

Local Market Update – December 2021

Report provided by Orange County REALTORS®



San Clemente

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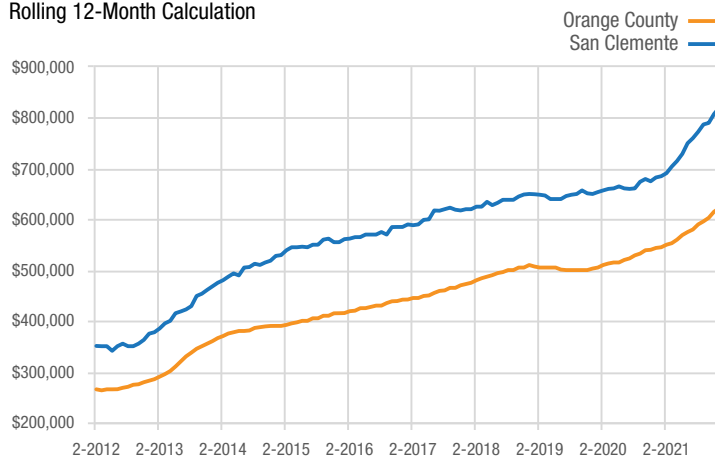
Attached	December			Year to Date		
Key Metrics	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	24	15	- 37.5%	422	368	- 12.8%
Pending Sales	35	9	- 74.3%	344	328	- 4.7%
Closed Sales	33	18	- 45.5%	330	353	+ 7.0%
Days on Market Until Sale	32	17	- 46.9%	38	22	- 42.1%
Median Sales Price*	\$695,000	\$912,600	+ 31.3%	\$682,500	\$820,000	+ 20.1%
Average Sales Price*	\$901,119	\$1,055,844	+ 17.2%	\$853,591	\$1,021,814	+ 19.7%
Percent of Original List Price Received*	97.8%	100.1%	+ 2.4%	98.2%	101.0%	+ 2.9%
Percent of List Price Received*	98.9%	101.7%	+ 2.8%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	39	20	- 48.7%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

Detached	December			Year to Date		
Key Metrics	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	46	30	- 34.8%	938	847	- 9.7%
Pending Sales	46	20	- 56.5%	780	783	+ 0.4%
Closed Sales	53	51	- 3.8%	783	816	+ 4.2%
Days on Market Until Sale	23	21	- 8.7%	39	20	- 48.7%
Median Sales Price*	\$1,150,000	\$1,630,000	+ 41.7%	\$1,150,000	\$1,450,000	+ 26.1%
Average Sales Price*	\$1,325,127	\$1,804,603	+ 36.2%	\$1,342,637	\$1,702,754	+ 26.8%
Percent of Original List Price Received*	99.3%	102.8%	+ 3.5%	97.3%	100.8%	+ 3.6%
Percent of List Price Received*	99.9%	102.8%	+ 2.9%	98.5%	101.2%	+ 2.7%
Inventory of Homes for Sale	101	43	- 57.4%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

* 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.

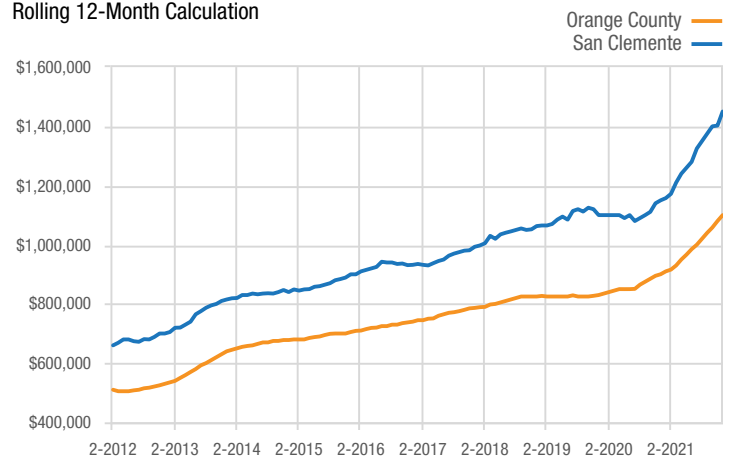
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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