

# Local Market Update – February 2022

Report provided by Orange County REALTORS®



## Rancho Santa Margarita

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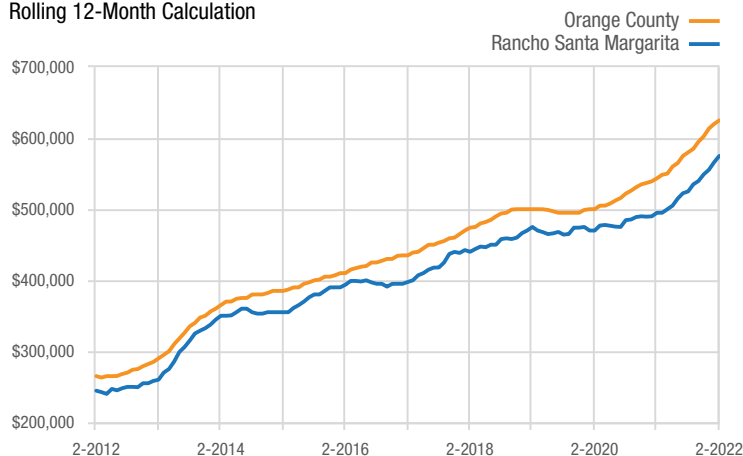
Attached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	29	29	0.0%	63	44	- 30.2%
Pending Sales	27	15	- 44.4%	55	28	- 49.1%
Closed Sales	21	11	- 47.6%	61	31	- 49.2%
Days on Market Until Sale	16	15	- 6.3%	20	17	- 15.0%
Median Sales Price*	\$500,000	\$679,000	+ 35.8%	\$495,000	\$638,960	+ 29.1%
Average Sales Price*	\$503,205	\$687,264	+ 36.6%	\$505,203	\$672,800	+ 33.2%
Percent of Original List Price Received*	101.8%	105.1%	+ 3.2%	100.3%	103.0%	+ 2.7%
Percent of List Price Received*	101.3%	105.9%	+ 4.5%	100.5%	104.2%	+ 3.7%
Inventory of Homes for Sale	28	23	- 17.9%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

Detached	February			Year to Date		
Key Metrics	2021	2022	% Change	Thru 2-2021	Thru 2-2022	% Change
New Listings	44	30	- 31.8%	89	56	- 37.1%
Pending Sales	43	16	- 62.8%	84	35	- 58.3%
Closed Sales	42	18	- 57.1%	73	50	- 31.5%
Days on Market Until Sale	11	13	+ 18.2%	14	13	- 7.1%
Median Sales Price*	\$942,500	\$1,240,000	+ 31.6%	\$935,000	\$1,235,000	+ 32.1%
Average Sales Price*	\$980,150	\$1,219,750	+ 24.4%	\$973,285	\$1,216,649	+ 25.0%
Percent of Original List Price Received*	103.1%	109.5%	+ 6.2%	101.9%	105.9%	+ 3.9%
Percent of List Price Received*	103.2%	107.1%	+ 3.8%	102.1%	104.9%	+ 2.7%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

\* 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.

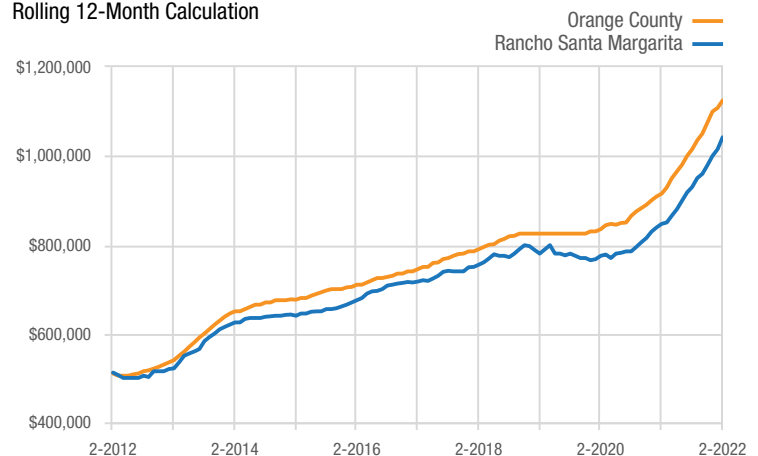
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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