

Newport Beach – East Bluff & Harbor View Current Market Trends

January 1st through June 30th, 2020

[OPEN LISTING DETAILS CLICK HERE](#)



Watch Our YouTube

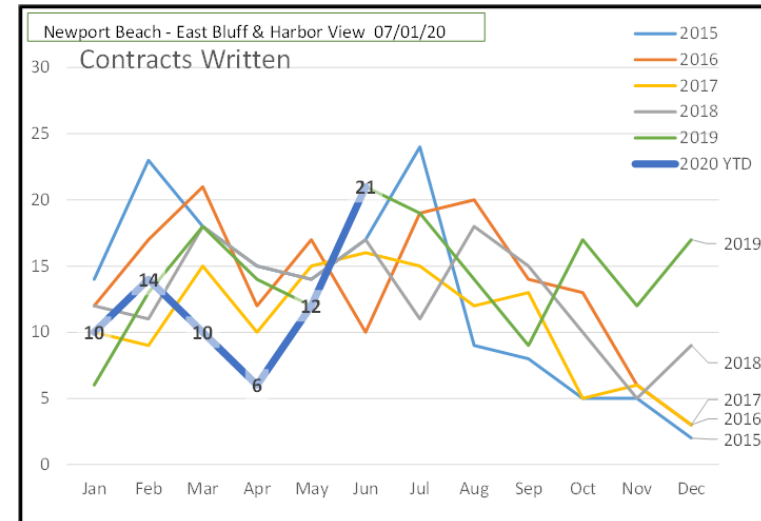
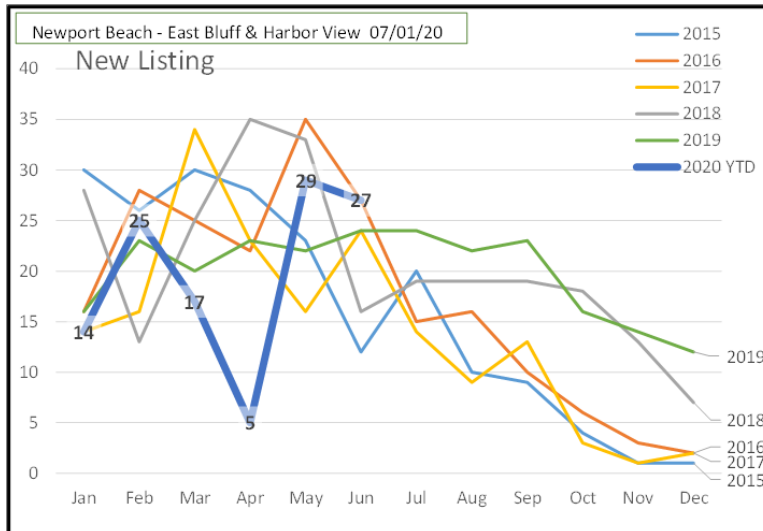


Presentation

New Listings Jump Dramatically AND Hold Position Contracts Written Up To 5-Year Highs

The Good News is there with 29 New Listings in May...plenty of willing Sellers.
June was almost as Good.

Even Better News is with June's 21 Contracts Written Buyers have returned to the market



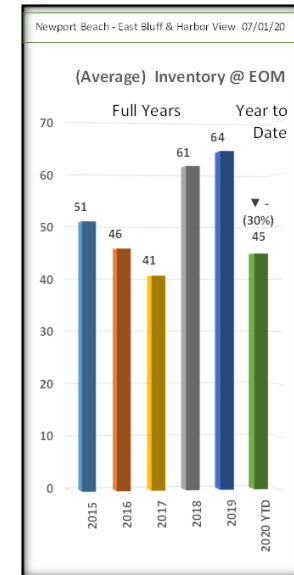
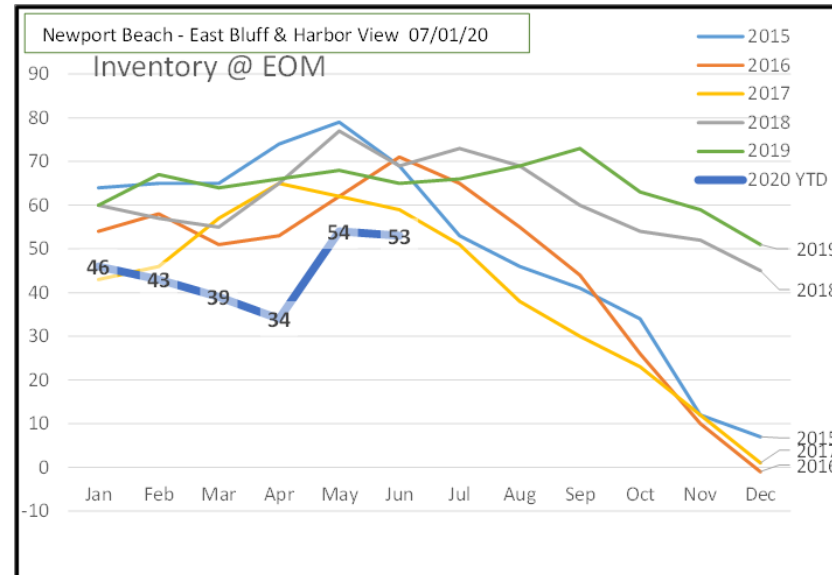
Market Type In 2020

The Newport Beach, Harbor View and East Bluff market area CONTINUES as a BUYERS' Market with 4.4 months of inventory.

Chapman University defines a Buyer's Market in Southern California as being 3.5 months or more of inventory.

The actual number of homes on the market is 30% below 2019 for the same period as seen in the green column and below the seasonal trends of the last 5 years as seen in the blue line.

Newport Beach - East Bluff & Harbor View		
7/1/2020	Market Type	YOY Monthly Inventory
Jan-2020	Seller	3.4
Feb-2020	Seller	3.2
Mar-2020	Seller	2.9
Apr-2020	Seller	2.6
May-2020	Buyer	4.4
Jun-2020	Buyer	4.4
Jul-2020		
Aug-2020		
Sep-2020		
Oct-2020		
Nov-2020		
Dec-2020		



New/Active Listings Status in 2020

Monitoring the current listings and the new listings added over the prior 90-days helps us anticipate movement in the market.

- **There are 53 Active listings.**
 - There were 54 in our last report. This jump in inventory and a slowdown in the monthly sales is the reason the “market type” gets defined as a Buyers’ market. If contracts written continue in July we should revert back towards a seller’s market.
- **There were 61 New Listings over the past 90 days.**
 - 38 of those homes are still on the market.
- **There were 27 new listings during June.**

LISTINGS:	Newport Beach - East Bluff & Harbor View	Active	A.U.C	Pending	Closed	Expired	Hold
7/1/2020	Current Active Listings: 53						
	New Listing in the last 90 days 61	38	8	9	6	0	0
	New Listing in the last 30 days 27						

The Three Essential Steps to Sell or Buy

The three essential steps in selling and buying are:

- a. New Listings = reflects a Willing selling
- b. Contracts Written = reflects a Willing buyer
- c. Closings = is the execution of the technical aspects of the Purchase Contract by the Buyer with lender cooperation.

