

# Local Market Update – May 2022

Report provided by Orange County REALTORS®

**The Schwier Group**

## Seal Beach

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 SchwierGroupRealEstate.com

### Attached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	44	60	+ 36.4%	207	221	+ 6.8%
Pending Sales	48	19	- 60.4%	230	196	- 14.8%
Closed Sales	35	54	+ 54.3%	191	201	+ 5.2%
Days on Market Until Sale	23	20	- 13.0%	44	26	- 40.9%
Median Sales Price*	\$230,000	\$369,500	+ 60.7%	\$250,000	\$340,000	+ 36.0%
Average Sales Price*	\$283,309	\$420,203	+ 48.3%	\$301,203	\$367,177	+ 21.9%
Percent of Original List Price Received*	98.4%	100.8%	+ 2.4%	97.5%	99.9%	+ 2.5%
Percent of List Price Received*	99.0%	101.0%	+ 2.0%	98.5%	100.5%	+ 2.0%
Inventory of Homes for Sale	39	63	+ 61.5%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

### Detached

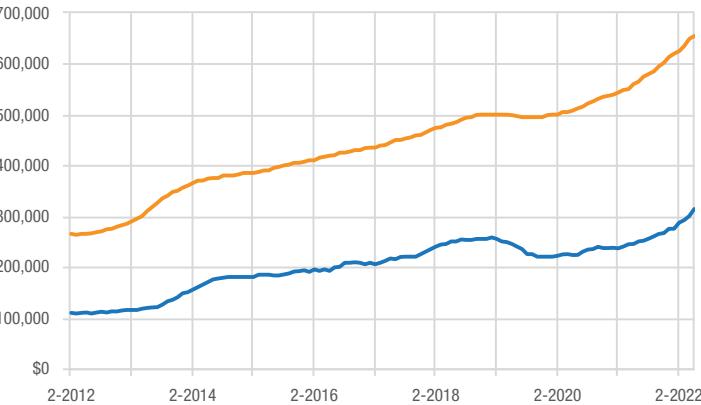
Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	14	13	- 7.1%	81	54	- 33.3%
Pending Sales	15	7	- 53.3%	77	38	- 50.6%
Closed Sales	14	11	- 21.4%	69	34	- 50.7%
Days on Market Until Sale	16	3	- 81.3%	23	11	- 52.2%
Median Sales Price*	\$1,514,000	\$1,350,000	- 10.8%	\$1,357,000	\$1,475,000	+ 8.7%
Average Sales Price*	\$1,641,456	\$1,663,818	+ 1.4%	\$1,544,208	\$1,968,761	+ 27.5%
Percent of Original List Price Received*	99.2%	104.8%	+ 5.6%	99.4%	104.6%	+ 5.2%
Percent of List Price Received*	100.0%	103.4%	+ 3.4%	99.0%	104.1%	+ 5.2%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

\* 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

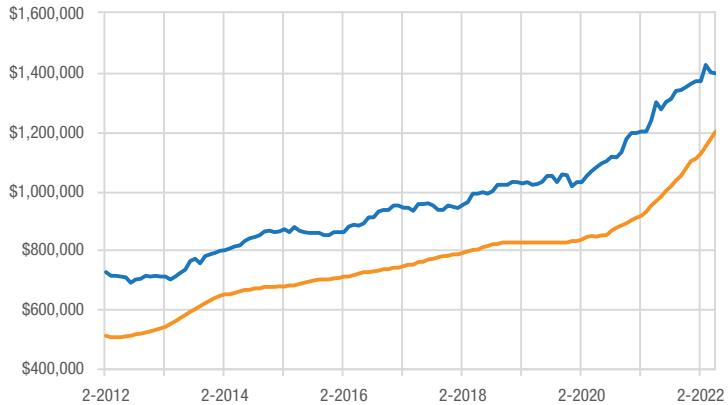
Orange County  
 Seal Beach



### Median Sales Price - Detached

Rolling 12-Month Calculation

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