Local Market Update – July 2021
Report provided by Orange County REALTORS®

The Schwier Group

Laguna Beach

Attached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	15	14	- 6.7%	99	90	- 9.1%
Pending Sales	6	2	- 66.7%	46	59	+ 28.3%
Closed Sales	10	10	0.0%	38	67	+ 76.3%
Days on Market Until Sale	88	80	- 9.1%	71	77	+ 8.5%
Median Sales Price*	$1,390,000	$1,700,000	+ 22.3%	$1,090,000	$1,657,500	+ 52.1%
Average Sales Price*	$1,467,400	$1,656,750	+ 12.9%	$1,314,721	$1,783,079	+ 35.6%
Percent of Original List Price Received*	95.6%	92.7%	- 3.0%	94.8%	96.7%	+ 2.0%
Percent of List Price Received*	97.3%	94.6%	- 2.8%	97.5%	97.2%	- 0.3%
Inventory of Homes for Sale	54	30	- 44.4%	—	—	—
Months Supply of Inventory	8.4	3.6	- 57.1%	—	—	—

Detached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	64	46	- 28.1%	365	380	+ 4.1%
Pending Sales	48	13	- 72.9%	197	272	+ 38.1%
Closed Sales	40	45	+ 12.5%	162	290	+ 79.0%
Days on Market Until Sale	96	44	- 54.2%	94	53	- 43.6%
Median Sales Price*	$2,300,000	$2,725,000	+ 18.5%	$2,125,000	$2,722,500	+ 28.1%
Average Sales Price*	$3,060,761	$3,238,671	+ 5.8%	$2,783,733	$3,460,885	+ 24.3%
Percent of Original List Price Received*	92.3%	98.0%	+ 6.2%	91.8%	96.4%	+ 5.0%
Percent of List Price Received*	95.8%	98.7%	+ 3.0%	95.6%	97.9%	+ 2.4%
Inventory of Homes for Sale	218	148	- 32.1%	—	—	—
Months Supply of Inventory	8.0	3.9	- 51.3%	—	—	—

* 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

Orange County — Laguna Beach
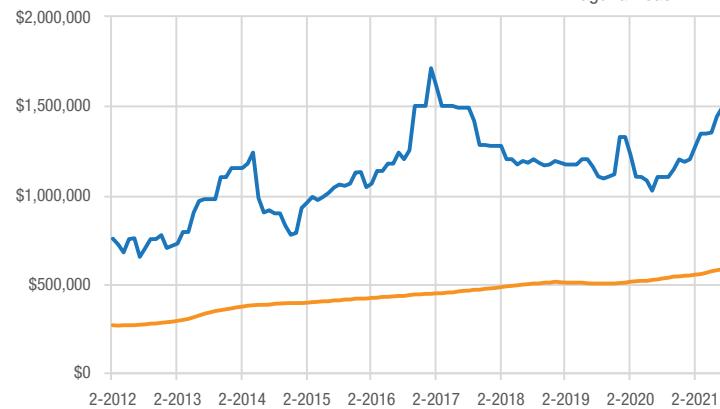
Median Sales Price - Detached
Rolling 12-Month Calculation

Orange County — Laguna Beach
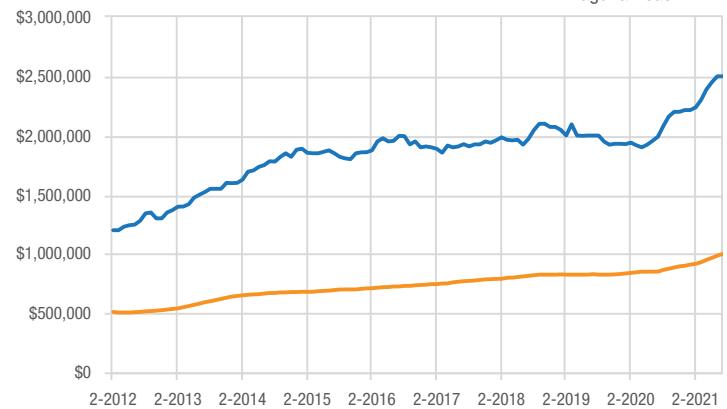
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