Compared to 2019

- NEW LISTINGS are **DOWN 22%**.
- CONTRACTS WRITTEN are **DOWN 16%**
 - CLOSINGS are **DOWN 12%**

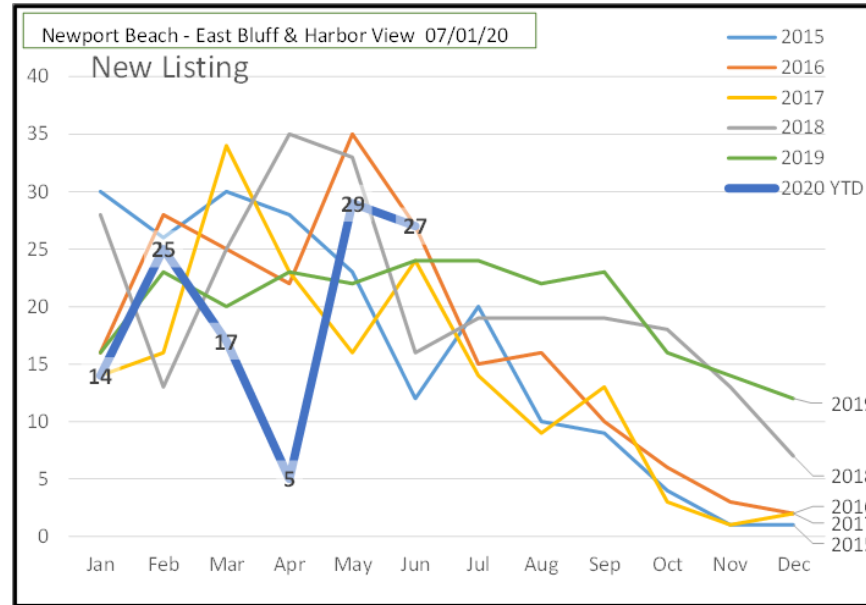
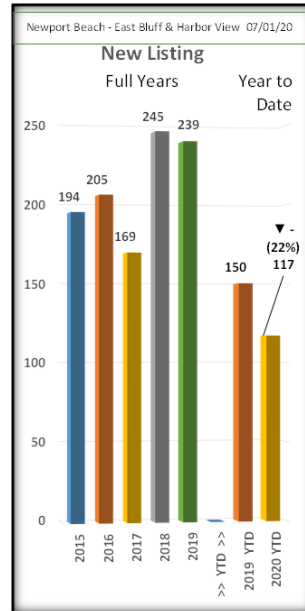
New Listings Trends

New Listings are DOWN 22% relative to the same period in 2019.

The blue line represents year-to-date (YTD) for 2020.

May and June have both been better than the average of the prior 5 years

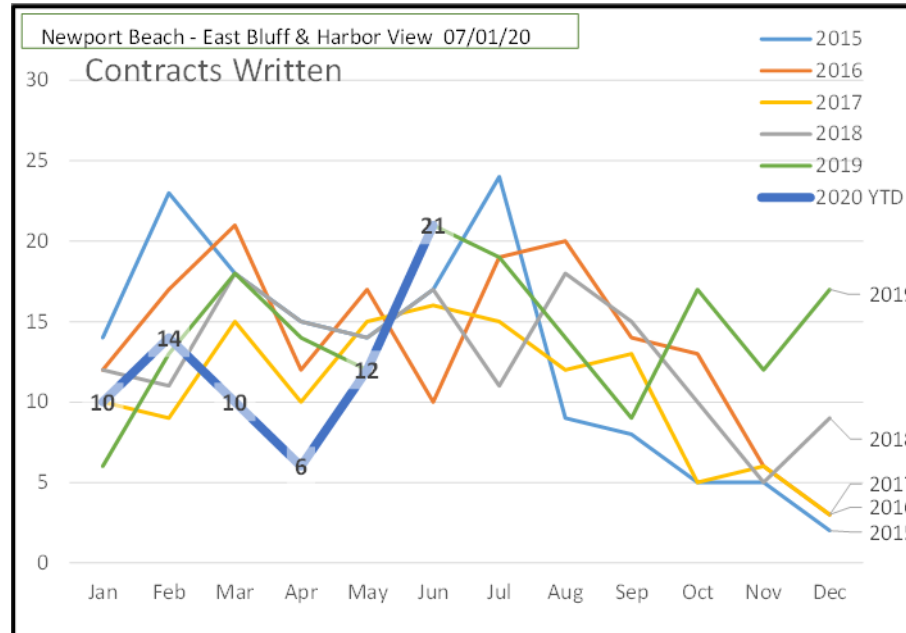
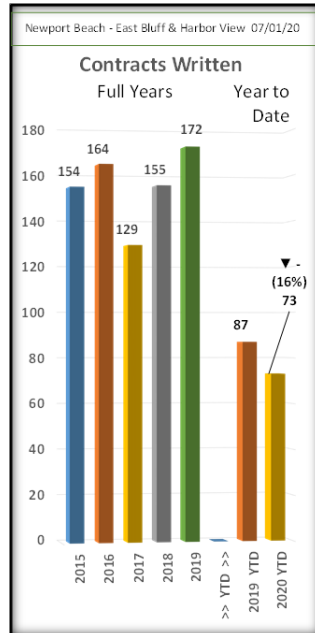
Fannie Mae is forecasting very strong 3rd and 4th quarters.



Contracts Written

Contracts Written are running 16% BELOW the same period in 2019.

