

Local Market Update – July 2021

Report provided by Orange County REALTORS®

The
Schwier
Group

Long Beach

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	208	156	- 25.0%	1,056	1,244	+ 17.8%
Pending Sales	136	87	- 36.0%	670	1,042	+ 55.5%
Closed Sales	116	161	+ 38.8%	625	1,075	+ 72.0%
Days on Market Until Sale	45	26	- 42.2%	39	31	- 20.5%
Median Sales Price*	\$436,000	\$525,000	+ 20.4%	\$444,000	\$510,000	+ 14.9%
Average Sales Price*	\$560,998	\$649,634	+ 15.8%	\$582,586	\$658,362	+ 13.0%
Percent of Original List Price Received*	98.4%	101.9%	+ 3.6%	98.0%	100.4%	+ 2.4%
Percent of List Price Received*	99.9%	102.4%	+ 2.5%	99.1%	101.0%	+ 1.9%
Inventory of Homes for Sale	384	276	- 28.1%	—	—	—
Months Supply of Inventory	3.8	1.9	- 50.0%	—	—	—

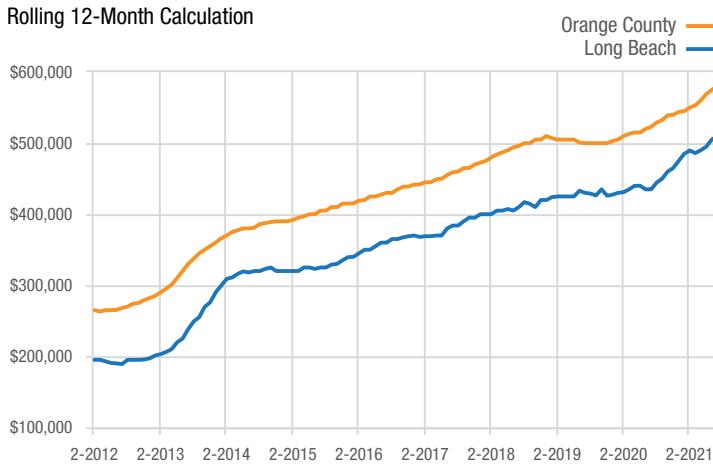
Detached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	284	240	- 15.5%	1,488	1,618	+ 8.7%
Pending Sales	243	116	- 52.3%	1,162	1,277	+ 9.9%
Closed Sales	190	205	+ 7.9%	1,055	1,341	+ 27.1%
Days on Market Until Sale	31	14	- 54.8%	30	21	- 30.0%
Median Sales Price*	\$743,000	\$883,000	+ 18.8%	\$705,000	\$845,000	+ 19.9%
Average Sales Price*	\$886,775	\$974,335	+ 9.9%	\$816,675	\$949,321	+ 16.2%
Percent of Original List Price Received*	99.2%	103.3%	+ 4.1%	99.3%	102.8%	+ 3.5%
Percent of List Price Received*	99.9%	103.1%	+ 3.2%	99.9%	102.7%	+ 2.8%
Inventory of Homes for Sale	386	329	- 14.8%	—	—	—
Months Supply of Inventory	2.3	1.7	- 26.1%	—	—	—

* 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.

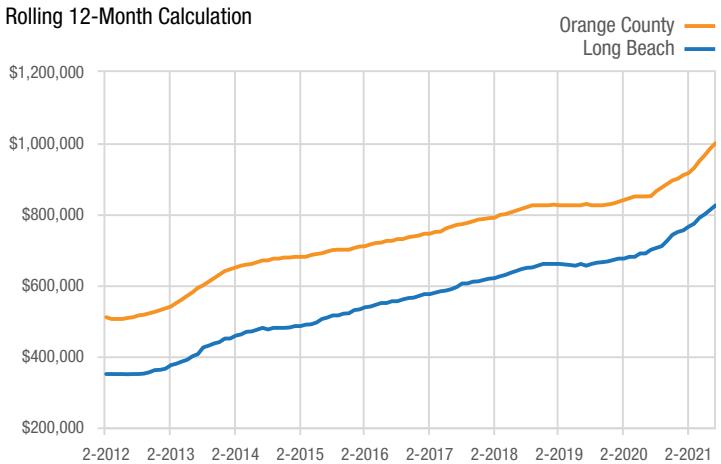
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



Receive Monthly Housing Trend Updates at: PatricksHousingUpdate.com