Local Market Update – May 2022

Report provided by Orange County REALTORS®

The Schwier Group

San Clemente

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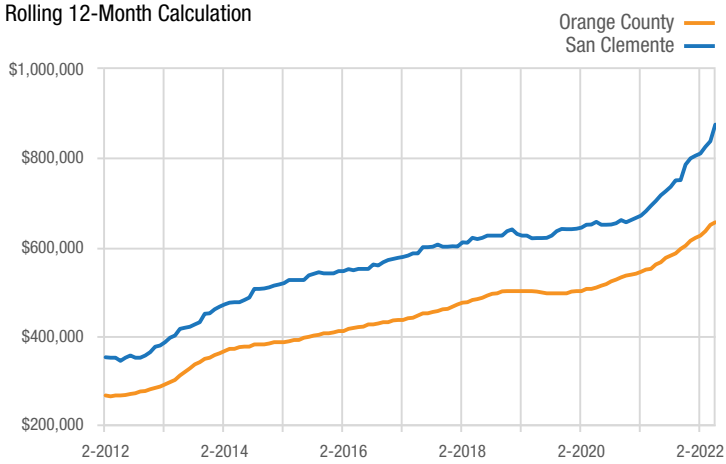
Attached	May			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 5-2021**	**Thru 5-2022**	**% Change**
New Listings	37	**34**	- 8.1%	170	**131**	- 22.9%
Pending Sales	29	**11**	- 62.1%	148	**94**	- 36.5%
Closed Sales	33	**22**	- 33.3%	147	**99**	- 32.7%
Days on Market Until Sale	9	**11**	+ 22.2%	26	**15**	- 42.3%
Median Sales Price*	$789,000	**$1,047,000**	+ 32.7%	$769,000	**$950,000**	+ 23.5%
Average Sales Price*	$973,865	**$1,158,432**	+ 19.0%	$888,289	**$1,073,891**	+ 20.9%
Percent of Original List Price Received*	102.6%	**102.9%**	+ 0.3%	99.9%	**104.4%**	+ 4.5%
Percent of List Price Received*	102.2%	**101.7%**	- 0.5%	101.0%	**103.7%**	+ 2.7%
Inventory of Homes for Sale	46	**39**	- 15.2%	—	**—**	—
Months Supply of Inventory	1.5	**1.9**	+ 26.7%	—	**—**	—

Detached	May			Year to Date		
Key Metrics	**2021**	**2022**	**% Change**	**Thru 5-2021**	**Thru 5-2022**	**% Change**
New Listings	73	**77**	+ 5.5%	408	**323**	- 20.8%
Pending Sales	69	**29**	- 58.0%	368	**221**	- 39.9%
Closed Sales	76	**54**	- 28.9%	356	**239**	- 32.9%
Days on Market Until Sale	15	**11**	- 26.7%	21	**15**	- 28.6%
Median Sales Price*	$1,360,313	**$1,820,000**	+ 33.8%	$1,350,000	**$1,800,000**	+ 33.3%
Average Sales Price*	$1,501,423	**$1,958,157**	+ 30.4%	$1,586,721	**$2,107,062**	+ 32.8%
Percent of Original List Price Received*	101.2%	**101.9%**	+ 0.7%	100.2%	**103.4%**	+ 3.2%
Percent of List Price Received*	101.4%	**102.0%**	+ 0.6%	100.7%	**103.5%**	+ 2.8%
Inventory of Homes for Sale	94	**105**	+ 11.7%	—	**—**	—
Months Supply of Inventory	1.3	**2.0**	+ 53.8%	—	**—**	—

* 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.

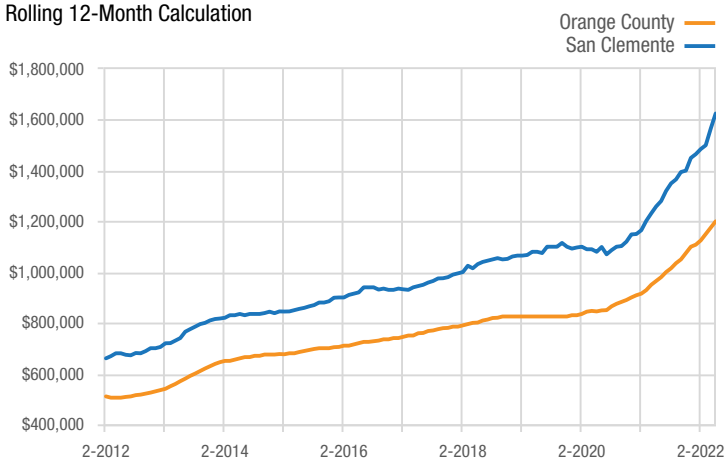
Median Sales Price - Attached

Rolling 12-Month Calculation



Median Sales Price - Detached

Rolling 12-Month Calculation



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