

# Local Market Update – October 2022

Report provided by Orange County REALTORS®



## San Clemente

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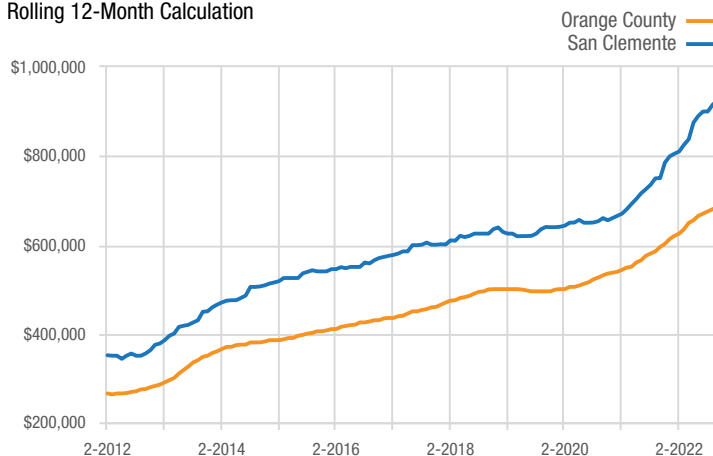
Attached	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	22	20	- 9.1%	295	224	- 24.1%
Pending Sales	23	8	- 65.2%	266	168	- 36.8%
Closed Sales	22	18	- 18.2%	273	175	- 35.9%
Days on Market Until Sale	20	23	+ 15.0%	21	18	- 14.3%
Median Sales Price*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

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

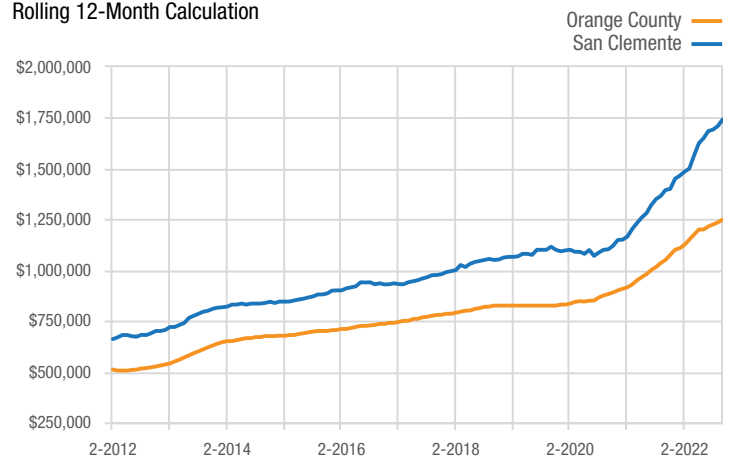
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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