



AREA REPORT

COSTA MESA

JANUARY 2024 | SINGLE FAMILY

Dear Devin,

Here is your latest Area Report, analyzing data as it affects a specific market area. The Market Summary below offers a look at sales activity for the prior month and year, along with current and past year-to-date statistics. The graphs cover several different aspects of the real estate market. Note how some of the graphs break out trends by price increments. Please contact us if you would like more information on the current market.



DEVIN LUCAS

CalRE : 01912302

Cell: 949-478-1135

Office: 949-478-1623

devin@lucas-real-estate.com

lucas-real-estate.com

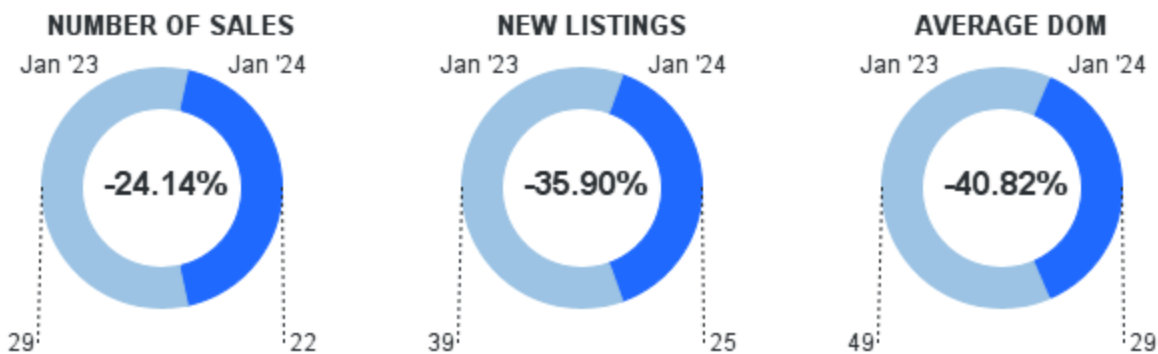


COLDWELL BANKER
REALTY

COSTA MESA | January 2024

REAL ESTATE SNAPSHOT - Change since this time last year


Single Family



14.90% 
MEDIAN SALES PRICE
SINGLE FAMILY

3.10% 
AVERAGE SALES PRICE
SINGLE FAMILY

12.94% 
MEDIAN LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

-0.12% 
