

# Local Market Update – August 2022

A Research Tool Provided by the Pacific West Association of REALTORS®



## Laguna Beach

Orange County

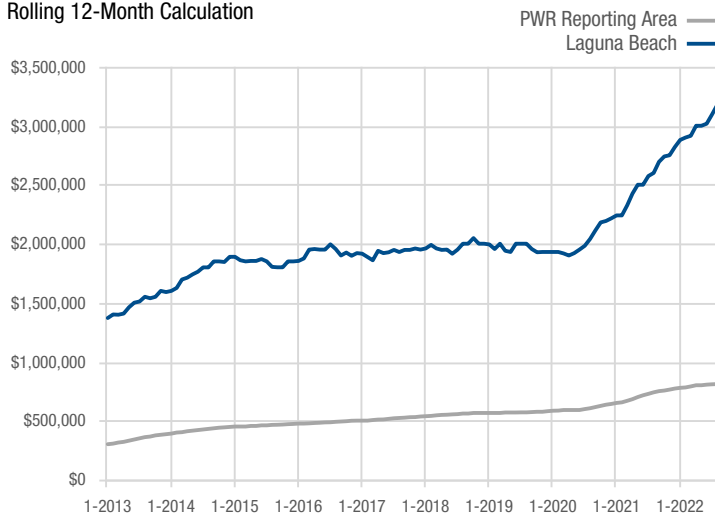
Single Family	August			Last 12 Months		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	59	29	- 50.8%	602	406	- 32.6%
Pending Sales	42	12	- 71.4%	484	314	- 35.1%
Closed Sales	45	38	- 15.6%	498	354	- 28.9%
Days on Market Until Sale	47	43	- 8.5%	61	48	- 21.3%
Median Sales Price*	\$2,775,000	<b>\$3,675,000</b>	+ 32.4%	\$2,600,000	<b>\$3,177,000</b>	+ 22.2%
Average Sales Price*	\$3,330,313	<b>\$5,911,994</b>	+ 77.5%	\$3,336,244	<b>\$4,493,465</b>	+ 34.7%
Percent of Original List Price Received*	96.9%	<b>93.0%</b>	- 4.0%	95.2%	<b>97.0%</b>	+ 1.9%
Inventory of Homes for Sale	136	<b>105</b>	- 22.8%	—	—	—
Months Supply of Inventory	3.4	<b>4.0</b>	+ 17.6%	—	—	—

Townhouse-Condo	August			Last 12 Months		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	3	1	- 66.7%	81	74	- 8.6%
Pending Sales	4	0	- 100.0%	74	55	- 25.7%
Closed Sales	11	3	- 72.7%	80	60	- 25.0%
Days on Market Until Sale	31	18	- 41.9%	73	25	- 65.8%
Median Sales Price*	\$1,069,000	<b>\$1,050,000</b>	- 1.8%	\$1,125,000	<b>\$1,500,500</b>	+ 33.4%
Average Sales Price*	\$1,662,091	<b>\$4,066,633</b>	+ 144.7%	\$1,424,775	<b>\$2,176,473</b>	+ 52.8%
Percent of Original List Price Received*	99.7%	<b>96.1%</b>	- 3.6%	97.7%	<b>99.9%</b>	+ 2.3%
Inventory of Homes for Sale	6	<b>11</b>	+ 83.3%	—	—	—
Months Supply of Inventory	1.0	<b>2.2</b>	+ 120.0%	—	—	—

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



Each data point represents the median sales price in a given month.

### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

