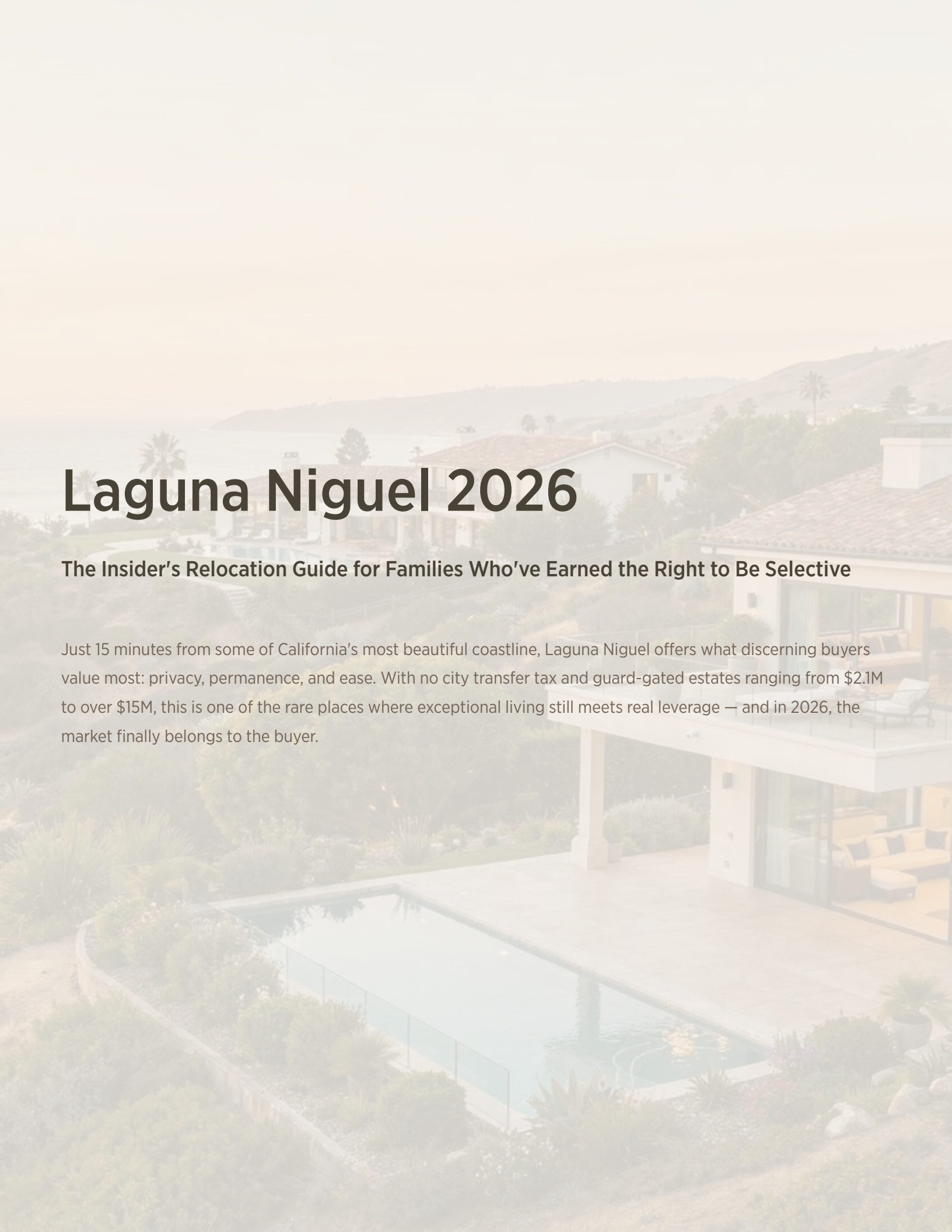


An aerial photograph of a modern, two-story house with a large swimming pool and a patio area. The house has a white exterior and a tiled roof. The pool is rectangular and surrounded by a concrete deck. The patio area is furnished with outdoor seating. In the background, there are rolling hills and a view of the ocean under a hazy sky.

Laguna Niguel 2026

The Insider's Relocation Guide for Families Who've Earned the Right to Be Selective

Just 15 minutes from some of California's most beautiful coastline, Laguna Niguel offers what discerning buyers value most: privacy, permanence, and ease. With no city transfer tax and guard-gated estates ranging from \$2.1M to over \$15M, this is one of the rare places where exceptional living still meets real leverage — and in 2026, the market finally belongs to the buyer.



