

Local Market Update – October 2022

Report provided by Orange County REALTORS®



Lake Forest

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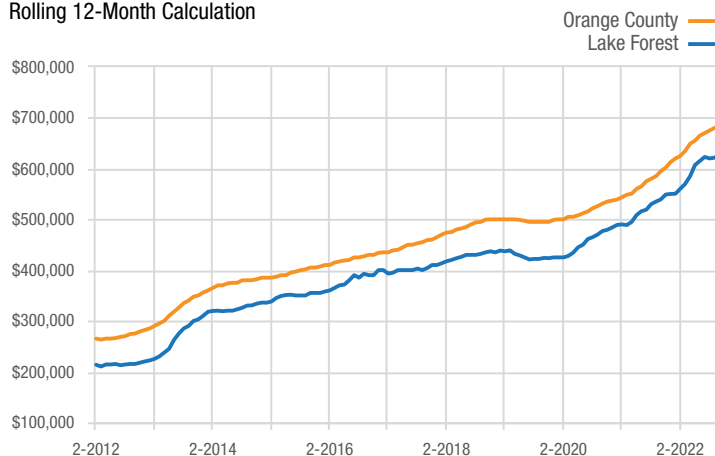
Attached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	45	28	- 37.8%	549	436	- 20.6%
Pending Sales	49	15	- 69.4%	529	348	- 34.2%
Closed Sales	57	31	- 45.6%	532	367	- 31.0%
Days on Market Until Sale	18	26	+ 44.4%	16	15	- 6.3%
Median Sales Price*	\$540,000	\$610,000	+ 13.0%	\$550,000	\$630,000	+ 14.5%
Average Sales Price*	\$589,445	\$666,645	+ 13.1%	\$582,435	\$705,513	+ 21.1%
Percent of Original List Price Received*	101.1%	98.1%	- 3.0%	102.4%	103.8%	+ 1.4%
Percent of List Price Received*	101.8%	99.9%	- 1.9%	102.4%	103.4%	+ 1.0%
Inventory of Homes for Sale	28	46	+ 64.3%	—	—	—
Months Supply of Inventory	0.5	1.4	+ 180.0%	—	—	—

Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	58	28	- 51.7%	769	676	- 12.1%
Pending Sales	59	19	- 67.8%	705	517	- 26.7%
Closed Sales	63	39	- 38.1%	686	520	- 24.2%
Days on Market Until Sale	17	38	+ 123.5%	18	18	0.0%
Median Sales Price*	\$1,055,000	\$1,125,000	+ 6.6%	\$998,000	\$1,222,500	+ 22.5%
Average Sales Price*	\$1,147,456	\$1,122,236	- 2.2%	\$1,082,939	\$1,296,327	+ 19.7%
Percent of Original List Price Received*	101.8%	95.9%	- 5.8%	102.7%	103.2%	+ 0.5%
Percent of List Price Received*	102.0%	99.3%	- 2.6%	102.7%	103.8%	+ 1.1%
Inventory of Homes for Sale	63	89	+ 41.3%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

* 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.

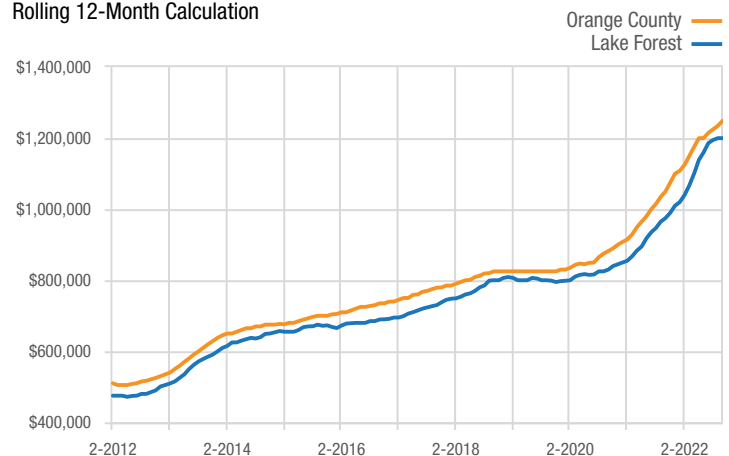
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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