

# Local Market Update – May 2022

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Costa Mesa

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### Attached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	20	26	+ 30.0%	137	115	- 16.1%
Pending Sales	21	17	- 19.0%	134	92	- 31.3%
Closed Sales	30	28	- 6.7%	144	92	- 36.1%
Days on Market Until Sale	21	11	- 47.6%	20	11	- 45.0%
Median Sales Price*	\$724,500	<b>\$803,900</b>	+ 11.0%	\$709,000	<b>\$822,500</b>	+ 16.0%
Average Sales Price*	\$728,209	<b>\$821,225</b>	+ 12.8%	\$729,521	<b>\$877,596</b>	+ 20.3%
Percent of Original List Price Received*	101.9%	<b>104.8%</b>	+ 2.8%	100.6%	<b>105.2%</b>	+ 4.6%
Percent of List Price Received*	102.0%	<b>103.8%</b>	+ 1.8%	101.1%	<b>104.5%</b>	+ 3.4%
Inventory of Homes for Sale	23	21	- 8.7%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

### Detached

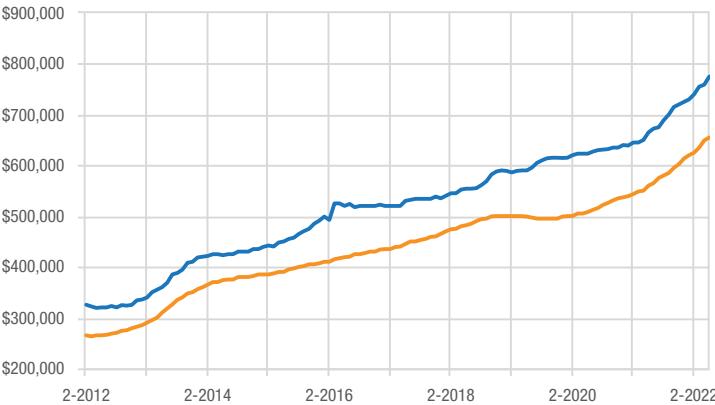
Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	52	58	+ 11.5%	334	269	- 19.5%
Pending Sales	44	21	- 52.3%	302	196	- 35.1%
Closed Sales	63	46	- 27.0%	297	204	- 31.3%
Days on Market Until Sale	17	11	- 35.3%	22	12	- 45.5%
Median Sales Price*	\$1,150,000	<b>\$1,345,825</b>	+ 17.0%	\$1,100,000	<b>\$1,400,000</b>	+ 27.3%
Average Sales Price*	\$1,305,706	<b>\$1,404,356</b>	+ 7.6%	\$1,230,938	<b>\$1,482,289</b>	+ 20.4%
Percent of Original List Price Received*	102.3%	<b>105.7%</b>	+ 3.3%	101.1%	<b>106.4%</b>	+ 5.2%
Percent of List Price Received*	103.1%	<b>106.1%</b>	+ 2.9%	101.7%	<b>106.5%</b>	+ 4.7%
Inventory of Homes for Sale	60	79	+ 31.7%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

\* 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

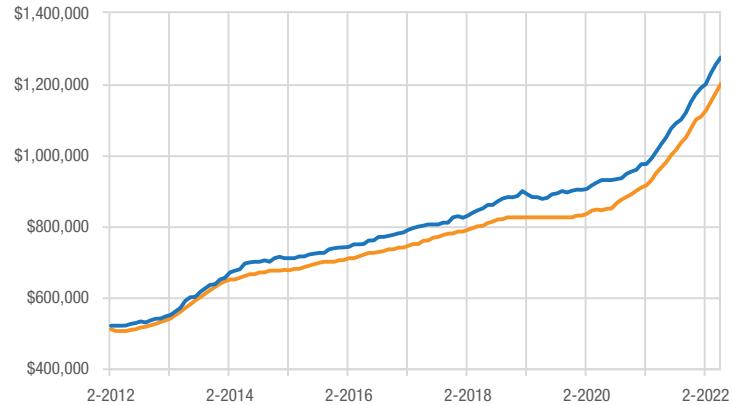
Orange County —  
Costa Mesa —



### Median Sales Price - Detached

Rolling 12-Month Calculation

Orange County —  
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