

Q1 | 2020

Newport Beach - East Bluff & Harbor View Area

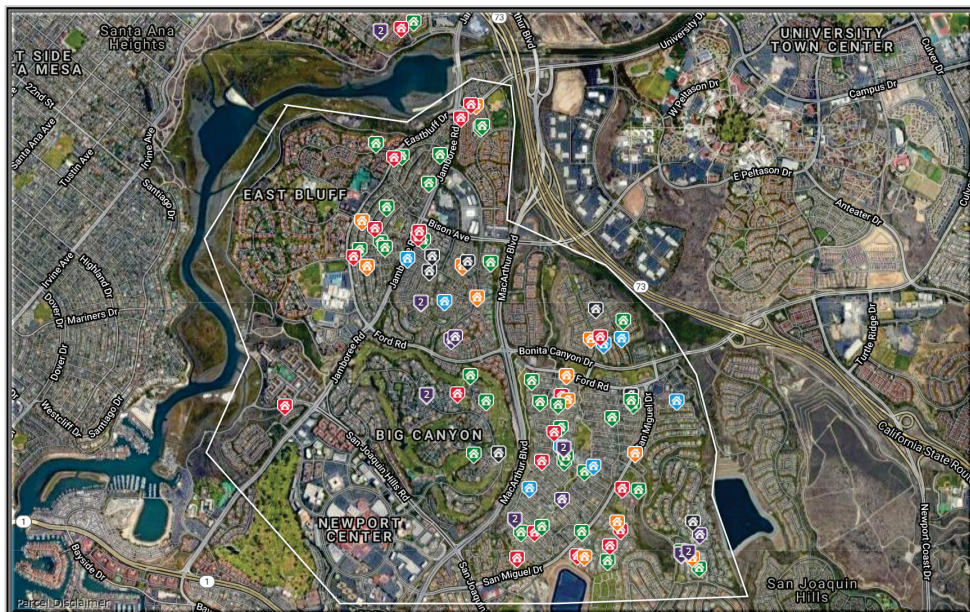
# Market Update



# Newport Beach

## East Bluff & Harbor View

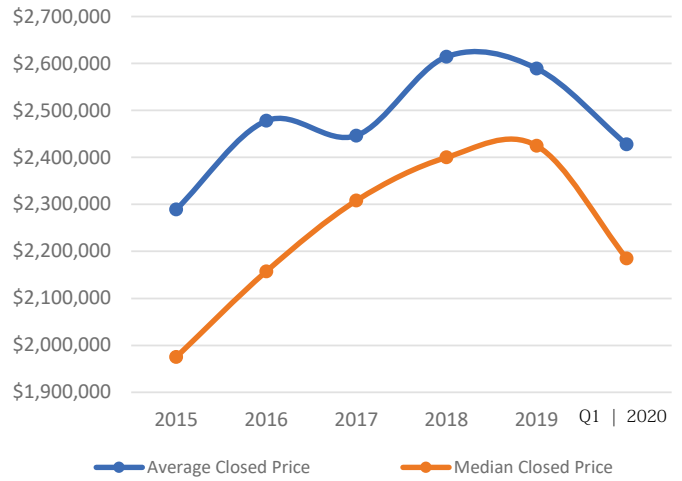
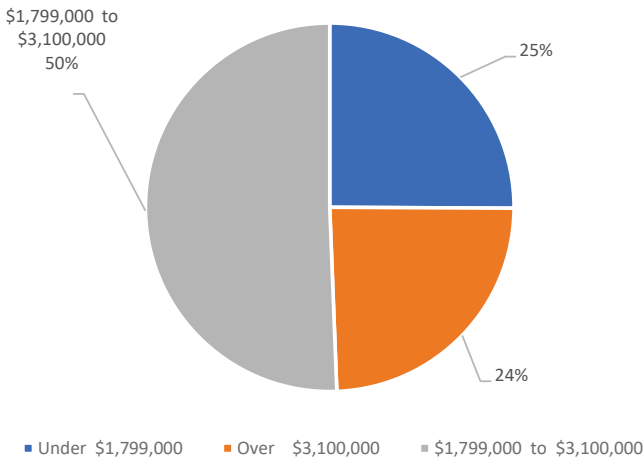
- 03 *Market Snapshot*
- 04 Community Comparison
- 05 Big Canyon
- 07 East Bluff, Bluffs, Newport Hill
- 09 Harbor View
- 11 One Ford Rd., Belcourt
- 13 Lucera, Madison, Wyndover



