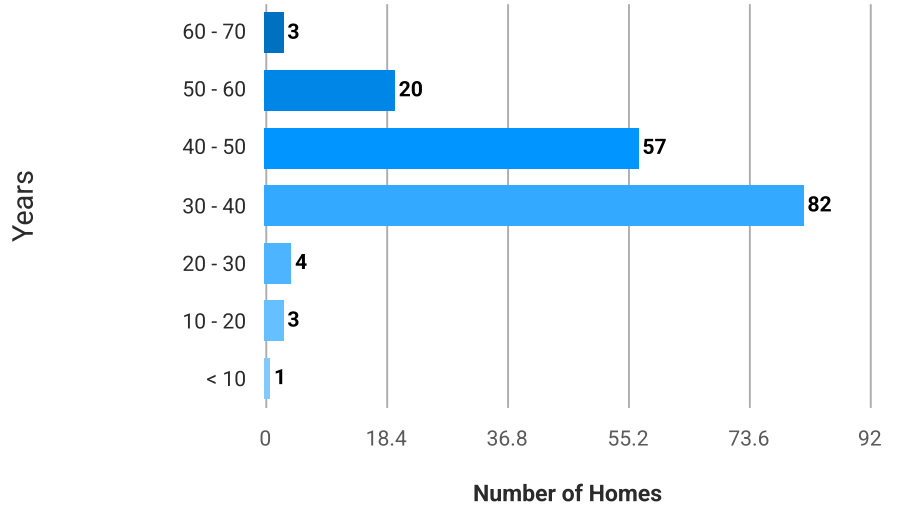
Laguna Niguel, California

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

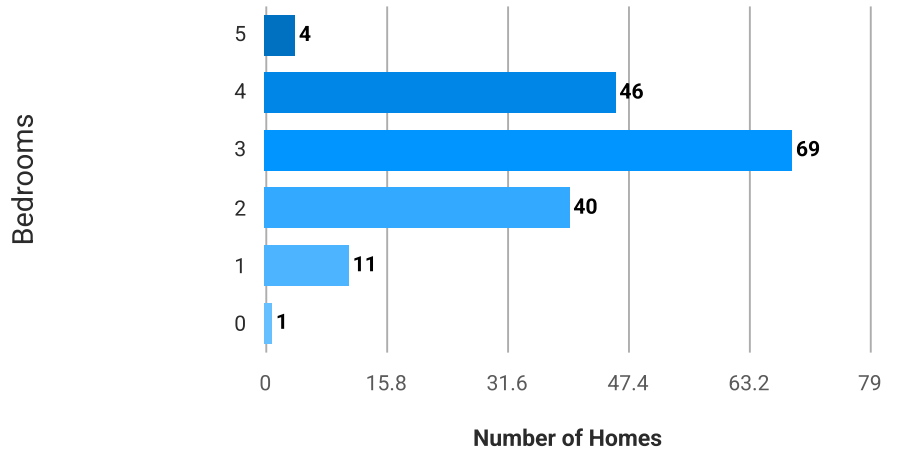


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



People

People Facts & Stats

	Laguna Niguel	Orange County	California	USA
Population	64K	3.16M	39.24M	332.39M
Population Density per Sq Mi	4.34K	3.99K	252	94
Pop Change since 2020	0%	-0.6%	+0.1%	+2.5%
Median Age	48	39	38	39
Male / Female Ratio	49%	50%	50%	50%



Laguna Niguel, California

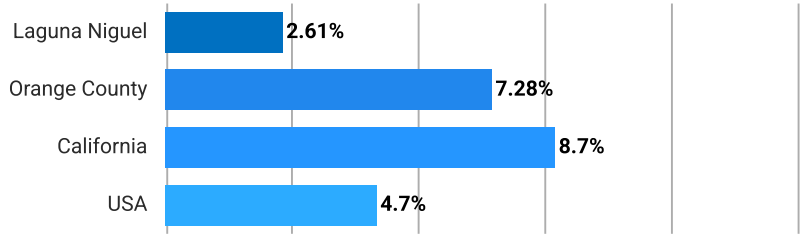
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

