

# Local Market Update – February 2022

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Costa Mesa

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### Attached

Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	27	18	- 33.3%	59	33	- 44.1%
Pending Sales	22	11	- 50.0%	52	23	- 55.8%
Closed Sales	31	15	- 51.6%	55	32	- 41.8%
Days on Market Until Sale	27	8	- 70.4%	26	8	- 69.2%
Median Sales Price*	\$725,000	<b>\$845,000</b>	+ 16.6%	\$650,000	<b>\$814,750</b>	+ 25.3%
Average Sales Price*	\$716,171	<b>\$938,333</b>	+ 31.0%	\$697,574	<b>\$869,797</b>	+ 24.7%
Percent of Original List Price Received*	97.8%	<b>107.3%</b>	+ 9.7%	98.3%	<b>106.2%</b>	+ 8.0%
Percent of List Price Received*	99.5%	<b>106.3%</b>	+ 6.8%	99.4%	<b>105.6%</b>	+ 6.2%
Inventory of Homes for Sale	33	<b>12</b>	- 63.6%	—	—	—
Months Supply of Inventory	1.3	<b>0.6</b>	- 53.8%	—	—	—

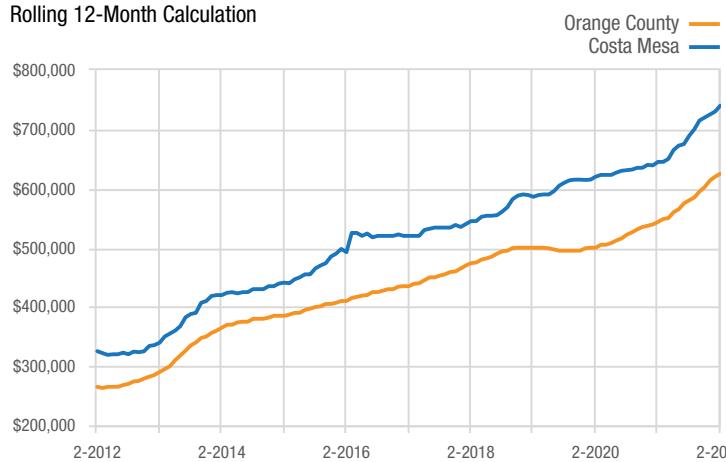
### Detached

Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	58	<b>47</b>	- 19.0%	137	<b>78</b>	- 43.1%
Pending Sales	48	<b>22</b>	- 54.2%	109	<b>55</b>	- 49.5%
Closed Sales	52	<b>27</b>	- 48.1%	95	<b>58</b>	- 38.9%
Days on Market Until Sale	45	<b>11</b>	- 75.6%	35	<b>16</b>	- 54.3%
Median Sales Price*	\$1,087,000	<b>\$1,320,000</b>	+ 21.4%	\$1,095,000	<b>\$1,335,000</b>	+ 21.9%
Average Sales Price*	\$1,151,455	<b>\$1,408,581</b>	+ 22.3%	\$1,181,882	<b>\$1,420,779</b>	+ 20.2%
Percent of Original List Price Received*	99.1%	<b>106.1%</b>	+ 7.1%	99.3%	<b>104.2%</b>	+ 4.9%
Percent of List Price Received*	100.5%	<b>106.1%</b>	+ 5.6%	100.3%	<b>104.6%</b>	+ 4.3%
Inventory of Homes for Sale	84	<b>43</b>	- 48.8%	—	—	—
Months Supply of Inventory	1.6	<b>0.9</b>	- 43.8%	—	—	—

\* 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.

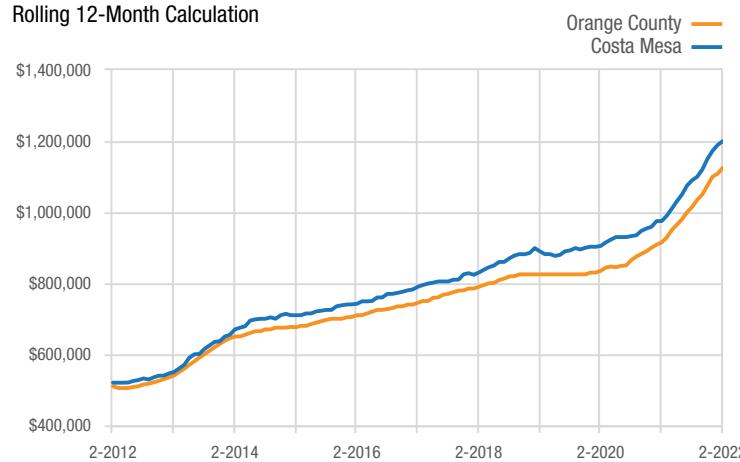
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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