

Arch Beach Heights in Laguna Beach, CA



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Fathom Realty Group: Coastal Properties

Long Beach, CA 90803



Market Trends

Market Trends for Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

Sold to List Price %

Median Days in RPR

Median Sold Price

5

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↑ 42.86% MoM

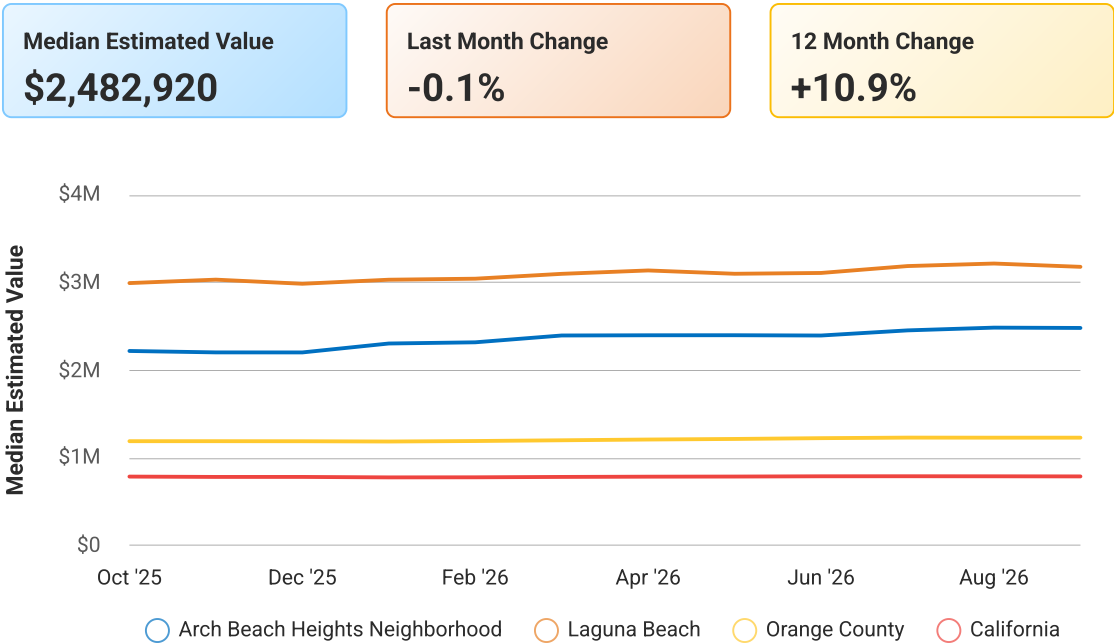
September 2026 Median Estimated Property Value

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



Arch Beach Heights in Laguna Beach, CA

September 2026 Active Listings

Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

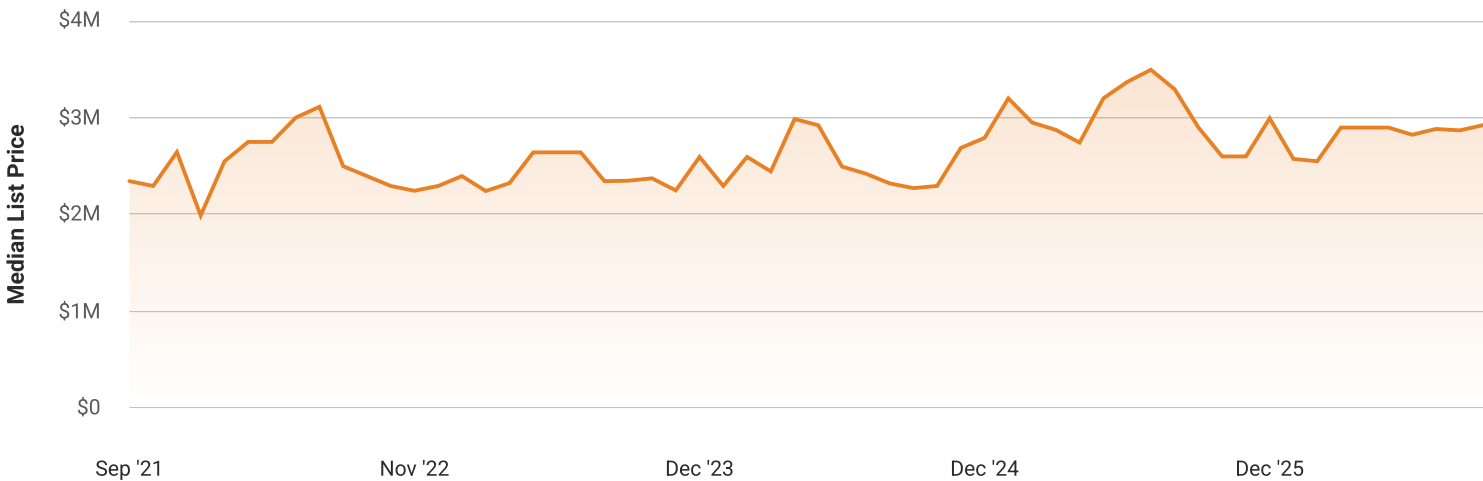
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

