

Local Market Update – July 2022

Report provided by Orange County REALTORS®



Laguna Niguel

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

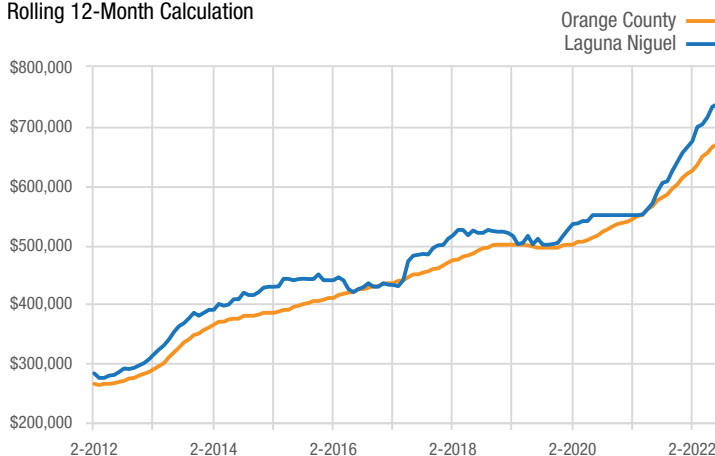
Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	66	39	- 40.9%	386	317	- 17.9%
Pending Sales	55	17	- 69.1%	326	238	- 27.0%
Closed Sales	49	30	- 38.8%	313	249	- 20.4%
Days on Market Until Sale	12	19	+ 58.3%	17	12	- 29.4%
Median Sales Price*	\$679,900	\$683,500	+ 0.5%	\$630,000	\$795,000	+ 26.2%
Average Sales Price*	\$720,272	\$873,334	+ 21.3%	\$714,843	\$906,493	+ 26.8%
Percent of Original List Price Received*	103.3%	98.5%	- 4.6%	102.3%	105.1%	+ 2.7%
Percent of List Price Received*	103.0%	100.4%	- 2.5%	102.3%	105.0%	+ 2.6%
Inventory of Homes for Sale	69	70	+ 1.4%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	48	38	- 20.8%	424	353	- 16.7%
Pending Sales	60	21	- 65.0%	368	243	- 34.0%
Closed Sales	53	31	- 41.5%	362	247	- 31.8%
Days on Market Until Sale	14	19	+ 35.7%	19	13	- 31.6%
Median Sales Price*	\$1,340,000	\$1,630,000	+ 21.6%	\$1,305,000	\$1,740,000	+ 33.3%
Average Sales Price*	\$1,440,104	\$1,693,764	+ 17.6%	\$1,504,296	\$1,928,977	+ 28.2%
Percent of Original List Price Received*	102.2%	98.3%	- 3.8%	102.1%	104.8%	+ 2.6%
Percent of List Price Received*	103.5%	99.2%	- 4.2%	102.3%	104.6%	+ 2.2%
Inventory of Homes for Sale	75	90	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	2.4	+ 71.4%	—	—	—

* 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.

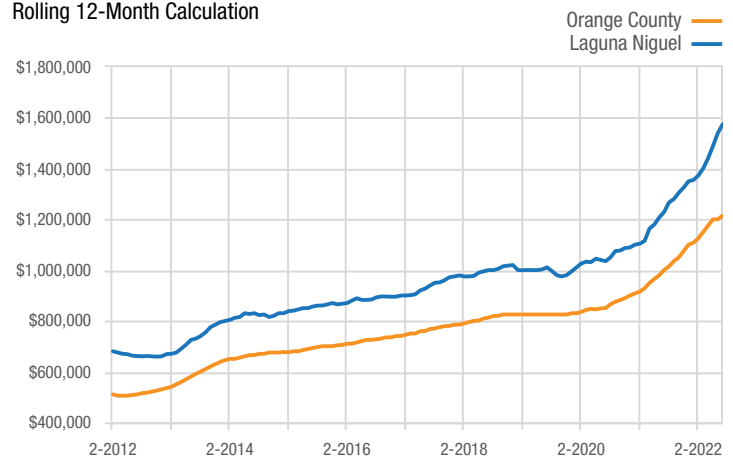
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



Weekly update for City Housing Inventory and Demand: PatrickHousingInventory.com