

Local Market Update – July 2021

Report provided by Orange County REALTORS®

Coto de Caza

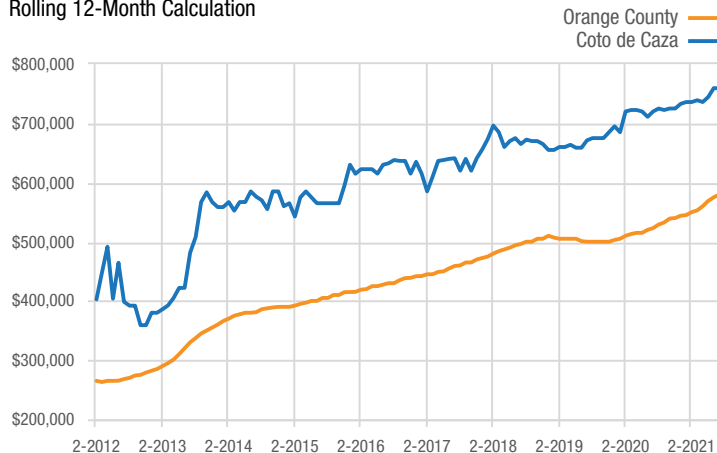
Attached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	5	2	- 60.0%	22	25	+ 13.6%
Pending Sales	3	1	- 66.7%	16	21	+ 31.3%
Closed Sales	1	4	+ 300.0%	14	22	+ 57.1%
Days on Market Until Sale	15	7	- 53.3%	21	17	- 19.0%
Median Sales Price*	\$732,900	\$703,500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

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

