

# Newport Beach, California



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**Fathom Realty Group: Coastal Properties**

Long Beach, CA 90803



# Newport Beach, California

## Market Trends

### Market Trends for Newport Beach, California

Single Family Residence

#### January 2026

#### Market Type

**Seller's Market**

Balanced Market

Buyer's Market

#### Key Details

<p>Months of Inventory</p> <p><b>3.27</b></p> <p>↑ 1.55% MoM</p>	<p>Sold to List Price %</p> <p><b>96.7%</b></p> <p>↑ 0.21% MoM</p>	<p>Median Days in RPR</p> <p><b>30</b></p> <p>↓ 9.09% MoM</p>	<p>Median Sold Price</p> <p><b>\$5,450,000</b></p> <p>↑ 60.53% MoM</p>
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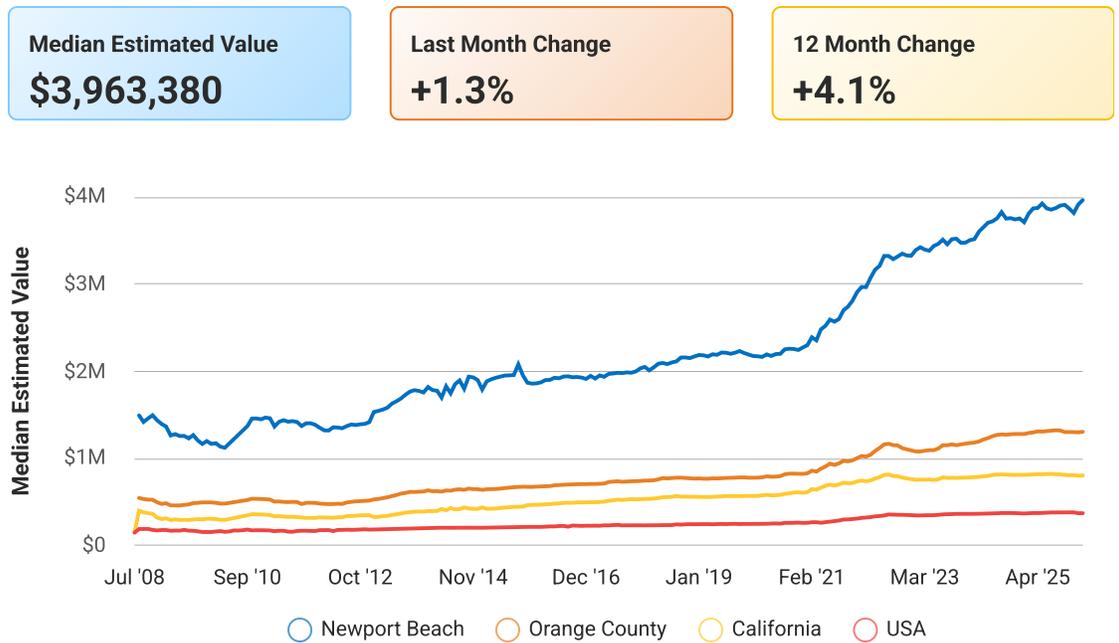
### February 2026 Median Estimated Property Value

Single Family Residence

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



# Newport Beach, California

## January 2026 New Listings

### Newport Beach, California

#### Single Family Residence

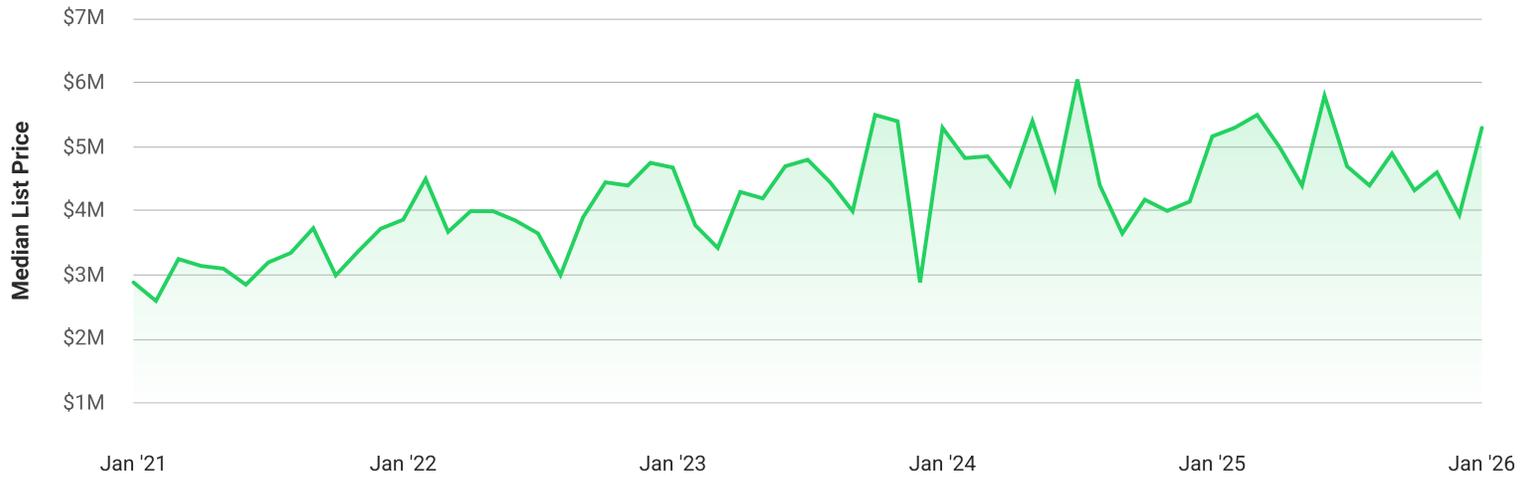
This graphic summarizes key statistics for properties that entered the market each month. RPR uses list date to determine when a listing entered the market. These statistics are important for understanding the rate at which listings are entering the market and their price points.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$5,295,000**

↑ 34.5% Month over Month



**# of Properties - 78**

↑ 129.4% Month over Month



# Newport Beach, California

## January 2026 Active Listings

### Newport Beach, California

Single Family Residence

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$5,900,000**

↓ 1.6% Month over Month



# Newport Beach, California

## January 2026 New Pending Listings

### Newport Beach, California

#### Single Family Residence

This graphic summarizes key statistics for properties that went into a pending status within each month. RPR uses a derived pending date to determine when a property moved into pending status in the given month. These statistics are important for understanding the market absorption rate and the price point of listings that are being consumed.

