

Local Market Update – July 2021

Report provided by Orange County REALTORS®

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Group

Irvine

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Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	222	140	- 36.9%	1,068	1,191	+ 11.5%
Pending Sales	155	90	- 41.9%	695	1,050	+ 51.1%
Closed Sales	132	161	+ 22.0%	635	1,080	+ 70.1%
Days on Market Until Sale	39	14	- 64.1%	42	24	- 42.9%
Median Sales Price*	\$679,000	\$800,000	+ 17.8%	\$685,000	\$760,000	+ 10.9%
Average Sales Price*	\$694,298	\$834,009	+ 20.1%	\$701,660	\$781,762	+ 11.4%
Percent of Original List Price Received*	97.9%	102.7%	+ 4.9%	97.6%	101.3%	+ 3.8%
Percent of List Price Received*	98.8%	102.6%	+ 3.8%	98.6%	101.4%	+ 2.8%
Inventory of Homes for Sale	384	179	- 53.4%	—	—	—
Months Supply of Inventory	3.9	1.2	- 69.2%	—	—	—

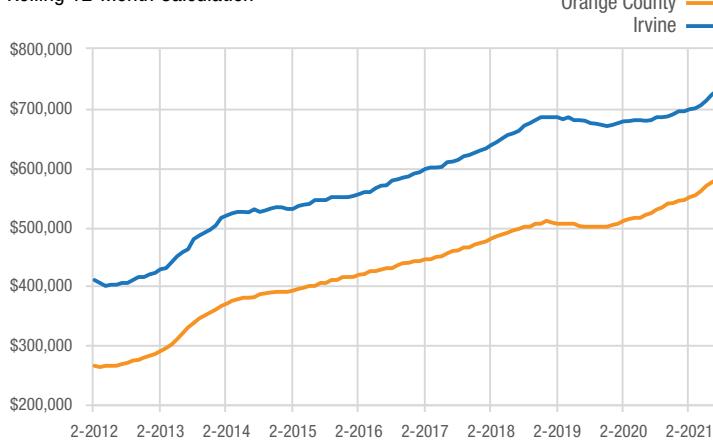
Detached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	238	181	- 23.9%	1,196	1,366	+ 14.2%
Pending Sales	164	109	- 33.5%	745	1,166	+ 56.5%
Closed Sales	126	172	+ 36.5%	686	1,205	+ 75.7%
Days on Market Until Sale	46	18	- 60.9%	55	28	- 49.1%
Median Sales Price*	\$1,100,000	\$1,350,000	+ 22.7%	\$1,115,000	\$1,325,100	+ 18.8%
Average Sales Price*	\$1,417,535	\$1,631,877	+ 15.1%	\$1,370,675	\$1,603,820	+ 17.0%
Percent of Original List Price Received*	96.8%	102.3%	+ 5.7%	96.7%	100.9%	+ 4.3%
Percent of List Price Received*	98.0%	102.2%	+ 4.3%	97.8%	100.9%	+ 3.2%
Inventory of Homes for Sale	461	241	- 47.7%	—	—	—
Months Supply of Inventory	4.2	1.5	- 64.3%	—	—	—

* 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.

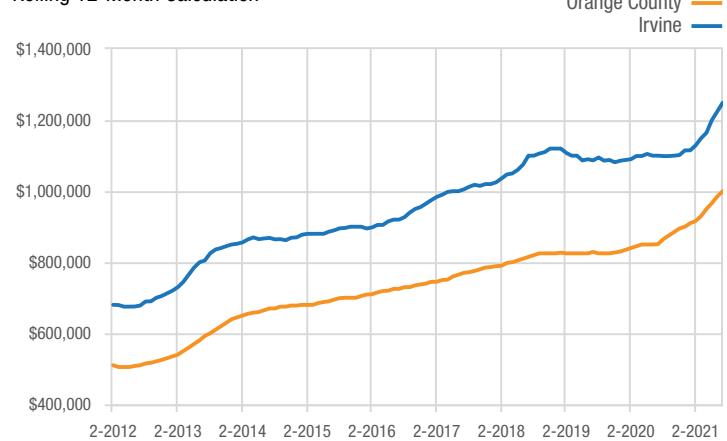
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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