

Local Market Update – July 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

CS - Corona Del Mar - Spyglass

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Attached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	15	10	- 33.3%	110	103	- 6.4%
Pending Sales	12	3	- 75.0%	116	56	- 51.7%
Closed Sales	17	4	- 76.5%	109	62	- 43.1%
Days on Market Until Sale	41	20	- 51.2%	49	24	- 51.0%
Median Sales Price*	\$1,847,300	\$3,650,000	+ 97.6%	\$1,925,000	\$2,357,500	+ 22.5%
Average Sales Price*	\$1,997,894	\$3,573,750	+ 78.9%	\$2,074,076	\$2,610,234	+ 25.9%
Percent of Original List Price Received*	97.0%	94.8%	- 2.3%	97.5%	100.6%	+ 3.2%
Percent of List Price Received*	98.5%	96.5%	- 2.0%	98.3%	100.8%	+ 2.5%
Inventory of Homes for Sale	20	34	+ 70.0%	—	—	—
Months Supply of Inventory	1.5	3.5	+ 133.3%	—	—	—

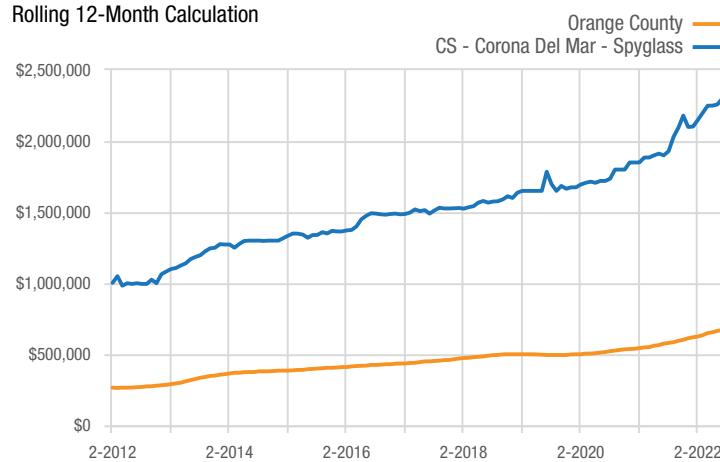
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Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	19	16	- 15.8%	159	146	- 8.2%
Pending Sales	20	9	- 55.0%	130	94	- 27.7%
Closed Sales	21	9	- 57.1%	131	100	- 23.7%
Days on Market Until Sale	36	30	- 16.7%	63	47	- 25.4%
Median Sales Price*	\$4,200,000	\$5,485,000	+ 30.6%	\$4,200,000	\$4,975,000	+ 18.5%
Average Sales Price*	\$4,693,280	\$5,097,667	+ 8.6%	\$4,916,543	\$5,964,775	+ 21.3%
Percent of Original List Price Received*	94.9%	101.6%	+ 7.1%	95.2%	96.6%	+ 1.5%
Percent of List Price Received*	96.0%	102.2%	+ 6.5%	97.4%	98.7%	+ 1.3%
Inventory of Homes for Sale	50	59	+ 18.0%	—	—	—
Months Supply of Inventory	2.8	4.1	+ 46.4%	—	—	—

* 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.

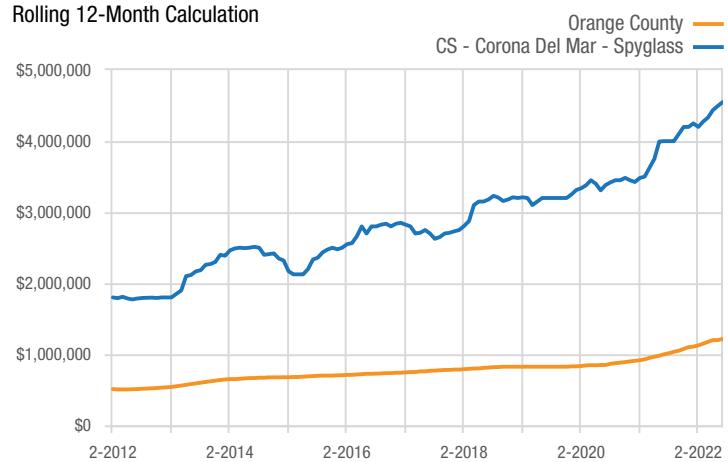
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



Weekly update for City Housing Inventory and Demand: PatricksHousingInventory.com