

Local Market Update – December 2021

Report provided by Orange County REALTORS®

The
Schwier
Group

Coto de Caza

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

Attached

Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	1	0	- 100.0%	31	31	0.0%
Pending Sales	1	1	0.0%	27	27	0.0%
Closed Sales	2	2	0.0%	27	27	0.0%
Days on Market Until Sale	5	28	+ 460.0%	23	18	- 21.7%
Median Sales Price*	\$1,967,500	\$819,000	- 58.4%	\$732,900	\$752,000	+ 2.6%
Average Sales Price*	\$1,967,500	\$819,000	- 58.4%	\$798,770	\$720,219	- 9.8%
Percent of Original List Price Received*	99.0%	102.6%	+ 3.6%	98.4%	101.9%	+ 3.6%
Percent of List Price Received*	99.0%	102.1%	+ 3.1%	99.0%	101.8%	+ 2.8%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.3	0.4	+ 33.3%	—	—	—

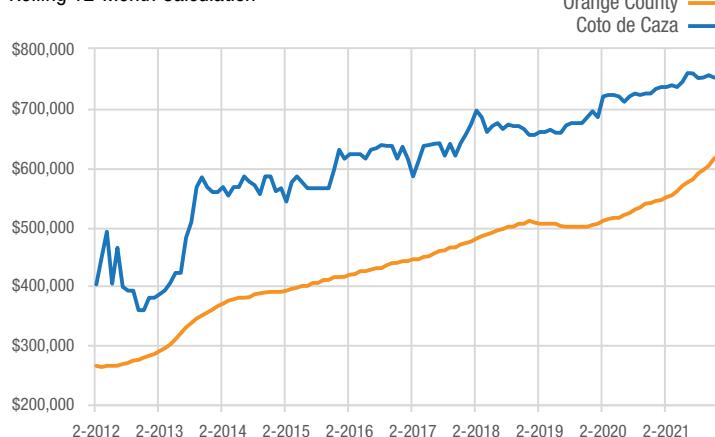
Detached

Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	18	9	- 50.0%	342	334	- 2.3%
Pending Sales	25	10	- 60.0%	261	312	+ 19.5%
Closed Sales	23	21	- 8.7%	249	328	+ 31.7%
Days on Market Until Sale	40	23	- 42.5%	46	26	- 43.5%
Median Sales Price*	\$1,410,000	\$1,725,000	+ 22.3%	\$1,375,000	\$1,643,500	+ 19.5%
Average Sales Price*	\$1,375,461	\$1,937,143	+ 40.8%	\$1,567,225	\$1,937,785	+ 23.6%
Percent of Original List Price Received*	98.0%	102.8%	+ 4.9%	96.9%	100.8%	+ 4.0%
Percent of List Price Received*	98.8%	103.3%	+ 4.6%	98.1%	101.0%	+ 3.0%
Inventory of Homes for Sale	40	14	- 65.0%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

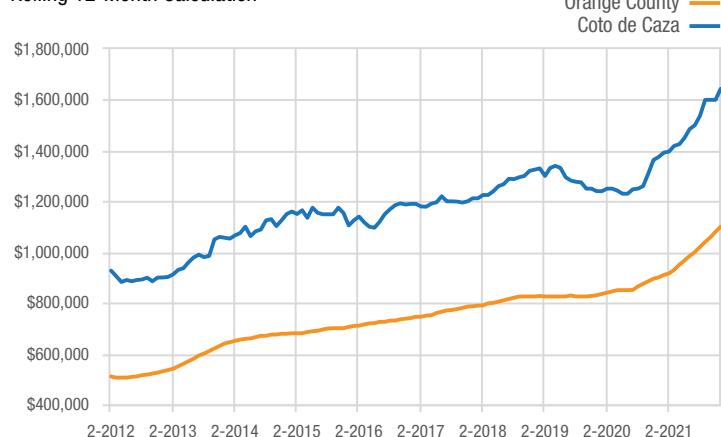
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



For all things Real Estate check out: PatricksRealEstateBlog.com