

# Local Market Update – July 2021

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Huntington Beach

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### Attached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	91	85	- 6.6%	573	682	+ 19.0%
Pending Sales	86	50	- 41.9%	466	556	+ 19.3%
Closed Sales	85	90	+ 5.9%	421	596	+ 41.6%
Days on Market Until Sale	49	11	- 77.6%	41	19	- 53.7%
Median Sales Price*	\$589,000	<b>\$767,500</b>	+ 30.3%	\$585,000	<b>\$650,000</b>	+ 11.1%
Average Sales Price*	\$697,302	<b>\$873,680</b>	+ 25.3%	\$718,884	<b>\$782,465</b>	+ 8.8%
Percent of Original List Price Received*	97.1%	<b>101.9%</b>	+ 4.9%	97.8%	<b>100.3%</b>	+ 2.6%
Percent of List Price Received*	98.7%	<b>101.7%</b>	+ 3.0%	98.7%	<b>100.6%</b>	+ 1.9%
Inventory of Homes for Sale	145	<b>131</b>	- 9.7%	—	—	—
Months Supply of Inventory	2.2	<b>1.7</b>	- 22.7%	—	—	—

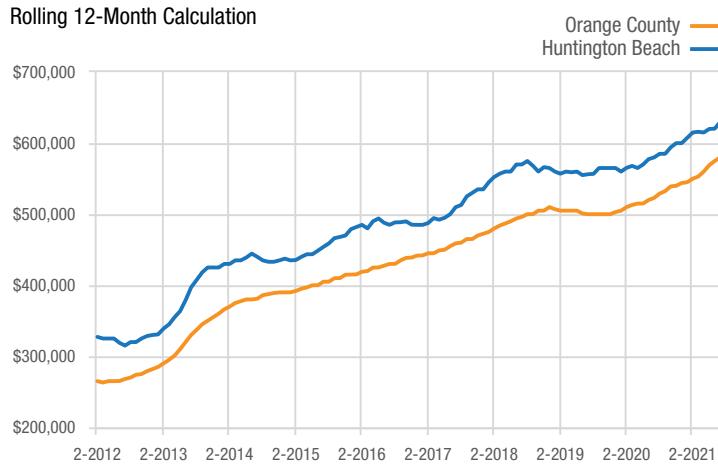
### Detached

Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	151	<b>124</b>	- 17.9%	795	<b>933</b>	+ 17.4%
Pending Sales	118	<b>63</b>	- 46.6%	580	<b>793</b>	+ 36.7%
Closed Sales	102	<b>127</b>	+ 24.5%	510	<b>828</b>	+ 62.4%
Days on Market Until Sale	34	<b>14</b>	- 58.8%	34	<b>22</b>	- 35.3%
Median Sales Price*	\$1,015,000	<b>\$1,261,000</b>	+ 24.2%	\$1,037,500	<b>\$1,196,944</b>	+ 15.4%
Average Sales Price*	\$1,246,762	<b>\$1,454,417</b>	+ 16.7%	\$1,206,076	<b>\$1,425,346</b>	+ 18.2%
Percent of Original List Price Received*	97.8%	<b>102.1%</b>	+ 4.4%	97.5%	<b>101.0%</b>	+ 3.6%
Percent of List Price Received*	98.5%	<b>102.6%</b>	+ 4.2%	98.5%	<b>101.4%</b>	+ 2.9%
Inventory of Homes for Sale	230	<b>163</b>	- 29.1%	—	—	—
Months Supply of Inventory	2.7	<b>1.5</b>	- 44.4%	—	—	—

\* 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.

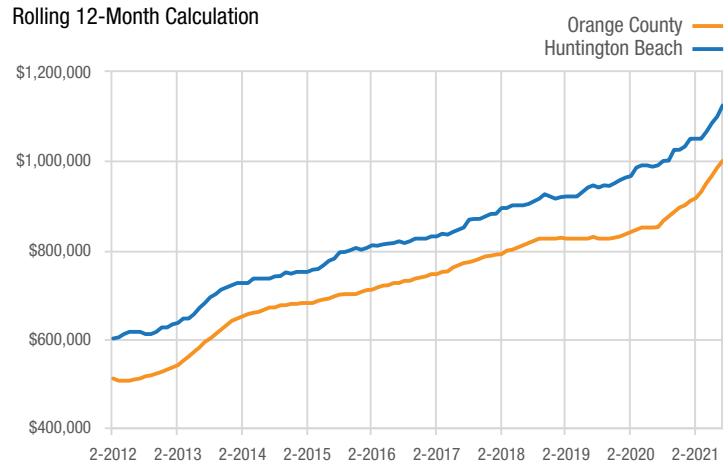
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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