

Local Market Update – July 2022

Report provided by Orange County REALTORS®



Mission Viejo

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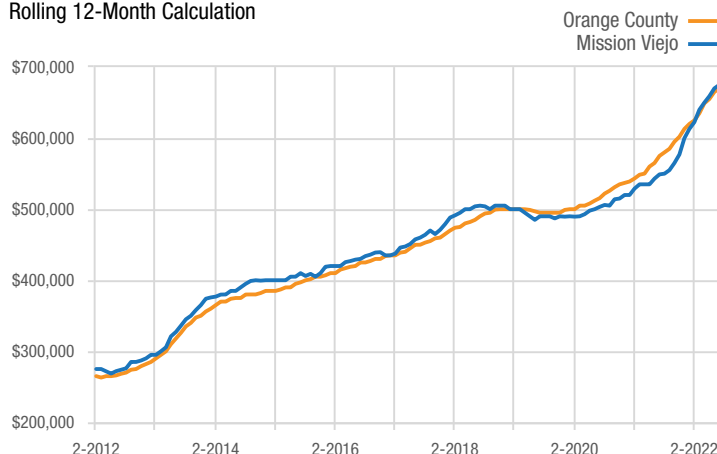
Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	35	39	+ 11.4%	292	266	- 8.9%
Pending Sales	26	16	- 38.5%	270	196	- 27.4%
Closed Sales	35	23	- 34.3%	275	201	- 26.9%
Days on Market Until Sale	12	20	+ 66.7%	14	13	- 7.1%
Median Sales Price*	\$657,000	\$699,000	+ 6.4%	\$555,000	\$699,000	+ 25.9%
Average Sales Price*	\$619,065	\$693,757	+ 12.1%	\$569,689	\$702,602	+ 23.3%
Percent of Original List Price Received*	103.1%	100.6%	- 2.4%	102.0%	104.8%	+ 2.7%
Percent of List Price Received*	103.7%	100.9%	- 2.7%	102.1%	104.4%	+ 2.3%
Inventory of Homes for Sale	37	63	+ 70.3%	—	—	—
Months Supply of Inventory	1.0	2.1	+ 110.0%	—	—	—

Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	122	87	- 28.7%	834	699	- 16.2%
Pending Sales	113	42	- 62.8%	728	524	- 28.0%
Closed Sales	116	67	- 42.2%	688	531	- 22.8%
Days on Market Until Sale	13	19	+ 46.2%	13	13	0.0%
Median Sales Price*	\$1,000,000	\$1,140,000	+ 14.0%	\$940,000	\$1,172,000	+ 24.7%
Average Sales Price*	\$1,073,353	\$1,198,157	+ 11.6%	\$997,934	\$1,222,954	+ 22.5%
Percent of Original List Price Received*	104.4%	97.2%	- 6.9%	103.7%	104.5%	+ 0.8%
Percent of List Price Received*	104.4%	99.2%	- 5.0%	103.3%	104.3%	+ 1.0%
Inventory of Homes for Sale	113	147	+ 30.1%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

* 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.

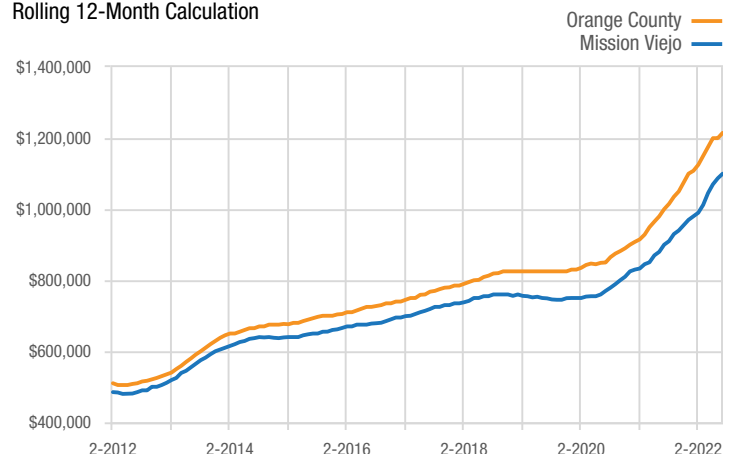
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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