COASTAL LIVING

ORANGE COUNTY

Why Families Are Moving to Laguna Niguel

Privacy, space, schools, and a coastal lifestyle that's hard to find anywhere else.

Many luxury buyers relocating to Orange County are no longer prioritizing visibility. They are prioritizing **quality of life**. Laguna Niguel offers a unique balance that few markets can match.



Ocean proximity without heavy tourism



Convenient access to Newport, Dana Point & Irvine



Larger homes and lots than nearby beach communities



Easy reach to John Wayne Airport



Excellent schools and strong community feel

A rare combination of calm, control, and long-term lifestyle value ideal for executives, athletes, entrepreneurs, and multi-generational families.

2026

MARKET SNAPSHOT

Laguna Niguel Market Snapshot

2026 More inventory. The right time to move.

The Laguna Niguel market has become more balanced in 2026 — giving buyers more inventory choices, better negotiation opportunities, and less competition than previous years.

\$2.3M

Avg Home Price

28 Days

Average Time on Market

\$867+

Price Per Sq Ft

18%

Inventory Increase YoY

Market Metric	2026 Snapshot
Median Home Price	Approximately \$1.87M
Median Price Per SqFt	Approximately \$836 PPSF
Average Days on Market	Approximately 32 days
Active Listings	Approximately 139 homes
Typical Luxury Home Size	3,000–13,500+ SqFt in top enclaves



Premium homes with ocean views, privacy, modern renovations, and large lots still command strong pricing even in a more balanced market.

Bear Brand Ranch & Ocean Ranch

Orange County's Most Coveted Private Estate Addresses

For executives, professional athletes, and multi-generational families who refuse to compromise, Bear Brand Ranch and Ocean Ranch stand apart. These guard-gated communities offer estate-sized homes from 5,900 to over 13,500 square feet, starting around \$4.2M with wide, quiet streets, motor courts, resort-style backyards, and the kind of mature landscaping that takes decades to grow. Average days on market run 49–68 days, which means serious buyers move deliberately. This is not a neighborhood you stumble into. It's one you earn.

5,900–13,500+ sq ft

Typical Home Size

\$4.2M+

Luxury Pricing Range

40 Days

Avg Days on Market

24/7

Staffed Gate Security

Executives & Entrepreneurs

Proximity to John Wayne
Airport and major OC business
corridors

Professional Athletes

Privacy, space, and security
without the LA spotlight

Multi-Generational Families

Estate lots large enough for
guest houses, pools, and room
to grow

Monarch Point & Laguna Sur

Where the Pacific Becomes Your Backyard

Perched above Laguna Beach on some of the most coveted blufftop land in Southern California, Monarch Point and Laguna Sur offer something increasingly rare, unobstructed Pacific views from homes that were designed to frame them. Floor-to-ceiling glass, infinity-edge pools, and sunset-facing terraces are the norm here, not the upgrade. Homes range from 2,300 to over 6,600 square feet, priced from \$4.7M to \$11M, with an average of 44–51 days on market. For buyers who want to feel the coast every single day, this is the address.

\$4.7M–\$11M

Luxury Pricing Range

2,300–6,600+ sq ft

Typical Home Size

51–67 Days

Avg Days on Market

180°

Pacific Ocean Views

View-Driven Buyers

Homes engineered around the hills, and ocean views with Catalina Island visible on clear days

Empty Nesters

Refined, lower-maintenance living without sacrificing scale or elegance

Coastal Lifestyle Relocations

For buyers moving from landlocked markets who want the full California experience



Niguel Hills

Classic Laguna Niguel. Hillside Privacy. No HOA Drama.

Niguel Hills is where Laguna Niguel's roots run deepest. Established in the 1960s and 70s, these tree-lined hillside streets are home to upgraded single-family residences with larger lots, mature landscaping, and a quiet residential character that newer master-planned communities simply can't replicate. For families who want real space, real privacy, and real neighborhood feel all without the formality of a guard gate or the overhead of a luxury HOA. Niguel Hills consistently delivers. It's the kind of place people move into and never leave.

Space & Privacy

Larger lots traditionally around 10,000 or larger and hillside separation from the noise of busier OC communities

Established Character

Mature trees, quiet streets, and a neighborhood identity built over decades

Family Convenience

Short distance to top-rated schools, parks, and everyday shopping

Smart Value

Significantly more land per dollar than gated estate communities nearby

The kind of neighborhood where kids ride bikes and neighbors actually know each other. In Orange County, that's rare.



