

# Local Market Update – July 2022

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## Mission Viejo

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### Attached

Key Metrics	July			Year to Date		
	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	<b>\$699,000</b>	+ 6.4%	\$555,000	<b>\$699,000</b>	+ 25.9%
Average Sales Price*	\$619,065	<b>\$693,757</b>	+ 12.1%	\$569,689	<b>\$702,602</b>	+ 23.3%
Percent of Original List Price Received*	103.1%	<b>100.6%</b>	- 2.4%	102.0%	<b>104.8%</b>	+ 2.7%
Percent of List Price Received*	103.7%	<b>100.9%</b>	- 2.7%	102.1%	<b>104.4%</b>	+ 2.3%
Inventory of Homes for Sale	37	<b>63</b>	+ 70.3%	—	—	—
Months Supply of Inventory	1.0	<b>2.1</b>	+ 110.0%	—	—	—

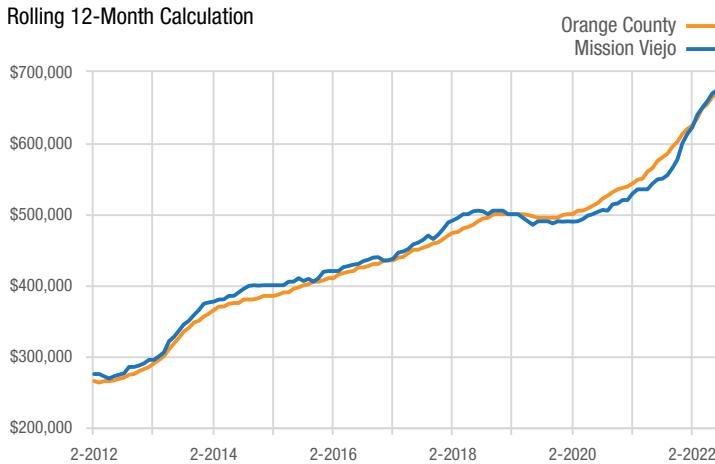
### Detached

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

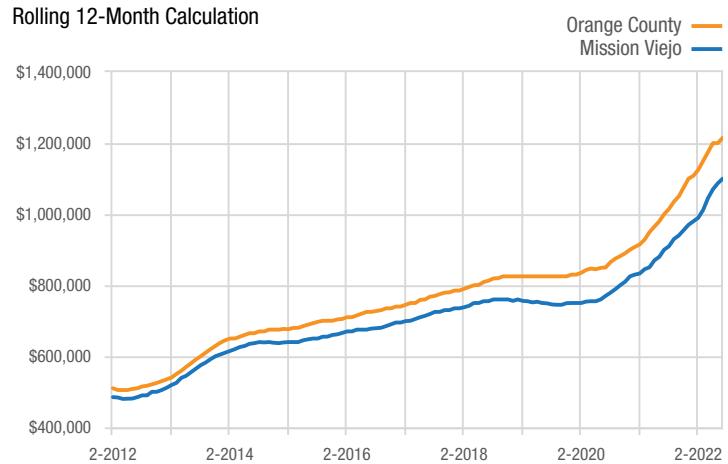
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



Weekly update for City Housing Inventory and Demand: [PatricksHousingInventory.com](http://PatricksHousingInventory.com)