

# Local Market Update – October 2022

Report provided by Orange County REALTORS®



## Laguna Niguel

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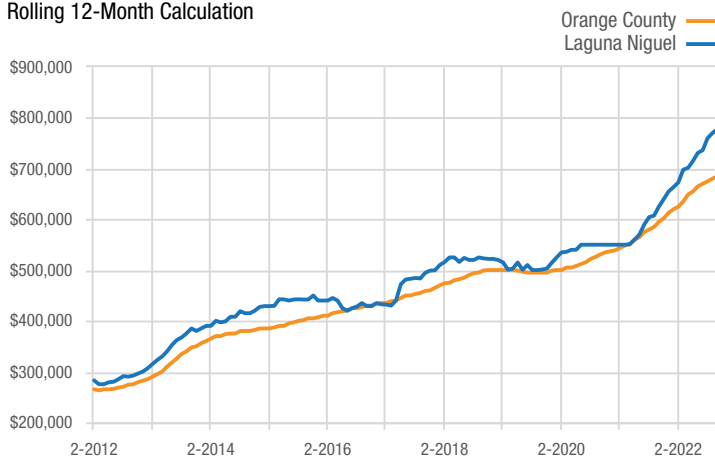
Attached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	33	19	- 42.4%	500	401	- 19.8%
Pending Sales	41	9	- 78.0%	464	313	- 32.5%
Closed Sales	44	16	- 63.6%	462	329	- 28.8%
Days on Market Until Sale	18	42	+ 133.3%	17	16	- 5.9%
Median Sales Price*	\$700,000	<b>\$677,500</b>	- 3.2%	\$641,000	<b>\$790,000</b>	+ 23.2%
Average Sales Price*	\$759,534	<b>\$790,813</b>	+ 4.1%	\$717,002	<b>\$889,261</b>	+ 24.0%
Percent of Original List Price Received*	102.5%	<b>93.4%</b>	- 8.9%	102.2%	<b>103.0%</b>	+ 0.8%
Percent of List Price Received*	101.6%	<b>98.0%</b>	- 3.5%	102.1%	<b>103.5%</b>	+ 1.4%
Inventory of Homes for Sale	27	56	+ 107.4%	—	—	—
Months Supply of Inventory	0.6	1.8	+ 200.0%	—	—	—

Detached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	36	29	- 19.4%	564	468	- 17.0%
Pending Sales	33	16	- 51.5%	507	329	- 35.1%
Closed Sales	47	26	- 44.7%	524	336	- 35.9%
Days on Market Until Sale	14	29	+ 107.1%	20	17	- 15.0%
Median Sales Price*	\$1,380,000	<b>\$1,424,000</b>	+ 3.2%	\$1,335,000	<b>\$1,650,000</b>	+ 23.6%
Average Sales Price*	\$1,617,481	<b>\$1,566,077</b>	- 3.2%	\$1,528,038	<b>\$1,854,056</b>	+ 21.3%
Percent of Original List Price Received*	104.4%	<b>95.6%</b>	- 8.4%	102.2%	<b>102.4%</b>	+ 0.2%
Percent of List Price Received*	103.3%	<b>98.2%</b>	- 4.9%	102.4%	<b>103.0%</b>	+ 0.6%
Inventory of Homes for Sale	53	83	+ 56.6%	—	—	—
Months Supply of Inventory	1.1	2.5	+ 127.3%	—	—	—

\* 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.

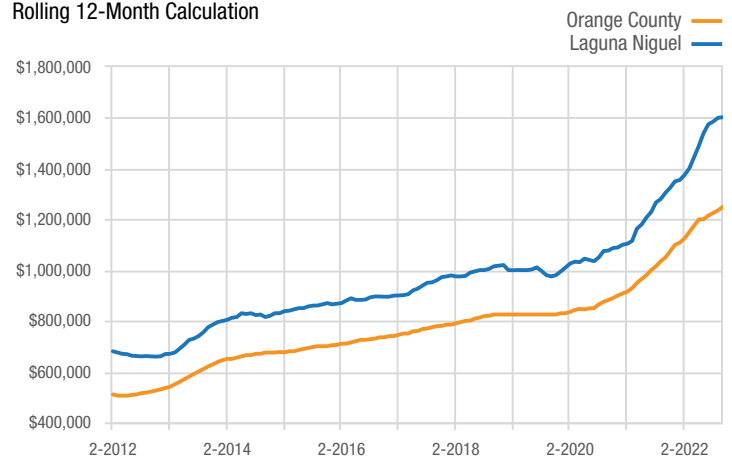
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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