

# Local Market Update – February 2022

Report provided by Orange County REALTORS®



## San Juan Capistrano

CALL PATRICK 714.401.0893  
Patrick@TheSchwierGroup.com  
SchwierGroupRealEstate.com

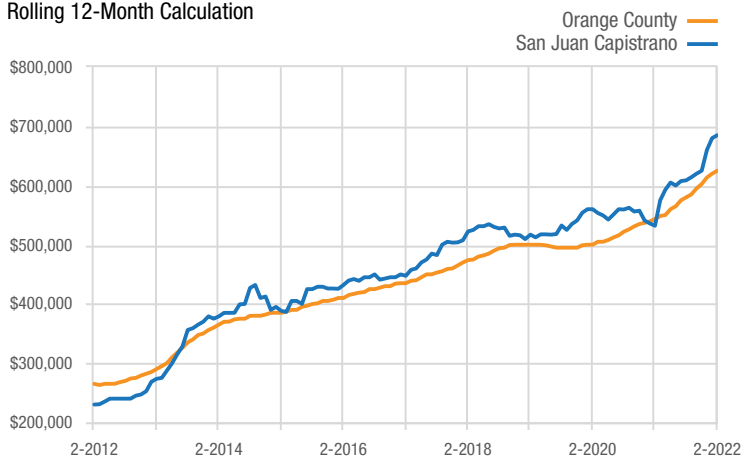
Attached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	13	7	- 46.2%	20	20	0.0%
Pending Sales	13	6	- 53.8%	23	16	- 30.4%
Closed Sales	9	9	0.0%	14	18	+ 28.6%
Days on Market Until Sale	36	13	- 63.9%	24	10	- 58.3%
Median Sales Price*	\$430,000	<b>\$670,000</b>	+ 55.8%	\$502,500	<b>\$704,950</b>	+ 40.3%
Average Sales Price*	\$515,389	<b>\$728,267</b>	+ 41.3%	\$531,936	<b>\$721,514</b>	+ 35.6%
Percent of Original List Price Received*	97.6%	<b>106.6%</b>	+ 9.2%	98.4%	<b>104.1%</b>	+ 5.8%
Percent of List Price Received*	98.0%	<b>104.8%</b>	+ 6.9%	98.7%	<b>103.2%</b>	+ 4.6%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Detached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	41	30	- 26.8%	78	53	- 32.1%
Pending Sales	35	18	- 48.6%	59	34	- 42.4%
Closed Sales	21	22	+ 4.8%	34	38	+ 11.8%
Days on Market Until Sale	30	6	- 80.0%	46	15	- 67.4%
Median Sales Price*	\$1,400,000	<b>\$2,027,000</b>	+ 44.8%	\$1,437,500	<b>\$1,785,000</b>	+ 24.2%
Average Sales Price*	\$1,586,238	<b>\$2,178,773</b>	+ 37.4%	\$1,696,794	<b>\$2,006,138</b>	+ 18.2%
Percent of Original List Price Received*	98.1%	<b>102.8%</b>	+ 4.8%	97.4%	<b>101.4%</b>	+ 4.1%
Percent of List Price Received*	98.2%	<b>102.8%</b>	+ 4.7%	98.1%	<b>102.2%</b>	+ 4.2%
Inventory of Homes for Sale	62	37	- 40.3%	—	—	—
Months Supply of Inventory	2.1	1.3	- 38.1%	—	—	—

\* 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.

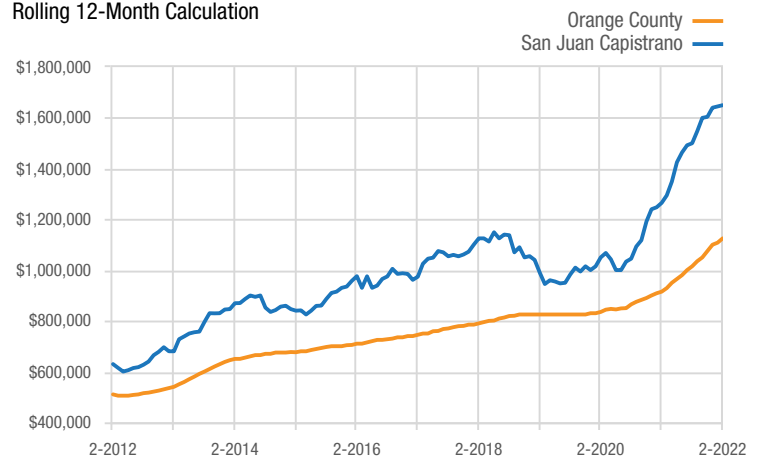
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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