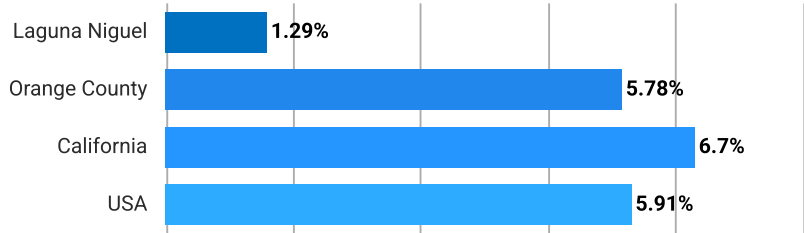
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



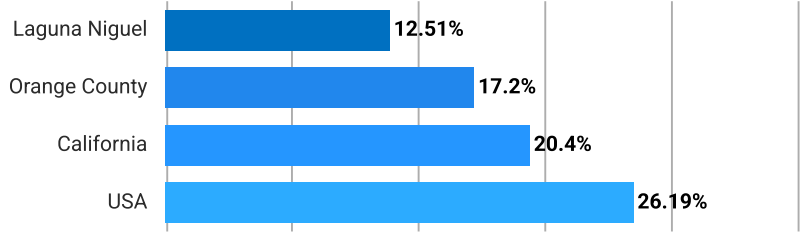
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



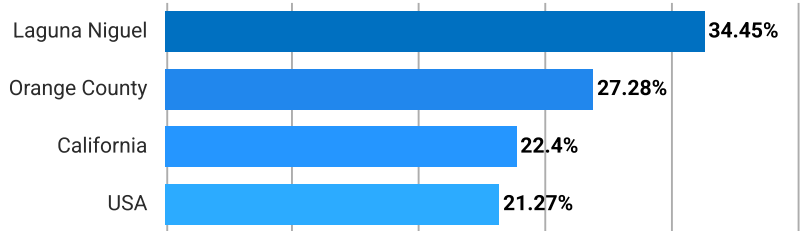
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

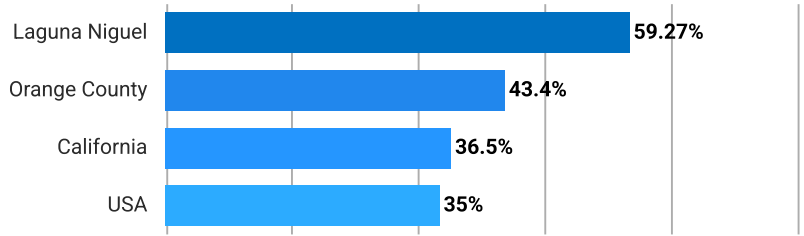
This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Laguna Niguel, California

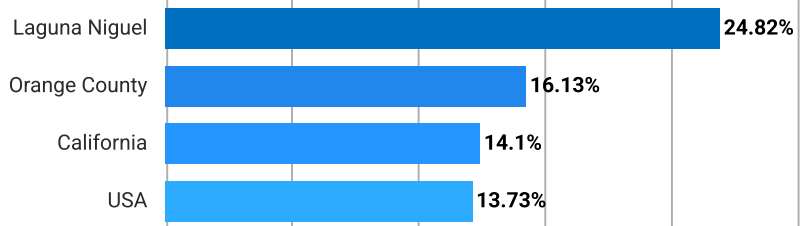
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