Source: Listing sources

Update Frequency: Monthly

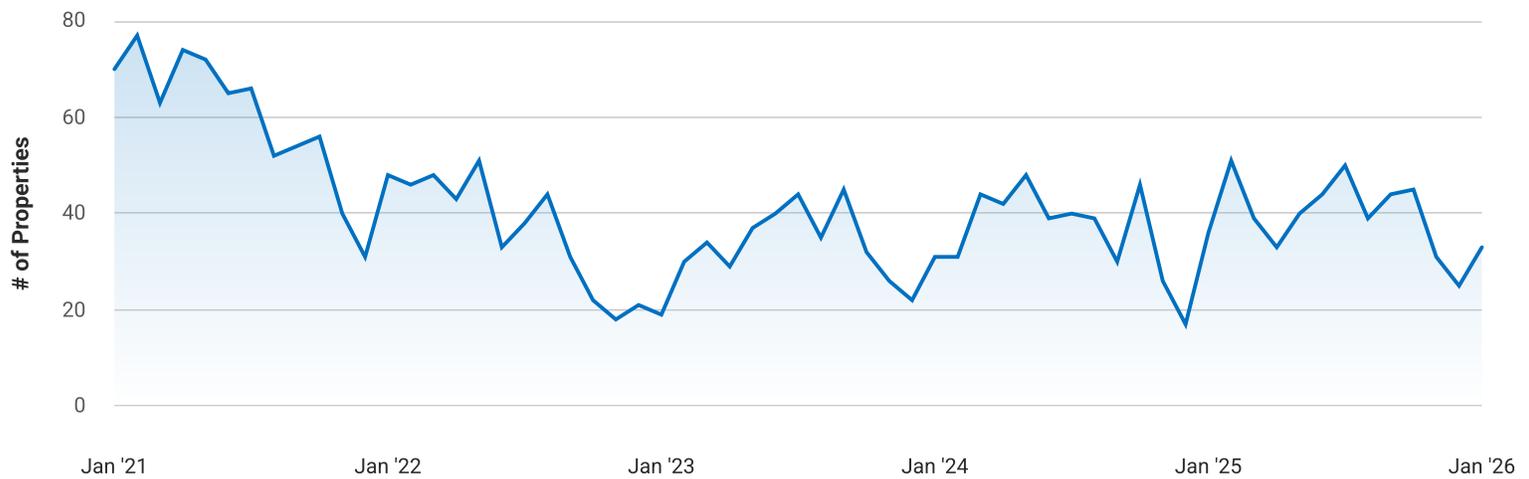
**Median List Price - \$4,699,000**

↑ 17.6% Month over Month



**# of Properties - 33**

↑ 32% Month over Month



# Newport Beach, California

## January 2026 Sold Listings

### Newport Beach, California

#### Single Family Residence

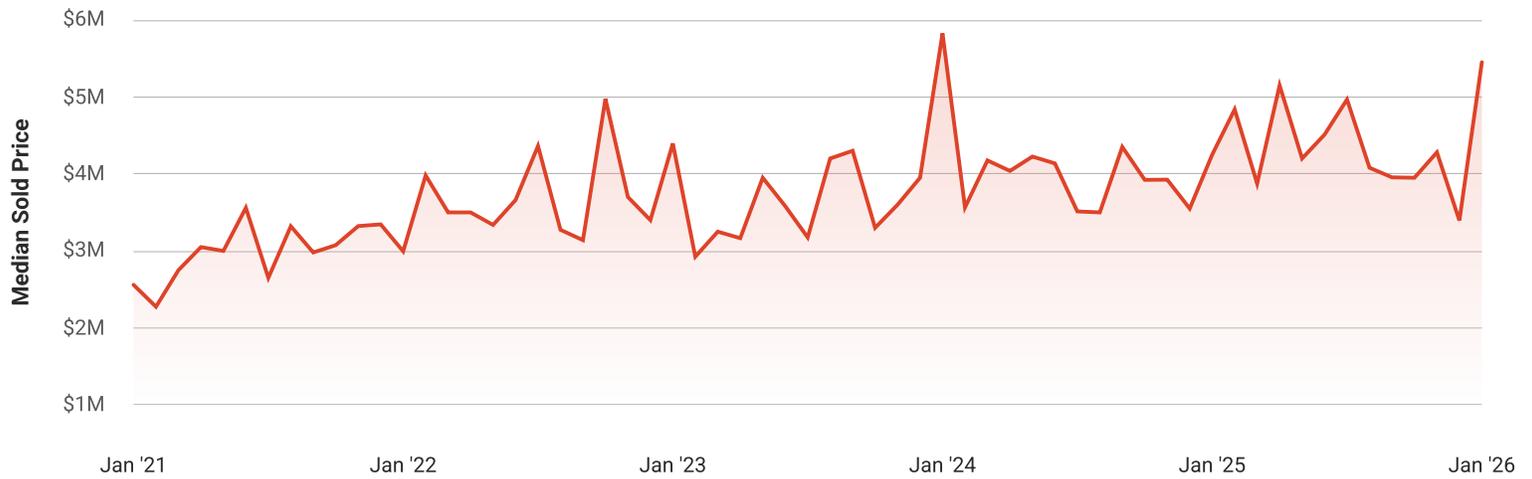
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