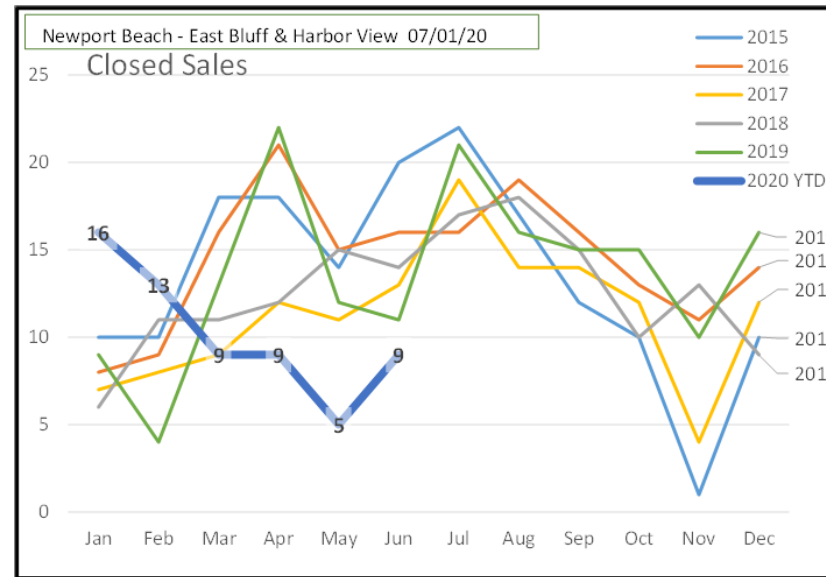
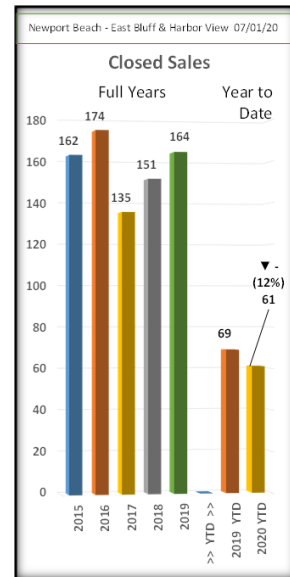
However, with 21 Contracts, June tied as the best June of the prior 5 years.



Closed Sales

Closed Sales are only down 12% for the same period in 2019

Closing follow Contracts by 35 to 45 days...we should see a pop up into normal territory in July or August



Home Values

The average Year Over Year (YOY) CLOSED Pricing for all sizes is **DOWN 8.1%** to 2019.

PRICE (Average)		Newport Beach - East Bluff & Harbor View		Net Change	
7/1/2020	Closed Price Less Than 3575 SF	\$1,858,059	(\$136,915)	(6.7%)	
	Closed Price Greater Than 3575 SF	\$3,237,850	(\$189,174)	(5.4%)	
	Closed Price Greater Than 3575 sf Exclusive of View Lots	\$3,237,850	(\$158,916)	(4.5%)	
	Average Closed Price of ALL Homes	\$2,310,449	(\$209,876)	(8.1%)	
	Square Footage Range from: 1217 to 8131				
	Square Footage Average = 3575				
	Average sf of homes LESS than 3575 sf is 2547				
	Average sf of homes GREATER than 3575 sf is 4828				

Price Range of the Active Listings

Average Current/Last List Price of all Active Listings: \$2,979,000.

The Range:

- The low is \$1,025,000.
- the high is \$5,500,000

Newport Beach - East Bluff & Harbor View			Period 1/1/20 - 6/30/20	
1500 Sf and Larger			Data Date: 7/1/2020	
90-Day Market Trends				
Current/Last List Price				
Average of ALL Status Types			\$2,783,460	
Count:	All Active 53	"New" Active: 38	Sold/Closed: 23	Count
Median 4-Sale Price	\$2,775,000	\$2,787,000	\$2,772,500	Median Sold Price
Average	\$2,979,828	\$2,868,132	\$2,417,165	Average
Highest	\$5,500,000	\$4,950,000	\$4,450,000	Highest
Lowest	\$1,025,000	\$1,025,000	\$1,270,000	Lowest
Most Recent		6/26/2020	6/30/2020	Most Recent
Status Types				
Active, New Listings, Active Under Contract, Expired, Canceled, Withdrawn, Pending, Closed & Hold/Do-Not-Show				

90-day CLOSINGS Trends

As an essential component of determining estimates of home values in appraisals and CMA's, looking back at recent closings is the most important steps in properly pricing a home for a listing.

- **23** homes have closed of the last 90 days
 - **17** homes closed BELOW revised List Price.
 - **5** homes closed AT revised List Price
 - **1** home closed ABOVE revised List Price
 - **The average closed price was 3.97% below Original List Price**

Newport Beach - East Bluff & Harbor View		Period	1/1/20 - 6/30/20	
1500 Sf and Larger				
90-Day Market Trends		Data:	7/1/2020	
AVERAGE CLOSED PRICE \$2,333,761				
Price Change (3.97%) Below Current List Price		# of Homes 4% ABOVE List		
<div>17 Sold Below</div>		<div>5 Sold At List</div>		<div>1 Sold Above</div>
Closed Price vs. Original List				
		Count	Ratio	Discount
Average of All:		23		
Av. Excluding Largest:				
SOLD				
BELOW Ask:	greatest Decrease:			
ABOVE Ask:	Most Above:			
AT Ask:	At Original List			

Days on Market (DOM)

Days on market in a leading indicator of future home prices and inventory

1. Average Days on Market for current Active Listings is **70 Days**.
2. In our last report DOM was **94 days**.

To be clear, the drop in DOM is not related to a faster sales pace. It is directly attributable to a surge of New Listings that have only been on the market less 30 days.

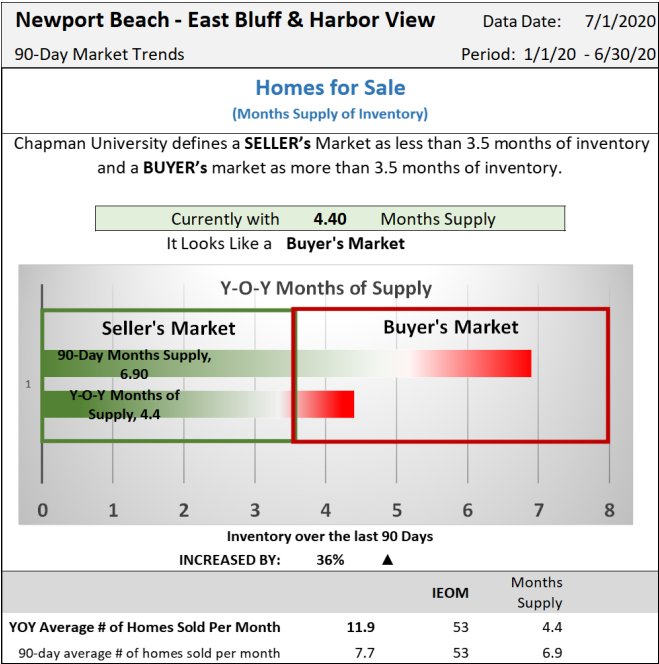
Newport Beach - East Bluff & Harbor View				Period	1/1/20 - 6/30/20	
1500 Sf and Larger						
90-Day Market Trends				Data:	7/1/2020	
Days On Market (DOM)						
90-Day Average of ALL Status Types				77		
Year To Date Average of ALL Status Types				122		
DOM is the number of days from Listing Contract to Purchase Contract						
Year To Date						
STATUS	Count	Most Recent	Average	Av. Exclusive of Outliers	Longest	Shortest
Active Listings:	53	6/26/2020	70	60	355	5
Sold/Closed:	61	6/30/2020	67		287	1
Under Contract	11		59		324	2
Pending	15		68		273	5
Expired	18		262		1839	28
Canceled	32		183		587	23
Withdrawn	3		68		95	40
Hold	0		0		0	0

Months of Inventory Levels

Year-Over-Year Months of Inventory stands at 4.4 Months. It was 4.4 months in our last report.