Rancho Niguel & Kite Hill

The Most Livable Neighborhoods in Laguna Niguel

Rancho Niguel and Kite Hill are where Laguna Niguel's family infrastructure really shines. These are practical, well-connected neighborhoods with a genuine community pulse. Single-family homes, townhomes, and attached residences spread across tree-lined streets with direct access to parks, trails, top-rated schools, and the Rancho Niguel Athletic Club. Crown Valley Parkway puts you minutes from the 5 freeway, Dana Point Harbor, and every amenity the city has to offer. For relocating families who want to be settled, connected, and comfortable from day one, this is the most logical starting point in Laguna Niguel.



Rancho Niguel Athletic Club

On-site tennis courts, Olympic pool, fitness center, and youth programs



Miles of Connected Trails

Direct access to Aliso & Wood Canyons — 4,500 acres of hiking and biking



Top-Rated Schools Nearby

Moulton, Laguna Niguel Elementary, and Aliso Niguel High all within minutes



Parks Throughout

Multiple neighborhood parks, sports fields, and open green space



Unbeatable Central Location

Crown Valley Pkwy to the 5 freeway, Dana Point Harbor in 10 minutes

Beacon Hill · Monarch Summit · Pacific Island Village

Coastal Living Without the Estate Overhead

Not every buyer relocating to Laguna Niguel needs 8,000 square feet and a motor court. For downsizers, second-home buyers, and professionals who want coastal access without the complexity of a large estate, these three hillside neighborhoods deliver ocean-view potential, walkable streets, and a calm residential atmosphere all within minutes of Salt Creek Beach, Dana Point Harbor, and the Monarch Beach Resort.

Beacon Hill

The most walkable of the three tree-lined streets, neighborhood parks, and a tight-knit community feel. Families and active professionals love the easy access to Crown Valley Pkwy, top-rated schools, and the coast. Homes typically range from \$1.4M–\$2.6M.

Monarch Summit

Perched on the hillside with ocean-view potential and quiet cul-de-sac streets. A favorite among downsizers and retirees who want the Laguna Niguel lifestyle in a lower-maintenance package. Homes typically range from \$1.5M–\$2M.

Pacific Island Village

Attached Single Family(townhomes) and condos with a lock-and-leave lifestyle that's hard to find in this market. Ideal for second-home buyers, coastal investors, and buyers who travel frequently. Homes typically range from \$900K–\$1.9M.

Less maintenance. Same coastline. Same Laguna Niguel address.

The Privacy Advantage

Laguna Niguel doesn't attract attention. That's the point.

In Beverly Hills, your address is a statement. In Malibu, your driveway is a tourist attraction. In Laguna Niguel, nobody knows you're there and that's exactly why the most private buyers in Southern California keep choosing it. This isn't privacy as a marketing term. It's privacy as a design principle built into the land, the layouts, and the community itself.



Guard-Gated & Staffed 24/7

Bear Brand Ranch, Ocean Ranch, and Monarch Point feature staffed entries with controlled access not just keypads and cameras.



Larger Lots & Greater Setbacks

Estate lots with meaningful separation between homes — no shared walls, no visible neighbors, no compromised sightlines.



Zero Tourist Crossover

No commercial beach strip. No hotel row. No foot traffic that isn't a resident. Laguna Niguel is a city that doesn't perform for outsiders.

The best luxury isn't visible from the street. In Laguna Niguel, that's a feature — not a flaw.





Schools That Match Your Ambition

Your kids deserve the best. Laguna Niguel delivers.

Laguna Niguel is highly attractive to relocating families because of its exceptional public and private school options a key driver for high-performing families making long-term relocation decisions. Capistrano Unified School District consistently ranks among the top in California.

Aliso Niguel High School

Top 5% in California, award-winning programs

St. Anne School

Premier K-8 private option nearby

Tesoro High School

Award-winning academics, strong athletics

John Malcom Elementary

Nationally recognized, community-centered

Families are drawn to the area for:

Strong academic performance

Advanced Placement programs

Competitive college preparation

Balanced lifestyle environment

The Financial Case for Laguna Niguel

Keep more of what you earn.

One of the major financial advantages of Laguna Niguel is avoiding many of the additional transaction costs associated with luxury purchases in Los Angeles. This becomes especially significant at the \$3M–\$10M+ price range.

0%

LA Mansion Tax

vs. 4–5.5% in LA

\$0

City Transfer Tax

Lower

Property Tax Rate

vs. comparable LA luxury

Strong

Long-term appreciation

history

On a \$5M purchase, avoiding the ULA tax alone saves \$225,000.



