

Local Market Update – July 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

Coto de Caza

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

Attached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	2	0	- 100.0%	25	23	- 8.0%
Pending Sales	2	1	- 50.0%	22	11	- 50.0%
Closed Sales	4	2	- 50.0%	22	12	- 45.5%
Days on Market Until Sale	7	33	+ 371.4%	17	8	- 52.9%
Median Sales Price*	\$703,500	\$1,275,000	+ 81.2%	\$767,500	\$875,000	+ 14.0%
Average Sales Price*	\$691,750	\$1,275,000	+ 84.3%	\$726,723	\$972,083	+ 33.8%
Percent of Original List Price Received*	102.5%	91.7%	- 10.5%	101.0%	104.9%	+ 3.9%
Percent of List Price Received*	102.5%	95.2%	- 7.1%	101.4%	103.4%	+ 2.0%
Inventory of Homes for Sale	0	8	—	—	—	—
Months Supply of Inventory	—	5.0	—	—	—	—

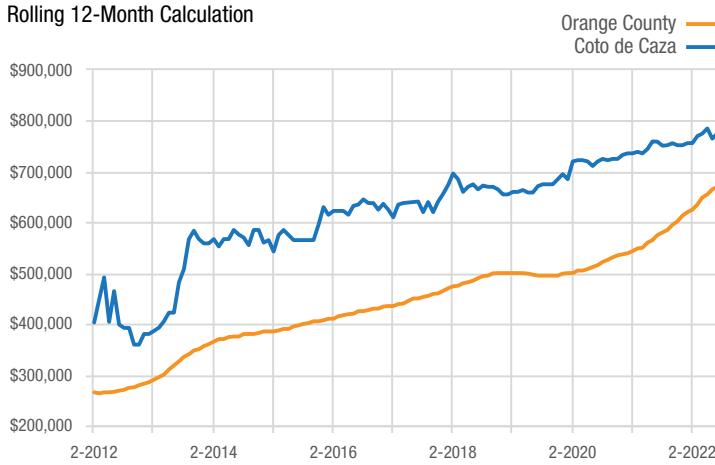
Detached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	26	9	- 65.4%	242	157	- 35.1%
Pending Sales	24	9	- 62.5%	214	110	- 48.6%
Closed Sales	30	14	- 53.3%	218	113	- 48.2%
Days on Market Until Sale	14	26	+ 85.7%	27	25	- 7.4%
Median Sales Price*	\$1,655,500	\$2,137,000	+ 29.1%	\$1,582,000	\$2,005,000	+ 26.7%
Average Sales Price*	\$2,012,927	\$2,227,429	+ 10.7%	\$1,893,068	\$2,358,660	+ 24.6%
Percent of Original List Price Received*	101.9%	96.9%	- 4.9%	100.7%	102.5%	+ 1.8%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	100.8%	103.0%	+ 2.2%
Inventory of Homes for Sale	41	36	- 12.2%	—	—	—
Months Supply of Inventory	1.4	2.1	+ 50.0%	—	—	—

* 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.

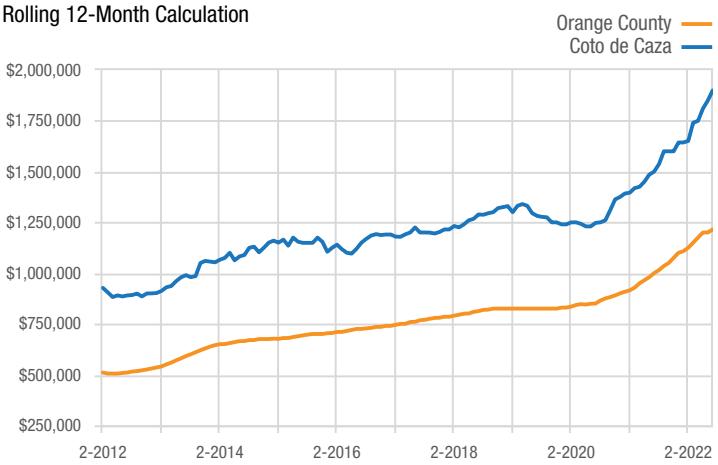
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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