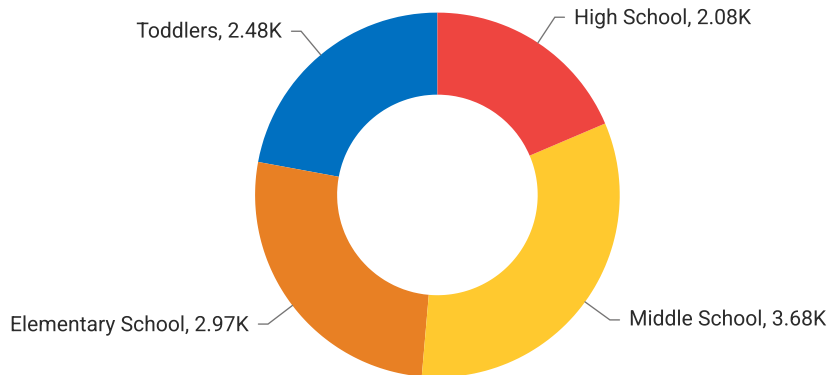


Population of Children by Age Group in Laguna Niguel

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 22.1% Toddlers ● 26.53% Elementary School ● 32.78% Middle School ● 18.59% High School

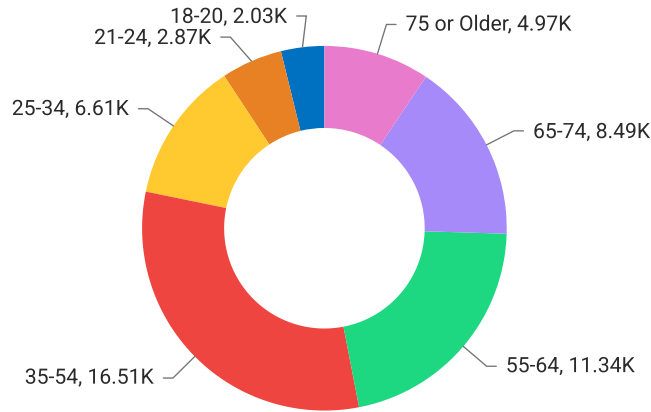
Laguna Niguel, California

Population of Adults by Age Group in Laguna Niguel

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

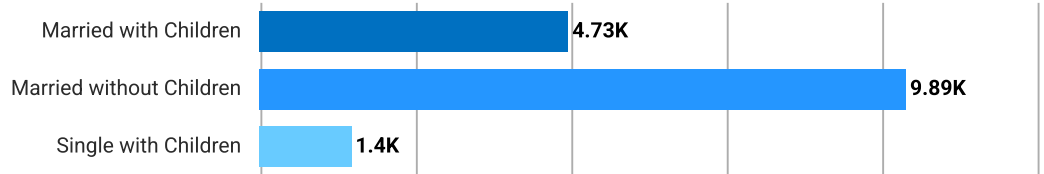


Households With Children in Laguna Niguel