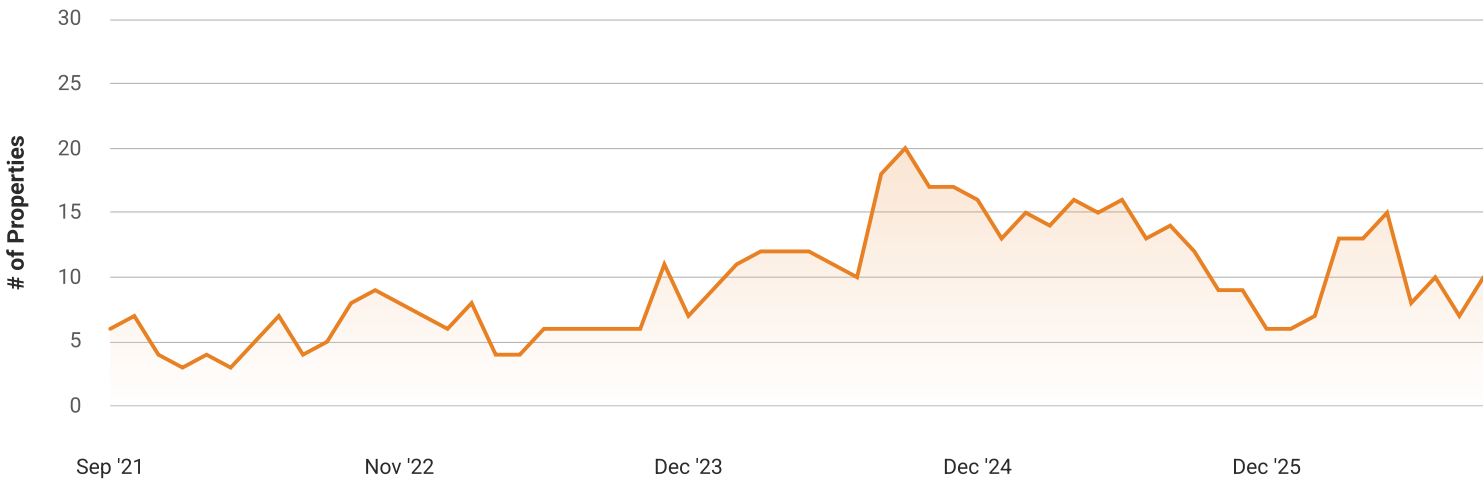
Median List Price - \$2,924,000

↑ 1.9% Month over Month



of Properties - 10

↑ 42.9% Month over Month



Arch Beach Heights in Laguna Beach, CA

September 2026 Sold Listings

Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

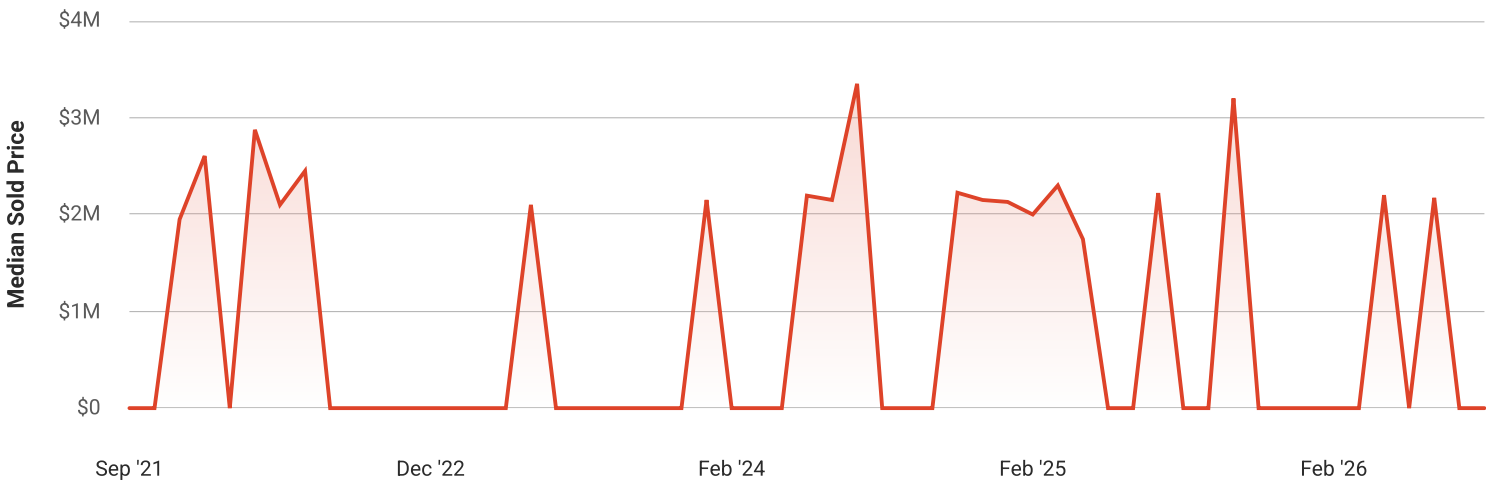
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - -

● Month over Month



Arch Beach Heights in Laguna Beach, CA

