

Local Market Update – December 2021

Report provided by Orange County REALTORS®

The
Schwier
Group

Seal Beach

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Attached

Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	39	28	- 28.2%	531	500	- 5.8%
Pending Sales	34	11	- 67.6%	460	480	+ 4.3%
Closed Sales	48	45	- 6.3%	460	501	+ 8.9%
Days on Market Until Sale	42	21	- 50.0%	55	28	- 49.1%
Median Sales Price*	\$247,750	\$329,000	+ 32.8%	\$239,000	\$275,000	+ 15.1%
Average Sales Price*	\$334,731	\$426,091	+ 27.3%	\$315,170	\$342,677	+ 8.7%
Percent of Original List Price Received*	97.6%	98.1%	+ 0.5%	95.9%	99.1%	+ 3.3%
Percent of List Price Received*	98.7%	99.5%	+ 0.8%	97.9%	99.8%	+ 1.9%
Inventory of Homes for Sale	79	62	- 21.5%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

Detached

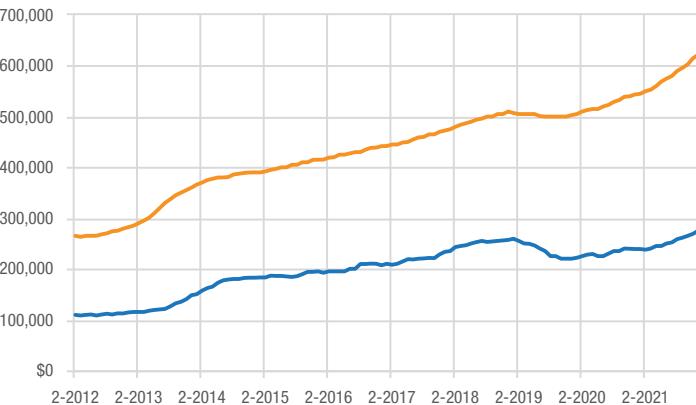
Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	8	3	- 62.5%	158	171	+ 8.2%
Pending Sales	7	5	- 28.6%	142	167	+ 17.6%
Closed Sales	14	8	- 42.9%	138	176	+ 27.5%
Days on Market Until Sale	17	8	- 52.9%	42	18	- 57.1%
Median Sales Price*	\$1,239,000	\$1,411,000	+ 13.9%	\$1,200,000	\$1,396,500	+ 16.4%
Average Sales Price*	\$1,233,643	\$1,779,375	+ 44.2%	\$1,294,470	\$1,618,876	+ 25.1%
Percent of Original List Price Received*	100.1%	103.7%	+ 3.6%	96.8%	100.3%	+ 3.6%
Percent of List Price Received*	100.1%	103.7%	+ 3.6%	98.2%	100.1%	+ 1.9%
Inventory of Homes for Sale	18	9	- 50.0%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

* 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

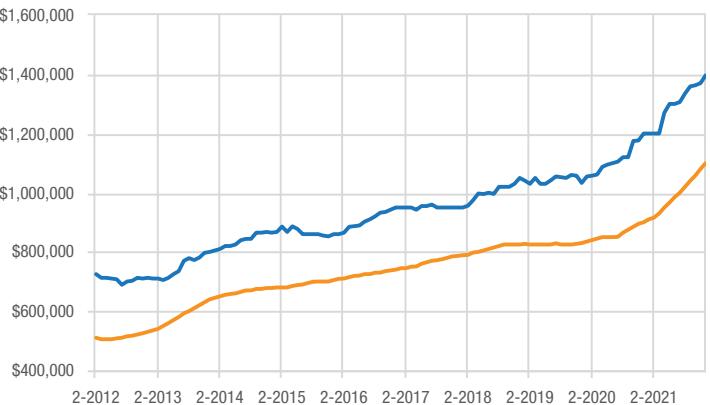
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Median Sales Price - Detached

Rolling 12-Month Calculation

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