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

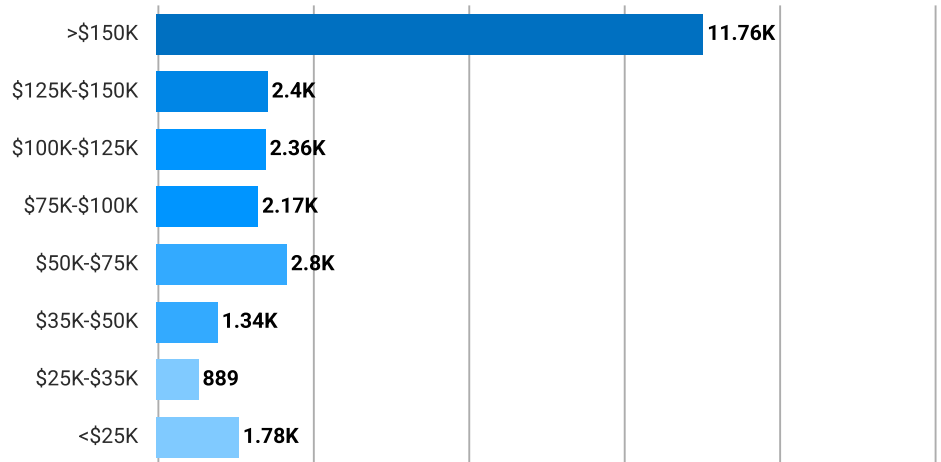


Household Income Brackets in Laguna Niguel

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



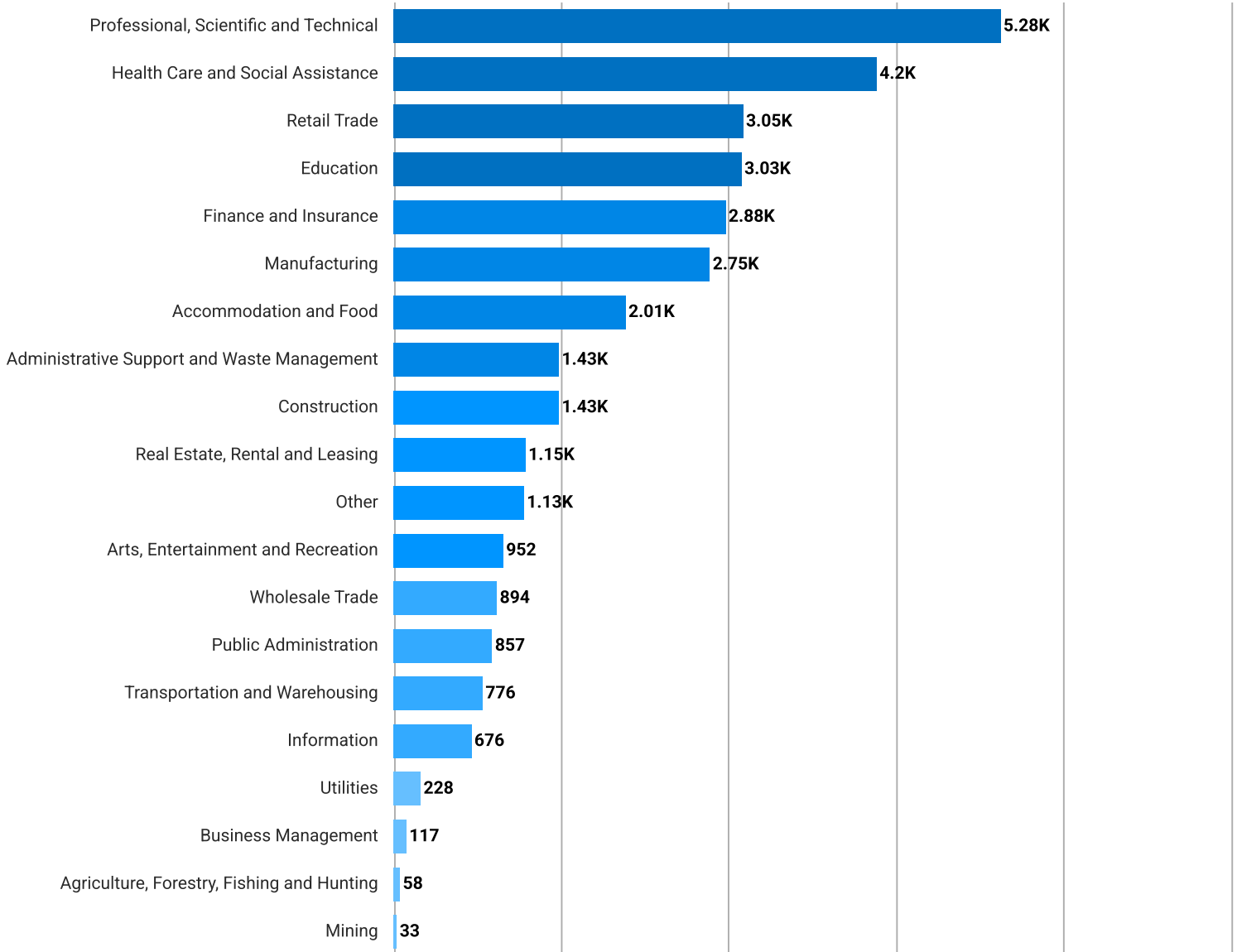
Laguna Niguel, California

Occupational Categories in Laguna Niguel

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

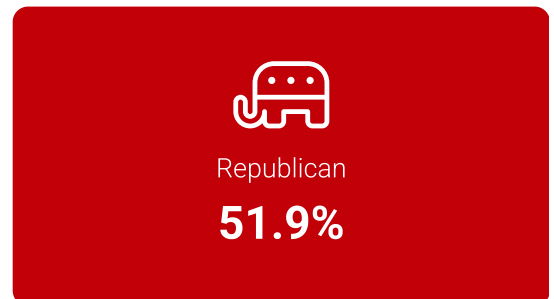
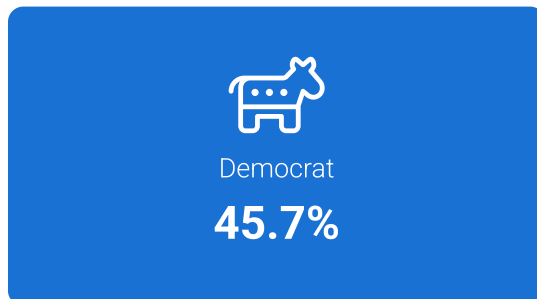


Presidential Voting Pattern in Laguna Niguel