September 2026 Months Supply of Inv.

Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

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

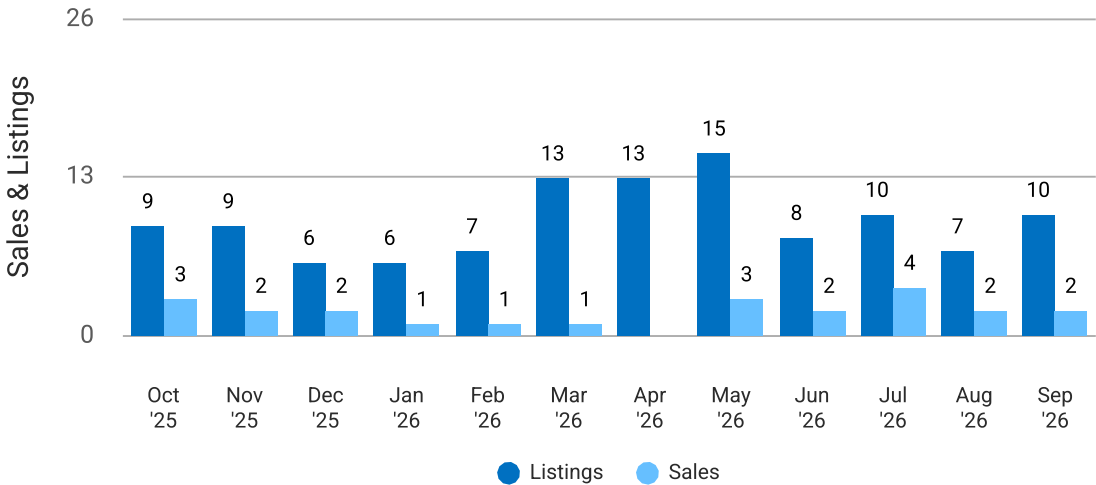


Total Sales and Active Listings in Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

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



Arch Beach Heights in Laguna Beach, CA

Median Sold Price vs Sold Listings in Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