# Market Snapshot

2015 through Q1 - 2020

## Newport Beach - East Bluff / Harbor View Area

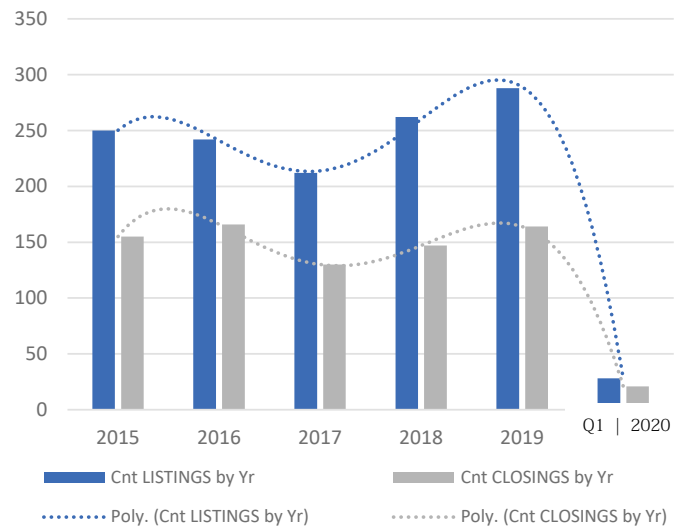


### Sales Volume by Price Category

2015 through Q1 - 2020

Percentage	Price Category	Count
25%	Under \$1,799,000	194
24%	Over \$3,100,000	188
50%	\$1,799,000 to \$3,100,000	392
		<u>774</u>

### Median Selling Price vs. Average Selling Price

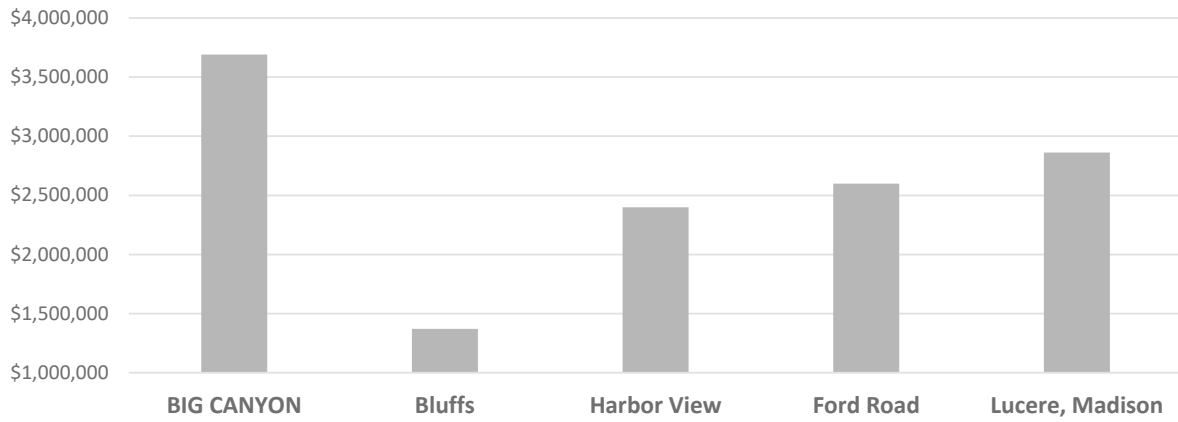


[TOC](#)

