

Local Market Update – July 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

AV - Aliso Viejo

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

Attached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	52	30	- 42.3%	325	263	- 19.1%
Pending Sales	37	15	- 59.5%	274	206	- 24.8%
Closed Sales	41	25	- 39.0%	271	208	- 23.2%
Days on Market Until Sale	9	18	+ 100.0%	11	12	+ 9.1%
Median Sales Price*	\$635,000	\$734,000	+ 15.6%	\$612,000	\$760,000	+ 24.2%
Average Sales Price*	\$639,409	\$740,100	+ 15.7%	\$613,704	\$758,266	+ 23.6%
Percent of Original List Price Received*	105.8%	99.2%	- 6.2%	104.2%	105.3%	+ 1.1%
Percent of List Price Received*	105.3%	101.0%	- 4.1%	103.6%	105.2%	+ 1.5%
Inventory of Homes for Sale	53	48	- 9.4%	—	—	—
Months Supply of Inventory	1.3	1.5	+ 15.4%	—	—	—

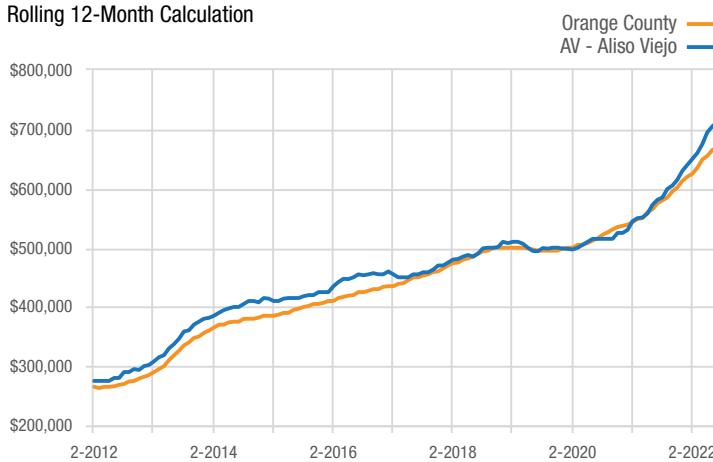
Detached

Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	42	15	- 64.3%	230	166	- 27.8%
Pending Sales	24	4	- 83.3%	196	130	- 33.7%
Closed Sales	30	13	- 56.7%	192	136	- 29.2%
Days on Market Until Sale	8	19	+ 137.5%	12	12	0.0%
Median Sales Price*	\$1,063,944	\$1,410,000	+ 32.5%	\$981,750	\$1,247,275	+ 27.0%
Average Sales Price*	\$1,126,507	\$1,466,192	+ 30.2%	\$1,041,800	\$1,332,557	+ 27.9%
Percent of Original List Price Received*	106.7%	97.1%	- 9.0%	104.2%	106.2%	+ 1.9%
Percent of List Price Received*	106.3%	97.8%	- 8.0%	104.1%	106.0%	+ 1.8%
Inventory of Homes for Sale	36	29	- 19.4%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

* 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.

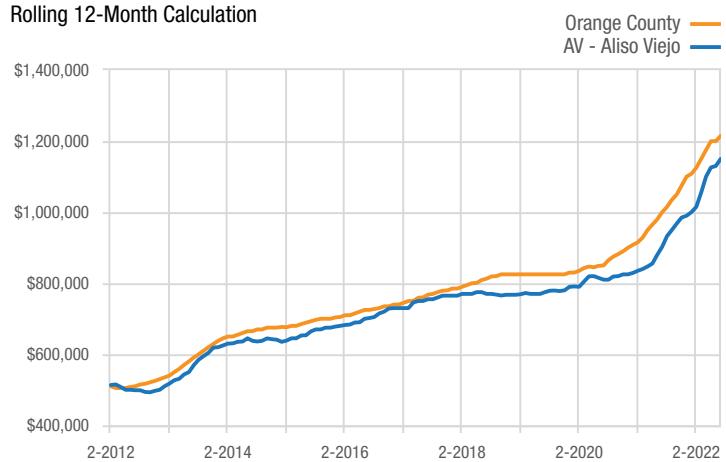
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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