The 90-day Months of Supply slipped to 6.9 months. It was 7.0 in our last report.

Chapman University defines a Buyer's Market in Southern California as being 3.5 months or more of Inventory.



Inventory Trends

To aid in forecasting we monitor three measures of inventory.

90-day Trends will give us a sense of a surge in New Listings or Contracts Written.

90-day Inventory Rose by 36%

Year-over-Year inventory helps measure how steady, or normal a market is.

YOY inventory is DOWN 30%.

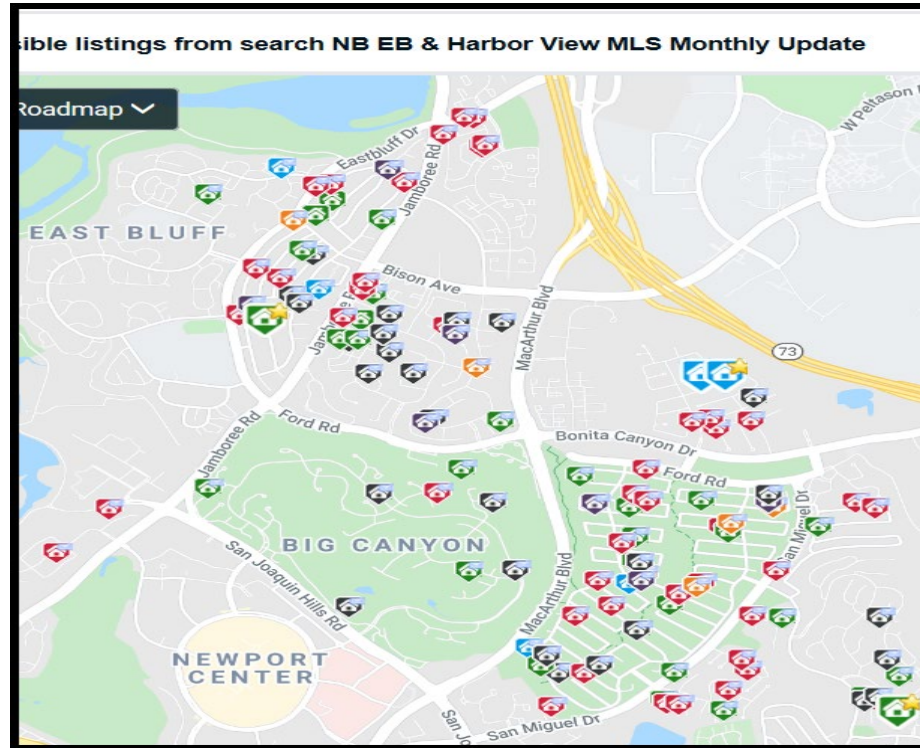
Monitoring the month by month comparison lets us check on seasonal abnormalities.

June 2020 compared to June 2019 is DOWN 23%.

INVENTORY: Newport Beach - East Bluff & Harbor View				
7/1/2020	Inventory @End Of Month:	53		
	Absorption Rate (monthly)	12		
	Months Supply	4	Buyer's Market	
	90-Day Inventory Change	14	INCREASE ▲	35.9%
	Year-Over-Year Average EOM Inventory Change	(19)	DECREASE ▼	(29.8%)
	June 2019 vs. June 2020 Inventory Change	(16)	DECREASE ▼	(23.2%)

Map of Market Activity

This map can be found on our website on the navigation link at www.Joe-Richter.com > Predefined Community Listings



Green= Active **Blue = Active Under Contract** **Red = Closed** **Orange = Pending** **Black = Expired, Cancelled or Withdrawn**

Listing Thumbnails

The listing detail provided from our website www.joe-richter.com > Predefined Community Listings