### Listings vs. Closings

# Comparison by Neighborhood

1/1/15 - 2/24/20



## Median Selling Price

---

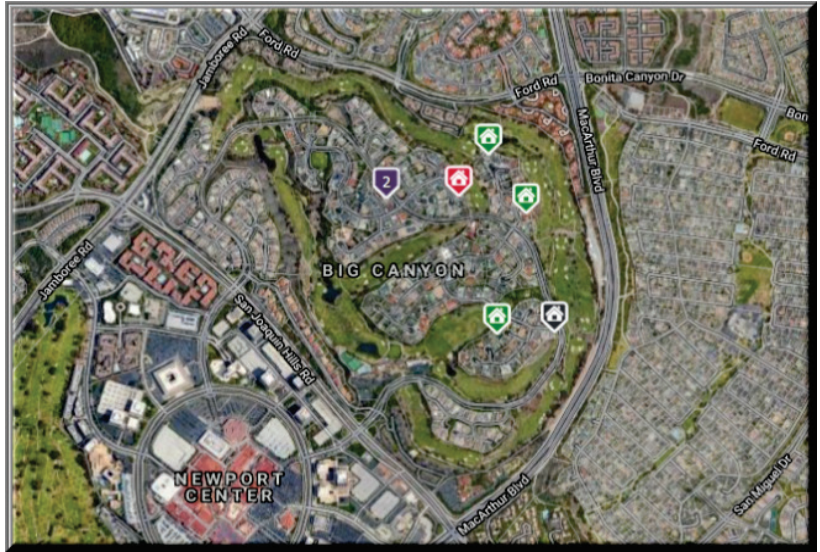
**\$3.69M** BIG CANYON

**\$1.37M** Bluffs

**\$2.4M** Harbor View

**\$2.6M** Ford Road

**\$2.86M** Lucere, Madison



1/1/15 - 2/24/20

at a  
glance

**BIG CANYON**

**6.9%**

Change in Median Pricing

2019 vs. 2018

2019 Results

**96**

Average Days on Market (2019)