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

Source: Listing Data

Update Frequency: Monthly



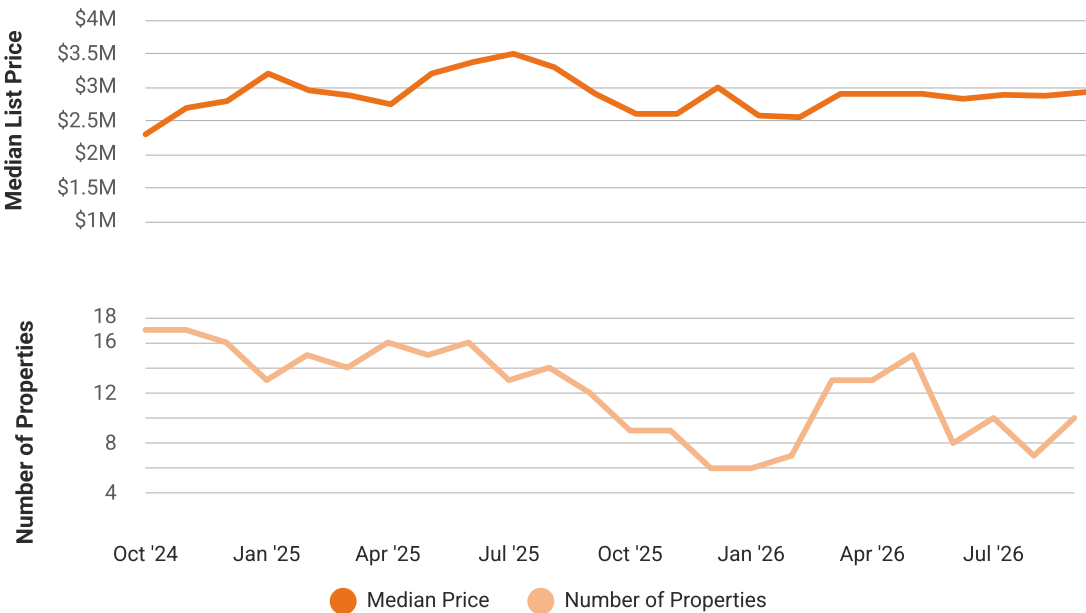
Median List Price vs Active Listings in Arch Beach Heights in Laguna Beach, CA

Single Family + Condo/Townhouse/Apt.

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

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$2,482,920	\$2,486,610 -0.15%	\$2,396,680 +3.6%	\$2,239,540 +10.87%	\$2,205,670 +12.57%	\$2,160,210 +14.94%
Median List Price Last Updated: 9/30/2026	\$2,924,000	\$2,869,000 +1.92%	\$2,824,000 +3.54%	\$2,899,999 +0.83%	\$2,272,500 +28.67%	\$2,349,000 +24.48%

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

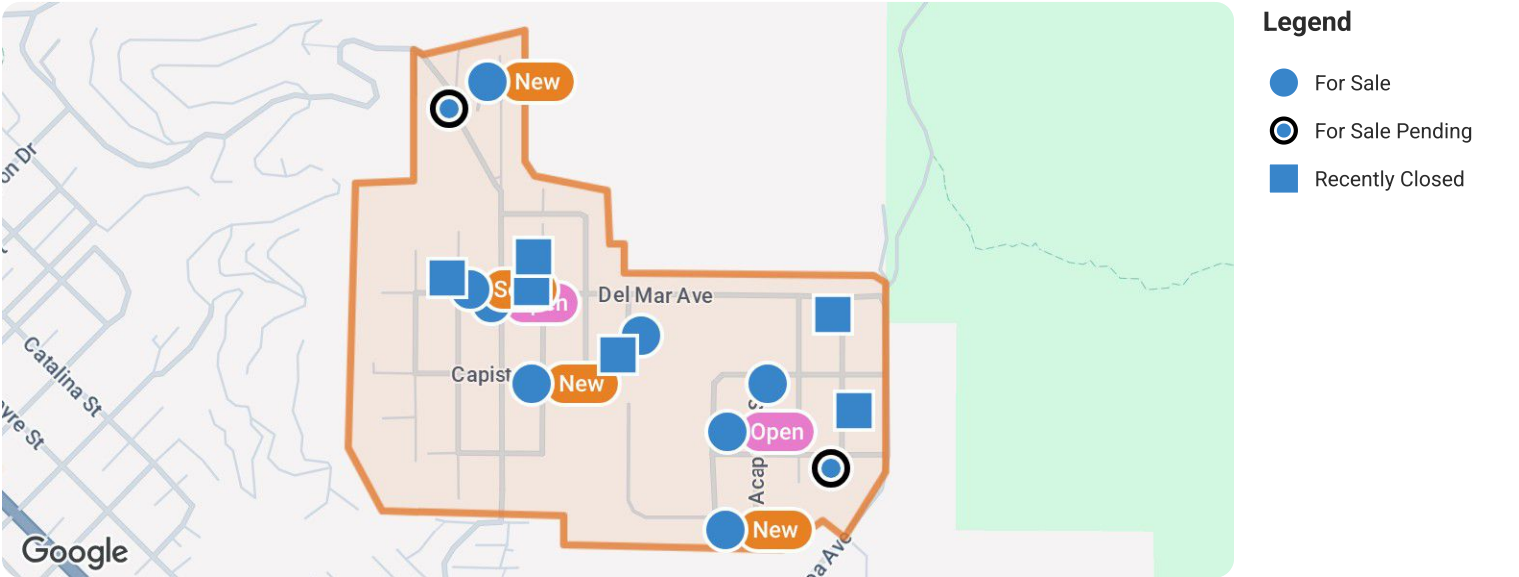
Sort Order: Price
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Arch Beach Heights in Laguna Beach, CA



