



Comparable sales: 14558 Newport Ave #1 Tustin, CA 92780

Within 200 sqft smaller/larger
Built within 15 years older/newer
In Tustin, CA

Listing #	Address	City, State, ZIP	Status	BDS	BTH	SQFT	LOT SF	SLC	Ending Date
1	15204 Grant, Tustin 92782	Tustin, CA 92782	Hold	3	3	1804	6,714	STD	11/22/2025
2	1442 Valencia Ave, Tustin 92732	Tustin, CA 92732	Closed	3	3	1912		STD, TRUS	12/17/2025
3	159 Waypoint, Tustin 92782	Tustin, CA 92782	Closed	3	3	1981	156,447	STD	12/30/2025
4	285 Lodestar, Tustin 92782	Tustin, CA 92782	Closed	3	3	1989	156,447	STD	02/03/2026
5	14558 Newport Ave #1, Tustin 92780	Tustin, CA 92780	Active	4	3	1700		STD	02/10/2026
6	15246 Cambridge, Tustin 92782	Tustin, CA 92782	Closed	3	3	1676	14,282	STD	02/18/2026
7	167 Waypoint, Tustin 92782	Tustin, CA 92782	Closed	3	3	1777	1,500	STD	03/10/2026
8	15220 Cambridge, Tustin 92782	Tustin, CA 92782	Canceled	3	3	1676	14,786	STD	03/14/2026
9	15220 Cambridge, Tustin 92782	Tustin, CA 92782	Active	3	3	1676	14,786	STD	03/20/2026
10	601 Handley Ct, Tustin 92780	Tustin, CA 92780	Closed	3	3	1884		STD	04/30/2026
11	15247 Cambridge ST, Tustin 92782	Tustin, CA 92782	Active	3	3	1676		STD	05/01/2026
12	1413 Manchester Way, Tustin 92782	Tustin, CA 92782	Active	3	3	1675	8,532	STD, TRUS	05/11/2026
13	15210 Linden Way, Tustin 92732	Tustin, CA 92732	Pending	3	3	1804		STD	05/14/2026

Inventory Analysis	Prior 7-12 Months (05/28/2025-11/25/2025)
Total # of Comparable Sales (Settled)	0
Absorption Rate (Total Sales/Months)	0.00
Total # of Comparable Active Listings	1
Months of Housing Supply (Lst/Ab. Rate)	0.00
Median Sale & List Price DOM	Prior 7-12 Months
Median Comparable Sale Price	\$0
Median Comparable Sales DAM	0
Median Comparable List Price (Listings Only)	\$1,259,000
Median Comparable Listings DAM (Listings Only)	17
Median Sale Price / Median List Price %	0.00%
Inventory Analysis	Prior 4-6 Months (11/26/2025-02/25/2026)
Total # of Comparable Sales (Settled)	5
Absorption Rate (Total Sales/Months)	1.67
Total # of Comparable Active Listings	1
Months of Housing Supply (Lst/Ab. Rate)	0.60
Median Sale & List Price DOM	Prior 4-6 Months
Median Comparable Sale Price	\$1,170,000
Median Comparable Sales DAM	17
Median Comparable List Price (Listings Only)	\$1,150,000
Median Comparable Listings DAM (Listings Only)	48
Median Sale Price / Median List Price %	98.73%
Inventory Analysis	Current - 3 Months (02/26/2026-05/28/2026)
Total # of Comparable Sales (Settled)	2
Absorption Rate (Total Sales/Months)	0.67
Total # of Comparable Active Listings	3
Months of Housing Supply (Lst/Ab. Rate)	4.50
Median Sale & List Price DOM	Current - 3 Months
Median Comparable Sale Price	\$1,087,500
Median Comparable Sales DAM	10
Median Comparable List Price (Listings Only)	\$1,175,000
Median Comparable Listings DAM (Listings Only)	19
Median Sale Price / Median List Price %	100.00%

Anomaly

Similar Size and Age

Smaller

Similar Size and Age

Lowest sales price - near freeway

Similar Size and Age

Similar Size and Age