

Local Market Update – July 2021

Report provided by Orange County REALTORS®

Dana Point

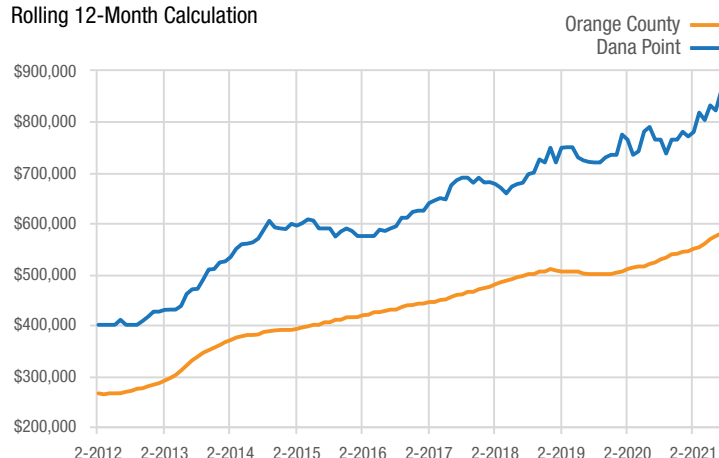
Attached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	35	32	- 8.6%	187	187	0.0%
Pending Sales	19	9	- 52.6%	123	163	+ 32.5%
Closed Sales	31	26	- 16.1%	113	179	+ 58.4%
Days on Market Until Sale	47	39	- 17.0%	55	35	- 36.4%
Median Sales Price*	\$702,000	\$878,000	+ 25.1%	\$765,000	\$865,000	+ 13.1%
Average Sales Price*	\$901,237	\$986,858	+ 9.5%	\$921,746	\$981,122	+ 6.4%
Percent of Original List Price Received*	97.6%	100.4%	+ 2.9%	97.0%	100.3%	+ 3.4%
Percent of List Price Received*	98.5%	100.9%	+ 2.4%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	64	39	- 39.1%	—	—	—
Months Supply of Inventory	3.7	1.6	- 56.8%	—	—	—

Detached	July			Year to Date		
Key Metrics	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	56	50	- 10.7%	335	300	- 10.4%
Pending Sales	54	19	- 64.8%	222	265	+ 19.4%
Closed Sales	42	36	- 14.3%	188	278	+ 47.9%
Days on Market Until Sale	100	29	- 71.0%	72	46	- 36.1%
Median Sales Price*	\$1,607,500	\$1,767,500	+ 10.0%	\$1,295,000	\$1,752,500	+ 35.3%
Average Sales Price*	\$2,458,697	\$2,706,052	+ 10.1%	\$1,991,949	\$2,797,161	+ 40.4%
Percent of Original List Price Received*	93.4%	100.6%	+ 7.7%	94.2%	99.6%	+ 5.7%
Percent of List Price Received*	96.2%	101.6%	+ 5.6%	96.7%	100.1%	+ 3.5%
Inventory of Homes for Sale	139	72	- 48.2%	—	—	—
Months Supply of Inventory	4.6	1.9	- 58.7%	—	—	—

* 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



Median Sales Price - Detached

Rolling 12-Month Calculation