**11**

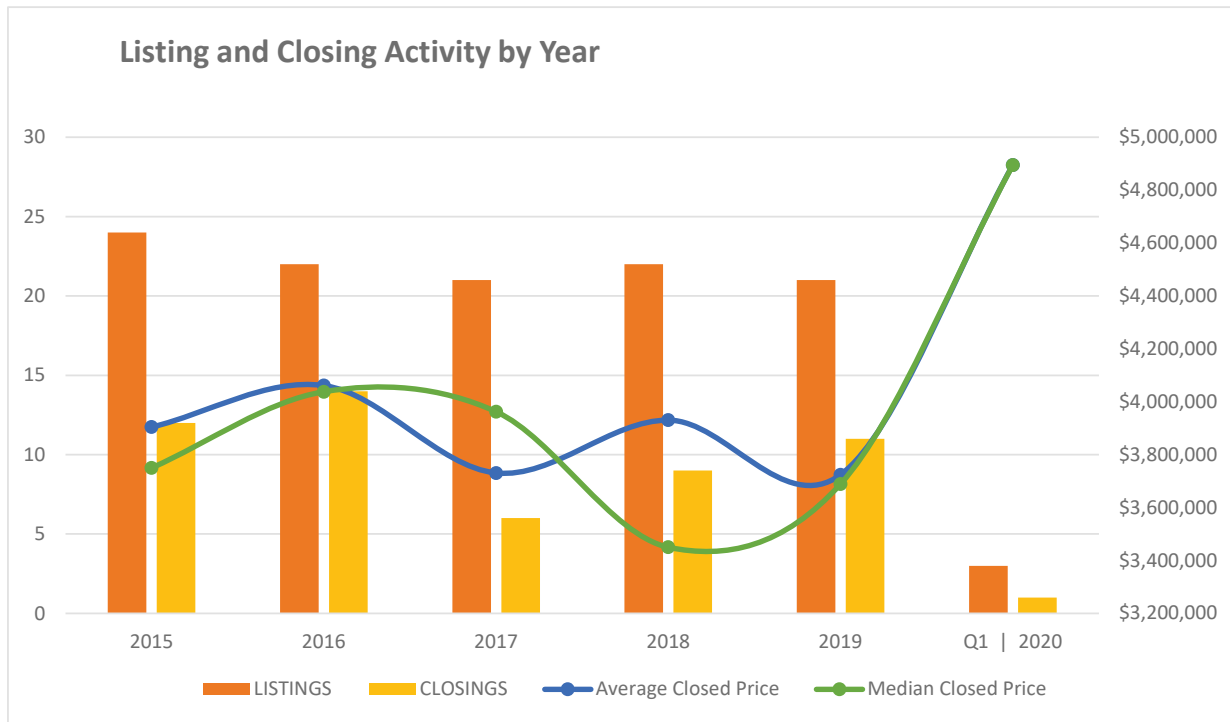
Units Sold / Closed

**\$3,689,434**

Median Selling Price

**2715 to 9314**

Square Foot Range



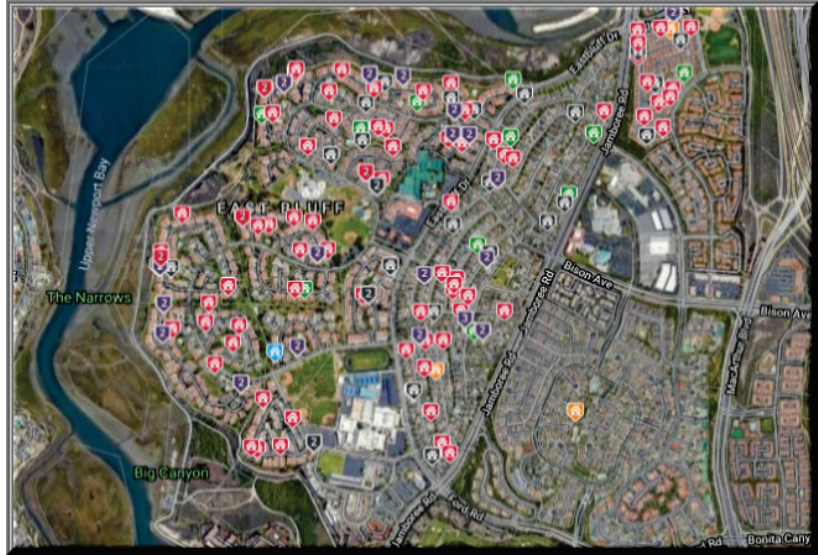
About

## Big Canyon

Big Canyon is a gated, golf course community on the north side of Newport Beach's Fashion Island. A mature community with winding streets, lush vegetation and views of Newport Harbor and Catalina Island.

Its large custom homes, condos and villas enjoy quick access to the boat slips, dining, entertainment beaches, demonstrating the classic California lifestyle.

43885	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2020	\$4,895,000	49.3%	1	25	4,395
2019	\$3,689,434	(6.0%)	11	96	5,357
2018	\$3,450,000	(5.3%)	9	120	5,014
2017	\$3,962,500	(17.2%)	6	142	4,959
2016	\$4,038,000	(9.4%)	14	112	5,267
2015	\$3,750,000	(17.8%)	12	105	5,829
2019 vs. 2018					
Change	6.9%		22.2%	(19.8%)	6.8%



1/1/15 - 2/24/20

at a  
glance

**Bluffs**

(East Bluff, Bluffs, Newport Hill)

**5.5%**

Change in Median Pricing

2019 vs. 2018

2019 Results

**73**

Average Days on Market (2019)

