

# Local Market Update – May 2022

Report provided by Orange County REALTORS®



## Tustin

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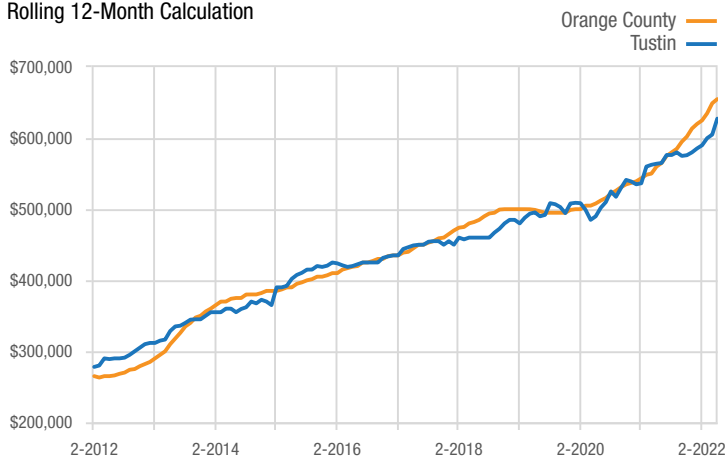
Attached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	38	26	- 31.6%	192	148	- 22.9%
Pending Sales	28	13	- 53.6%	189	117	- 38.1%
Closed Sales	46	29	- 37.0%	196	119	- 39.3%
Days on Market Until Sale	12	8	- 33.3%	20	9	- 55.0%
Median Sales Price*	\$580,000	\$710,000	+ 22.4%	\$575,500	\$665,000	+ 15.6%
Average Sales Price*	\$620,663	\$770,684	+ 24.2%	\$598,145	\$705,445	+ 17.9%
Percent of Original List Price Received*	104.8%	105.6%	+ 0.8%	102.3%	107.2%	+ 4.8%
Percent of List Price Received*	103.8%	105.4%	+ 1.5%	102.0%	106.5%	+ 4.4%
Inventory of Homes for Sale	36	21	- 41.7%	—	—	—
Months Supply of Inventory	1.0	0.8	- 20.0%	—	—	—

Detached	May			Year to Date		
Key Metrics	2021	2022	% Change	Thru 5-2021	Thru 5-2022	% Change
New Listings	34	26	- 23.5%	176	174	- 1.1%
Pending Sales	36	19	- 47.2%	160	129	- 19.4%
Closed Sales	32	42	+ 31.3%	155	140	- 9.7%
Days on Market Until Sale	11	8	- 27.3%	25	7	- 72.0%
Median Sales Price*	\$1,008,500	\$1,269,010	+ 25.8%	\$955,000	\$1,200,000	+ 25.7%
Average Sales Price*	\$1,126,378	\$1,419,381	+ 26.0%	\$1,089,003	\$1,363,282	+ 25.2%
Percent of Original List Price Received*	102.1%	105.9%	+ 3.7%	101.6%	107.2%	+ 5.5%
Percent of List Price Received*	102.9%	104.7%	+ 1.7%	101.7%	106.4%	+ 4.6%
Inventory of Homes for Sale	31	41	+ 32.3%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

\* 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.

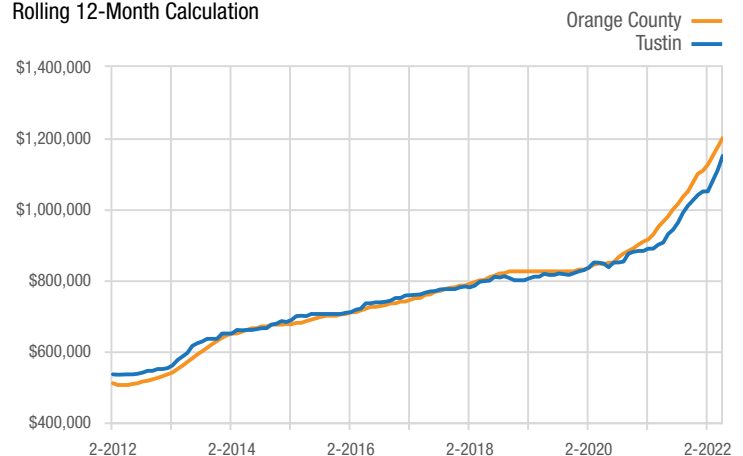
### Median Sales Price - Attached

Rolling 12-Month Calculation



### Median Sales Price - Detached

Rolling 12-Month Calculation



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