

Local Market Update – May 2022

Report provided by Orange County REALTORS®



Lake Forest

CALL PATRICK 714.401.0893
Patrick@TheSchwierGroup.com
SchwierGroupRealEstate.com

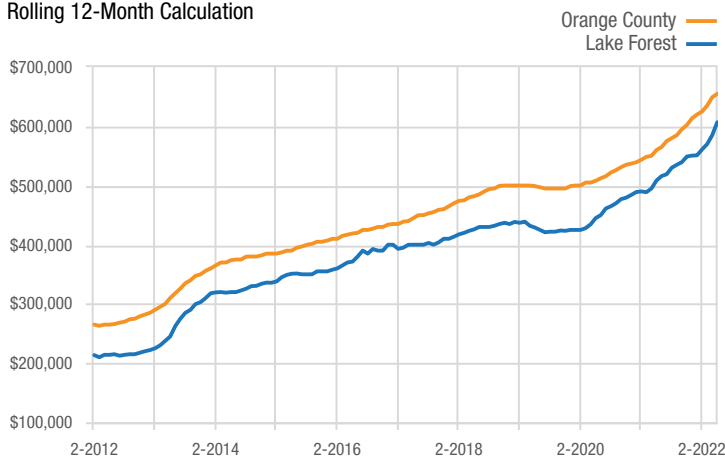
Attached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	53	47	- 11.3%	281	228	- 18.9%
Pending Sales	55	24	- 56.4%	266	174	- 34.6%
Closed Sales	49	49	0.0%	252	179	- 29.0%
Days on Market Until Sale	10	9	- 10.0%	19	9	- 52.6%
Median Sales Price*	\$547,000	\$718,000	+ 31.3%	\$535,000	\$671,000	+ 25.4%
Average Sales Price*	\$562,251	\$772,433	+ 37.4%	\$558,994	\$726,603	+ 30.0%
Percent of Original List Price Received*	103.0%	107.1%	+ 4.0%	101.7%	107.1%	+ 5.3%
Percent of List Price Received*	102.4%	106.3%	+ 3.8%	101.7%	105.7%	+ 3.9%
Inventory of Homes for Sale	46	51	+ 10.9%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	84	82	- 2.4%	399	380	- 4.8%
Pending Sales	82	30	- 63.4%	347	272	- 21.6%
Closed Sales	80	64	- 20.0%	308	276	- 10.4%
Days on Market Until Sale	27	10	- 63.0%	22	11	- 50.0%
Median Sales Price*	\$982,500	\$1,275,000	+ 29.8%	\$960,250	\$1,289,000	+ 34.2%
Average Sales Price*	\$1,057,651	\$1,360,677	+ 28.7%	\$1,027,795	\$1,355,858	+ 31.9%
Percent of Original List Price Received*	103.5%	105.7%	+ 2.1%	102.5%	108.0%	+ 5.4%
Percent of List Price Received*	103.0%	105.4%	+ 2.3%	102.4%	107.0%	+ 4.5%
Inventory of Homes for Sale	92	99	+ 7.6%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

* 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.

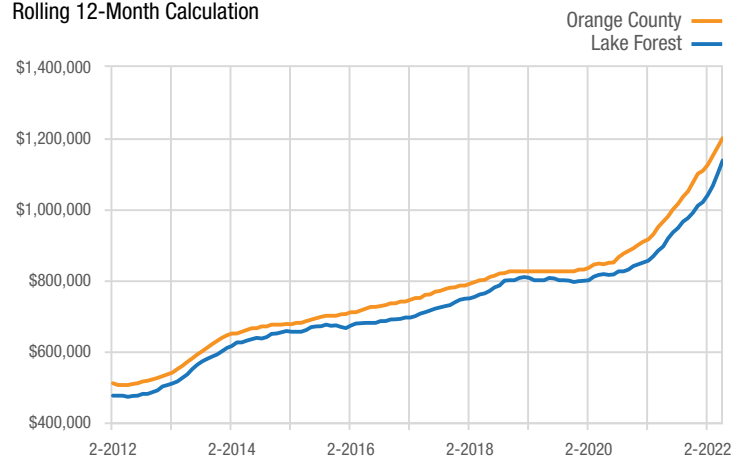
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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