

Mindful Home

March/April 2026

Spring is in the air

Spring is a season of fresh starts and, in real estate, it's one of the most active times of the year. As the days grow longer and the weather warms up, we're seeing more buyers entering the market and more opportunities for sellers to shine. Whether you're planning a move this year or just staying informed, we're here to help you navigate every step with confidence.

In this issue, you'll find the latest market insights, recent listings and sales, and local events happening around our coastal communities. If you're curious about your home's value or thinking about making a move this year, we'd love to connect.

Thank you for allowing us to be part of your home journey. As always, we're grateful for your trust and referrals, and we're honored to be your local real estate resource. It truly means the world to us.

With appreciation,

Sandy and Cindy

JUST LISTED



5321 Victoria Pl, Westminster, CA
2 Bedroom 2 Bathroom
OFFERED at **\$779,000**

JUST LISTED



15408 Hayford, La Mirada, CA
3 Bedroom 2 Bathroom
Offered at **\$849,000**

Last 90 Day Market Update

Costa Mesa	78 Active Listings	1.6 Months of Inventory	11 Ave. days on Market	\$1,525,000 Avg. Sales Price	127 Homes Sold
Huntington Beach	242 Active Listings	2 Months of Inventory	19 Ave. days on Market	\$1,272,500 Avg. Sales Price	320 Homes Sold
Newport Beach	209 Active Listings	3.6 Months of Inventory	32 Ave days on Market	\$3,400,00 Avg. Sales Price	148 Homes Sold

Information deemed to be reliable although not guaranteed. Based on information from CRMLS as of the last 3 months. All data, including all measurements and calculations of area is obtained from various sources and has not been and will not be verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.



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New Housing & Coastal Conversations

Magnolia Coast



Magnolia Coast, formerly “Magnolia Tank Farm,” was acquired in August 2016 for \$26.5 million and consists of approximately 28.9 acres of land in the City of Huntington Beach, California. At the time of acquisition the property housed three non-operational oil storage tanks. The site is located north of Pacific Coast Highway on Magnolia Street, with close oceanfront proximity and convenient access to Huntington State Beach, and sits behind the Huntington Beach Conservancy Marsh Lands with unobstructed views of the Pacific Ocean. The entitlements include 200+ single-family detached and attached for sale homes, a 51-unit affordable multifamily community, a 215-key boutique hotel with 19,000 square feet of retail, and four acres of park. A key element of the project, 50% (minimum) of the affordable for-rent apartments, will be available on a first right of refusal to the project’s hotel employees, or employees of other hotels located in the coastal zone. Demolition and grading are anticipated to begin in the second quarter of 2026



17532 Montbury Cir. Huntington Beach, CA. 92649
Offered at **\$1,825,000**

Another Neighbor Listed With Seven Gables

Do you want your friends or family to be your neighbor?
Is it time to downsize or relocate to a single story?

- A single story is available now
- 1,717 square feet * 4 bedrooms* 2 bedrooms
- Steps to the park and wetlands

Opportunities like this don't come up often!
Call us today for more information.

Curious what your home is worth today?

Let's take a look

Private – No Obligation



Local Insight

Recent Sales In The Neighborhood

Sold \$1,750,000 | 5642 Brighton Dr, Huntington Beach 92649

Sold \$1,800,000 | 17541 Beckwall, Huntington Beach 92649

Sold \$1,675,000 | 17552 Putney, Huntington Beach 92649

SEVEN GABLES

REAL ESTATE
Lic. No 00745605