**81**

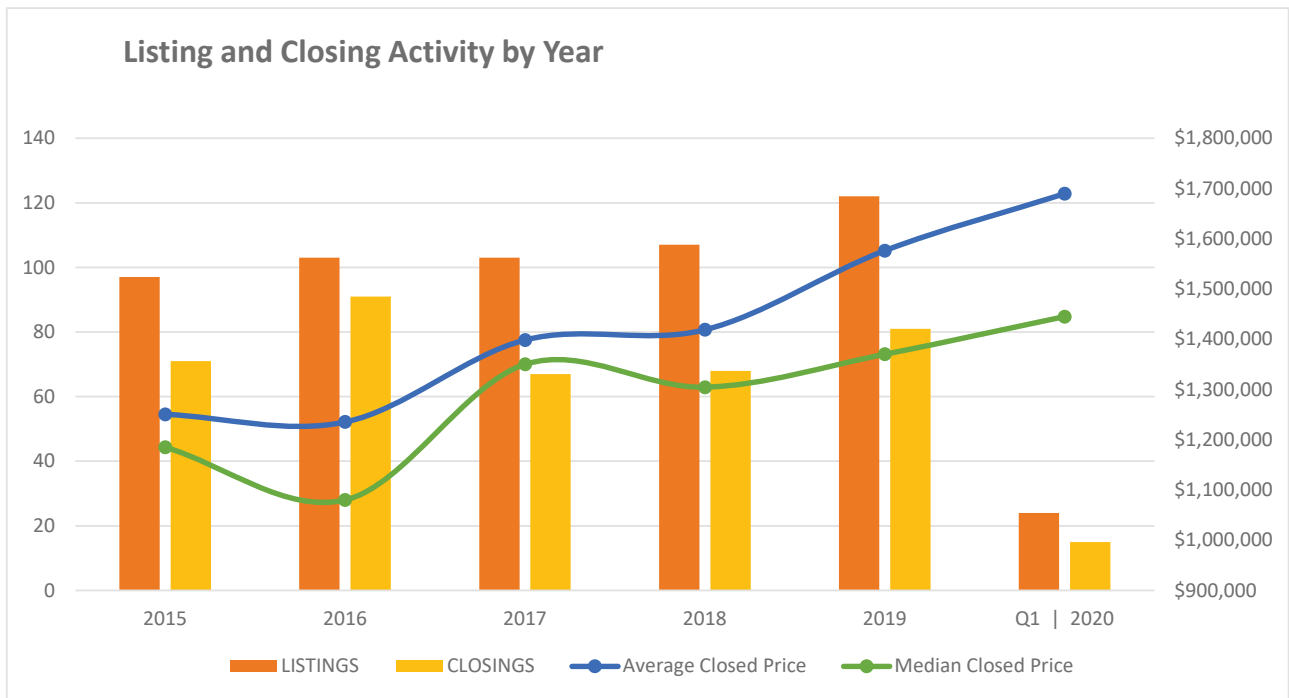
Units Sold / Closed

**\$1,370,000**

Median Selling Price

882 to 5224

Square Foot Range



*About*

## Bluffs

The Bluffs is the section west of Jamboree Rd. and adjacent to the cliffs on the east side of Back Bay,

Well established and relatively affordable by Newport standards, the single-family homes enjoy views, breezes and a quiet lifestyle in the core area of Newport Beach. As seen in the community Comparison it is also the most affordable area.

43885	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2020	\$1,445,000	0.0%	15	20	2,226
2019	\$1,370,000	(8.7%)	81	73	2,358
2018	\$1,304,500	(14.2%)	68	87	2,263
2017	\$1,350,000	(9.8%)	67	77	2,143
2016	\$1,080,000	(4.9%)	91	59	2,091
2015	\$1,185,000	(6.1%)	71	63	2,024
2020 vs. 2019					
Change	5.5%		(81.5%)	(73.2%)	(5.6%)





1/1/15 - 2/24/20

**(8.3%)**

Change in Median Pricing

2019 vs. 2018

at a  
glance

2019 Results

**85**

Average Days on Market (2019)

