

# Local Market Update – October 2022

Report provided by Orange County REALTORS®



## Mission Viejo

CALL PATRICK 714.401.0893  
Patrick@TheSchwierGroup.com  
SchwierGroupRealEstate.com

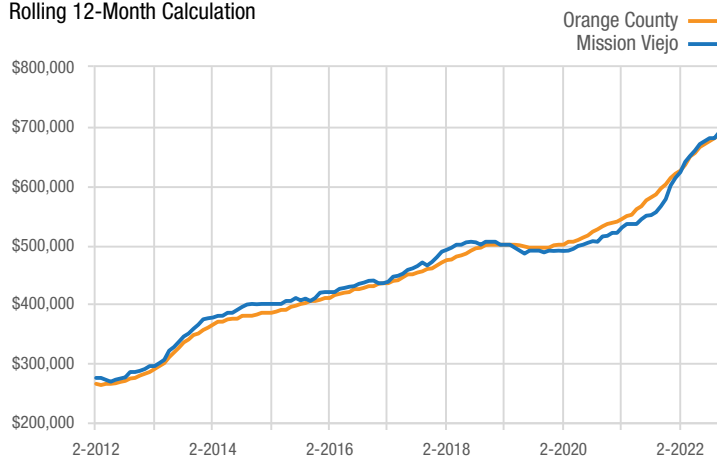
| Attached                                 | October   |           |          | Year to Date |              |          |
|--|-----------|-----------|----------|--------------|--------------|----------|
| Key Metrics                              | 2021      | 2022      | % Change | Thru 10-2021 | Thru 10-2022 | % Change |
| New Listings                             | 30        | 22        | - 26.7%  | 407          | 357          | - 12.3%  |
| Pending Sales                            | 35        | 10        | - 71.4%  | 383          | 268          | - 30.0%  |
| Closed Sales                             | 36        | 28        | - 22.2%  | 387          | 281          | - 27.4%  |
| Days on Market Until Sale                | 15        | 35        | + 133.3% | 15           | 17           | + 13.3%  |
| Median Sales Price*                      | \$665,000 | \$715,000 | + 7.5%   | \$590,000    | \$694,500    | + 17.7%  |
| Average Sales Price*                     | \$624,755 | \$707,557 | + 13.3%  | \$585,813    | \$695,909    | + 18.8%  |
| Percent of Original List Price Received* | 101.4%    | 95.4%     | - 5.9%   | 102.1%       | 102.7%       | + 0.6%   |
| Percent of List Price Received*          | 102.4%    | 98.9%     | - 3.4%   | 102.2%       | 103.0%       | + 0.8%   |
| Inventory of Homes for Sale              | 29        | 52        | + 79.3%  | —            | —            | —        |
| Months Supply of Inventory               | 0.8       | 2.0       | + 150.0% | —            | —            | —        |

| Detached                                 | October     |             |          | Year to Date |              |          |
|--|-------------|-------------|----------|--------------|--------------|----------|
| Key Metrics                              | 2021        | 2022        | % Change | Thru 10-2021 | Thru 10-2022 | % Change |
| New Listings                             | 91          | 57          | - 37.4%  | 1,120        | 890          | - 20.5%  |
| Pending Sales                            | 79          | 19          | - 75.9%  | 1,010        | 690          | - 31.7%  |
| Closed Sales                             | 91          | 61          | - 33.0%  | 991          | 723          | - 27.0%  |
| Days on Market Until Sale                | 17          | 34          | + 100.0% | 13           | 17           | + 30.8%  |
| Median Sales Price*                      | \$1,025,000 | \$1,099,000 | + 7.2%   | \$960,000    | \$1,150,000  | + 19.8%  |
| Average Sales Price*                     | \$1,055,602 | \$1,134,932 | + 7.5%   | \$1,015,164  | \$1,200,379  | + 18.2%  |
| Percent of Original List Price Received* | 102.8%      | 96.7%       | - 5.9%   | 103.5%       | 102.4%       | - 1.1%   |
| Percent of List Price Received*          | 102.9%      | 98.5%       | - 4.3%   | 103.2%       | 103.0%       | - 0.2%   |
| Inventory of Homes for Sale              | 87          | 125         | + 43.7%  | —            | —            | —        |
| 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.

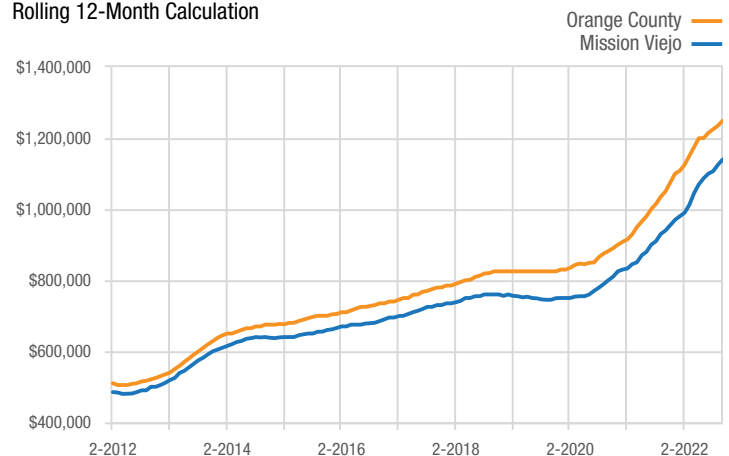
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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