

# Local Market Update – July 2021

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Laguna Hills

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### Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	21	13	- 38.1%	107	119	+ 11.2%
Pending Sales	26	5	- 80.8%	94	103	+ 9.6%
Closed Sales	14	19	+ 35.7%	81	111	+ 37.0%
Days on Market Until Sale	53	7	- 86.8%	30	19	- 36.7%
Median Sales Price*	\$442,500	<b>\$592,500</b>	+ 33.9%	\$469,900	<b>\$525,000</b>	+ 11.7%
Average Sales Price*	\$463,843	<b>\$578,250</b>	+ 24.7%	\$480,587	<b>\$567,248</b>	+ 18.0%
Percent of Original List Price Received*	96.2%	<b>105.3%</b>	+ 9.5%	98.2%	<b>102.2%</b>	+ 4.1%
Percent of List Price Received*	98.0%	<b>104.4%</b>	+ 6.5%	99.0%	<b>102.2%</b>	+ 3.2%
Inventory of Homes for Sale	18	<b>20</b>	+ 11.1%	—	—	—
Months Supply of Inventory	1.2	<b>1.3</b>	+ 8.3%	—	—	—

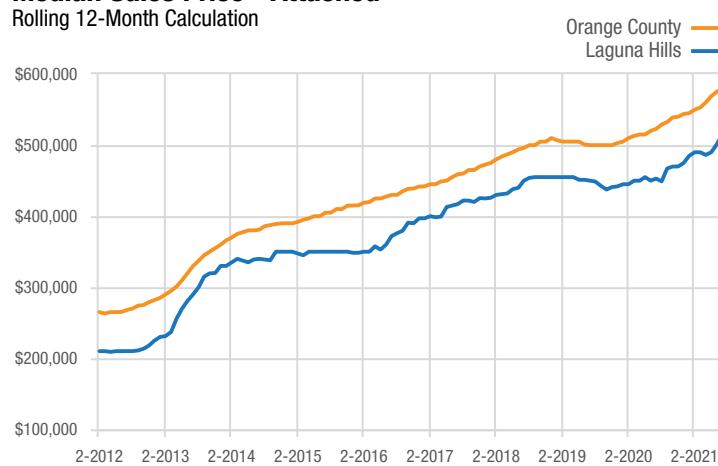
### Detached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	27	<b>25</b>	- 7.4%	179	<b>176</b>	- 1.7%
Pending Sales	32	<b>14</b>	- 56.3%	129	<b>152</b>	+ 17.8%
Closed Sales	24	<b>30</b>	+ 25.0%	122	<b>166</b>	+ 36.1%
Days on Market Until Sale	50	<b>18</b>	- 64.0%	43	<b>25</b>	- 41.9%
Median Sales Price*	\$1,351,000	<b>\$1,227,500</b>	- 9.1%	\$935,000	<b>\$1,235,000</b>	+ 32.1%
Average Sales Price*	\$1,339,953	<b>\$1,553,867</b>	+ 16.0%	\$1,233,902	<b>\$1,528,317</b>	+ 23.9%
Percent of Original List Price Received*	97.7%	<b>102.1%</b>	+ 4.5%	97.7%	<b>102.0%</b>	+ 4.4%
Percent of List Price Received*	99.0%	<b>102.6%</b>	+ 3.6%	98.5%	<b>102.1%</b>	+ 3.7%
Inventory of Homes for Sale	49	<b>36</b>	- 26.5%	—	—	—
Months Supply of Inventory	2.6	<b>1.5</b>	- 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.

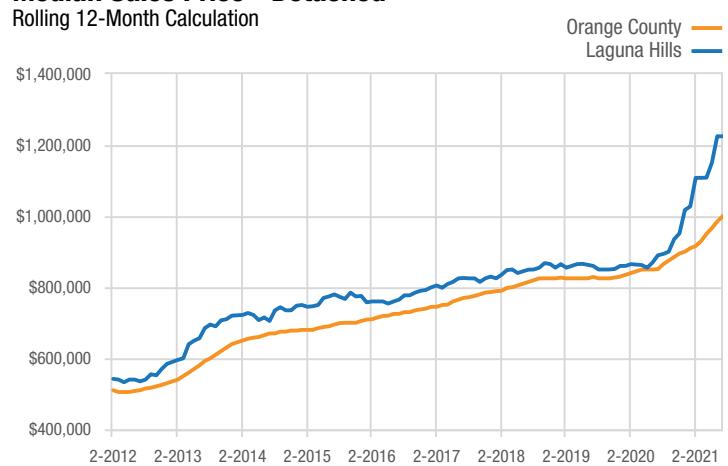
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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