

South Orange County City | Development

Sales Analysis January—September 2016

Presented By

The DiPilla Real Estate Group

Development	Active	Pending	Sold	Ave. SF Price	Ave. Sold Sales Price
DANA POINT					
Bal Harbour	1	1	2	\$565.93	\$2,969,375.00
Beach Road	5	2	7	\$1,543.77	\$3,946,429.00
Lantern Village Area	6	0	8	\$660.75	\$3,037,500.00
Lantern Bay Estates	2	0	2	\$610.75	\$3,275,000.00
The Strand @ Headlands	10	1	3	\$1,803.94	\$15,290,833.00
Ritz Cove	7	1	4	\$1,333.66	\$8,257,500.00
Niguel Shores Custom	2	0	4	\$1,223.74	\$4,040,375.00
Monarch Bay Terrace	10	3	18	\$779.72	\$2,633,299.00
Monarch Bay	15	1	10	\$1,046.30	\$3,927,038.00
Estates at Monarch Beach	2	0	0	\$0.00	\$0.00
Grand Monarch Villas	2	0	3	\$966.39	\$3,621,667.00
Sea Villas @ St. Regis	2	0	0	\$0.00	\$0.00
Ritz Pointe	1	0	1	\$718.60	\$3,090,000.00
Pointe Monarch	1	0	2	\$551.72	\$2,408,950.00
Emerald Ridge	5	0	2	\$663.18	\$2,190,000.00
Capistrano Bluffs	4	0	2	\$759.07	\$2,462,500.00
Lantern Bay Villas	3	1	9	\$538.65	\$1,246,111.00
Diamond Ridge Estates	0	0	3	\$429.55	\$1,588.33
Averages				\$944.82	\$4,367,890.43

SAN CLEMENTE

Sea Pointe Estates	4	0	7	\$386.36	\$1,910,429.00
San Clemente Southeast	7	3	7	\$556.19	\$1,900,556.00
Talega (\$1.5M+)	12	1	20	\$365.24	\$1,758,886.00
Riviera District (\$1.0M+)	2	0	7	\$750.41	\$2,204,551.00
Cyprus Shore	5	0	2	\$1,422.99	\$4,800,000.00
Cyprus Cove	6	4	6	\$311.64	\$1,941,667.00
Cotton Point	2	1	0	\$0.00	\$0.00
Sea Ridge Estates	2	1	1	\$496.13	\$1,665,000.00
Misty Ridge	2	0	1	\$380.30	\$1,560,000.00
The Reserve	8	3	18	\$383.34	\$1,303,139.00
Sea Summit @ Marblehead	11	2	14	\$421.04	\$1,415,549.00

Averages **\$569.36** **\$2,045,978.00**

Development	Active	Pending	Sold	Ave. SF Price	Ave. Sold Sales Price
SAN JUAN CAPISTRANO					
The Oaks Farm	3	2	1	\$430.79	\$1,699,900.00
Del Obispo Estates	15	3	12	\$462.98	\$2,173,776.00
Oliva	1	2	3	\$439.45	\$1,745,105.00
Calle Cobblestone	2	1	1	\$375.94	\$2,000,000.00
Old San Juan Road	0	0	2	\$381.80	\$2,070,000.00
Rancho San Juan	1	1	9	\$311.38	\$1,341,778.00
Rancho Madrina	2	1	12	\$345.14	\$1,580,742.00
Levante	4	0	2	\$351.25	\$1,122,500.00
Juliana Farms	0	0	1	\$375.14	\$1,980,000.00
Hunters Creek	2	0	3	\$363.42	\$1,743,333.00
Hunt Club	10	1	4	\$369.24	\$1,987,500.00
Hilltop	3	0	0	\$0.00	\$0.00
Hidden Valley	1	0	1	\$361.54	\$1,410,000.00
Hidden Mountain	3	4	1	\$300.00	\$1,500,000.00
Capistrano Estates	0	0	4	\$376.35	\$1,513,500.00
Ocean Pointe	3	3	7	\$386.49	\$1,363,214.00
Connemara By The Sea	3	0	5	\$385.83	\$1,634,000.00
The Acreage	4	0	1	\$481.25	\$3,850,000.00
Marbella Estates	20	2	11	\$386.87	\$1,849,682.00
Malaspina Ranch	2	0	0	\$0.00	\$0.00
Stoneridge	7	0	7	\$373.26	\$1,742,357.00
Bellacre	5	0	5	\$342.65	\$1,344,000.00

Averages **\$345.49** **\$1,699,000.00**

LAGUNA NIGUEL

Bear Brand Ranch	13	1	3	\$510.40	\$3,478,333.00
Ocean Ranch Custom	8	1	5	\$555.71	\$3,186,278.00
Monarch Point	8	0	2	\$829.20	\$5,445,000.00
Laguna Sur Custom	3	0	1	\$650.00	\$3,900,000.00
Palmilla	0	0	2	\$482.29	\$2,122,500.00
Coronado Pointe	0	0	1	\$532.60	\$2,556,500.00
South Peak	3	0	2	\$484.75	\$2,393,750.00
Belle Maison	0	0	4	\$409.66	\$1,391,125.00
Ocean Ranch Executives	1	0	7	\$414.65	\$1,282,018.00
Ocean Ranch Residences	2	0	5	\$484.08	\$1,879,000.00
El Niguel CC Area	2	1	2	\$586.42	\$2,387,500.00
Laguna Sur Condos	7	1	11	\$459.01	\$1,136,059.00
Crest De Ville	6	0	7	\$462.08	\$1,651,000.00
Hillcrest Estates	3	1	10	\$420.15	\$1,306,800.00

Averages **\$577.85** **\$3,297,480.00**