

Local Market Update – December 2021

Report provided by Orange County REALTORS®



San Juan Capistrano

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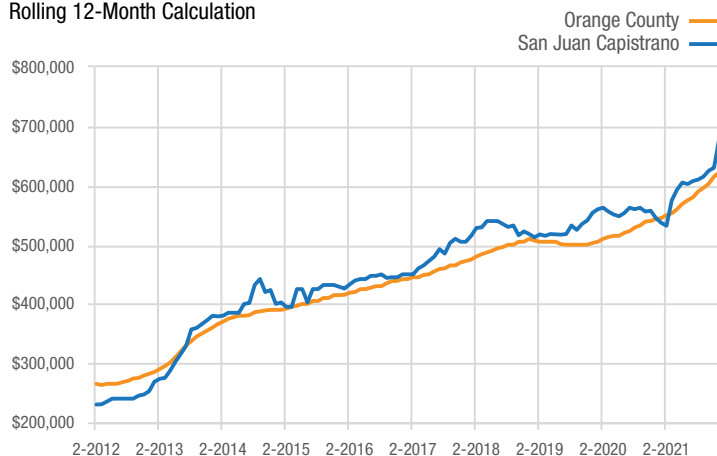
Attached	December			Year to Date		
Key Metrics	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	9	13	+ 44.4%	148	154	+ 4.1%
Pending Sales	10	6	- 40.0%	136	143	+ 5.1%
Closed Sales	25	7	- 72.0%	141	143	+ 1.4%
Days on Market Until Sale	27	11	- 59.3%	37	15	- 59.5%
Median Sales Price*	\$504,000	\$701,000	+ 39.1%	\$545,000	\$680,000	+ 24.8%
Average Sales Price*	\$536,092	\$754,304	+ 40.7%	\$551,130	\$678,051	+ 23.0%
Percent of Original List Price Received*	100.5%	100.3%	- 0.2%	98.5%	100.7%	+ 2.2%
Percent of List Price Received*	100.1%	102.7%	+ 2.6%	99.3%	101.6%	+ 2.3%
Inventory of Homes for Sale	14	9	- 35.7%	—	—	—
Months Supply of Inventory	1.2	0.8	- 33.3%	—	—	—

Detached	December			Year to Date		
Key Metrics	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
New Listings	26	12	- 53.8%	435	420	- 3.4%
Pending Sales	19	18	- 5.3%	341	367	+ 7.6%
Closed Sales	31	31	0.0%	343	372	+ 8.5%
Days on Market Until Sale	48	17	- 64.6%	51	26	- 49.0%
Median Sales Price*	\$1,461,250	\$1,865,000	+ 27.6%	\$1,240,000	\$1,631,500	+ 31.6%
Average Sales Price*	\$1,707,807	\$2,294,422	+ 34.3%	\$1,378,750	\$1,925,168	+ 39.6%
Percent of Original List Price Received*	96.7%	103.8%	+ 7.3%	96.9%	100.3%	+ 3.5%
Percent of List Price Received*	98.5%	104.3%	+ 5.9%	98.2%	100.9%	+ 2.7%
Inventory of Homes for Sale	53	25	- 52.8%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

* 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.

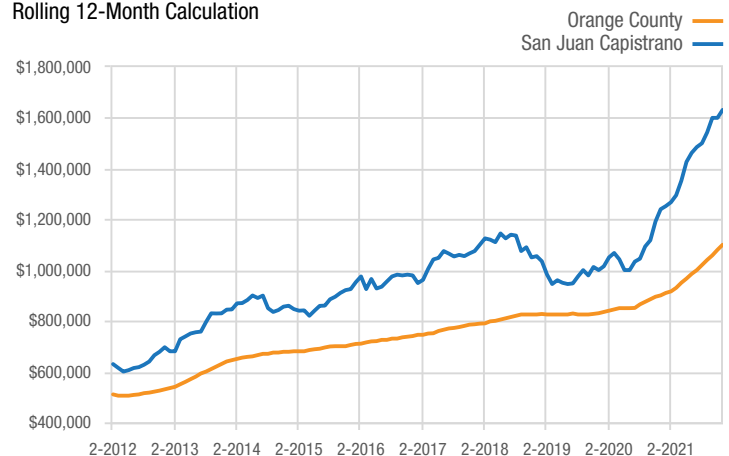
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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