

# Local Market Update – October 2022

Report provided by Orange County REALTORS®

The  
**Schwier**  
Group

## San Clemente

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### Attached

Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	22	20	- 9.1%	295	224	- 24.1%
Pending Sales	23	8	- 65.2%	266	168	- 36.8%
Closed Sales	22	18	- 18.2%	273	175	- 35.9%
Days on Market Until Sale	20	23	+ 15.0%	21	18	- 14.3%
Median Sales Price*	\$882,000	<b>\$992,500</b>	+ 12.5%	\$785,000	<b>\$925,000</b>	+ 17.8%
Average Sales Price*	\$913,568	<b>\$1,173,000</b>	+ 28.4%	\$898,780	<b>\$1,062,928</b>	+ 18.3%
Percent of Original List Price Received*	103.0%	<b>96.6%</b>	- 6.2%	101.2%	<b>101.5%</b>	+ 0.3%
Percent of List Price Received*	103.3%	<b>97.5%</b>	- 5.6%	101.8%	<b>101.7%</b>	- 0.1%
Inventory of Homes for Sale	26	<b>37</b>	+ 42.3%	—	—	—
Months Supply of Inventory	1.0	<b>2.2</b>	+ 120.0%	—	—	—

### Detached

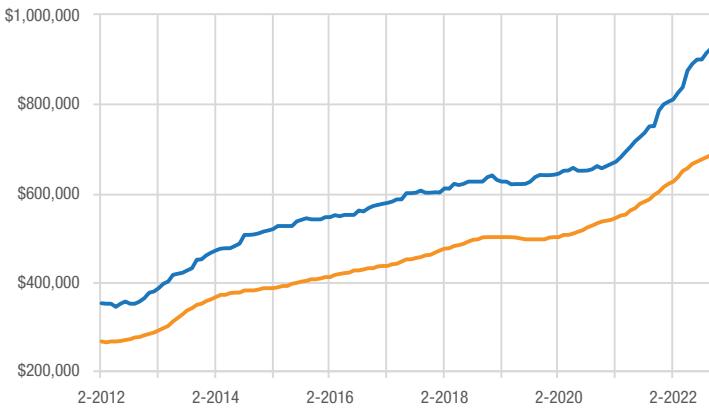
Key Metrics	October			Year to Date		
	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	74	<b>42</b>	- 43.2%	769	<b>591</b>	- 23.1%
Pending Sales	59	<b>20</b>	- 66.1%	700	<b>408</b>	- 41.7%
Closed Sales	69	<b>35</b>	- 49.3%	692	<b>425</b>	- 38.6%
Days on Market Until Sale	25	<b>44</b>	+ 76.0%	20	<b>21</b>	+ 5.0%
Median Sales Price*	\$1,600,000	<b>\$1,800,000</b>	+ 12.5%	\$1,400,000	<b>\$1,777,000</b>	+ 26.9%
Average Sales Price*	\$1,829,153	<b>\$1,973,094</b>	+ 7.9%	\$1,695,128	<b>\$2,108,101</b>	+ 24.4%
Percent of Original List Price Received*	99.9%	<b>94.9%</b>	- 5.0%	100.6%	<b>100.3%</b>	- 0.3%
Percent of List Price Received*	100.6%	<b>98.1%</b>	- 2.5%	101.1%	<b>101.5%</b>	+ 0.4%
Inventory of Homes for Sale	72	<b>118</b>	+ 63.9%	—	—	—
Months Supply of Inventory	1.1	<b>2.9</b>	+ 163.6%	—	—	—

\* 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

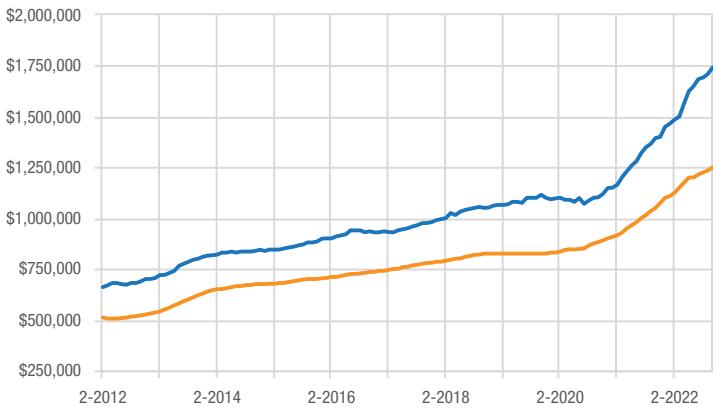
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### Median Sales Price - Detached

Rolling 12-Month Calculation

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