

Local Market Update for July 2018

Provided by Orange County REALTORS®

Costa Mesa

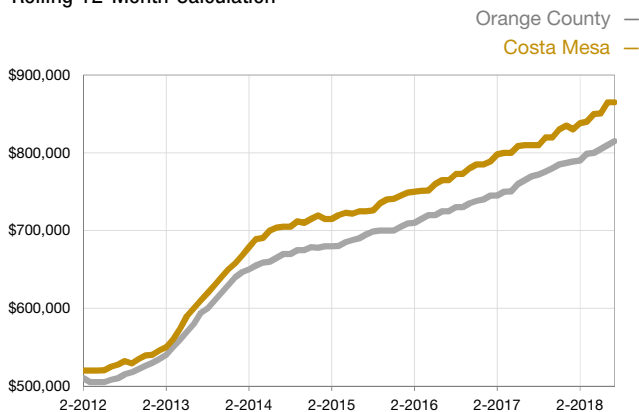
Detached Key Metrics	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
New Listings	66	76	+ 15.2%	514	572	+ 11.3%
Pending Sales	57	31	- 45.6%	406	369	- 9.1%
Closed Sales	58	73	+ 25.9%	381	387	+ 1.6%
Days on Market Until Sale	45	38	- 15.6%	43	36	- 16.3%
Median Sales Price*	\$806,000	\$850,000	+ 5.5%	\$825,000	\$882,000	+ 6.9%
Average Sales Price*	\$888,050	\$920,180	+ 3.6%	\$939,953	\$982,367	+ 4.5%
Percent of Original List Price Received*	96.6%	97.9%	+ 1.3%	97.9%	97.8%	- 0.1%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.7%	98.9%	+ 0.2%
Inventory	141	177	+ 25.5%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

* 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.

Attached Key Metrics	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
New Listings	25	37	+ 48.0%	223	247	+ 10.8%
Pending Sales	29	15	- 48.3%	180	164	- 8.9%
Closed Sales	30	28	- 6.7%	168	168	0.0%
Days on Market Until Sale	26	34	+ 30.8%	38	24	- 36.8%
Median Sales Price*	\$550,000	\$578,500	+ 5.2%	\$554,944	\$604,750	+ 9.0%
Average Sales Price*	\$692,025	\$780,132	+ 12.7%	\$638,531	\$734,332	+ 15.0%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	98.5%	99.2%	+ 0.7%
Percent of List Price Received*	98.9%	98.6%	- 0.3%	99.1%	99.3%	+ 0.2%
Inventory	46	76	+ 65.2%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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 – Detached
Rolling 12-Month Calculation



Median Sales Price – Attached
Rolling 12-Month Calculation