**Harbor View**

Port Streets and Others

**19**

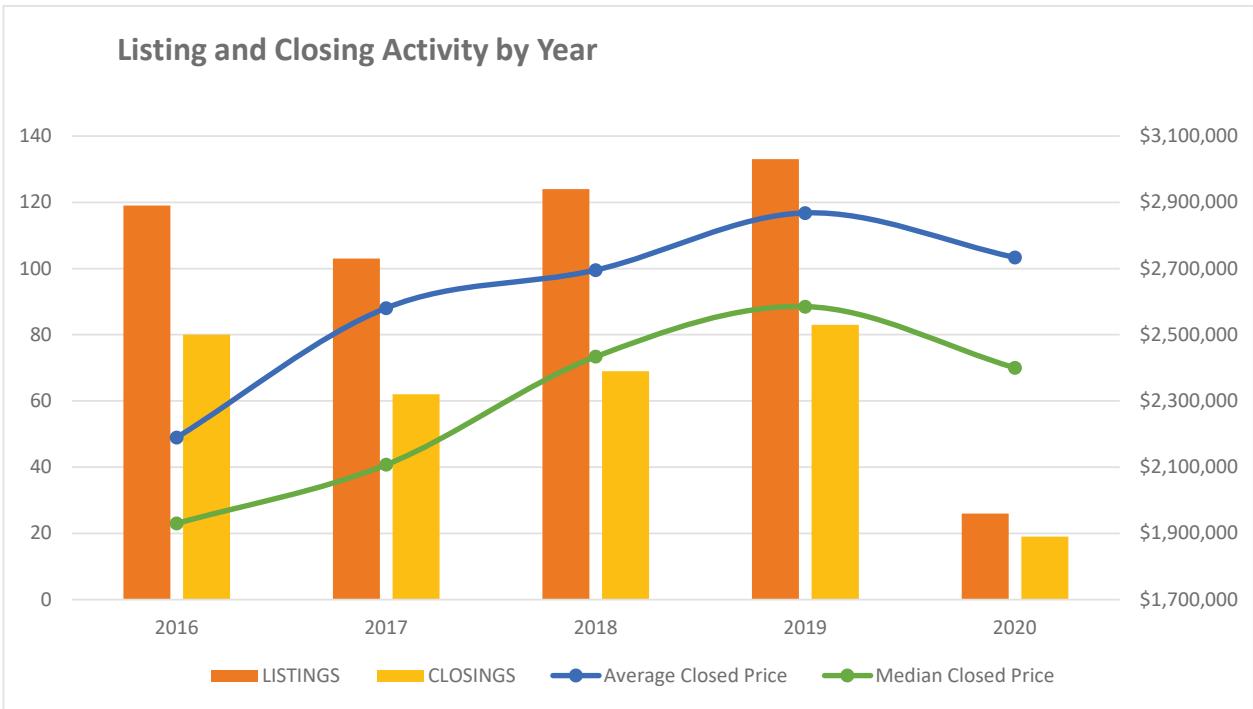
Units Sold / Closed

**\$2,400,000**

Median Selling Price

**1379 to 11800**

Square Foot Range



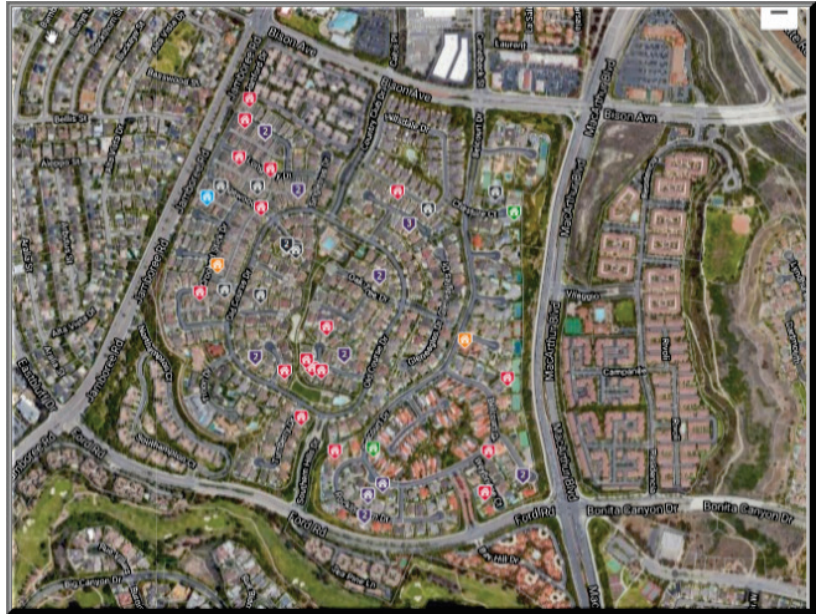
About

### Harbor View

Harbor View is largely made up of the area more commonly referred to as the "Port Streets" but also includes the development just to its east and, a newer subdivision just west of Fashion Island and Jamboree Rd. overlooking the Back Bay. All are part of the original Harbor View master plan area that surrounds Newport Center, Fashion Island.

Known for commanding views, perhaps the pest around, the Port Streets are one of those rare areas where owners purchased in the 1960's for \$150,000 and still live in the remodeled house with no intention of selling.

	43885	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
Q1   2020		\$2,200,000	(25.2%)	19	28	3,515
2019		\$2,400,000	(13.4%)	19	85	3,721
2018		\$2,585,000	(13.7%)	83	94	3,810
2017		\$2,433,750	(13.2%)	69	96	3,927
2016		\$2,107,500	(12.2%)	62	102	3,839
2015		\$1,930,000	(23.9%)	80	106	3,501
2020 vs. 2019						
Change		(8.3%)		0.0%	(66.8%)	(5.5%)



1/1/15 - 2/24/20

at a  
glance

Ford Road  
& Belcourt

**(12.7%)**

Change in Median Pricing

2019 vs. 2018

2019 Results

**104**

Average Days on Market (2019)