**Median Sold Price - \$5,450,000**

↑ 60.5% Month over Month



**# of Properties - 34**

↑ 3% Month over Month



# Newport Beach, California

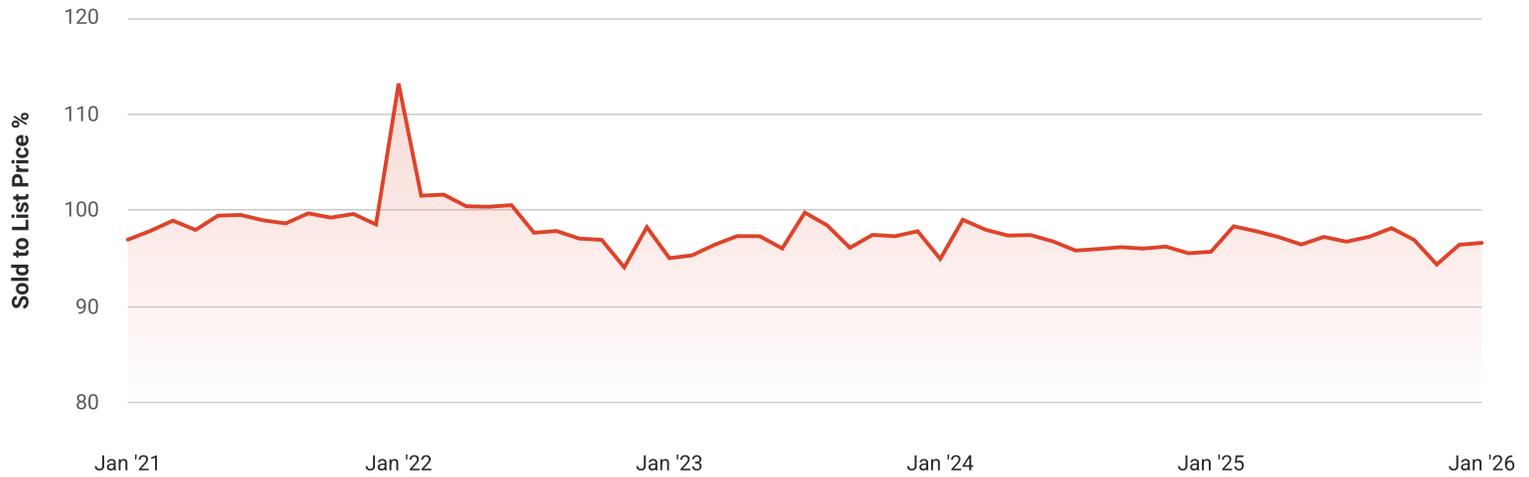
## January 2026 Sold Listings

Newport Beach, California

Single Family Residence

**Avg. List to Sale Price % - 96.65%**

↑ 0.2% Month over Month



## January 2026 Months Supply of Inv.

Newport Beach, California

Single Family Residence

This graphic summarizes key statistics that describe the given month's inventory level and the percentage change in the last month and year.

Months of inventory is the number of months it will take a market to absorb the inventory that's available at the end of the month, based on the number of properties that typically go into pending each month. RPR calculates months of inventory by dividing the count of listings that were active on the last day of the month by a rolling 12-month average of newly pending listings.

Source: Listing sources

Update Frequency: Monthly

Months Supply of Inv.

