

Local Market Update – July 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

Seal Beach

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Attached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	40	44	+ 10.0%	294	312	+ 6.1%
Pending Sales	40	11	- 72.5%	313	271	- 13.4%
Closed Sales	49	39	- 20.4%	301	289	- 4.0%
Days on Market Until Sale	24	15	- 37.5%	37	22	- 40.5%
Median Sales Price*	\$300,000	\$329,000	+ 9.7%	\$263,000	\$345,000	+ 31.2%
Average Sales Price*	\$351,985	\$371,276	+ 5.5%	\$316,783	\$381,068	+ 20.3%
Percent of Original List Price Received*	100.8%	100.7%	- 0.1%	98.5%	100.2%	+ 1.7%
Percent of List Price Received*	101.4%	100.3%	- 1.1%	99.2%	100.5%	+ 1.3%
Inventory of Homes for Sale	37	76	+ 105.4%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

Detached

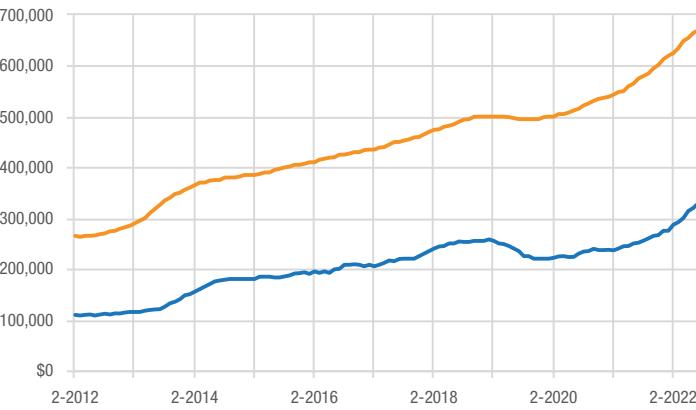
Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	15	14	- 6.7%	115	79	- 31.3%
Pending Sales	19	7	- 63.2%	109	57	- 47.7%
Closed Sales	17	10	- 41.2%	103	55	- 46.6%
Days on Market Until Sale	11	53	+ 381.8%	19	18	- 5.3%
Median Sales Price*	\$1,425,000	\$1,608,000	+ 12.8%	\$1,325,000	\$1,475,000	+ 11.3%
Average Sales Price*	\$2,049,065	\$2,024,600	- 1.2%	\$1,585,839	\$1,901,162	+ 19.9%
Percent of Original List Price Received*	100.4%	94.2%	- 6.2%	100.3%	101.4%	+ 1.1%
Percent of List Price Received*	100.1%	96.4%	- 3.7%	99.7%	101.6%	+ 1.9%
Inventory of Homes for Sale	17	21	+ 23.5%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

* 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

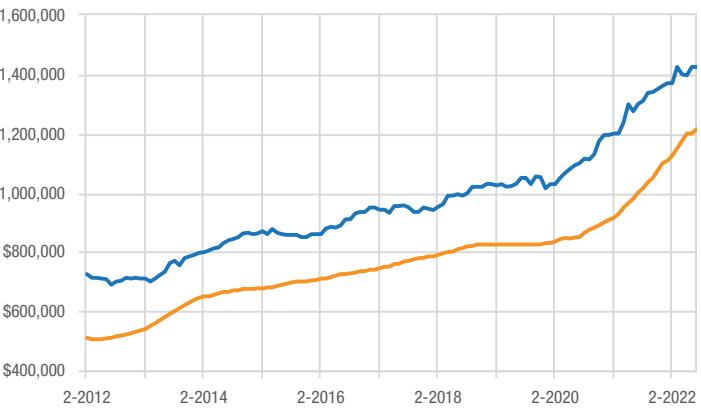
Orange County
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Median Sales Price - Detached

Rolling 12-Month Calculation

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