AVERAGE LIST PRICE
(SOLD LISTINGS)
SINGLE FAMILY

 Jan '23  Jan '24

AREA
REPORT
COSTA MESA

FULL MARKET SUMMARY

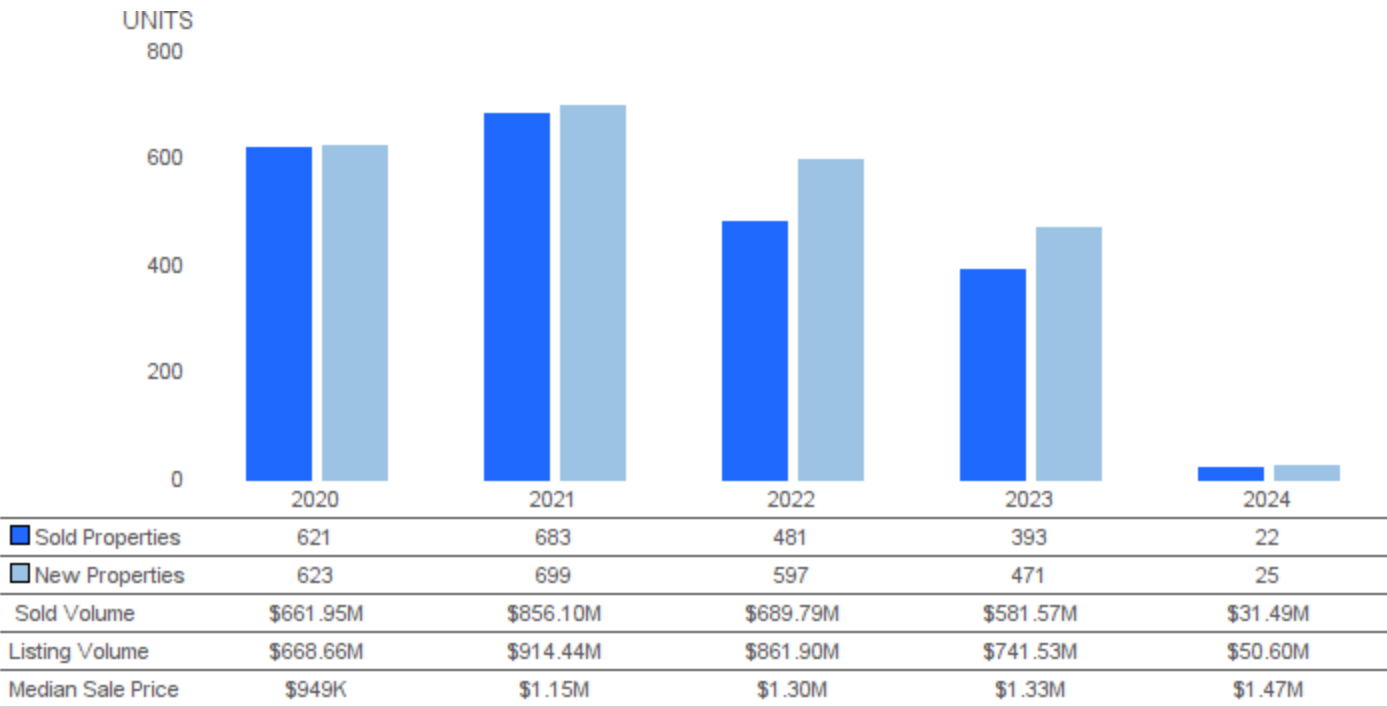
January 2024 | Single Family ?

	Month to Date			Year to Date		
	January 2024	January 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	25	39	-35.9% ⬇️	25	39	-35.9% ⬇️
Sold Listings	22	29	-24.14% ⬇️	22	29	-24.14% ⬇️
Median List Price (Solds)	\$1,439,950	\$1,275,000	12.94% ⬆️	\$1,439,950	\$1,275,000	12.94% ⬆️
Median Sold Price	\$1,465,000	\$1,275,000	14.9% ⬆️	\$1,465,000	\$1,275,000	14.9% ⬆️
Median Days on Market	17	41	-58.54% ⬇️	17	41	-58.54% ⬇️
Average List Price (Solds)	\$1,442,668	\$1,444,372	-0.12% ⬇️	\$1,442,668	\$1,444,372	-0.12% ⬇️
Average Sold Price	\$1,431,295	\$1,388,275	3.1% ⬆️	\$1,431,295	\$1,388,275	3.1% ⬆️
Average Days on Market	29	49	-40.82% ⬇️	29	49	-40.82% ⬇️
List/Sold Price Ratio	99.4%	96.7%	2.78% ⬆️	99.4%	96.7%	2.78% ⬆️

SOLD AND NEW PROPERTIES (UNITS)

January 2024 | Single Family ?