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

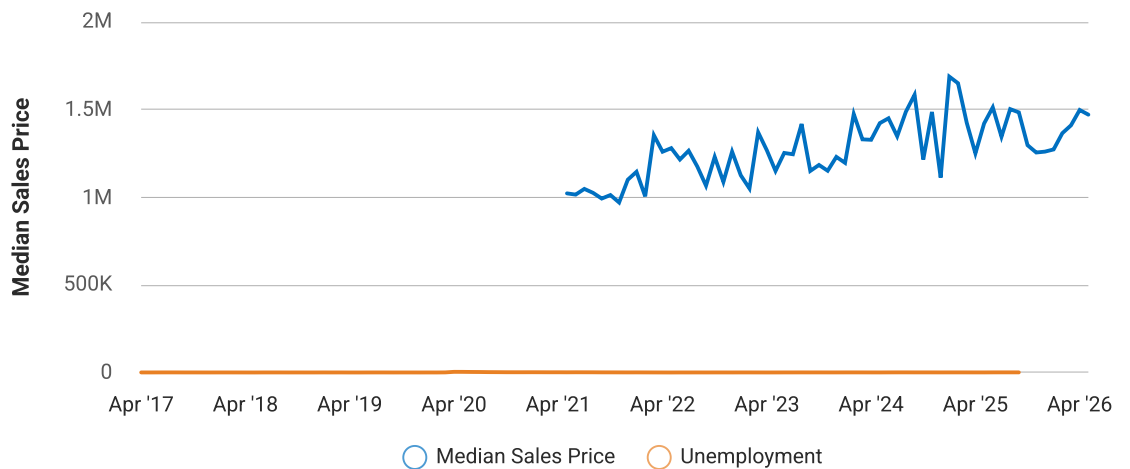
	Laguna Niguel	Orange County	California	USA
Income Per Capita	\$77,246	\$52,816	\$47,977	\$43,289
Median Household Income	\$140,605	\$113,702	\$96,334	\$78,538
Unemployment Rate	4.4%	4.4%	5.6%	4.4%
Number Unemployed	2K	73K	1.11M	7.61M
Number Employed	33K	1.58M	18.87M	163.66M
Number in Labor Force	34K	1.65M	19.98M	171.26M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly



