

# Local Market Update – February 2022

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## San Clemente

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### Attached

Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	37	24	- 35.1%	57	43	- 24.6%
Pending Sales	25	9	- 64.0%	47	27	- 42.6%
Closed Sales	24	15	- 37.5%	47	32	- 31.9%
Days on Market Until Sale	51	12	- 76.5%	38	13	- 65.8%
Median Sales Price*	\$784,500	<b>\$902,000</b>	+ 15.0%	\$729,000	<b>\$880,000</b>	+ 20.7%
Average Sales Price*	\$876,163	<b>\$974,533</b>	+ 11.2%	\$833,498	<b>\$934,406</b>	+ 12.1%
Percent of Original List Price Received*	95.6%	<b>101.0%</b>	+ 5.6%	97.3%	<b>101.4%</b>	+ 4.2%
Percent of List Price Received*	98.2%	<b>100.7%</b>	+ 2.5%	98.9%	<b>101.3%</b>	+ 2.4%
Inventory of Homes for Sale	43	25	- 41.9%	—	—	—
Months Supply of Inventory	1.6	<b>1.1</b>	- 31.3%	—	—	—

### Detached

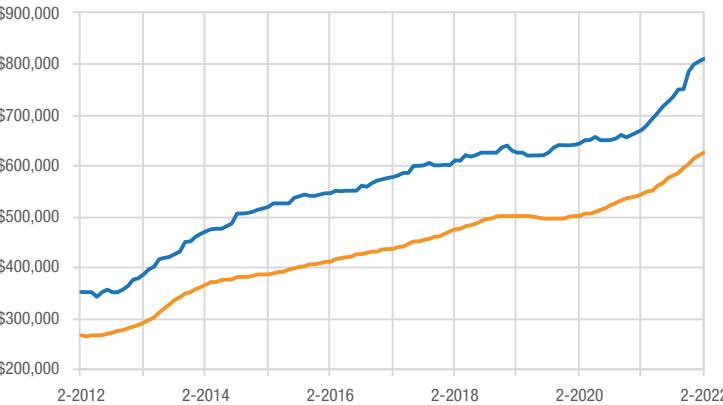
Key Metrics	February			Year to Date		
	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	77	52	- 32.5%	146	99	- 32.2%
Pending Sales	60	20	- 66.7%	135	57	- 57.8%
Closed Sales	58	35	- 39.7%	108	73	- 32.4%
Days on Market Until Sale	35	19	- 45.7%	27	20	- 25.9%
Median Sales Price*	\$1,365,000	<b>\$1,900,000</b>	+ 39.2%	\$1,337,500	<b>\$1,775,000</b>	+ 32.7%
Average Sales Price*	\$1,766,371	<b>\$2,170,500</b>	+ 22.9%	\$1,632,652	<b>\$2,002,202</b>	+ 22.6%
Percent of Original List Price Received*	98.2%	<b>104.0%</b>	+ 5.9%	98.8%	<b>102.8%</b>	+ 4.0%
Percent of List Price Received*	99.8%	<b>104.6%</b>	+ 4.8%	99.8%	<b>103.2%</b>	+ 3.4%
Inventory of Homes for Sale	93	67	- 28.0%	—	—	—
Months Supply of Inventory	1.4	<b>1.1</b>	- 21.4%	—	—	—

\* 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

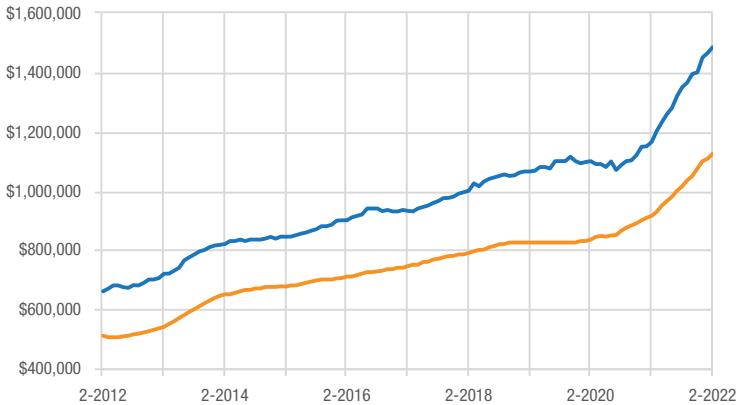
Orange County  
San Clemente



### Median Sales Price - Detached

Rolling 12-Month Calculation

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