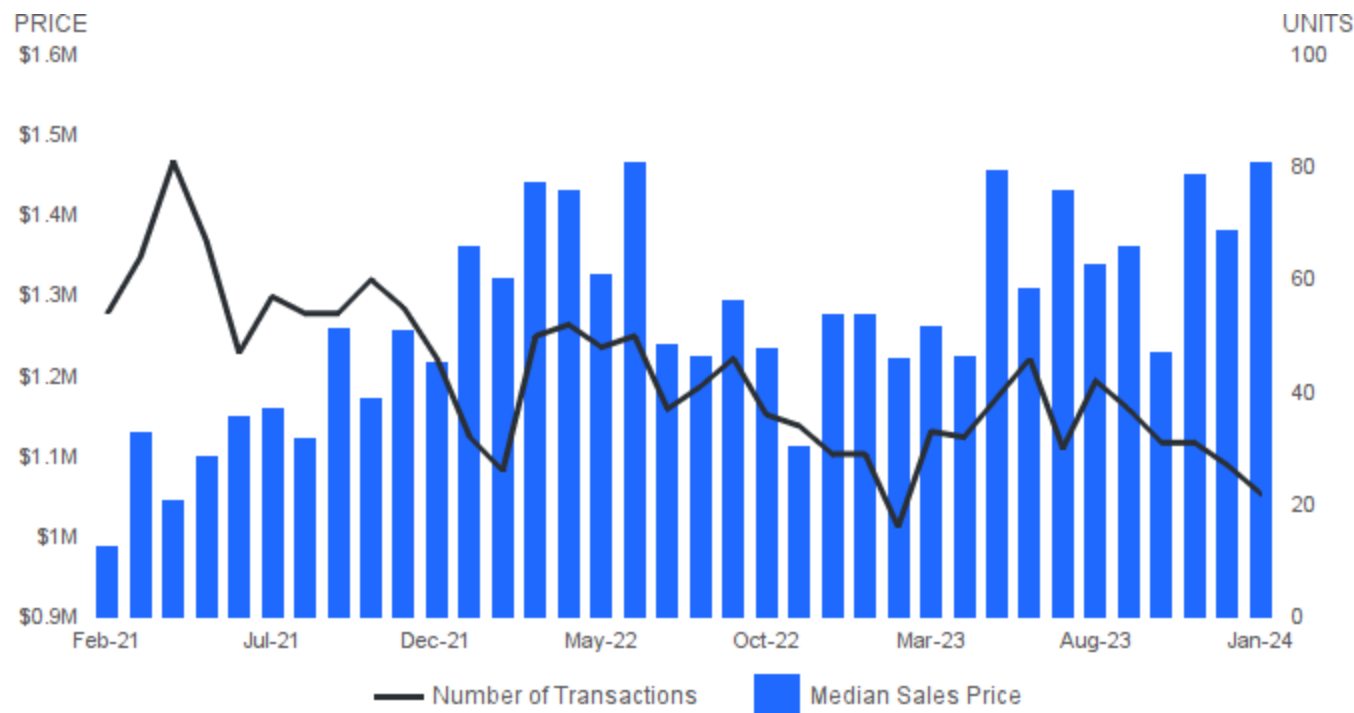
Sold Properties | Number of properties sold during the year
New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

January 2024 | Single Family ?

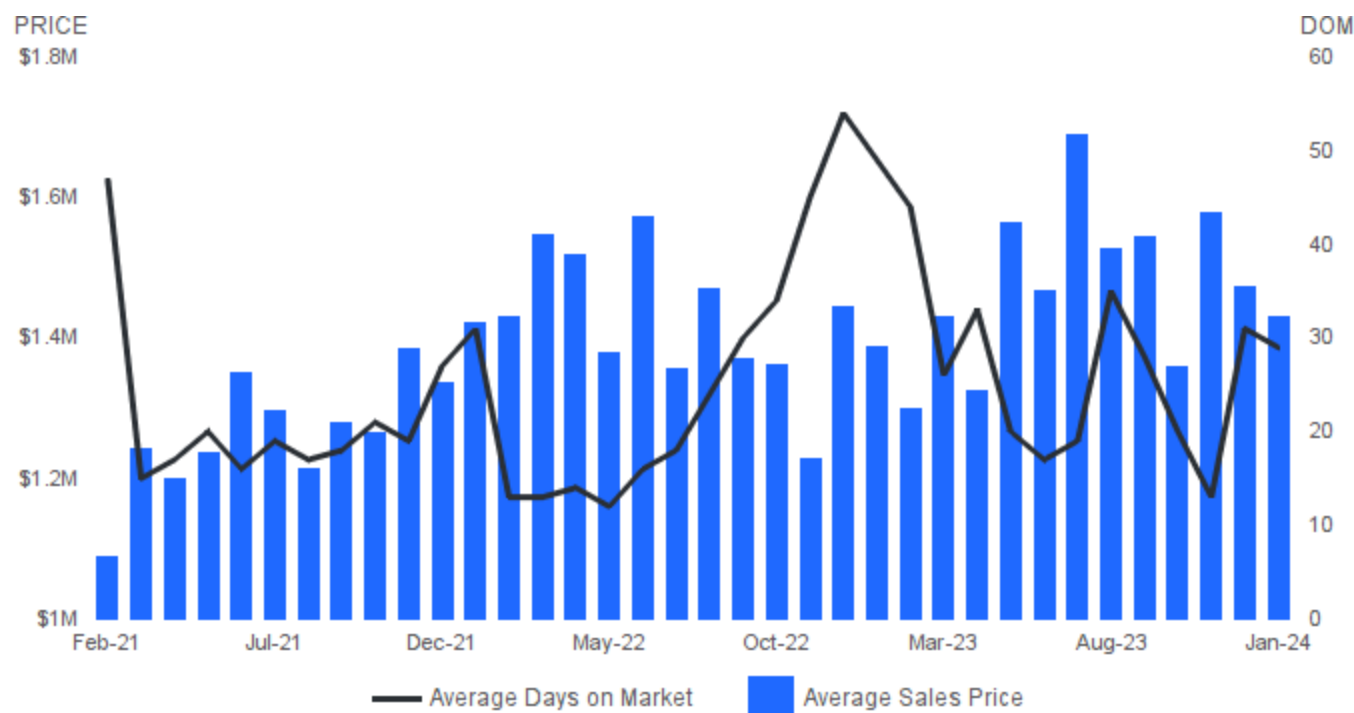
Median Sales Price | Price of the ""middle"" property sold -an equal number of sales were above and below this price.
Number of Sales | Number of properties sold.



AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

January 2024 | Single Family ?

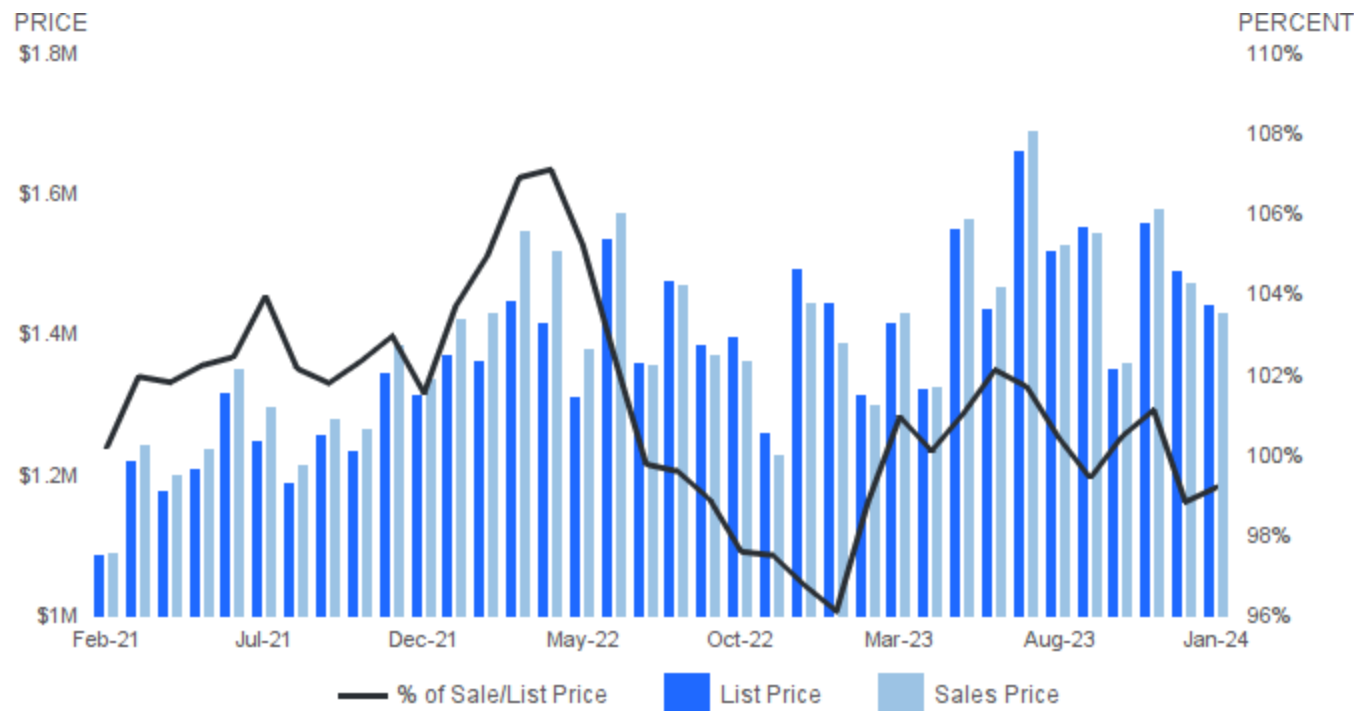
Average Sales Price | Average sales price for all properties sold.
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