<p>Cancelled</p> <p>1/1/51</p> <p>\$2,370,000</p> <p>4 beds, 4 full baths, 1 partial bath, 5,116 sqft, 6,522 sqft lot. Built in 1995, \$164.63/sqft, Single Family Residence</p> <p>+45 Crooked Stick Dr Newport Beach 92660</p>	<p>Active Under Contract</p> <p>1/1/36</p> <p>\$2,525,000</p> <p>4 beds, 5 full baths, 1 partial bath, 3,801 sqft, 6,352 sqft lot. Built in 1998, \$647.62/sqft, Single Family Residence</p> <p>+20 Palazzo Newport Beach 92660</p>	<p>Active Under Contract</p> <p>1/1/47</p> <p>\$2,650,000</p> <p>4 beds, 4 full baths, 1 partial bath, 4,160 sqft, 5,443 sqft lot. Built in 1999, \$627.62/sqft, Single Family Residence</p> <p>+19 Landport Newport Beach 92660</p>	<p>Active Under Contract</p> <p>1/1/14</p> <p>\$1,249,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,738 sqft, 3,500 sqft lot. Built in 1996, \$718.23/sqft, Single Family Residence</p> <p>+67 Shearwater Pl Newport Beach 92660</p>	<p>NEW</p> <p>1/1/38</p> <p>\$1,220,000</p> <p>2 beds, 2 full baths, 1 partial bath, 1,725 sqft, 3,500 sqft lot. Built in 1987, \$703.50/sqft, Single Family Residence</p> <p>+41 Gannet Ln Newport Beach 92660</p>	<p>Price Decrease</p> <p>1/1/40</p> <p>\$4,495,000</p> <p>6 beds, 6 full baths, 1 partial bath, 7,278 sqft, 15,200 sqft lot. Built in 1985, \$617.87/sqft, Single Family Residence</p> <p>+2 San Sebastian Newport Beach 92660</p>	<p>Price Decrease</p> <p>1/1/36</p> <p>\$3,450,000</p> <p>6 beds, 6 full baths, 1 partial bath, 4,137 sqft, 7,420 sqft lot. Built in 1984, \$833.54/sqft, Single Family Residence</p> <p>+37 Arbutus St Newport Beach 92660</p>	<p>NEW</p> <p>1/1/38</p> <p>\$2,345,000</p> <p>3 beds, 3 full baths, 1 partial bath, 2,622 sqft, 6,216 sqft lot. Built in 1984, \$625.82/sqft, Single Family Residence</p> <p>2807 Cassia St Newport Beach 92660</p>	<p>Cancelled</p> <p>1/1/30</p> <p>\$5,495,000</p> <p>6 beds, 5 full baths, 1 partial bath, 5,225 sqft, 8,825 sqft lot. Built in 2015, \$1052.00/sqft, Single Family Residence</p> <p>1901 Newport Hills Dr E Newport Beach 92660</p>	<p>SOLD</p> <p>1/1/47</p> <p>\$2,125,000</p> <p>5 beds, 5 full baths, 2,502 sqft, \$1196/sqft lot. Built in 1954, \$648.90/sqft, Single Family Residence</p> <p>2054 Alta Vista Dr Newport Beach 92660</p>	<p>Active Under Contract</p> <p>1/1/41</p> <p>\$1,599,000</p> <p>5 beds, 5 full baths, 3,000 sqft, 4,688 sqft lot. Built in 1972, \$933.00/sqft, Single Family Residence</p> <p>2705 Vista Umbrosa Newport Beach 92660</p>	<p>SOLD</p> <p>1/1/37</p> <p>\$1,778,000</p> <p>4 beds, 5 full baths, 2,459 sqft, 10,397 sqft lot. Built in 1954, \$711.40/sqft, Single Family Residence</p> <p>2034 Catalpa St Newport Beach 92660</p>
<p>Price Decrease</p> <p>1/1/33</p> <p>\$2,150,000</p> <p>4 beds, 5 full baths, 1,934 sqft, 5,915 sqft lot. Built in 1995, \$1111.50/sqft, Single Family Residence</p> <p>1818 Port Ashley Pl Newport Beach 92660</p>	<p>NEW</p> <p>1/1/46</p> <p>\$2,650,000</p> <p>4 beds, 5 full baths, 2,957 sqft, 6,812 sqft lot. Built in 1954, \$986.18/sqft, Single Family Residence</p> <p>712 Bison Ave Newport Beach 92660</p>	<p>NEW</p> <p>1/1/20</p> <p>\$2,198,000</p> <p>3 beds, 5 full baths, 1 partial bath, 2,917 sqft, 5,815 sqft lot. Built in 1995, \$755.51/sqft, Single Family Residence</p> <p>70 Crooked Stick Dr Newport Beach 92660</p>	<p>Back on Market</p> <p>1/1/40</p> <p>\$1,980,000</p> <p>4 beds, 2 full baths, 1 partial bath, 2,625 sqft, 11,180 sqft lot. Built in 1975, \$754.29/sqft, Single Family Residence</p> <p>2003 Yacht Vindex Newport Beach 92660</p>	<p>NEW</p> <p>1/1/37</p> <p>\$3,895,000</p> <p>5 beds, 5 full baths, 1 partial bath, 4,214 sqft, 7,102 sqft lot. Built in 1995, \$924.53/sqft, Single Family Residence</p> <p>1942 Port Nelson Pl Newport Beach 92660</p>	<p>NEW</p> <p>1/1/28</p> <p>\$2,695,000</p> <p>5 beds, 5 full baths, 2,765 sqft, 5,790 sqft lot. Built in 1995, \$574.63/sqft, Single Family Residence</p> <p>3 Turtle Bay Dr Newport Beach 92660</p>	<p>Cancelled</p> <p>1/1/3</p> <p>\$1,899,000</p> <p>4 beds, 4 full baths, 1 partial bath, 3,825 sqft, 7,195 sqft lot. Built in 1995, \$484.07/sqft, Single Family Residence</p> <p>10 Thunderbird Dr Newport Beach 92660</p>	<p>SOLD</p> <p>1/1/28</p> <p>\$4,050,000</p> <p>3 beds, 4 full baths, 1 partial bath, 4,081 sqft, 6,895 sqft lot. Built in 2016, \$932.40/sqft, Single Family Residence</p> <p>1823 Port Carlow Pl Newport Beach 92660</p>	<p>SOLD</p> <p>1/1/30</p> <p>\$3,100,000</p> <p>4 beds, 4 full baths, 1 partial bath, 4,275 sqft, 5,002 sqft lot. Built in 1998, \$725.15/sqft, Single Family Residence</p> <p>16 Seabluff Newport Beach 92660</p>	<p>Back on Market</p> <p>1/1/30</p> <p>\$2,875,000</p> <p>4 beds, 2 full baths, 1 partial bath, 2,659 sqft, 5,915 sqft lot. Built in 1965, \$1061.23/sqft, Single Family Residence</p> <p>1930 Port Weybridge Pl Newport Beach 92660</p>	<p>NEW</p> <p>1/1/11</p> <p>\$3,995,000</p> <p>5 beds, 5 full baths, 1 partial bath, 6,275 sqft, 14,520 sqft lot. Built in 1972, \$525.67/sqft, Single Family Residence</p> <p>26 Royal Saint George Rd Newport Beach 92660</p>	<p>Cancelled</p> <p>1/1/15</p> <p>\$2,495,000</p> <p>2 beds, 2 full baths, 1 partial bath, 3,189 sqft, 8,284 sqft lot. Built in 2000, \$802.51/sqft, Single Family Residence</p> <p>5 Ironwood Dr Newport Beach 92660</p>