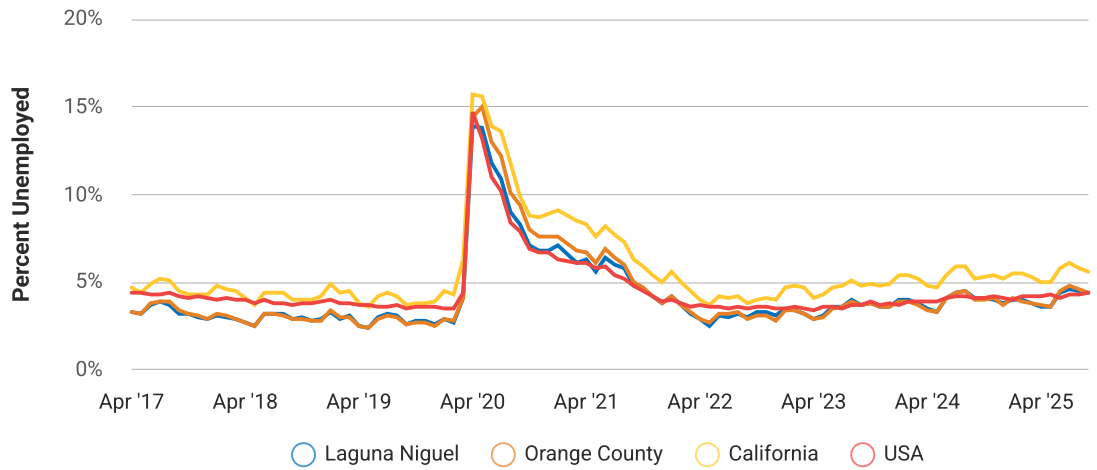
Laguna Niguel, California

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



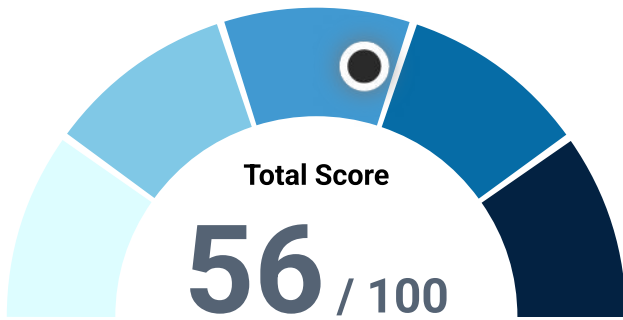
Quality of Life

Quality of Life Facts & Stats

	Laguna Niguel	Orange County	California	USA
Elevation (in feet)	2,479	1,937	2,823	–
Annual Rainfall (in inches)	16	14.82	23.4	–
Annual Snowfall (in inches)	0	0.84	19.18	–
Days of Full Sun (per year)	165	165	159	–
Travel Time to Work (in minutes)	27	27	29	27
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	4	164	2,466
Brownfield Sites	No	Yes	Yes	No



AARP Livability™ Index for 92677



A score over 50 is above average

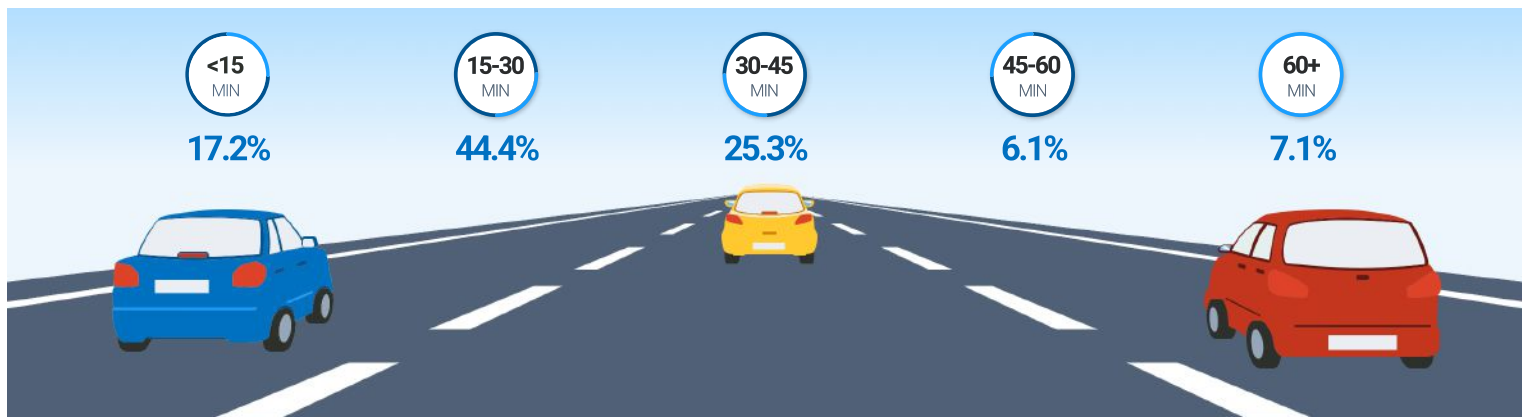
Housing	39
Affordability & Access	
Neighborhood	60
Access to Life, Work & Play	
Transportation	48
Safe & Convenient Options	
Environment	54
Clean Air & Water	
Health	78
Prevention, Access & Quality	
Engagement	49
Civic & Social Involvement	
Opportunity	62
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