January 2024 | Single Family ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

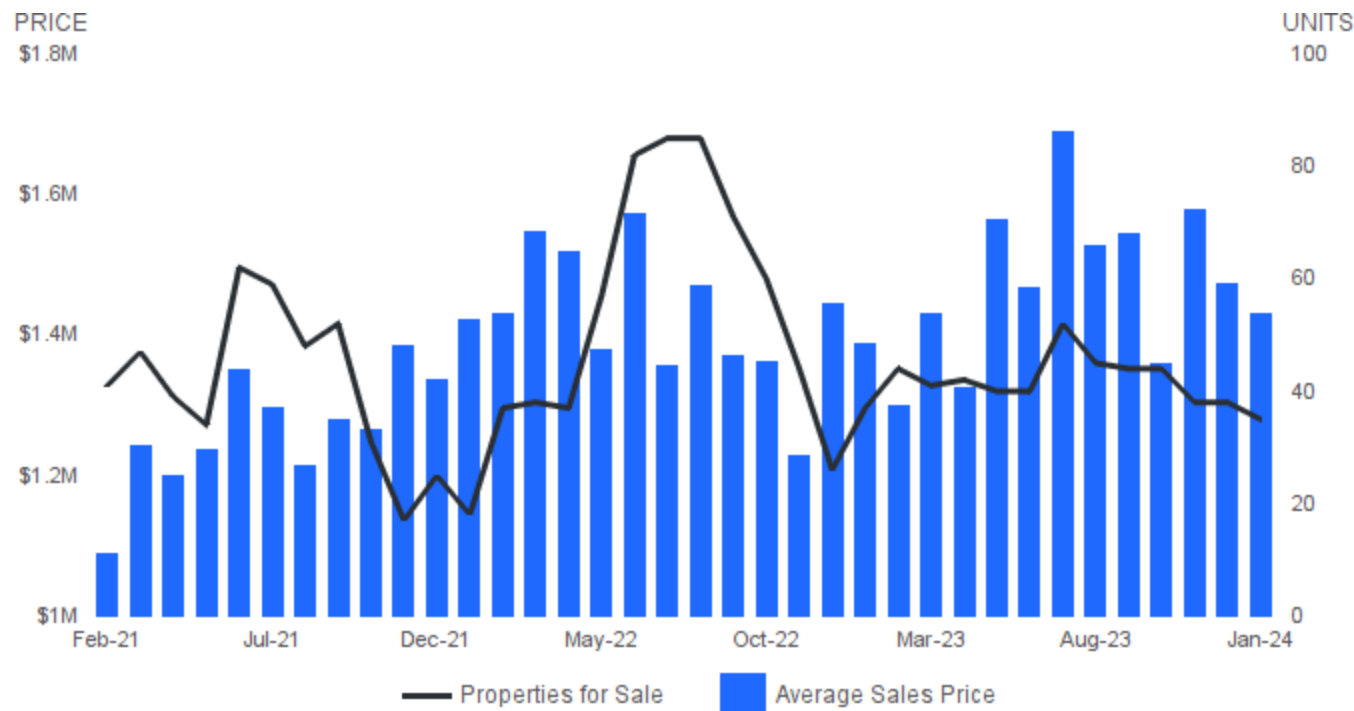


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

January 2024 | Single Family ?

Average Sales Price | Average sales price for all properties sold.