<p>1/1/14</p> <p>\$1,025,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,091 sqft, 3,500 sqft lot. Built in 1987, \$548.22/sqft, Single Family Residence</p> <p>82 Pelican Ct Newport Beach 92660</p>	<p>1/1/19</p> <p>\$2,150,000</p> <p>5 beds, 5 full baths, 2,957 sqft, 8,800 sqft lot. Built in 1954, \$821.50/sqft, Single Family Residence</p> <p>821 Bellis St Newport Beach 92660</p>	<p>1/1/1</p> <p>\$4,095,000</p> <p>5 beds, 5 full baths, 1 partial bath, 5,154 sqft, 10,018 sqft lot. Built in 2016, \$972.53/sqft, Single Family Residence</p> <p>2401 Alta Vista Newport Beach 92660</p>	<p>1/1/1</p> <p>\$4,450,000</p> <p>5 beds, 5 full baths, 1 partial bath, 4,770 sqft, 6,370 sqft lot. Built in 2016, \$822.51/sqft, Single Family Residence</p> <p>1966 Port Ramsgate Pl Newport Beach 92660</p>	<p>1/1/1</p> <p>\$2,600,000</p> <p>5 beds, 5 full baths, 1 partial bath, 3,636 sqft, 6,215 sqft lot. Built in 1976, \$716.57/sqft, Single Family Residence</p> <p>1859 Port Wheeler Pl Newport Beach 92660</p>	<p>1/1/21</p> <p>\$1,195,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,848 sqft, 5,128 sqft lot. Built in 1971, \$646.20/sqft, Single Family Residence</p> <p>425 Vista Trucha Newport Beach 92660</p>	<p>1/1/28</p> <p>\$3,298,000</p> <p>4 beds, 4 full baths, 3,638 sqft, 6,120 sqft lot. Built in 2017, \$536.56/sqft, Single Family Residence</p> <p>2036 Port Weybridge Pl Newport Beach 92660</p>	<p>1/1/36</p> <p>\$3,905,000</p> <p>4 beds, 5 full baths, 1 partial bath, 5,919 sqft, 14,100 sqft lot. Built in 1997, \$916.54/sqft, Single Family Residence</p> <p>7 Cheshire Ct Newport Beach 92660</p>	<p>1/1/1</p> <p>\$1,895,000</p> <p>4 beds, 2 full baths, 1 partial bath, 2,082 sqft, 7,590 sqft lot. Built in 1965, \$721.51/sqft, Single Family Residence</p> <p>1761 Port Hemley Cir Newport Beach 92660</p>	<p>1/1/22</p> <p>\$2,675,000</p> <p>6 beds, 4 full baths, 3,707 sqft, 7,038 sqft lot. Built in 1959, \$721.51/sqft, Single Family Residence</p> <p>2029 Port Bristol Cir Newport Beach 92660</p>	<p>1/1/21</p> <p>\$2,600,000</p> <p>3 beds, 2 full baths, 1 partial bath, 2,085 sqft, 10,087 sqft lot. Built in 1954, \$1247.00/sqft, Single Family Residence</p> <p>2621 Alta Vista Dr Newport Beach 92660</p>	<p>1/1/34</p> <p>\$1,690,000</p> <p>4 beds, 5 full baths, 2,000 sqft, 5,950 sqft lot. Built in 1964, \$845.00/sqft, Single Family Residence</p> <p>915 Cercis Pl Newport Beach 92660</p>
<p>1/1/21</p> <p>\$1,320,000</p> <p>3 beds, 3 full baths, 1 partial bath, 2,185 sqft, 3,500 sqft lot. Built in 1986, \$627.30/sqft, Single Family Residence</p> <p>99 Pelican Ct Newport Beach 92660</p>	<p>1/1/40</p> <p>\$1,995,000</p> <p>5 beds, 5 full baths, 2,650 sqft, 8,200 sqft lot. Built in 1964, \$777.70/sqft, Single Family Residence</p> <p>2633 Bamboo St Newport Beach 92660</p>	<p>1/1/21</p> <p>\$1,125,000</p> <p>3 beds, 2 full baths, 1 partial bath, 2,038 sqft, 3,575 sqft lot. Built in 1987, \$952.55/sqft, Single Family Residence</p> <p>3100 Corte Hermosa Newport Beach 92660</p>	<p>1/1/1</p> <p>\$3,625,000</p> <p>5 beds, 5 full baths, 1 partial bath, 4,916 sqft, 10,056 sqft lot. Built in 2000, \$883.77/sqft, Single Family Residence</p> <p>11 Boardwalk Newport Beach 92660</p>	<p>1/1/6</p> <p>\$2,195,000</p> <p>4 beds, 2 full baths, 1 partial bath, 2,554 sqft, 6,045 sqft lot. Built in 1976, \$693.44/sqft, Single Family Residence</p> <p>1831 Port Manleigh Pl, Pl Newport Beach 92660</p>	<p>1/1/23</p> <p>\$2,349,000</p> <p>5 beds, 5 full baths, 3,200 sqft, 6,534 sqft lot. Built in 1971, \$724.06/sqft, Single Family Residence</p> <p>1935 Port Edward Pl Newport Beach 92660</p>	<p>1/1/43</p> <p>\$4,988,888</p> <p>5 beds, 5 full baths, 1 partial bath, 5,445 sqft, 6,552 sqft lot. Built in 2005, \$916.57/sqft, Single Family Residence</p> <p>1972 Port Ramsgate Pl Newport Beach 92660</p>	<p>1/1/73</p> <p>\$4,295,000</p> <p>5 beds, 4 full baths, 1 partial bath, 5,962 sqft, 15,009 sqft lot. Built in 1982, \$720.40/sqft, Single Family Residence</p> <p>23 Augusta Ln Newport Beach 92660</p>	<p>1/1/26</p> <p>\$3,495,000</p> <p>5 beds, 5 full baths, 1 partial bath, 4,558 sqft, 8,890 sqft lot. Built in 1987, \$750.61/sqft, Single Family Residence</p> <p>11 Belcourt Dr Newport Beach 92660</p>	<p>1/1/1</p> <p>\$1,800,000</p> <p>5 beds, 5 full baths, 1,752 sqft, 7,260 sqft lot. Built in 1970, \$1027.40/sqft, Single Family Residence</p> <p>1951 Port Dunleigh Cir Newport Beach 92660</p>	<p>1/1/47</p> <p>\$2,349,000</p> <p>5 beds, 5 full baths, 2,957 sqft, 7,452 sqft lot. Built in 1971, \$754.30/sqft, Single Family Residence</p> <p>1967 Port Provence Pl Newport Beach 92660</p>	<p>1/1/28</p> <p>\$2,350,000</p> <p>5 beds, 5 full baths, 1 partial bath, 2,650 sqft, 6,500 sqft lot. Built in 1970, \$886.75/sqft, Single Family Residence</p> <p>1948 Port Claridge Pl Newport Beach 92660</p>

