

Local Market Update – July 2022

Report provided by Orange County REALTORS®



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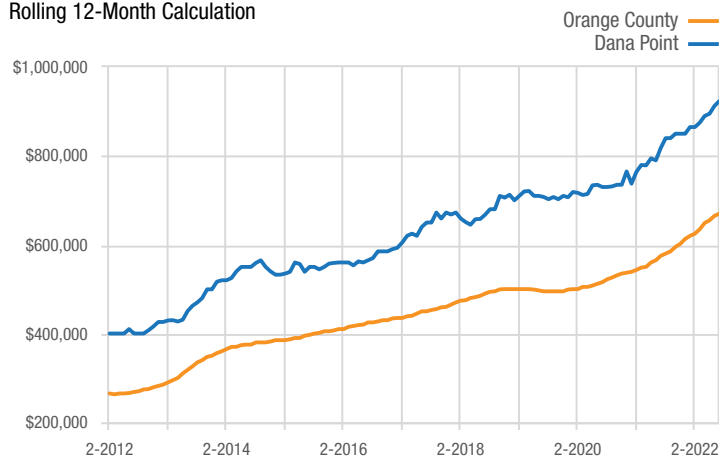
Attached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	33	15	- 54.5%	181	159	- 12.2%
Pending Sales	24	7	- 70.8%	171	118	- 31.0%
Closed Sales	25	11	- 56.0%	167	128	- 23.4%
Days on Market Until Sale	35	23	- 34.3%	34	15	- 55.9%
Median Sales Price*	\$864,000	\$950,000	+ 10.0%	\$840,000	\$1,012,500	+ 20.5%
Average Sales Price*	\$952,092	\$1,584,698	+ 66.4%	\$929,933	\$1,236,508	+ 33.0%
Percent of Original List Price Received*	100.8%	99.0%	- 1.8%	100.6%	103.0%	+ 2.4%
Percent of List Price Received*	101.3%	100.1%	- 1.2%	101.0%	103.1%	+ 2.1%
Inventory of Homes for Sale	31	36	+ 16.1%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Detached	July			Year to Date		
Key Metrics	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	46	24	- 47.8%	286	216	- 24.5%
Pending Sales	39	11	- 71.8%	276	140	- 49.3%
Closed Sales	33	12	- 63.6%	265	150	- 43.4%
Days on Market Until Sale	29	22	- 24.1%	47	27	- 42.6%
Median Sales Price*	\$1,780,000	\$1,800,000	+ 1.1%	\$1,780,000	\$2,030,000	+ 14.0%
Average Sales Price*	\$2,811,329	\$1,958,333	- 30.3%	\$2,863,370	\$3,263,176	+ 14.0%
Percent of Original List Price Received*	101.0%	101.9%	+ 0.9%	99.7%	103.1%	+ 3.4%
Percent of List Price Received*	101.6%	100.3%	- 1.3%	100.1%	102.3%	+ 2.2%
Inventory of Homes for Sale	52	67	+ 28.8%	—	—	—
Months Supply of Inventory	1.4	2.8	+ 100.0%	—	—	—

* 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.

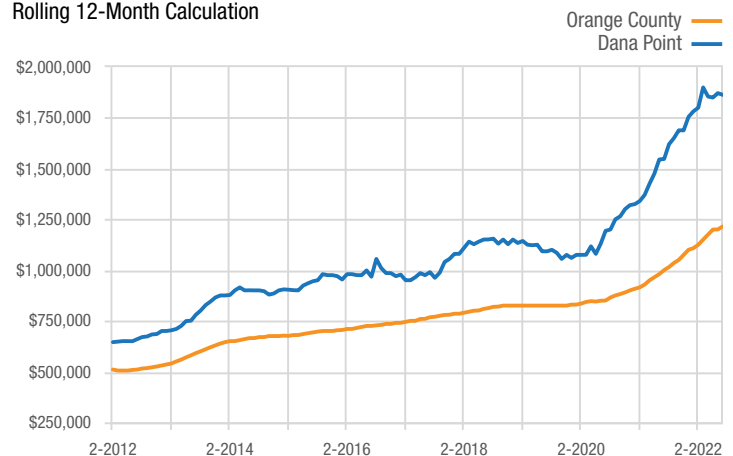
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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