

Local Market Update – February 2022

Report provided by Orange County REALTORS®



San Clemente

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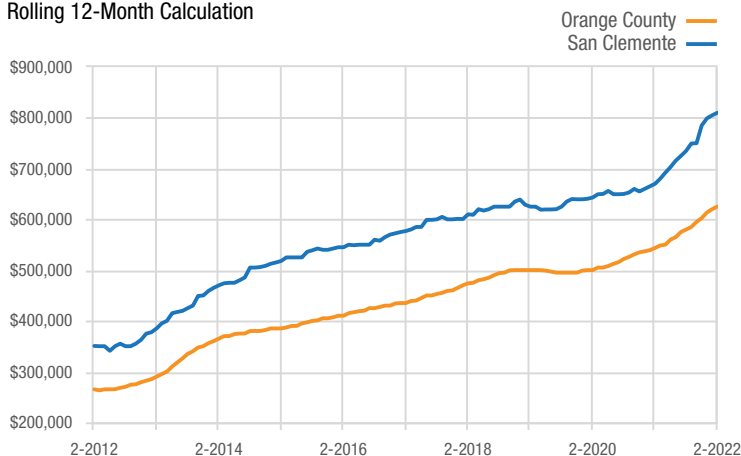
Attached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	37	24	- 35.1%	57	43	- 24.6%
Pending Sales	25	9	- 64.0%	47	27	- 42.6%
Closed Sales	24	15	- 37.5%	47	32	- 31.9%
Days on Market Until Sale	51	12	- 76.5%	38	13	- 65.8%
Median Sales Price*	\$784,500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

Detached	February			Year to Date		
Key Metrics	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	\$1,900,000	+ 39.2%	\$1,337,500	\$1,775,000	+ 32.7%
Average Sales Price*	\$1,766,371	\$2,170,500	+ 22.9%	\$1,632,652	\$2,002,202	+ 22.6%
Percent of Original List Price Received*	98.2%	104.0%	+ 5.9%	98.8%	102.8%	+ 4.0%
Percent of List Price Received*	99.8%	104.6%	+ 4.8%	99.8%	103.2%	+ 3.4%
Inventory of Homes for Sale	93	67	- 28.0%	—	—	—
Months Supply of Inventory	1.4	1.1	- 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.

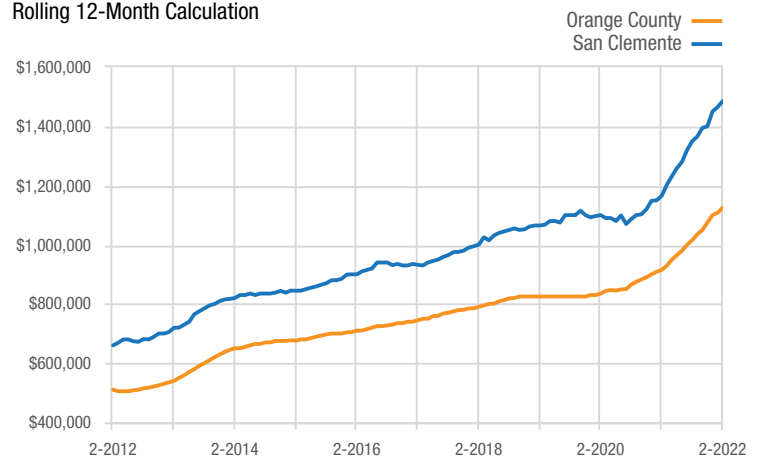
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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