

Local Market Update – February 2022

Report provided by Orange County REALTORS®



Aliso Viejo

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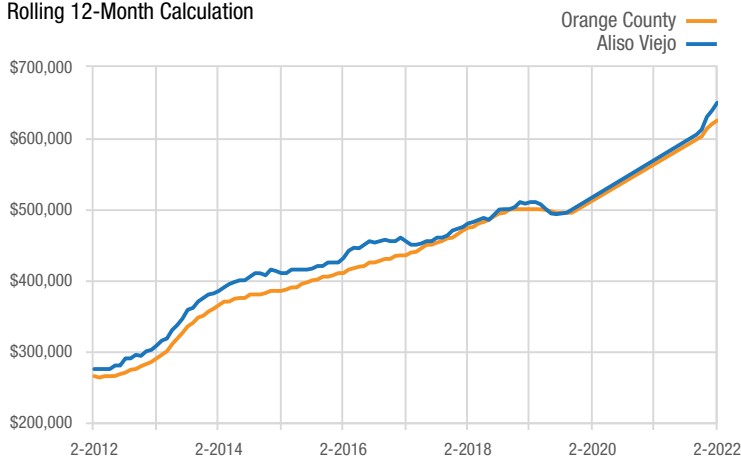
Attached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	45	27	- 40.0%	87	54	- 37.9%
Pending Sales	35	15	- 57.1%	72	39	- 45.8%
Closed Sales	31	24	- 22.6%	64	44	- 31.3%
Days on Market Until Sale	21	9	- 57.1%	21	10	- 52.4%
Median Sales Price*	\$585,000	\$721,500	+ 23.3%	\$587,500	\$739,000	+ 25.8%
Average Sales Price*	\$591,100	\$730,833	+ 23.6%	\$586,259	\$740,841	+ 26.4%
Percent of Original List Price Received*	102.7%	108.0%	+ 5.2%	101.4%	108.0%	+ 6.5%
Percent of List Price Received*	101.4%	107.2%	+ 5.7%	101.0%	107.4%	+ 6.3%
Inventory of Homes for Sale	34	30	- 11.8%	—	—	—
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—

Detached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	24	23	- 4.2%	44	46	+ 4.5%
Pending Sales	20	14	- 30.0%	39	30	- 23.1%
Closed Sales	23	18	- 21.7%	40	29	- 27.5%
Days on Market Until Sale	30	11	- 63.3%	27	9	- 66.7%
Median Sales Price*	\$900,000	\$1,255,000	+ 39.4%	\$900,000	\$1,225,000	+ 36.1%
Average Sales Price*	\$978,343	\$1,327,611	+ 35.7%	\$969,250	\$1,313,638	+ 35.5%
Percent of Original List Price Received*	100.0%	108.4%	+ 8.4%	100.0%	107.6%	+ 7.6%
Percent of List Price Received*	100.2%	107.9%	+ 7.7%	100.3%	107.1%	+ 6.8%
Inventory of Homes for Sale	24	23	- 4.2%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

* 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.

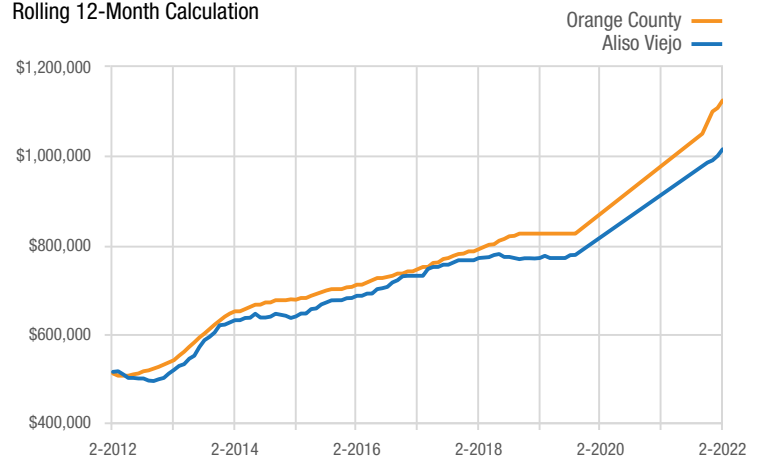
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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