The Life You've Been Building Toward

Golf, private aviation, five-star resorts, and uncrowded beaches: all within 15 minutes of your front door.

Most luxury markets make you choose, the view or the commute, the privacy or the amenities, the lifestyle or the logistics. Laguna Niguel doesn't ask you to compromise. John Wayne Airport puts you on a private jet without the LAX circus. El Niguel Country Club and Monarch Beach Golf Links offer two distinct club experiences within minutes. Dana Point Harbor keeps a yacht or a sunset dinner equally within reach. And the Ritz-Carlton and Monarch Beach Resort mean five-star hospitality is a 10-minute drive, not a vacation. This is the lifestyle that used to require a second home. Here, it's just Tuesday.



El Niguel Country Club

Private membership golf and tennis club with a storied history in Orange County. Social events, junior programs, and a dining experience that rivals any in the region.



John Wayne Airport (SNA)

20 minutes from most Laguna Niguel neighborhoods. Private terminal access, no LAX congestion, and direct routes to major business hubs nationwide.



Salt Creek & Strands Beach

Two of Orange County's most beautiful and least crowded beaches both within 10 minutes. No parking chaos, no tourist crowds.



Monarch Beach Resort & Ritz-Carlton

Two five-star properties within 10 minutes. World-class spa treatments, Michelin-caliber dining, and resort pools available without leaving the neighborhood.



Dana Point Harbor

One of Southern California's premier coastal destinations — yacht charters, waterfront dining, whale watching, and the Ocean Institute all within easy reach.



Wellness Is the New Wealth

Your home should restore you, not just impress you.

Laguna Niguel's outdoor lifestyle, clean air, and proximity to world-class wellness facilities make it one of the healthiest places to live in Southern California a key reason high-performing families choose it over more urban luxury markets.



Year-Round Outdoor Living

Perfect weather, 280+ sunny days per year



Aliso & Wood Canyons Wilderness Park

4,500 acres of trails right in your backyard



World-Class Spas

Monarch Beach Resort & Ritz-Carlton Dana Point



Clean Living Culture

Farmer's markets, organic dining, and wellness-focused community

The Best Homes Never Hit the Market

In Laguna Niguel’s top communities, the most desirable properties are sold before most buyers even know they exist.

Bear Brand Ranch. Ocean Ranch. Monarch Point. The homes that define these communities the ones with the motor courts, the resort pools, the unobstructed views rarely appear on Zillow, Redfin, or even the MLS initially. Their sellers are executives, athletes, and multi-generational families who have no interest in open houses or public exposure. They typically start "Off Market" for up to a year and sell quietly, through trusted agent relationships, to pre-qualified buyers who were already in the conversation. If you’re not in that conversation, you’re not seeing the real market.

Exclusive Seller Relationships

Direct relationships with homeowners in Bear Brand Ranch, Ocean Ranch, and Monarch Point many of whom will sell privately before ever listing publicly.

Pre-Market Previews

Qualified buyers in our network see properties 2–4 weeks before public listing often enough time to make an offer before competition arrives.

Discreet Transaction Management

Full confidentiality for both sides. No public open houses, no sign in the yard, no MLS photos until both parties agree. Privacy-first, start to finish.

Advantage	Why It Matters
Early Access	Reduced competition fewer buyers means better positioning and streamline negotiations
Quiet Showings	More privacy for both buyer and seller
Thoughtful Negotiation	Off-market deals move at a more deliberate pace, giving buyers time to make informed decisions
Relationship-Based Opportunities	Access to properties that never appear in public inventory the real market, not the visible one

White-Glove Relocation. Start to Finish.

We handle everything. You just show up.

A luxury relocation is about more than purchasing a home. The process encompasses school planning, security setup, household logistics, vendor coordination, and full lifestyle transition and we help coordinate every detail.



Discovery Call

Understand your lifestyle, priorities, and timeline



Curated Property Preview

Hand-selected homes, no wasted tours



Neighborhood Immersion

Schools, clubs, and community introductions



Offer & Negotiation

Expert representation at every step



Move-In Coordination

Vendors, logistics, and setup handled for you





Financing Your Next Chapter

Smart buyers move with strategy, not just capital.

Luxury financing in 2026 is centered around **flexibility and long-term planning**. Interest rates remain elevated compared to previous years, but buyers who are financially prepared continue moving. Many of our sophisticated buyers are using creative structures to preserve liquidity, and are introduced to our numerous options of preferred lender pricing options

Jumbo Loans

Up to \$10M+ with competitive rates for qualified buyers

Asset-Based Lending

Qualify on assets, not income, or bank statement no tax return, ideal for entrepreneurs

Bridge Financing

Buy your next home before selling your current one

All-Cash Strategies

Maximum negotiating leverage in any market

Cin Coast Realty

Laguna Niguel's Luxury Relocation Specialists.

