

Local Market Update – July 2022

Report provided by Orange County REALTORS®



Lake Forest

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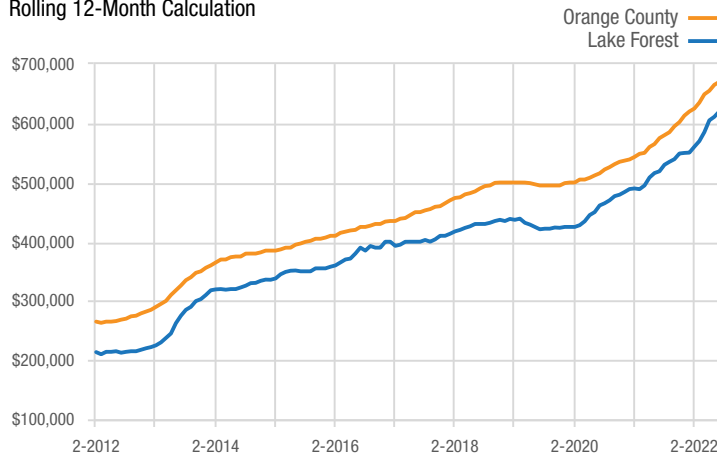
Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	76	36	- 52.6%	406	335	- 17.5%
Pending Sales	46	23	- 50.0%	364	255	- 29.9%
Closed Sales	40	35	- 12.5%	364	257	- 29.4%
Days on Market Until Sale	11	13	+ 18.2%	17	10	- 41.2%
Median Sales Price*	\$549,000	\$725,000	+ 32.1%	\$540,000	\$670,000	+ 24.1%
Average Sales Price*	\$586,639	\$746,950	+ 27.3%	\$567,044	\$727,023	+ 28.2%
Percent of Original List Price Received*	103.1%	103.1%	0.0%	102.4%	106.0%	+ 3.5%
Percent of List Price Received*	102.8%	101.2%	- 1.6%	102.3%	104.8%	+ 2.4%
Inventory of Homes for Sale	64	66	+ 3.1%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	79	73	- 7.6%	573	540	- 5.8%
Pending Sales	85	24	- 71.8%	516	360	- 30.2%
Closed Sales	93	34	- 63.4%	485	370	- 23.7%
Days on Market Until Sale	13	24	+ 84.6%	19	13	- 31.6%
Median Sales Price*	\$1,000,000	\$1,252,500	+ 25.3%	\$975,842	\$1,255,000	+ 28.6%
Average Sales Price*	\$1,076,100	\$1,330,124	+ 23.6%	\$1,057,392	\$1,346,734	+ 27.4%
Percent of Original List Price Received*	104.9%	99.1%	- 5.5%	103.0%	106.2%	+ 3.1%
Percent of List Price Received*	104.3%	99.8%	- 4.3%	102.8%	105.5%	+ 2.6%
Inventory of Homes for Sale	83	154	+ 85.5%	—	—	—
Months Supply of Inventory	1.2	2.9	+ 141.7%	—	—	—

* 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.

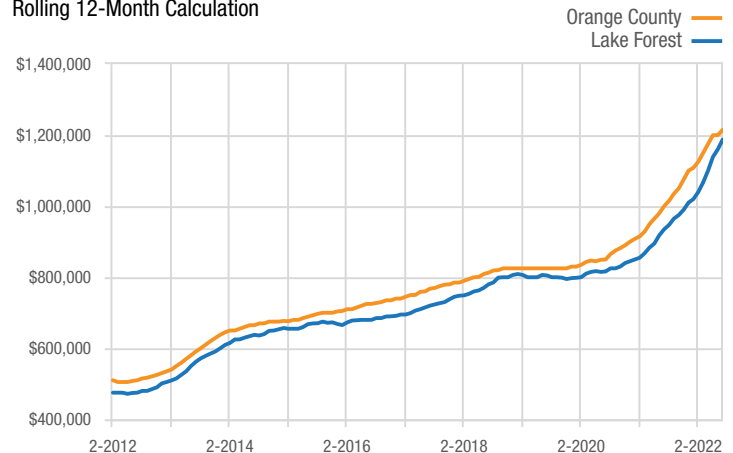
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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