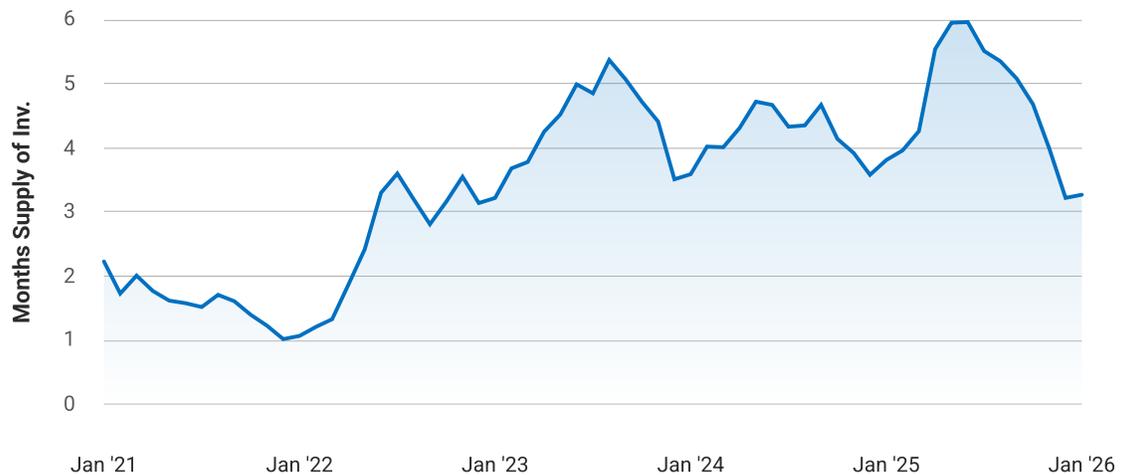
**3.27**

Last Month Change

**+1.6%**

12 Month Change

**-14.2%**



# Newport Beach, California

## January 2026 Sold Public Records

### Newport Beach, California

#### Single Family Residence

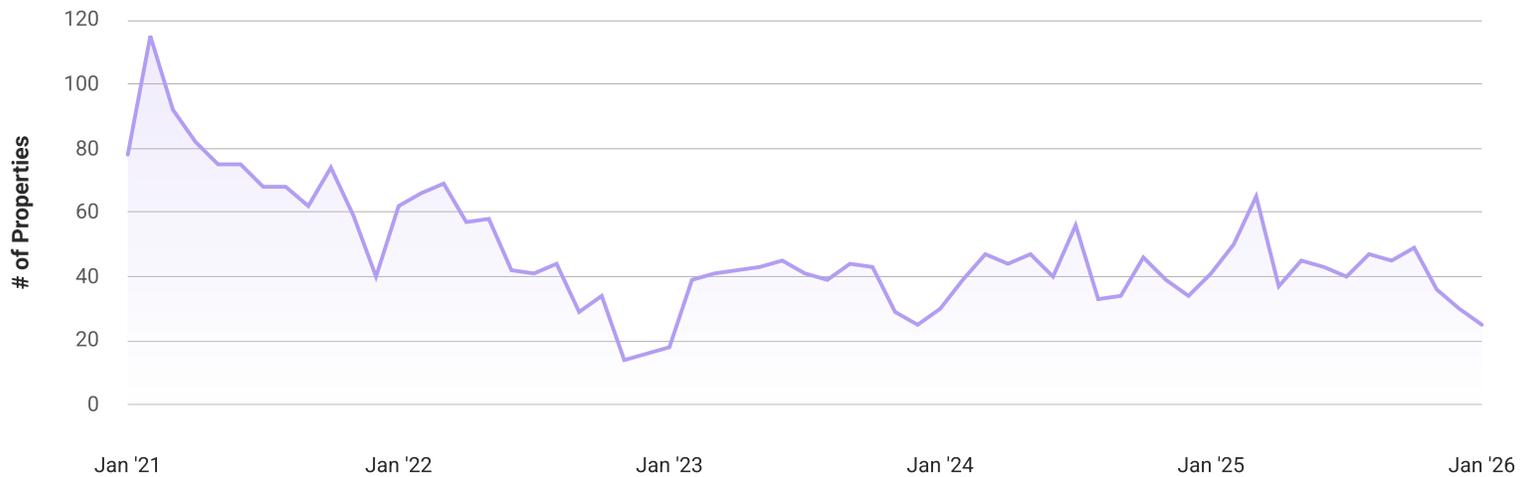
This graphic summarizes key statistics for properties that are sold each month. RPR uses a combination of dates in deed and assessment records to determine qualifying sale transactions each month. These statistics offer a complete view of everything that sold in a market area, whether it was listed in an MLS or not. Data is less accurate in non-disclosure states where some or all sale prices are not available through the public record. Non-disclosure states include Alaska, Idaho, Kansas, Louisiana, Mississippi, Missouri (some counties), Montana, New Mexico, North Dakota, Texas, Utah, and Wyoming. Note: Some counties, especially in rural areas, do not provide timely data updates.

Source: Public records data

Update Frequency: Monthly

**# of Properties - 25**

↓ 16.7% Month over Month



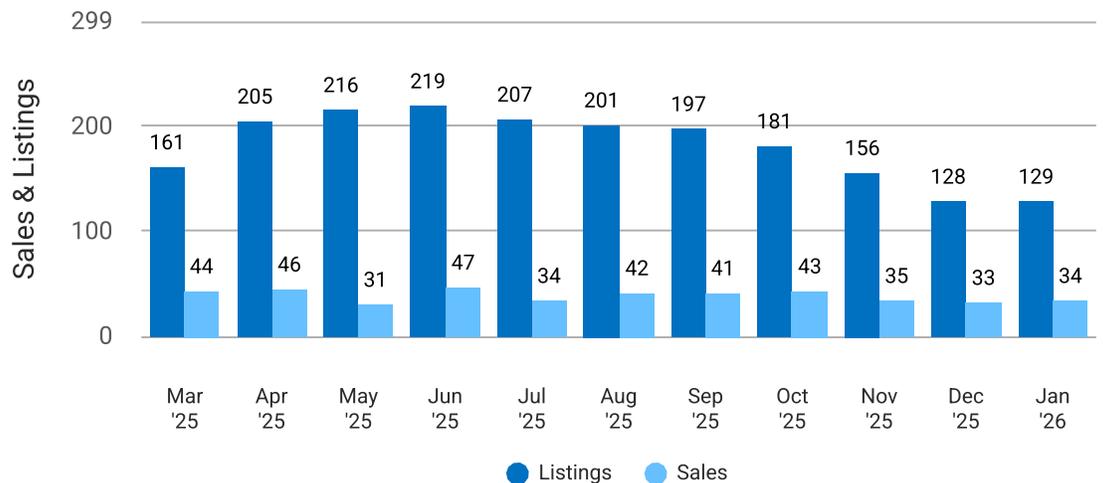
## Total Sales and Active Listings in Newport Beach, California

### Single Family Residence

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



# Newport Beach, California

## Median Sold Price vs Sold Listings in Newport Beach, California

Single Family Residence

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



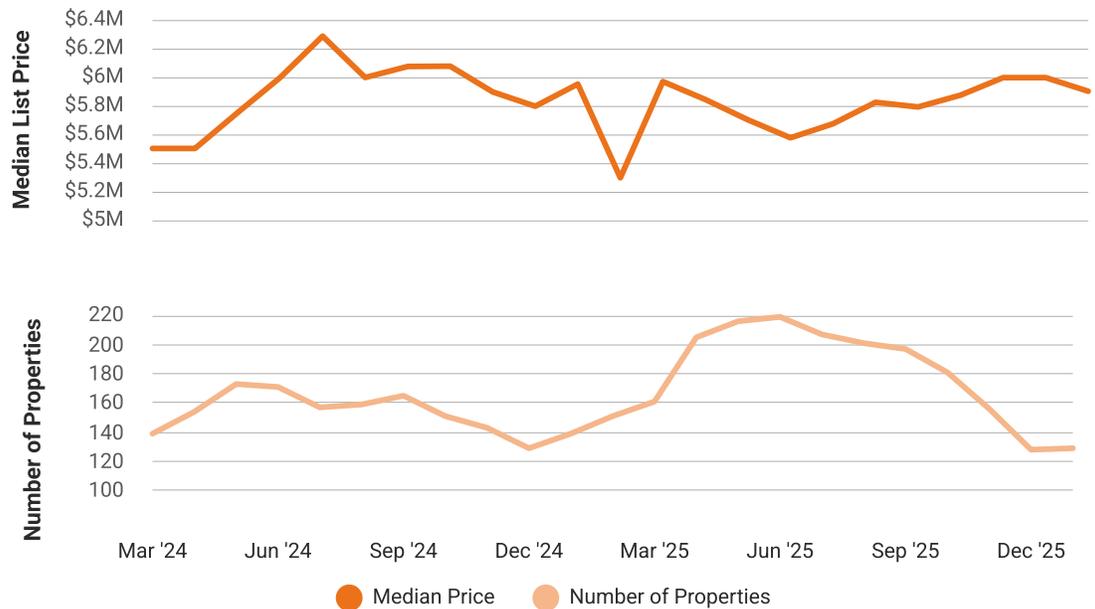
## Median List Price vs Active Listings in Newport Beach, California

Single Family Residence

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



## **View All Temecula Homes for Sale at the Grove**

Live in this upscale, private gated community of The Groves Temecula homes for sale in the [Wine Country area](#).

