

Local Market Update – December 2021

Report provided by Orange County REALTORS®

The
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Group

Aliso Viejo

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Attached

Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	21	20	- 4.8%	482	486	+ 0.8%
Pending Sales	36	17	- 52.8%	424	451	+ 6.4%
Closed Sales	56	30	- 46.4%	427	472	+ 10.5%
Days on Market Until Sale	21	11	- 47.6%	22	12	- 45.5%
Median Sales Price*	\$555,000	\$741,000	+ 33.5%	\$525,000	\$630,000	+ 20.0%
Average Sales Price*	\$560,142	\$724,627	+ 29.4%	\$536,455	\$635,092	+ 18.4%
Percent of Original List Price Received*	99.8%	105.6%	+ 5.8%	99.4%	104.2%	+ 4.8%
Percent of List Price Received*	100.3%	105.0%	+ 4.7%	99.9%	103.7%	+ 3.8%
Inventory of Homes for Sale	27	17	- 37.0%	—	—	—
Months Supply of Inventory	0.8	0.5	- 37.5%	—	—	—

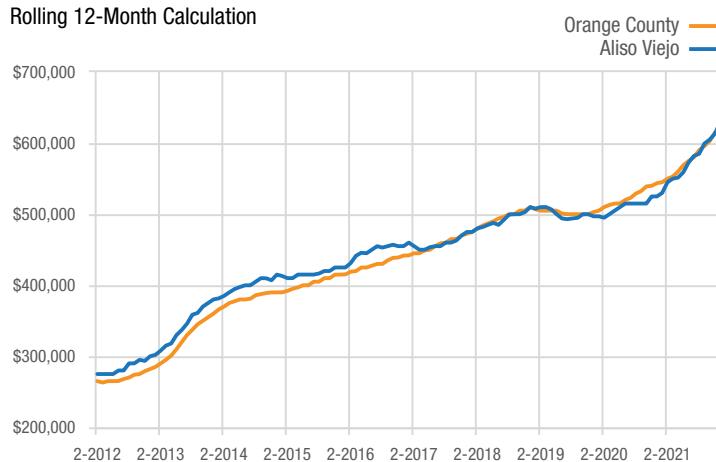
Detached

Key Metrics	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	13	8	- 38.5%	344	304	- 11.6%
Pending Sales	18	8	- 55.6%	303	281	- 7.3%
Closed Sales	31	14	- 54.8%	304	295	- 3.0%
Days on Market Until Sale	30	13	- 56.7%	26	12	- 53.8%
Median Sales Price*	\$845,000	\$992,500	+ 17.5%	\$825,000	\$990,000	+ 20.0%
Average Sales Price*	\$956,113	\$1,059,250	+ 10.8%	\$897,785	\$1,064,826	+ 18.6%
Percent of Original List Price Received*	100.0%	106.4%	+ 6.4%	99.0%	104.7%	+ 5.8%
Percent of List Price Received*	100.3%	107.5%	+ 7.2%	99.5%	104.6%	+ 5.1%
Inventory of Homes for Sale	21	8	- 61.9%	—	—	—
Months Supply of Inventory	0.8	0.3	- 62.5%	—	—	—

* 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.

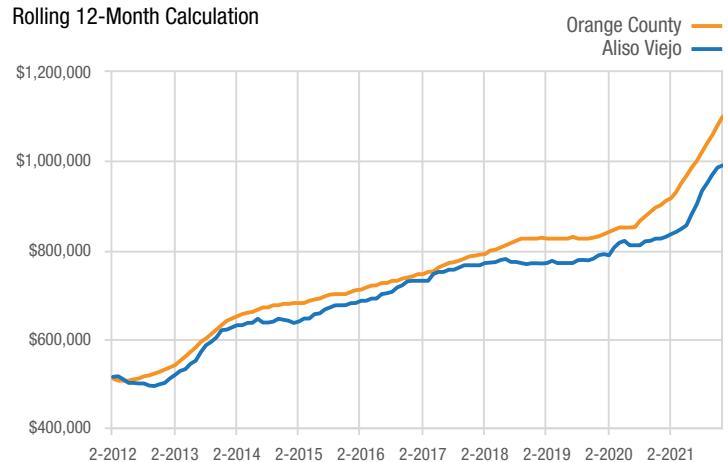
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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