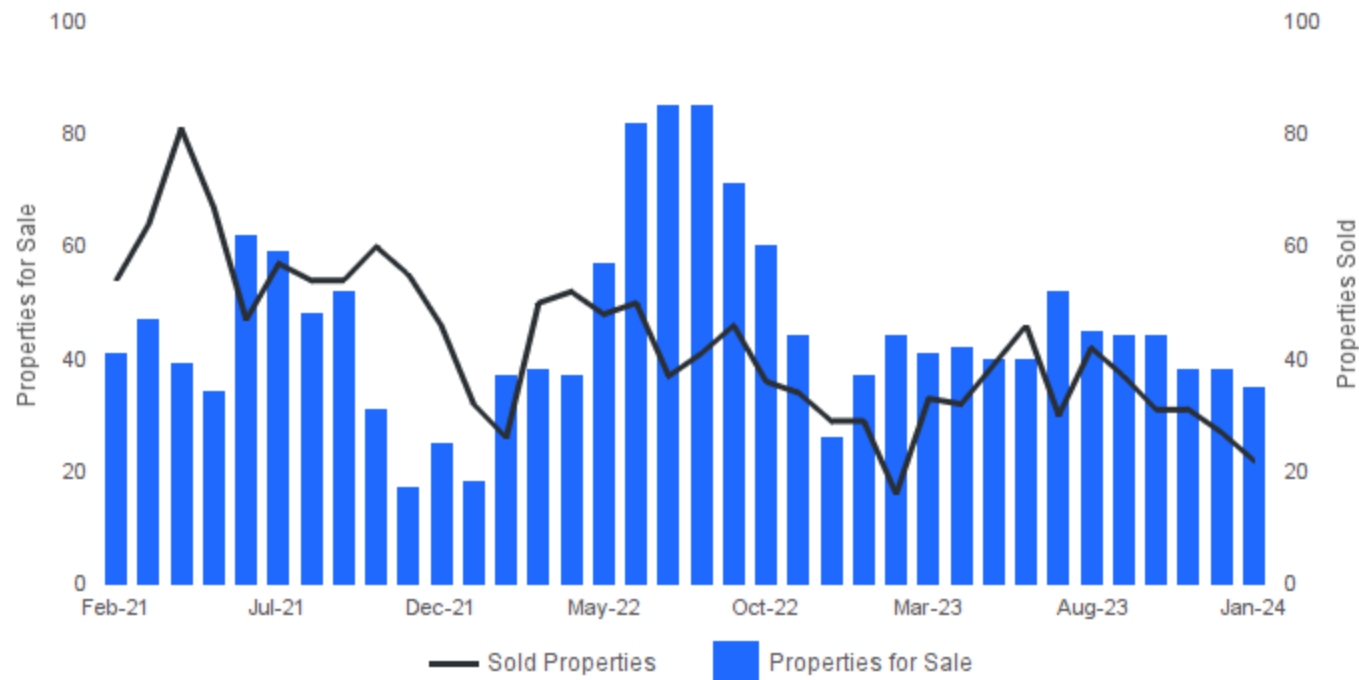
Properties for Sale | Number of properties listed for sale at the end of month.



PROPERTIES FOR SALE AND SOLD PROPERTIES

January 2024 | Single Family ?

