

Local Market Update – February 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

Coto de Caza

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Attached

Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	2	1	- 50.0%	7	3	- 57.1%
Pending Sales	2	0	- 100.0%	5	3	- 40.0%
Closed Sales	0	2	—	2	3	+ 50.0%
Days on Market Until Sale	—	0	—	53	1	- 98.1%
Median Sales Price*	—	\$912,500	—	\$799,000	\$1,050,000	+ 31.4%
Average Sales Price*	—	\$912,500	—	\$799,000	\$958,333	+ 19.9%
Percent of Original List Price Received*	—	109.8%	—	98.3%	110.1%	+ 12.0%
Percent of List Price Received*	—	109.8%	—	100.5%	110.1%	+ 9.6%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.4	0.4	0.0%	—	—	—

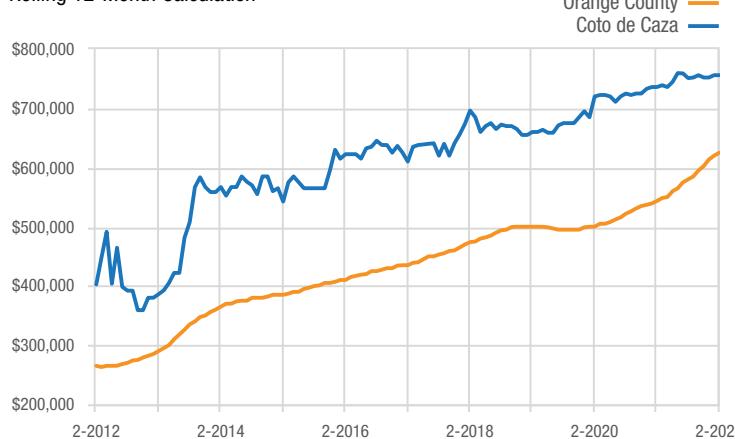
Detached

Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	27	15	- 44.4%	59	39	- 33.9%
Pending Sales	26	16	- 38.5%	51	33	- 35.3%
Closed Sales	19	20	+ 5.3%	43	32	- 25.6%
Days on Market Until Sale	26	21	- 19.2%	35	20	- 42.9%
Median Sales Price*	\$1,280,000	\$2,140,000	+ 67.2%	\$1,400,000	\$1,814,500	+ 29.6%
Average Sales Price*	\$1,647,784	\$2,046,275	+ 24.2%	\$1,715,363	\$2,124,359	+ 23.8%
Percent of Original List Price Received*	98.0%	104.1%	+ 6.2%	99.0%	102.3%	+ 3.3%
Percent of List Price Received*	98.5%	104.1%	+ 5.7%	99.6%	102.3%	+ 2.7%
Inventory of Homes for Sale	42	19	- 54.8%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

* 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.

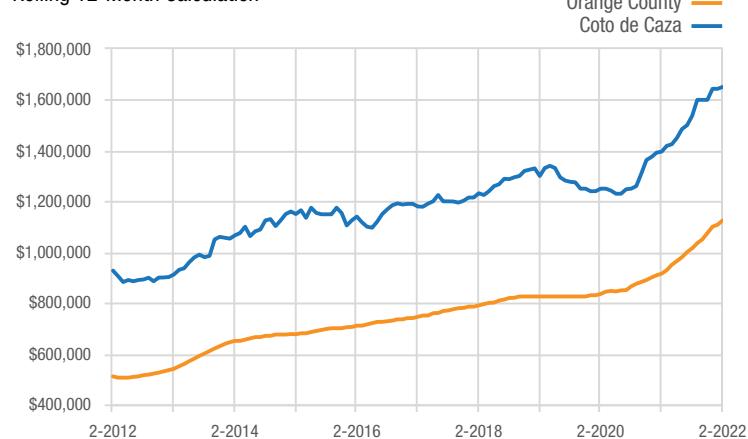
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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