

Local Market Update – July 2022

Report provided by Orange County REALTORS®

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Group

San Clemente

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Attached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	25	13	- 48.0%	225	165	- 26.7%
Pending Sales	21	3	- 85.7%	201	127	- 36.8%
Closed Sales	30	21	- 30.0%	208	137	- 34.1%
Days on Market Until Sale	9	22	+ 144.4%	22	16	- 27.3%
Median Sales Price*	\$734,000	\$775,000	+ 5.6%	\$767,000	\$920,000	+ 19.9%
Average Sales Price*	\$819,100	\$840,953	+ 2.7%	\$902,104	\$1,030,262	+ 14.2%
Percent of Original List Price Received*	103.3%	97.6%	- 5.5%	100.9%	102.9%	+ 2.0%
Percent of List Price Received*	103.3%	99.5%	- 3.7%	101.7%	102.8%	+ 1.1%
Inventory of Homes for Sale	37	30	- 18.9%	—	—	—
Months Supply of Inventory	1.2	1.6	+ 33.3%	—	—	—

Detached

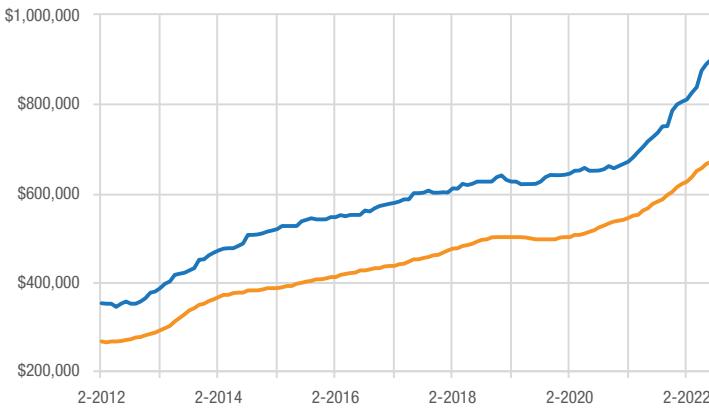
Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	72	60	- 16.7%	571	452	- 20.8%
Pending Sales	63	17	- 73.0%	509	288	- 43.4%
Closed Sales	75	34	- 54.7%	497	313	- 37.0%
Days on Market Until Sale	21	27	+ 28.6%	20	16	- 20.0%
Median Sales Price*	\$1,431,800	\$1,674,500	+ 17.0%	\$1,380,000	\$1,800,000	+ 30.4%
Average Sales Price*	\$1,675,210	\$2,027,716	+ 21.0%	\$1,608,971	\$2,110,700	+ 31.2%
Percent of Original List Price Received*	100.5%	95.3%	- 5.2%	100.5%	101.9%	+ 1.4%
Percent of List Price Received*	101.3%	99.0%	- 2.3%	101.0%	102.6%	+ 1.6%
Inventory of Homes for Sale	94	133	+ 41.5%	—	—	—
Months Supply of Inventory	1.3	2.8	+ 115.4%	—	—	—

* 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

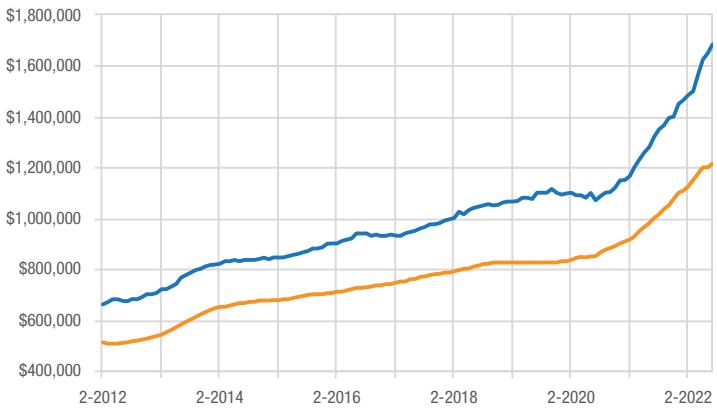
Orange County —
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Median Sales Price - Detached

Rolling 12-Month Calculation

Orange County —
San Clemente —



Weekly update for City Housing Inventory and Demand: PatricksHousingInventory.com