

# Local Market Update – July 2021

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Seal Beach

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### Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	42	39	- 7.1%	309	292	- 5.5%
Pending Sales	50	11	- 78.0%	246	281	+ 14.2%
Closed Sales	49	49	0.0%	221	302	+ 36.7%
Days on Market Until Sale	56	24	- 57.1%	60	37	- 38.3%
Median Sales Price*	\$260,000	\$300,000	+ 15.4%	\$235,000	\$264,000	+ 12.3%
Average Sales Price*	\$313,561	\$351,985	+ 12.3%	\$326,841	\$322,920	- 1.2%
Percent of Original List Price Received*	96.1%	100.8%	+ 4.9%	95.1%	98.5%	+ 3.6%
Percent of List Price Received*	98.0%	101.4%	+ 3.5%	97.4%	99.2%	+ 1.8%
Inventory of Homes for Sale	99	63	- 36.4%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

### Detached

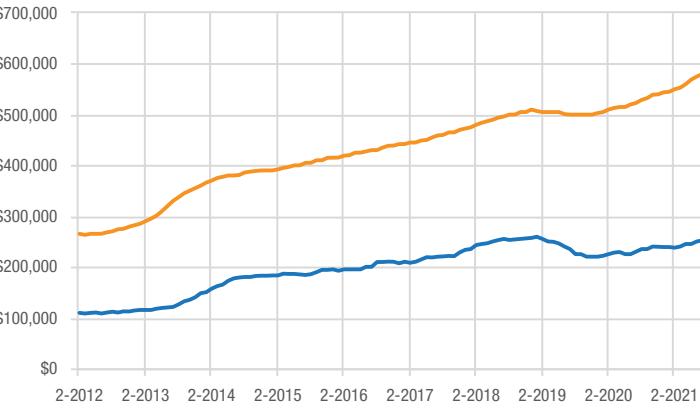
Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	17	14	- 17.6%	94	122	+ 29.8%
Pending Sales	14	11	- 21.4%	77	106	+ 37.7%
Closed Sales	14	16	+ 14.3%	68	109	+ 60.3%
Days on Market Until Sale	58	12	- 79.3%	51	20	- 60.8%
Median Sales Price*	\$1,157,500	\$1,375,000	+ 18.8%	\$1,130,000	\$1,350,000	+ 19.5%
Average Sales Price*	\$1,316,929	\$2,043,694	+ 55.2%	\$1,256,687	\$1,629,956	+ 29.7%
Percent of Original List Price Received*	96.5%	100.5%	+ 4.1%	95.7%	99.9%	+ 4.4%
Percent of List Price Received*	97.8%	100.1%	+ 2.4%	97.3%	99.3%	+ 2.1%
Inventory of Homes for Sale	28	23	- 17.9%	—	—	—
Months Supply of Inventory	3.0	1.6	- 46.7%	—	—	—

\* 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

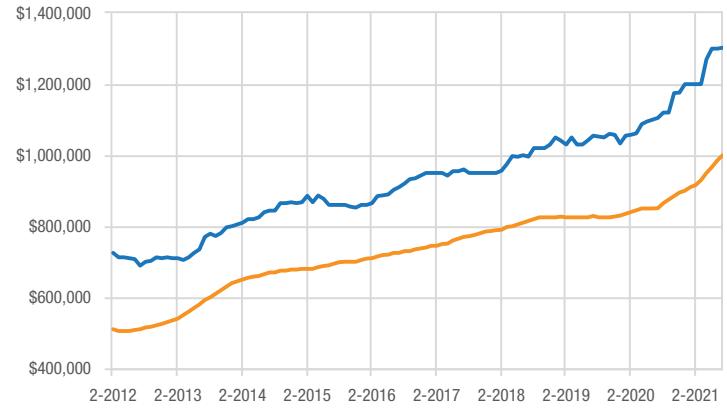
Orange County  
Seal Beach



#### Median Sales Price - Detached

Rolling 12-Month Calculation

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