37 luxury homes were built in the Groves neighborhood between 2014 and 2020.

There are a couple of homes that are currently being built when I visited the community.

The Groves offers spacious single-family homes with 4 to 6 bedrooms, 3 different floor plans described below, and 4,000 to 5,350 square feet each.

We have floor plans for all 3 models, just in case you want us to send you one or all three.

[The Groves Temecula Homes For Sale \(92592\): Review Pricing](#)

<https://www.redwagonteam.com/the-groves-temecula-homes/>

# Market Snapshot

## Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 2/28/2026	\$3,963,380	\$3,913,080 <b>+1.29%</b>	\$3,865,150 <b>+2.54%</b>	\$3,807,230 <b>+4.1%</b>	\$3,515,150 <b>+12.75%</b>	\$3,422,180 <b>+15.81%</b>
<b>Median Sold Price</b> Last Updated: 1/31/2026	\$5,450,000	\$3,395,000 <b>+60.53%</b>	\$3,950,000 <b>+37.97%</b>	\$4,250,000 <b>+28.24%</b>	\$5,825,000 <b>-6.44%</b>	\$4,395,000 <b>+24%</b>
<b>Median List Price</b> Last Updated: 1/31/2026	\$5,900,000	\$5,995,000 <b>-1.58%</b>	\$5,872,500 <b>+0.47%</b>	\$5,950,000 <b>-0.84%</b>	\$5,295,000 <b>+11.43%</b>	\$5,449,000 <b>+8.28%</b>

**About this Data:** Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **Residential Single Family properties** data.

# Market Activity

### Market Activity Filters

Sort Order: Price

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

# Newport Beach, California

## Summary

### For Sale Activity in the Last 3 Months

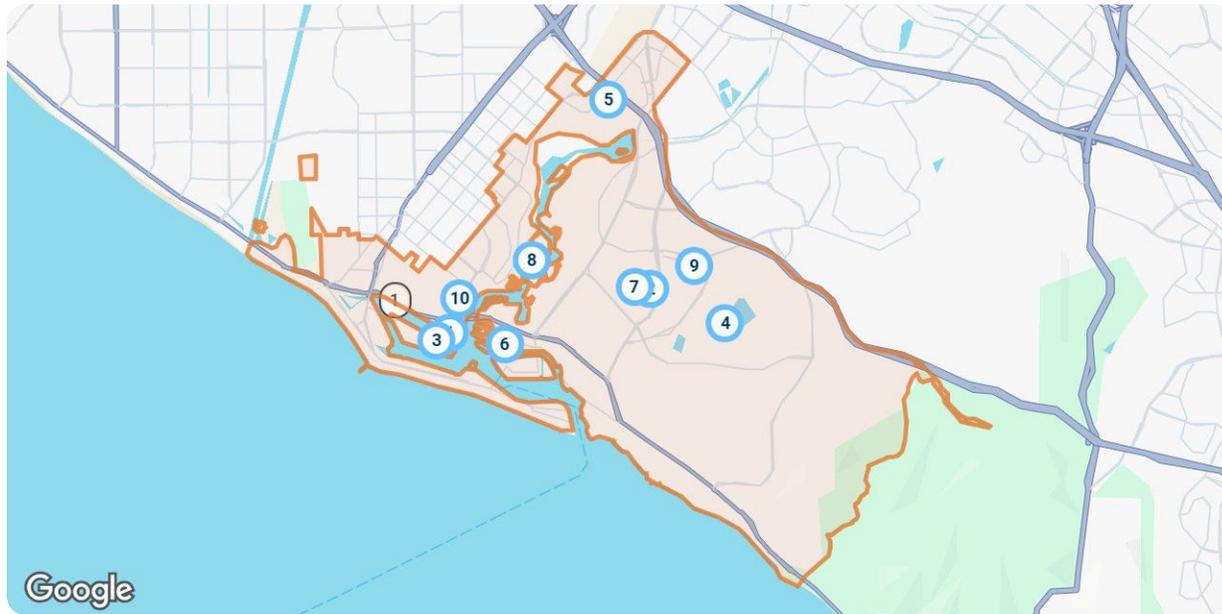


	New	Pending	Closed	Distressed
Number of Properties	10	10	10	5
Lowest Listing Price / Est.Value	\$14,995,000	\$1,925,000	\$12,000,000	\$1,812,660
Median Listing Price / Est.Value	\$18,122,500	\$3,947,500	\$17,750,000	\$2,928,550
Highest Listing Price / Est.Value	\$29,750,000	\$11,200,000	\$43,560,000	\$4,901,000
Average Price / sqft	\$3,763	\$1,696	\$3,522	\$1,547
Median Price / sqft	\$3,420	\$1,371	\$3,495	\$1,247
Average Days in RPR	37	27	161	-
Median Days in RPR	31	15	154	-
Total Volume	\$204,524,000	\$55,752,000	\$193,327,000	\$14,512,540
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

