

# Local Market Update – July 2021

Report provided by Orange County REALTORS®

## Coto de Caza

### Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	5	2	- 60.0%	22	25	+ 13.6%
Pending Sales	3	1	- 66.7%	16	21	+ 31.3%
Closed Sales	1	4	+ 300.0%	14	22	+ 57.1%
Days on Market Until Sale	15	7	- 53.3%	21	17	- 19.0%
Median Sales Price*	\$732,900	<b>\$703,500</b>	- 4.0%	\$716,000	<b>\$767,500</b>	+ 7.2%
Average Sales Price*	\$732,900	<b>\$691,750</b>	- 5.6%	\$691,807	<b>\$726,723</b>	+ 5.0%
Percent of Original List Price Received*	99.1%	<b>102.5%</b>	+ 3.4%	98.2%	<b>101.0%</b>	+ 2.9%
Percent of List Price Received*	99.1%	<b>102.5%</b>	+ 3.4%	98.9%	<b>101.4%</b>	+ 2.5%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.2	<b>0.7</b>	- 68.2%	—	—	—

### Detached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	27	<b>23</b>	- 14.8%	195	<b>236</b>	+ 21.0%
Pending Sales	31	<b>14</b>	- 54.8%	132	<b>204</b>	+ 54.5%
Closed Sales	21	<b>30</b>	+ 42.9%	103	<b>218</b>	+ 111.7%
Days on Market Until Sale	77	<b>14</b>	- 81.8%	49	<b>27</b>	- 44.9%
Median Sales Price*	\$1,295,000	<b>\$1,655,500</b>	+ 27.8%	\$1,275,000	<b>\$1,582,000</b>	+ 24.1%
Average Sales Price*	\$1,559,129	<b>\$2,012,927</b>	+ 29.1%	\$1,421,019	<b>\$1,893,068</b>	+ 33.2%
Percent of Original List Price Received*	95.9%	<b>101.9%</b>	+ 6.3%	96.5%	<b>100.7%</b>	+ 4.4%
Percent of List Price Received*	97.4%	<b>101.5%</b>	+ 4.2%	98.0%	<b>100.8%</b>	+ 2.9%
Inventory of Homes for Sale	50	<b>37</b>	- 26.0%	—	—	—
Months Supply of Inventory	2.7	<b>1.3</b>	- 51.9%	—	—	—

\* 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

