

# Local Market Update – July 2022

Report provided by Orange County REALTORS®



## Costa Mesa

CALL PATRICK 714.401.0893  
Patrick@TheSchwierGroup.com  
SchwierGroupRealEstate.com

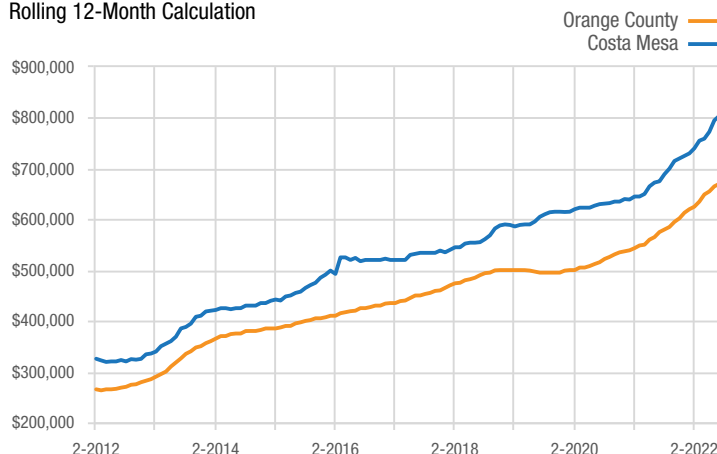
Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	35	15	- 57.1%	205	163	- 20.5%
Pending Sales	19	8	- 57.9%	182	125	- 31.3%
Closed Sales	22	20	- 9.1%	189	136	- 28.0%
Days on Market Until Sale	8	11	+ 37.5%	19	10	- 47.4%
Median Sales Price*	\$656,500	<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%	100.0%	- 3.8%	101.1%	104.1%	+ 3.0%
Percent of List Price Received*	102.5%	100.1%	- 2.3%	101.5%	103.7%	+ 2.2%
Inventory of Homes for Sale	37	28	- 24.3%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	60	59	- 1.7%	467	409	- 12.4%
Pending Sales	59	18	- 69.5%	411	275	- 33.1%
Closed Sales	58	34	- 41.4%	400	284	- 29.0%
Days on Market Until Sale	15	19	+ 26.7%	20	13	- 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%	97.7%	- 6.1%	101.7%	104.6%	+ 2.9%
Percent of List Price Received*	104.4%	99.5%	- 4.7%	102.3%	105.1%	+ 2.7%
Inventory of Homes for Sale	72	114	+ 58.3%	—	—	—
Months Supply of Inventory	1.3	2.7	+ 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.

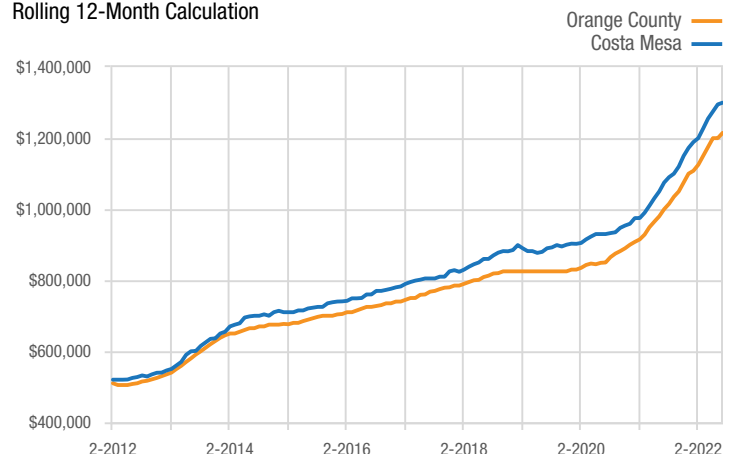
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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