

Local Market Update – July 2022

Report provided by Orange County REALTORS®



Rancho Santa Margarita

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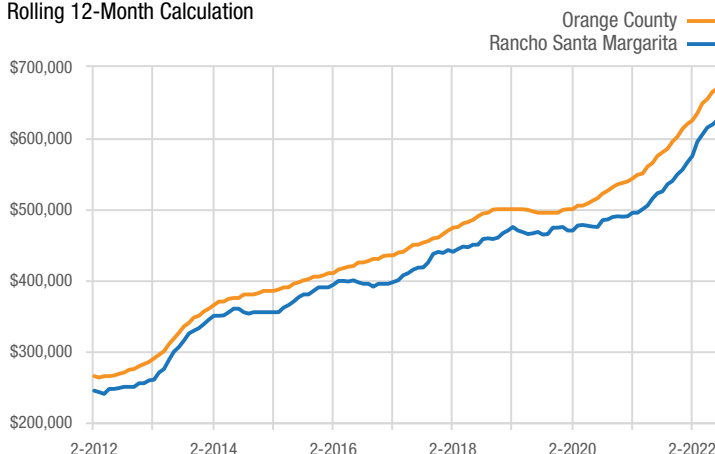
Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	45	27	- 40.0%	282	238	- 15.6%
Pending Sales	32	18	- 43.8%	251	186	- 25.9%
Closed Sales	40	30	- 25.0%	254	194	- 23.6%
Days on Market Until Sale	11	19	+ 72.7%	13	11	- 15.4%
Median Sales Price*	\$548,625	\$697,500	+ 27.1%	\$535,000	\$682,500	+ 27.6%
Average Sales Price*	\$573,401	\$681,877	+ 18.9%	\$545,673	\$696,560	+ 27.7%
Percent of Original List Price Received*	103.4%	99.7%	- 3.6%	102.5%	104.6%	+ 2.0%
Percent of List Price Received*	103.0%	100.7%	- 2.2%	102.2%	104.7%	+ 2.4%
Inventory of Homes for Sale	39	49	+ 25.6%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	50	33	- 34.0%	392	301	- 23.2%
Pending Sales	50	7	- 86.0%	369	206	- 44.2%
Closed Sales	50	25	- 50.0%	345	227	- 34.2%
Days on Market Until Sale	8	16	+ 100.0%	10	11	+ 10.0%
Median Sales Price*	\$938,000	\$1,215,000	+ 29.5%	\$960,000	\$1,250,000	+ 30.2%
Average Sales Price*	\$1,030,650	\$1,233,680	+ 19.7%	\$1,014,182	\$1,267,126	+ 24.9%
Percent of Original List Price Received*	105.9%	100.9%	- 4.7%	103.6%	105.0%	+ 1.4%
Percent of List Price Received*	105.7%	101.7%	- 3.8%	103.4%	104.3%	+ 0.9%
Inventory of Homes for Sale	42	81	+ 92.9%	—	—	—
Months Supply of Inventory	0.9	2.5	+ 177.8%	—	—	—

* 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.

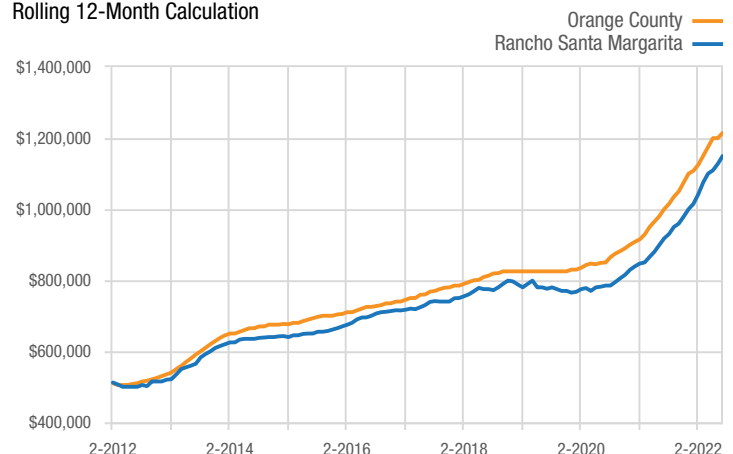
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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