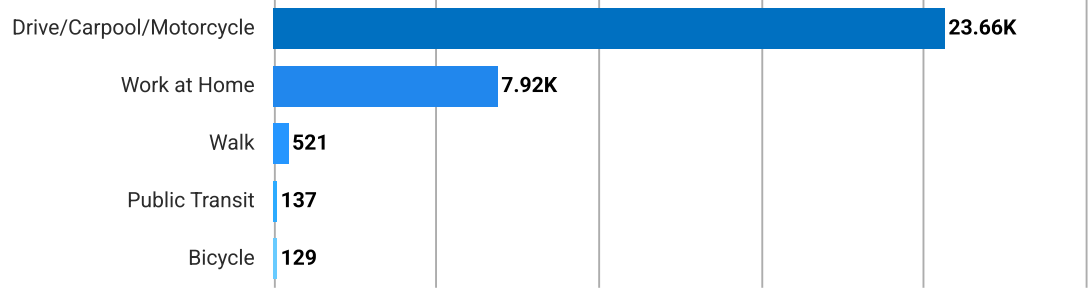
Laguna Niguel, California

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



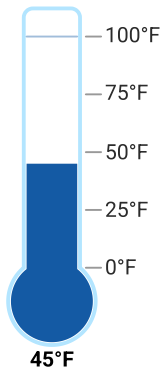
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

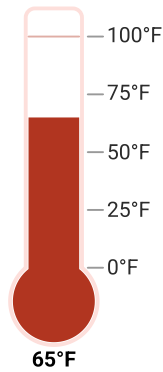
Source: NOAA

Update Frequency: Annually

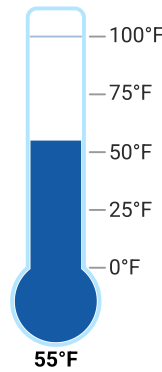
Avg. January Min. Temp



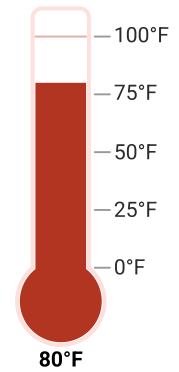
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near Laguna Niguel, California

San Juan Capistrano, California

Median Estimate Home Value	\$1,311,010
Number of Homes	10,504
Total Population	34,998

Aliso Viejo, California

Median Estimate Home Value	\$976,770
Number of Homes	14,464
Total Population	51,320

Ladera Ranch, California

Median Estimate Home Value	\$1,453,520
Number of Homes	7,567
Total Population	23,609

Dana Point, California

Median Estimate Home Value	\$1,857,200
Number of Homes	10,008
Total Population	32,883

Laguna Beach, California

Median Estimate Home Value	\$3,100,790
Number of Homes	9,732
Total Population	22,777

Laguna Hills, California

Median Estimate Home Value	\$1,362,220
Number of Homes	9,184
Total Population	30,921



Laguna Niguel, California

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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