

Local Market Update – October 2022

Report provided by Orange County REALTORS®



Aliso Viejo

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

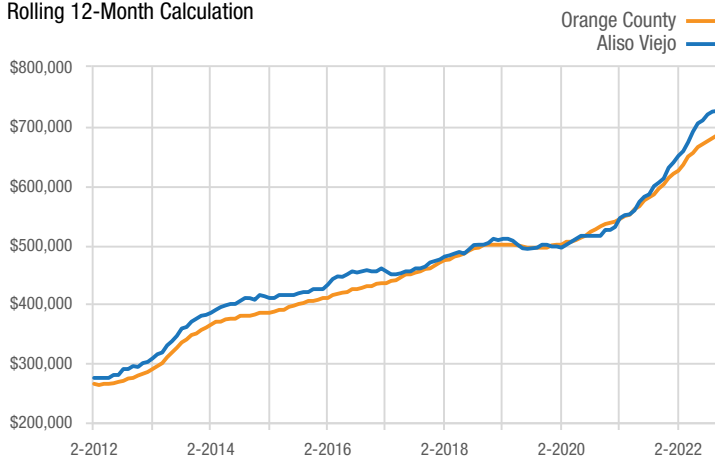
Attached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	32	23	- 28.1%	440	340	- 22.7%
Pending Sales	36	8	- 77.8%	404	266	- 34.2%
Closed Sales	44	19	- 56.8%	402	277	- 31.1%
Days on Market Until Sale	13	30	+ 130.8%	11	15	+ 36.4%
Median Sales Price*	\$657,500	\$699,000	+ 6.3%	\$623,700	\$740,000	+ 18.6%
Average Sales Price*	\$655,511	\$689,284	+ 5.2%	\$624,628	\$747,827	+ 19.7%
Percent of Original List Price Received*	103.0%	96.0%	- 6.8%	104.0%	103.3%	- 0.7%
Percent of List Price Received*	103.4%	98.1%	- 5.1%	103.6%	103.7%	+ 0.1%
Inventory of Homes for Sale	29	46	+ 58.6%	—	—	—
Months Supply of Inventory	0.7	1.7	+ 142.9%	—	—	—

Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	15	11	- 26.7%	287	232	- 19.2%
Pending Sales	16	12	- 25.0%	261	187	- 28.4%
Closed Sales	18	20	+ 11.1%	265	186	- 29.8%
Days on Market Until Sale	14	37	+ 164.3%	12	17	+ 41.7%
Median Sales Price*	\$1,142,063	\$965,000	- 15.5%	\$990,000	\$1,222,500	+ 23.5%
Average Sales Price*	\$1,246,618	\$1,180,575	- 5.3%	\$1,064,299	\$1,306,575	+ 22.8%
Percent of Original List Price Received*	108.0%	95.3%	- 11.8%	104.4%	103.6%	- 0.8%
Percent of List Price Received*	108.6%	98.4%	- 9.4%	104.4%	104.2%	- 0.2%
Inventory of Homes for Sale	17	22	+ 29.4%	—	—	—
Months Supply of Inventory	0.6	1.3	+ 116.7%	—	—	—

* 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.

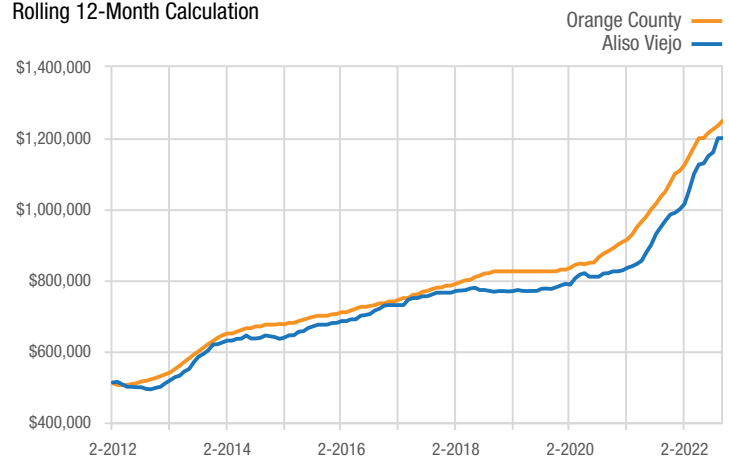
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



Whats happening weekly in your community?: [Patrickshousinginventory.com](https://www.patrickshousinginventory.com)