

# Local Market Update – October 2022

Report provided by Orange County REALTORS®



## San Juan Capistrano

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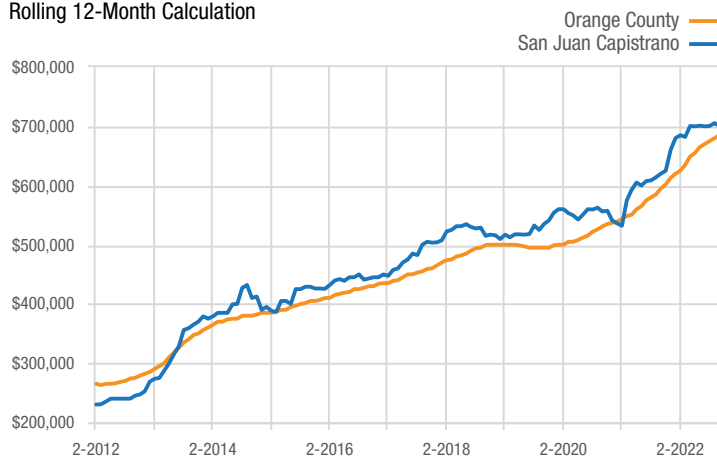
Attached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	13	7	- 46.2%	133	130	- 2.3%
Pending Sales	11	3	- 72.7%	124	100	- 19.4%
Closed Sales	9	11	+ 22.2%	121	106	- 12.4%
Days on Market Until Sale	30	19	- 36.7%	15	14	- 6.7%
Median Sales Price*	\$612,000	<b>\$629,000</b>	+ 2.8%	\$630,000	<b>\$704,950</b>	+ 11.9%
Average Sales Price*	\$632,656	<b>\$677,091</b>	+ 7.0%	\$641,836	<b>\$739,340</b>	+ 15.2%
Percent of Original List Price Received*	99.4%	<b>100.2%</b>	+ 0.8%	100.8%	<b>102.0%</b>	+ 1.2%
Percent of List Price Received*	101.8%	<b>101.1%</b>	- 0.7%	101.5%	<b>102.6%</b>	+ 1.1%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	33	19	- 42.4%	378	322	- 14.8%
Pending Sales	24	11	- 54.2%	324	240	- 25.9%
Closed Sales	32	20	- 37.5%	316	247	- 21.8%
Days on Market Until Sale	19	34	+ 78.9%	27	26	- 3.7%
Median Sales Price*	\$1,737,500	<b>\$1,446,000</b>	- 16.8%	\$1,600,000	<b>\$1,775,000</b>	+ 10.9%
Average Sales Price*	\$1,882,250	<b>\$1,843,850</b>	- 2.0%	\$1,875,796	<b>\$2,140,675</b>	+ 14.1%
Percent of Original List Price Received*	100.9%	<b>94.3%</b>	- 6.5%	100.0%	<b>100.3%</b>	+ 0.3%
Percent of List Price Received*	101.2%	<b>97.1%</b>	- 4.1%	100.6%	<b>101.9%</b>	+ 1.3%
Inventory of Homes for Sale	54	51	- 5.6%	—	—	—
Months Supply of Inventory	1.8	2.1	+ 16.7%	—	—	—

\* 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.

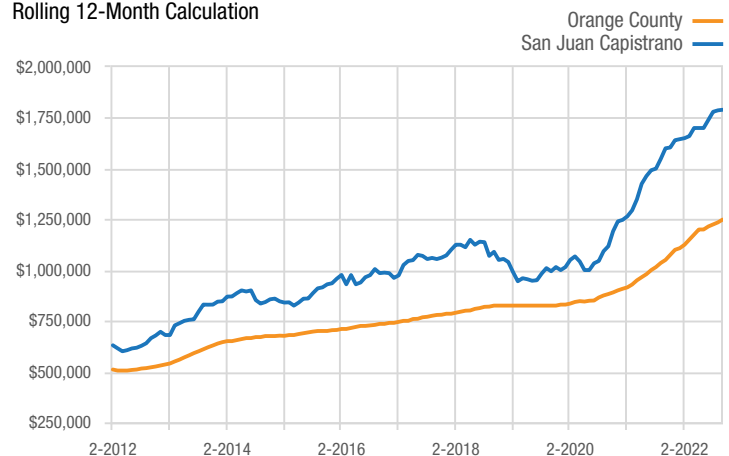
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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