

# Local Market Update – October 2022

Report provided by Orange County REALTORS®



## Mission Viejo

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### Attached

Key Metrics	October			Year to Date		
	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	<b>\$715,000</b>	+ 7.5%	\$590,000	<b>\$694,500</b>	+ 17.7%
Average Sales Price*	\$624,755	<b>\$707,557</b>	+ 13.3%	\$585,813	<b>\$695,909</b>	+ 18.8%
Percent of Original List Price Received*	101.4%	<b>95.4%</b>	- 5.9%	102.1%	<b>102.7%</b>	+ 0.6%
Percent of List Price Received*	102.4%	<b>98.9%</b>	- 3.4%	102.2%	<b>103.0%</b>	+ 0.8%
Inventory of Homes for Sale	29	<b>52</b>	+ 79.3%	—	—	—
Months Supply of Inventory	0.8	<b>2.0</b>	+ 150.0%	—	—	—

### Detached

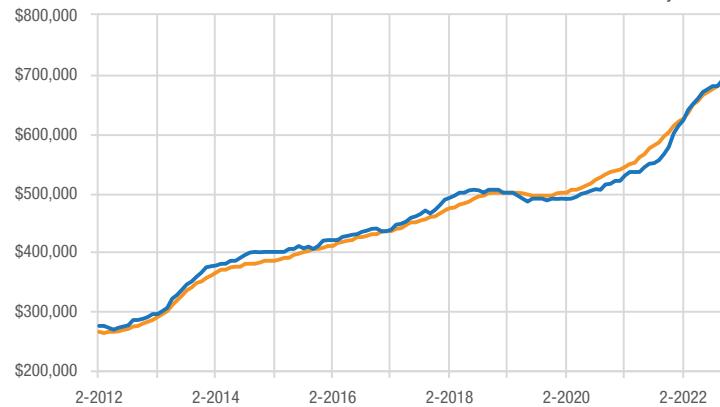
Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	91	<b>57</b>	- 37.4%	1,120	<b>890</b>	- 20.5%
Pending Sales	79	<b>19</b>	- 75.9%	1,010	<b>690</b>	- 31.7%
Closed Sales	91	<b>61</b>	- 33.0%	991	<b>723</b>	- 27.0%
Days on Market Until Sale	17	<b>34</b>	+ 100.0%	13	<b>17</b>	+ 30.8%
Median Sales Price*	\$1,025,000	<b>\$1,099,000</b>	+ 7.2%	\$960,000	<b>\$1,150,000</b>	+ 19.8%
Average Sales Price*	\$1,055,602	<b>\$1,134,932</b>	+ 7.5%	\$1,015,164	<b>\$1,200,379</b>	+ 18.2%
Percent of Original List Price Received*	102.8%	<b>96.7%</b>	- 5.9%	103.5%	<b>102.4%</b>	- 1.1%
Percent of List Price Received*	102.9%	<b>98.5%</b>	- 4.3%	103.2%	<b>103.0%</b>	- 0.2%
Inventory of Homes for Sale	87	<b>125</b>	+ 43.7%	—	—	—
Months Supply of Inventory	0.9	<b>1.8</b>	+ 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

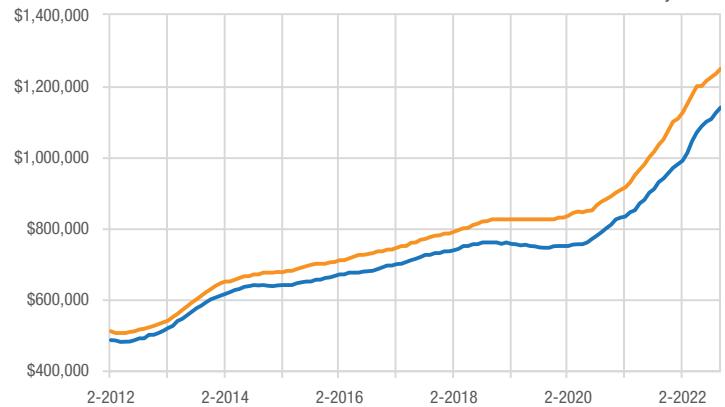
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### Median Sales Price - Detached

Rolling 12-Month Calculation

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