Current Active Listing – page 1

Newport Beach - East Bluff & Harbor View - 1500 Sf and Larger									Period: 1/1/20 - 6/30/20			
									Data: 7/1/2020			
ACTIVELY SELLING Single Family Residence												
Status	DOM	Address		Sq Ft	Square Footage	Original List Price	Current/Last List Price	Price Change	List Price \$ PSF	Total active Sales	53	
Active	6	1807	Port Manleigh	3,800	3,800	3,575,000	3,575,000	0.00%	941	Active Lisitngs Less than 3575	32	
Active	31	2	San Sebastian	7,275	4,495,000	4,495,000	0.00%	618	Average Price		2,270,375	
Active	6	927	Spring Tide	3,291	2,795,000	2,795,000	0.00%	849	Average SF		2,638	
Active	5	1934	Port Edward	2,500	2,100,000	2,100,000	0.00%	840	Average Price SF		873	
Active	5	1431	Sea Ridge	2,725	2,295,000	2,295,000	0.00%	842				
Active	13	37	Egret	1,788	1,199,000	1,199,000	0.00%	671	Active Lisitngs More than 3575		21	
Active	13	1946	Port Trinity	2,930	2,119,000	2,119,000	0.00%	723			Average Price	4,060,899
Active	15	3179	Corte Portofino	2,260	1,525,000	1,525,000	0.00%	675			Average SF	4,775
Active	15	921	Alder	2,945	2,100,000	2,100,000	0.00%	713			Average Price SF	875
Active	27	1924	Port Bristol	3,198	2,779,000	2,650,000	(4.64%)	869				
Active	28	2021	Port Bristol	3,446	2,850,000	2,850,000	0.00%	827				
Active	28	11	Greenbriar	3,220	3,775,000	3,775,000	0.00%	1172				
Active	105	2507	Alta Vista	3,943	4,499,000	4,499,000	0.00%	1141				
Active	43	25	Long Bay	2,739	2,195,000	2,195,000	0.00%	801				
Active	33	2821	Catalpa	3,488	2,950,000	2,950,000	0.00%	846				
Active	43	1825	Port Wheeler	2,322	2,895,000	2,895,000	0.00%	1247				
Active	42	2915	Carob	3,325	2,750,000	2,750,000	0.00%	827				
Active	50	2621	Alta Vista	2,085	2,600,000	2,600,000	0.00%	1247				
Active	43	1607	Port Abbey	3,068	2,450,000	2,450,000	0.00%	799				
Active	44	17	Cormorant	1,739	1,150,000	1,150,000	0.00%	661				
Active	44	5	Cherry Hills	4,233	3,695,000	3,695,000	0.00%	873				
Active	47	58	Crooked Stick	2,739	2,058,000	2,058,000	0.00%	751				
Active	47	5	Canyon	5,700	4,950,000	4,950,000	0.00%	868				
Active	48	65	Shearwater	1,221	1,025,000	1,025,000	0.00%	839				
Active	48	9	Jupiter Hills	3,888	3,498,000	3,498,000	0.00%	900	Closed List Price Outl	4,075,000		
Active	50	2945	Cassia	2,243	2,950,000	2,950,000	0.00%	1315	Closed Price Outlier	5,618,750		
Active	51	48	Crooked Stick	3,110	2,378,000	2,378,000	0.00%	765	MAX exclusive of outliers	5,500,000		
Active	51	2037	Port Bristol	3,637	3,175,000	3,175,000	0.00%	873	Minimum	1,025,000		
Active	56	2807	Cassia	2,522	2,345,000	2,345,000	0.00%	930				
Active	59	712	Bison	2,957	2,650,000	2,650,000	0.00%	896				
Active	61	1942	Port Nelson	4,214	3,895,000	3,895,000	0.00%	924				
Active	69	821	Bellis	2,587	2,150,000	2,150,000	0.00%	831				
Active	146	1725	Port Charles	4,432	4,095,000	4,095,000	0.00%	924				
Active	128	1836	Port Manleigh	5,130	5,295,000	5,295,000	0.00%	1032				

Current Active Listing – page 2

Newport Beach - East Bluff & Harbor View - 1500 Sf and Larger							Period:	1/1/20 - 6/30/20	
							Data:	7/1/2020	
ACTIVELY SELLING Single Family Residence									
Status	DOM	Address		Square Footage	Original List Price	Current/Last List Price	Price Change	List Price \$ PSF	Total active Sales
Active	120	1707	Newport Hills	3,950	2,895,000	2,895,000	0.00%	733	53
Active	121	1930	Port Weybridge	2,659	2,995,000	2,775,000	(7.35%)	1126	
Active	110	425	Vista Trucha	1,849	1,219,000	1,195,000	(1.97%)	659	
Active	110	2200	Port Aberdeen	3,365	2,195,000	2,195,000	0.00%	652	
Active	113	36	Rue Fontainebleau	3,011	2,195,000	2,195,000	0.00%	729	
Active	116	1972	Port Ramsgate	5,443	4,988,888	4,988,888	0.00%	917	
Active	175	1967	Port Provence	2,957	2,359,000	2,349,000	(0.42%)	798	
Active	21	17	Rockingham	5,449	3,500,000	3,500,000	0.00%	642	
Active	155	1903	Yacht Colinia	2,190	2,200,000	2,200,000	0.00%	1005	
Active	27	2601	Buckeye	3,995	4,433,000	4,433,000	0.00%	1110	
Active	212	915	Cercis	2,000	1,865,000	1,690,000	(9.38%)	933	
Active	13	1718	Newport Hills	4,707	3,985,000	3,985,000	0.00%	847	
Active	254	23	Augusta	5,962	4,295,000	4,295,000	0.00%	720	
Active	8	4	Winged Foot	3,800	3,445,000	3,445,000	0.00%	907	
Active	7	2	Rue Du Parc	4,712	4,495,000	4,495,000	0.00%	954	
Active	18	1818	Port Ashley	1,934	2,099,000	2,099,000	0.00%	1085	
Active	355	2029	Port Bristol	3,707	3,175,000	2,775,000	(12.60%)	856	
Active	229	1	Royal Saint George	8,131	5,500,000	5,500,000	0.00%	676	
Active	30	1821	Port Charles	4,170	3,795,000	3,795,000	0.00%	910	