## Market Activity Breakdown

### New

Source: Listings



#### Legend

● Active For Sale

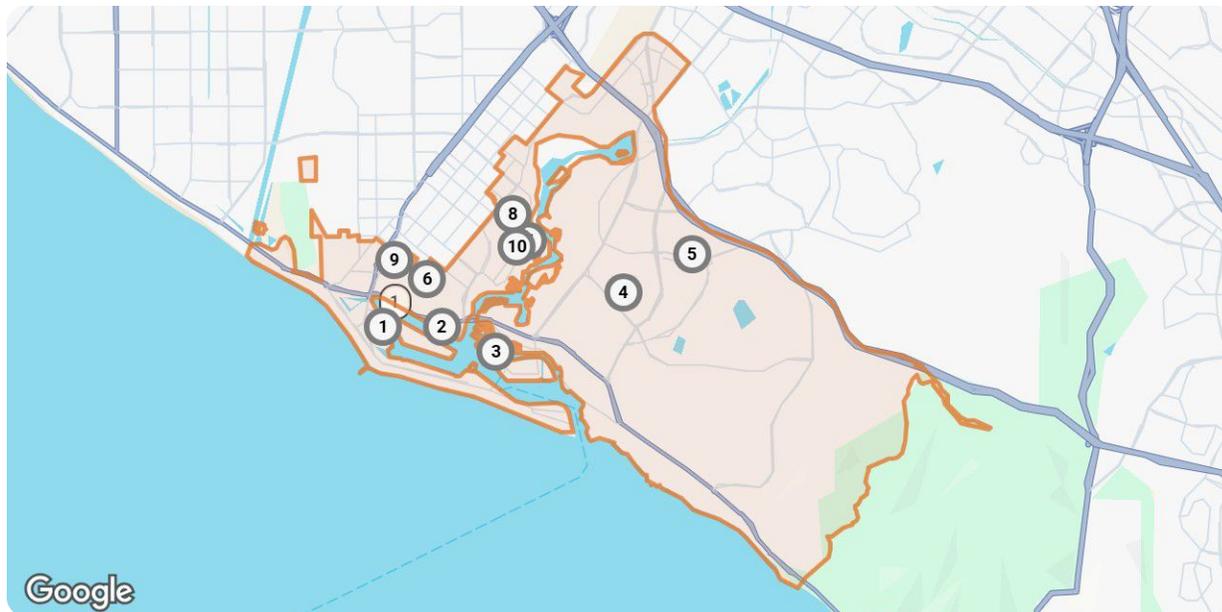
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">1</span>	 <p><b>1324 E Balboa Blvd</b> Newport Beach, CA 92661 MLS ID: NP26044577 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of ARBOR REAL ESTATE</i></p>	Single Family	5/6	5,453	4,425 sqft	2017	3/4/2026 - days	\$29,750,000 \$5,456/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">2</span>	 <p><b>2572 Bayshore Dr</b> Newport Beach, CA 92663 MLS ID: LG25274127 <span style="color: yellow;">●</span> Active / For Sale and For Lease</p> <p><i>Listing Courtesy of PACIFIC SOTHEBY'S INTERNATIONAL REALTY</i></p>	Single Family	5/4	3,745	7,252 sqft	1976	12/12/2025 82 days	\$26,495,000 \$7,075/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">3</span>	 <p><b>2442 Marino Dr</b> Newport Beach, CA 92663 MLS ID: LG26038454 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	5/7	6,771	8,999 sqft	2026	2/24/2026 8 days	\$24,950,000 \$3,685/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">4</span>	 <p><b>76 Hillcrest Ln</b> Newport Beach, CA 92660 MLS ID: OC26007766 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY</i></p>	Single Family	6/7	10,106	0.41 acres	2026	1/14/2026 49 days	\$21,995,000 \$2,176/sq ft
<span style="border: 1px solid blue; border-radius: 50%; padding: 2px 5px;">5</span>	 <p><b>704 Via Lido Nord</b> Newport Beach, CA 92663 MLS ID: NP25273782 <span style="color: blue;">●</span> Active / For Sale</p> <p><i>Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY</i></p>	Single Family	4/5	3,174	3,149 sqft	1994	12/11/2025 83 days	\$18,250,000 \$5,750/sq ft

# Newport Beach, California

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	<b>600 Via Lido Nord</b> Newport Beach, CA 92663 MLS ID: OC26040464 ● Active / For Sale <i>Listing Courtesy of DOUGLAS ELLIMAN OF CALIFORNIA</i>	Single Family	3/3	3,846	3,598 sqft	1981	2/24/2026 8 days	\$17,995,000 \$4,679/sq ft
	<b>4 Inverness Ln</b> Newport Beach, CA 92660 MLS ID: NP26041510 ● Active / For Sale <i>Listing Courtesy of COLDWELL BANKER REALTY</i>	Single Family	7/9	7,000	0.64 acres	1985	2/25/2026 7 days	\$16,999,000 \$2,428/sq ft
	<b>4 Geneve</b> Newport Beach, CA 92660 MLS ID: OC26036352 ● Active / For Sale <i>Listing Courtesy of REAL BROKER</i>	Single Family	5/7	8,000	7,000 sqft	2025	2/19/2026 13 days	\$16,800,000 \$2,100/sq ft
	<b>2304 Cliff Dr</b> Newport Beach, CA 92663 MLS ID: OC26047282 ● Active / For Sale <i>Listing Courtesy of COLDWELL BANKER REALTY</i>	Single Family	5/7	5,165	5,623 sqft	2023	3/4/2026 - days	\$16,295,000 \$3,155/sq ft
	<b>20101 SW Cypress St</b> Newport Beach, CA 92660 MLS ID: 25629747 ● Active / For Sale <i>Listing Courtesy of The Oppenheim Group, Inc.</i>	Single Family	6/10	13,260	0.61 acres	2017	1/14/2026 49 days	\$14,995,000 \$1,131/sq ft