Summary

For Sale Activity in the Last 3 Months



	New	Pending	Closed
Number of Properties	6	3	5
Lowest Listing Price / Est.Value	\$1,450,000	\$2,499,000	\$2,120,000
Median Listing Price / Est.Value	\$3,087,500	\$2,645,000	\$2,475,000
Highest Listing Price / Est.Value	\$4,299,000	\$8,288,000	\$3,788,888
Average Price / sqft	\$1,283	\$1,325	\$1,244
Median Price / sqft	\$1,285	\$1,377	\$1,321
Average Days in RPR	37	43	84
Median Days in RPR	36	35	97
Total Volume	\$18,074,000	\$13,432,000	\$13,555,388
Source	Listings	Listings	Public Records & Listings

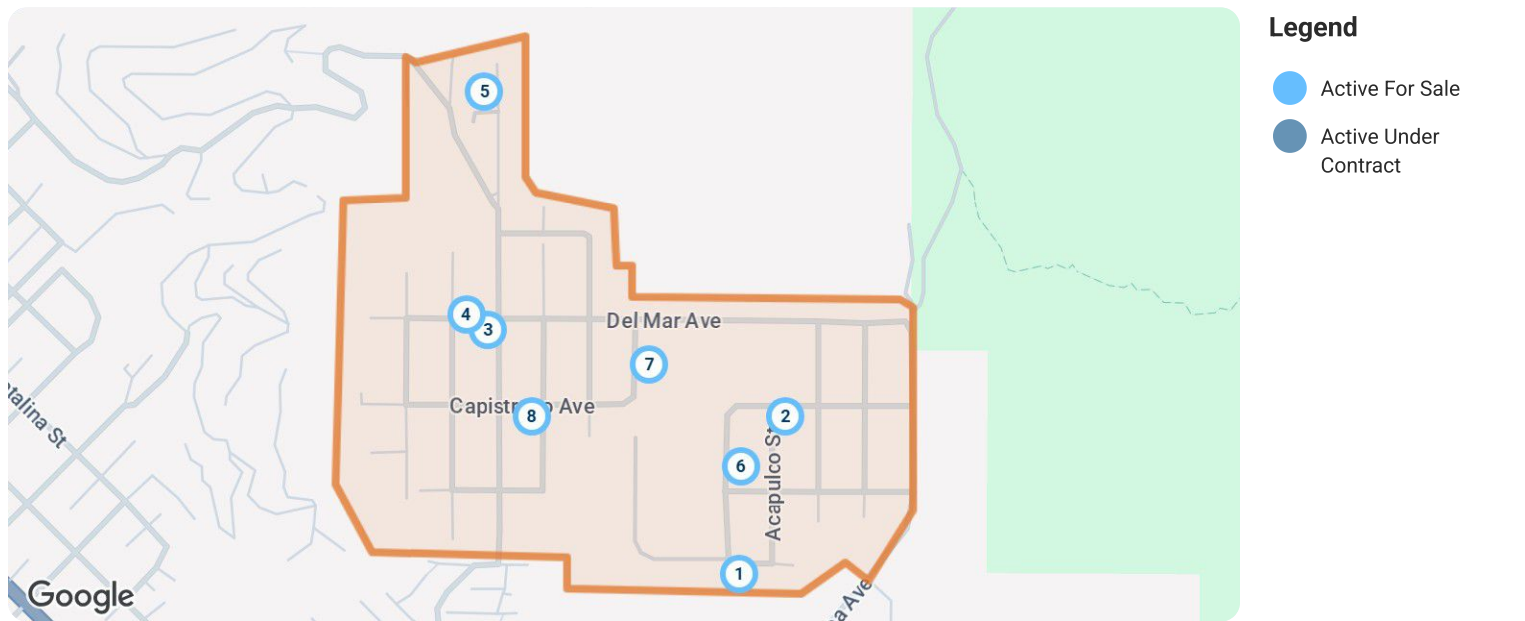


Arch Beach Heights in Laguna Beach, CA

Market Activity Breakdown

New

Source: Listings



New: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	1049 Baja St Laguna Beach, CA 92651 MLS ID: OC26222664 ● Active / For Sale <i>Listing Courtesy of RE/MAX SELECT ONE</i>	Single Family	4/3	3,323	5,000 sqft	2008	10/15/2026 12 days	\$4,299,000 \$1,294/sq ft
2	988 Acapulco St Laguna Beach, CA 92651 MLS ID: WS26194146 ● Active / For Sale <i>Listing Courtesy of IRN REALTY</i>	Single Family	4/4	3,115	4,896 sqft	2003	9/3/2026 54 days	\$3,200,000 \$1,027/sq ft
3	1091 La Mirada St Laguna Beach, CA 92651 MLS ID: LG26204140 ● Active / For Sale <i>Listing Courtesy of LIVEL REAL ESTATE</i>	Single Family	3/4	2,109	2,500 sqft	1969	9/22/2026 35 days	\$3,180,000 \$1,508/sq ft
4	1130 Del Mar Ave Laguna Beach, CA 92651 MLS ID: 26989871 ● Active / For Sale <i>Listing Courtesy of Coldwell Banker Realty</i>	Single Family	4/3	2,036	2,500 sqft	1979	9/26/2026 31 days	\$2,995,000 \$1,471/sq ft