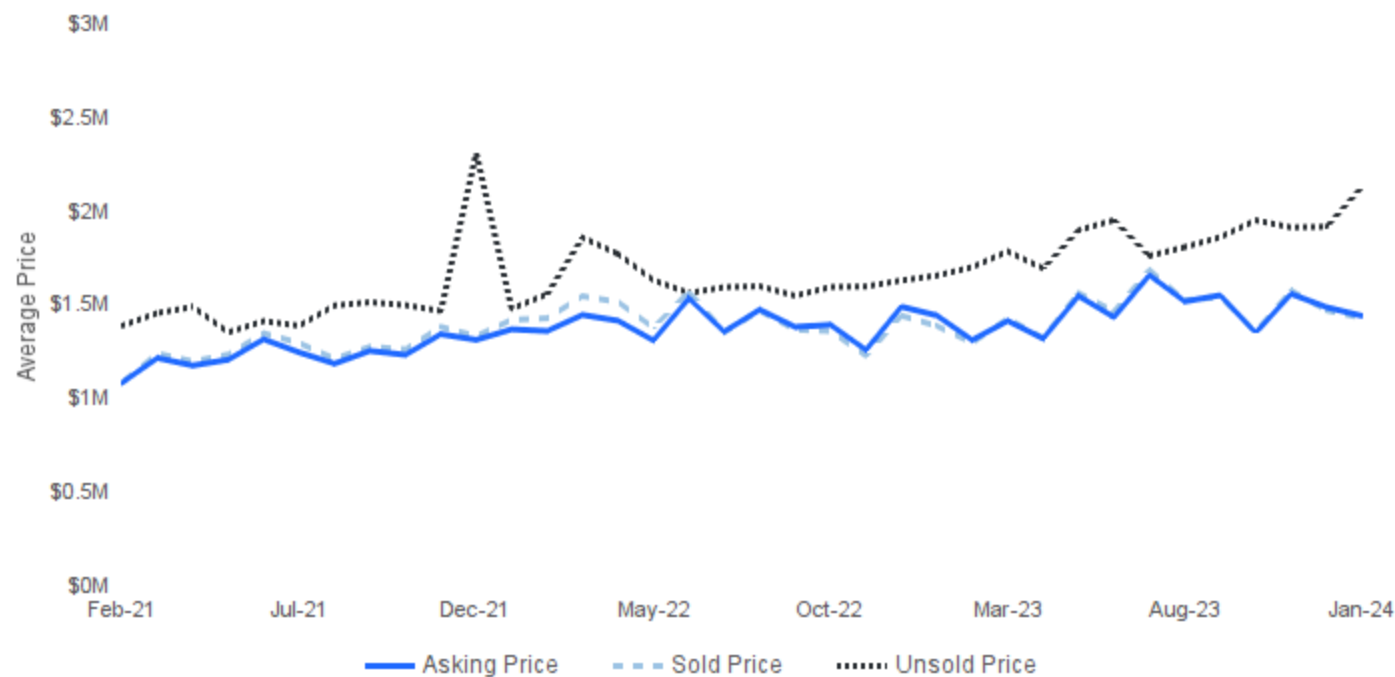
Properties for Sale | Number of properties listed for sale at the end of month.
Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

January 2024 | Single Family ?

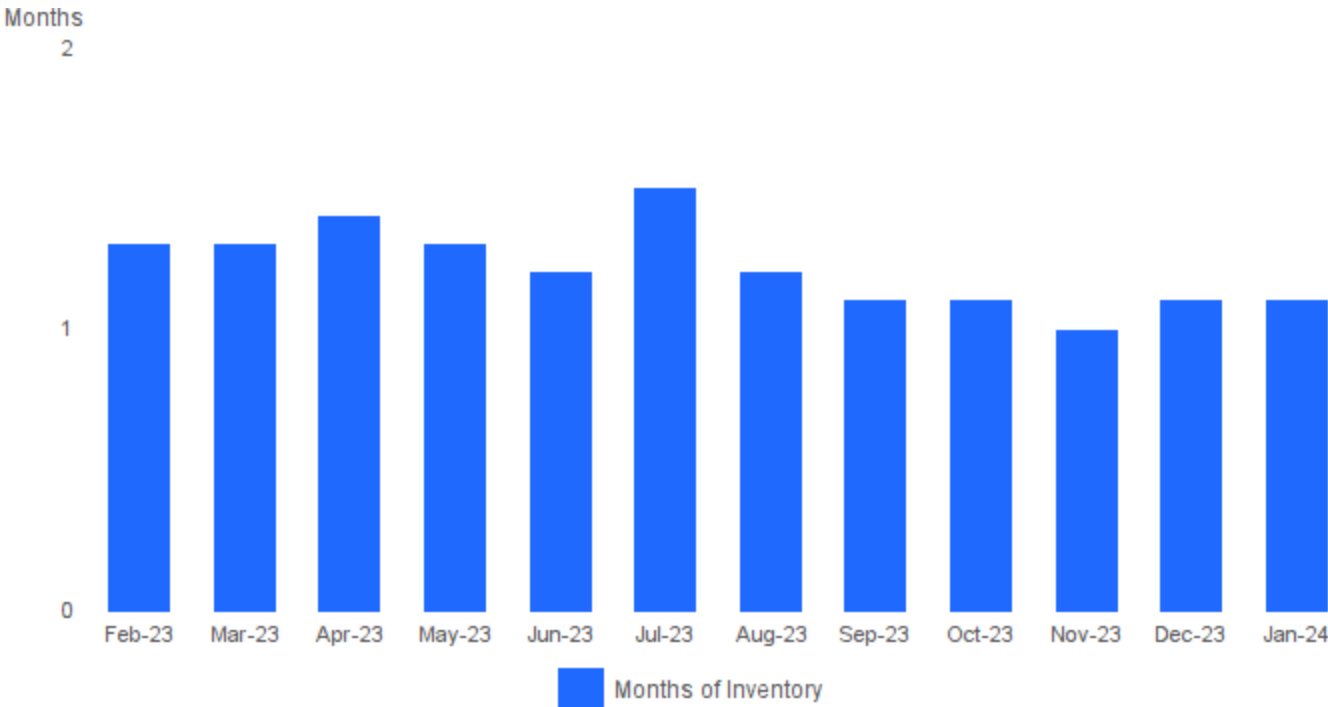
Asking Price | the average asking price of sold properties
Sold Price | the average selling price
Unsold Price | the average active list price