## Pending

Source: Listings



### Legend

● Pending



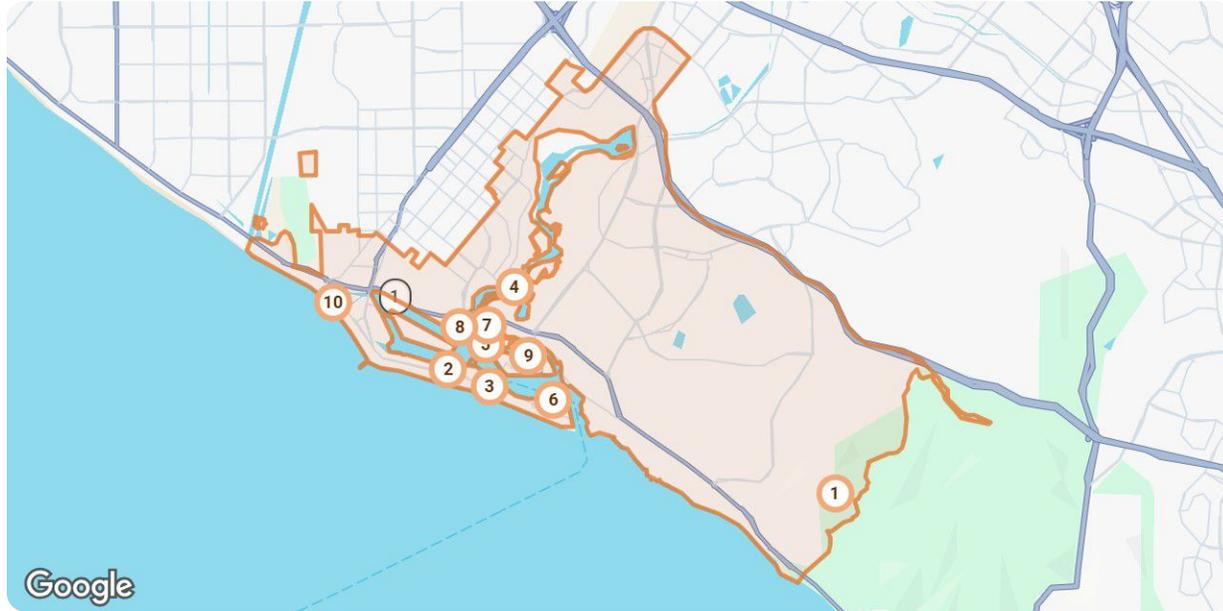
# Newport Beach, California

Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p><b>1344 W Bay Ave</b> Newport Beach, CA 92661 MLS ID: NP26003179 Pending / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	4/4	2,922	3,301 sqft 1948	1/7/2026	\$11,200,000 \$3,833/sq ft	2/19/2026 43 days
2	 <p><b>7 Lochmoor Ln</b> Newport Beach, CA 92660 MLS ID: NP26031607 Pending / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	4/7	5,576	0.29 acres 2001	2/12/2026	\$10,500,000 \$1,883/sq ft	2/17/2026 5 days
3	 <p><b>1941 Port Chelsea Pl</b> Newport Beach, CA 92660 MLS ID: NP26030899 Pending / For Sale</p> <p><i>Listing Courtesy of ARBOR REAL ESTATE</i></p>	Single Family	5/6	4,345	7,278 sqft 2014	2/10/2026	\$8,995,000 \$2,070/sq ft	2/18/2026 8 days
4	 <p><b>600 Powell Pl</b> Newport Beach, CA 92663 MLS ID: OC25255988 Pending / For Sale</p> <p><i>Listing Courtesy of LUXURY FINE HOMES, INC.</i></p>	Single Family	5/6	5,306	7,348 sqft 2024	11/7/2025	\$7,098,000 \$1,338/sq ft	1/30/2026 84 days
5	 <p><b>61 Old Course Dr</b> Newport Beach, CA 92660 MLS ID: OC26003725 Pending / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	3/4	2,917	4,112 sqft 1999	1/7/2026	\$4,095,000 \$1,404/sq ft	1/28/2026 21 days
6	 <p><b>2821 Alta Vista Dr</b> Newport Beach, CA 92660 MLS ID: NP26032409 Pending / For Sale</p> <p><i>Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE</i></p>	Single Family	3/3	2,383	8,720 sqft 1964	2/18/2026	\$3,800,000 \$1,595/sq ft	2/25/2026 7 days
7	 <p><b>2427 Vista Nobleza</b> Newport Beach, CA 92660 MLS ID: OC25273465 Pending / For Sale</p> <p><i>Listing Courtesy of UNIVERSAL ELITE INC.</i></p>	Single Family	3/4	2,720	2,526 sqft 1972	12/9/2025	\$3,290,000 \$1,210/sq ft	2/19/2026 72 days
8	 <p><b>395 Meadow Ln</b> Newport Beach, CA 92660 MLS ID: LG26030390 Pending / For Sale</p> <p><i>Listing Courtesy of ARBOR REAL ESTATE</i></p>	Single Family	3/3	2,269	8,799 sqft 1962	2/21/2026	\$2,699,000 \$1,190/sq ft	2/26/2026 5 days
9	 <p><b>2107 Vista Laredo</b> Newport Beach, CA 92660 MLS ID: NP26020830 Pending / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	3/2	1,669	2,334 sqft 1964	2/3/2026	\$2,150,000 \$1,288/sq ft	2/4/2026 1 day
10	 <p><b>1954 Vista Caudal</b> Newport Beach, CA 92660 MLS ID: NP26014135 Pending / For Sale</p> <p><i>Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY</i></p>	Single Family	3/2	1,668	2,352 sqft 1964	1/21/2026	\$1,925,000 \$1,154/sq ft	2/13/2026 23 days

# Newport Beach, California

## Closed

Source: Public Records and Listings



### Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">1</span>	 <p><b>20 Coastline</b> Newport Beach, CA 92657 Closed / Public Record</p>	Single Family	5/9	17,883	0.78 acres 2023	1/22/2026 - days	\$43,560,000 -/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">2</span>	 <p><b>615 Lido Park Dr</b> Newport Beach, CA 92663 MLS ID: LG25190438 Closed / For Sale</p> <p><small>Courtesy of PACIFIC SOTHEBY'S INTERNATIONAL REALTY</small></p>	Single Family	4/5	5,016	4,965 sqft 2024	2/24/2026 154 days	\$19,700,000 \$3,927/sq ft	↓ 9.22%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">3</span>	 <p><b>2411 Bayshore Dr</b> Newport Beach, CA 92663 MLS ID: NP26015968 Closed / For Sale</p> <p><small>Courtesy of PACIFIC SOTHEBY'S INT'L REALTY</small></p>	Single Family	4/5	4,590	5,000 sqft 1995	2/23/2026 11 days	\$19,500,000 \$4,248/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">4</span>	 <p><b>812 W Bay Ave</b> Newport Beach, CA 92661 MLS ID: NP25084135 Closed / For Sale</p> <p><small>Courtesy of COLDWELL BANKER REALTY</small></p>	Single Family	7/9	6,319	7,664 sqft 1990	1/8/2026 219 days	\$19,000,000 \$3,007/sq ft	↓ 5%
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">5</span>	 <p><b>Newport Beach, CA 92661</b> Closed / Public Record</p>	Single Family	-/-	-	3,993 sqft -	1/8/2026 - days	\$19,000,000 -/sq ft	-
<span style="border: 1px solid orange; border-radius: 50%; padding: 2px;">6</span>	 <p><b>301 Morning Star Ln</b> Newport Beach, CA 92660 MLS ID: NP25031114 Closed / For Sale</p> <p><small>Courtesy of COLDWELL BANKER REALTY</small></p>	Single Family	5/7	6,601	9,776 sqft 1965	1/16/2026 299 days	\$16,500,000 \$2,500/sq ft	↓ 8.31%

