

SIDE-BY-SIDE COMPARISON

THE NEWPORT NEIGHBORHOOD COMPARISON WORKSHEET.

**MATCH THE NEIGHBORHOOD TO THE WAY YOU ACTUALLY
WANT TO LIVE.**

Newport is not one place. The right neighborhood for your life depends on daily walkability, school fit, parking reality, commute, lifestyle rhythm, view priorities, and what you're willing to maintain. Use the reference table below for a quick lay of the land, then take the comparison scorecard on the next page out into your weekend tours and rate each neighborhood honestly against your real priorities.

THE LAY OF THE LAND

A quick reference across the nine most-asked-about neighborhoods. Use this before you tour – and bring the scorecard with you when you do.

NEIGHBORHOOD

BALBOA ISLAND

BALBOA PENINSULA

LIDO ISLE

NEWPORT HEIGHTS / CLIFF HAVEN

EASTBLUFF

HARBOR VIEW HOMES (PORT STREETS)

CORONA DEL MAR

NEWPORT COAST (INCL. CRYSTAL COVE)

LOCK-AND-LEAVE (VILLA POINT, JASMINE CREEK, SEA ISLAND, BC VILLAS, NEWPORT BEACH)

USE THE SCORECARD

TAKE THE NEXT PAGE ON YOUR WEEKEND TOURS.

Pick the three or four neighborhoods you're seriously considering. Rate each one against the dimensions that actually matter to your daily life – not the marketing brochure. The neighborhood that wins on the page is usually the one that fits the life you're trying to build, not the one with the prettiest listing photo.

YOUR SHORTLIST

SCORE THE NEIGHBORHOODS YOU'RE SERIOUSLY CONSIDERING.

Rate each on a 1–5 scale (1 = poor fit, 5 = strong fit) based on what your actual life looks like – not the listing photos.

MY SHORTLIST

Write the three neighborhoods you're comparing today.

NEIGHBORHOOD A

NEIGHBORHOOD B

NEIGHBORHOOD C

DIMENSION	A	B	C
DAILY WALKABILITY Coffee, dinner, beach, errands on foot.	_____ / 5	_____ / 5	_____ / 5
SCHOOL FIT Boundary, feeder pipeline, parent network.	_____ / 5	_____ / 5	_____ / 5
REAL COMMUTE Tested at the actual time you'd drive it.	_____ / 5	_____ / 5	_____ / 5
PARKING REALITY Daily, guest, contractor, moving trucks.	_____ / 5	_____ / 5	_____ / 5
DAILY LIFE RHYTHM Year-round vs. summer-tourist energy match.	_____ / 5	_____ / 5	_____ / 5
VIEW / PRIVACY Open vs. close-quartered, gated vs. open.	_____ / 5	_____ / 5	_____ / 5

DIMENSION

A

B

C

TOTAL MONTHLY CARRY

Mortgage + tax + HOA + insurance + maintenance.

_____ / 5

_____ / 5

_____ / 5

MAINTENANCE WILLINGNESS

Salt-air upkeep, HOA-handled vs. owner-handled.

_____ / 5

_____ / 5

_____ / 5

COMMUNITY STRUCTURE

Tight-knit vs. private, gated vs. open street life.

_____ / 5

_____ / 5

_____ / 5

LONG-TERM RESALE OUTLOOK

How well will this neighborhood hold value for you?

_____ / 5

_____ / 5

_____ / 5

TOTAL

Higher score = stronger fit for your real life.

_____ / 50

_____ / 50

_____ / 50

Scoring scale: 1 = poor fit · 2 = below average · 3 = neutral · 4 = above average · 5 = strong fit

WANT HELP INTERPRETING THIS?

SEND ME YOUR SCORECARD. I'LL TELL YOU WHAT I SEE.

A high total alone doesn't tell the story – sometimes one low score on the dimension that matters most disqualifies a neighborhood that otherwise looks great. I'll walk you through what your scores actually mean for the way you want to live.

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