

# Local Market Update – July 2022

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Costa Mesa

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### Attached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	35	15	- 57.1%	205	163	- 20.5%
Pending Sales	19	8	- 57.9%	182	125	- 31.3%
Closed Sales	22	20	- 9.1%	189	136	- 28.0%
Days on Market Until Sale	8	11	+ 37.5%	19	10	- 47.4%
Median Sales Price*	\$656,500	<b>\$790,000</b>	+ 20.3%	\$700,000	<b>\$827,500</b>	+ 18.2%
Average Sales Price*	\$690,886	<b>\$889,550</b>	+ 28.8%	\$726,338	<b>\$888,630</b>	+ 22.3%
Percent of Original List Price Received*	104.0%	<b>100.0%</b>	- 3.8%	101.1%	<b>104.1%</b>	+ 3.0%
Percent of List Price Received*	102.5%	<b>100.1%</b>	- 2.3%	101.5%	<b>103.7%</b>	+ 2.2%
Inventory of Homes for Sale	37	<b>28</b>	- 24.3%	—	—	—
Months Supply of Inventory	1.4	<b>1.5</b>	+ 7.1%	—	—	—

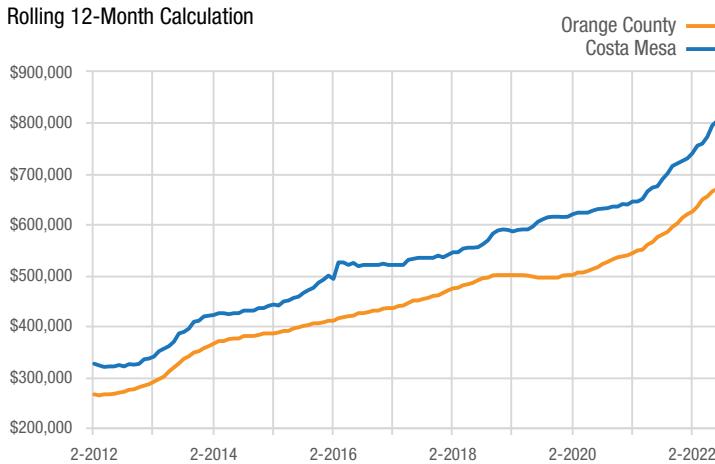
### Detached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	60	<b>59</b>	- 1.7%	467	<b>409</b>	- 12.4%
Pending Sales	59	<b>18</b>	- 69.5%	411	<b>275</b>	- 33.1%
Closed Sales	58	<b>34</b>	- 41.4%	400	<b>284</b>	- 29.0%
Days on Market Until Sale	15	<b>19</b>	+ 26.7%	20	<b>13</b>	- 35.0%
Median Sales Price*	\$1,167,500	<b>\$1,270,000</b>	+ 8.8%	\$1,134,500	<b>\$1,400,000</b>	+ 23.4%
Average Sales Price*	\$1,306,188	<b>\$1,387,809</b>	+ 6.2%	\$1,266,761	<b>\$1,497,568</b>	+ 18.2%
Percent of Original List Price Received*	104.1%	<b>97.7%</b>	- 6.1%	101.7%	<b>104.6%</b>	+ 2.9%
Percent of List Price Received*	104.4%	<b>99.5%</b>	- 4.7%	102.3%	<b>105.1%</b>	+ 2.7%
Inventory of Homes for Sale	72	<b>114</b>	+ 58.3%	—	—	—
Months Supply of Inventory	1.3	<b>2.7</b>	+ 107.7%	—	—	—

\* 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.

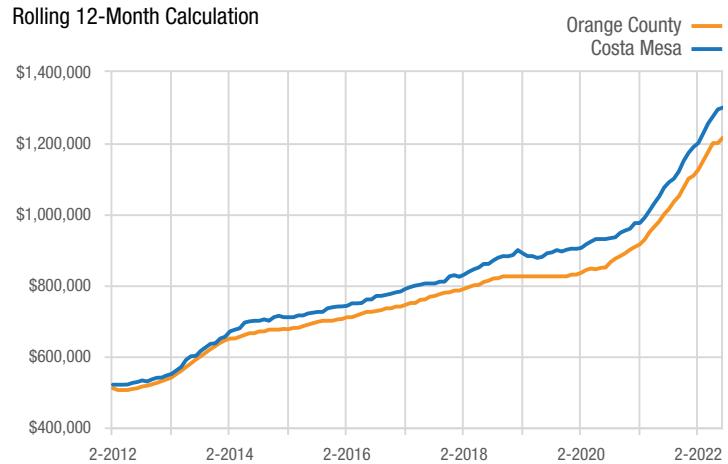
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



Weekly update for City Housing Inventory and Demand: [PatricksHousingInventory.com](http://PatricksHousingInventory.com)