5	1361 La Mirada St Laguna Beach, CA 92651 MLS ID: OC26177188 ● Active Under Contract / For Sale <i>Listing Courtesy of SURTERRE PROPERTIES INC</i>	Single Family	3/3	2,311	3,750 sqft	1978	9/4/2026 53 days	\$2,950,000 \$1,277/sq ft

Arch Beach Heights in Laguna Beach, CA



New: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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6



989 Miramar St
Laguna Beach, CA 92651
MLS ID: OC26206143

● Active Under Contract / For Sale

Listing Courtesy of MATTHEW D. GEORGE, BROKER

Single Family	2/3	1,292	2,500 sqft	1971	9/21/2026 36 days	\$1,450,000 \$1,122/sq ft
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Pending

Source: Listings



Legend

● Pending

Pending: 3 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
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1



1759 Alisos Ave
Laguna Beach, CA 92651
MLS ID: LG26215310

● Pending / For Sale

Listing Courtesy of LAUREL REALTY & INVESTMENTS

Single Family	4/5	6,017	0.25 acres 1991	10/2/2026	\$8,288,000 \$1,377/sq ft	10/15/2026 13 days
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2



1105 Summit Dr
Laguna Beach, CA 92651
MLS ID: LG26144885

● Pending / For Sale

Listing Courtesy of LIVEL REAL ESTATE

Single Family	3/2	1,764	7,501 sqft 1963	7/6/2026	\$2,645,000 \$1,499/sq ft	8/10/2026 35 days
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3