ABSORPTION RATE

January 2024 | Single Family ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



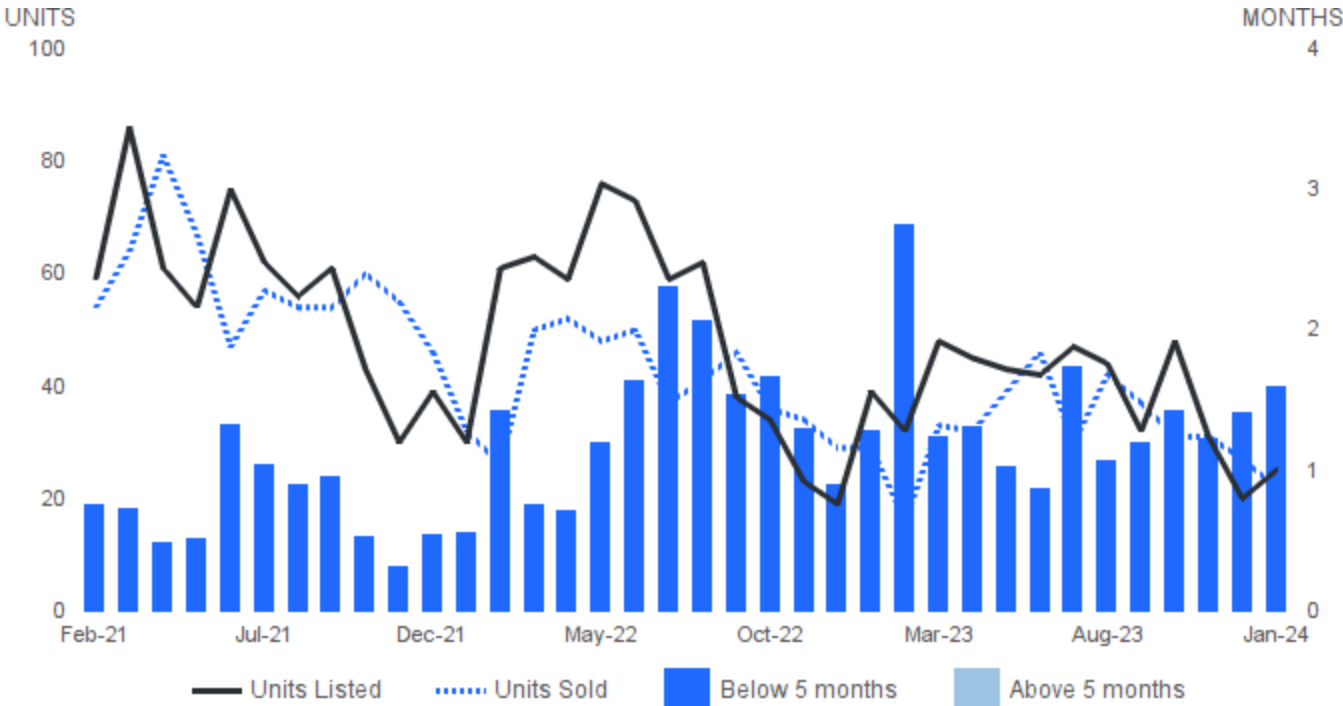
MONTHS SUPPLY OF INVENTORY

January 2024 | Single Family ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.



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