

Local Market Update – May 2022

Report provided by Orange County REALTORS®

The
Schwier
Group

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Attached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	43	36	- 16.3%	198	172	- 13.1%
Pending Sales	38	18	- 52.6%	176	134	- 23.9%
Closed Sales	43	33	- 23.3%	180	139	- 22.8%
Days on Market Until Sale	11	10	- 9.1%	14	10	- 28.6%
Median Sales Price*	\$575,000	\$655,000	+ 13.9%	\$527,500	\$701,000	+ 32.9%
Average Sales Price*	\$586,111	\$709,182	+ 21.0%	\$535,339	\$707,588	+ 32.2%
Percent of Original List Price Received*	104.1%	104.5%	+ 0.4%	102.0%	105.9%	+ 3.8%
Percent of List Price Received*	103.0%	104.5%	+ 1.5%	101.8%	105.6%	+ 3.7%
Inventory of Homes for Sale	38	43	+ 13.2%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

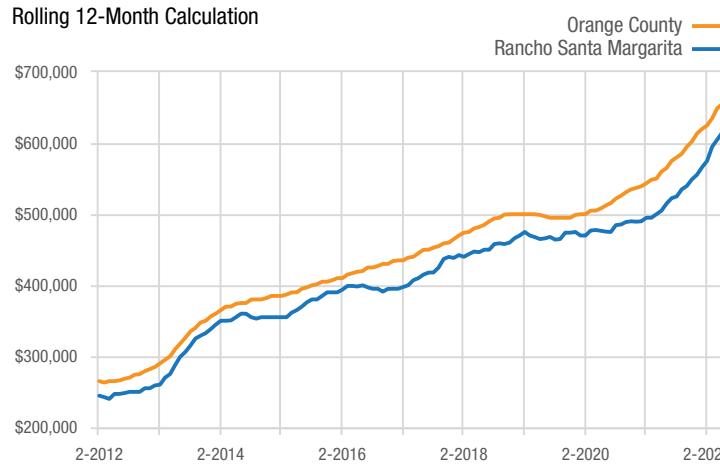
Detached

Key Metrics	May			Year to Date		
	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	66	40	- 39.4%	278	205	- 26.3%
Pending Sales	61	22	- 63.9%	259	150	- 42.1%
Closed Sales	55	41	- 25.5%	228	163	- 28.5%
Days on Market Until Sale	10	11	+ 10.0%	12	10	- 16.7%
Median Sales Price*	\$1,015,000	\$1,238,000	+ 22.0%	\$952,500	\$1,260,000	+ 32.3%
Average Sales Price*	\$1,048,371	\$1,239,816	+ 18.3%	\$999,039	\$1,290,183	+ 29.1%
Percent of Original List Price Received*	102.9%	103.2%	+ 0.3%	102.8%	106.6%	+ 3.7%
Percent of List Price Received*	102.8%	103.0%	+ 0.2%	102.7%	105.4%	+ 2.6%
Inventory of Homes for Sale	43	54	+ 25.6%	—	—	—
Months Supply of Inventory	0.9	1.5	+ 66.7%	—	—	—

* 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.

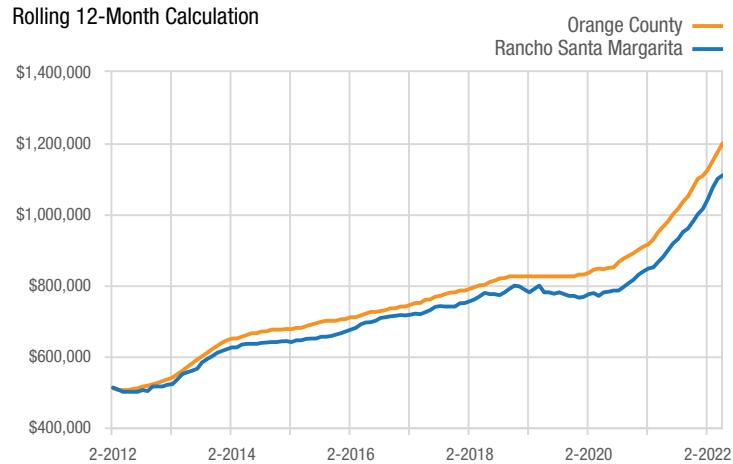
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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