Local Market Update – May 2022

Report provided by Orange County REALTORS®

The Schwier Group

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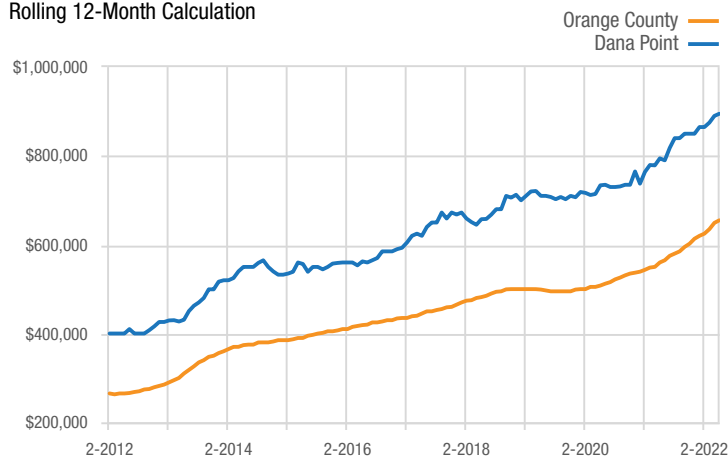SchwierGroupRealEstate.com

Dana Point

Attached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	24	21	- 12.5%	122	120	- 1.6%
Pending Sales	33	7	- 78.8%	126	90	- 28.6%
Closed Sales	35	16	- 54.3%	119	99	- 16.8%
Days on Market Until Sale	18	13	- 27.8%	36	14	- 61.1%
Median Sales Price*	$865,000	$975,000	+ 12.7%	$812,000	$1,000,000	+ 23.2%
Average Sales Price*	$919,818	$1,135,000	+ 23.4%	$943,116	$1,156,306	+ 22.6%
Percent of Original List Price Received*	103.1%	107.8%	+ 4.6%	100.3%	103.8%	+ 3.5%
Percent of List Price Received*	102.3%	107.4%	+ 5.0%	100.8%	103.9%	+ 3.1%
Inventory of Homes for Sale	20	32	+ 60.0%	—	—	—
Months Supply of Inventory	0.8	1.7	+ 112.5%	—	—	—

Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	41	29	- 29.3%	199	154	- 22.6%
Pending Sales	38	13	- 65.8%	196	107	- 45.4%
Closed Sales	39	37	- 5.1%	183	123	- 32.8%
Days on Market Until Sale	34	33	- 2.9%	53	29	- 45.3%
Median Sales Price*	$1,900,000	$2,050,000	+ 7.9%	$1,700,000	$2,035,000	+ 19.7%
Average Sales Price*	$2,932,923	$2,764,973	- 5.7%	$2,850,185	$3,362,824	+ 18.0%
Percent of Original List Price Received*	99.5%	102.9%	+ 3.4%	98.9%	103.9%	+ 5.1%
Percent of List Price Received*	101.0%	102.2%	+ 1.2%	99.5%	103.1%	+ 3.6%
Inventory of Homes for Sale	62	53	- 14.5%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

* 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.
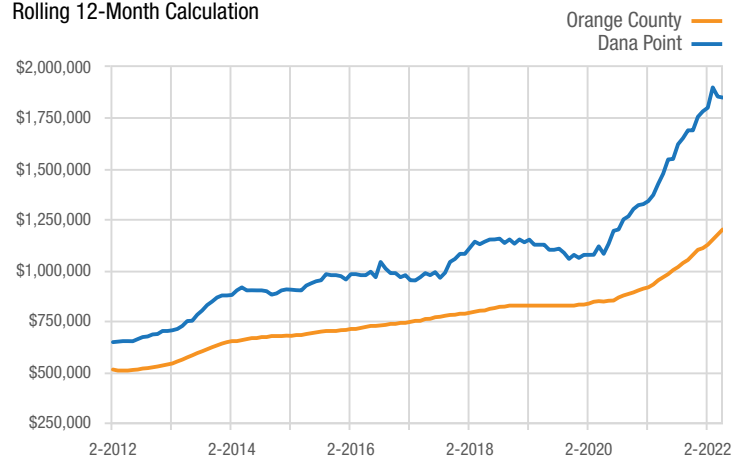
Median Sales Price - Attached
Rolling 12-Month Calculation

Orange County ———
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Median Sales Price - Detached
Rolling 12-Month Calculation

Orange County ———
Dana Point ———

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