

# Local Market Update – July 2021

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## San Clemente

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### Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	43	21	- 51.2%	241	252	+ 4.6%
Pending Sales	35	15	- 57.1%	166	217	+ 30.7%
Closed Sales	28	37	+ 32.1%	143	238	+ 66.4%
Days on Market Until Sale	52	11	- 78.8%	49	21	- 57.1%
Median Sales Price*	\$677,500	\$762,500	+ 12.5%	\$670,000	\$799,000	+ 19.3%
Average Sales Price*	\$894,062	\$1,064,111	+ 19.0%	\$857,889	\$1,007,152	+ 17.4%
Percent of Original List Price Received*	97.4%	102.6%	+ 5.3%	97.6%	100.6%	+ 3.1%
Percent of List Price Received*	98.7%	102.6%	+ 4.0%	98.8%	101.4%	+ 2.6%
Inventory of Homes for Sale	70	33	- 52.9%	—	—	—
Months Supply of Inventory	3.1	1.0	- 67.7%	—	—	—

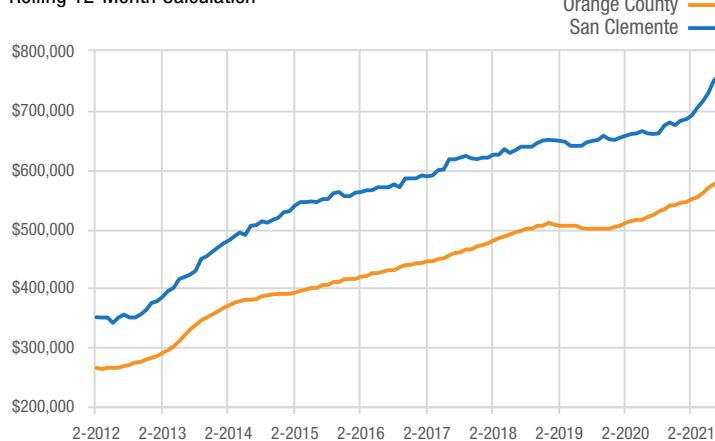
### Detached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	100	69	- 31.0%	568	578	+ 1.8%
Pending Sales	87	42	- 51.7%	442	491	+ 11.1%
Closed Sales	87	77	- 11.5%	409	504	+ 23.2%
Days on Market Until Sale	52	21	- 59.6%	49	20	- 59.2%
Median Sales Price*	\$1,088,000	\$1,450,000	+ 33.3%	\$1,100,000	\$1,380,000	+ 25.5%
Average Sales Price*	\$1,237,902	\$1,672,087	+ 35.1%	\$1,258,011	\$1,605,293	+ 27.6%
Percent of Original List Price Received*	96.6%	100.4%	+ 3.9%	96.5%	100.5%	+ 4.1%
Percent of List Price Received*	98.3%	101.2%	+ 3.0%	98.2%	101.0%	+ 2.9%
Inventory of Homes for Sale	152	102	- 32.9%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

\* 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.

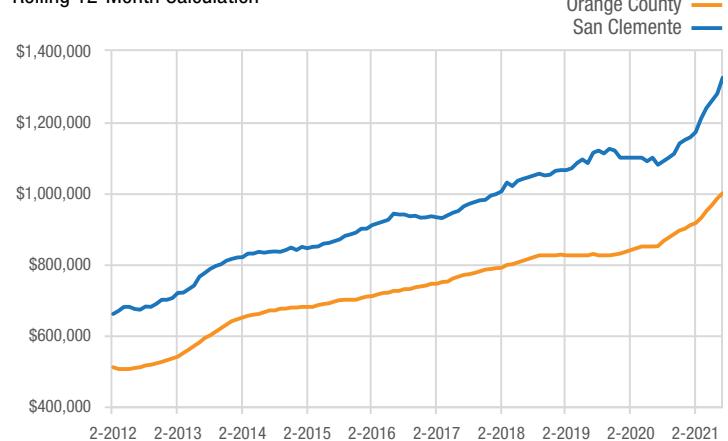
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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