Closing In 2020 – page 1

the current year		Table of Contents		Table of Contents		Cover Page		2018 Status Summary				
Newport Beach - East Bluff & Harbor View - 1500 Sf and Larger								(4.4%) Average of ALL Adjustmen		Period	1/1/20 - 6/30/20	
								4.6% Average Price Increase		Data:	7/1/2020	
CLOSED SALES Single Family Residence								(6.1%) Average Price Reducton				
Status	DOM	CDOM	Address	Square Footage	Original List Price	Current/Last List Price	Closed Price	Δ o v c	Closed Price \$ PSF			
										Total Closed Sales		61
Closed		78	1761 Port Hemley	2,082	1,895,000	1,895,000	1,765,000	(6.86%)	848	Closed Sales Less than 3575 SF		41
Closed		17	1859 Port Wheeler	3,636	2,695,000	2,695,000	2,600,000	(3.53%)	715	Average Price		1,858,059
Closed		59	11 Boardwalk	4,510	3,625,000	3,625,000	3,625,000		804	Average SF		2,460
Closed			1427 Sea Ridge	2,724	2,200,000	2,200,000	2,200,000		808	Average Price SF		758
Closed		46	1903 Yacht Camilla	1,949	1,775,000	1,775,000	1,750,000	(1.41%)	898	Closed Sales Greater than 3575		20
Closed	1	2	1966 Port Ramsgate	4,770	4,450,000	4,450,000	4,450,000		933	Average Price		3,237,850
Closed	23	45	40 Cormorant	2,105	1,298,888	1,298,888	1,200,000	(7.61%)	570	Average SF		4,282
Closed	4	23	1829 Port Sheffield	3,024	1,995,000	1,995,000	2,055,000	3.01%	680	Average Price SF		751
Closed	5	38	3131 Corte Caleta	1,969	1,250,000	1,250,000	1,250,000		635			
Closed	6	78	1835 Port Margate	1,873	1,895,000	1,895,000	1,880,000	(0.79%)	1,004			
											DOM	CDOM
Closed	7	39	3 Turtle Bay	2,765	2,695,000	2,695,000	2,695,000		975	Average Exclusive of Outliers	63	103
Closed	8	33	2333 Aralia	2,303	1,599,999	1,599,999	1,612,000	0.75%	700	Average	67	103
Closed	9	34	2301 Port Lerwick	3,928	2,999,000	2,999,000	3,000,000	0.03%	764	Median	31	75
Closed	29	69	1919 Yacht Colonia	2,611	2,175,000	2,175,000	2,140,000	(1.61%)	820	Quartile 1	11	49
Closed	11	71	1807 Port Kimberly	2,488	1,950,000	1,950,000	1,890,000	(3.08%)	760	Quartile 3	107	161
Closed	11	65	3148 Corte Portofino	2,432	1,499,000	1,499,000	1,505,000	0.40%	619	IQR	96	112
Closed	18	75	2633 Bamboo	2,565	1,995,000	1,995,000	1,939,500	(2.78%)	756	Stand Range	144	168
Closed	18	42	1844 Port Charles	2,872	2,135,000	2,135,000	1,980,000	(7.26%)	689	Upper Range	-133	-119
Closed	19	64	1609 Arch Bay	2,724	2,079,000	2,079,000	2,013,000	(3.17%)	739	OUTLIERS	251.0	329.0
Closed	21	49	2001 Port Ramsgate	2,128	1,850,000	1,850,000	1,775,000	(4.05%)	834	Count:	1	
Closed	21	150	1801 Port Ashley	5,316	4,995,000	4,995,000	4,725,000	(5.41%)	889	List Price	Closed \$\$	
Closed	24	51	1948 Port Claridge	2,650	2,450,000	2,450,000	2,350,000	(4.08%)	887	Average Exclusive of Outliers	\$ 2,208,298	\$ 2,310,449
Closed	24	57	6 Cherry Hills	6,479	5,195,000	5,195,000	4,895,000	(5.77%)	756	Average	\$ 2,418,831	\$ 2,310,449
Closed	26	99	1823 Port Carlow	4,081	4,295,000	4,295,000	4,050,000	(5.70%)	992	Median	\$ 2,275,000	\$ 2,199,000
Closed	27	51	25 Spanish Bay	3,100	2,275,000	2,275,000	2,215,000	(2.64%)	715	Quartile 1	\$ 1,775,000	\$ 1,750,000
Closed	31	92	30 Cormorant	1,217	1,345,000	1,345,000	1,135,000	(15.61%)	933	Quartile 3	\$ 2,695,000	\$ 2,600,000
Closed	33	33	2324 Port Carlisle	4,416	2,595,000	2,595,000	2,500,000	(3.66%)	566	IQR	\$ 920,000	\$ 850,000
Closed	33	79	2011 Yacht Mischie	3,049	2,395,000	2,395,000	2,300,000	(3.97%)	754	Stand Range	\$ 1,380,000	\$ 1,275,000
Closed	34	54	19 Landport	4,160	2,650,000	2,650,000	2,625,000	(0.94%)	631	Upper Range	\$ 395,000	\$ 475,000
Closed	39	51	3106 Corte Hermo	2,450	1,400,000	1,400,000	1,327,000	(5.21%)	542	OUTLIERS	\$ 4,075,000	\$ 5,618,750

Closings Page 2

Newport Beach - East Bluff & Harbor View - 1500 Sf and Larger								(4.4%) Average of ALL Adjustments	
								4.6% Average Price Increase	
CLOSED SALES - Single Family Residence								(6.1%) Average Price Reduction	
Status	DOM	CDOM	Address	Square Footage	Original List Price	Current/Last List Price	Closed Price	Δ O v C	Closed Price \$ PSF
Closed	40	83	16 Seabluff	4,275	3,150,000	3,150,000	3,100,000	(1.59%)	725
Closed	60	105	67 Shearwater	1,739	1,270,000	1,270,000	1,200,000	(5.51%)	690
Closed	61	71	3100 Corte Hermosa	2,036	1,369,000	1,369,000	1,125,000	(17.82%)	553
Closed	61	61	1951 Port Dunleigh	1,752	1,800,000	1,800,000	1,800,000		1,027
Closed	76	160	1827 Port Seabourne	2,497	2,199,000	2,199,000	2,199,000		881
Closed	72	123	19 Boardwalk	4,510	3,495,000	3,495,000	3,330,000	(4.72%)	738
Closed	100	112	2407 Buckeye	4,500	4,949,000	4,949,000	4,685,000	(5.33%)	1,041
Closed	103	121	1905 Yacht Truant	2,767	2,495,000	2,495,000	2,250,000	(9.82%)	813
Closed	107	130	19 Cormorant	2,105	1,349,900	1,349,900	1,314,900	(2.59%)	625
Closed	118	161	2104 Yacht Graylin	2,345	1,775,000	1,720,000	1,652,000	(6.93%)	704
Closed	118	186	46 Cormorant	2,105	1,589,000	1,495,000	1,385,000	(12.84%)	658
Closed	3	36	2427 Bunya	2,332	2,495,000	2,495,000	2,355,000	(5.61%)	1,010
Closed	129	161	3073 Corte Portofino	2,269	1,489,000	1,489,000	1,445,000	(2.96%)	637
Closed	133	176	7 San Sebastia	3,958	2,995,000	2,995,000	2,700,000	(9.85%)	682
Closed		1	1814 Port Seabourne	2,565	1,800,000	1,800,000	1,600,000	(11.11%)	624
Closed	30	56	5 Hillsborough	4,097	2,388,000	2,388,000	2,257,000	(5.49%)	551
Closed	144	180	6 Summer House	4,081	2,595,000	2,495,000	2,325,000	(10.40%)	570
Closed	148	182	8 Sawgrass	3,100	2,299,000	2,299,000	2,100,000	(8.66%)	677
Closed	11	44	20 Regents	3,132	2,425,000	2,425,000	2,395,000	(1.24%)	765
Closed	160	218	1942 Port Laurent	3,751	2,695,000	2,695,000	2,520,000	(6.49%)	672
Closed	165	174	2833 Catalpa	2,861	2,549,000	2,399,000	2,185,000	(14.28%)	764
Closed	287	294	2854 Alta Vista	2,503	2,125,000	2,385,000	2,125,000		849
Closed	208	244	26 Spanish Bay	3,586	2,549,000	2,495,000	2,325,000	(8.79%)	648
Closed	248	277	2307 Arbutus	4,137	3,795,000	3,650,000	3,275,000	(13.70%)	792
Closed	237	253	2834 Catalpa	2,499	1,499,000	1,349,000	1,778,000	18.61%	711
Closed	241	285	2100 Port Durness	2,705	2,720,000	2,595,000	2,500,000	(8.09%)	924
Closed	58	88	20 Palazzo	3,801	2,525,000	2,525,000	2,500,000	(0.99%)	658
Closed	157	175	7 Jupiter Hills	3,348	3,000,000	2,950,000	2,900,000	(3.33%)	866
Closed	191	236	2785 Vista Umbros	3,000	1,749,000	1,689,000	1,575,000	(9.95%)	525
Closed	16	62	99 Pelican	2,105	1,419,900	1,419,900	1,320,000	(7.04%)	627
Closed	104	175	2036 Port Weybridge	3,638	3,345,000	3,345,000	3,270,000	(2.24%)	899

Home Values Graph