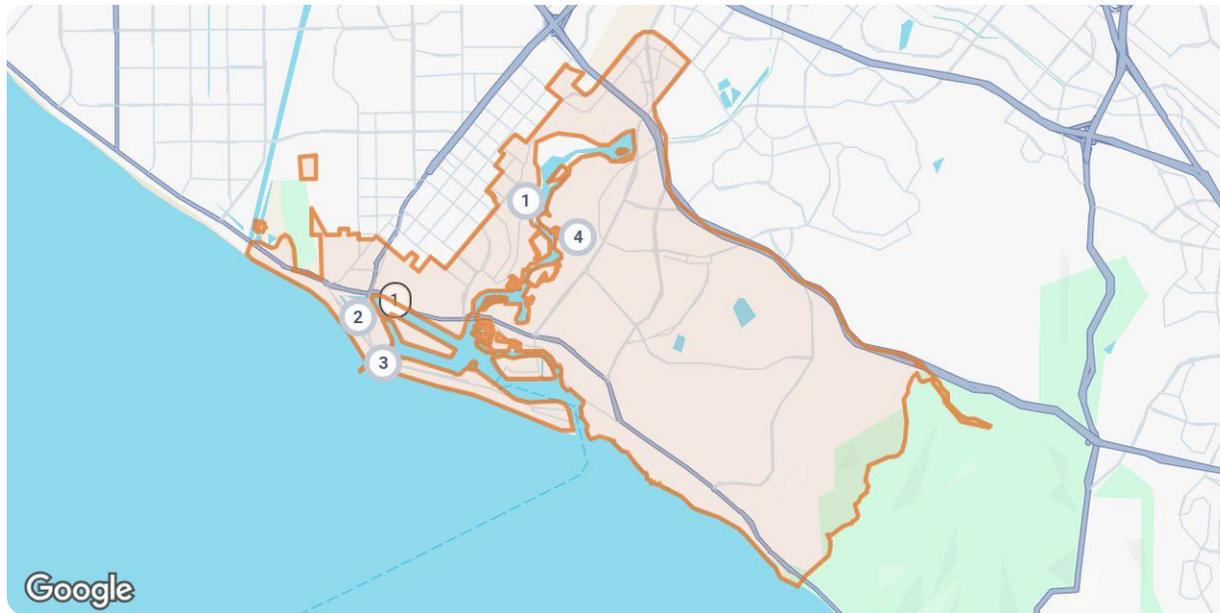


# Newport Beach, California

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 <b>2401 Bayshore Dr</b> Newport Beach, CA 92663 MLS ID: OC25113494 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of LUXE REAL ESTATE</i>	Single Family	4/5	4,292	5,000 sqft 2024	3/3/2026 258 days	\$15,000,000 \$3,495/sq ft	↓ 11.74%
	 <b>11 Harbor Is</b> Newport Beach, CA 92660 <span style="color: blue;">■</span> Closed / Public Record	Single Family	2/2	2,573	8,450 sqft 1950	12/24/2025 - days	\$14,667,000 \$3,357/sq ft	-
	 <b>1909 E Bay Ave</b> Newport Beach, CA 92661 MLS ID: OC25252703 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of DOUGLAS ELLIMAN OF CALIFORNIA</i>	Single Family	4/4	3,558	4,650 sqft 2017	1/30/2026 69 days	\$14,400,000 \$4,047/sq ft	↓ 9.97%
	 <b>8 Beacon Bay</b> Newport Beach, CA 92660 MLS ID: NP25224609 <span style="color: blue;">■</span> Closed / For Sale <i>Courtesy of ARBOR REAL ESTATE</i>	Single Family	5/6	5,132	4,003 sqft 2010	3/1/2026 120 days	\$12,000,000 \$2,338/sq ft	↓ 7.66%

## Distressed

Source: Public Records and Listings



### Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 <b>1915 Leeward Ln</b> Newport Beach, CA 92660 <span style="color: red;">■</span> Off Market / Public Record	Single Family	4/4	3,930	8,814 sqft 1994	- - days	- \$1,247/sq ft	1/13/2026 Notice of Foreclosure Sale

# Newport Beach, California

Distressed: 5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 <p><b>3311 Marcus Ave</b> Newport Beach, CA 92663 Off Market / Public Record</p>	Single Family	2/3	1,641	1,550 sqft 1964	- - days	- \$1,794/sq ft	12/22/2025 Notice of Default
	 <p><b>1825 W Balboa Blvd</b> Newport Beach, CA 92663 Off Market / Public Record</p>	Single Family	2/1	1,030	2,601 sqft 1928	- - days	- \$2,843/sq ft	12/31/2025 Notice of Foreclosure Sale
	 <p><b>673 Vista Bonita</b> Newport Beach, CA 92660 Off Market / Public Record</p>	Single Family	3/3	2,202	1,808 sqft 1966	- - days	- \$875/sq ft	12/10/2025 Notice of Default
	 <p><b>415 Vista Suerte</b> Newport Beach, CA 92660 Off Market / Public Record</p>	Single Family	3/3	1,860	2,048 sqft 1970	- - days	- \$975/sq ft	2/19/2026 Notice of Foreclosure Sale