**19**

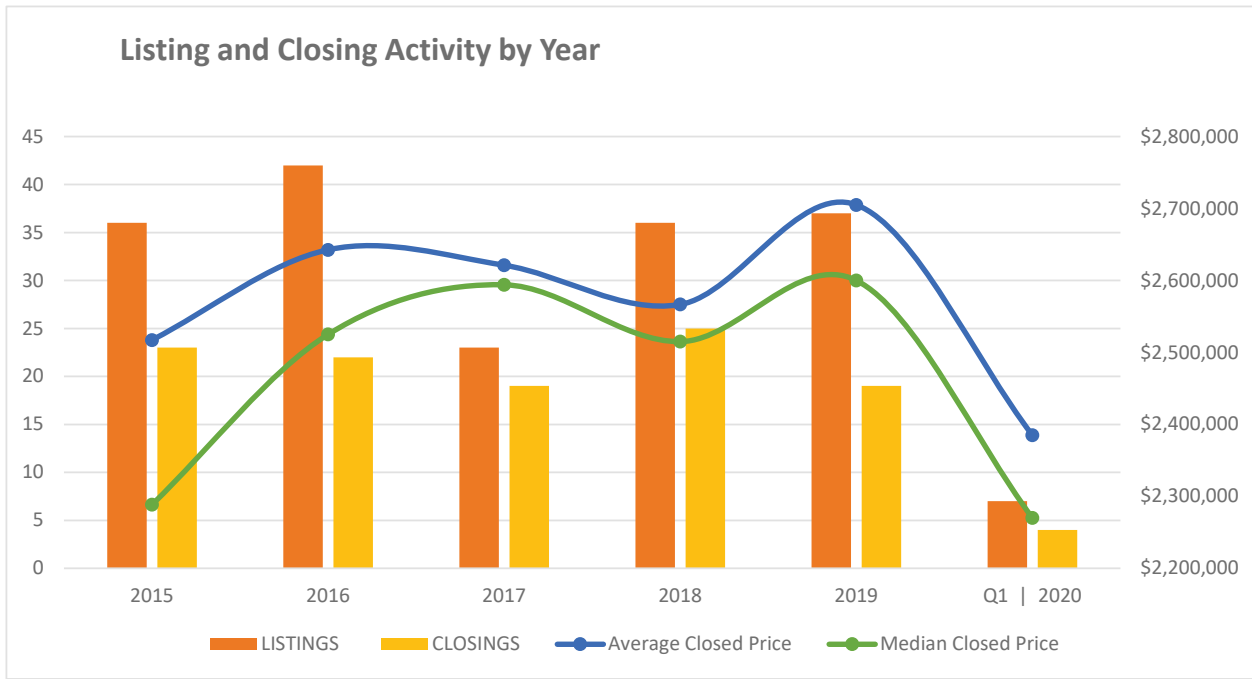
Units Sold / Closed

**\$2,600,000**

Median Selling Price

**1718 to 8403**

Square Foot Range



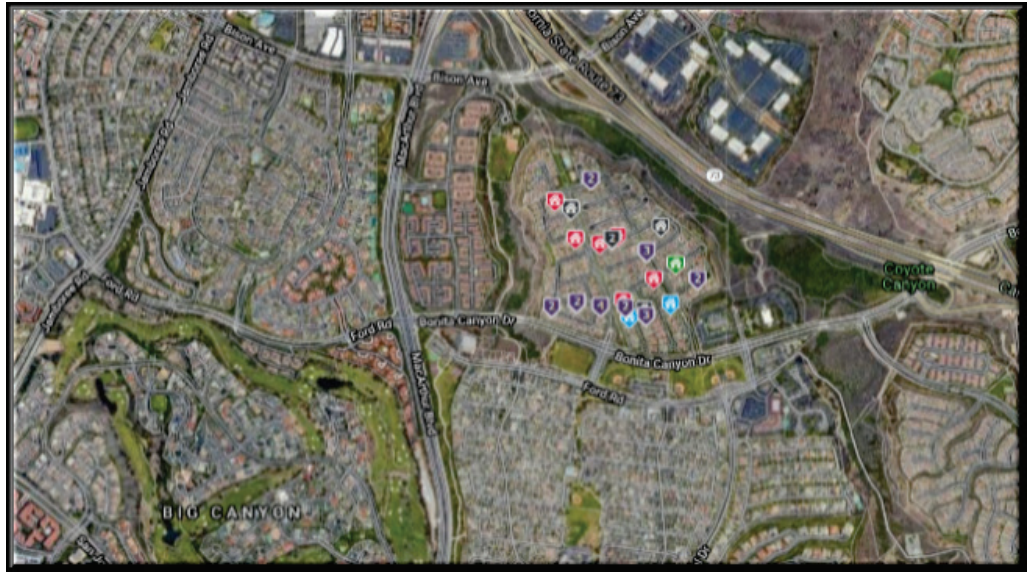
About

## Ford Road

One Ford Rd is named for the Ford Family and Belcourt is named after a grand old family estate in Connecticut.

