

Local Market Update – May 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

Aliso Viejo

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Attached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	51	37	- 27.5%	226	193	- 14.6%
Pending Sales	42	20	- 52.4%	196	149	- 24.0%
Closed Sales	37	41	+ 10.8%	186	150	- 19.4%
Days on Market Until Sale	7	9	+ 28.6%	13	10	- 23.1%
Median Sales Price*	\$640,000	\$750,000	+ 17.2%	\$600,000	\$770,000	+ 28.3%
Average Sales Price*	\$635,581	\$764,333	+ 20.3%	\$603,393	\$769,086	+ 27.5%
Percent of Original List Price Received*	106.6%	104.7%	- 1.8%	103.5%	107.0%	+ 3.4%
Percent of List Price Received*	105.4%	104.9%	- 0.5%	102.9%	106.6%	+ 3.6%
Inventory of Homes for Sale	38	44	+ 15.8%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

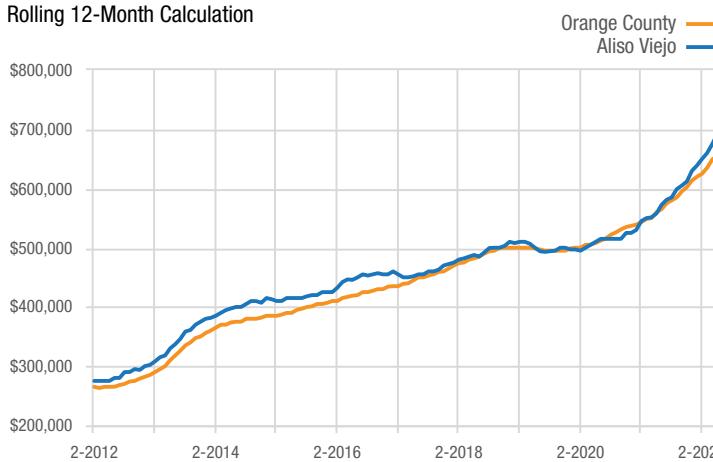
Detached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	50	26	- 48.0%	166	130	- 21.7%
Pending Sales	37	14	- 62.2%	137	106	- 22.6%
Closed Sales	29	21	- 27.6%	118	101	- 14.4%
Days on Market Until Sale	9	8	- 11.1%	14	9	- 35.7%
Median Sales Price*	\$905,000	\$1,250,000	+ 38.1%	\$926,550	\$1,225,000	+ 32.2%
Average Sales Price*	\$991,828	\$1,359,927	+ 37.1%	\$993,277	\$1,347,094	+ 35.6%
Percent of Original List Price Received*	106.0%	109.5%	+ 3.3%	103.3%	107.1%	+ 3.7%
Percent of List Price Received*	105.6%	108.9%	+ 3.1%	103.3%	106.9%	+ 3.5%
Inventory of Homes for Sale	35	26	- 25.7%	—	—	—
Months Supply of Inventory	1.2	1.2	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.

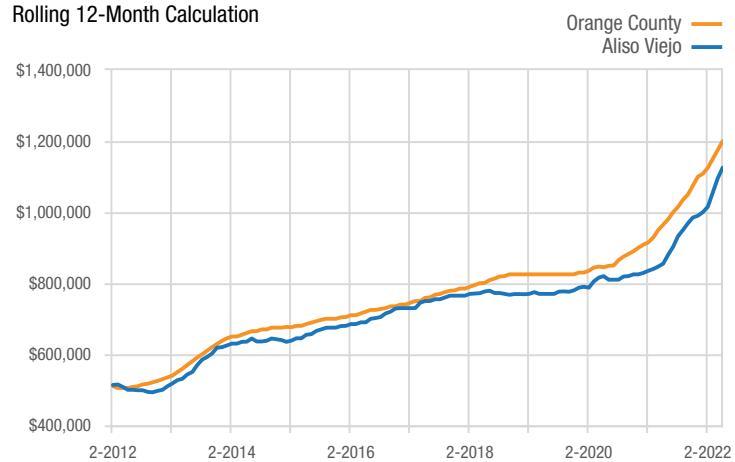
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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