At Cin Coast Realty, the relocation process is designed to feel highly organized, discreet, and personalized. The goal is not showing clients the most homes the goal is helping them find the right one, faster, with less friction and more confidence.

Curated, Not Overwhelming

Fewer tours, better outcomes we pre-qualify every property

Off-Market Access

Deep local relationships open doors that Zillow never will

Full-Service Relocation

From first call to move-in day, we are there the entire journey and coordinate everything

01

Discovery

Understand your goals, lifestyle priorities, and ideal timeline

02

Strategy

Create a personalized relocation plan tailored to your family's needs

03

Search

Source ideal opportunities on-market and off-market curated to your criteria

04

Negotiation

Negotiate the best possible terms with expert local market knowledge

05

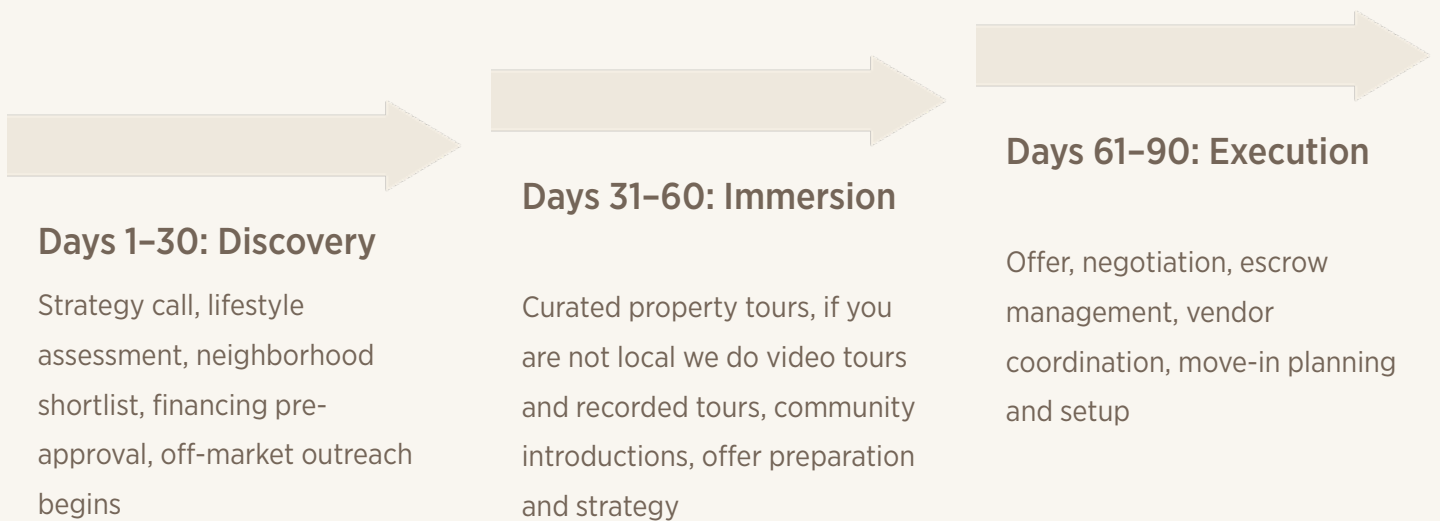
Transition

Coordinate a smooth, seamless move-in experience from escrow to unpacked

Your 30-60-90 Day Roadmap

From decision to keys in hand.

The most successful relocations happen when planning begins early. This structured roadmap allows clients to evaluate neighborhoods carefully, align financing properly, coordinate schools and logistics, and arrive at move-in day with confidence.



Clients who begin the planning process 90 days before their target move date consistently report a smoother, more confident relocation experience.

Your Next Chapter Starts Here.

Laguna Niguel is waiting.

Laguna Niguel offers a rare combination that few markets in Southern California can match and for buyers seeking a more balanced, intentional luxury lifestyle, it has become one of the most compelling destination in Orange County. You've worked hard for this. Let's find the right home together.

Coastal Luxury

Ocean access without the chaos of tourist-heavy beach cities

Privacy & Security

Gated communities and estate living designed for discretion

Family Lifestyle

Top schools, parks, and community infrastructure

Wellness Living

Homes and amenities built around long-term quality of life

Real Estate Stability

Long-term value in one of California's most resilient luxury markets