With these obvious connections to wealth and affluence it takes little to imagine the privacy and character of the neighborhoods.

43885	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
Q1   2020	\$2,270,000	(27.1%)	4	22	4,089
2019	\$2,600,000	(8.9%)	19	104	3,843
2018	\$2,515,000	(34.2%)	25	122	3,733
2017	\$2,594,000	(9.4%)	19	117	3,880
2016	\$2,525,000	(8.2%)	22	117	3,826
2015	\$2,288,500	(8.5%)	23	77	3,719
2020 vs. 2019					
Change	(12.7%)		(78.9%)	(78.7%)	6.4%



1/1/15 - 2/24/20

at a  
glance

Lucere, Madison  
& Wyndover

5.5%

Change in Median Pricing

2019 vs. 2018

2019 Results

15

Average Days on Market (2019)

2

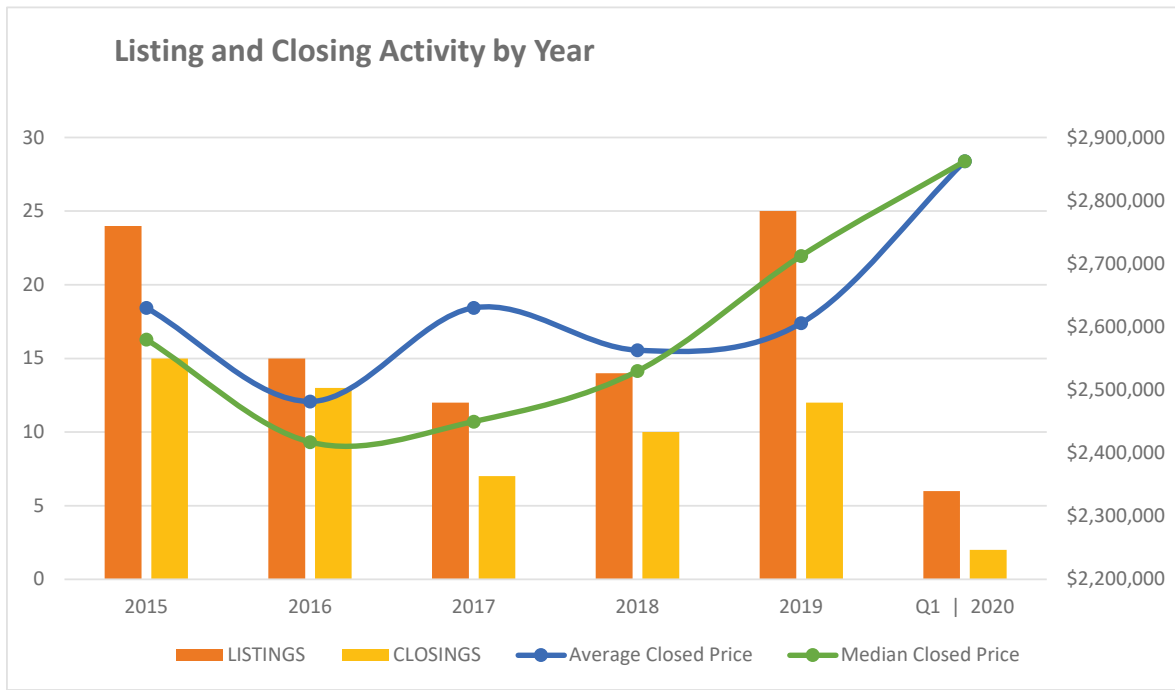
Units Sold / Closed

\$2,862,500

Median Selling Price

2302 to 5401

Ssquare Foot Range



About

### Lucere, Madison & Wyndover

One of the newest subdivisions in Newport, the homes boast newer technology and more modern architecture than other areas. It is also associated with nearby community parks, trails and other community amenities that are hallmark of the Irvine Company lifestyle core values.

43885	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
Q1   2020	\$2,862,500	(1.6%)	2	15	4,116
2019	\$2,712,500	(9.4%)	12	82	4,097
2018	\$2,530,000	(13.6%)	10	84	3,774
2017	\$2,450,000	(10.0%)	7	96	3,929
2016	\$2,417,500	(14.7%)	13	67	3,962
2015	\$2,580,000	(9.0%)	15	84	4,135
2020 vs. 2019					
Change	5.5%		(83.3%)	(81.5%)	0.5%