1046 Oro St
Laguna Beach, CA 92651
MLS ID: OC26159809

● Pending / For Sale

Listing Courtesy of HARCOURTS PRIME PROPERTIES

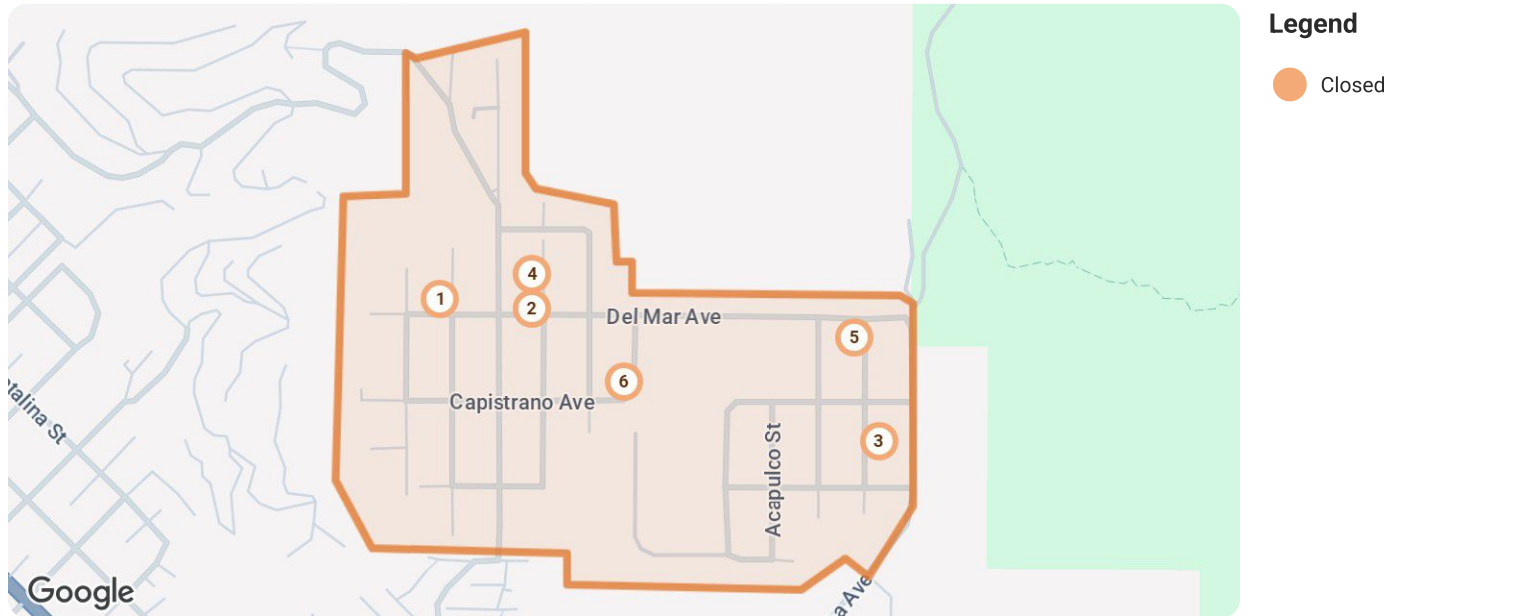
Single Family	3/3	2,273	6,425 sqft 1987	7/23/2026	\$2,499,000 \$1,099/sq ft	10/13/2026 82 days
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Arch Beach Heights in Laguna Beach, CA

Closed

Source: Public Records and Listings



Closed: 5 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 %
1	 1119 Katella St Laguna Beach, CA 92651 MLS ID: NP26128803 ■ Closed / For Sale <i>Courtesy of COMPASS</i>	Single Family	3/4	2,833	5,000 sqft 1978	9/15/2026 39 days	\$3,788,888 \$1,337/sq ft	↓ 5.18%
2	 956 Tia Juana St Laguna Beach, CA 92651 MLS ID: LG26078011 ■ Closed / For Sale <i>Courtesy of PACIFIC SOTHEBY'S INTERNATIONAL REALTY</i>	Single Family	5/3	2,769	5,000 sqft 1978	9/2/2026 101 days	\$2,696,500 \$974/sq ft	↓ 1.95%
3	 1147 Miramar St Laguna Beach, CA 92651 MLS ID: OC26092597 ■ Closed / For Sale <i>Courtesy of COLDWELL BANKER REALTY</i>	Single Family	3/3	1,783	2,500 sqft 2017	8/6/2026 18 days	\$2,475,000 \$1,388/sq ft	↓ 11.58%
4	 1077 Tia Juana St Laguna Beach, CA 92651 MLS ID: LG26012181 ■ Closed / For Sale <i>Courtesy of PACIFIC SOTHEBY'S INTERNATIONAL REALTY</i>	Single Family	3/3	1,873	2,500 sqft 1989	8/24/2026 167 days	\$2,475,000 \$1,321/sq ft	↓ 2.94%
5	 885 Tia Juana St Laguna Beach, CA 92651 MLS ID: OC26116808 ■ Closed / For Sale <i>Courtesy of REALTY ONE GROUP WEST</i>	Single Family	3/2	1,771	2,500 sqft 1976	10/5/2026 97 days	\$2,120,000 \$1,197/sq ft	↓ 5.74%